

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 4, 2021**

PRELIMINARY PLAT: **TALLERICO 2021**  
LEGAL DESCRIPTION: **SEC 17, T17N, R01W S.M., AK**  
PETITIONER: **NORTHERN QUALITY HOMES, LLC/HANSON LAND SOLUTIONS**  
SURVEYOR: **HANSON LAND SOLUTIONS**  
ACRES: **3.01 +/-** PARCELS: **3**  
REVIEWED BY: **FRED WAGNER** CASE: **2021-100**

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**REQUEST:** The request is to create three lots from Lot 2, Block 5, Tallerico, Plat #93-142, to be known as **Tallerico 2021**, containing 3.01 acres +/- . The property is located north of S. Knik Goose Bay Road, south of Lucille Lake, adjacent to W. Minnetonka Drive and S. Endeavour Street, lying within the SE ¼ Section 17, Township 17 North, Range 1 West, Seward Meridian, Alaska. The property is in the City of Wasilla.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 4 pgs</b>
Geotechnical Report	<b>EXHIBIT B – 6 pgs</b>
As-built/Topo	<b>EXHIBIT C – 3 pgs</b>

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance	<b>EXHIBIT D – 1 pg</b>
Utilities	<b>EXHIBIT E – 4 pgs</b>

**DISCUSSION:** The proposed subdivision is north of S. Knik Goose Bay Road, directly east of S. Endeavour Street and directly north of W. Minnetonka Drive, within the City of Wasilla. S. Endeavour Street and W. Minnetonka Drive are owned and maintained by the City of Wasilla.

**Access:** Legal and physical access to the proposed lots exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at Exhibit B. Simon Gilliland, PE, Hanson Land Solutions, notes two testholes were excavated to at least 12'. Soils are classified as GP, GW, and GM; no groundwater was encountered. Based on MSB code, each lot contains at least 10,000 sf of contiguous useable building area and each lot has at least 10,000 sf of contiguous useable septic area.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments.

**Utilities:** (Exhibit E) ENSTAR has no comments or recommendations. MTA has no comments. GCI has no comments or objections to the plat. MEA requests a newly recorded easement be shown on final plat (see *Recommendation #4*).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; City of Wasilla; MSB Community Development, Assessments, Fire Code, Planning, Pre-Design Division or Development Services.

**CONCLUSION:** The preliminary plat of Tallerico 2021 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.

#### **FINDINGS OF FACT**

1. The plat of Tallerico 2021 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). All lots will have the 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; City of Wasilla; MSB Community Development, Assessments, Fire Code, 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.

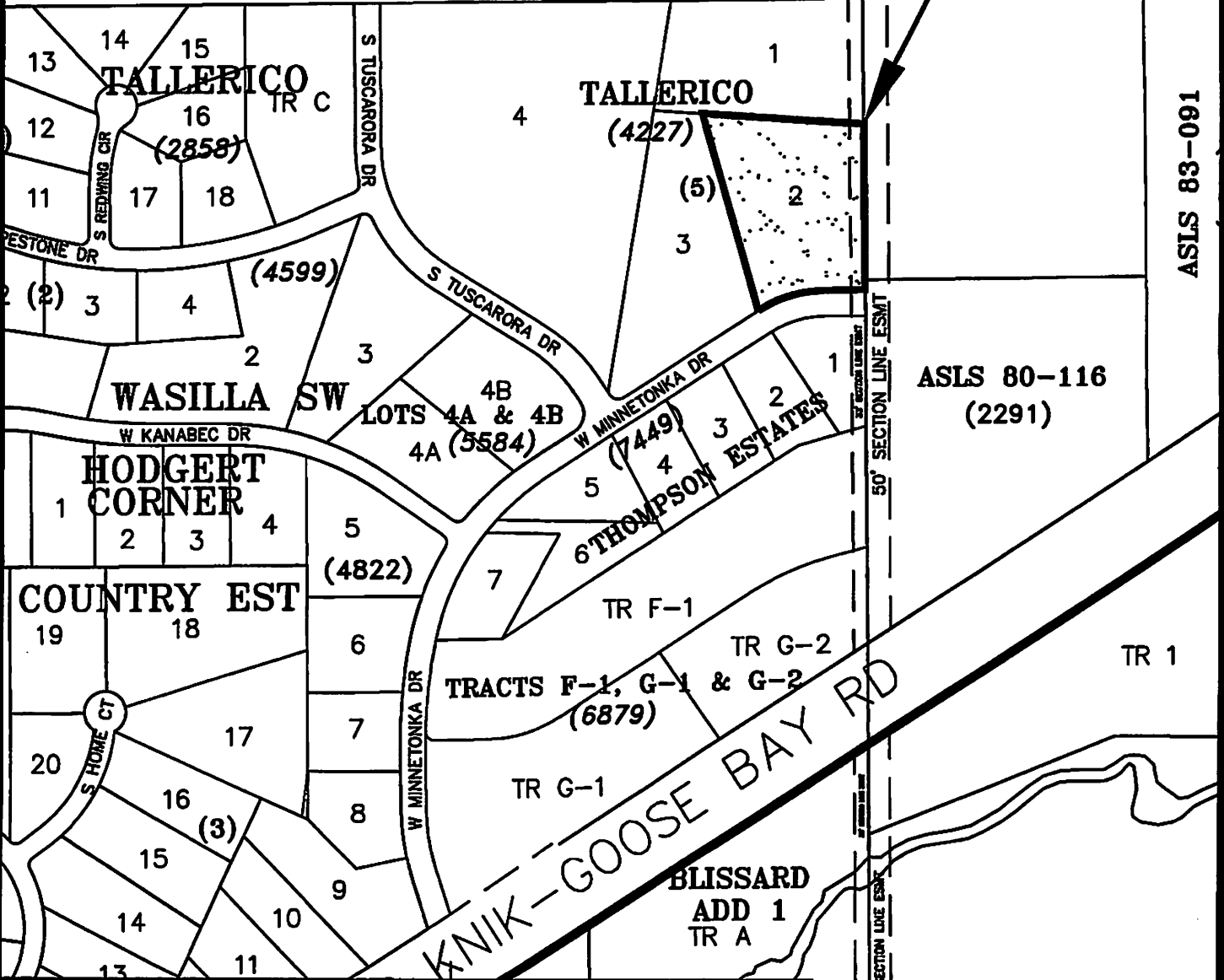
#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Tallerico 2021, Section 17, Township 17 North, Range 1 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Show all easements of record on final plat.
5. Obtain a Land Use Permit for Subdivision from the City of Wasilla.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

A3

B2

**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR TALLERICO 2021

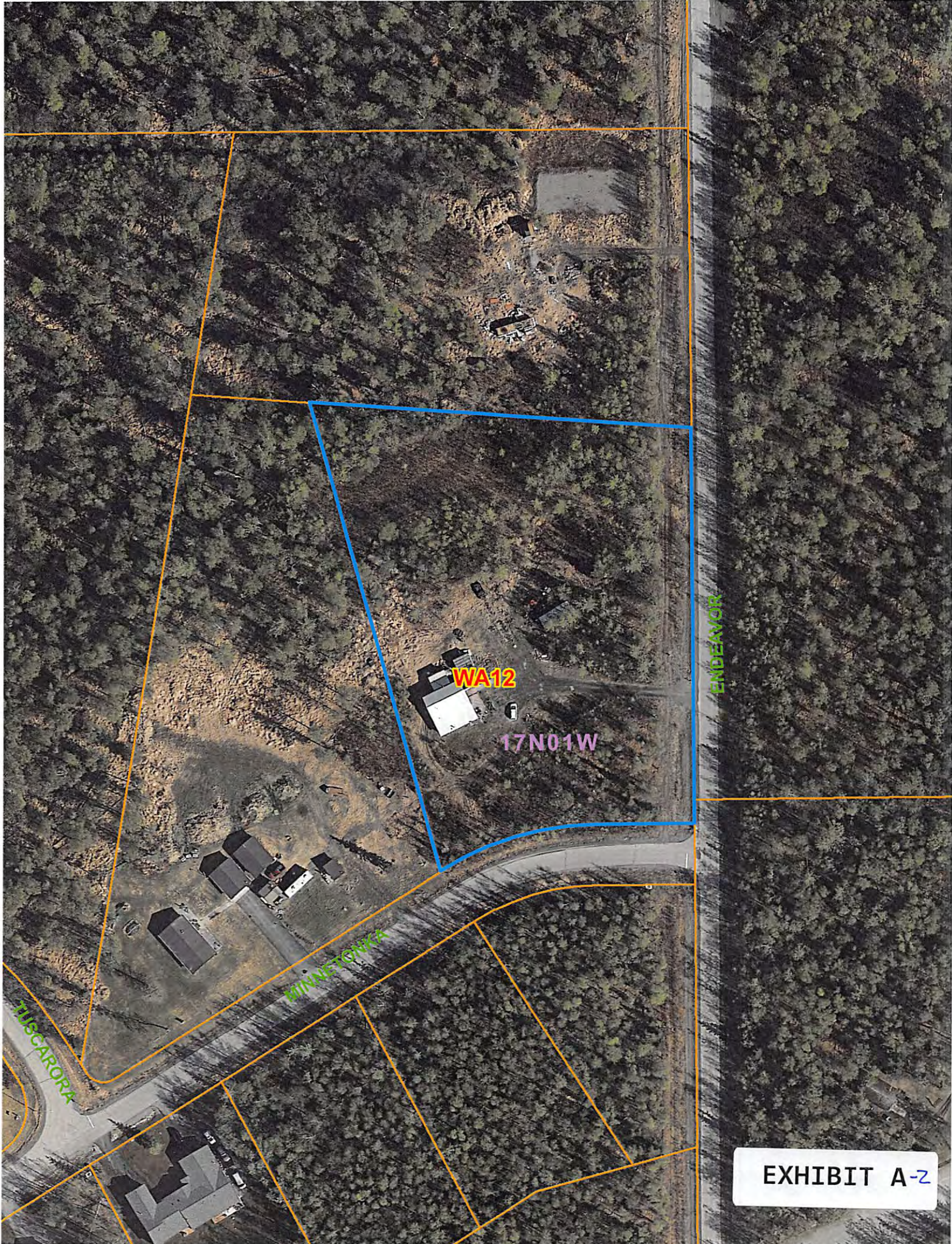
LOCATED WITHIN

SECTION 17, T17N, R01W, SEWARD MERIDIAN  
ALASKA

TAX MAP WA12

EXHIBIT A-1 PH  
6  
31)

