

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 1, 2021

ABBREVIATED PLAT: LUCAS ACRES
LEGAL DESCRIPTION: SEC 5, T17N, R02E, SEWARD MERIDIAN AK
PETITIONER/OWNER: WILDER CONSTRUCTION COMPANY
SURVEYOR: R & M CONSULTANTS, INC.
ACRES: 23.477 ± PARCELS: 2
REVIEWED BY: FRED WAGNER CASE #: 2021-120

REQUEST: The request is to create two lots from Tax Parcel A28 (Parcel #2, MSB Waiver 2001-70-PWm), to be known as **LUCAS ACRES**, containing 23.477 acres +/- . The plat is located west of S. Glenn Highway, south of W. Fern Avenue and directly east of S. Felton Street, in the City of Palmer, lying within Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Alaska Department of Fish and Game
City of Palmer
Utilities

EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs

DISCUSSION: The proposed subdivision is east of S. Glenn Highway within the City of Palmer. Proposed Lot 2 is a utility lot.

Soils Report: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as Lot 1 is greater than 400,000 sf (9.183 acres) and topographical information was provided by the surveyor, and Lot 2 is proposed as a utility lot.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) has no comments. Alaska Department of Fish and Game (**Exhibit C**) has no objections. City of Palmer (**Exhibit D**) has no comments.

Utilities: (**Exhibit E**) Enstar has no comments, or recommendations. GCI has no comments or objections. MTA has no comments. MEA 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; ADOT&PF; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.

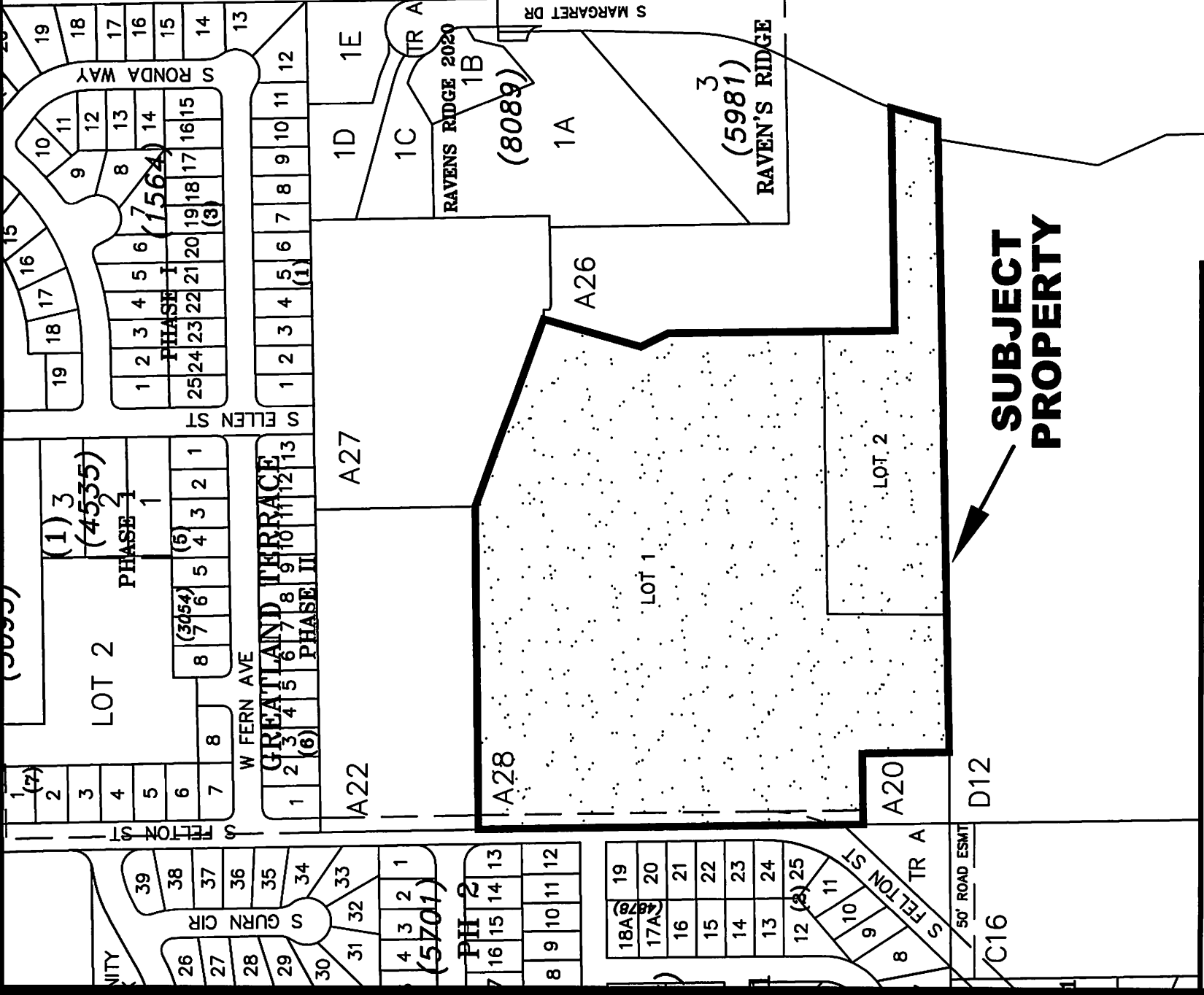
CONCLUSION: The preliminary plat of LUCAS ACRES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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.

