

A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 7, 2021

ABBREVIATES PLAT: PHILBIN ESTATES

LEGAL DESCRIPTION: SEC 21, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: JOYCE PHILBIN

SURVEYOR: FARMER SURVEYING

ACRES: 20 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-089

---

**REQUEST:** The request is to create two lots from Tax Parcel D4 (Parcel #2, MSB Waiver 6-40, unrecorded) to be known as **PHILBIN ESTATES**, containing 20 acres +/- . The plat is located west of S. Fern Street and east of S. Lavender Lane; within the S ½ NE ¼ SE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

**AGENCY COMMENTS**

Department of Public Works

**EXHIBIT B** – 1 pg

Department of Emergency Services

**EXHIBIT C** – 1 pg

Utilities

**EXHIBIT D** – 7 pgs

ADOT&PF

**EXHIBIT E** – 2 pgs

**DISCUSSION:** The proposed subdivision is located west of S. Fern Street and east of S. Lavender Lane. Proposed Lot 2 has an approved driveway permit from ADOT&PF. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as both lots are greater than 400,000 sf and topographic information was supplied by the surveyor.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit B**) has no comments. Department of Emergency Services (**Exhibit C**) has no issues.

**Utilities:** (**Exhibit D**) MEA has requested a newly recorded easement be shown on final plat (see **Recommendation #4**). MTA requests a 15' wide utility easement on the west side of Lot 1 along S. Lavender Lane and a 15' wide utility easement on the east side of Lot 2 along S. Fern Street and the section line. *Staff notes an abbreviated plat cannot grant easements. Petitioner may contact MTA to create the easement by document and show recorded information on final plat.* GCI has no comments or objections. Enstar has no comments or recommendations.

**ADOT&PF:** (**Exhibit E**) has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division.

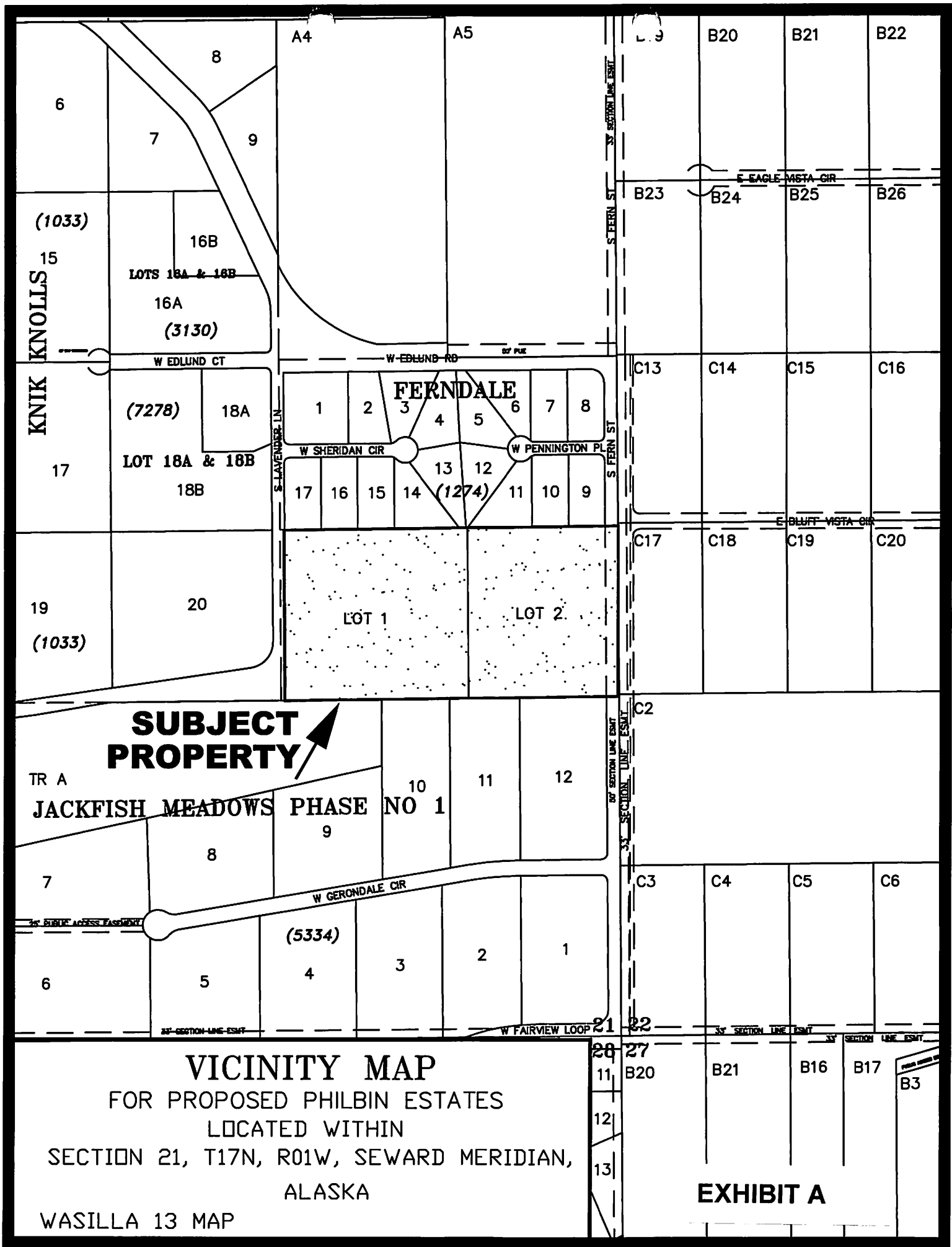
**CONCLUSION:** The preliminary plat of Philbin Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

**FINDINGS OF FACT**

1. The plat of Philbin Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as both lots are larger than 400,000 sf..
3. Both lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. MTA requested 15' wide utility easements east adjoining S. Lavender Lane and west adjoining S. Fern Street.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Philbin Estates, Section 21, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Provide a driveway permit application for access to S. Lavender Lane to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