W JONES DR



**WA12**

17N01W

TUSCARORA

MINNETONKA

ENDEAVOR

EXHIBIT A-2

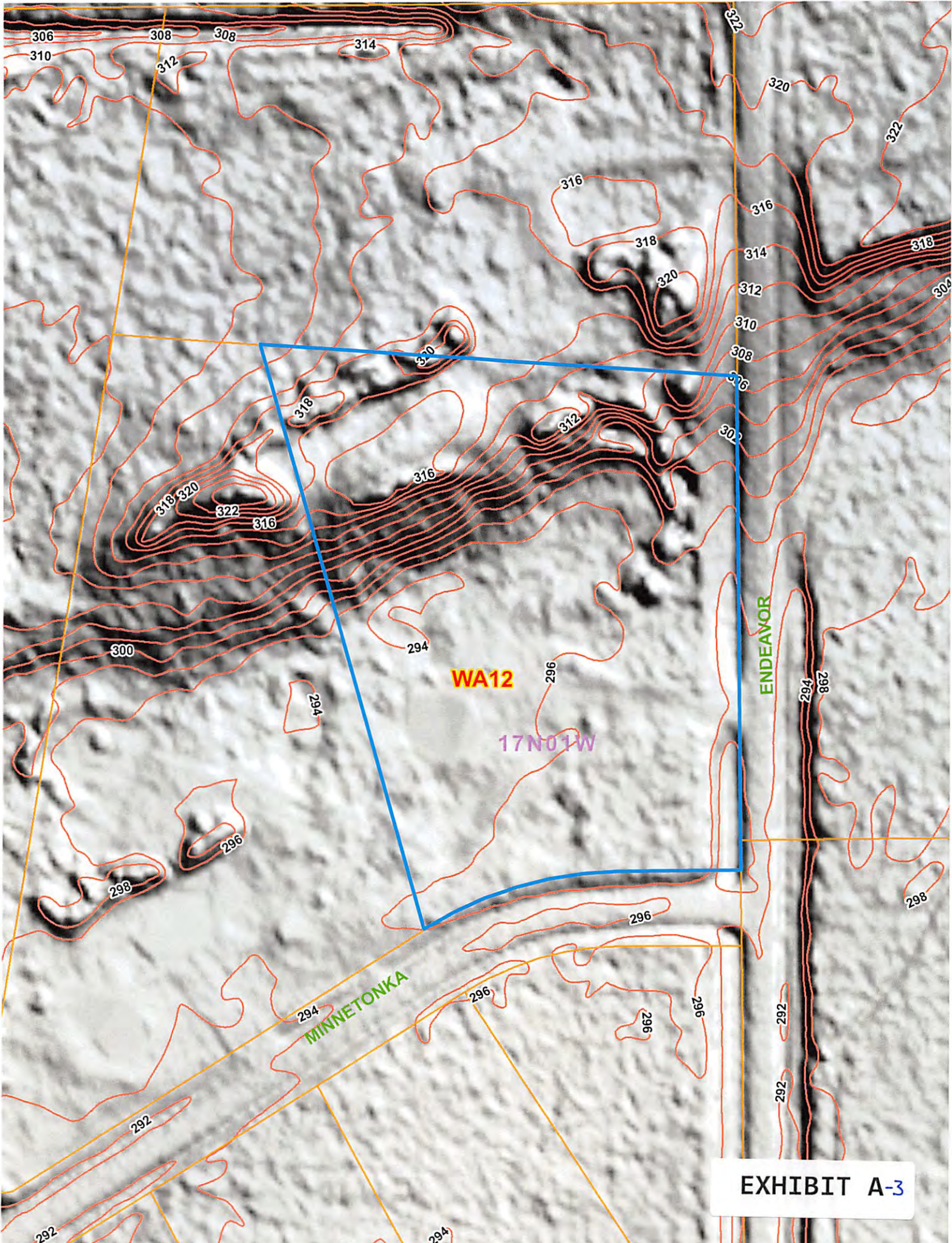
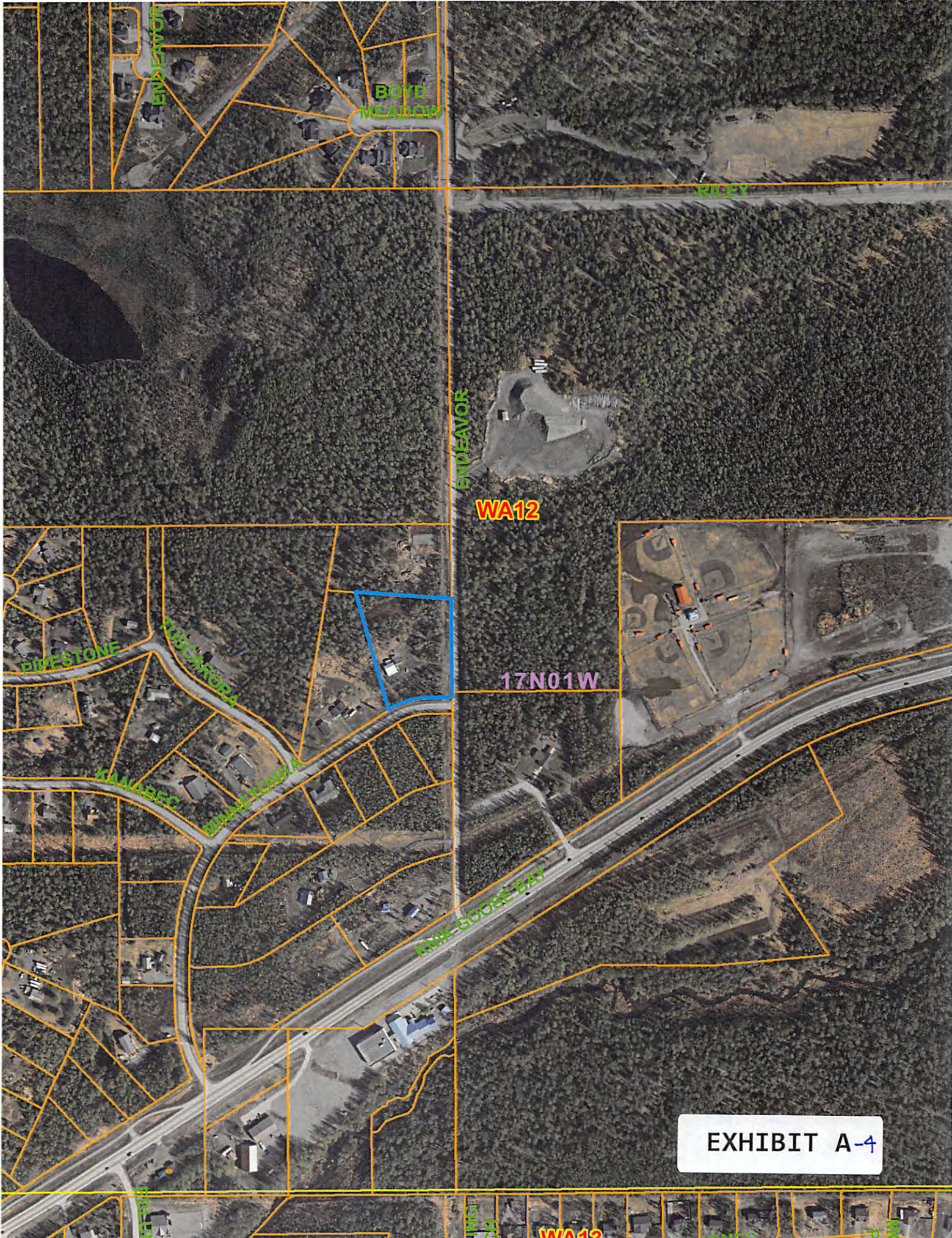


EXHIBIT A-3



ENDEAVOR

BOYD MEADOW

RILEY

ENDEAVOR

WA12

17N01W

PIPESTONE

TUSCARORA

KAALABEC

MINNETONKA

KANE GOOSE BAY

WA13

JONES

MOUNTAIN

EXHIBIT A-4



RECEIVED

JUN 18 2021

**USEABLE AREA CERTIFICATION**

A SUBDIVISION OF

Lot 2, Tallerico Subdivision, Sec 17, T17N RIW, SM AK

**INTRODUCTION TO INVESTIGATION**

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

**INDIVIDUAL LOTS: GEOMETRY**

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

**HANSON LAND SOLUTIONS**  
**SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES**  
 305 E. Fireweed Ave. Palmer, AK 99645

**SOIL CLASSIFICATIONS**

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:  (GP) TEST HOLES:   
 (SW) TEST HOLES:  (SP) TEST HOLES:

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:  (SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes  
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:

- Depth to seasonal high water is a min. of 8' TEST HOLES:

- Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots:

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- Re-Grading will be required to eliminate slopes in excess of 25% Lots:

- No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*

Simon Gilliland 5/11/21  
 Simon Gilliland P.E. Date  
 Professional Engineer





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**SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES**  
 305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG**

<b>Parcel:</b>	<i>Lot 2, Tallerico Subdivision, Sec 17, T17N R1W, SM AK</i>	<b>TEST HOLE NO.</b>	<b>Date:</b>	05/06/21
<b>Insp. By:</b>	<b>SIMON GILLILAND</b>	<b>1</b>	<b>Job #</b>	21-175

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
-------------------------------	--	--	------------------------	--	--	--	--	--

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR
5ft		
6ft		
7ft		
8ft		
9ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
10ft		
11ft		
12ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
 Test Run Between:  
 ft and ft Deep



COMMENTS:

Depth	
13ft	Total Depth of Test Hole
10ft	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
05/10/21	Down 9.7 ft

**EXHIBIT B - 3**



**MECHANICAL GRAIN SIZE ANALYSIS REPORT**

A SUBDIVISION OF  
 Lot 2, Tullerico Subdivision, Sec 17, T17N R1W, SM AK

**Mechanical Analysis**

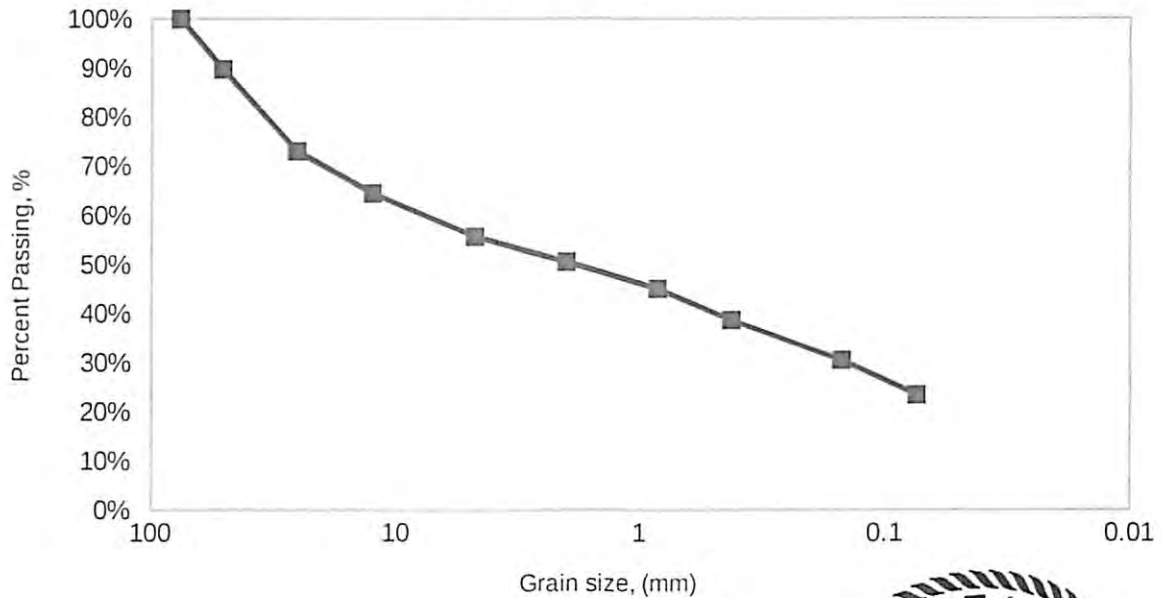
Date Sampled: 05/06/2021  
 Date Started: 05/06/2021  
 Date Completed: 05/11/2021

<b>TH-</b>	<b>1</b>
Sample depth:	12 ft

Project #: 21-175

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 1	100%	90%	73%	64%	56%	50%	45%	39%	30%	23.3%

**Mechanical Analysis**



Soil Classification: GM

PI=      LL=      PL=      Non-Plastic

*Simon Gilliland*  
 Simon Gilliland P.E.  
 Professional Engineer

5/11/21  
 Date



**HANSON LAND SOLUTIONS**  
 SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 2, Tallerico Subdivision, Sec 17, T17N R1W, SM AK	TEST HOLE NO.	Date: 05/06/21
Insp. By:	SIMON GILLILAND	2	Job # 21-175

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
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1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR
3ft		
4ft		
5ft		
6ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
7ft		
8ft		
9ft		
10ft		
11ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
 Test Run Between:  
 ft and ft Deep

