

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 22, 2021

ABBREVIATED PLAT: DANIELS - MSB
LEGAL DESCRIPTION: SEC 02, T16N, R04W, SEWARD MERIDIAN AK
PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH
SURVEYOR: PUBLIC WORKS DEPT. - MATANUSKA-SUSITNA BOROUGH
ACRES: 37.94 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2021-132

REQUEST: The request is to reconfigure the common lot line between Parcels 1 & 2 from MSB Waiver Resolution Serial No. 2005-078-PWm (Tax Parcels B7 and B8), to be known as **LOTS 1 & 2**, containing 37.94 acres +/- . The plat is located directly south of W. Susitna Parkway and west of S. Big Lake Road; within the NW ¼ Section 02, Township 16 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A** – 4 pgs
Topographic Narrative **EXHIBIT B** – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT C** – 1 pg
Alaska Department of Fish and Game **EXHIBIT D** – 1 pg
Fire Code **EXHIBIT E** – 1 pg
Utilities **EXHIBIT F** – 3 pgs

DISCUSSION: The proposed subdivision is directly south of W. Susitna Parkway and west of S. Big Lake Road. Proposed Lot 2 is a flag lot with a 100' wide flag pole. Both lots will have the required frontage on W. Susitna Parkway, owned and maintained by MSB. Wetlands are present on the east side of the lots. The common lot line is being reconfigured to accommodate for the wetland areas.

Soils Report: A geotechnical report was not required since the proposed lots are greater than 400,000 square feet. Pursuant to MSB 43.20.281(A)(1)(i)(i), a Topographic Narrative was submitted by Dayna Rumpfelt, MSB Public Works, which notes that nearly the entire east half of both lots are wetlands surrounding two unnamed lakes. The uplands from the wetlands is hilly with a large ridge running through the middle of proposed Lot 2. There is approximately 80' of elevation change from the wetlands to the top of said ridge, west of the topography again drops roughly 70' to a valley that seems to drain south. Except where two trails have been created, the land is in its natural state with lots of tree coverage. Mostly cottonwood and birch.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Alaska Department of Fish and Game (**Exhibit D**) has no objections to the proposed platting action. Fire Marshal Donald Cuthbert commented (**Exhibit E**), "Fire and Life Safety has no issue with this."

Utilities: (**Exhibit F**) Enstar and GCI have no comments, or recommendations.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Big Lake; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Daniels - MSB 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 Daniels - MSB is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required since the proposed lots are greater than 400,000 square feet; a Topographic Narrative was submitted 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 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; Community Council Big Lake; Road Service Area #21 Big Lake; MSB Emergency Services, 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.

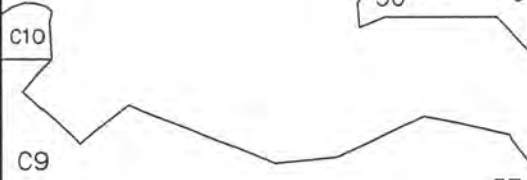
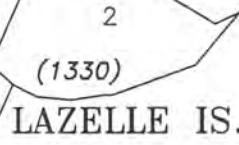
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Daniels - MSB, Section 02, Township 16 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

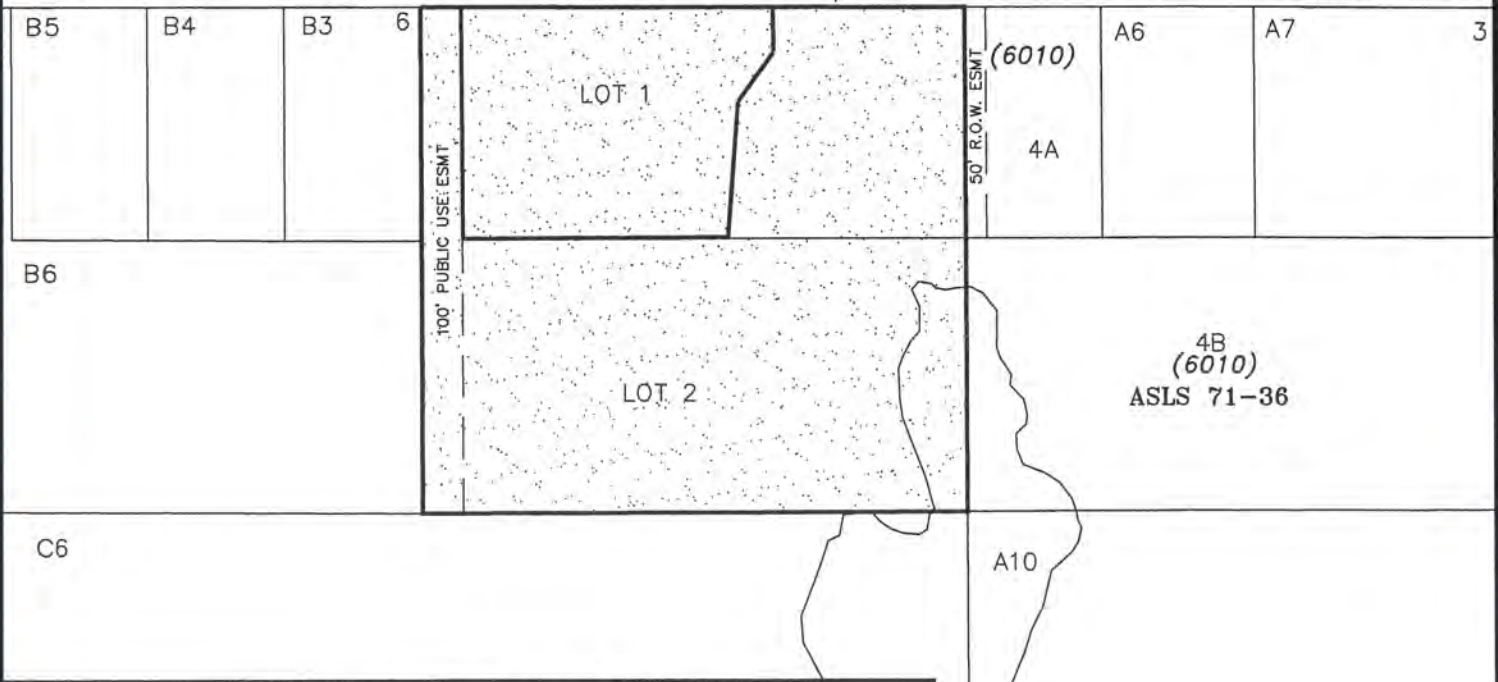
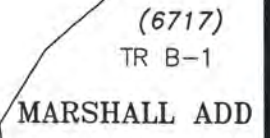
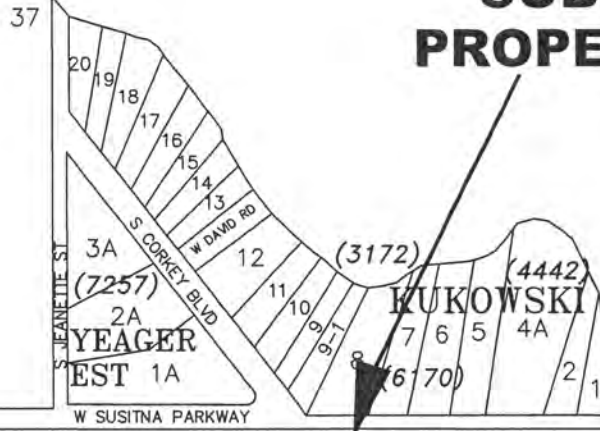
CROCKER ISLAND
(2817)



BIG
LAKE



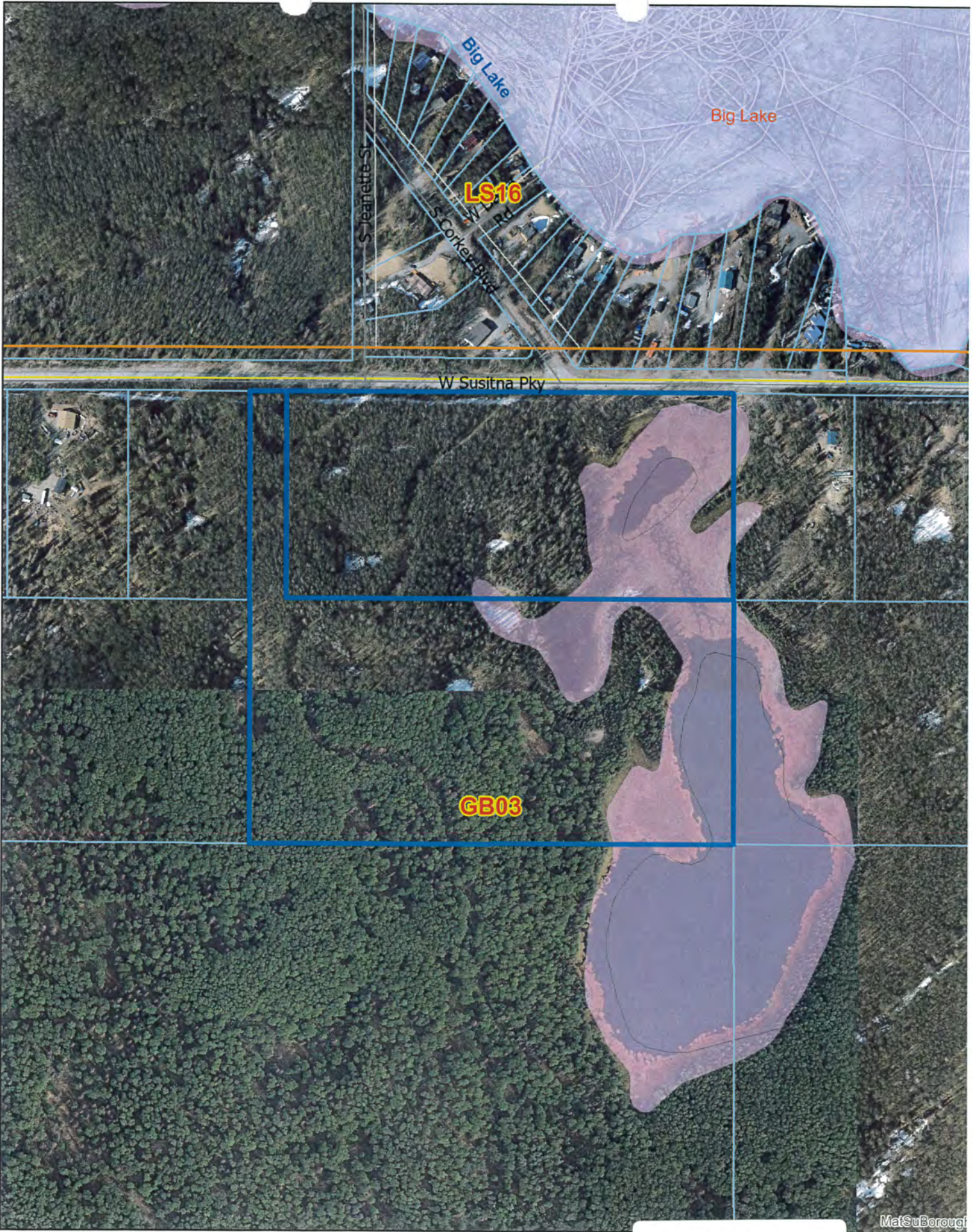
**SUBJECT
PROPERTY**



VICINITY MAP
FOR PROPOSED DANIELS-MSB LOTS 1 and 2
LOCATED WITHIN
SECTION 02, T16N, R4W, SEWARD MERIDIAN,
ALASKA
GOOSE BAY 03 MAP

EXHIBIT A-1





LS16

Big Lake

W Susitna Pky

S Jeanette St

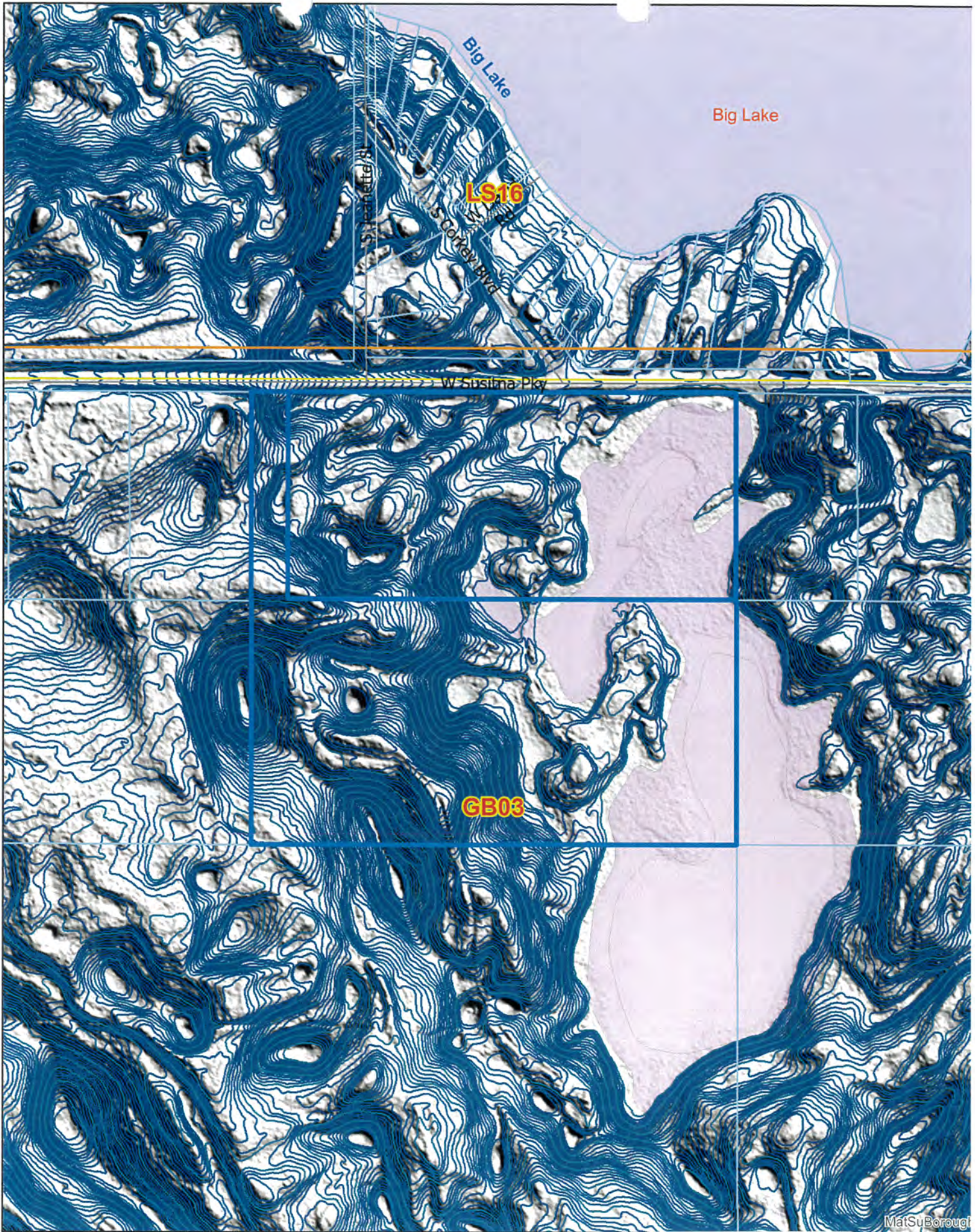
GB03

320 160 0 320 Feet

EXHIBIT A -2

MatSu Borough



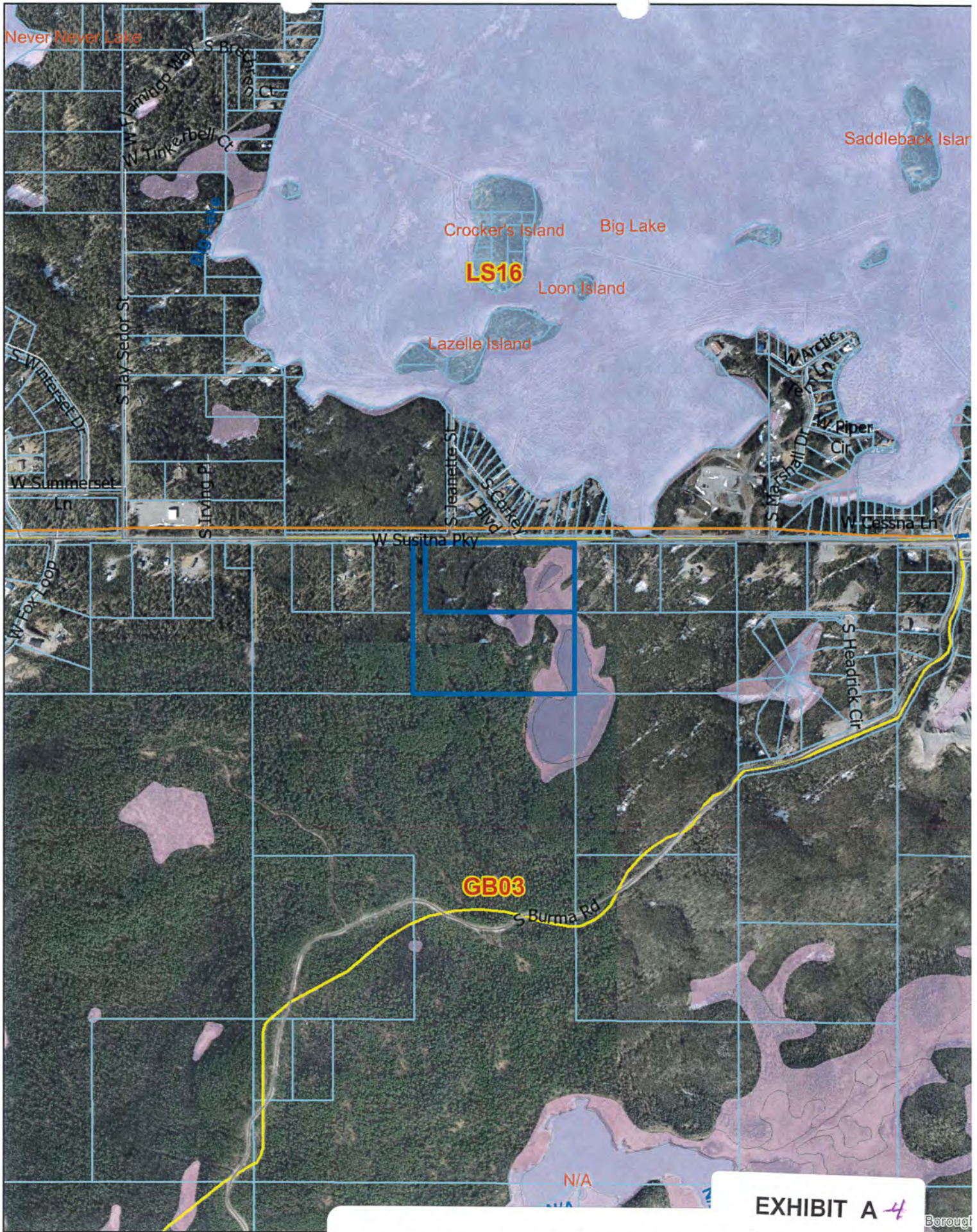


320 160 0 320 Feet

EXHIBIT A - 3

MatSu Borough





970 485 0 970 Feet

WETLANDS MAP





MATANUSKA-SUSITNA BOROUGH
Public Works Department

Pre-Design & Engineering Division

350 E. Dahlia Avenue • Palmer, AK 99645 (mailing address)
533 E. Fireweed Avenue • Palmer, AK 99645 (physical address)
Phone (907) 861-7723 • Fax (907) 861-7735
e-mail: PD&E@matsugov.us

August 11, 2021

Matanuska-Susitna Borough
Platting Department
350 E Dahlia Ave.
Palmer, AK 99645

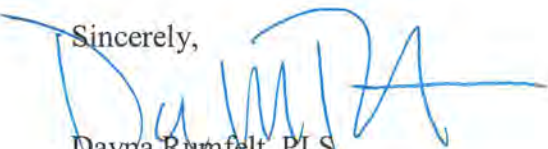
Subject: Topographic Narrative for PreApp # 20200142

To whom it may concern:

The resubdivision of Parcels 1 & 2 of waiver resolution no. 2005-078-PWm, Recorded at serial no. 2005-015023-0, Palmer Recording District, formally known as Government Lot 5, T16N, R4W, SM are being adjusted to exclude the wetlands and lake from proposed Lot 1.

Topography: The parent parcels together create a large square lot where nearly the entire east half of both lots are wetlands surrounding two unnamed lakes. The uplands from the wetlands is hilly with a large ridge running through the middle of proposed Lot 2. There is approximately 80' of elevation change from the wetlands to the top of said ridge, west of the topography again drops roughly 70' to a valley that seems to drain south. Except where two trails have been created, the land is in its natural state with lots of tree coverage. Mostly cottonwood and birch.