TR A  
**JACKFISH MEADOWS PHASE NO 1**

# VICINITY MAP

FOR PROPOSED PHILBIN ESTATES  
LOCATED WITHIN

SECTION 21, T17N, R01W, SEWARD MERIDIAN,  
ALASKA

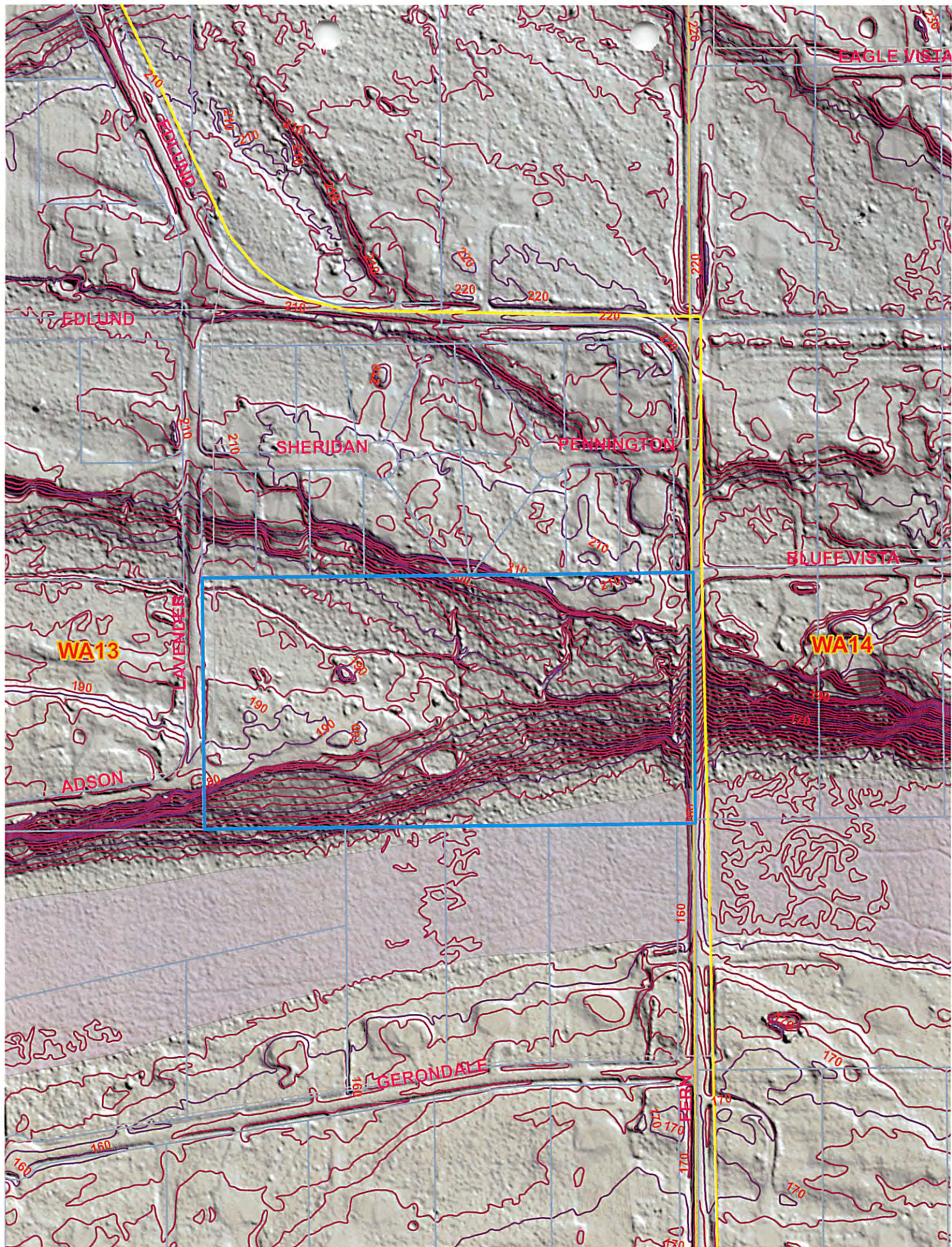
WASILLA 13 MAP

**EXHIBIT A**

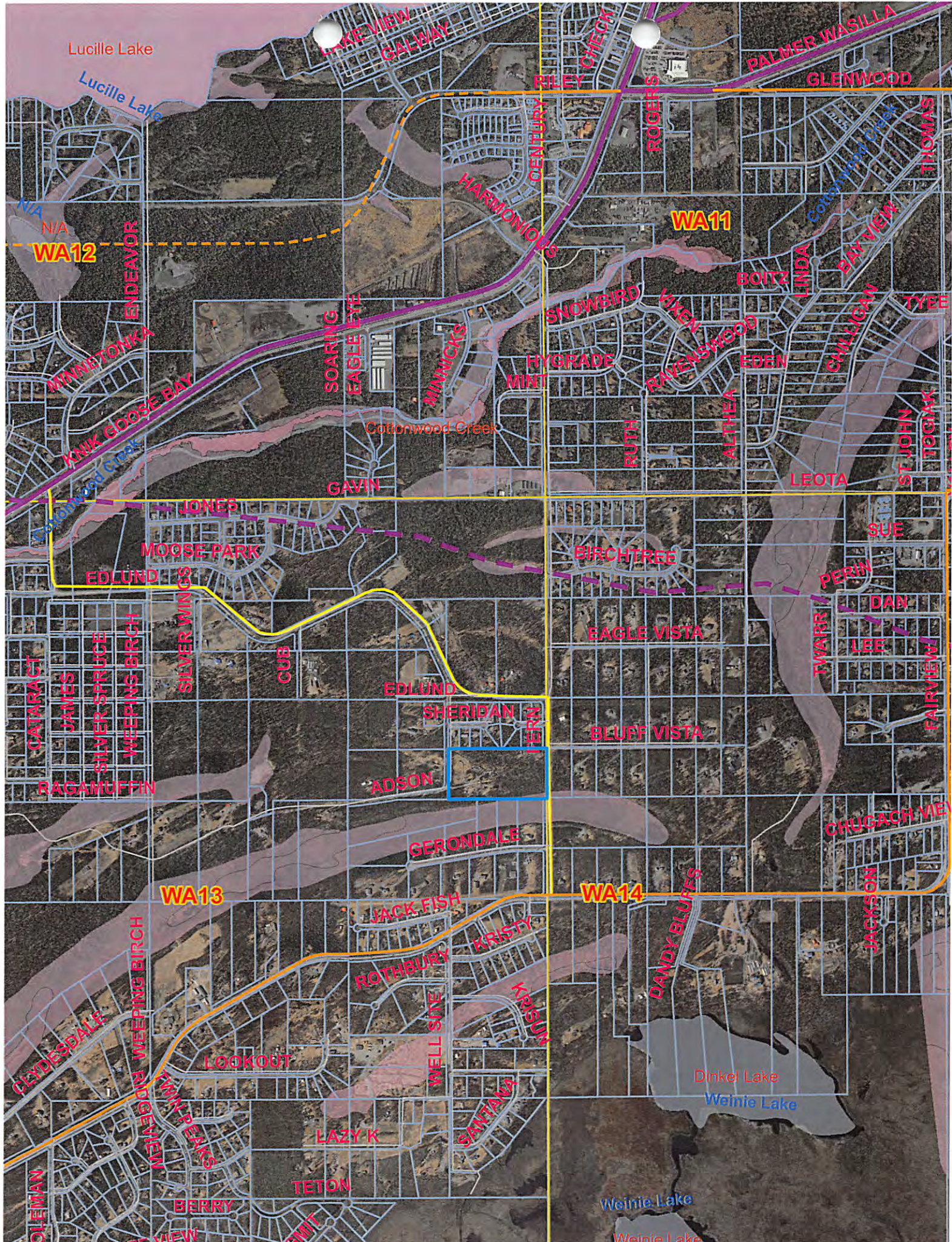














## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Thursday, June 24, 2021 12:24 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Philbin Est #21-089

No comment.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, June 8, 2021 5:05 PM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; dmelliott@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Philbin Est #21-089

The following link contains a Request for Comments for a two-lot subdivision, Philbin Est #21-089. Comments are due by June 24, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmWA?e=IltfMe](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmWA?e=IltfMe)

*Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

## Amy Otto-Buchanan

---

**From:** Fire Code  
**Sent:** Monday, June 14, 2021 10:15 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Philbin Est #21-089

Amy,  
Fire and Life Safety has no issue with this.



*Donald Cuthbert*  
**Fire Marshal**  
Fire & Life Safety Division  
Central Mat-Su Fire Department  
(907) 861-8030  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, June 8, 2021 5:05 PM  
**To:** allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; dmelliott@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Philbin Est #21-089

The following link contains a Request for Comments for a two-lot subdivision, Philbin Est #21-089. Comments are due by June 24, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EruLbkwxoSVKnqRBrwiN1UBaOK2Hneh4-yqKJ2yo5Vmwa?e=lltfMe](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EruLbkwxoSVKnqRBrwiN1UBaOK2Hneh4-yqKJ2yo5Vmwa?e=lltfMe)

*Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**EXHIBIT C**

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, June 14, 2021 1:15 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RFC Philbin Est #21-089, New two lot subdivision Philbin Estates  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, June 8, 2021 5:05 PM  
**To:** [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); Hurn, John T (DOT) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; Nichols, Melanie A (DOT) <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>; [adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; George McKee <[George.McKee@matsugov.us](mailto:George.McKee@matsugov.us)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [dmelliott@mtaonline.net](mailto:dmelliott@mtaonline.net); [billydoc56@hotmail.com](mailto:billydoc56@hotmail.com); [pcook@alaskan.com](mailto:pcook@alaskan.com); Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Mark Whisenhunt <[Mark.Whisenhunt@matsugov.us](mailto:Mark.Whisenhunt@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); [row@mtasolutions.com](mailto:row@mtasolutions.com); [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>  
**Subject:** RFC Philbin Est #21-089

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments for a two-lot subdivision, Philbin Est #21-089. Comments are due by June 24, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmwA?e=lltfMe](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmwA?e=lltfMe)

*Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician

**EXHIBIT D**

amy.otto-buchanan@matsugov.us

861-7872

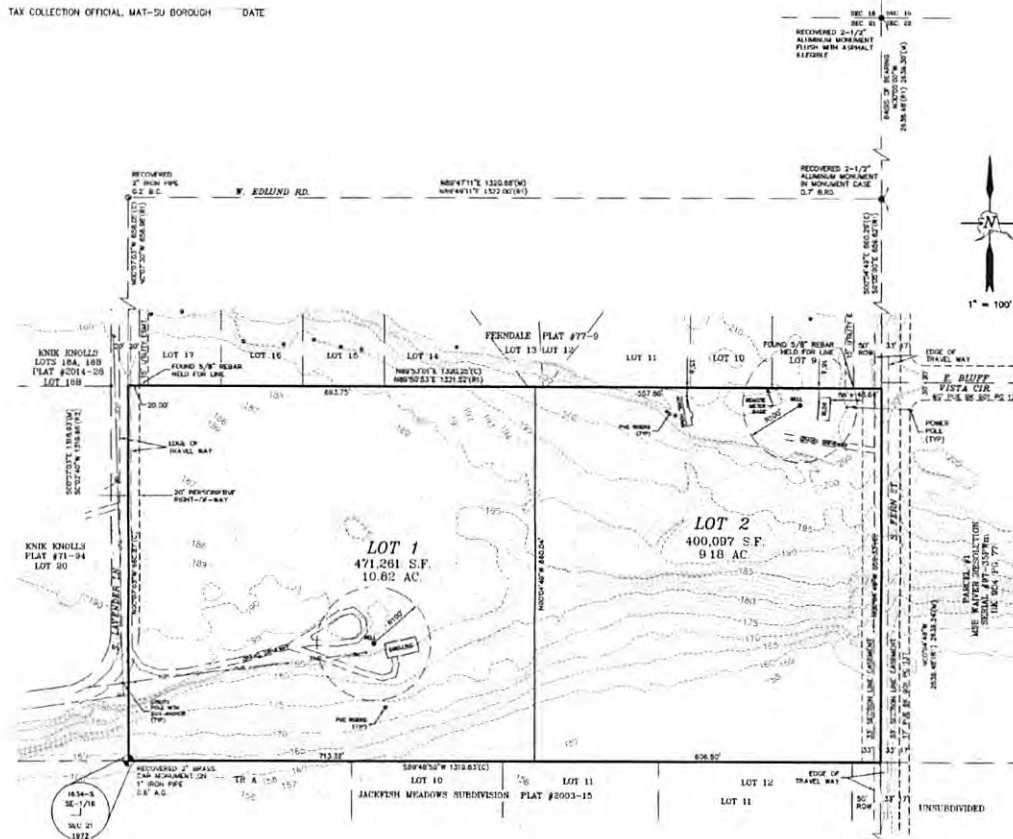
# NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. MIA EASEMENT RECORDED DEC. 9, 1976 IN BK. 128, AT PG. 865, PALMER RECORDING DISTRICT.
4. MIA EASEMENT RECORDED AUG. 10, 2005 PER RECEPTION NO. 2005-021329-0, PALMER RECORDING DISTRICT.

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH DATE



## LEGEND

- RECOVERED BRASS CAP MONUMENT
- RECOVERED ALUMINUM CAP IN MONUMENT CASE
- RECOVERED 2" IRON PIPE
- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR w/PLASTIC CAP MARKED PS 10815-3
- PROPORTIONED DATA
- CALCULATED DATA
- MEASURED DATA
- RECORD DATA DERIVED FROM PLAT #2003-15
- RECORD DATA DERIVED FROM PLAT #77-9
- RECORD DATA DERIVED FROM PLAT #2014-28

## TOPOGRAPHY NOTE

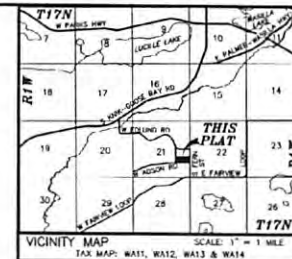
1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LEAS TOPOGRAPHY MAP CAL-011-15 DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON TRANSFORMED 2011 DATUM.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE



## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JOYCE PHILBIN DATE  
3201 S. LAVENDER LANE  
WASILLA, AK 99654-0733

## NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

## PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION No. DATED AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE  
ATTYST PLATING CLERK



Agenda Copy

RECEIVED  
JUN 07 2021  
PLATTING

## PHILBIN ESTATES

A PLAT OF A SUBDIVISION OF

31/4 NE1/4 SE1/4 SECTION 21, T17N, R17W, S17E, ALASKA

PER STATUTORY WARRANTY DEED OK. 594, PG. 790,

PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,

STATE OF ALASKA, LOCATED WITHIN THE

S1/2 NE1/4 SE1/4, SECTION 21, T17N, R17W, S17E, AK.