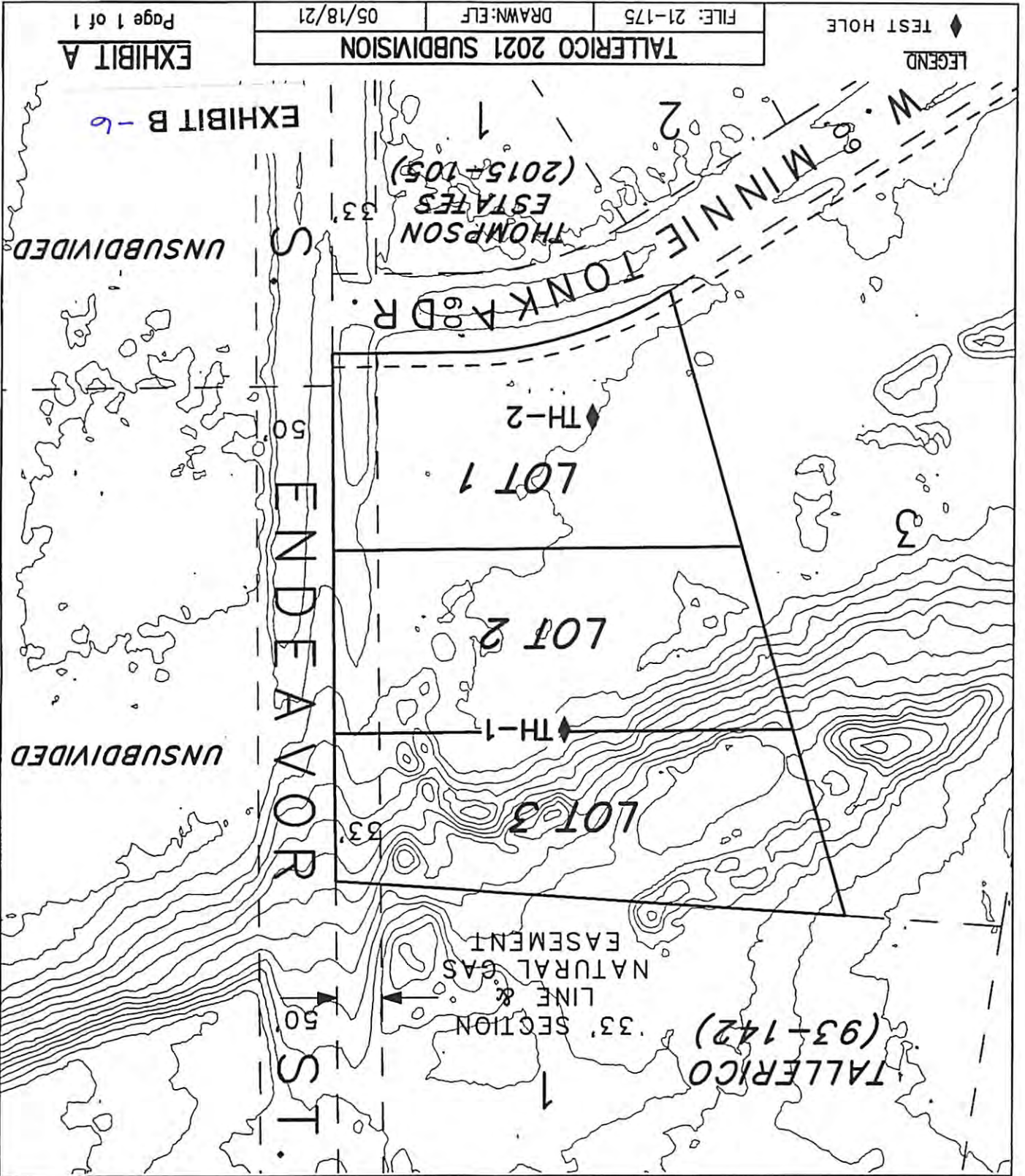


COMMENTS:

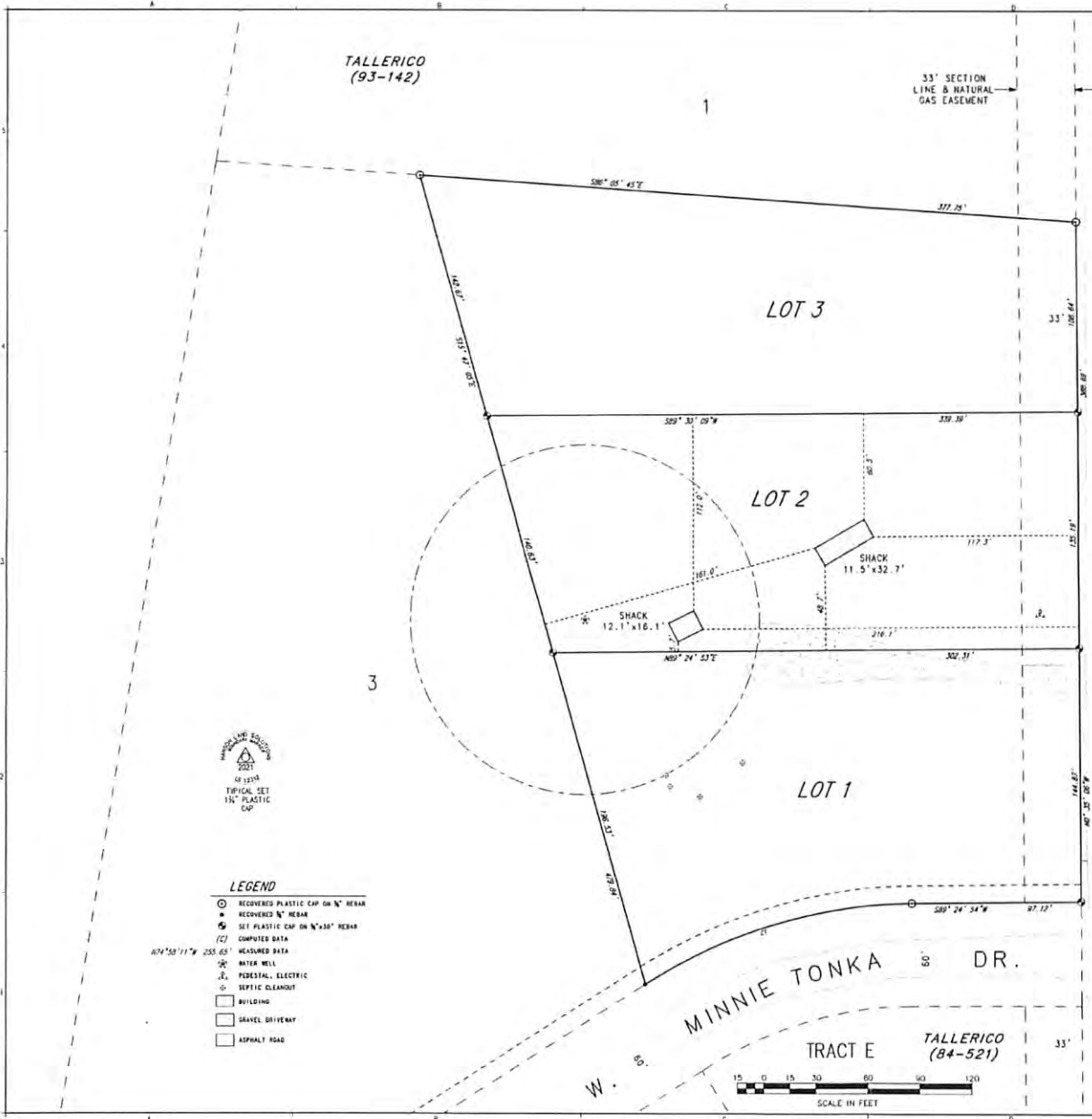
Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
10ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
05/10/21	Down 10.2 ft

EXHIBIT B -5



**HANSON LAND SOLUTIONS**  
 SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES  
 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645  
**TEST HOLE LOCATION EXHIBIT MAP**



50' ST. ENDEAVOR 50' S.

CLIQUE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	162.16	290.00	32°02'20"	160.96	S73°00'52"W	83.26

UNSUBDIVIDED

RECEIVED  
JUN 18 2021  
PLATTING

UNSUBDIVIDED

- LEGEND**
- RECOVERED PLASTIC CAP ON "N" NEAR
  - RECOVERED "N" NEAR
  - ⊙ SET PLASTIC CAP ON "N" NEAR
  - (C) COMPUTED DATA
  - MEASURED DATA
  - WATER WELL
  - ⊕ PEDISTAL, ELECTRIC
  - ⊕ SEPTIC CLEANOUT
  - ▭ BUILDING
  - ▭ GRAVEL DRIVEWAY
  - ▭ ASPHALT ROAD
- 1/4" = 50' 11" = 255.65'



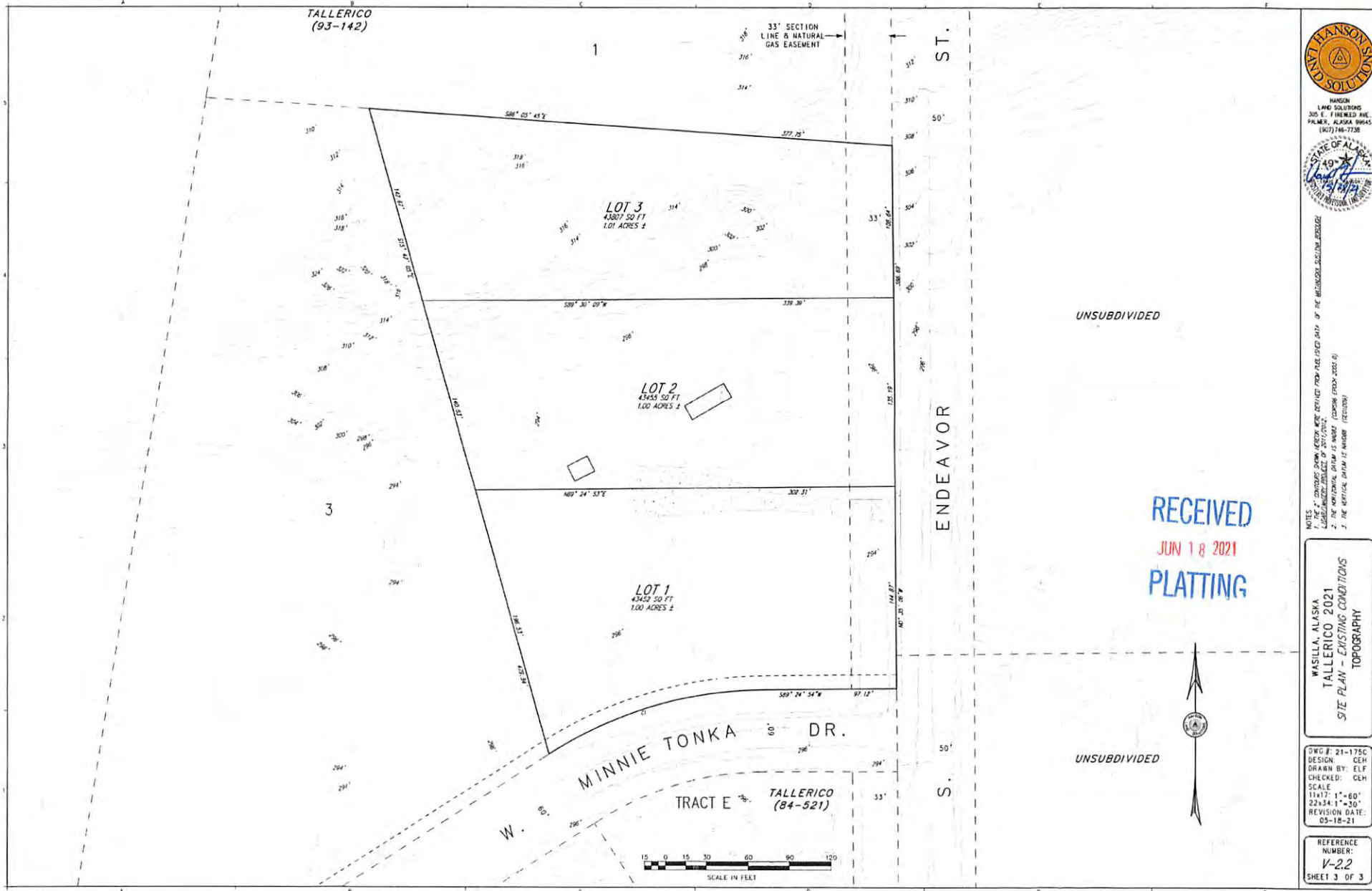
NOTES: FIELD SURVEY WAS CONDUCTED ON 05/04/2021. ALL MEASUREMENTS WERE TAKEN ON THE BASIS OF SET AS REQUIRED HEREON.  
7. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS DEFINED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA  
TALLERICO 2021  
SITE PLAN - EXISTING CONDITIONS  
PLANNETRY-AB