Sincerely,


Dayna Rumfelt, PLS
Professional Land Surveyor
Matanuska-Susitna Borough
Dayna.rumfelt@matsugov.us

cc: Brad Sworts, Pre-Design & Engineering Division Manager

Providing Outstanding Borough Services to the Matanuska-Susitna Community

EXHIBIT B

Kimberly McClure

From: Jamie Taylor
Sent: Tuesday, September 14, 2021 11:03 AM
To: Kimberly McClure
Subject: RE: Daniels-MSB (KMc)

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 27, 2021 9:13 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com
Subject: Daniels-MSB (KMc)

All~

Below is a link to a request for comments to reconfigure the lot line between Tax Parcels B7 & B8 in Section 2, Township 16 North Range 4 West, located south of W. Susitna Parkway; Case No. 2021-132, Tech KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/E11BVPnZIW9MnGdqqTHjiesB00C00k6khX-genrxCMD3WQ?e=XDsi5R

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

Thank you,

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, September 13, 2021 11:21 AM
To: Kimberly McClure
Subject: RE: Daniels-MSB (KMc)

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

Good morning,

This is for both case numbers 2021-131 and 2021-132.

ADF&G has no objections to the proposed platting actions. Public access to public lands and water will not be affected. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 27, 2021 9:13 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com
Subject: Daniels-MSB (KMc)

All~

Below is a link to a request for comments to reconfigure the lot line between Tax Parcels B7 & B8 in Section 2, Township 16 North Range 4 West, located south of W. Susitna Parkway; Case No. 2021-132, Tech KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mclclure_matsugov_us/E11BVPnZIW9MnGdqoTHjiesB00C00k6khX-gerxCMD3WQ?e=XDsi5R

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

Thank you,

Kimberly McClure

From: Fire Code
Sent: Tuesday, September 7, 2021 9:48 AM
To: Kimberly McClure
Subject: RE: Daniels-MSB (KMc)

Kimberly,
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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 27, 2021 9:13 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com
Subject: Daniels-MSB (KMc)

All~

Below is a link to a request for comments to reconfigure the lot line between Tax Parcels B7 & B8 in Section 2, Township 16 North Range 4 West, located south of W. Susitna Parkway; Case No. 2021-132, Tech KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/E11BVPnZIW9MnGdqqoTHjiesB00C00k6khX-genrxCMD3WQ?e=XDsi5R

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

September 8, 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.

- **Daniels- MSB**
(MSB Case # 2021-132)

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

Sincerely,

James Christopher

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

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 31, 2021 10:36 AM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Daniels-MSB (KMc)
Attachments: Daniels-MSB.pdf; Agenda Plat.pdf

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 27, 2021 9:13 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; mokitew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com
Subject: Daniels-MSB (KMc)

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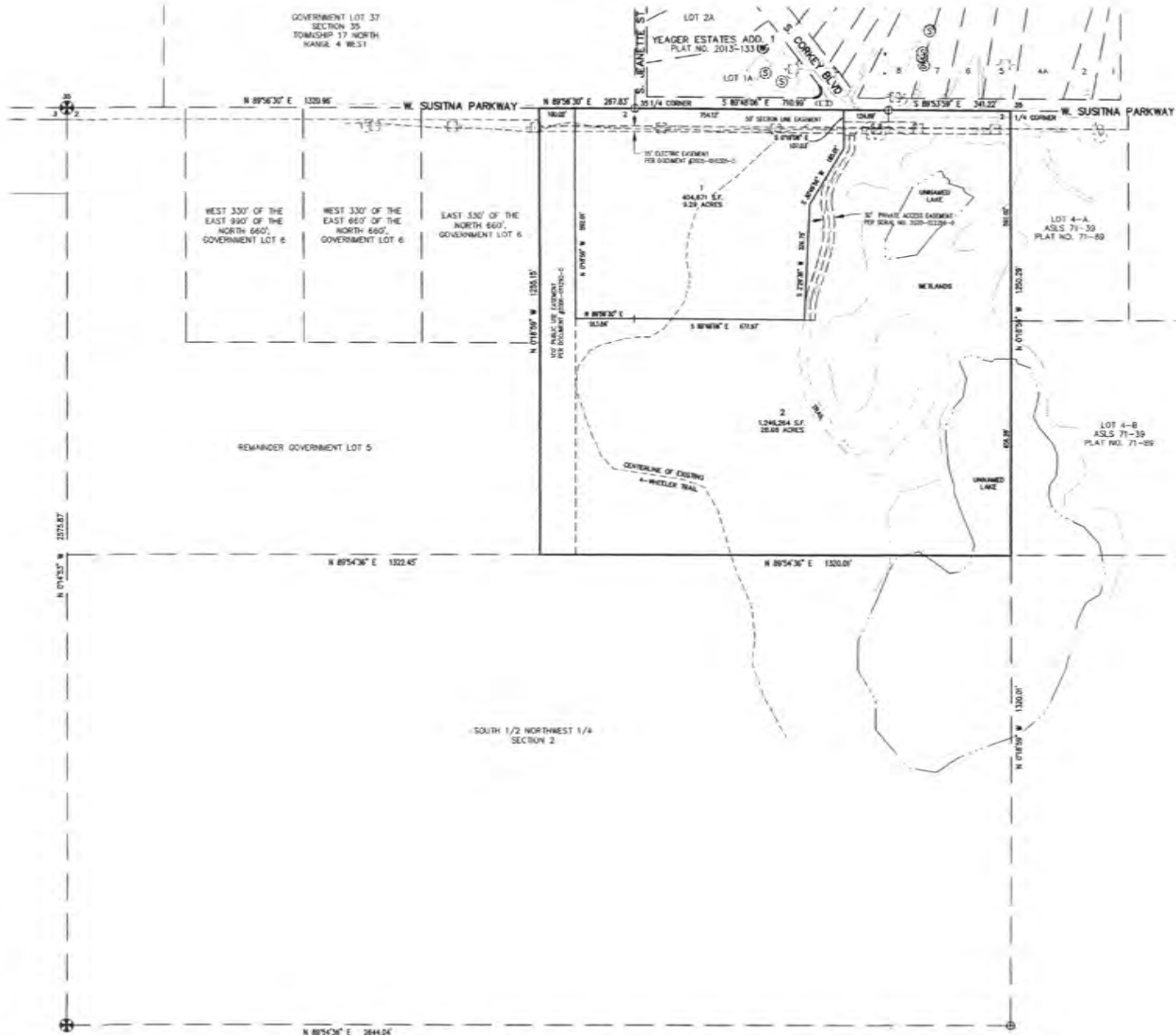
All~

Below is a link to a request for comments to reconfigure the lot line between Tax Parcels B7 & B8 in Section 2, Township 16 North Range 4 West, located south of W. Susitna Parkway; Case No. 2021-132, Tech KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/person/kimberly_mcclure_matsugov_us/E11BVPnZIW9MnGdgoTHjiesB00C00k6khX-qenrxCMD3WQ?e=XDsi5R

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



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF:
 PARCELS 1 & 2 OF WATER RESOLUTION NO. 2005-078-PW, RECORDED AT SERIAL NO. 2005-015023-0, PALMER RECORDING DISTRICT
 AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

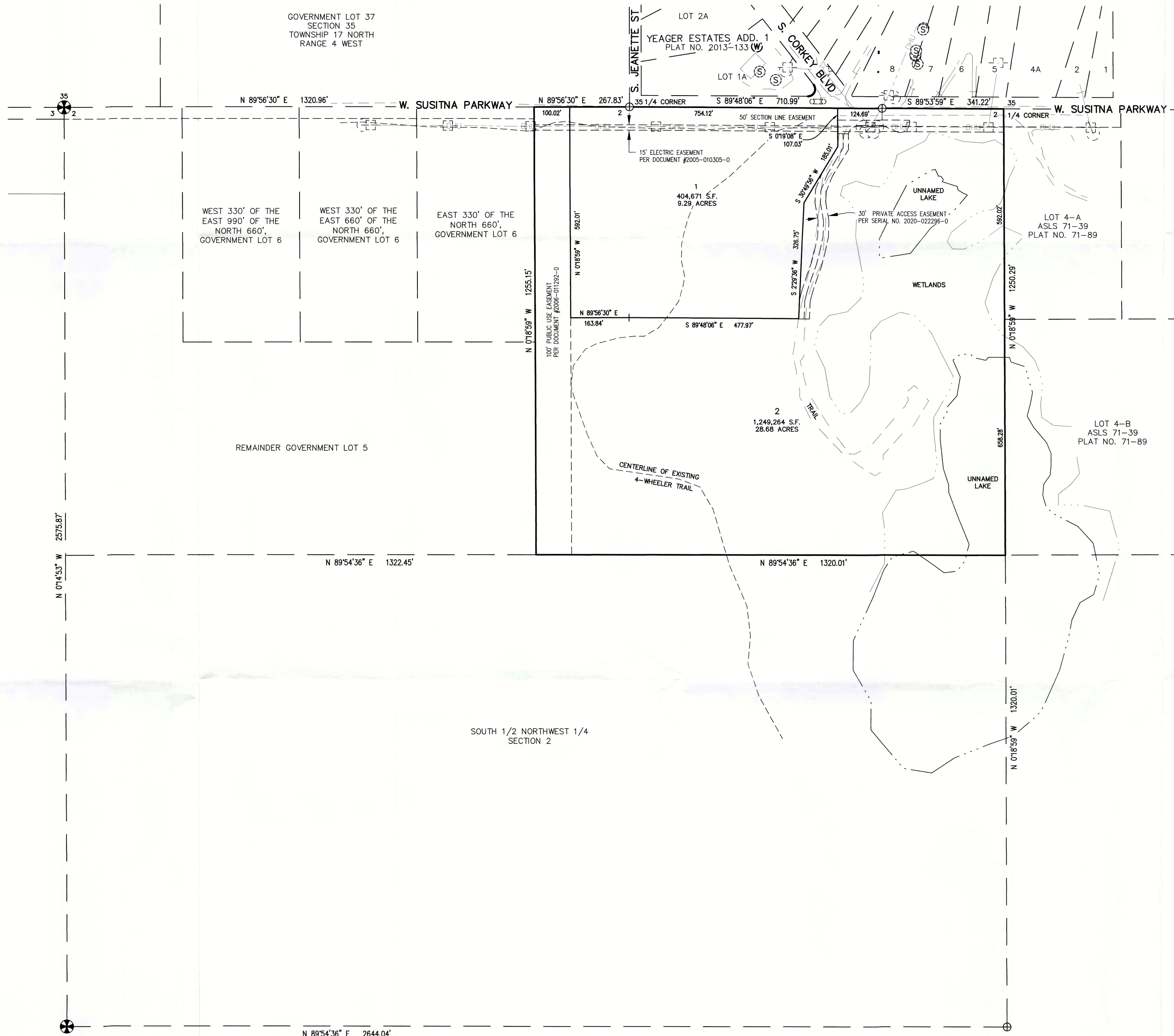
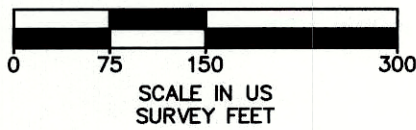
APPROVED AS SHOWN
 CORRECTED
 WORKS/REVISIONS DATED: _____
 GCI ENGINEERING & DESIGN

Agenda Copy *Agenda Copy*

DANIELS - MSB
 A SUBDIVISION OF PARCELS 1 & 2 OF WATER RESOLUTION NO. 2005-078-PW, RECORDED AT SERIAL NO. 2005-015023-0, LOCATED IN SEC. 2, T. 16N., R. 4W., SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, PALMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINERS OF AN ACRES

MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT
 360 E. CARLA AVENUE
 PALMER, AK 99644
 907-861-7727

DESIGN BY: JMS SCALE: 1" = 120'
 CHECKED BY: MC DATE: 8/11/2010 SHEET 1 OF 1



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF:
 PARCELS 1 & 2 OF WAIVER RESOLUTION NO 2005-078-PWm, RECORDED AT SERIAL NO. 2005-015023-0, PALMER RECORDING DISTRICT
 AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

Agenda Copy

ASBUILT AND TOPOGRAPHY OF
DANIELS - MSB
 A SUBDIVISION OF PARCEL 1 & 2 OF WAIVER RESOLUTION NO 2005-078-PWm, RECORDED AT SERIAL NO. 2005-015023-0
 LOCATED IN
 SEC. 2, T. 16 N., R. 4 W., SEWARD MERIDIAN,
 THIRD JUDICIAL DISTRICT
 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 CONTAINING 37.94 ACRES

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
 350 E. DAHLIA AVENUE
 PALMER, AK 99645
 907-861-7727

DRAWN BY: DMR SCALE: 1" = 150' DWG: 20-008fp
 CHECKED BY: NC DATE: 8/11/2021 SHEET 1 OF 1

Agenda Copy

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 22, 2021

ABBREVIATES PLAT: HUSKY PADDOCK
LEGAL DESCRIPTION: SEC 25, T20N, R05W, SEWARD MERIDIAN AK
PETITIONERS: OWEN FAMILY PROPERTIES LLC
SURVEYOR/ENGINEER: R&K LAND SURVEYING INC/SDCS LLC
ACRES: 39.99 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-135

REQUEST: The request is to create two lots from Tax Parcel A10, to be known as **HUSKY PADDOCK**, containing 39.99 acres +/- . The plat is located at Milepost 73 of W. Parks Highway (Tax ID #20N05W25A010); located within the NE ¼ SE ¼ Section 25, Township 20 North, Range 05 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 6 pgs
Topography & As-Built	EXHIBIT C – 2 pgs
<u>AGENCY COMMENTS</u>	
Department of Emergency Services	EXHIBIT D – 1 pg
ADOT&PF	EXHIBIT E – 2 pgs
ADF&G	EXHIBIT F – 1 pg
Utilities	EXHIBIT G – 3 pgs

DISCUSSION: The proposed subdivision is at Milepost 73 of W. Parks Highway. The parcel is split by W. Parks Highway; however, since the Parks Highway is an easement at this location, it is necessary to plat in order to divide the parcel. Proposed Lot 1 is 38.92 acres; proposed Lot 2 is 1.07 acres.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Dan Steiner, PE, SDCS, LLC, notes two testholes were on both lots. Testhole location map and testhole logs are attached. The soils in testhole 1 consisted of 6' layer of sand, a 1.5 layer of silt, and 5.5' layer of sand. The silty soil was tested by Mark Hansen Engineering to verify. No groundwater was encountered. The testhole on Lot 2 consisted of sand to 10.5' followed by a layer of silty sand. No groundwater was encountered. There is an existing septic system on Lot 2. Based on the soils data and the existing topography, there is a minimum 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots. The drainage pattern of the existing road and topography will not be altered by this platting action.

Comments: ADOT&PF (**Exhibit D**) notes no direct access will be granted to W. Parks Highway from Lot 1. According to the Alaska Preconstruction Manual Section 1190, access cannot be granted to W. Parks highway when there are alternative routes. Lot 1 must access via N. Dell M Road (see **Recommendation #5**). No change will be granted to Lot 2's existing access. It must access via the Section Line Easement.

ADF&G (**Exhibit E**) has no objections.

Utilities: (**Exhibit F**) Enstar has no comments, recommendations or objections. GCI has no comments or objections. MTA has no comments. MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow; Fire Service Area #135 Willow; Road Service Area #15 Caswell; MSB Community Development, Emergency Services, Department of Public Works, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.

CONCLUSION: The preliminary plat of Husky Paddock 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 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 submitted, pursuant to MSB 43.20.281(A)(1).

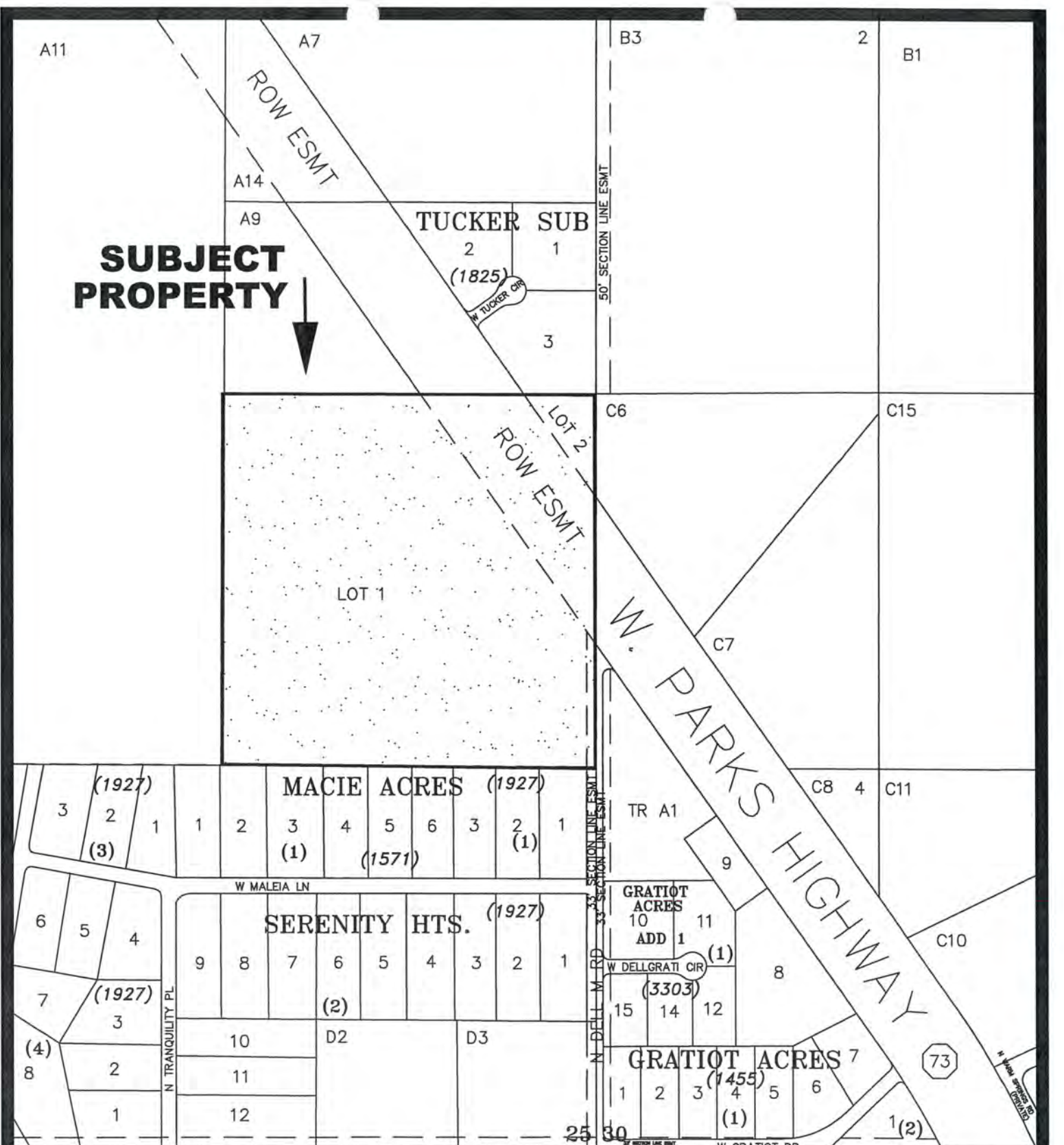
FINDINGS OF FACT

1. The plat of Husky Paddock 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow; Fire Service Area #135 Willow; Road Service Area #15 Caswell; MSB Community Development, Emergency Services, Department of Public Works, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.
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 Husky Paddock, Section 25, Township 20 North, Range 05 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 plat note to state: "Lot 2 must access from N. Dell M. Road. No access will be granted to W. Parks Highway, unless approved by the permitting authority."
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 PROPOSED HUSKY PADDOCK
LOCATED WITHIN