FINDINGS OF FACT

1. The plat of LUCAS ACRES 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).
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; ADOT&PF; 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 LUCAS ACRES, Section 5, Township 17 North, Range 02 East, 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 plat note stating Lot 2 is a utility lot with no on-lot water or septic systems.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR LUCAS ACRES
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN
 ALASKA

TAX MAP PA12

EXHIBIT A

S GLENN HWY

ALASKA RAILROAD

(5055)

LOT 2
(1) 3
(4535)
PHASE I

(3054)
5 4 3 2 1
8 7 6
PHASE II

W FERN AVE
GREATLAND TERRACE
1 2 3 4 5 6 7 8 9 10 11 12 13
PHASE II

PHI 2
16 15 14 13
(5701)

18A (8)
17A (8)
16 21
15 22
14 23
13 24
12 (8) 25

19 18 17 16 15 14 13
10 11 12
9 8 7 6 5 4 3 2 1
PHASE I
25 24 23 22 21 20 19 18 17 16 15
(3)

1 2 3 4 5 6 7 8 9 10 11 12
(1)

1D 1E
1C TR A
RAVENS RIDGE 2020
1B
(8089)

1A
3
(5981)
RAVEN'S RIDGE

A20

D12

C16

50' ROAD ESMT

LOT 2

LOT 1

A28

A27

A26

19

18

17

16

15

14

13

S RONDA WAY

12

11

10

9

8

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S FELTON ST

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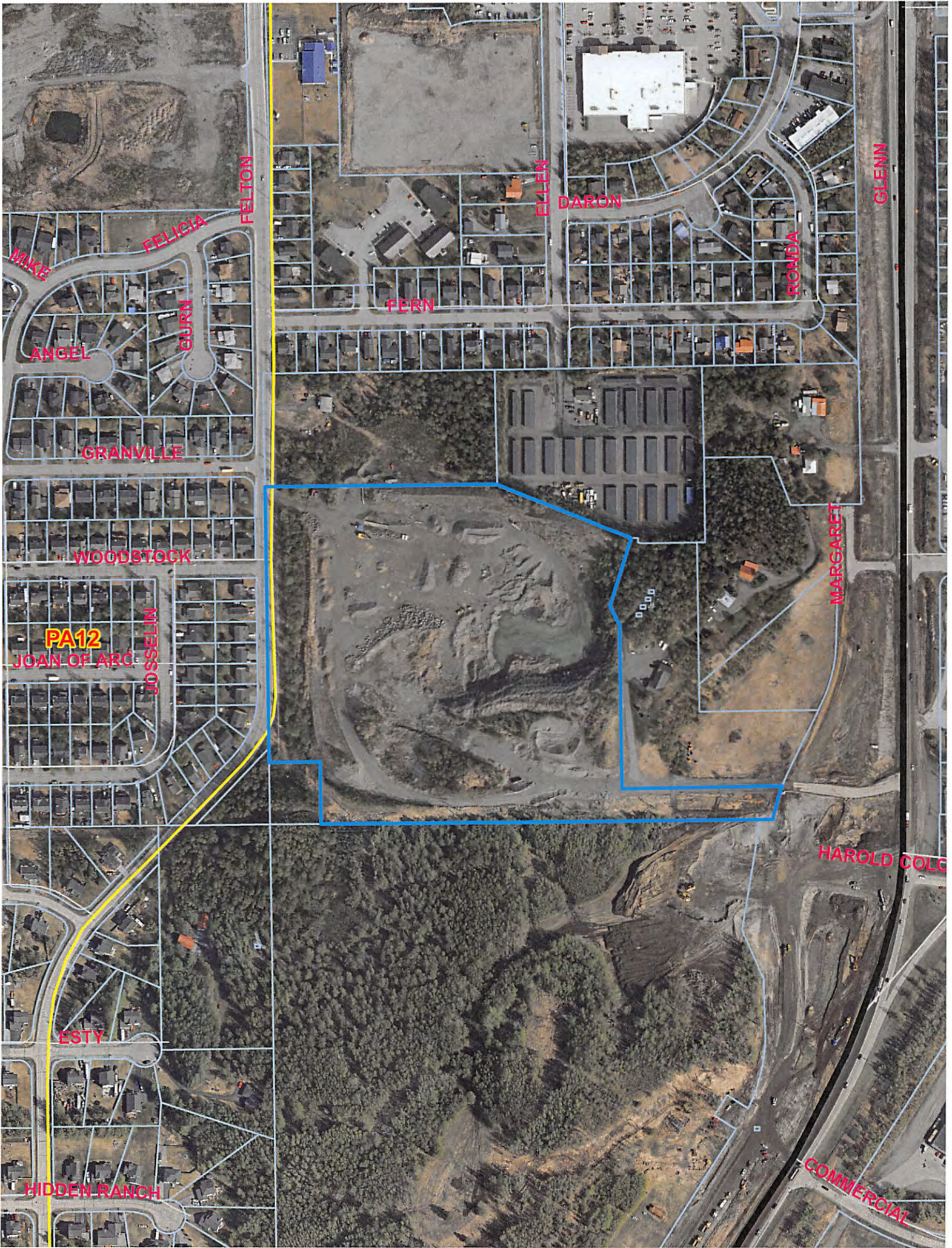
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PA12