DWG #: 21-175C  
DESIGN: CEN  
DRAWN BY: ELF  
CHECKED: CEN  
SCALE: 1" = 100'  
22' x 34' 1" = 30'  
REVISION DATE: 05-18-21

REFERENCE NUMBER:  
V-2.1  
SHEET 2 OF 3

EXHIBIT C-1



HANSON  
LAND SOLUTIONS  
300 E. FIREWHEEL AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES:  
1. CONTIGUOUS SHOWN HEREIN WERE DERIVED FROM PUBLIC RECORD DATA OF THE BUREAU OF LAND MANAGEMENT (BLM).  
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO NAD83).  
3. THE VERTICAL DATUM IS MGSN (FEET/MSL).

WASILLA, ALASKA  
TALLERICO 2021  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG #: 21-175C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE:  
11417: 1"=60'  
22134: 1"=30'  
REVISION DATE:  
05-18-21

REFERENCE NUMBER:  
V-22  
SHEET 3 OF 3



DATE: 21-17-20  
 DRAWN BY: CEH  
 CHECKED BY: CEH  
 REVISION DATE: 09-17-21

SCALE: 1" = 20'

REFERENCE NUMBER: 1-20

SHEET 1 OF 3

WASILLA, ALASKA  
 TALLERICO 2021  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

NOTES  
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM AERIAL PHOTOGRAPHY OF THE TALLERICO SUBDIVISION PROJECT, PROJECT NUMBER 2016-2017.  
 2. THE HORIZONTAL DATUM IS NAD83 (2011 EPOCH 2011.0)

RECEIVED  
 JUN 18 2021  
 PLATTING



## Fred Wagner

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**From:** Jamie Taylor  
**Sent:** Thursday, July 15, 2021 8:46 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Tallerico 2021 (FW)

No comment.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
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:** Monday, June 21, 2021 4:21 PM  
**To:** allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; robyundtmsb@gmail.com  
**Subject:** RFC Tallerico 2021 (FW)

All,

Below is a link to a Request for Comments on Tallerico 2021, MSB Case #2021-100, Tech FW.

**Comments are due by July 16, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI\\_Vd1IFX2iL09CSA?e=2QdII7](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI_Vd1IFX2iL09CSA?e=2QdII7)

***Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.***





**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 22, 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.

- **Tallerico 2021**  
**(MSB Case # 2021-100)**

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

## Fred Wagner

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, June 29, 2021 3:38 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Tallerico 2021 (FW)

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

MTA has reviewed the plat for Tallerico. 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:** Monday, June 21, 2021 4:21 PM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; robyundtmsb@gmail.com  
**Subject:** RFC Tallerico 2021 (FW)

All,

Below is a link to a Request for Comments on Tallerico 2021, MSB Case #2021-100, Tech FW.

**Fred Wagner**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, June 30, 2021 9:31 AM  
**To:** Fred Wagner  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Tallerico 2021 (FW)  
**Attachments:** Agenda Plat.pdf; Asbuilt and Topo.pdf; RFC Packet.pdf; Soils.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:** Monday, June 21, 2021 4:21 PM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; robyundtmsb@gmail.com  
**Subject:** RFC Tallerico 2021 (FW)

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

All,

Below is a link to a Request for Comments on Tallerico 2021, MSB Case #2021-100, Tech FW.

**Comments are due by July 16, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI\\_Vd1IFX2jL09CSA?e=2QdlI7](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI_Vd1IFX2jL09CSA?e=2QdlI7)

***Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.***

## Fred Wagner

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Monday, July 12, 2021 10:27 AM  
**To:** Fred Wagner  
**Subject:** RE: RFC Tallerico 2021 (FW)  
**Attachments:** 20210712\_103955.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:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Sent:** Monday, June 21, 2021 4:21 PM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 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>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; robyundtmsb@gmail.com  
**Subject:** RFC Tallerico 2021 (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 Tallerico 2021, MSB Case #2021-100, Tech FW.

[Comments are due by July 16, 2021.](#)

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI\\_Vd1IFX2jL09CSA?e=2QdII7](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EvTZ47KI91pAnLN4UqEWgx0Bvp9eiOI_Vd1IFX2jL09CSA?e=2QdII7)

*Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.*

**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 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, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

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

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)



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.

REGISTERED LAND SURVEYOR

**LEGEND**

- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR
- MEASURED DATA
- RECORD PER PLAT (93-142)
- SURVEY POINT NUMBER
- BLOCK



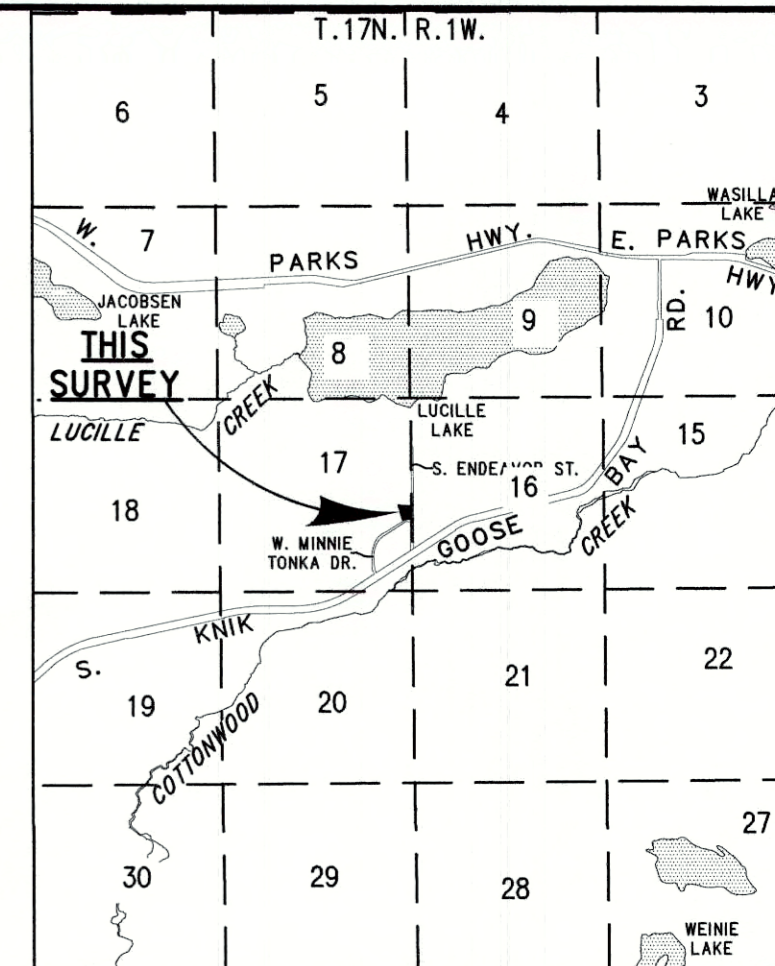
**NOTES**

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 3, A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 33' 44.95"N 149° 28' 51.25"W
3. 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, WHICH GOVERNS THOSE SYSTEMS.
4. 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.

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP WA00 1"=5280'

**CERTIFICATE OF OWNERSHIP**

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

OWNER (REPRESENTATIVE) \_\_\_\_\_ DATE \_\_\_\_\_  
125 WEST EVERGREEN LLC  
125 W. EVERGREEN AVE.  
PALMER AK 99645

**NOTARY ACKNOWLEDGEMENT**

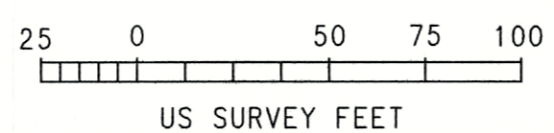
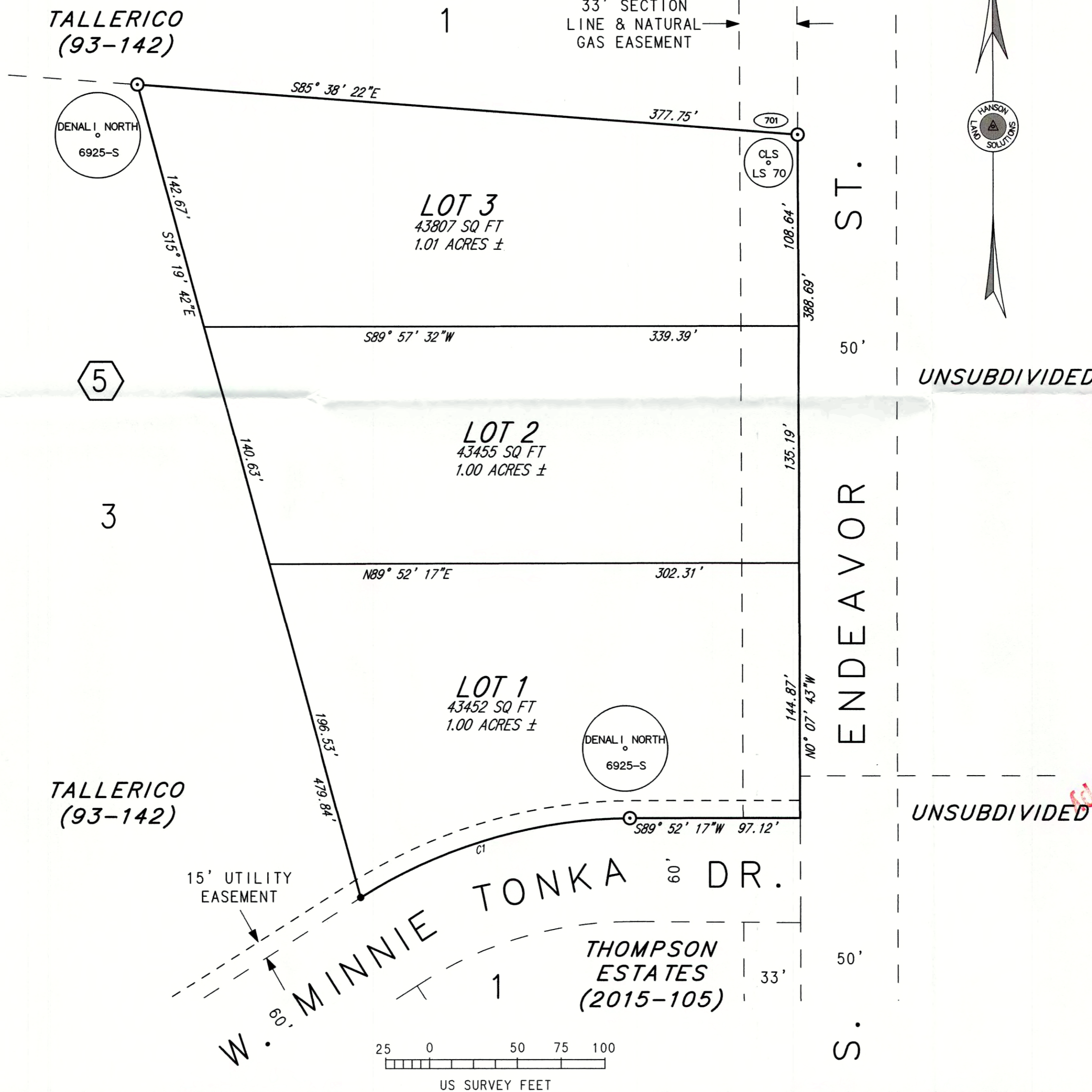
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_