SECTION 25, T20N, R05W, SEWARD MERIDIAN,
ALASKA

WILLOW 06 MAP

EXHIBIT A



TUCKER

WI06

WI07

SERENITY

TRANQUILITY

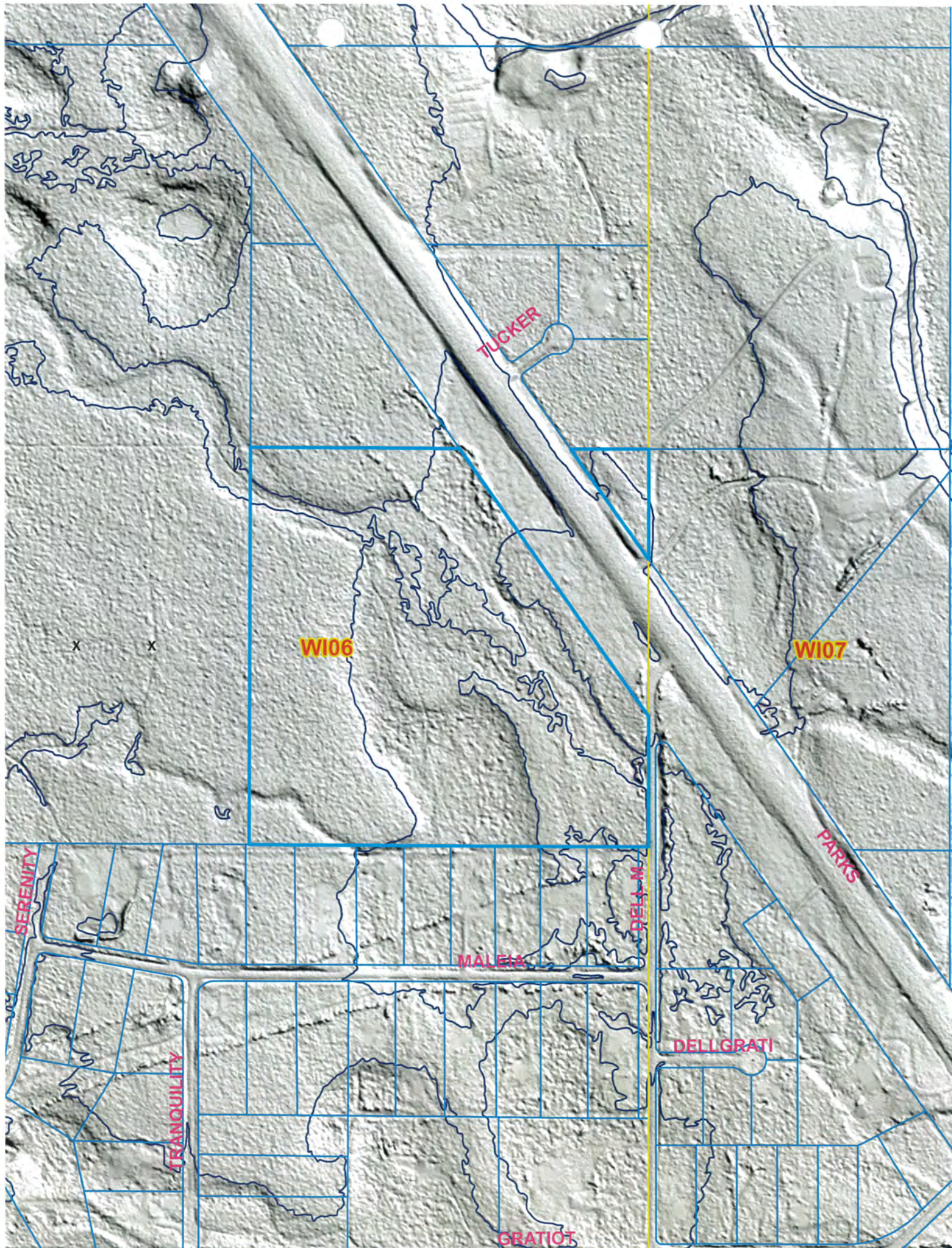
MALEIA

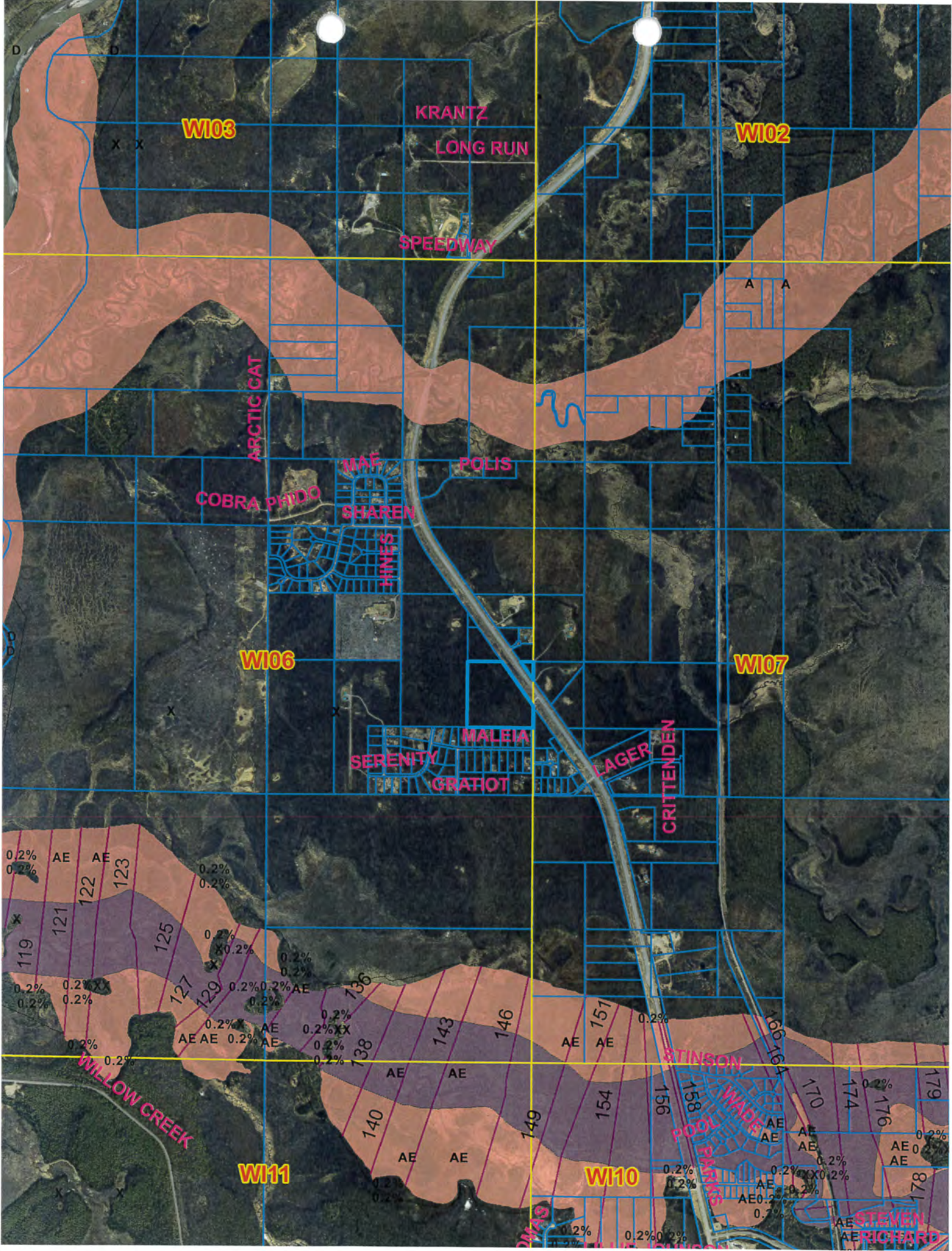
DEL GRATI

PARKS

DEL GRATI

GRATIOT





5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

December 30, 2020

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

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AUG 26 2021

PLATTING

Re: Engineering Report
Millie Meadows - A Subdivision of the NE 1/4, SE 1/4, containing approximately 39.99 acres located within Section 25, T20N, R5W, Seward Meridian, Alaska

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat one 40-acre parcel into two lots. Lot 1 is to be 33.68 acres and Lot 2 is to be 1.07 acres. The remaining acreage in this property is a tract used as State of Alaska right-of-way for the Parks Highway. There is existing legal and physical access to the proposed lots and no new roads will be needed for this platting action.

Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

A test hole was excavated on Lot 1 and Lot 2. See Figure 1 for locations. The logs of both test holes are included with this document. The soils in test hole 1 consisted of a 6' layer of sand, a 1.5' layer of silt, and 5.5' layer of sand. The silty soil was tested by Mark Hansen Engineering to verify that it is silt. The test results are also included in this report. No groundwater was encountered in this test hole.

The test hole on Lot 2 consisted of sand to 10.5' followed by a layer of silty sand. No groundwater was encountered in this test hole. There is an existing septic system on Lot 2.

The soils encountered are compatible with on-site septic systems. Based on the soil conditions and the existing topography, there is 10,000 square feet of usable septic area on each of the proposed lots.

EXHIBIT B

Drainage Plan and Site Topography

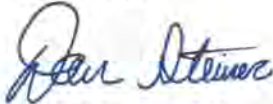
Currently, there are no drainage issues with this site. The platting action of this subdivision will not require the construction of any new roads. The existing drainage patterns of the existing roads and parcel will not be altered by this new subdivision.

There is a little change in topography on this existing parcel. At most, the change is approximately 4'. There are areas, over 10,000 square feet, on each proposed parcel that are usable building areas.

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The drainage pattern of the existing road and topography will not be altered by this platting action

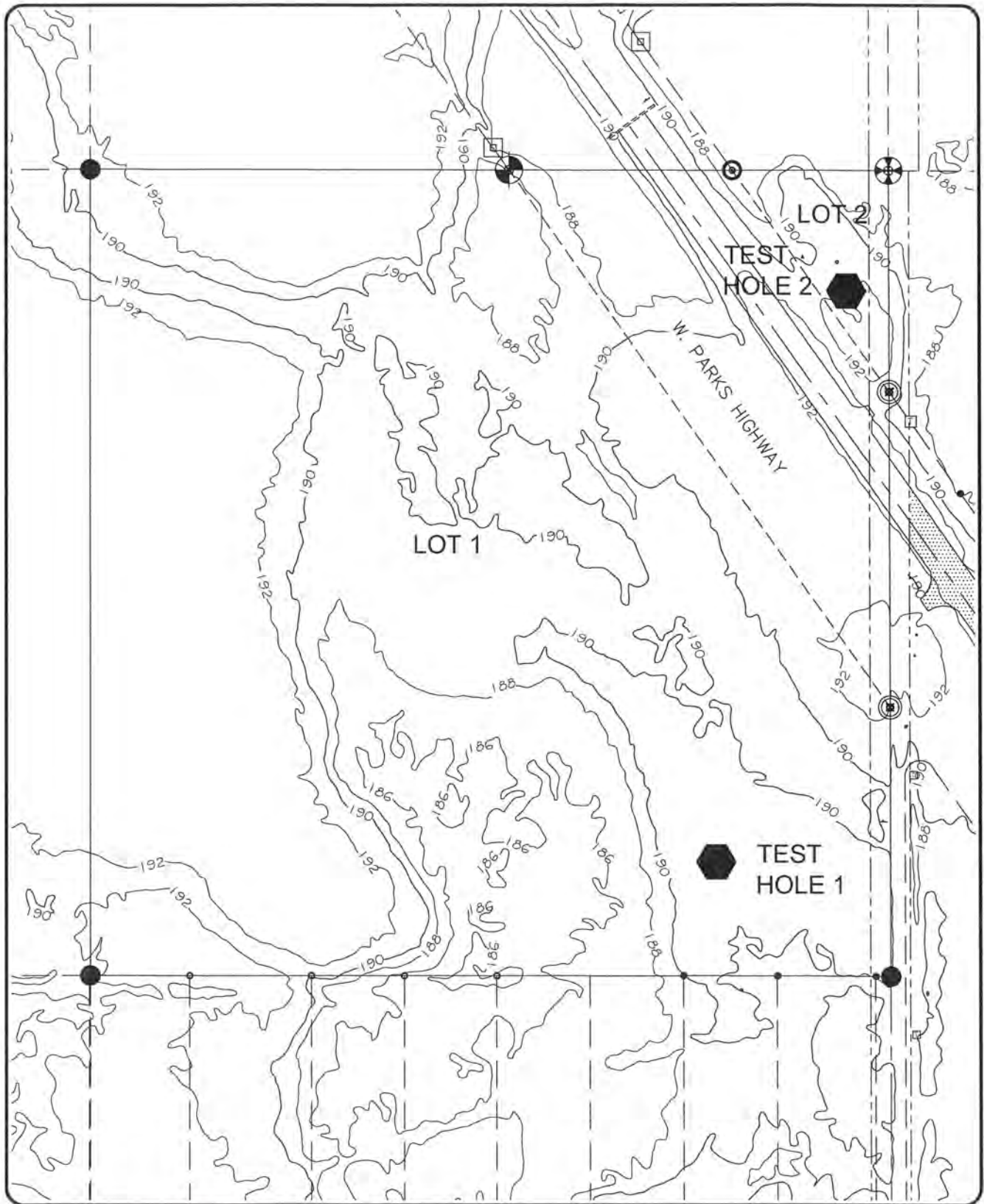
Sincerely,



Dan Steiner, P.E.
Manager

des
encl.





SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

ENGINEERING REPORT
 MILLIE MEADOWS
 TEST HOLE LOCATIONS

FIGURE
 1

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE # 1 DATE: 9/9/2020
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Millie Meadows Subdivision
 LEGAL DESC. _____
 PROJECT NO. 20-032

SEAL

DEPTH, FT		SOIL TYPE
0-0.5'		Topsoil
0.5' - 1'		Brn Silty Sand (SM)
1-2'		
2-3'		
3-4'		1' - 7' Sand (SP)
4-5'		
5-6'		
6-7'		
7-8'	*	7'-8.5' Silt (ML)
8-9'		
9-10'		
10-11'		7' - 14' Sand (SP)
11-12'		
12-13'		
13-14'		
14'	BOH	
15'		
16'		
17'		
18'		
19'		
20'		
21'		
22'		

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? _____
 AT WHAT DEPTH? _____
 DEPTH AFTER MONITORING? _____

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE _____ (min/in) PERC. HOLE DIA. _____ APPLICATION RATE: _____ g/d/sf
 TEST RUN BETWEEN _____ ft & _____ ft

COMMENTS: * Location of sample taken for testing.

PERFORMED BY: _____ DATE: _____

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 DATE: 9/9/2020
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Millie Meadows Subdivision
 LEGAL DESC. _____
 PROJECT NO. 20-032

SEAL

DEPTH, FT SOIL TYPE

1	0-1'	Topsoil / roots and organcis
2	1'-2.5'	Brn Siltly Sand (SM)
3		
4		
5		
6	2.5'- 10.5'	Sand (SP)
7		
8		
9		
10		
11		
12	10.5' - 15.5'	Siltly Sand (SM)
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE _____ (min/in) PERC. HOLE DIA. _____ APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN _____ ft & _____ ft

COMMENTS:

PERFORMED BY: _____ DATE: _____



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645

Phone: (907) 745-4721

e-mail: mhpe@mtonline.net

Atterburg Limits

12/3/2020

Client: SDSC
Project: 2020 Mat testing

Location: Submitted

Liquid Limit	LL1	LL2	LL3
Number of Blows	18	23	28
Tare Wt.	1.14	1.16	1.17
Wet Wt	16.31	17.49	16.81
Dry Wt.	13.46	14.46	13.92
% Moisture	23.1%	22.8%	22.7%
Calc. Liquid Limit	22.2%	22.6%	23.0%

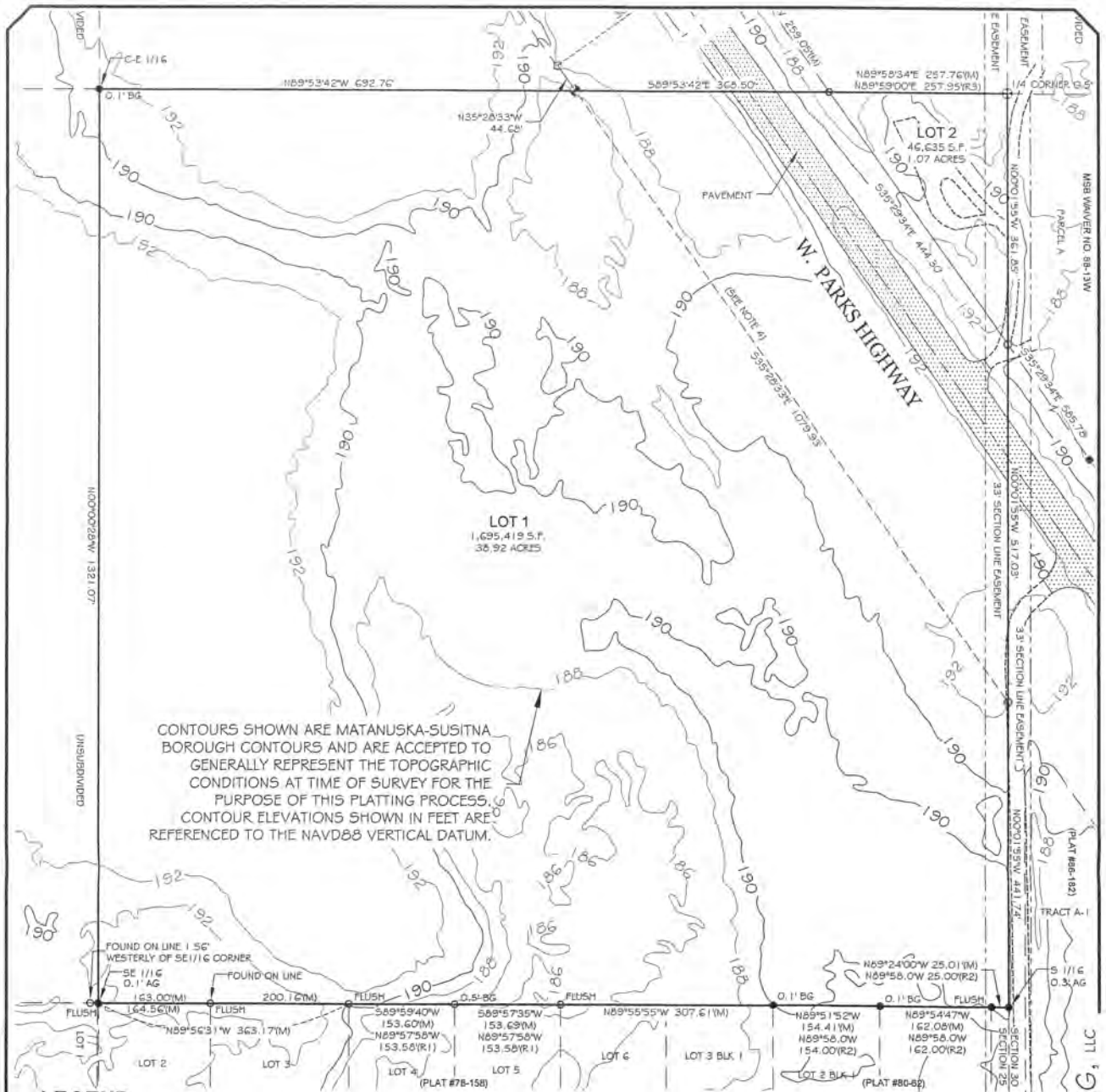
Average Liquid Limit 23%

Plastic Limit	PL1	PL2	PL2
Tare Wt.	1.16	1.15	1.15
Wet Wt.	9.99	13.67	11.9
Dry Weight	8.49	11.54	10.09
% Moisture	20.5%	20.5%	20.2%

Average Plastic Limit 20%

Plasticity Index 3%

Classification: ML



CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE (GLO 1916) (R) RECORD GLO PLAT DATED MAY 5, 1917 AND ACCEPTED JUNE 25, 1917
- ⊕ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 691, CAP IS PATIRALLY ILLEGIBLE) (R1) RECORD PLAT #78-158 (R2) RECORD PLAT #80-62
- FOUND 1/2" REBAR (R3) RECORD PLAT #79-470
- FOUND 5/8" REBAR (M) MEASURED
- FOUND 6" X 6" YELLOW ADOT HIGHWAY ROW CONCRETE POST
- ⊕ SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST 30" LONG WITH MAGNETS (LS 11004)
- SET 1-1/4" RED PLASTIC CAP ON 5/8" REBAR 30" LONG (LS 11004)

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AUG 21 2021
PLATTING

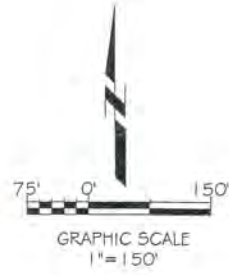


EXHIBIT C

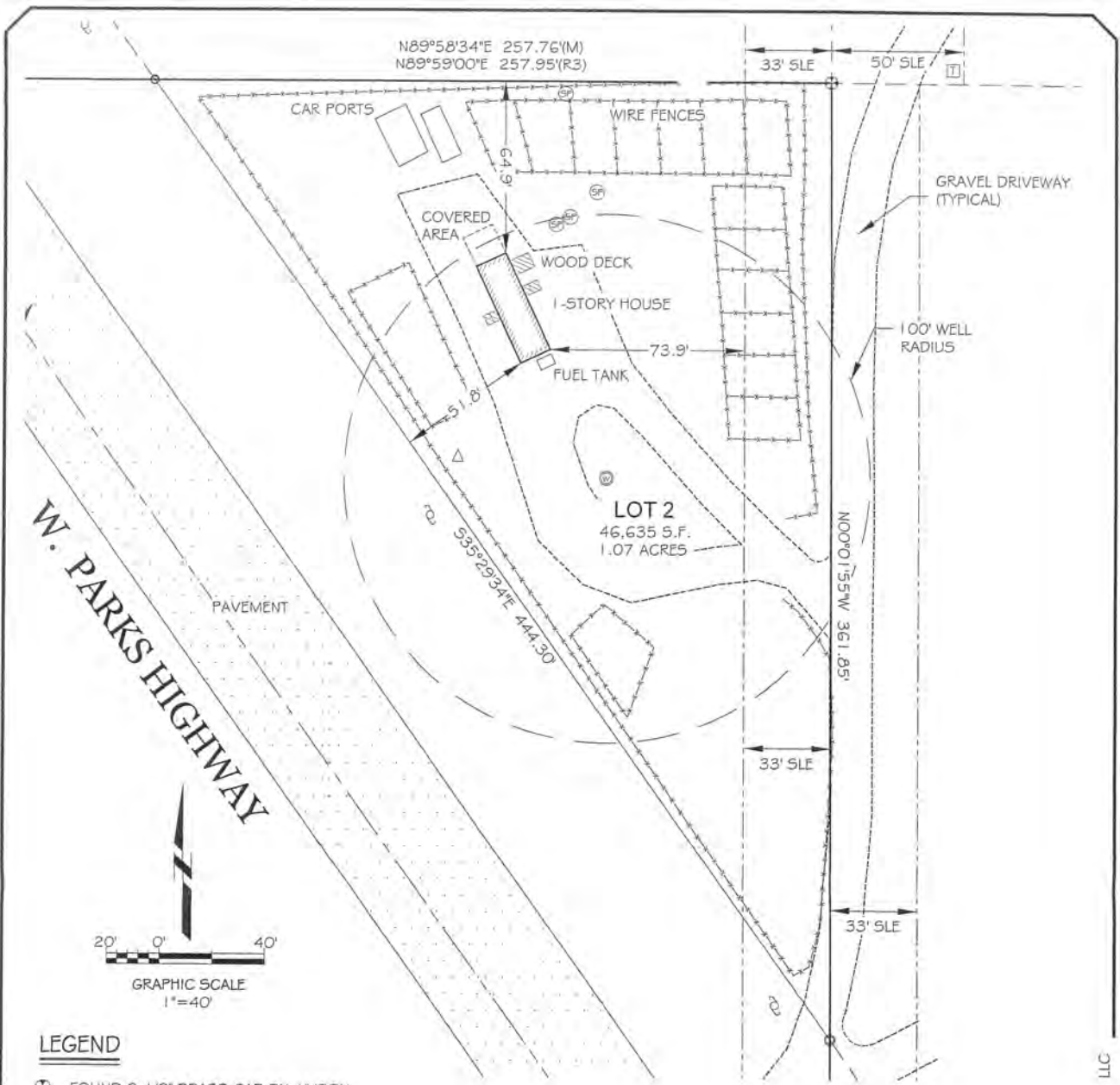
I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: NW1/4SE1/4 T20N R5W SECTION 25 OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON 08-09-2020 AND THAT THE CONTOURS SHOWN HEREON GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING ACTION.