JOAN OF ARC

MIKE
ANGEL
GRANVILLE
WOODSTOCK
JOAN OF ARC
ESTY
HIDDEN RANCH

FELTON

FELICIA
GURN

FERN

ELLEN

DARON

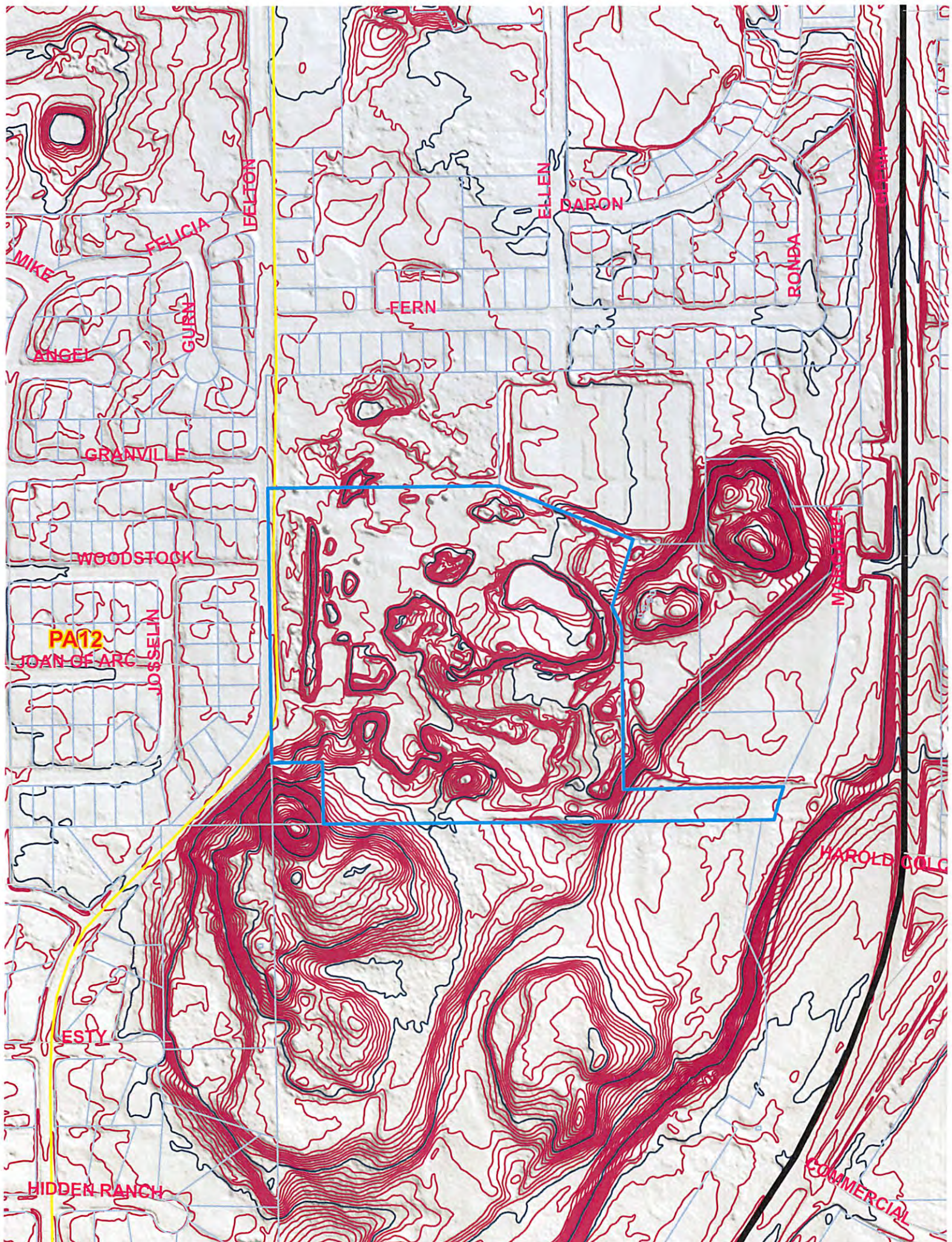
RONDA

GLENN

MARGARET

HAROLD COLG

COMMERCIAL



FELTON
FELICIA
MIKE
ANGEL
GRANVILLE

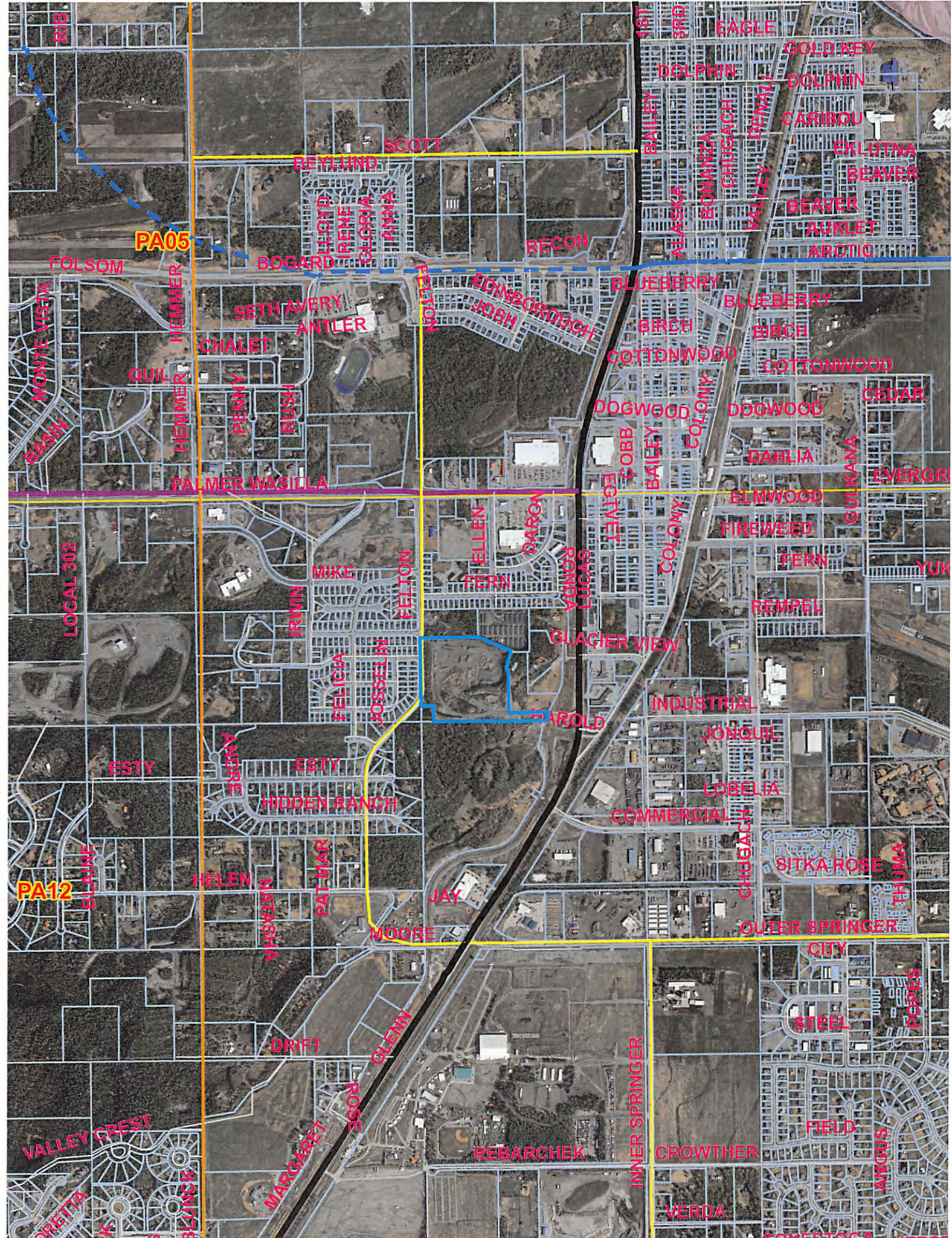
ELLEN
DARON
FERN
RONDA

WOODSTOCK
PA12
JOAN OF ARC
JOSSELIN

MARSH

ESTY
HIDDEN RANCH

HAROLD COLG
COMMERCIAL



Fred Wagner

From: Jamie Taylor
Sent: Wednesday, August 25, 2021 5:39 PM
To: Fred Wagner
Subject: RE: RFC Lucas Ac

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
<http://www.matsugov.us/>

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, August 4, 2021 3:04 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; ndegner@palmerak.org; Brad Hanson <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Lucas Ac

All,

Below is a link to a Request for Comments for Lucas Acres, MSB Case #2021-120, Tech FW.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EjScFzbmlMFLoVQKmiiSMWgBft5cA6MODJR-VcmRjkFdVQ?e=7LFuPI

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,

Fred Wagner, PLS
MSB Platting Officer

Fred Wagner

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, August 25, 2021 8:38 AM
To: Fred Wagner
Subject: FW: RFC Lucas Ac

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

Good morning,