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

RECEIVED  
JUN 18 2021  
PLATTING

A PLAT OF  
**TALLERICO 2021**  
A REPLAT OF  
**LOT 2, BLOCK 5 TALLERICO (93-142)**  
PALMER RECORDING DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SE 1/4 SEC. 17, T.17N. R.1W. SM, AK  
CONTAINING 3.01 ACRES MORE OR LESS

**HANSON LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738



**STAFF REVIEW AND RECOMMENDATIONS**

**PUBLIC HEARING**

**AUGUST 4, 2021**

**PRELIMINARY PLAT: BRU-NETTE PARK**

**LEGAL DESCRIPTION: SEC 2, T17N, R1W, SEWARD MERIDIAN, AK**

**PETITIONER: BRU-NETTE, LLC, RI CORP. & W&B, LLC**

**SURVEYOR: ACUTEK GEOMATICS**

**ACRES: 13.5 +/- PARCELS: 2**

**REVIEWED BY: FRED WAGNER**

**CASE: 2021-112**

---

**REQUEST:** The request is to create two lots from Bru-Nette Commercial Park Phase II, Plat #2020-88, to be known as **Bru-Nette Park Phase III**, containing 13.5 acres more or less. Located within the E½ Sec 2, T17N, R01W, S.M., Alaska, lying directly northwest of E. Bogard Road between N. Copper Creek Road and N. Helen Lane.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report  
As-built

**EXHIBIT A – 4 pgs**  
**EXHIBIT B – 6 pgs**  
**EXHIBIT C – 1 pgs**

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
ADOT & PF  
Utilities

**EXHIBIT D – 1 pg**  
**EXHIBIT E – 1 pg**  
**EXHIBIT F – 1 pg**

**DISCUSSION:** This proposed subdivision will create two lots from Bru-Nette Commercial Park Phase II condominium plat. That common interest community will need to be dissolved prior to recording the plat (*see Recommendation #2*).

**Access:** E. Bogard Rd. provides physical and legal access to the proposed Lot. Legal and physical access to the proposed lots exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Robert L. Walden, PE, Walden Construction Consulting and Engineering, LLC, notes three original testholes were reviewed. Soils were classified as SW-GW, and no groundwater was encountered. Based on MSB code, each lot contains at least 10,000 sf of contiguous useable building area and each lot has at least 10,000 sf of contiguous useable septic area.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments.

State of Alaska DOT & PF has no comment (**Exhibit E**).

**Utilities:** (**Exhibit F**) GCI has no comments or objections to the plat. ENSTAR, MEA and MTA did not respond to the Request for Comments.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; City of Wasilla; RSA #25 Bogard; MSB Community Development, Assessments, Fire Code, Planning, Pre-Design Division or Development Services.

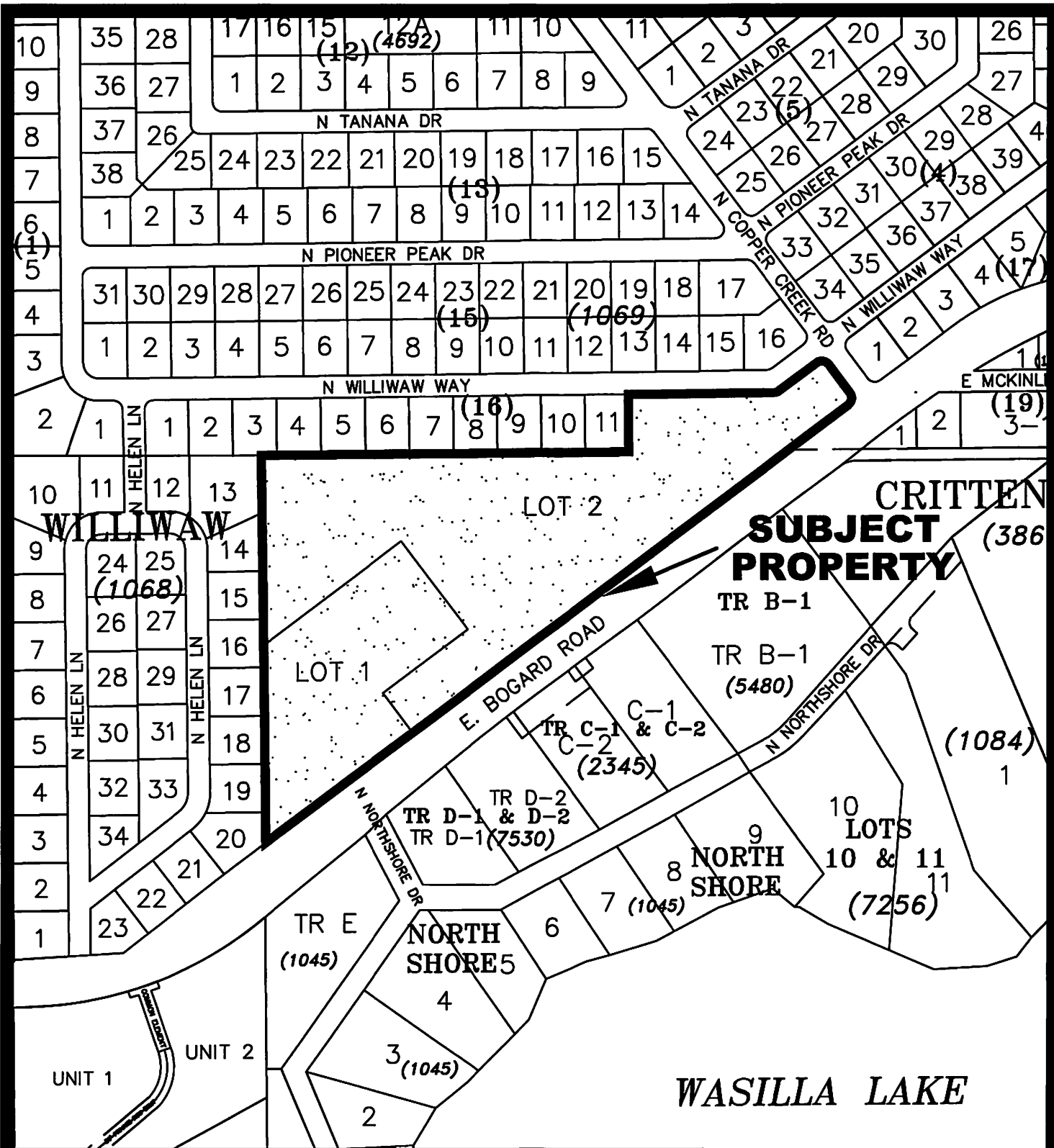
**CONCLUSION:** The preliminary plat of Bru-Nette Park Phase III is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public 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.

#### **FINDINGS OF FACT**

1. The plat of Bru-Nette Park Phase III 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). All lots will have the 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; City of Wasilla; RSA #25 Bogard; MSB Community Development, Assessments, Fire Code, 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 Bru-Nette Park Phase III, Section 2, 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. Dissolve the condominium association prior to plat recordation.
3. 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.
4. Pay postage and advertising fees.
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.



**CRITTENDEN**  
**SUBJECT PROPERTY**  
 (386)

TR B-1  
 TR B-1  
 (5480)

TR C-1 & C-2  
 C-1  
 C-2  
 (2345)

TR D-1 & D-2  
 TR D-1  
 (7530)

**NORTH SHORE**  
 9  
 8  
 7 (1045)

10  
 LOTS  
 10 & 11  
 11  
 (7256)

(1084)  
 1

TR E  
 (1045)

**NORTH SHORE**  
 5  
 4

3  
 (1045)

2

**WASILLA LAKE**

**VICINITY MAP**

FOR BUR-NETTE PARK PHASE III

LOCATED WITHIN

SECTION 2, T17N, R01W, SEWARD MERIDIAN  
 ALASKA

TAX MAP WA11

**EXHIBIT A-1**





WA 21

17N01W

EXHIBIT A-2



EXHIBIT A-3



EXHIBIT A-4

WALDEN Construction Consulting and Engineering, LLC  
2422 W James T Cir, Wasilla, AK 99654

6/17/2021

Proposed plat, 3201 Tamarack Dr, Wasilla, AK

Subject: Changes to Plat Bru-Nette Commercial Park, Phase II

**To whom this may concern,**

This existing plat #2020-88, Bru-Nette Commercial Park, Phase II, is comprised of lots 1-9 with combined acres of 13.5. The plat is combining lots 2-9 into Lot 2A with 9.8 acres. Existing on this Lot 2A will now be two structure that were previously constructed on lot 3 & 7.

The entire 13.5 acres is almost completely flat with just a little berm elevation in the NW corner and north portion of lot 4 and Lot 8. Original test holes 1, 2 & 3 were performed in support of installing the existing working septic systems on lot 1, Lot 3 and Lot 7 respectfully. These systems have performed as required for 16 years and I agree with the soil classification finds SW-GW classification. No additional test holes are needed to determine usable soils and area. Lot 2A is still in compliance with ADEC with not having more than two(2) structures on one lot without a design review and are still functioning in the same design manner as original, <500 GPD.

There are existing working septic systems on Lot 3 & 7 and one on Lot 1. Normal gravity fed septic bed systems and conventional foundations are acceptable. The areas are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43.

Please contact me for any additional information as needed.

Sincerely,

*Robert L Walden*

Robert L Walden, PE

Cell #907-354-6661

[robertwcce@gmail.com](mailto:robertwcce@gmail.com)

Attached:

TH 1, 2, 3 log (Nardini), proposed plat, plat 2020-88.