		TOPOGRAPHY	
		EXHIBIT A	
PREPARED FOR: MILLIE PORSILD			
DRAWN BY: RLW		FIELD BK: RKL5 2020-08	
CHECKED BY: KEW		RKL5 2020-03 # 04	
JOB NO.: 2020-059		MSB MAP#: WI 06	
SCALE: 1" = 150'		DATE: 08-20-2021	

R & K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99568
(907) 495-0047
#156327

R & K LAND SURVEYING, LLC



LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE (GLO 1916)
- FOUND 1/2" REBAR
- ⊙ SET 1-1/4" RED PLASTIC CAP ON 5/8" REBAR 30" LONG (L5 11004)
- (R) RECORD GLO PLAT DATED MAY 5, 1917 AND ACCEPTED JUNE 25, 1917
- (R1) RECORD PLAT #78-158
- (R2) RECORD PLAT #80-62
- (R3) RECORD PLAT #79-470
- (M) MEASURED
- ⊗ SEPTIC PIPE
- △ REMOTE ELECTRIC METER
- ⊠ TELEPHONE PEDESTAL
- ⊙ WELL

NOTES:

1. THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS, REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. INFORMATION CONTAINED HEREON SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTANCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
3. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. REFER TO THE PRELIMINARY PLAT FOR MILLIE MEADOWS FOR ADDITIONAL IMPROVEMENTS FOUND WITHIN THE BOUNDARY OF THE NE1/4SE1/4 T20N R5W SECTION 25 THAT ARE NOT SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: NE1/4SE1/4 T20N R5W SECTION 25 OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON 08-09-2020 AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROUGH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.



	AS-BUILT		EXHIBIT B
	PREPARED FOR: MILLIE FORSILD		
R & K LAND SURVEYING, LLC PO BOX 606 WILLOW, ALASKA 99688 (907) 495-0047 #156327	DRAWN BY: RLW CHECKED BY: KEW JOB NO.: 2020-059 SCALE: 1"=40'	FIELD BK: RKL5 2020-08 RKL5 2020-03 & 04 MSB MAP#: W1 06 DATE: 08-20-2021	

R & K LAND SURVEYING, LLC

RECEIVED
AUG 21 2021
PLATTING

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, September 7, 2021 9:35 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Husky Paddock #21-135

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 25, 2021 3:56 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; rgfnorth@mtaonline.net; mcbrides@mtaonline.net; waco_chair@waco-ak.org; admin@waco-ak.org; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tammi . <tammi@akphh.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@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>; 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 Husky Paddock #21-135

The following link contains a Request for Comments to subdivide Tax Parcel 220N05W25A010. Comments are due by September 15, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EihcVnxSaciMmZkzoiKVUUwB0eOhDQkdhyKPuZcwUjplUg?e=mVDTqe

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

September 15, 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 the following comments:

- **Tax Map TA 05, Sec 30, T26N, R05W (Trapper Creek Fellowship)**
 - No direct access will be granted to Petersville Road. Both lots must access via Sax Ave.
- **Husky Paddock (Owen Family Properties)**
 - Per our comments on June 19, 2019, no direct access will be granted to the Parks Highway from Lot 1. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes. Lot 1 must access via Dell M Road.
 - No change will be granted to Lot 2's existing access. It must access via the section line easement.

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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or 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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, September 15, 2021 11:51 AM
To: Amy Otto-Buchanan
Subject: FW: RFC Husky Paddock #21-135

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

Good morning, Amy

ADF&G has no objections to the proposed platting actions. Public access to public lands and waters will not be affected. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 25, 2021 3:56 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; rgfnorth@mtaonline.net; mcbrides@mtaonline.net; waco_chair@waco-ak.org; admin@waco-ak.org; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tammi . <tammi@akphh.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.i.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@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>; 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 Husky Paddock #21-135

The following link contains a Request for Comments to subdivide Tax Parcel 220N05W25A010. Comments are due by September 15, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EihcVnxSaclMmZkzoiKVUUwB0eOhDQkdhyKPuZcwUjplUg?e=mVDTqe

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, September 2, 2021 11:51 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Husky Paddock #21-135

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

MTA has reviewed the plat for Husky Paddock. MTA has no comments for the plat but the engineer did find on the explanation sheet it states its at Mile pole 93 but its actually 73. 😊

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 25, 2021 3:56 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; rgfnorth@mtaonline.net; mcbrides@mtaonline.net; waco_chair@waco-ak.org; admin@waco-ak.org; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tammi . <tammi@akphh.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@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>; 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 Husky Paddock #21-135

The following link contains a Request for Comments to subdivide Tax Parcel 220N05W25A010. Comments are due by September 15, 2021. Please let me know if you have any questions. Thanks, A.



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 27, 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.

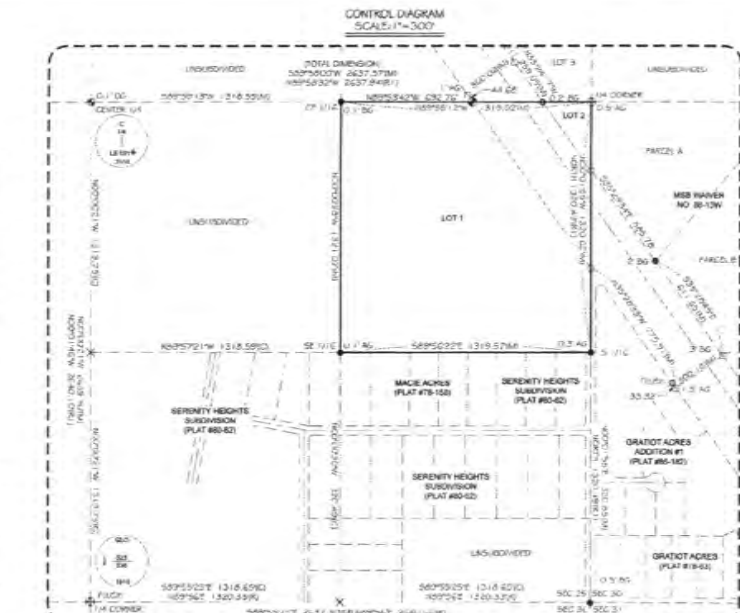
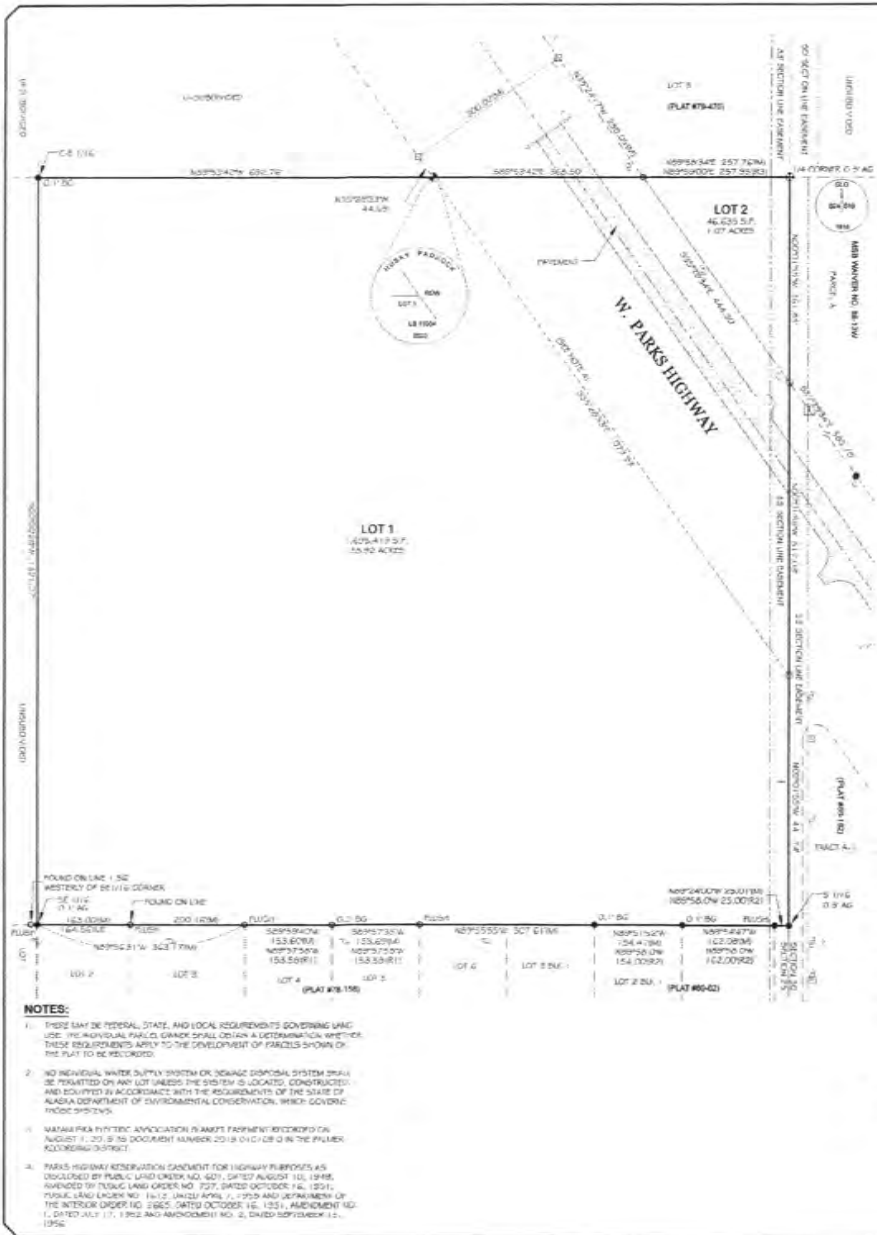
- **Husky Paddock**
(MSB Case # 2021-135)

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

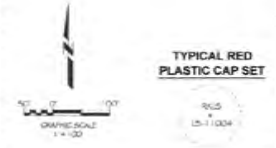
Sincerely,

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

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



- ### LEGEND
- FOUND 2" DIP PLASTIC CAP ON 1" BORN PIPE (S.O. 1104)
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR (S 89.1° CAP IS PARTIALLY EMBEDDED)
 - FOUND 1/2" REBAR
 - FOUND 3/8" REBAR
 - FOUND 2" x 4" YELLOW POLYMER CONCRETE (7' x 30' x 7' 6")
 - SET 3/4" ALUMINUM CAP ON 2" 1/2" ALUMINUM POST 30' LONG WITH MAGNETS (S 5.1° 11004)
 - SET 1/4" 1/2" PLASTIC CAP ON 5/8" REBAR 30' LONG (S 11° 00' 4")
 - RECORDING 620 PLAT GATED MAY 5, 1817 AND ACCEPTED JUNE 25, 1817
 - RECORD PLAT #74-143
 - RECORD PLAT #50-42
 - RECORD PLAT #79-470
 - NEW REBAR
 - UTILITY POLE
 - UTILITY WIRE
 - CON
 - CLEAR



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

SEE APPROVAL:
DANA PARKER REPLY, LLC
1017 C. HUNTERWOOD LANE
DRETLING 659-8407-5200

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF FEBRUARY, 2020.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:

BASIS OF BEARING
DASH OF BEARING IS NORTH 25° 41' 45.88" WEST 42.61" DOWN THE ROUND 5/8" REBAR AT THE SOUTHWEST CORNER OF SECTION 25 AND THE ROUND 2" DIP PLASTIC CAP AT THE QUARTER CORNER CORNER TO SECTION 25 AND SECTION 30 ALONG THE EAST BOUNDARY OF SECTION 25.

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2019, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OF SUBDIVISION, HEREON HAVE BEEN PAID.

REVENUE TAX COLLECTION DEPT

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MUNICIPAL GOVERNMENT AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY OF THE RESOLUTION NUMBER 2020-02 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TLESTAD RECORDERING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR:
ATTEST:
PLANNING CLERK:

SURVEYOR'S CERTIFICATE
I, RICHARD L. NEUBERTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INSTRUMENTS PREPARED BY THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD L. NEUBERTH, PLS# 11004

VICINITY MAP (1" = 1 MILE)

R+K LAND SURVEYING, LLC
2725D W216 W60 LANE 1500
PO BOX 620
MILLON, ALASKA 99560
(907) 485-0047
#156327

HUSKY PADDOCK
A SUBDIVISION OF THE ACQUISITION OF CLUE AREA, APPROXIMATELY 39.59 ACRES LOCATED WITHIN SECTION 25, T20N, R10W, 5M., ALASKA

PRELIMINARY PLAN OF

PRELIMINARY RECORDING DISTRICT:
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

THIS DRAWING:	CASE NUMBER:	MSD (MAY 2019)
2020-028		301 OC
FIELD BOOK:	DATE:	REVISION:
9525 2020-04	08.20.2020	XXXX
9525 2020-04		
9525 2020-04		

DRAWN BY: RKN
CHECKED BY: AKB

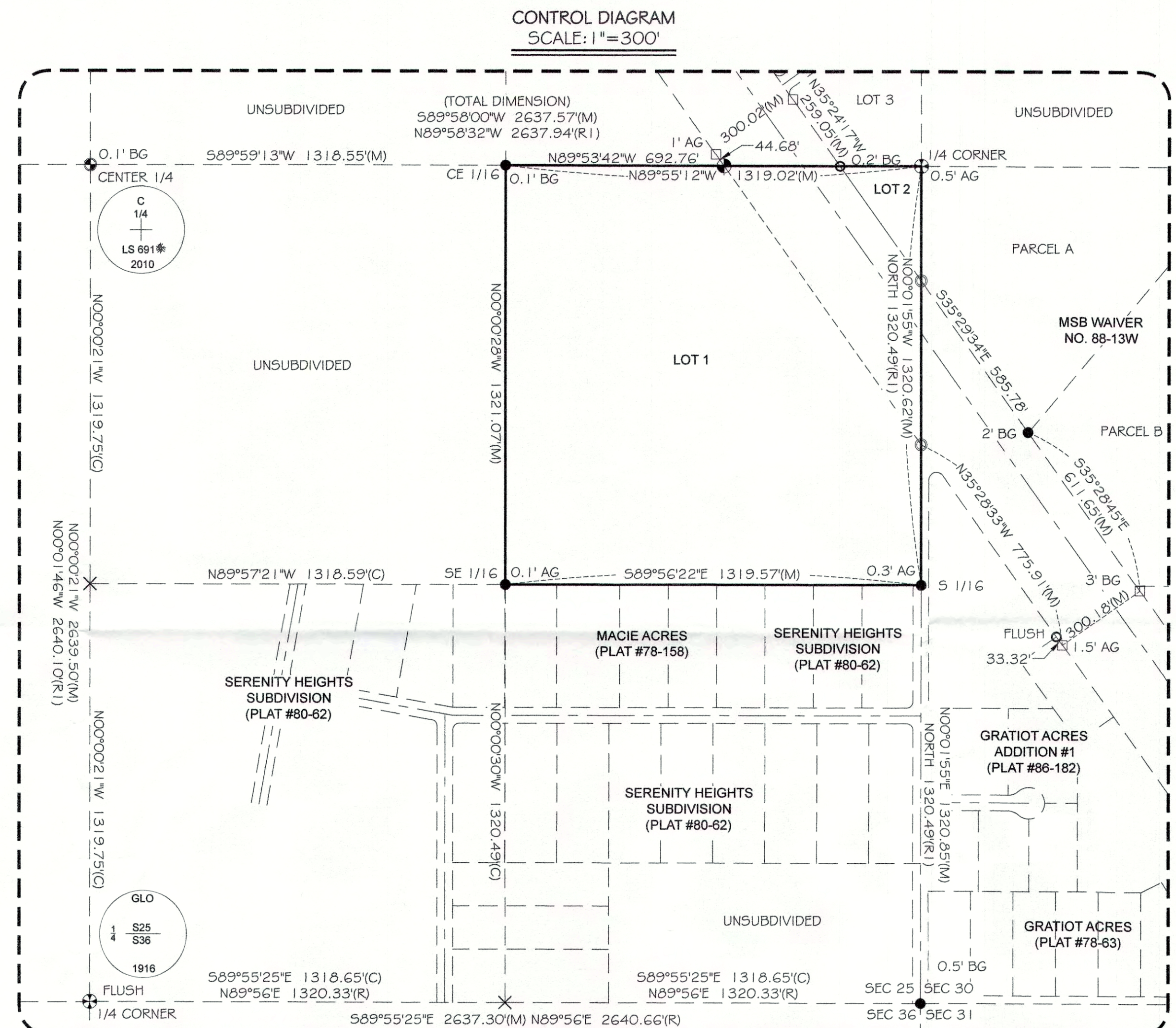
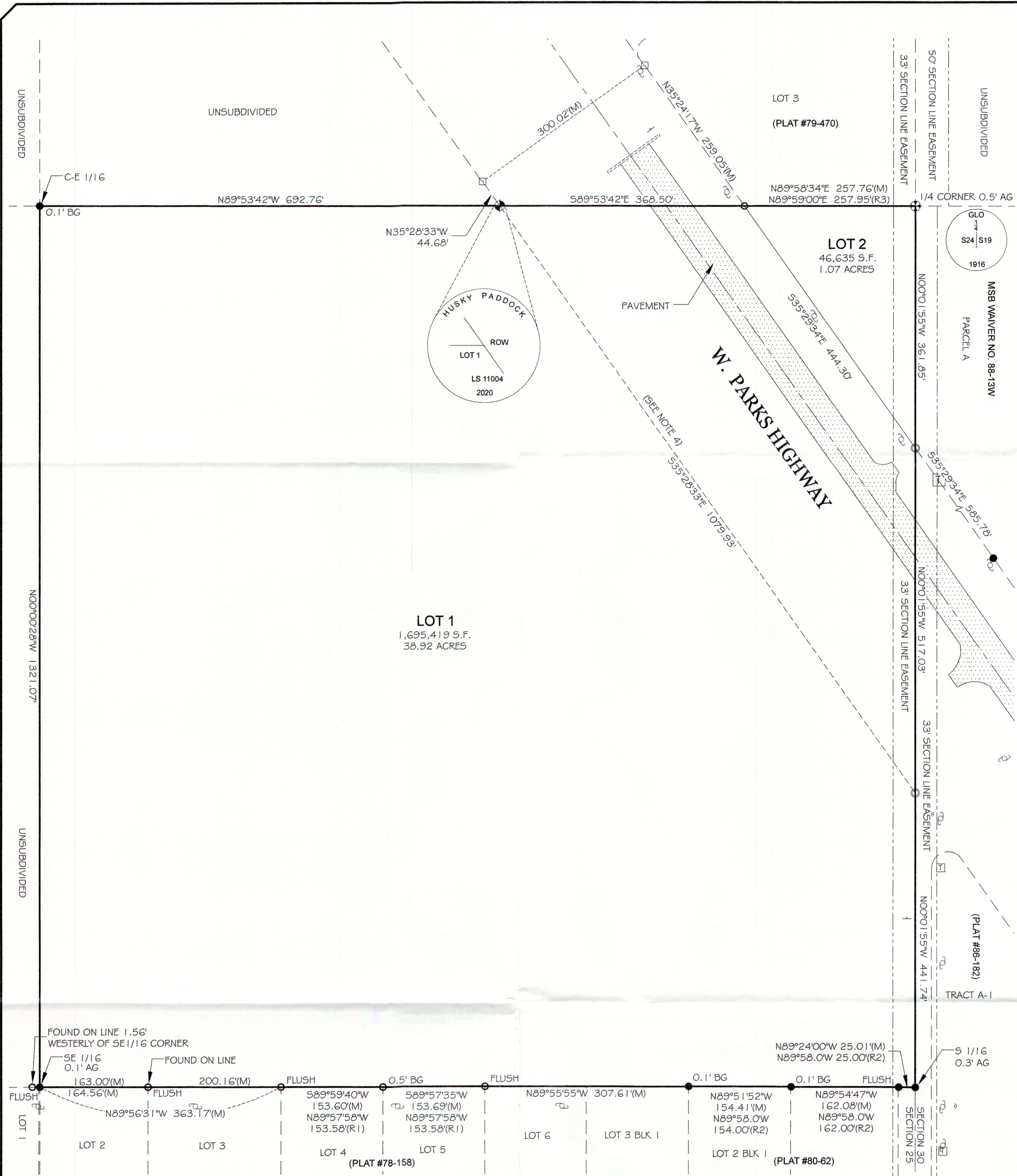
SCALE: 1" = 100'