CONTAINING 20.00+ ACRES

FARMER SURVEYING, LLC

8120 E. FREDERICK RD.  
PALMER, ALASKA 99645  
PH: (907) 740-0222

W.O. 71-00011 DATE: MAY, 2021

DRAWN BY: JMC SCALE: 1" = 100'

FILE: 21-00011\_PL SHEET 1 OF 1





**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

June 9, 2021

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following plat and has no comments or recommendations.

- **Philbin Estates**  
**(MSB Case # 2021-089)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way & Compliance Technician  
ENSTAR Natural Gas Company

## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, June 9, 2021 11:57 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Philbin Est #21-089

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Amy,

MTA has reviewed the plat for Philbin Estates. MTA would like to request a 15' utility easement on the west side of Lot 1 along Lavender Lane and a 15' utility easement on the east side of Lot 2 along Fern Street/ Section line.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, June 8, 2021 5:05 PM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; dmelliott@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Philbin Est #21-089

The following link contains a Request for Comments for a two-lot subdivision, Philbin Est #21-089. Comments are due by June 24, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EruLbkwxoSVKnqRBrWiN1UBa0K2Hneh4-yqKJ2yo5Vmwa?e=IltfMe](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EruLbkwxoSVKnqRBrWiN1UBa0K2Hneh4-yqKJ2yo5Vmwa?e=IltfMe)

*Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan

Platting Technician

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

861-7872

## Amy Otto-Buchanan

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Monday, June 21, 2021 3:26 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Philbin Est #21-089  
**Attachments:** 20210621\_153759.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
MEA comments to include the attached easement in the plat notes.

Thank you.

Tammy Simmons, SR/WA  
Right of Way Technician  
907-761-9276

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, June 8, 2021 5:05 PM  
**To:** allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; dmelliott@mtaonline.net; Bill Kendig <billydoc56@hotmail.com>; pcook@alaskan.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Philbin Est #21-089

**CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

The following link contains a Request for Comments for a two-lot subdivision, Philbin Est #21-089. Comments are due by June 24, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmwA?e=IltfMe](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EruLbkwxoSVKnqRBrRwiN1UBa0K2Hneh4-yqKJ2yo5VmwA?e=IltfMe)

*Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

A  
L  
A  
S  
K  
A

**2021-016921-0**

Recording District 311 Palmer  
06/10/2021 09:13 AM Page 1 of 2

CC



Recording District:

Return to:

MEA  
163 E. Industrial Way  
Palmer AK 99654

**THIS COVER SHEET HAS BEEN ADDED TO  
THIS DOCUMENT TO PROVIDE SPACE FOR  
THE RECORDING DATA. THIS COVER  
SHEET APPEARS AS THE FIRST PAGE OF  
THE DOCUMENT IN THE OFFICIAL PUBLIC  
RECORD.**

**DO NOT DETACH**

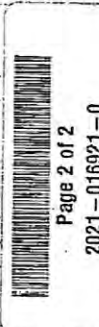
# Matanuska Electric Association, Inc.

## ELECTRIC-LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (Whether one or more)

Elmer Gene Chaston & Marilyn L. Chaston  
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Cooperative") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the PALMER Recording District, State of Alaska, and more particularly described as follows:

20 acres  
S 1/2 of the NE 1/4 of the SE 1/4



Being in Section 21 Township 12N Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate, and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system, aerial, underground, or both; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); and to license, permit, or otherwise agree to the joint use of occupancy of the line or system by any other person, association or corporation, for electrification or telephone purposes.

The undersigned agree that all poles, wires, buried cable, and other facilities including any main service entrance equipment, installed on the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands, (and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons):

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of May, 19 70.

\_\_\_\_\_(SEAL) Elmer Gene Chaston (SEAL)  
\_\_\_\_\_(SEAL) Marilyn L. Chaston (SEAL)

UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }

THIS IS TO CERTIFY, that on this 19 day of May, 19 70  
before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Elmer Gene Chaston & Marilyn L. Chaston, each to me personally known

and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Office Use Only	W. O.	...SC.
	P/S <u>D</u>	MAP <u>1705</u>
	SUBD. <u>94</u>	QUAD. <u>D</u>
	PLAT	EASE <u>86-7937</u>

NOTARY PUBLIC for Alaska  
My Commission expires: 3/27/71







THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

June 16, 2021

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Philbin Estates (Philbin)**
- **Tax Map PA 14, Sec 35, T17N, R02E (Nilsson, Smilodon Acres)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map PA 05, Sec 29, T18N, R02E (Estelle)**
  - No direct access will be granted to the Glenn Highway from Parcel #2. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. The existing driveway must be removed.
  - We recommend Parcel D6 establish an official access agreement across Parcel #2 to maintain their future access to Marsh Road. While there is a natural gas easement that they're using at present, they should establish one that guarantees them that they can continue using a driveway across Parcel #2 for future access.
  - No change of access will be granted to Parcel #1.
- **Daigon Alley (Tyra R Guard Living Trust)**
  - Both lots must share access onto Bodenburg Loop.
- **Spring Hill (Spring Hill Development & Sorensen)**
  - As per our comments on 3/11/2021:
    - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
    - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melanie Nichols', written in a cursive style.

Melanie Nichols  
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
James Amundsen, Chief, Highway Design  
Danika Simpson, Property Management Supervisor, Right of Way  
Jude Bilafer, MSB Capital Projects Director



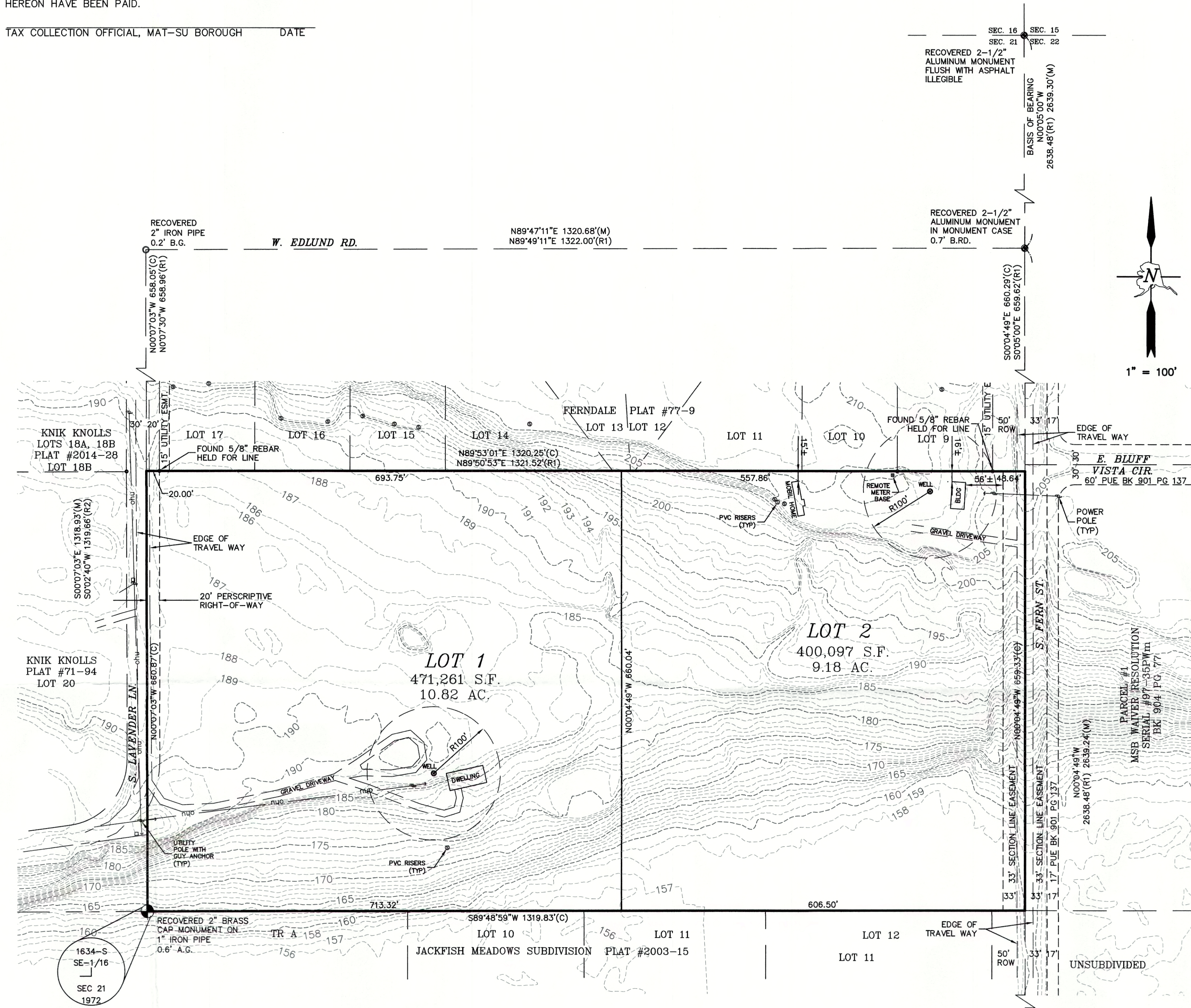
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. MEA EASEMENT RECORDED DEC. 9, 1976 IN BK. 128, AT PG. 865, PALMER RECORDING DISTRICT.
4. MEA EASEMENT RECORDED AUG. 10, 2005 PER RECEPTION NO. 2005-021325-0, PALMER RECORDING DISTRICT.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 202\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