RECEIVED

JUL 07 2021

PLATTING

EXHIBIT B -1



# Olympus Engineering

PO Box 876901, Wasilla AK 99687 \*\* Ph 907-373-6289 Fax 815-642-0719

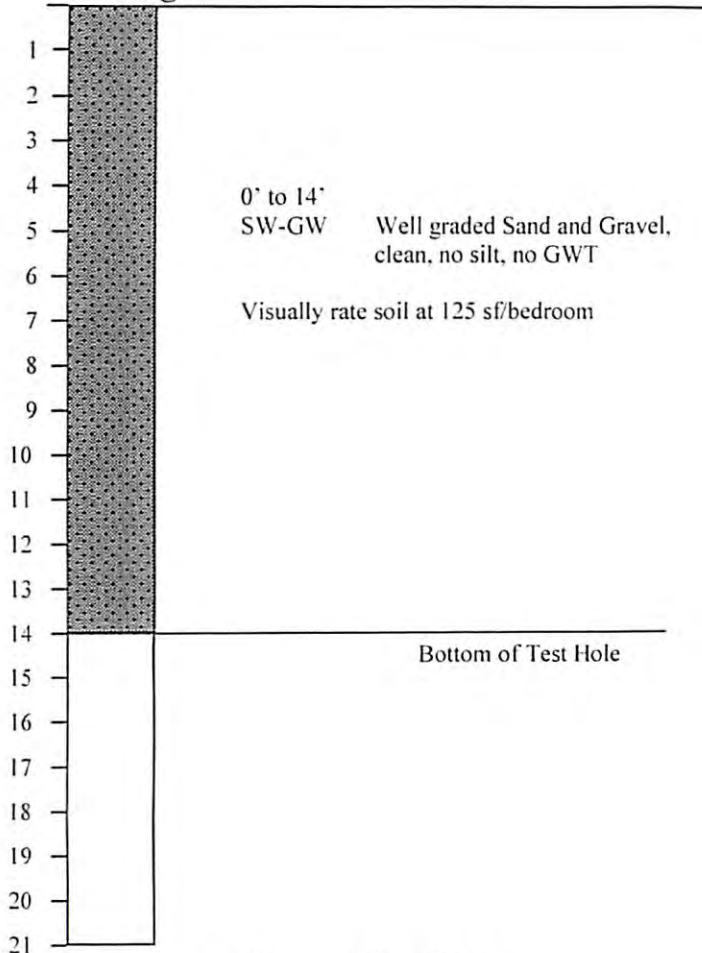
Legal Description: Proposed Bru-Nette Commercial Park

Client: Bru-Nette LLC

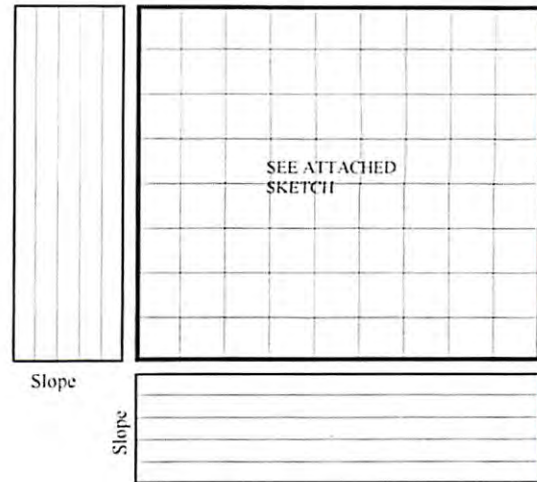
Date Performed: 4/26/05

## Soil Log:

*TEST HOLE 1*



## SITE PLAN



Was Ground Water Encountered? NO

If Yes, at What depth? NA



## Percolation Test

Date	Reading	Time	Level	Net Time	Drop	Min/Inch
	VISUALLY RATE Soil at 125 SF/bedroom					

Percolation Rate: \_\_\_\_\_ Minutes/inch

Test Run Between \_\_\_\_\_ and \_\_\_\_\_ FT

NOTES: Soils Visually evaluated in the Field.

Performed By: Matthew J Nardini

Certified By: Matthew J Nardini

Date: 4/26 / 2005



# Olympus Engineering

PO Box 876901, Wasilla AK 99687 \*\* Ph 907-373-6289 Fax 815-642-0719

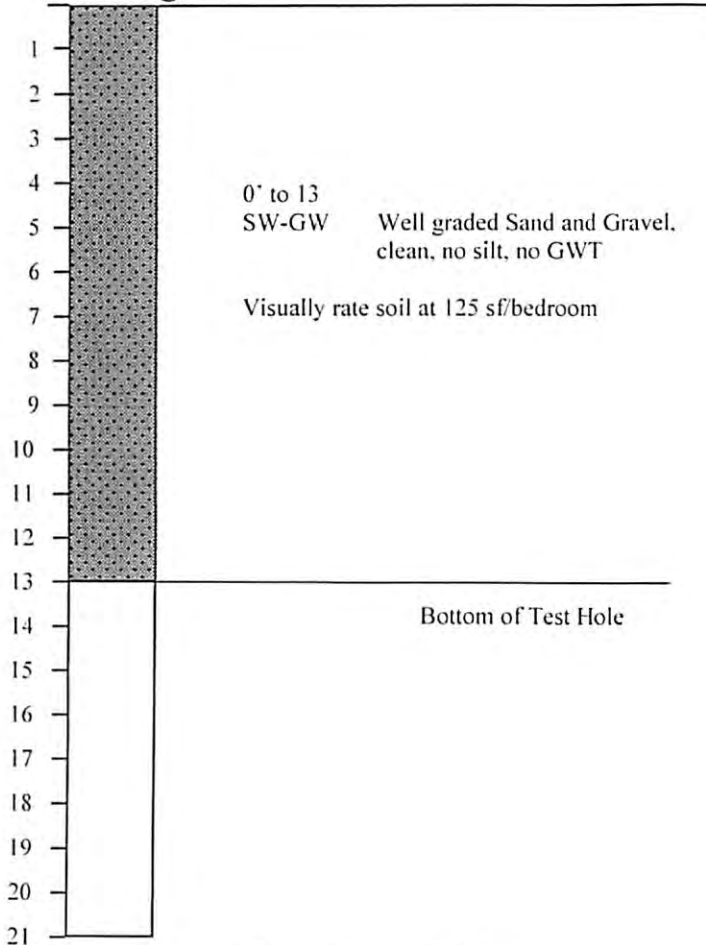
Legal Description: Proposed Bru-Nette Commercial Park

Client: Bru-Nette LLC

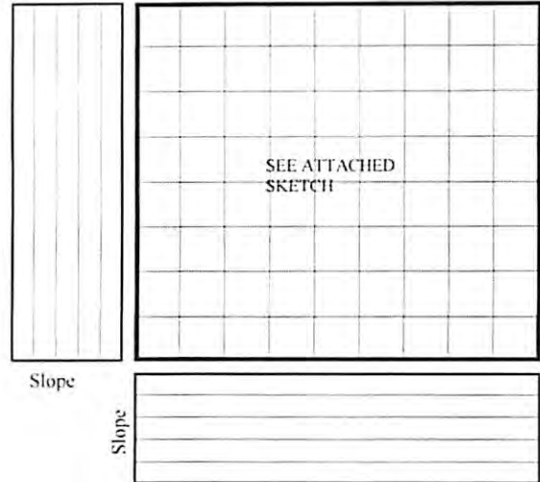
Date Performed: 4/26/05

## Soil Log:

### TEST HOLE 2



## SITE PLAN



Was Ground Water Encountered? NO

If Yes, at What depth? NA



## Percolation Test

Date	Reading	Time	Level	Net Time	Drop	Min/Inch
	VISUALLY RATE	Soil at	125 SF/bedroom			

Percolation Rate: \_\_\_\_\_ Minutes/inch

Test Run Between \_\_\_\_\_ and \_\_\_\_\_ FT

NOTES: Soils Visually evaluated in the Field.

Performed By: Matthew J Nardini

Certified By: Matthew J Nardini

Date: 4/26 / 2005



# Olympus Engineering

PO Box 876901, Wasilla AK 99687 \*\* Ph 907-373-6289 Fax 815-642-0719

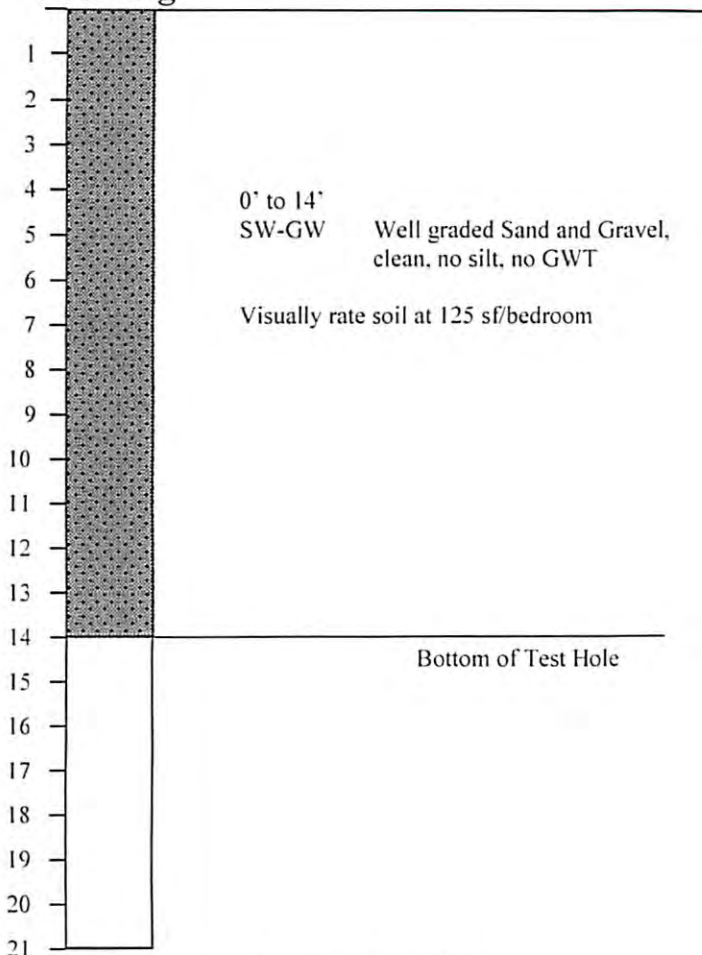
Legal Description: Proposed Bru-Nette Commercial Park

Client: Bru-Nette LLC

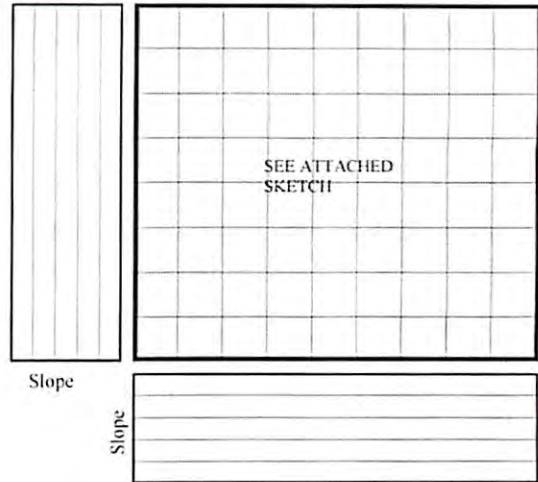
Date Performed: 4/26/05

## Soil Log:

*TEST HOLE 3*



## SITE PLAN



Was Ground Water Encountered? NO

If Yes, at What depth? NA



## Percolation Test

Date	Reading	Time	Level	Net Time	Drop	Min/Inch
			VISUALLY RATE Soil at 125 SF/bedroom			

Percolation Rate: \_\_\_\_\_ Minutes/inch

Test Run Between \_\_\_\_\_ and \_\_\_\_\_ FT

NOTES: Soils Visually evaluated in the Field.

Performed By: Matthew J Nardini

Certified By: Matthew J Nardini

Date: 4/26 / 2005

**LEGEND**  
 IN RED/BLACK: EXISTING DATA FROM PLAT NO. 10  
 IN RED/BLACK: EXISTING DATA FROM PLAT NO. 10  
 IN RED/BLACK: EXISTING DATA FROM PLAT NO. 10

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
2	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
3	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
4	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
5	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
6	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
7	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27
8	S 89° 50' 00" W	154.27	N 89° 50' 00" E	154.27	N 89° 50' 00" E	154.27

LINE	DIRECTION	DISTANCE
1.1	S 89° 50' 00" W	154.27
1.2	N 89° 50' 00" E	154.27
1.3	S 89° 50' 00" W	154.27
1.4	N 89° 50' 00" E	154.27
1.5	S 89° 50' 00" W	154.27
1.6	N 89° 50' 00" E	154.27
1.7	S 89° 50' 00" W	154.27
1.8	N 89° 50' 00" E	154.27

**GENERAL NOTES**

1. THIS PLAN IS FOR THE RECORD AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
2. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
4. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
5. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
6. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
7. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
8. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
9. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
10. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
11. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
12. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
13. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
14. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
15. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
16. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.
17. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE CORRECT.
18. ALL RECORDS OF THIS SURVEY SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THE SURVEY.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original records of this survey as the same appear in my office, and that I am a duly licensed and qualified surveyor in the State of Alaska.