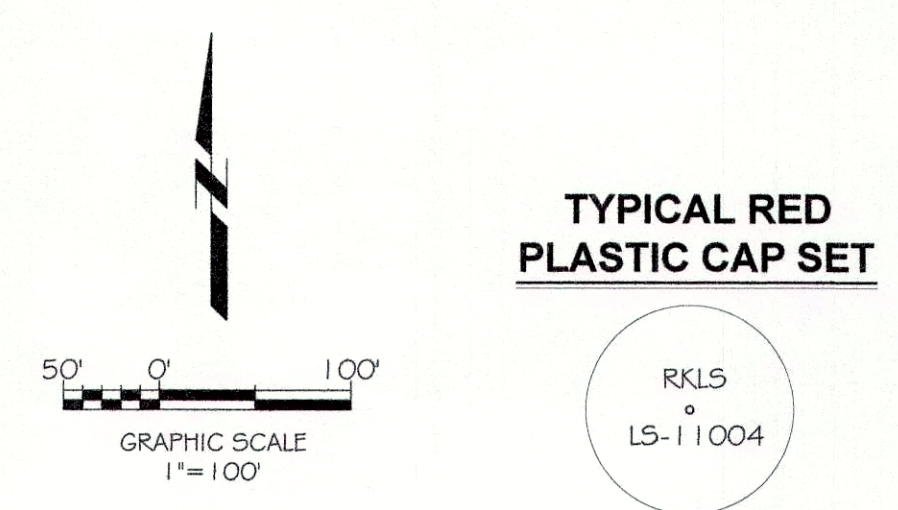
APPROVED AS SHOWN
CORRECTED
DANA PARKER REPLY, LLC
ENGINEERING & DESIGN

RECEIVED
FEB 20 2020
PLANNING

Agenda Item



- LEGEND**
- ⊕ FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE (GLO 1916)
 - ⊕ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 691, CAP IS PATRIALLY ILLEGIBLE)
 - FOUND 1/2" REBAR
 - FOUND 5/8" REBAR
 - FOUND 6" X 6" YELLOW ADOT HIGHWAY ROW CONCRETE POST
 - ⊕ SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST 30" LONG WITH MAGNETS (LS 11004)
 - SET 1-1/4" RED PLASTIC CAP ON 5/8" REBAR 30" LONG (LS 11004)
 - (R) RECORD GLO PLAT DATED MAY 5, 1917 AND ACCEPTED JUNE 25, 1917
 - (R1) RECORD PLAT #78-158
 - (R2) RECORD PLAT #80-62
 - (R3) RECORD PLAT #79-470
 - (M) MEASURED
 - ⊕ UTILITY POLE
 - GUY WIRE
 - SIGN
 - - - - - CULVERT



- 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 PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - 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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 - MATANUSKA ELECTRIC ASSOCIATION BLANKET EASEMENT RECORDED ON AUGUST 1, 2019 AS DOCUMENT NUMBER 2019-016169-0 IN THE PALMER RECORDING DISTRICT.
 - PARKS HIGHWAY RESERVATION EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 16, 1951; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1956 AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1, DATED JULY 17, 1952 AND AMENDMENT NO. 2, DATED SEPTEMBER 15, 1956.

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
OWEN FAMILY PROPERTIES, LLC
1057 E. BRETONWOODS LANE
OREM, UTAH 84097-8200

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

BASIS OF BEARING

BASIS OF BEARING IS NORTH 2641.48(M) 2640(R) BETWEEN THE FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SECTION 25 AND THE FOUND 2-1/2" BRASS CAP AT THE QUARTER CORNER COMMON TO SECTION 25 AND SECTION 30 ALONG THE EAST BOUNDARY OF SECTION 25.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN 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 TALKIETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

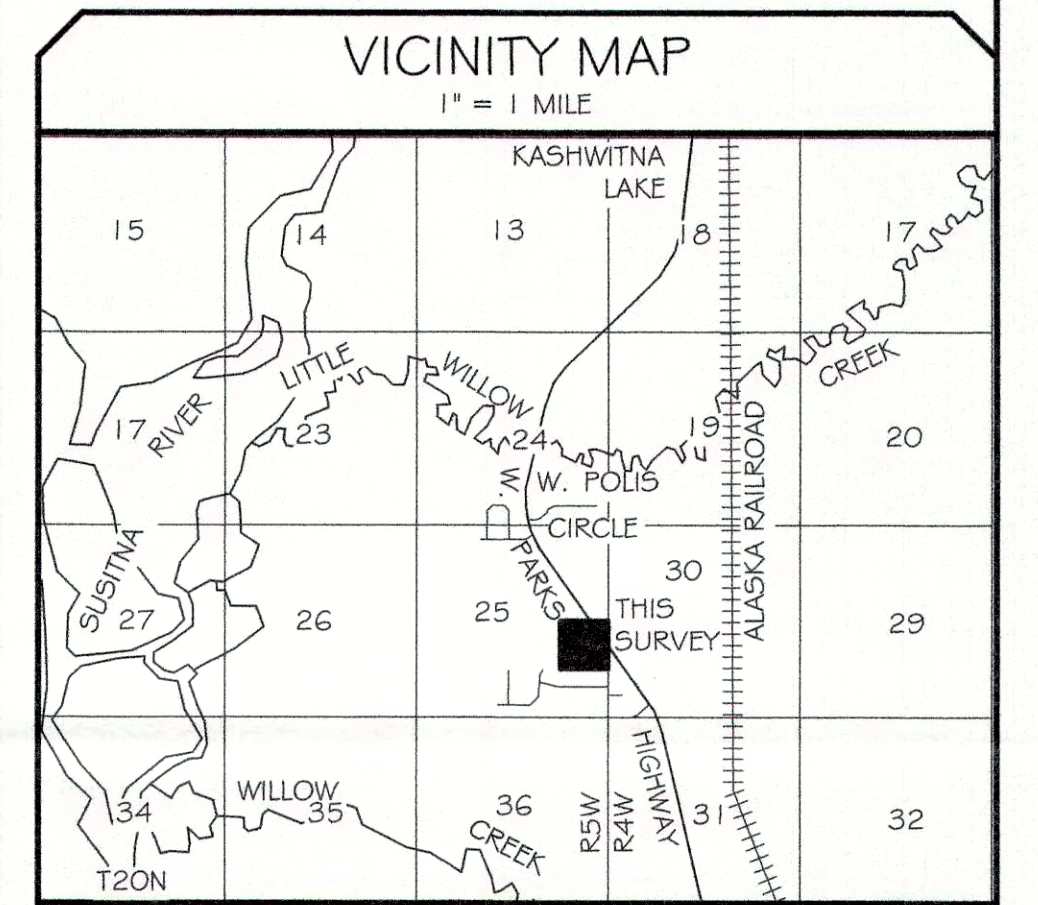
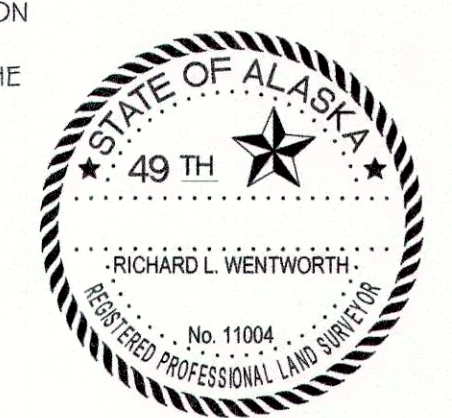
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS#11004, 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.

RICHARD L. WENTWORTH, PLS#11004



R*K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PRELIMINARY PLAT OF **HUSKY PADDOCK**
A SUBDIVISION OF THE NE 1/4 SECTION 25, T20N, R5W, S.M., ALASKA
PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2020-059	CASE NUMBER: W106	MSB TAX MAP: W106
FIELD BOOK: RKL5 2020-03 RKL5 2020-04 RKL5 2020-08	DATE: 08-20-2021	REVISION: XXXX
DRAWN BY: RLW	SCALE: 1" = 100'	SHEET: 1 OF 1

RECEIVED
AUG 24 2021
PLATTING

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 22, 2021**

PRELIMINARY PLAT: **MCPHERSON RSB B/5 L/12-14**
LEGAL DESCRIPTION: **SEC 27, T19N, R03E S.M., AK**
PETITIONER: **SUTTON BIBLE CHURCH**
SURVEYOR: **HANSON LAND SOLUTIONS**
ACRES: **1.91 +/-** PARCELS: **1**
REVIEWED BY: FRED WAGNER

CASE: 2021-136

REQUEST:

The request is to combine Lots 12-14, Block 5, McPherson Replat (Plat #18-226), into one lot to be known as **LOT 5A**, containing 1.91 acres +/- . The property is located directly north of N. Glenn Highway, east of N. Jonesville Mine Road, and west of N. Park Street, lying within Section 27, Township 19 North, Range 3 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

DISCUSSION: The subject parcels are located within the Sutton/Alpine 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.

COMMENTS:

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

CONCLUSION

The plat of McPherson Lot 12A, Block 5 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.

FINDINGS of FACT:

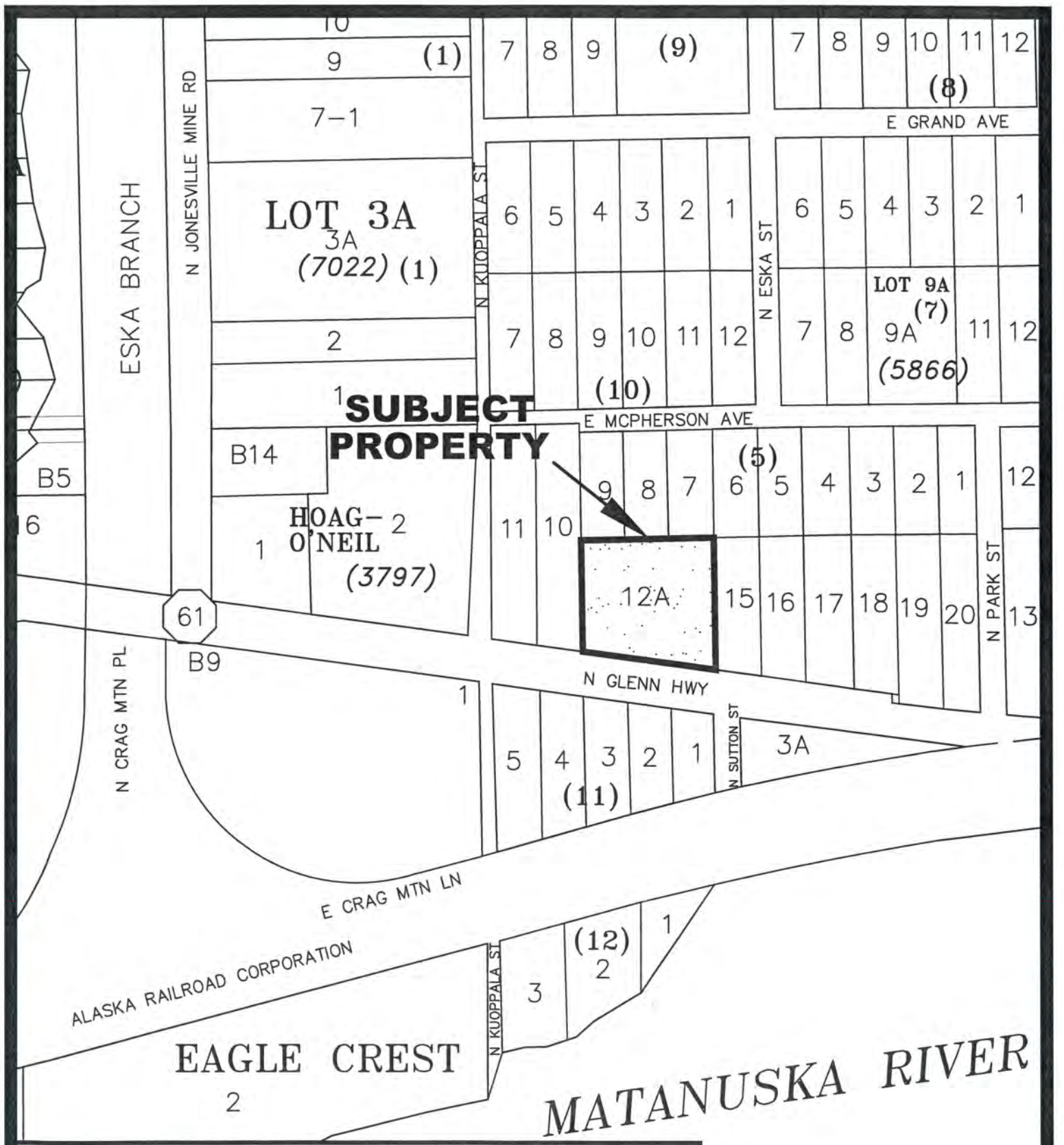
1. The abbreviated plat of McPherson Lot 12A, Block 5 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines three lots within McPherson Replat, lessening the lot density in the area.

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 McPherson Subdivision Replat (Plat #18-226), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of McPherson Lot 12A, Block 5 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.



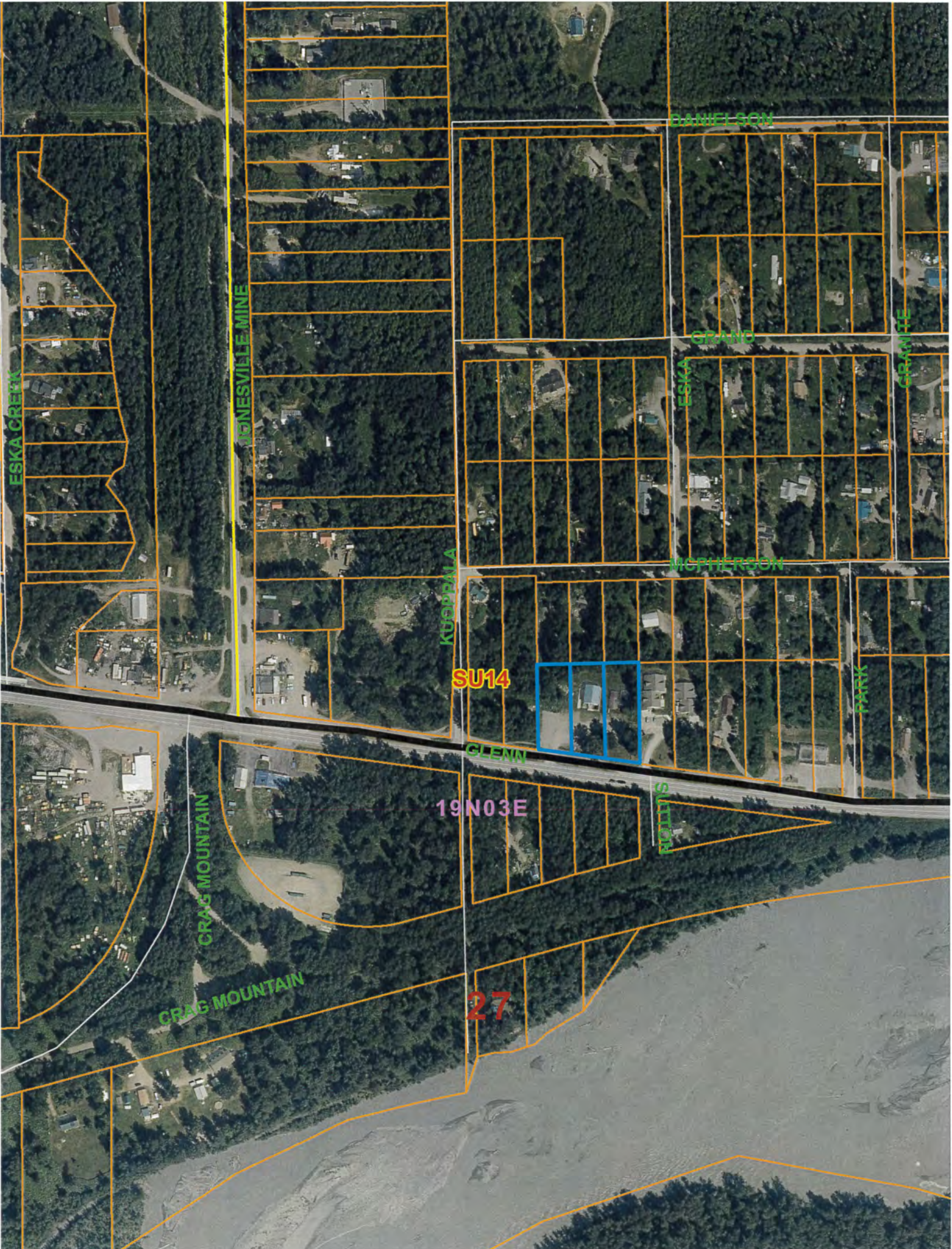
**SUBJECT
PROPERTY**

VICINITY MAP

FOR MCPHERSON RSB BLOCK 5, LOTS 12-14
 LOCATED WITHIN
 SECTION 27, T19N, R03E, SEWARD MERIDIAN
 ALASKA

TAX MAP SU14

EXHIBIT A



ESKA CREEK

JONESVILLE MINE

KUSPPALA

DANIELSON

GRAND

GRANITE

ESKA

MCPHERSON

PARK

SU14

GLENN

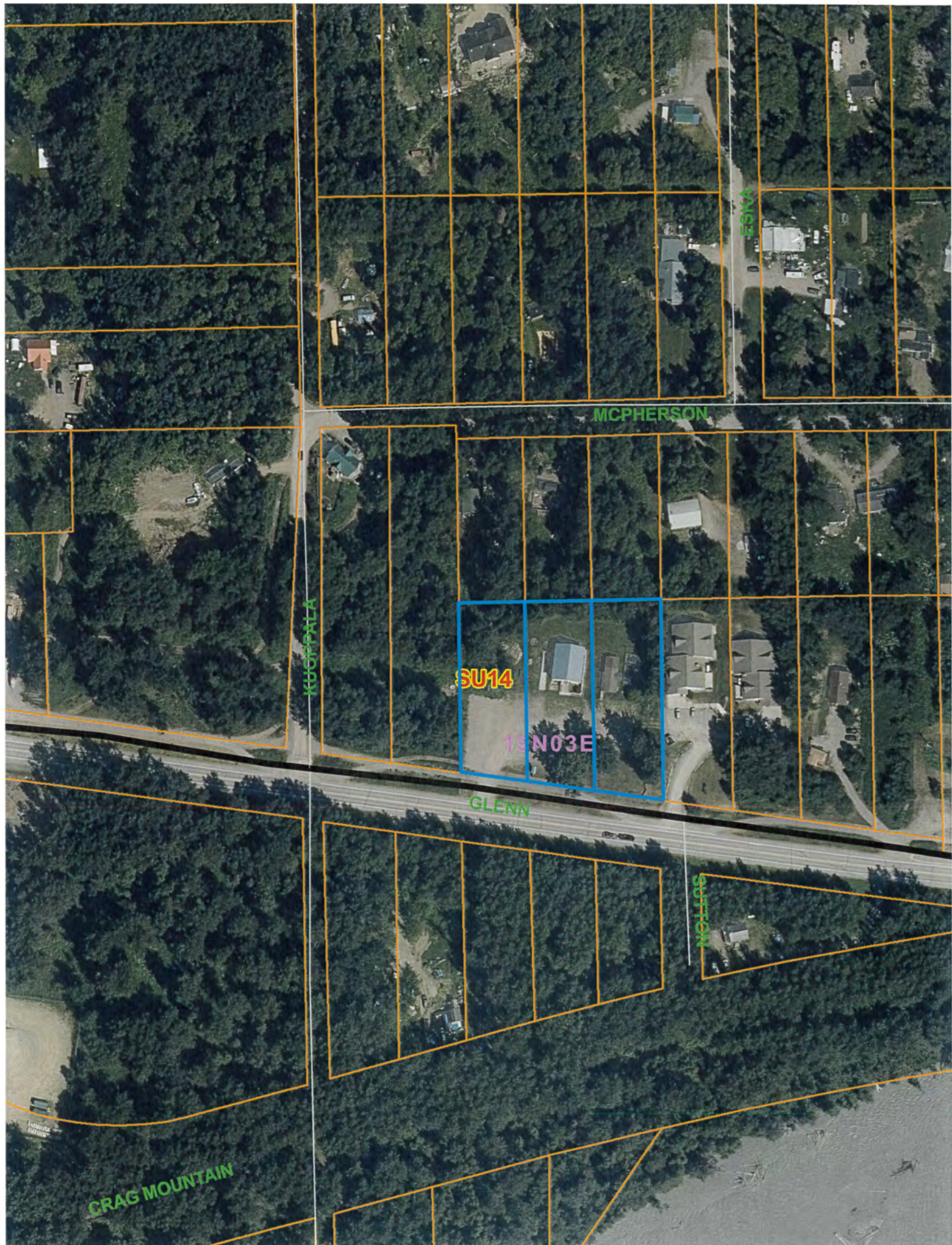
19N03E

HOLLIS

CRAIG MOUNTAIN

CRAIG MOUNTAIN

27



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)

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 _____
SUTTON BIBLE CHURCH
P.O. BOX 250
SUTTON, AK 99674-0250

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.
3. THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON AUGUST 18, 1961 IN BK. 37, PG. 322 AND 325.
4. THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON JULY 13, 1977 IN BK. 143, PG. 440.