ADF&G has no objections to the proposed platting actions. All public use easements are accurately depicted, and the platting actions will not affect public access to public lands. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, August 4, 2021 3:04 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; ndegner@palmerak.org; Brad Hanson <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Lucas Ac

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https://matsugov.us-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EjScFzbmlMFLoVQKmiISMWgBft5cA6MODJR-VcmRjkFdVQ?e=7LFuPI

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,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

MEMORANDUM - UPDATED

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development
DATE: August 20, 2021
SUBJECT: Pre-Application Plat Review Lucas Acres
 Inside City Limits Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments.
2. Building Inspector: No comments.
3. Community Development: No changes necessary.
4. Fire Chief: No comments.
5. Public Works: No comments.
6. Planning and Zoning Commission: No comments from the Commission.

EXHIBIT D



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

August 10, 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.

- **Lucas Acres**
(MSB Case # 2021-120)
- **K and T Acres**
(MSB Case # 2021-123)

If you have any questions, please feel free to contact me at 334-7944 or by email at 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

EXHIBIT E

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 10, 2021 10:23 AM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Lucas Ac
Attachments: RFC Packet.pdf; Agenda Plat.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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, August 4, 2021 3:04 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; ndegner@palmerak.org; Brad Hanson <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; StephanieNowersDistrict2@gmail.com
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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,

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, August 4, 2021 3:35 PM
To: Fred Wagner
Subject: RE: RFC Lucas Ac

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

Hello,

MTA has reviewed the plat for Lucas Acres. 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



Life. Technology. Together.

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, August 4, 2021 3:04 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; ndegner@palmerak.org; Brad Hanson <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Lucas Ac

All,

Below is a link to a Request for Comments for Lucas Acres, MSB Case #2021-120, Tech FW.

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR OWN FREE CONSENT DEDICATE ALL RIGHTS OF WAYS TO THE MATANUSKA-SUSITNA BOROUGH.