**CERTIFICATE OF OWNERSHIP**

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have read and understand the contents of the foregoing plat and that I have signed the same as the owner of the property.

*[Signature]* 9/18/20  
*[Signature]* 9/18/20  
*[Signature]* 9/17/20

**NOTARIES ACKNOWLEDGEMENT**

Subscribed and sworn to before me on this 18th day of September, 2020, at Anchorage, Alaska.

*[Signature]*  
 Notary Public  
 State of Alaska

**DEU-NETTE COMMERCIAL PARK, PHASE II**

LOT 2A

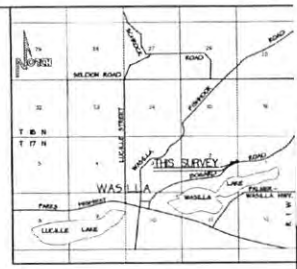
**AGUEK**



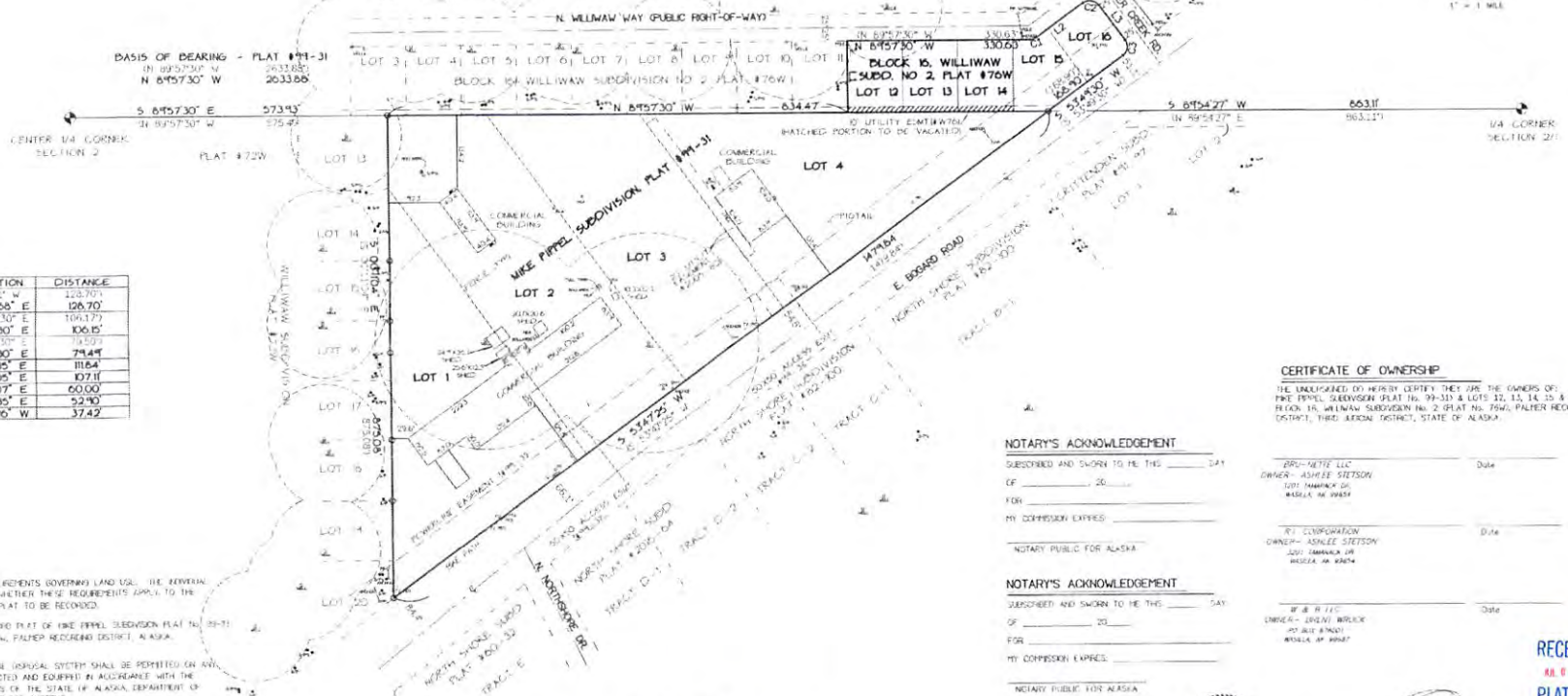


# PRELIMINARY PLAT/ASBUILT

- LEGEND**
- IN 90°00'00" E RECORD DATA PER PLAT NO. 99-31
  - OL 50°00'00" E RECORD DATA PER PLAT NO. 76W
  - N 6°45'30" W REASURED DATA
  - 12.61" COMPUTED RECORD INFORMATION FROM PLAT 76W
  - SURVEY LINES OF RECORD
  - LOT LINES TO BE VACATED
  - ADJACENT PROPERTY LINES
  - OWNER LINE
  - FOUND 5/11/2019
  - FOUND 10/11/2019



LOCALITY MAP  
1" = 1 MILE



LINE	DIRECTION	DISTANCE
L.1	01°02'02" W	126.70'
L.2	N 00°01'58" E	126.70'
L.3	N 57°41'30" E	109.17'
L.4	S 36°10'30" E	74.84'
L.5	S 36°11'35" E	118.54'
L.6	N 57°40'05" E	107.11'
L.7	S 36°05'07" E	60.00'
L.8	S 36°12'35" E	92.10'
L.9	N 36°31'26" W	37.42'

**GENERAL NOTES**

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE RECORD PARTY OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- ALL RECORD INFORMATION TAKEN FROM THE HELDIN PLAT OF MIKE PIPER SUBDIVISION PLAT NO. 28-71 AND WILLIAM SUBDIVISION NO. 2 PLAT NO. 82 76W PALMER RECORDING DISTRICT, ALASKA.
- 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 REGULATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
- THIS SUBDIVISION IS SERVED BY A COMMUNITY WATER SYSTEM.
- BLANKET EASEMENTS GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 23, 1989 IN BOOK 13 AT PAGE 40, FEBRUARY 17, 1989 IN BOOK 29 AT PAGE 197 AND ON OCTOBER 10, 2001 IN RECEPTION NO. 2001-027429-D.
- BLANKET EASEMENTS GRANTED TO MATANASKA TELEPHONE ASSOCIATION, INC. RECORDED SUBSEQUENT TO BOOK IN RECEPTION NO. 2006-025636-D AND SEPTEMBER 22, 2006 IN RECEPTION NO. 2006-027429-D.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN THE DECLARATION SUBMITTED AND PRESENTED TO THE LAND OBTAIN INTEREST OWNERSHIP ACT (ASADO) OF THE STATE OF ALASKA, RECORDED MAY 23, 2006 AS RECEPTION NO. 2006-015841-D AND AMENDED JUNE 4, 2011 AS RECEPTION NO. 2011-010959-D.
- COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED MARCH 22, 1982 IN BOOK 33 AT PAGE 43 AND AUGUST 2, 1982 AT BOOK 10 PAGE 193.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C.1	18.96'	12.61'	6.52'	12.47'	S 71°57'15" W	36°11'30"
C.2	18.96'	12.61'	6.52'	12.47'	S 71°57'15" W	36°11'30"
C.3	20.07'	31.42'	20.00'	28.29'	N 81°10'51" W	90°00'42"
C.4	20.07'	31.42'	20.00'	28.29'	N 81°10'51" W	90°00'42"
C.5	27.00'	31.42'	20.00'	28.29'	N 26°44'51" E	82°00'42"
C.6	135.50'	58.94'	66.97'	122.31'	N 53°51'07" W	53°52'30"

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BE THIS 24<sup>TH</sup> DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BE THIS 24<sup>TH</sup> DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA

**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE OWNERS OF THE PRELIMINARY SUBDIVISION PLAT NO. 99-31 & LOTS 12, 13, 14, 15 & 16, BLOCK 16, WILLIAM SUBDIVISION NO. 2 PLAT NO. 76W, PALMER RECORDING DISTRICT, THIRD ALASKA DISTRICT, STATE OF ALASKA.

DRU-NETTE LLC  
 OWNER - ASHLEE STEVSON  
 2021 HANCOCK DR  
 WASILLA, AK 99607

RT CORPORATION  
 OWNER - ASHLEE STEVSON  
 2021 HANCOCK DR  
 WASILLA, AK 99607



**SURVEYOR'S CERTIFICATE**

I, TERRY L. MCQUINN, U.S. 5306, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL ORIGINAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**RECEIVED**  
 JUL 6 2021  
**PLATTING**

**DRU-NETTE COMMERCIAL PARK, PHASE II**  
 A SUBDIVISION OF  
 LOTS 12, 13, 14, 15, 16, & 17, BLOCK 16,  
 WILLIAM SUBDIVISION NO. 2 PLAT NO. 76W,  
 SECTION 2, TOWNSHIP 17 NORTH RANGE 1 WEST, DENARD MERIDIAN,  
 PALMER RECORDING DISTRICT

PREPARED BY: **ACUTEK**  
 GEOMATICS LLC

DESIGNED BY: TAYLOR SCALE: 1" = 400' FILE NO.: 17-250-44  
 DRAWN BY: TAYLOR DATE: 2/25/19 SHEET NO.: 10A II  
 CHECKED: TLU FILE NO.: 17-250-11 SHEET: 1 OF 1

## Fred Wagner

---

**From:** Jamie Taylor  
**Sent:** Wednesday, July 28, 2021 8:31 PM  
**To:** Fred Wagner  
**Subject:** RE: RFC Bur-Nette Pk Phs III (FW)

No comment.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
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:** Tuesday, July 13, 2021 2:12 PM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com; robyundtmsb@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net  
**Subject:** RFC Bur-Nette Pk Phs III (FW)

All,

Below is a link to a Request for Comments for **Bur-Nette Park Phase III**, MSB Case #2021-112, Tech FW.

### **Comments are due by July 30, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EkJIiHGQzitMmumZBjEtNrABgl9f4cWK4pfk-hW7-sFMLQ?e=GOFxgO](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EkJIiHGQzitMmumZBjEtNrABgl9f4cWK4pfk-hW7-sFMLQ?e=GOFxgO)

***Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.***

Sincerely,



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 2, 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:

- Tax Map WI 10, Sec 18, T19N, R04W (Famer Surveying & Nelson)
- Bru-Nette Park, Plat No. 2020-86 (Bru-Nette & RI Corp, Acutek Geomatics)
- Jana Estates Phase 2 (Nolfi-Dodge)
- Adalynn Acres (Goldman Global)
- Valley Ridge Master Plan (Liberty Development)
- US Survey 5047 (Jolin & Farmer Surveying)

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

- **Latitude North Estates Master Plan (Latitude North Const.)**
  - No direct access will be granted to the Parks Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes.
  - We strongly recommend that the petitioner dedicate right of way along the southern edge of the property to provide the connection between Padre Pio Road
- **Olympic 2019, Plat No. 2020-65 (Valley Real Estate & Denali North)**
  - No direct access will be granted to the Parks Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes. The existing driveway onto the Parks Highway must be removed.
  - We strongly recommend the petitioner establish an east-west connection to the adjacent property that could align with Coghlan Circle in the future. The connection does not need to be constructed at present, but merely established by easement to that as the adjacent

## Fred Wagner

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, July 26, 2021 8:18 AM  
**To:** Fred Wagner  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Bur-Nette Pk Phs III (FW)  
**Attachments:** RFC Packet.pdf; Agenda Copy.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:** Tuesday, July 13, 2021 2:12 PM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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; andrew.fraiser@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; robyundtmsb@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net  
**Subject:** RFC Bur-Nette Pk Phs III (FW)

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

All,

Below is a link to a Request for Comments for **Bur-Nette Park Phase III**, MSB Case #2021-112, Tech FW.