ELF

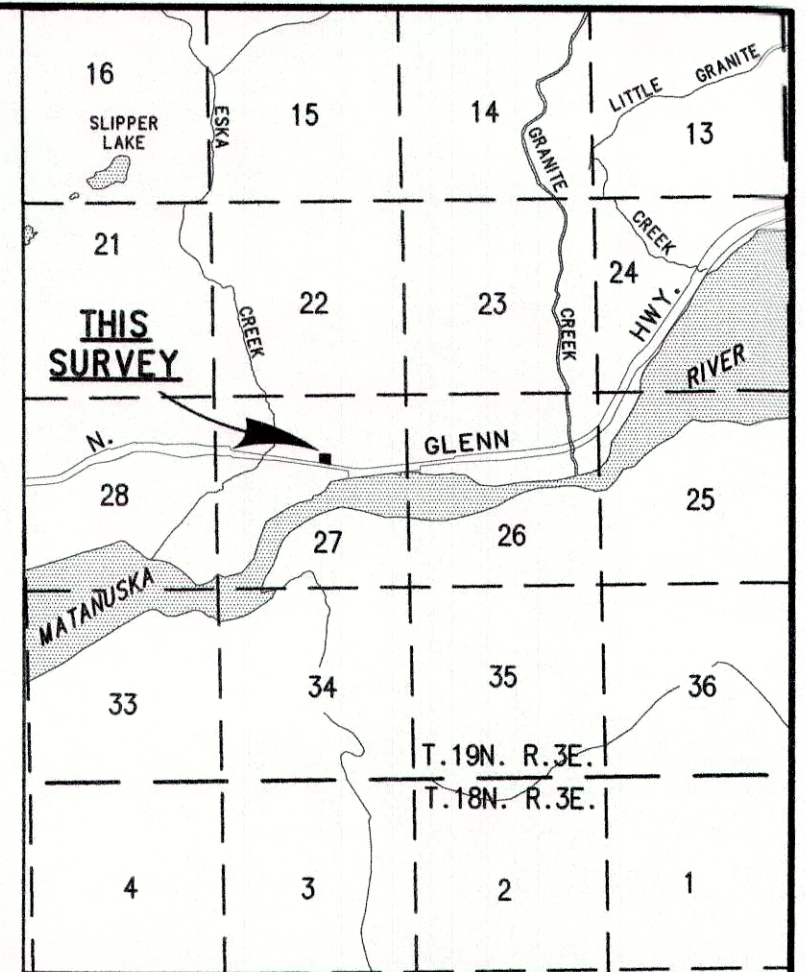
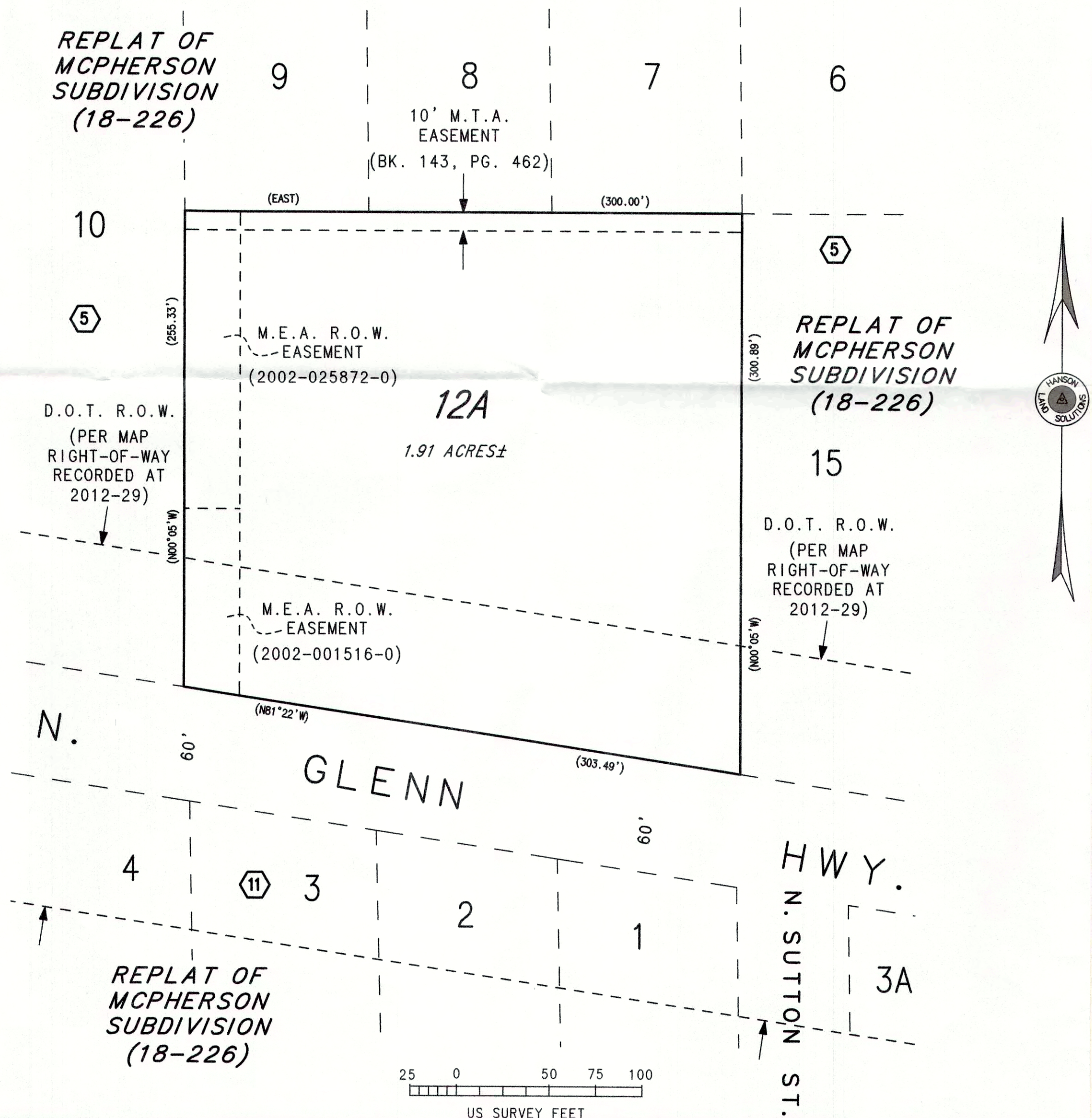
CERTIFICATE OF PAYMENT OF TAXES

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)

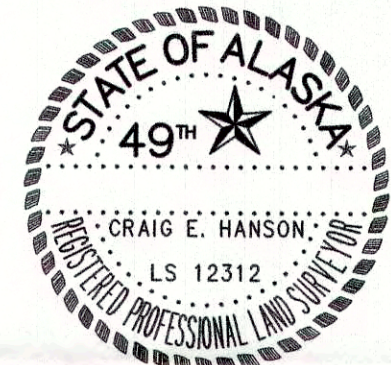
LEGEND

- (N74°45'W) (254.70') RECORD PER PLAT (18-226)
- ① BLOCK



SOURCE: MSB TAX MAP SU00 1"=5280'

SURVEYOR'S CERTIFICATE



I 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 THE REVISED PLAT OF MCPHERSON SUBDIVISION (18-226).

REGISTERED LAND SURVEYOR

Agenda Copy

RECEIVED
Agenda Copy AUG 20 2021
PLATTING

A PLAT OF
MCPHERSON
LOT 12A, BLOCK 5
A REPLAT OF
LOT 12, 13, & 14 BLOCK 5
REPLAT OF MCPHERSON SUBDIVISION
(18-226)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 27, T.19N. R.3E. SM, AK
CONTAINING 1.91 ACRES MORE OR LESS

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

D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 22, 2021**

PRELIMINARY PLAT: **MCPHERSON RSB B/5 L/5-7**
LEGAL DESCRIPTION: **SEC 27, T19N, R03E S.M., AK**
PETITIONER: **JAMES ROBERT HARRIS**
SURVEYOR: **HANSON LAND SOLUTIONS**
ACRES: **1.72 +/-** **PARCELS: 1**

REVIEWED BY: FRED WAGNER

CASE: 2021-137

REQUEST:

The request is to combine Lots 5-7, Block 5, McPherson Replat (Plat #18-226), into one lot to be known as **LOT 5A**, containing 1.72 acres +/- . The property is located north of N. Glenn Highway, east of N. Jonesville Mine Road, and directly south of E. McPherson Avenue, lying within Section 27, Township 19 North, Range 3 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

Exhibit A

DISCUSSION: The subject parcels are located within the Sutton/Alpine 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.

COMMENTS:

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

CONCLUSION

The plat of McPherson Lot 5A, Block 5 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.

FINDINGS of FACT:

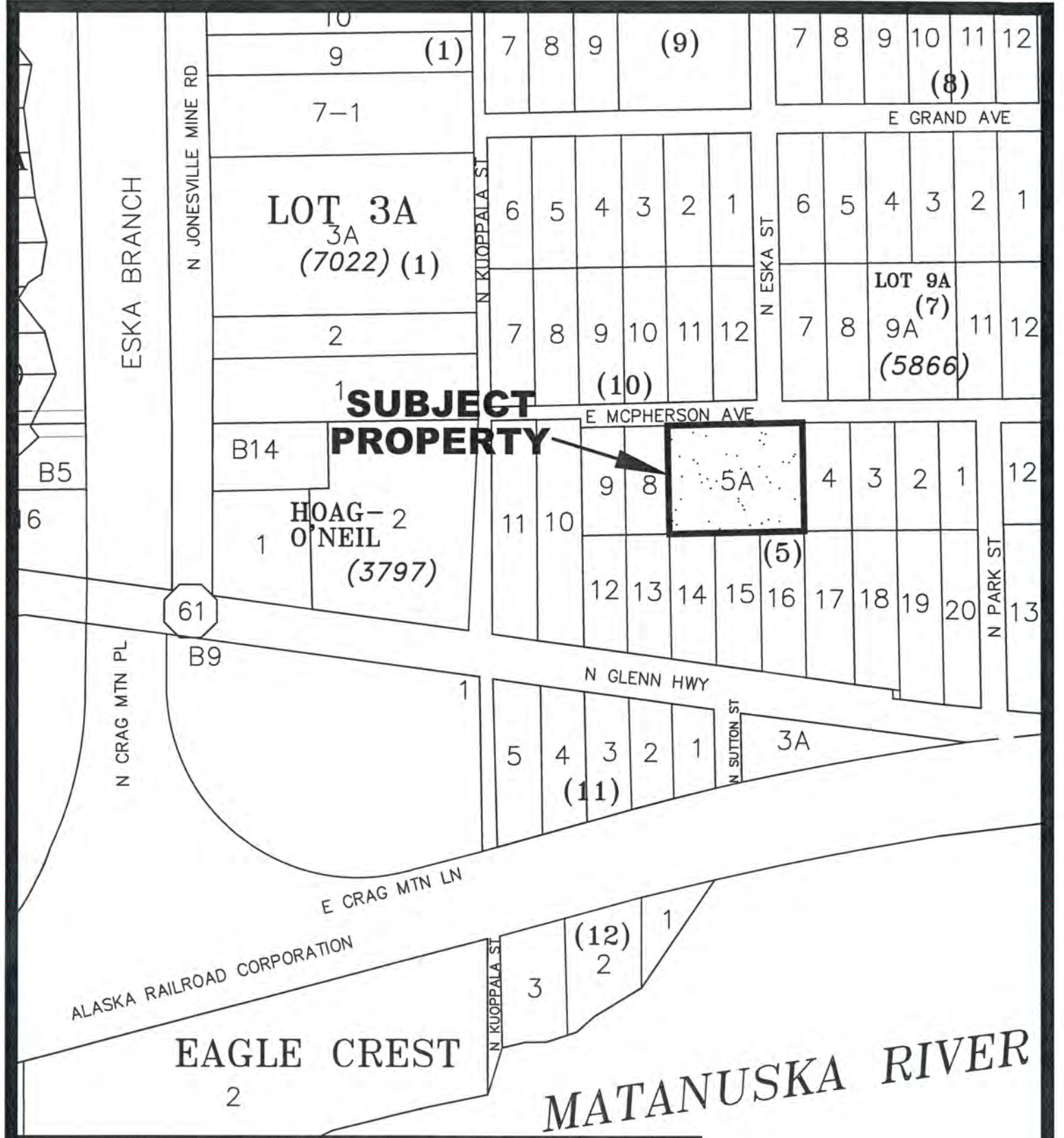
1. The abbreviated plat of McPherson Lot 5A, Block 5 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines three lots within McPherson Replat, lessening the lot density in the area.

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 McPherson Subdivision Replat (Plat #18-226), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of McPherson Lot 5A, Block 5 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.



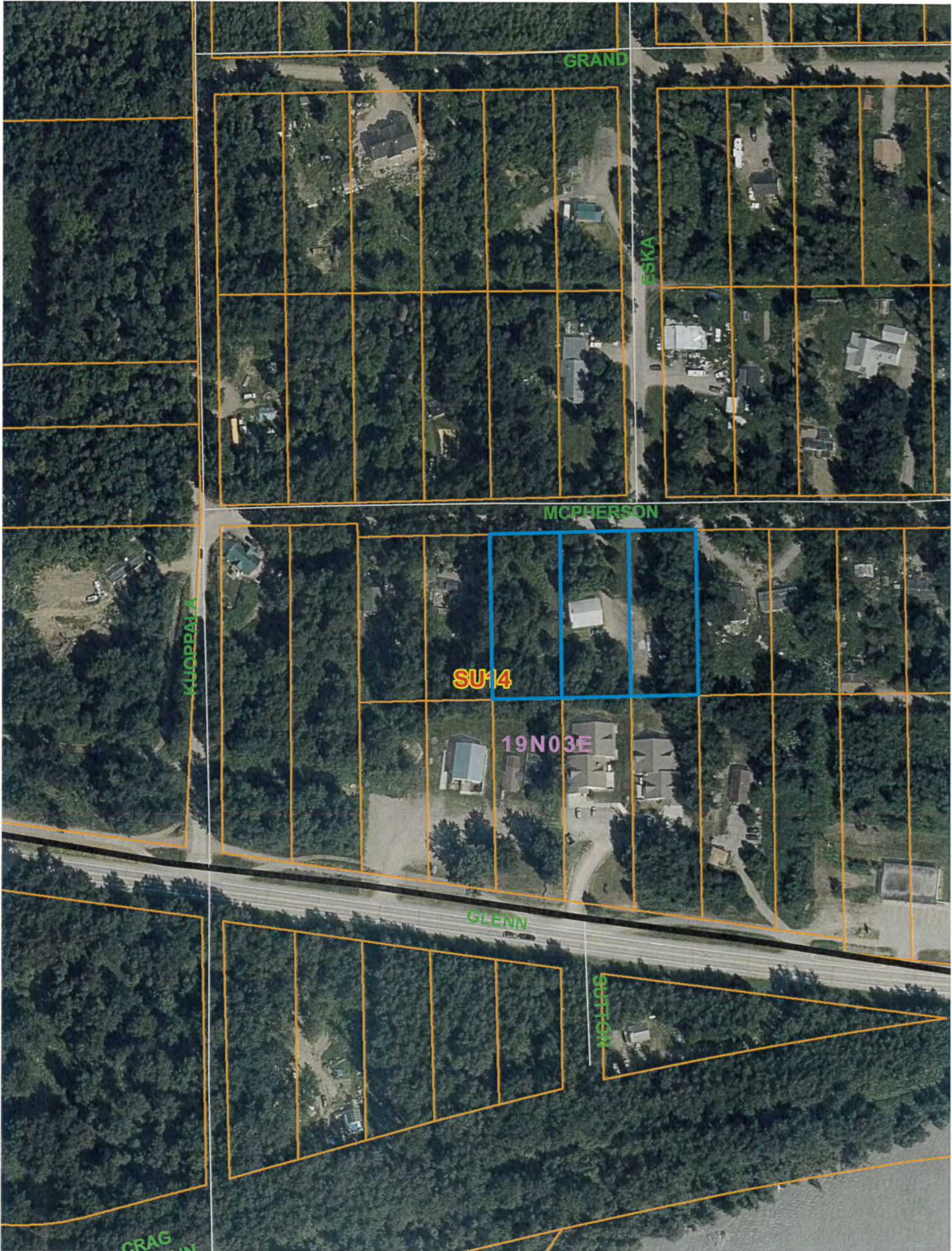
**SUBJECT
PROPERTY**

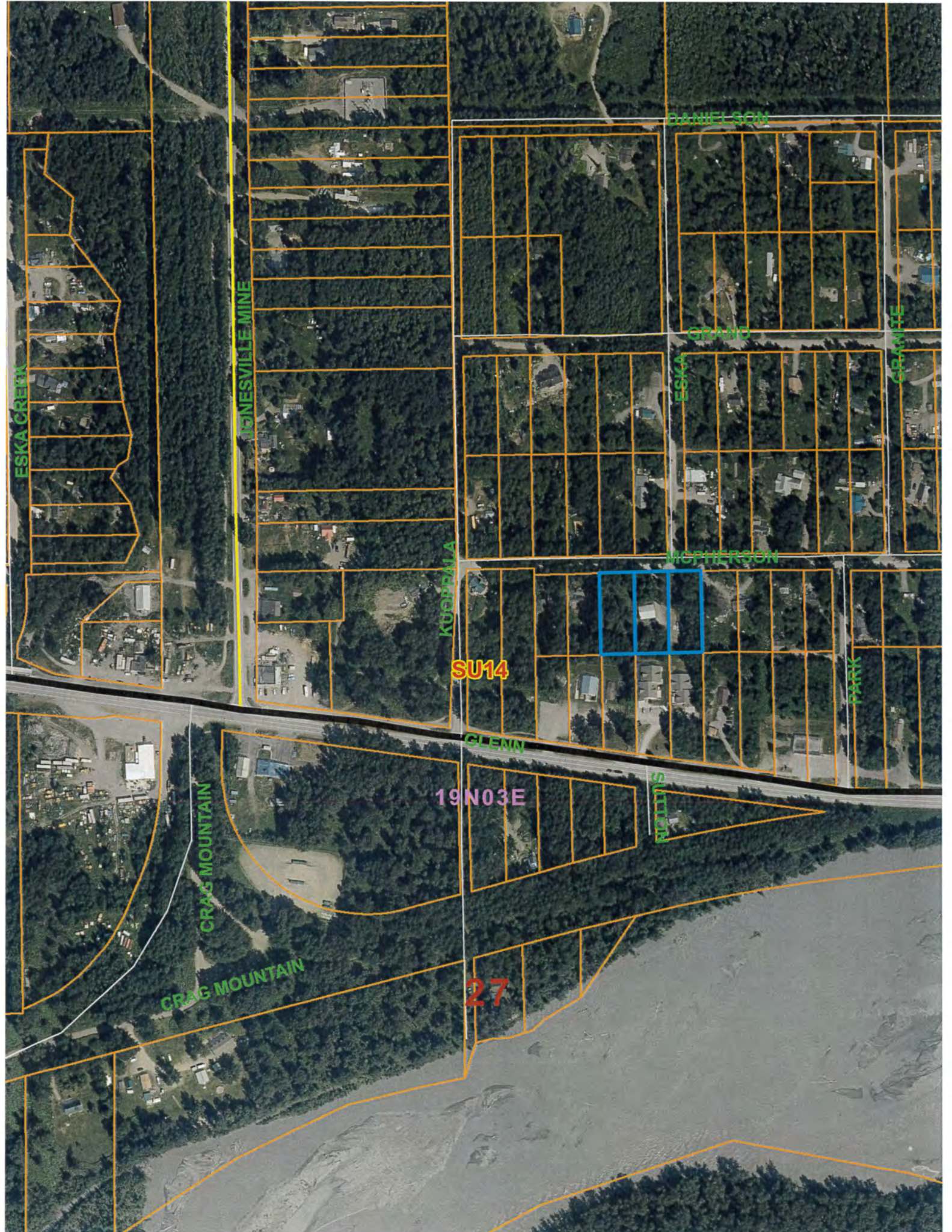
VICINITY MAP

FOR MCPHERSON RSB BLOCK 5, LOTS 5-7
 LOCATED WITHIN
 SECTION 27, T19N, R03E, SEWARD MERIDIAN
 ALASKA

TAX MAP SU14

EXHIBIT A





ESKA CREEK

JONESVILLE MINE

DANIELSON

GRAND

GRANITE

ESKIA

KUPPALA

MCPIHERSON

SU14

PARK

GLENN

19N03E

HILLINS

CRAG MOUNTAIN

CRAG MOUNTAIN

27

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)