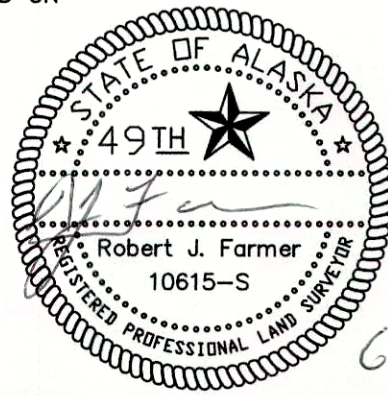


LEGEND

- RECOVERED BRASS CAP MONUMENT
- RECOVERED ALUMINUM CAP IN MONUMENT CASE
- RECOVERED 2" IRON PIPE
- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR w/PLASTIC CAP MARKED FS 10615-S
- PROPORTIONED DATA
- CALCULATED DATA
- MEASURED DATA
- RECORD DATA DERIVED FROM PLAT #2003-15
- RECORD DATA DERIVED FROM PLAT #77-9
- RECORD DATA DERIVED FROM PLAT #2014-28

TOPOGRAPHY NOTE

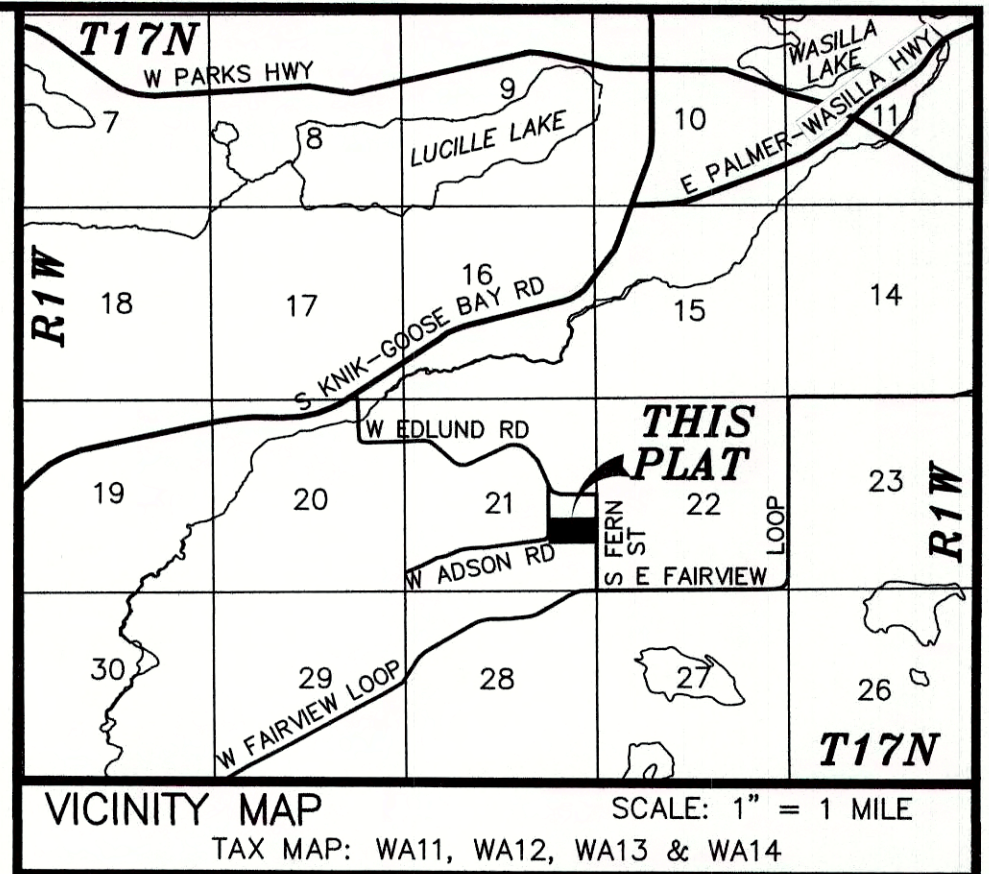
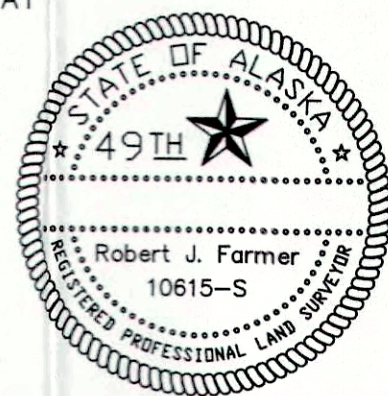
1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP CA\_021\_SE DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOD 09 VERTICAL DATUM.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JOYCE PHILBIN \_\_\_\_\_ DATE \_\_\_\_\_  
3201 S. LAVENDER LANE  
WASILLA, AK. 99654-0733

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 202\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
PLATTING CLERK

Agenda Copy

RECEIVED  
JUN 07 2021  
PLATTING

A PLAT OF  
**PHILBIN ESTATES**

A SUBDIVISION OF  
**S1/2 NE1/4 SE1/4 SECTION 21, T17N, R1W, S.M., ALASKA**  
PER STATUTORY WARRANTY DEED BK. 594, PG. 790,  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA, LOCATED WITHIN THE  
S1/2 NE1/4 SE1/4, SECTION 21, T17N, R1W, S.M., AK.  
CONTAINING 20.00± ACRES

<b>FARMER SURVEYING, LLC</b> 9131 E. FRONTAGE RD. PALMER, ALASKA 99645 PH: (907)745-0222 bob@farmersurveying.com www.farmersurveying.com	
W.O. 21-00011	DATE: MAY, 2021
DRAWN BY: JMC	SCALE: 1" = 100'
FILE: 21-00011_PL	SHEET 1 OF 1



**B**

PRELIMINARY PLAT: **TIERRA VERDE RSB B/1 L/11 & 12**

LEGAL DESCRIPTION: **SEC 22, T17N, R4W S.M., AK**

PETITIONER: **KR&W MAMAGEMENT/RYAN McKAY**

SURVEYOR: **ALASKA LAND SURVEYING CO., LLC**

ACRES: **2.85 +/-** PARCELS: **1**

REVIEWED BY: **FRED WAGNER**

The request is to combine Lots 11 & 12, Block 1, Tierra Verde Subdivision, Plat #72-57, into one lot to be known as **LOT 11A**, containing 2.85 +/- . The property is located north of W. Hollywood Road, along S. Sylvan Lane and W. Cielo Court, lying within the W ½ W ½ Section 22, Township 17 North, Range 4 West, Seward Meridian, Alaska.

Vicinity Maps Exhibit A

**DISCUSSION:** The subject parcels are located within the Knik-Fairview Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

There were no comments received from Borough departments, outside agencies or the public at the time of this staff report.

The plat of Tierra Verde RSB B/1 L/11 & 12 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

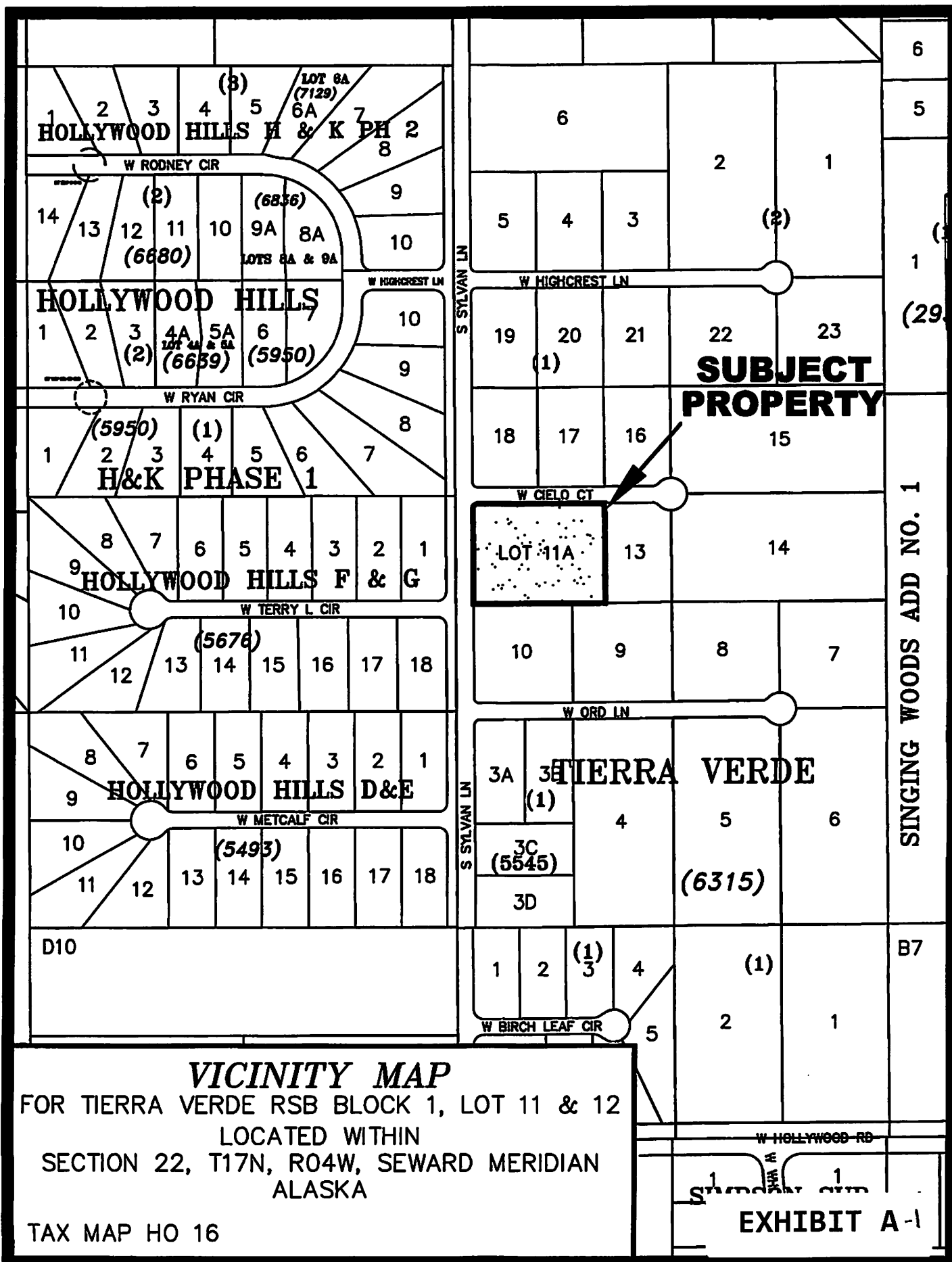
1. The abbreviated plat of Tierra Verde RSB B/1 L/11 & 12 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Tierra Verde Subdivision, lessening the lot density in the area.