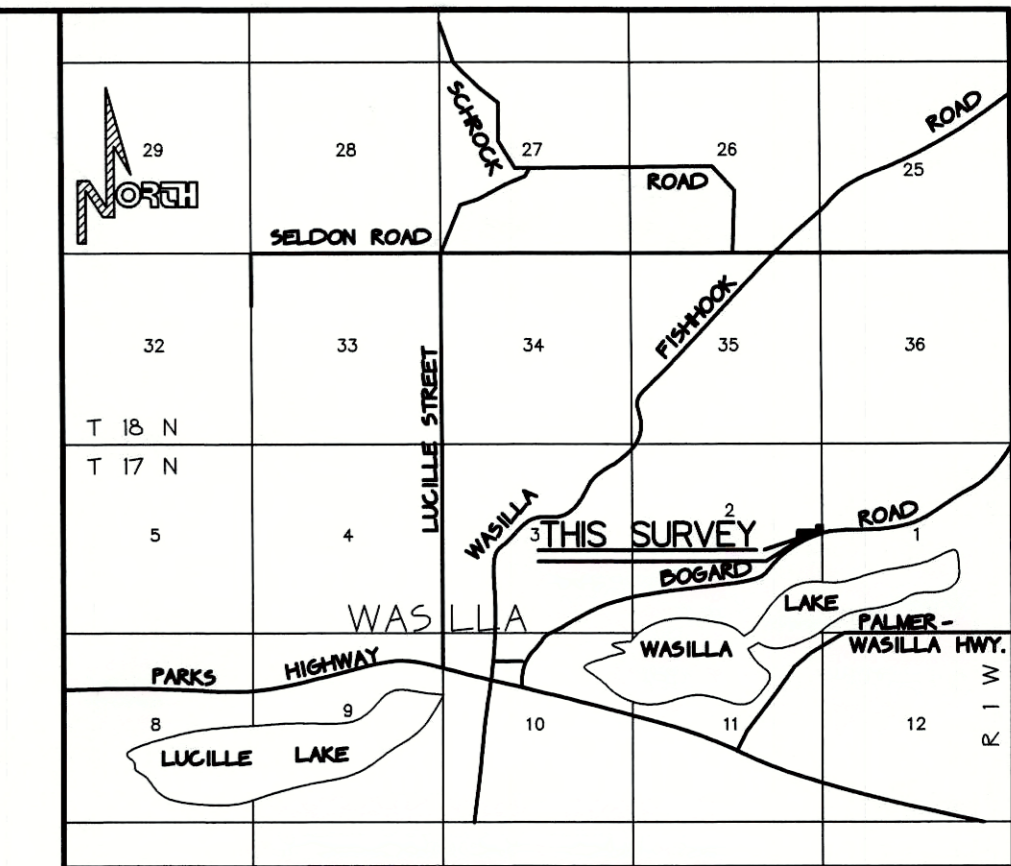
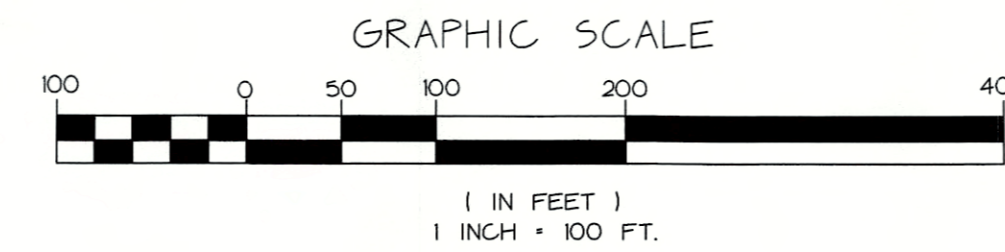
**Comments are due by July 30, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/frederic\\_wagner\\_matsugov\\_us/EkJliHGQzitMmumZBjEtNrABgl9f4cWK4pfk-hW7-sFMLQ?e=G0FxfG0](https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EkJliHGQzitMmumZBjEtNrABgl9f4cWK4pfk-hW7-sFMLQ?e=G0FxfG0)

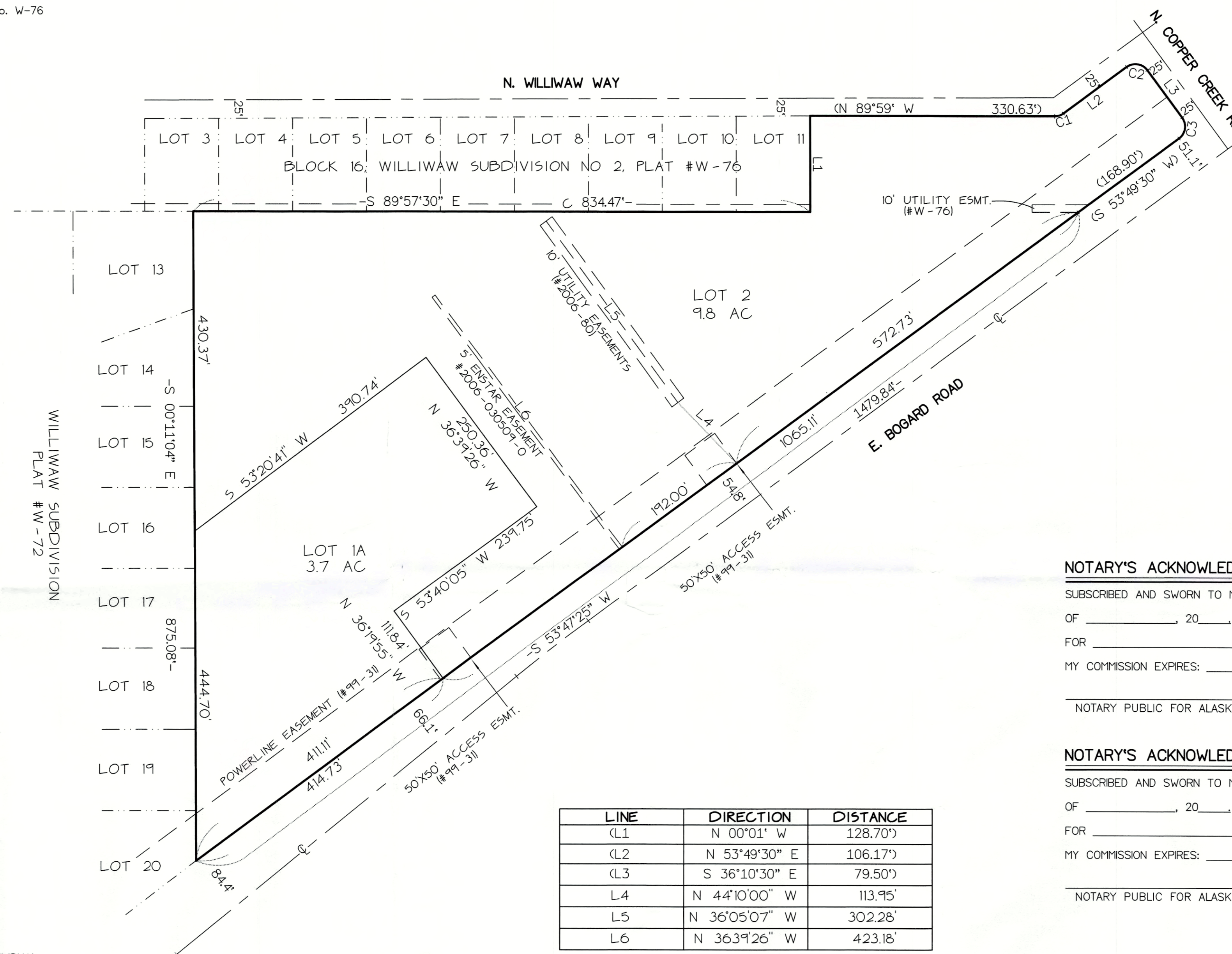
*Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.*

**EXHIBIT F**

- LEGEND**
- N 90°00'00" E- RECORD DATA PER PLAT No. 99-31
  - (N 90°00'00" E) RECORD DATA PER PLAT No. W-76
  - N 89°57'30" W MEASURED DATA
  - SURVEY LINES OF RECORD
  - - - ADJACENT PROPERTY LINES
  - - - CENTER LINE
  - C CALCULATED FROM RECORD PLAT No. 99-31
  - C\* CALCULATED FROM RECORD PLAT No. W-76



VICINITY MAP  
1" = 1 MILE



LINE	DIRECTION	DISTANCE
(L1)	N 00°01' W	128.70'
(L2)	N 53°49'30" E	106.17'
(L3)	S 36°10'30" E	79.50'
(L4)	N 44°10'00" W	113.95'
(L5)	N 36°05'07" W	302.28'
(L6)	N 36°39'26" W	423.18'

CURVE	RADIUS	LENGTH
(C1)	C* 19.96'	12.62'
(C2)	C* 20.00'	C* 31.42'
(C3)	C* 20.00'	C* 31.42'

**CERTIFICATION OF PAYMENT OF TAXES**

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

Date \_\_\_\_\_, 20\_\_\_\_ Tax Collection Official \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. \_\_\_\_\_ 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, STATE OF ALASKA.

Date \_\_\_\_\_, 20\_\_\_\_  
 Planning and Land Use Director \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 Platting Clerk

**GENERAL NOTES**

- 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF MIKE PIPPEL SUBDIVISION PLAT No. 99-31 AND WILLIWAU SUBDIVISION No. 2 PLAT No. W-76, PALMER RECORDING DISTRICT, ALASKA.
- NO INDIVIDUAL 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, WHICH GOVERNS THOSE SYSTEMS.
- THIS SUBDIVISION IS SERVED BY A COMMUNITY WATER SYSTEM.
- BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED FEBRUARY 10, 1956 IN BOOK 13 AT PAGE 49, FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 120 AND ON OCTOBER 16, 2001 IN RECEPTION NO. 2001-022520-0.
- BLANKET EASEMENTS GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED SEPTEMBER 8, 2006 IN RECEPTION NO. 2006-025938-0 AND SEPTEMBER 22, 2006 IN RECEPTION NO. 2006-027429-0.
- COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED MARCH 22, 1960 IN BOOK 32 AT PAGE 61 AND AUGUST 2, 1962 AT BOOK 10 MISC. PAGE 193.

**SURVEYOR'S CERTIFICATE**

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #W-76 AND #99-31.



7/6/2021

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC FOR ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC FOR ALASKA

**CERTIFICATE OF OWNERSHIP**

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

BRU-NETTE, LLC  
 ASHLEE STETSON, MANAGER  
 3201 E. TAMARACK AVE.  
 WASILLA, AK 99654

R.I. CORPORATION  
 ASHLEE STETSON, PRESIDENT  
 101 N. ASHLEE CIR.  
 WASILLA, AK 99654

W & B, LLC  
 BRENT WRUCK, MEMBER  
 PO BOX 878001  
 WASILLA, AK 99687

PRELIMINARY PLAT OF

**BRU-NETTE PARK, PHASE III**

A SUBDIVISION OF  
 BRU-NETTE PARK, PHASE I, PLAT NO. 2020-86  
 LOCATED WITHIN  
 SECTION 2, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN  
 PALMER RECORDING DISTRICT  
 CONTAINING 13.50 ACRES

PREPARED BY  
**ACUTEK GEOMATICS LLC** AECL 1614  
 5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654  
 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DESIGNED BY:	TENDRA	SCALE:	1" = 100'	FIELD BOOK:	17-02 44
DRAWN BY:	TENDRA	DATE:	7/6/2021	MAP NO.:	WA 11
CHECKED:	TLN	FILE No.:	17-05.01	SHEET:	1 OF 1

RECEIVED  
 JUL 07 2021  
 PLATTING

Agenda Copy

Agenda Copy