CERTIFICATE OF OWNERSHIP

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

JAMES R. HARRIS _____ DATE _____
P.O. BOX 53
SUTTON, AK 99674

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (18-226)
1 BLOCK

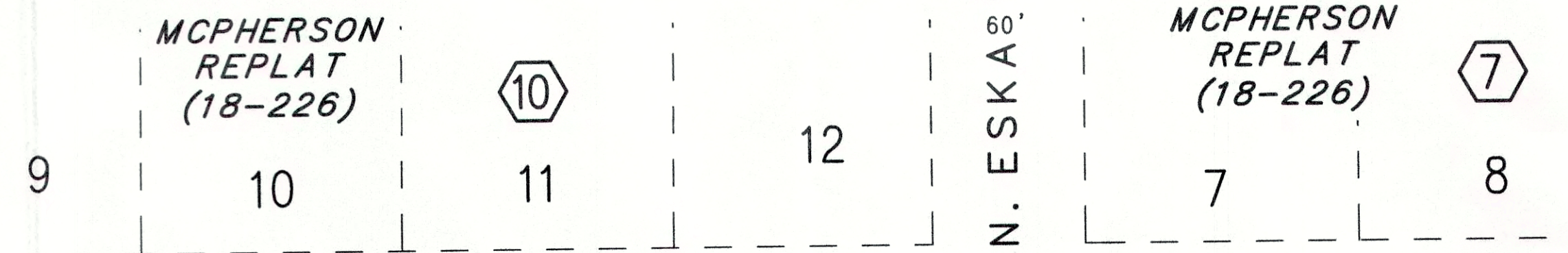
NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.

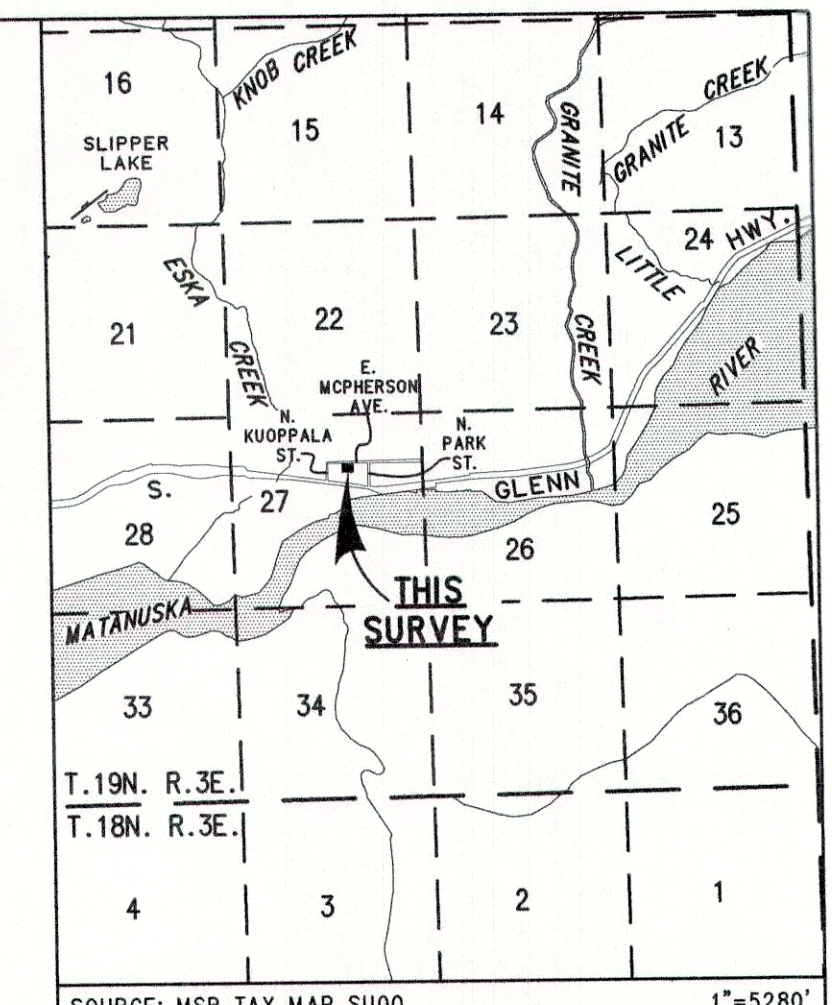
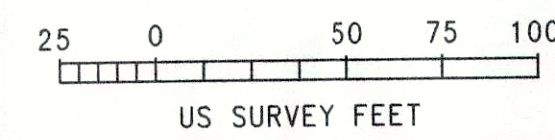
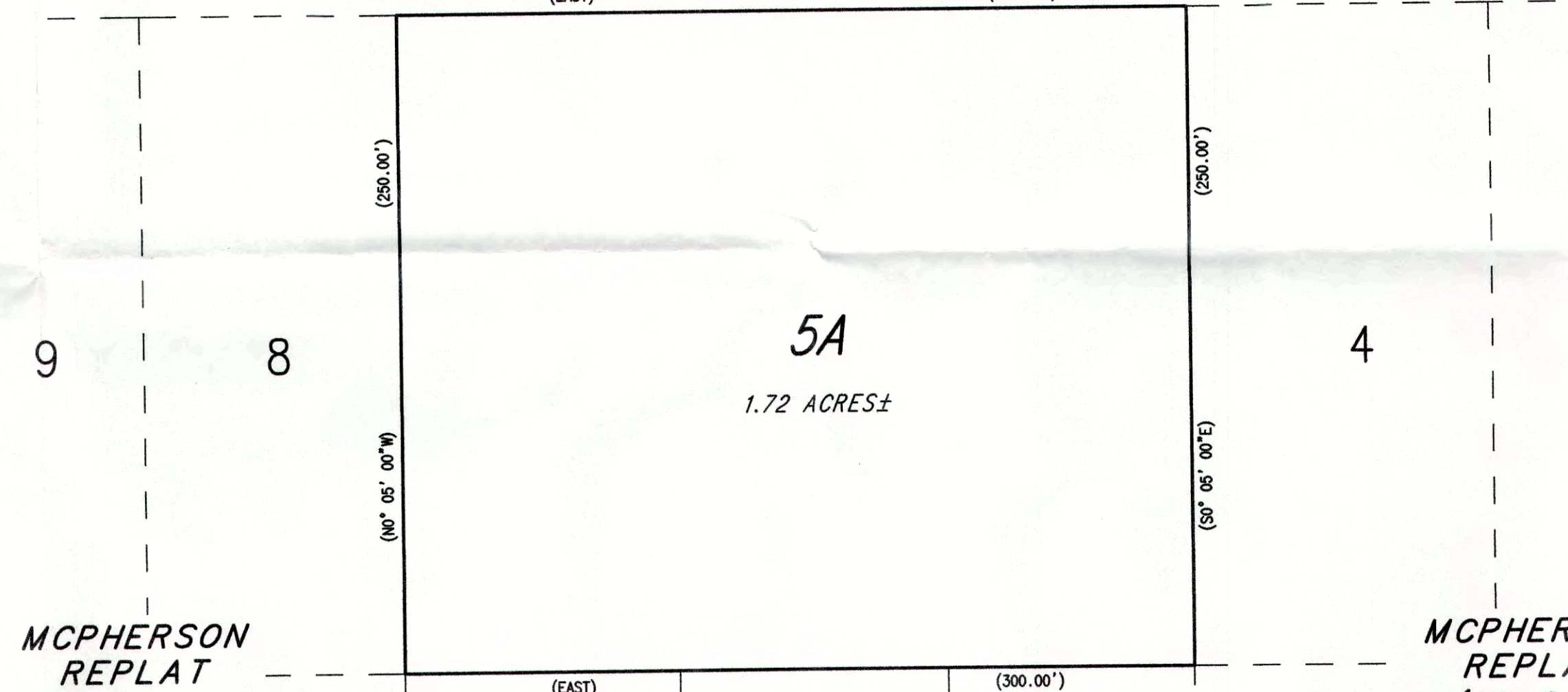
CERTIFICATE OF PAYMENT OF TAXES

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)



E. _____ MCPHERSON _____ AVE. _____



SOURCE: MSB TAX MAP SU00 1"=5280'



I 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 THE REVISED PLAT OF MCPHERSON REPLAT SUBDIVISION(18-226).

REGISTERED LAND SURVEYOR

RECEIVED
Agenda Copy AUG 25 2021
PLATTING

A PLAT OF
MCPHERSON
LOT 5A, BLOCK 5
A REPLAT OF
MCPHERSON REPLAT
LOTS 5, 6, AND 7
BLOCK 5
(18-226)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 27, T.19N. R.3E. SM, AK
CONTAINING 1.72 ACRES MORE OR LESS

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

E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 22, 2021

ABBREVIATED PLAT: LIBERTY COURT
LEGAL DESCRIPTION: SEC 01, T17N, R01W, SEWARD MERIDIAN AK
PETITIONER/OWNER: RHONDA C. HUGHES
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 4.10 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2021-131

REQUEST: The request is to create two lots from Tax Parcel D16, to be known as **LIBERTY COURT**, containing 4.10 acres +/- . The plat is located directly south of E. Cottle Loop, north of E. Palmer-Wasilla Highway and west of N. Seward Meridian Parkway; within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Engineer’s Report

EXHIBIT A – 4 pgs
EXHIBIT B – 11 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
ADOT&PF
ADF&G
Planning
Fire Code
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 9 pgs

DISCUSSION: The proposed subdivision is south of E. Cottle Loop, north of E. Palmer-Wasilla Highway and west of N. Seward Meridian Parkway. The existing drive onto E. Palmer-Wasilla Highway must be removed. Both lots must access via E. Cottle Loop, owned and maintained by the Borough. A plat note will be added to state “No direct access from the lots on to E. Palmer-Wasilla Highway”, per ADOT&PF (see **Recommendation #5**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes that the soils evaluation included two new testholes. Testhole location map and testhole logs are attached. Ground water was encountered in some of the testholes and excavation continued at least 2’ below encounter depth. Seasonal High Water table level was determined by monitoring test holes in May through October. He further states that, “All contain sufficient overall

area; all have at least 10,000 square feet of useable building area and all have at least 10,000 square feet of contiguous useable septic area”.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. ADOT&PF (**Exhibit D**) notes “No direct access will be granted to the Palmer-Wasilla Highway (see **Recommendation #5**). Both lots must access via Cottle Loop. The existing driveway must be removed.” ADF&G (**Exhibit E**) has no objections. Planning (**Exhibit F**) has no objection. Fire Marshal Donald Cuthbert commented (**Exhibit G**), “Fire and Life Safety has no issue with this.”

Utilities: (**Exhibit H**) Enstar and GCI have no comments or objections. MTA requests a 15’ utility easement along E. Cottle Loop. *Staff notes an abbreviated plat cannot grant easements. Petitioner may choose to grant the easement by document, record the document, and the information be shown on final plat.* MEA requests a newly recorded easement be added to the plat (see **Recommendation #6**).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; U.S. Postmaster; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Pre-Design Division.

CONCLUSION: The preliminary plat of Liberty Court 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.

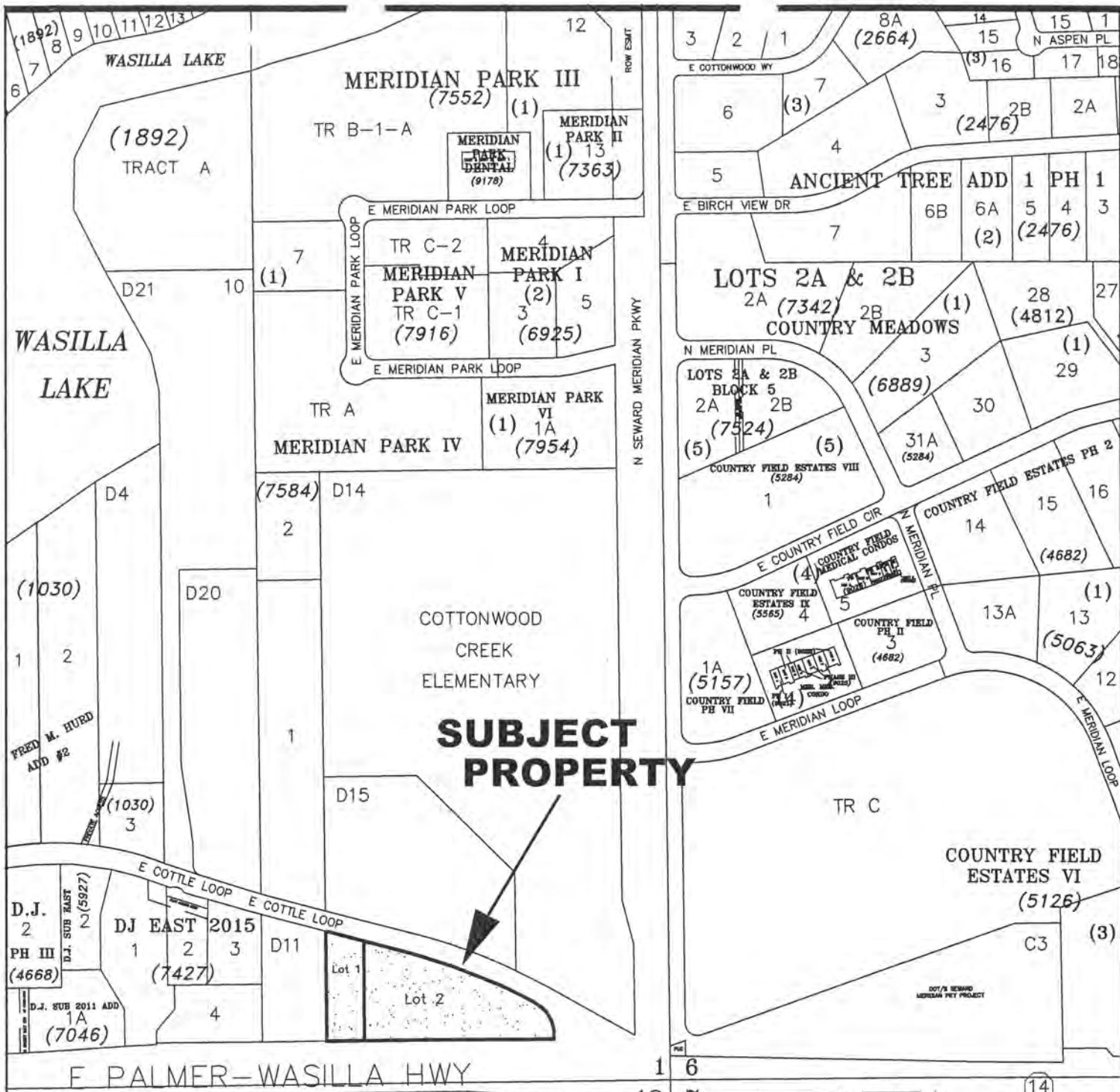
FINDINGS OF FACT

1. The plat of Liberty Court 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). All 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; U.S. Postmaster; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Pre-Design Division.
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 Liberty Court, Section 01, 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. No direct access from the lots on to E. Palmer-Wasilla Highway.
6. Show newly recorded MEA easement on final plat.
7. Apply for a driveway permit and provide copy of the application to Platting staff.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED LIBERTY COURT LOTS 1 and 2
 LOCATED WITHIN
 SECTION 01, T17N, R1W, SEWARD MERIDIAN,
 ALASKA