3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Tierra Verde Subdivision, Plat #72-57, and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Tierra Verde RSB B/1 L/11 & 12 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



### VICINITY MAP

FOR TIERRA VERDE RSB BLOCK 1, LOT 11 & 12  
LOCATED WITHIN  
SECTION 22, T17N, R04W, SEWARD MERIDIAN  
ALASKA

TAX MAP HO 16

EXHIBIT A-1









EXHIBIT A-3



OWNERSHIP CERTIFICATE:

WE HEREBY CERTIFY THAT K.R.&W., L.L.C. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

RYAN McKAY  
2174 RED FOX DRIVE  
WASILLA, AK 99654

KYLER DIAS  
4395 W. BEVERLY LAKE ROAD  
WASILLA, AK 99623

RILEY WALTHER  
7362 W. PARKS HWY  
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
FOR \_\_\_\_\_

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
FOR \_\_\_\_\_

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
FOR \_\_\_\_\_

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE:

I CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NUMBER: \_\_\_\_\_, DATED \_\_\_\_\_, 20\_\_\_\_

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR  
DATE: \_\_\_\_\_, 20\_\_\_\_

ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES:

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREON HAVE BEEN PAID.

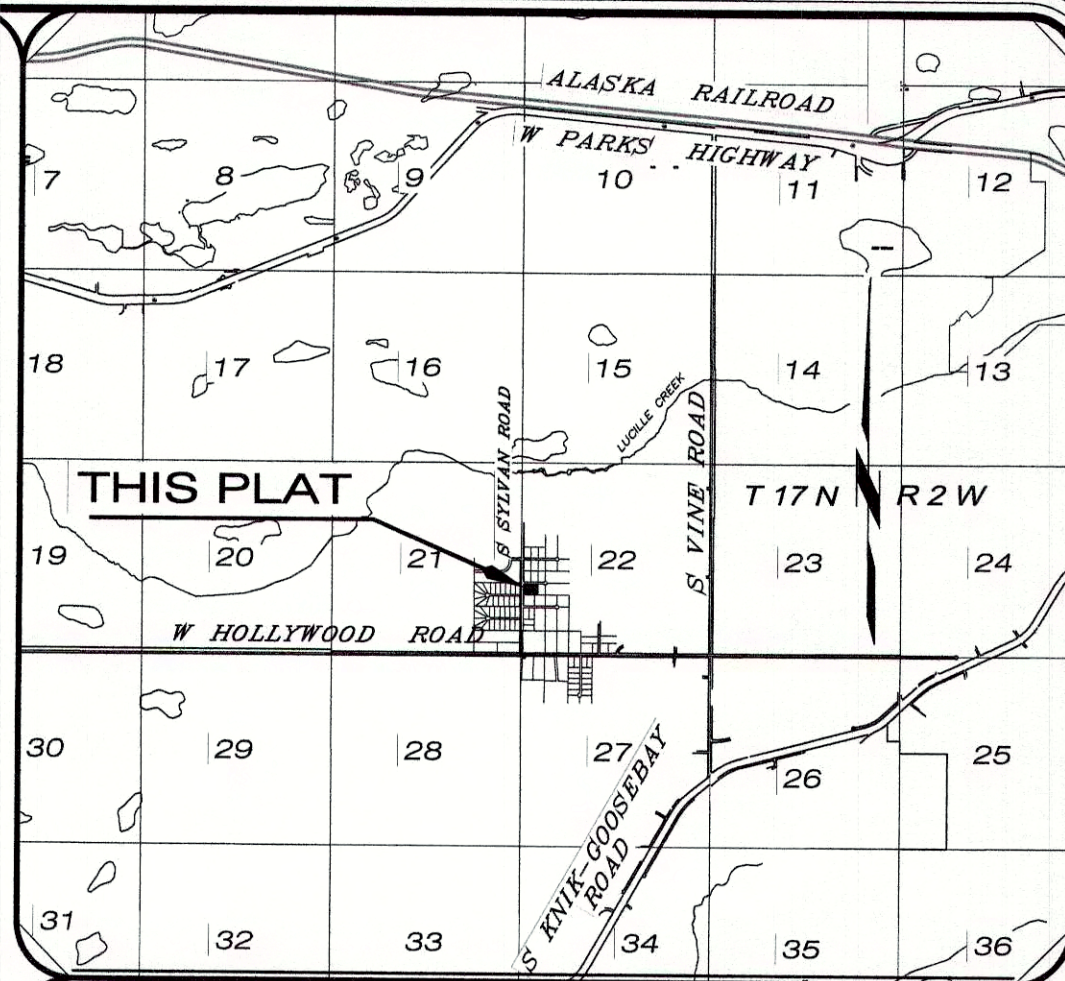
BOROUGH TAX COLLECTION OFFICIAL: \_\_\_\_\_  
DATE: \_\_\_\_\_, 20\_\_\_\_

SURVEYOR CERTIFICATE:

I, THOMAS M. KIRCHNER, LS 5713, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #62-24.



SCALE: 1"=50'



VICINITY MAP

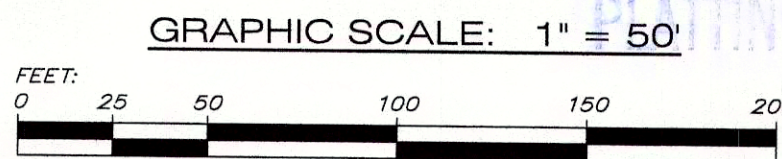
SCALE: 1" = 1 MILE  
SOURCE: MSB TAX MAPS

GENERAL NOTES:

- 1) THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 2) NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE TO THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 3) ANY DISPOSAL SYSTEM IN THE VICINITY OF LUCILLE CREEK SHALL BE SET BACK AT LEAST 100' FROM THE WATER OF SAID CREEK.
- 4) BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORD JUNE 28, 1960 IN BOOK 32 AT PAGE 438.
- 5) COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OF RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OF NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED AN INSTRUMENT: RECORD AUGUST 15, 1972 IN BOOK 64 AT PAGE 244.
- 6) RELEASE OF GENERAL RIGHT-OF-WAY WITH RESERVATION OF SPECIFIC EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: RECORD OCTOBER 12, 1972 IN BOOK 65 AT PAGE 843.
- 7) SUBDIVISION RESTRICTIONS: ADDITIONAL COVENANTS AND RESTRICTIONS ARE RECORDED IN BOOK 64 AT PAGE 244.

ABBREVIATIONS:

- (R) RECORDED INFORMATION AS REPORTED ON PLAT TITLED LAKE PARK SUBDIVISION WITH A RECORDING NUMBER OF 72-57.
- AC. ACRE  
S.F. SQUARE FOOT.



ALS SURVEYING - MAPPING

ALASKA LAND SURVEYING CO., L.L.C.  
5451 N. MAVERICK DRIVE  
P.O. BOX 397, PALMER, ALASKA 99645  
BUSINESS LICENSE No. AECL 1001, 907-745-1490

A PLAT OF  
TIERRA VERDE SUBDIVISION, BLOCK 1, LOT 11A

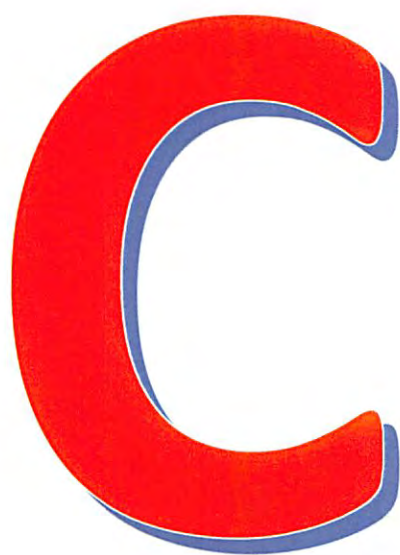
A REPLAT OF LOTS 11 & 12, BLOCK 1, TIERRA VERDE SUBDIVISION,  
RECORDED AS PLAT No. 72-57.  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED IN W1/2 W1/2 SECTION 22,  
TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD MERIDIAN.  
CONTAINING 2.85 AC. MORE OR LESS

SHEET 1 OF 1

DRAWN BY: T.M.K. SCALE: 1"=50' DATE: 15, APRIL 2021 PROJECT NO. 21103-4381

ALASKA LAND SURVEYING CO., L.L.C.





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 12, 2021

ABBREVIATED PLAT:      LANGDON SUBDIVISION LOT 11A & 11B, BLOCK 2

LEGAL DESCRIPTION:    SEC 15, T17N, R01W, SEWARD MERIDIAN AK

PETITIONER/OWNER:    VICTORIA LYNN CLUGSTON SPECIAL NEEDS TRUST

SURVEYOR:              R & K LAND SURVEYING, LLC

ACRES: 4.58 ±            PARCELS: 2

REVIEWED BY:           FRED WAGNER                              CASE #: 2021-091

---

**REQUEST:** The request is to create two lots from Lot 11, Block 2, Langdon Subdivision, Plat No. W-67, to be known as **LOT 11A AND LOT 11B**, containing 4.58 acres +/- . The plat is located east of S. Fern Street, north of E. Leota Street, and directly west of S. Ruth Street; within Section 15, Township 17 North, Range 1 West, Seward Meridian, Alaska. Proposed Lot 11B is a flag lot, pursuant to MSB 43.20.300(E).

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report/Drainage Plan

**EXHIBIT A** – 3 pgs  
**EXHIBIT B** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
Fire Code  
City of Wasilla  
Utilities

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 4 pgs

**DISCUSSION:** The proposed subdivision is east of S. Fern Street, north of E. Leota Street, and directly west of S. Ruth Street. Proposed Lot 2 is a flag lot, with a 100' wide flag portion. Both lots will have the required frontage on S. Ruth Street.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering, notes; “no new test holes were excavated since sufficient soils information exists already. Also, two functional septic systems are already in operation serving a residence on each of the two proposed lots for 5 years and 15 years, respectively. One test hole dug and analyzed on 8-17-04 by curt Holler, P.E. showed one foot of topsoil overlaying 6 ½ feet of sand & gravel, atop a combination of sands & sand s with gravel that continued to the bottom of the test hole at 13 ½ feet deep. Groundwater was not encountered in the test hole. The proposed lots have very few limitations on areas defined by MSB code as *usable septic area* or *usable building area*. Usable septic area may be slightly limited by lot lines, topography and groundwater. Based on available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least

10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**), “Certify Ruth Street to pioneer standards to provide each proposed lot with the minimum required frontage. If construction is necessary, submit construction documents (including a drainage report) and schedule a preconstruction meeting with DPW” (see **Recommendation #4**). Fire Marshal Donald Cuthbert (**Exhibit D**), “Fire and Life Safety has no issue with this.” Tina Crawford, City of Wasilla Planner, “The City of Wasilla Planning and Public Works departments do not have any comments.”