OWNERS: _____ DATED: _____
 GRANITE CONSTRUCTION
 BY DEREK BETTS, VICE PRESIDENT/MANAGER ALASKA REGION
 11471 LANG STREET
 ANCHORAGE, AK. 99515

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PLANNING AND 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: _____

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

PLANNING AND LAND USE DIRECTOR _____ DATED _____

ATTEST: PLATTING CLERK _____

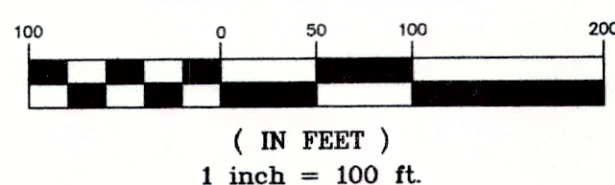
CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL _____ DATED _____

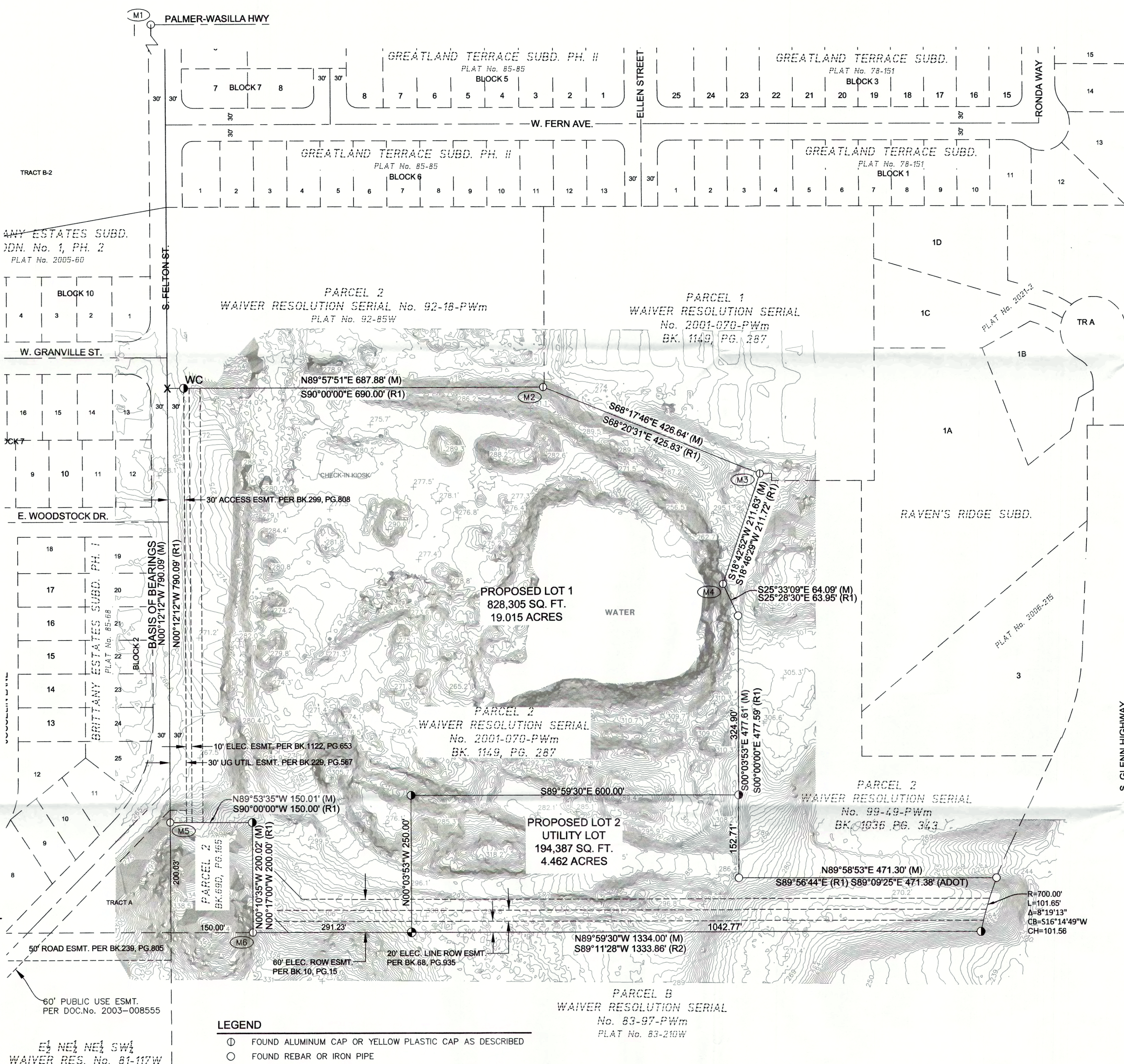


GRAPHIC SCALE



NOTES

1. NO PERMANENT STRUCTURES EXIST ON EXISTING PARCEL 2.
2. THERE MAY BE FEDERAL, STATE, OR 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.
3. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. PARCEL 2 FALLS OUTSIDE THE 100-YEAR FLOOD PLAIN, AND WITHIN AN AREA OF MINIMAL FLOOD HAZARD.
5. A BLANKET ELECTRIC LINE RIGHT OF WAY EASEMENT EXISTS RECORDED IN BOOK 279, PAGE 429, PALMER RECORDING DISTRICT, ALASKA.
6. A BLANKET TELEPHONE LINE RIGHT OF WAY EASEMENT EXISTS RECORDED IN BOOK 556, PAGE 795, PALMER RECORDING DISTRICT, ALASKA.
7. A PUBLIC USE EASEMENT RECORDED AS DOCUMENT No. 2007-018902-0 IN THE PALMER RECORDING DISTRICT, ALASKA, EXISTS COVERING THE ENTIRETY OF LOTS 1, 2A, AND 2B.



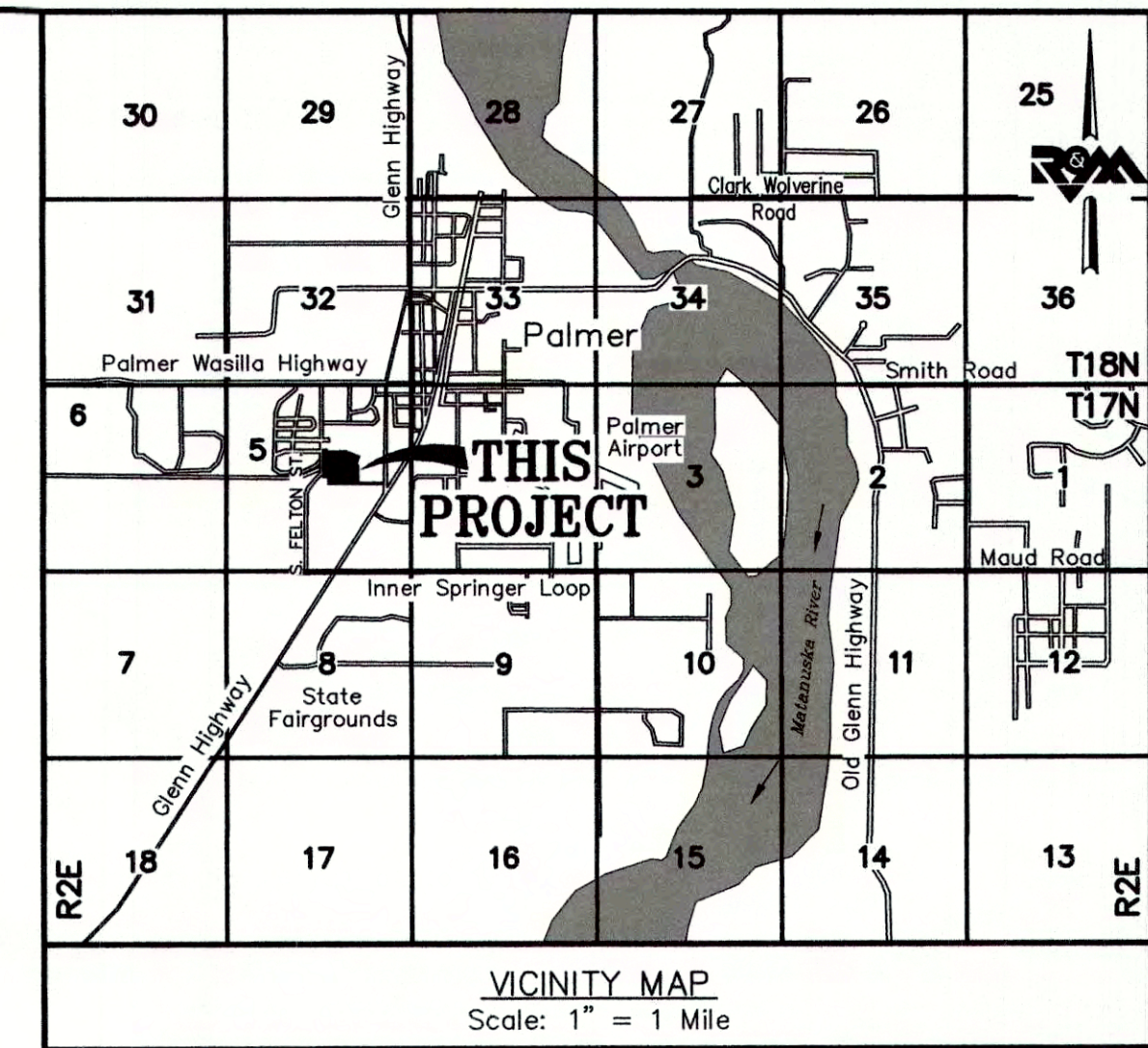
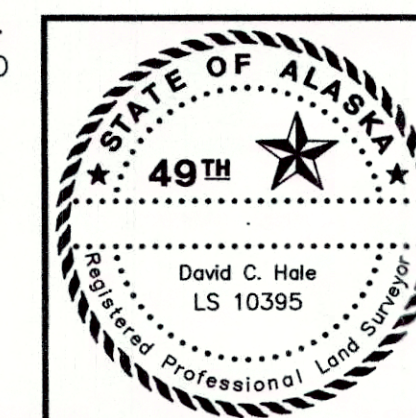
LEGEND

- (D) FOUND ALUMINUM CAP OR YELLOW PLASTIC CAP AS DESCRIBED
- (O) FOUND REBAR OR IRON PIPE
- (A) SET 3 1/4" ALUMINUM CAP ON 2" X 30" ALUMINUM POST
- (B) SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- (X) COMPUTATIONAL POINT ONLY. NOTHING FOUND OR SET THIS SURVEY
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (R1) RECORD DIMENSIONS PER WAIVER RESOLUTION SERIAL No. 2001-070-PWm RECORDED IN BOOK 1149, PAGE 287
- (R2) RECORD DIMENSIONS PER DOCUMENT No. 2016-023544-0

SURVEYOR'S STATEMENT

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

DAVID C. HALE, PLS _____ DATED _____



FOUND MONUMENTS

- M1: FOUND 1" IRON PIPE IN MONUMENT CASE NO CAP
- M2: FOUND 1 1/2" ALCAP FLUSH WITH GRADE. GOOD CONDITION
- M3: ARE 2234-S
- M4: ARE 2234-S
- M5: FOUND 1" YELLOW PLASTIC CAP ON 3/8" REBAR FLUSH WITH GRADE. GOOD CONDITION
- M6: FOUND 1" YELLOW PLASTIC CAP ON 3/8" REBAR 0.2' BELOW GRADE. GOOD CONDITION
- M7: FOUND 1 1/2" ALCAP 0.1' ABOVE GRADE. GOOD CONDITION
- M8: FOUND 1 1/2" ALCAP 0.1' ABOVE GRADE. GOOD CONDITION

MONUMENTS SET THIS SURVEY

- M9: TYPICAL 3 1/4" ALUMINUM CAP ON 2" DIA. X 30" ALUMINUM POST SET FLUSH WITH GRADE THIS SURVEY
- M10: TYPICAL 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY

PRELIMINARY PLAT OF LUCAS ACRES SUBDIVISION PROPOSED LOTS 1 AND 2

A 23.477 ACRE SUBDIVISION OF LOT A28, SECTION 5, T.17N., R.2E., SEWARD MERIDIAN, ALASKA, PER WAIVER RESOLUTION SERIAL No. 2001-070-PWm, RECORDED IN BOOK 1149, PAGE 287, PALMER RECORDING DISTRICT

LOCATED WITHIN THE NE 1/4, SECTION 5, T.17N., R.2E., SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

9101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
 www.rmconsult.com

DRAWN: DCH	SCALE: 1"=100'	PROJECT: 2894.01	GRID:
CHECKED: BM	FIELD BK: 2894.01	DATE: 07-23-21	SHEET: 1 OF 1

RECEIVED
 JUL 26 2021
 PLATTING

Hand Copy Agenda Copy