**Utilities:** (**Exhibit E**) Enstar and MTA have no comments. GCI has no comments or objections. MEA requests two recorded easements be added to the plat notes (see **Recommendation #5**).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

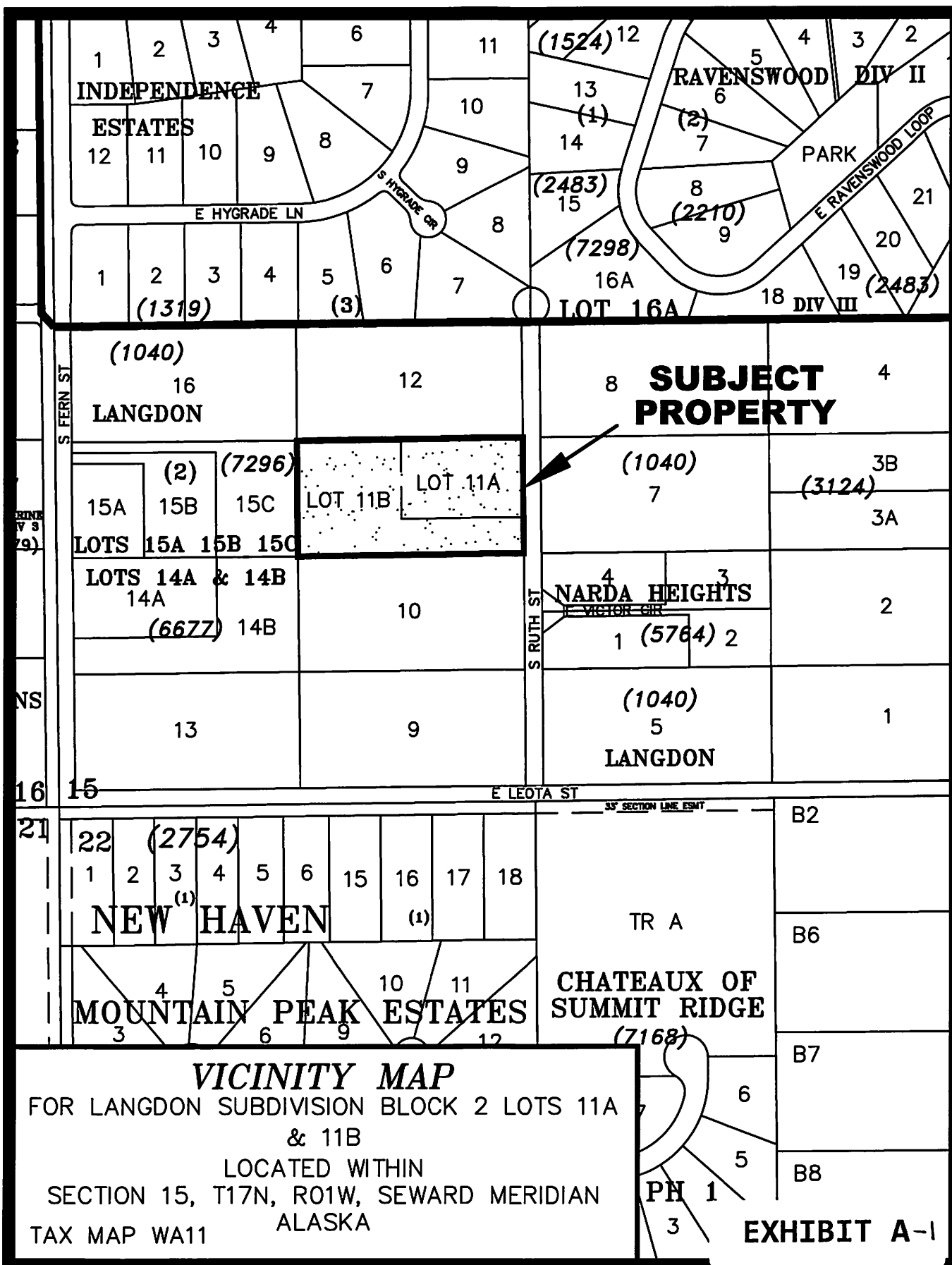
**CONCLUSION:** The preliminary plat of Langdon Subdivision Lot 11A & 11B, Block 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.

### **FINDINGS OF FACT**

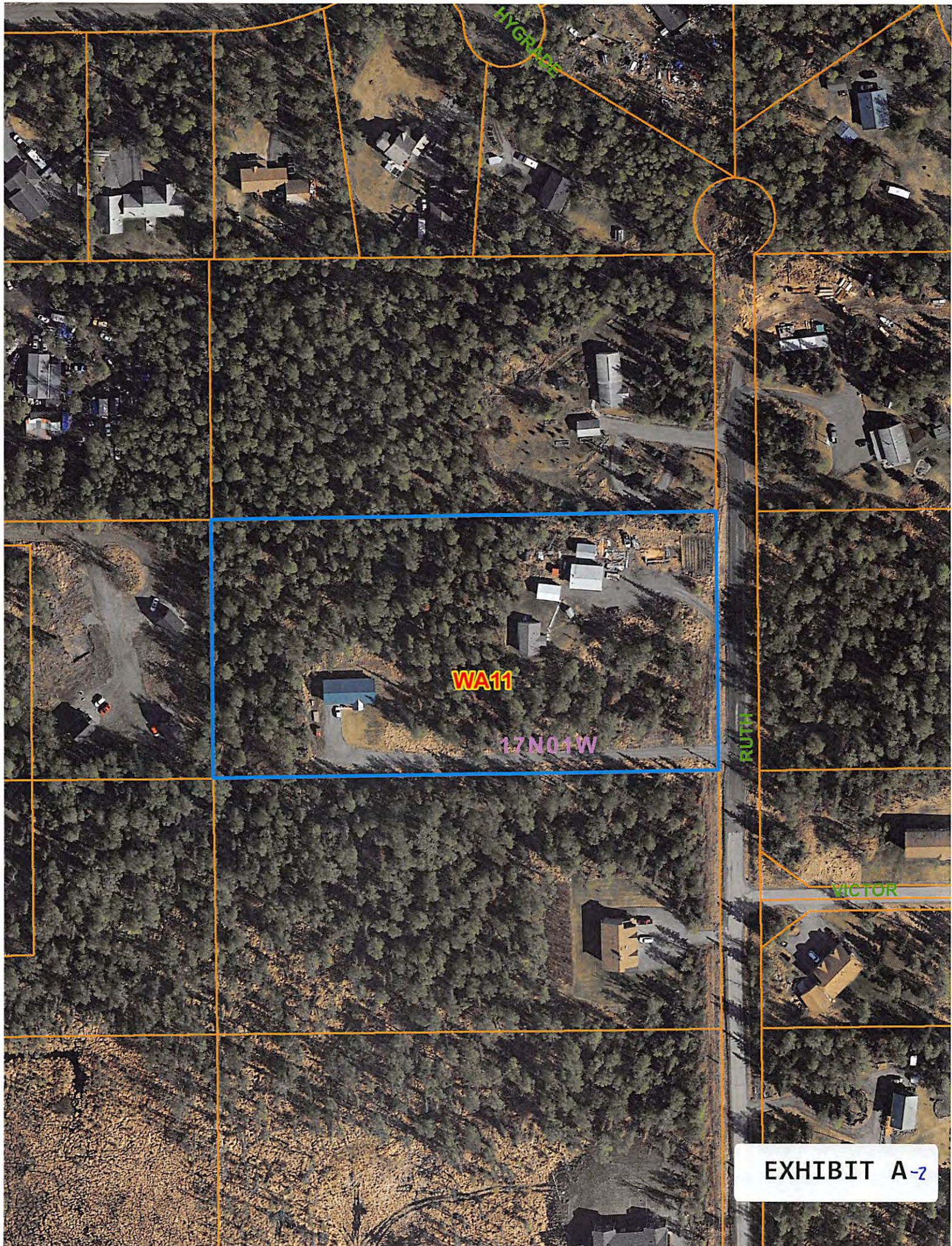
1. The plat of Langdon Subdivision Lot 11A & 11B, Block 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Both lots have required septic and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Langdon Subdivision Lot 11A & 11B, Block 2, Section 15, Township 17 North, Range 1 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Certify Ruth Street to pioneer standards to provide each proposed lot with the minimum required frontage. If construction is necessary, submit construction documents and schedule a preconstruction meeting with DPW
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.











WA12

WA11

15

WA13

WA14

17N01W

EXHIBIT A-3





Pioneer Engineering LLC  
Professional, Reliable, Local

---

April 12, 2021

RE: Usable Area Report  
T17N R1W Section 15  
Langdon, Lot 11 Block 2

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Usable Area:** Working on behalf of the owners and in coordination with R&K Land Surveying, I reviewed the soils for the above-referenced proposed subdivision. The project plans to create 2 lots from the parent parcel which is approximately 4.63 acres. The new lots will be approximately 1.7 and 2.9 acres in size.

**Existing Soils:** No new test holes were excavated since sufficient soils information exists already. Also, two functional septic systems are already in operation serving a residence on each of the two proposed lots for 5 years and 15 years, respectively. One test hole dug and analyzed on 8-17-04 by Curt Holler, P.E. showed one foot of topsoil overlaying 6 ½ feet of sand & gravel, atop a combination of sands & sands with gravel that continued to the bottom of the test hole at 13 ½ feet deep. Groundwater was not encountered in the test hole. The test hole log is attached.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



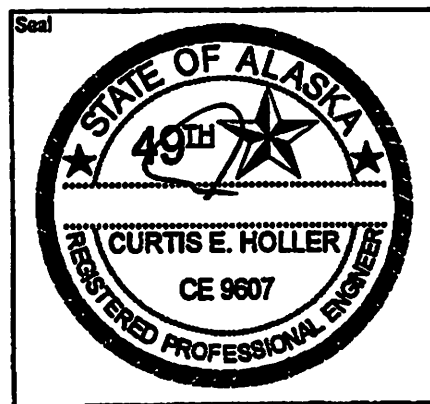
EXHIBIT B-1





# SOILS LOG / PERCOLATION TEST

TEST HOLE # 1  
 Performed For: SCHACHLE EXL/CHARLES JEWELL  
 Legal Description: L11 B2 LANGDON SUBER



Depth, feet	Soil Type	Slope	Site Plan
1	ML w/ SAND ROOTS	0-0.5%	
2			
3	SP GP TO GP SP		
4	CLEAN		
5	Rock to 3"		
6			
7			
8			
9	SP to SPW/GP		
10	CLEAN, MEDIUM SANDS		
11	Rock to 4"		
12			
13	No GWT		
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? NO  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? \_\_\_\_\_

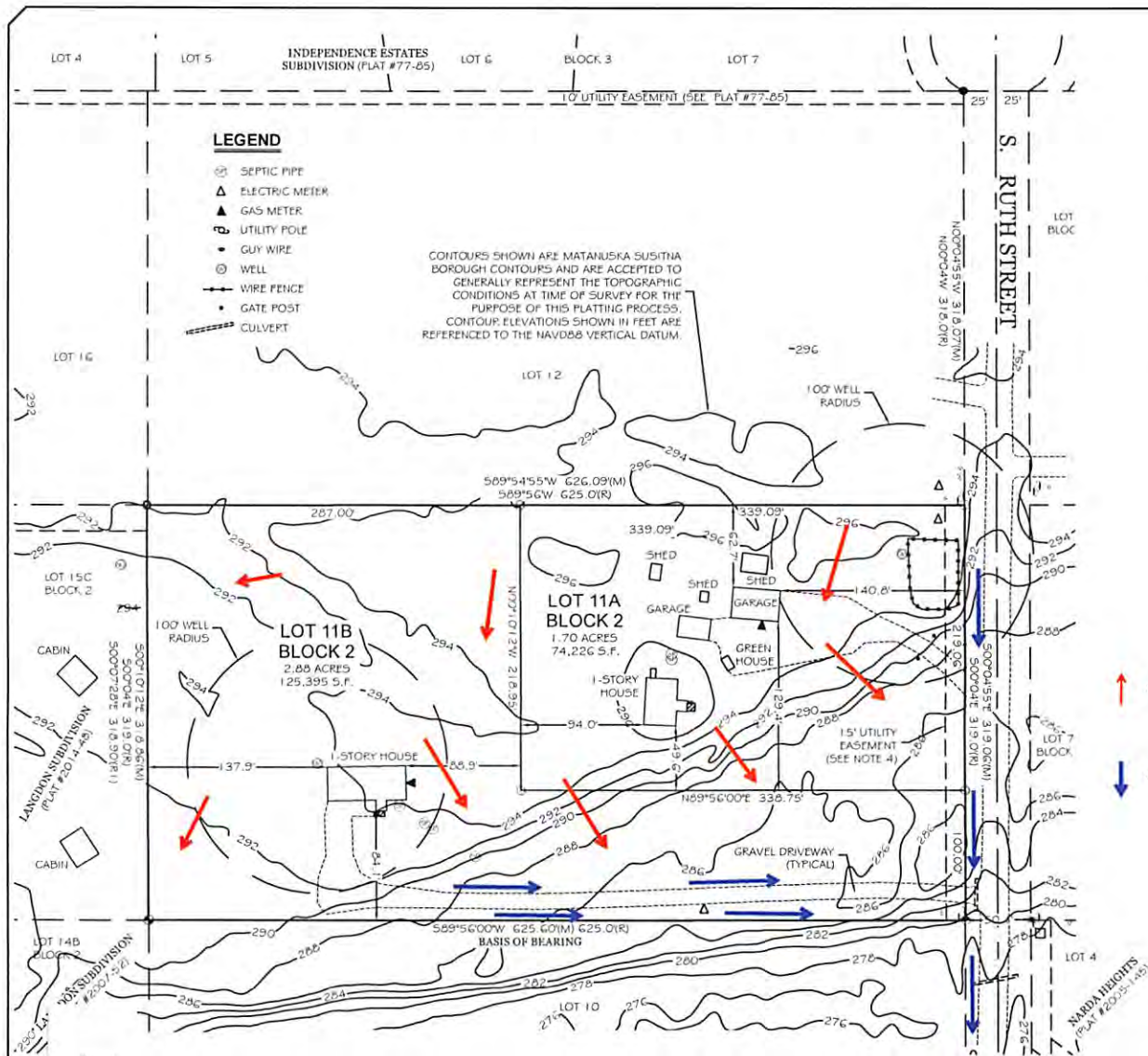
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

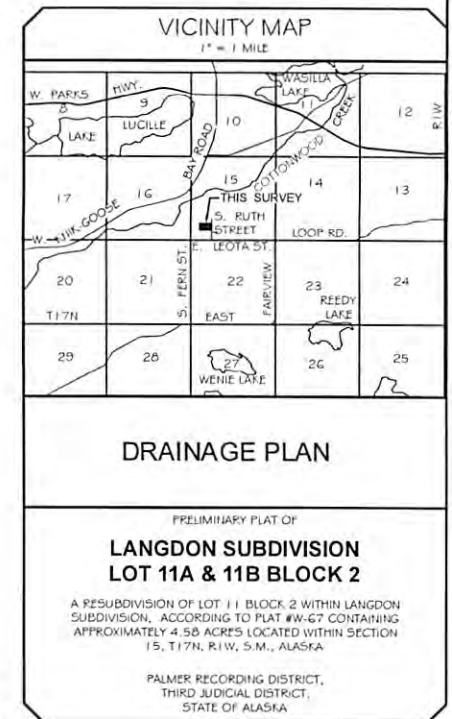
- Comments: RECOMMEND MINIMUM SLOPE OF 150 FT/BR

- PERFORMED BY: C. Holler DATE: 8-17-04



This is a split of an existing property. Both residences are constructed as are the accesses. No new construction is planned.

↑ = Natural drainage  
↓ = Ditch drainage



## **Fred Wagner**

---

**From:** Jamie Taylor  
**Sent:** Thursday, July 1, 2021 12:14 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

Certify Ruth Street to pioneer standards to provide each proposed lot with the minimum required frontage. If construction is necessary, submit construction documents (including a drainage report) and schedule a preconstruction meeting with DPW.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com  
**Subject:** RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

All,

Below is a link to a Request for Comments on Langdon Sub Blk 2 Lot 11A & 11B, MSB Case #2021-091, Tech FW, RSA #14 Fairview.

Comments are due by July 2, 2021.

**EXHIBIT C**

## Fred Wagner

---

**From:** Fire Code  
**Sent:** Monday, June 14, 2021 1:32 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

Fred,  
Fire and Life Safety has no issue with this.



*Donald Cuthbert*  
**Fire Marshal**  
Fire & Life Safety Division  
Central Mat-Su Fire Department  
(907) 861-8030  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

---

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com  
**Subject:** RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

All,

Below is a link to a Request for Comments on Langdon Sub Blk 2 Lot 11A & 11B, MSB Case #2021-091, Tech FW, RSA #14 Fairview.

Comments are due by July 2, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EqHj7\\_YbNGBEn4UNHJjDMQsBVno-dgQwvniUbQZjt6qiFg?e=qnze8e](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EqHj7_YbNGBEn4UNHJjDMQsBVno-dgQwvniUbQZjt6qiFg?e=qnze8e)

## Fred Wagner

---

**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Wednesday, June 23, 2021 10:20 AM  
**To:** Fred Wagner  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Fred,

The City of Wasilla Planning and Public Works departments do not have any comments.

Thanks,  
Tina

**Tina Crawford, AICP**  
City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022 direct  
(907) 373-9020 main  
(907-373-9021 fax

**From:** Planning <Planning@ci.wasilla.ak.us>  
**Sent:** Friday, June 11, 2021 1:15 PM  
**To:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Subject:** FW: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

**Tahirih Revet**  
Planning Clerk  
City of Wasilla Planning Department  
290 E. Herning Ave., Wasilla, AK 99654  
(907) 373-9020  
(907) 373-9021 fax

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** [adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.i.melchert@usps.gov](mailto:pamela.i.melchert@usps.gov); Planning <Planning@ci.wasilla.ak.us>; PW Shared <publicworks@ci.wasilla.ak.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; [mearow@matanuska.com](mailto:mearow@matanuska.com); Right of Way Dept. <[row@mtasolutio](mailto:row@mtasolutio)

## Fred Wagner

---

**From:** James Christopher <James.Christopher@enstarnaturalgas.com>  
**Sent:** Thursday, June 17, 2021 8:57 AM  
**To:** Peggy Horton; Fred Wagner  
**Cc:** Sterling Lopez; Andrew Fraiser  
**Subject:** MSB Request for Comments  
**Attachments:** MSB No Comments 092, 091, 17.60.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
All,

Please see ENSTARS attached letter with no comments for the following.

- Langdon Subdivision Lot 11A & 11B Block 2  
(MSB Case # 2021-091)
- 2<sup>nd</sup> Amendment, LLC Marijuana Cultivation Facility- Conditional Use Permit  
(MSB Case # 17.60)
- Spring Hill  
(MSB Case # 2021-092)

Let me know if you have any questions,

Thank you,  
Jimmy

James Christopher  
Right of Way and Compliance Technician  
ENSTAR Natural Gas  
401 E. International Airport Rd.  
P.O. Box 190288, Anchorage Ak 99519-0288  
907-334-7944

**EXHIBIT F-1**



## Fred Wagner

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, June 14, 2021 11:38 AM  
**To:** Fred Wagner  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

MTA has reviewed the plat for Langdon Subdivision. MTA has no comments.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com  
**Subject:** RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

All,

Below is a link to a Request for Comments on Langdon Sub Blk 2 Lot 11A & 11B, MSB Case #2021-091, Tech FW <sup>PCA #14</sup> Fairview.

## Fred Wagner

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, June 23, 2021 12:42 PM  
**To:** Fred Wagner  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)  
**Attachments:** Agenda Plat.pdf; RFC Packet.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Fred,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; andrew.fraiser@enstarnaturalgas.com; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; billydoc56@hotmail.com; pcook@alaskan.com  
**Subject:** RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

All,

Below is a link to a Request for Comments on Langdon Sub Blk 2 Lot 11A & 11B, MSB Case #2021-091, Tech FW, RSA #14 Fairview.

Comments are due by July 2, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EqHi7\\_YbNGBEn4UNHjDMQsBVno-dgQwvniUbQZit6qiFg?e=qnze8e](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EqHi7_YbNGBEn4UNHjDMQsBVno-dgQwvniUbQZit6qiFg?e=qnze8e)

**EXHIBIT F-3**



## Fred Wagner

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Monday, June 21, 2021 3:24 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)  
**Attachments:** 20210621\_153555.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
MEA comments to include the attached two easements in the plat notes.

Thank you.

Tammy Simmons, SR/WA  
Right of Way Technician  
907-761-9276

---

**From:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Friday, June 11, 2021 12:42 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; Bill Kendig <billydoc56@hotmail.com>; pcook@alaskan.com  
**Subject:** RFC Langdon Sub Blk 2 Lot 11A & 11B (FW)

**CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

All,

Below is a link to a Request for Comments on Langdon Sub Blk 2 Lot 11A & 11B, MSB Case #2021-091, Tech FW, RSA #14 Fairview.

Comments are due by July 2, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EqHj7\\_YbNGBEn4UNHJjDMQsBVno-dgQwvniUbQZit6qiFg?e=qnze8e](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EqHj7_YbNGBEn4UNHJjDMQsBVno-dgQwvniUbQZit6qiFg?e=qnze8e)

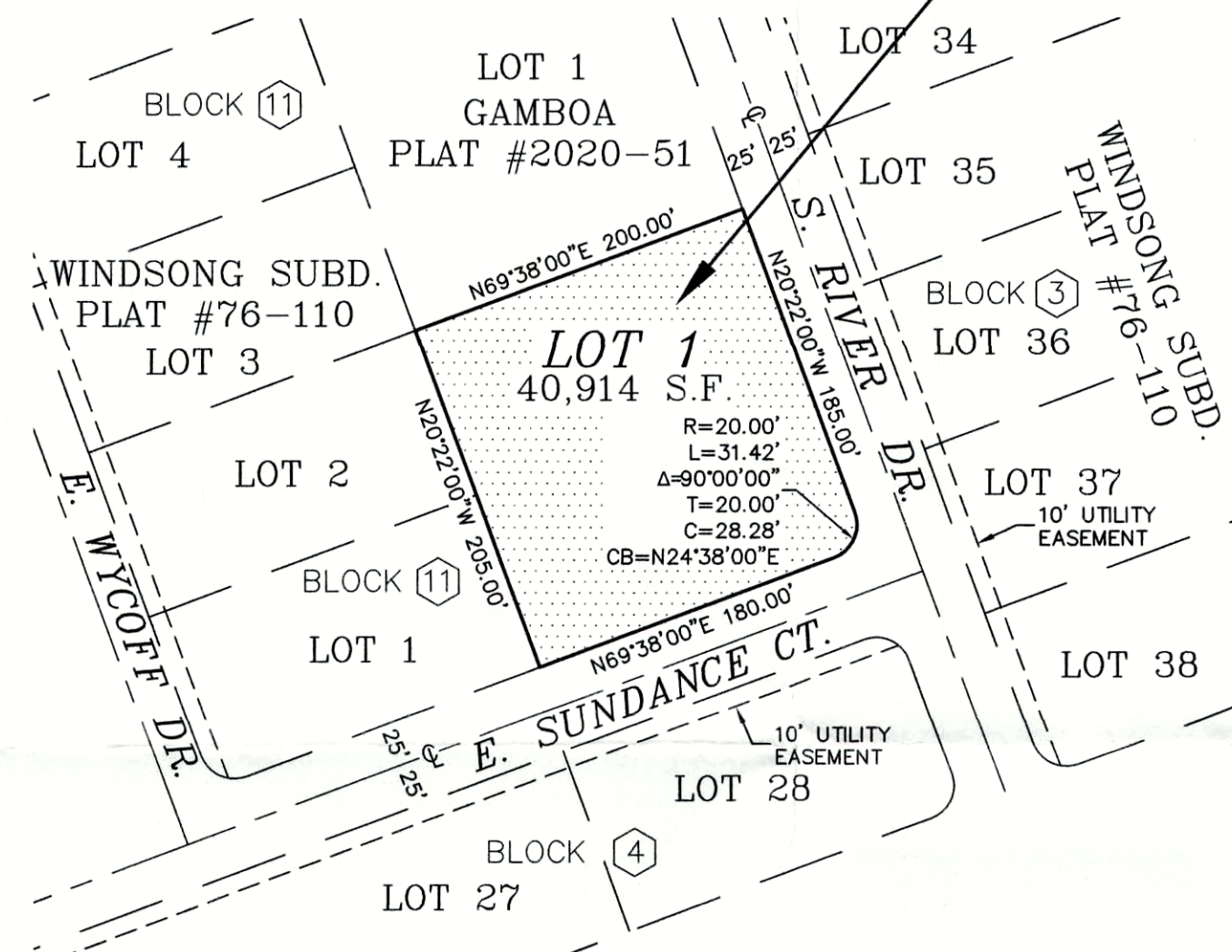


## LEGEND

(R) RECORD DATA DERIVED FROM  
PLAT No. 76-110

HATCHING INDICATES FLOOD  
HAZARD AREA

# FLOOD HAZARD AREA

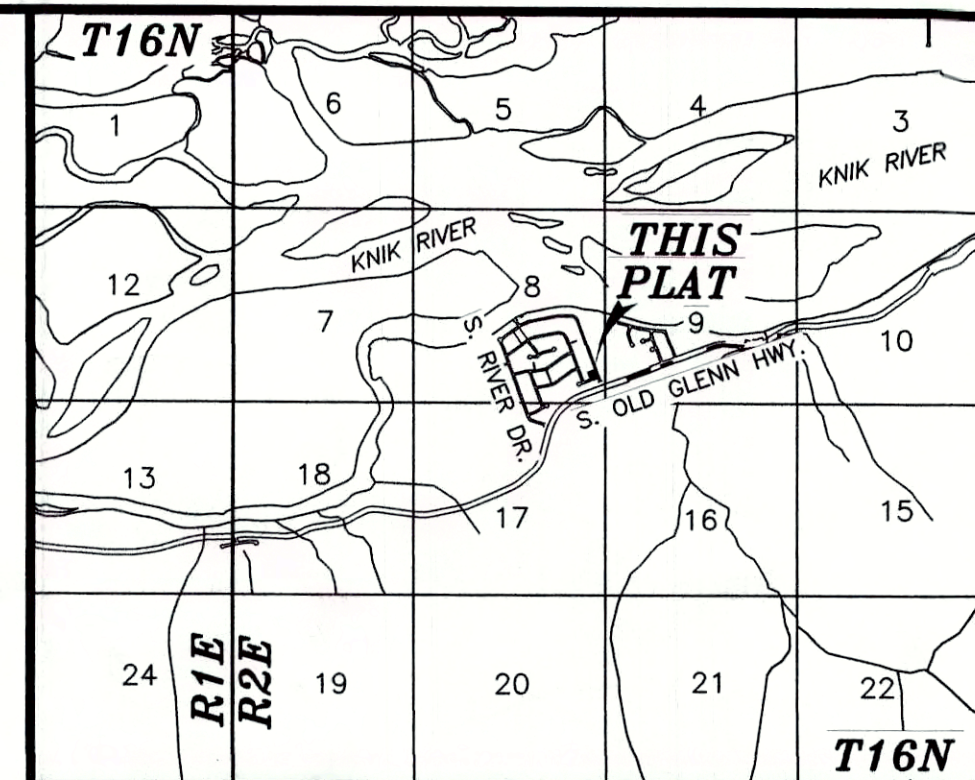


## PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 202\_\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK



VICINITY MAP SCALE: 1" = 1 MILE  
TAX MAP: GC01, GC02, GC03, GC06, GC07, GC08

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

MARC A. GROSS \_\_\_\_\_ DATE \_\_\_\_\_  
8409 S. RIVER ROAD  
PALMER, AK. 99645

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

MICHAEL BROWN, MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE.  
PALMER, AK. 99645-6488

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

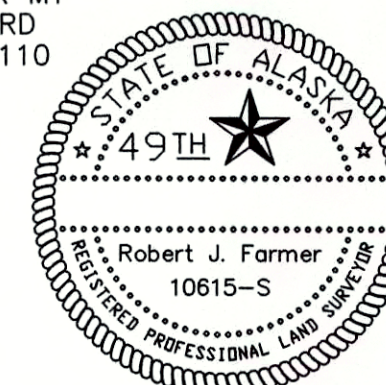
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT NO. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED IN BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. A 5 FOOT M.E.A. CLEARING EASEMENT LIES ADJACENT TO ALL 10 FOOT UTILITY EASEMENTS.
6. F.E.M.A. MAP SHOWS ALL OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8830F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
7. A FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION.
8. M.E.A. BLANKET EASEMENT RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
9. M.T.A. BLANKET EASEMENT RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.
10. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER BOOK 3856, AT PAGE 651.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 76-110



ROBERT J. FARMER, PLS  
LS 10615-S

DATE \_\_\_\_\_

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 202\_\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

A PLAT OF <b>GROSS SUBDIVISION</b> A REPLAT OF <b>LOTS 21 &amp; 22, BLOCK 11, WINDSONG SUBDIVISION</b> PLAT No. 76-110 LOCATED WITHIN THE SE1/4, SECTION 8, T16N, R2E, S.M., ALASKA, ANCHORAGE RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 1.836± ACRES	
<b>FARMER SURVEYING, LLC #126467</b> MAILING: 9131 E. FRONTAGE ROAD, SUITE 21 PALMER, AK 99645 PH: (907)745-0222 : CELL: (907)355-0620 EMAIL: bob@farmersurveying.com ONLINE: WWW.farmersurveying.com	
W.O. 2100092	DATE: MAY 2021
DRAWN BY: JMC	SCALE: 1" = 100'
FILE: 2100092PL	SHEET 1 OF 1