WASILLA 11 MAP

CAMERON ACRES

EXHIBIT A

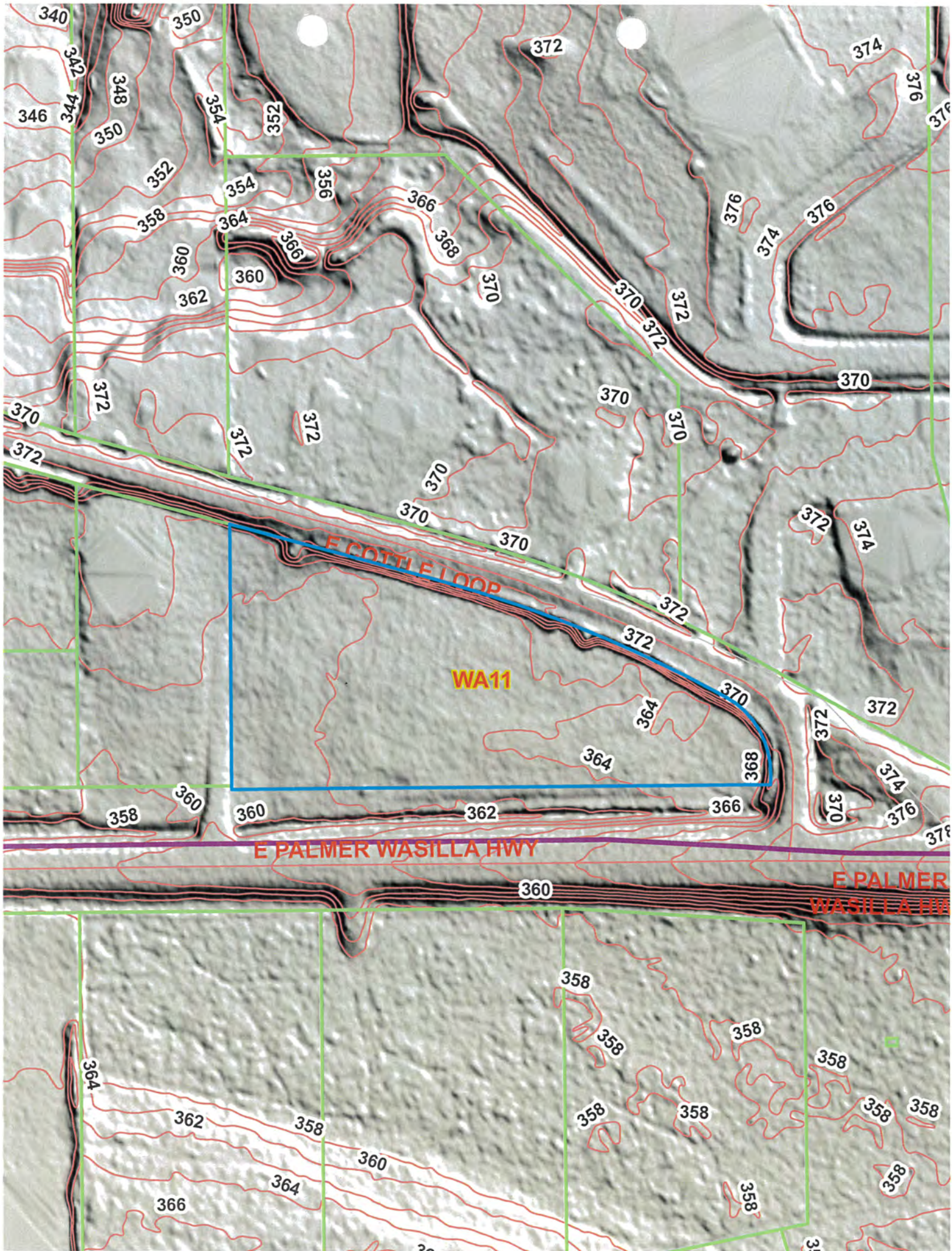


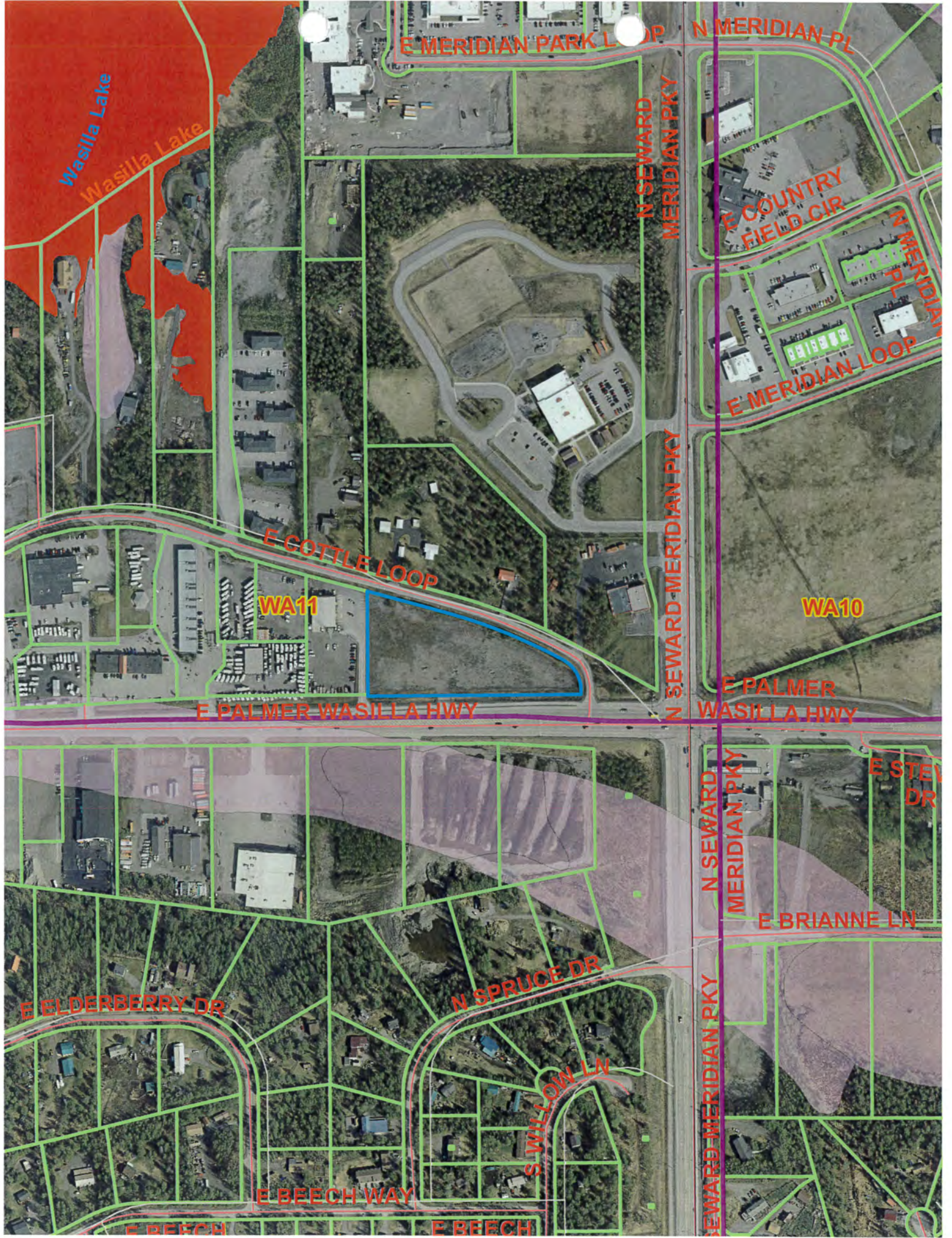
E COTTLE LOOP

WA11

E PALMER WASILLA HWY

E PALMER
WASILLA HW





Wasilla Lake

E MERIDIAN PARK LOOP

N MERIDIAN PL

N SEWARD MERIDIAN PKY

E COUNTRY FIELD CIR

N MERIDIAN PL

E MERIDIAN LOOP

E COTTLE LOOP

WA11

WA10

E PALMER WASILLA HWY

N SEWARD MERIDIAN PKY

E PALMER WASILLA HWY

N SEWARD MERIDIAN PKY

E STEV DR

E BRIANNE LN

E ELDERBERRY DR

N SPRUCE DR

S WILLOW LN

E BEECH WAY

E BEECH

E BEECH

SEWARD MERIDIAN PKY

RECEIVED
AUG 12 2021
PLATTING



USEABLE AREA CERTIFICATION

LIBERTY COURT

A SUBDIVISION OF

EAST 1112.4 of SE1/4 SE1/4 SEC 1, 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: MINIMUM SIZES

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

EXCEPTIONS:

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 8/4/21
 Simon Gilliland P.E. Date
 Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	East 1112.4 of SE1/4 SE1/4 Sec 1, T17N R1W, SM, AK	TEST HOLE NO.	Date: 05/26/21
Insp. By:	SIMON GILLILAND	1	Job # 21-167

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	See attached					
2ft								
3ft								
4ft								
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft	MC	SILTY CLAY	1					
8ft			2					
9ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	3					
10ft			4					
11ft			5					
12ft			6					
13ft			7					
14ft			8					
15ft			9					
16ft			10					
17ft	11							
18ft	12							
19ft								
20ft								

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



COMMENTS: _____

Depth	
12.5	Total Depth of Test Hole
None	Depths where Seeps encountered
10.5	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
Yes	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
08/04/21	9.5 FT

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	East 1112.4 of SE1/4 SE1/4 Sec 1, T17N R1W, SM, AK	TEST HOLE NO.	Date:	05/26/21
Insp. By:	SIMON GILLILAND	2	Job #	21-167

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	See attached					
2ft								
3ft								
4ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft	Perc. Hole Diam. (in.):							
19ft	Test Run Between:							
20ft		ft	and		ft	Deep		
								
	COMMENTS:							

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

WATER LEVEL MONITORING	
Date	WATER LEVEL
08/04/21	7.7 FT



SOILS LOG AND PERCOLATION TEST

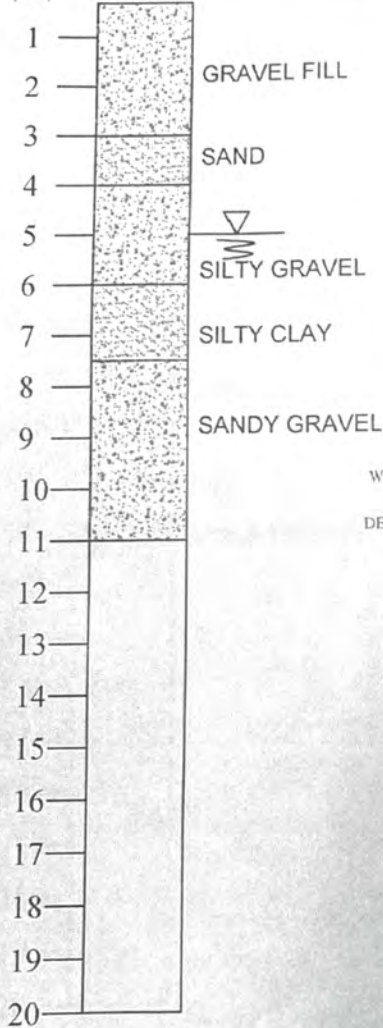


Professional Engineers Stamp:

LEGAL DESCRIPTION: T17N RIW SEC 1 LOT D-16
 PERFORMED FOR: AL HAYNES
 DATE: 8/20/18 PROJECT No.: _____
 PARCEL ID#: - TECHNICIAN: J. MILLETTE

TEST HOLE 1

DEPTH (feet)



SLOPE



SITE PLAN



WAS GROUND WATER ENCOUNTERED? YES
 IF YES @ WHAT DEPTH? 5'
 DEPTH OF WATER AFTER MONITORING: 2'
 DATE OF MONITORING: 8/30/18

TITRUS

DATE	READING	GROSS TIME (MINUTES)	NET TIME (MINUTES)	DEPTH TO WATER (INCHES)	NET DROP (INCHES)
<u>8/30</u>	<u>TEST HOLE PRESOAKED PRIOR TO TESTING:</u>				
	<u>1</u>	<u>3:22</u>		<u>5 ⁸/₁₆</u>	
	<u>2</u>	<u>3:52</u>	<u>30</u>	<u>8 ³/₁₆</u>	<u>2 ¹¹/₁₆</u>
	<u>3</u>	<u>3:53</u>		<u>5 ⁸/₁₆</u>	
	<u>4</u>	<u>4:23</u>	<u>30</u>	<u>8 ¹/₁₆</u>	<u>2 ⁹/₁₆</u>
	<u>5</u>	<u>4:24</u>		<u>5 ⁸/₁₆</u>	
	<u>6</u>	<u>4:54</u>	<u>30</u>	<u>8</u>	<u>2 ⁸/₁₆</u>

PERCOLATION RATE: 12 (MIN/INCH) PERC. HOLE DIA. 6 (INCHES)
 TEST RUN BETWEEN: 0 FT. and 1 FT.

COMMENTS: _____



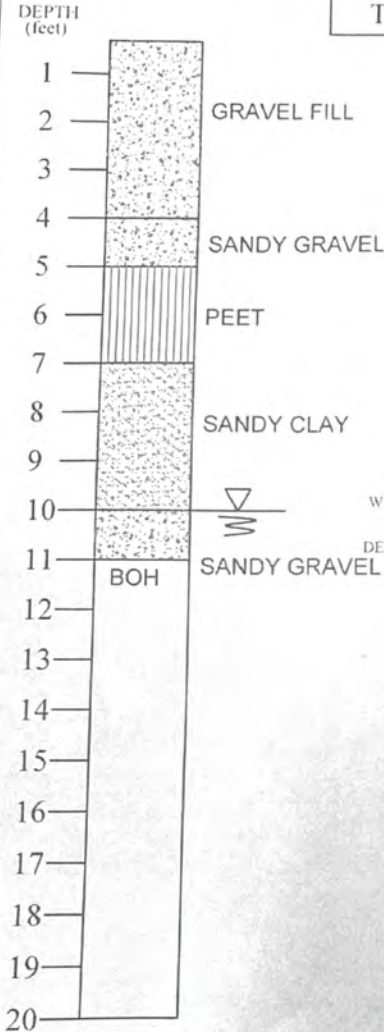
SOILS LOG AND PERCOLATION TEST



Professional Engineers Stamp

LEGAL DESCRIPTION: T17N R1W SEC 1 LOT D-16
 PERFORMED FOR: AL HAYNES
 DATE: 8/20/18 PROJECT No.: _____
 PARCEL ID#: _____ TECHNICIAN: J. MILLETTE

TEST HOLE 2



SLOPE



SITE PLAN



WAS GROUND WATER ENCOUNTERED? YES
 IF YES @ WHAT DEPTH? 10'
 DEPTH OF WATER AFTER MONITORING: 5'
 DATE OF MONITORING: 8/30/18

DATE	READING	GROSS TIME (MINUTES)	NET TIME (MINUTES)	DEPTH TO WATER (INCHES)	NET DROP (INCHES)
8/30	TEST HOLE PRESOAKED PRIOR TO TESTING:				
	1	3:30		5	
	2	4:00	30	10 $\frac{3}{16}$	5 $\frac{3}{16}$
	3	4:01		5	
	4	4:31	30	10 $\frac{1}{16}$	5 $\frac{1}{16}$
	5	4:32		5	
	6	5:02	30	10 $\frac{2}{16}$	5 $\frac{2}{16}$

PERCOLATION RATE: 5.9 (MIN/INCH) PERC. HOLE DIA. 6 (INCHES)
 TEST RUN BETWEEN: 1 FT. and 2 FT.

COMMENTS: PERK WAS DONE IN FILL LAYER



SOILS LOG AND PERCOLATION TEST

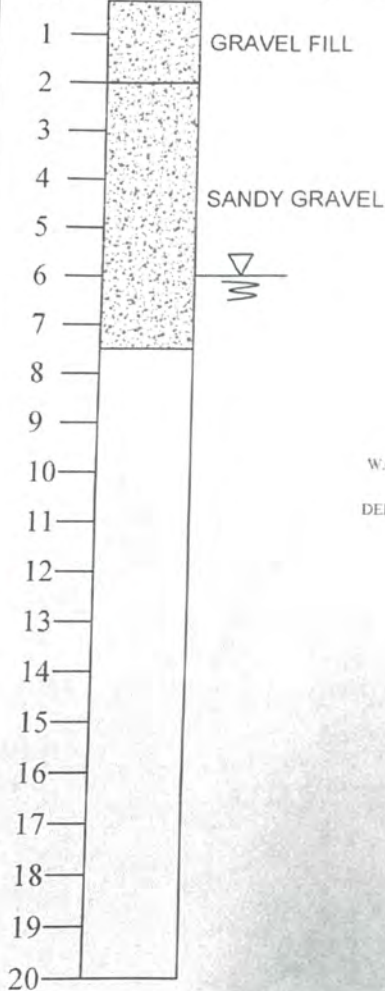


Professional Engineers Stamp

LEGAL DESCRIPTION: TI7N RIW SEC I Lot D-16
 PERFORMED FOR: AL HAYNES
 DATE: 8/20/18 PROJECT No.: _____
 PARCEL ID#: - TECHNICIAN: J. MILLETTE

TEST HOLE 3

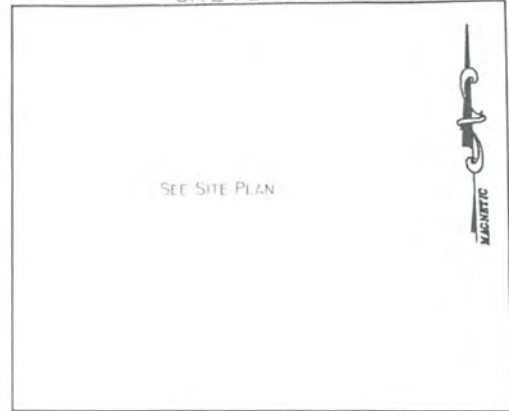
DEPTH (feet)



SLOPE



SITE PLAN



WAS GROUND WATER ENCOUNTERED? YES
 IF YES @ WHAT DEPTH? 6'
 DEPTH OF WATER AFTER MONITORING: 4.5'
 DATE OF MONITORING: 8/30/18

FEET

DATE	READING	GROSS TIME (MINUTES)	NET TIME (MINUTES)	DEPTH TO WATER (INCHES)	NET DROP (INCHES)
8/30	TEST HOLE PRESOAKED PRIOR TO TESTING:				
	1	5:10 / 5:18	8:12	5 / 11	6
	2	5:19 / 5:28	8:20	5 / 11	6
	3	5:29 / 5:37	8:25	5 / 11	6
	4	5:38 / 5:47	8:21	5 / 11	6
	5	5:48 / 5:56	8:17	5 / 11	6
	6	5:57 / 6:06	8:22	5 / 11	6

PERCOLATION RATE: 1.4 (MIN/INCH) PERC. HOLE DIA. 6 (INCHES)
 TEST RUN BETWEEN: 2 FT. and 3 FT.

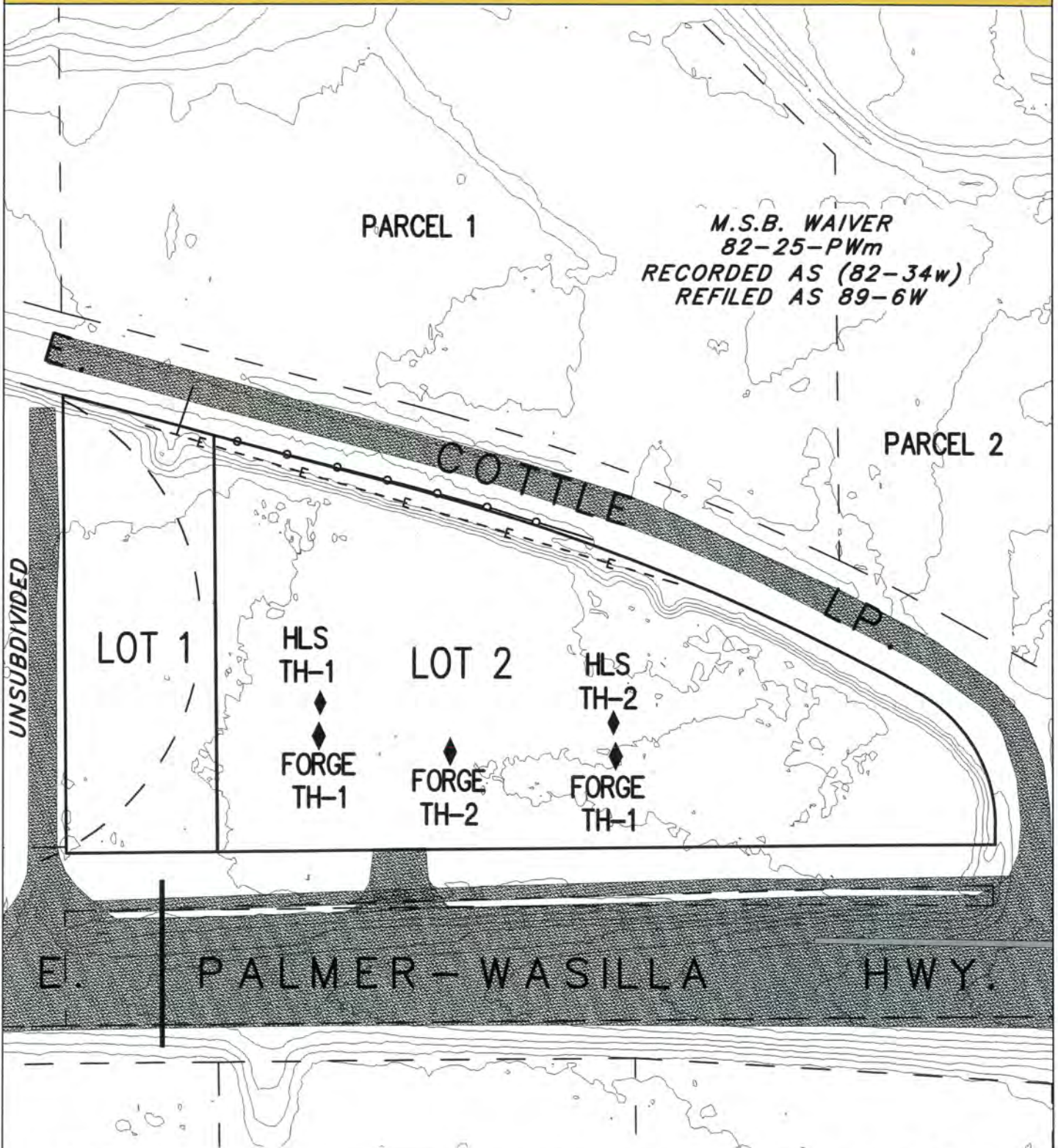
COMMENTS: _____

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



*M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W*

UNSUBDIVIDED

LEGEND

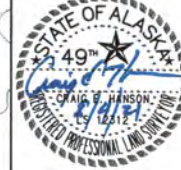
◆ TEST HOLE

LIBERTY COURT		
FILE: 21-167	DRAWN: SDN	08/04/21

EXHIBIT A



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



M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W

PARCEL 2

RECEIVED
AUG 12 2021
PLATTING

PARCEL 1

COTTLE

LP.

LOT 1
41320 SQ FT
0.95 ACRES ±

LOT 2
137443 SQ FT
3.16 ACRES ±

UNSUBDIVIDED

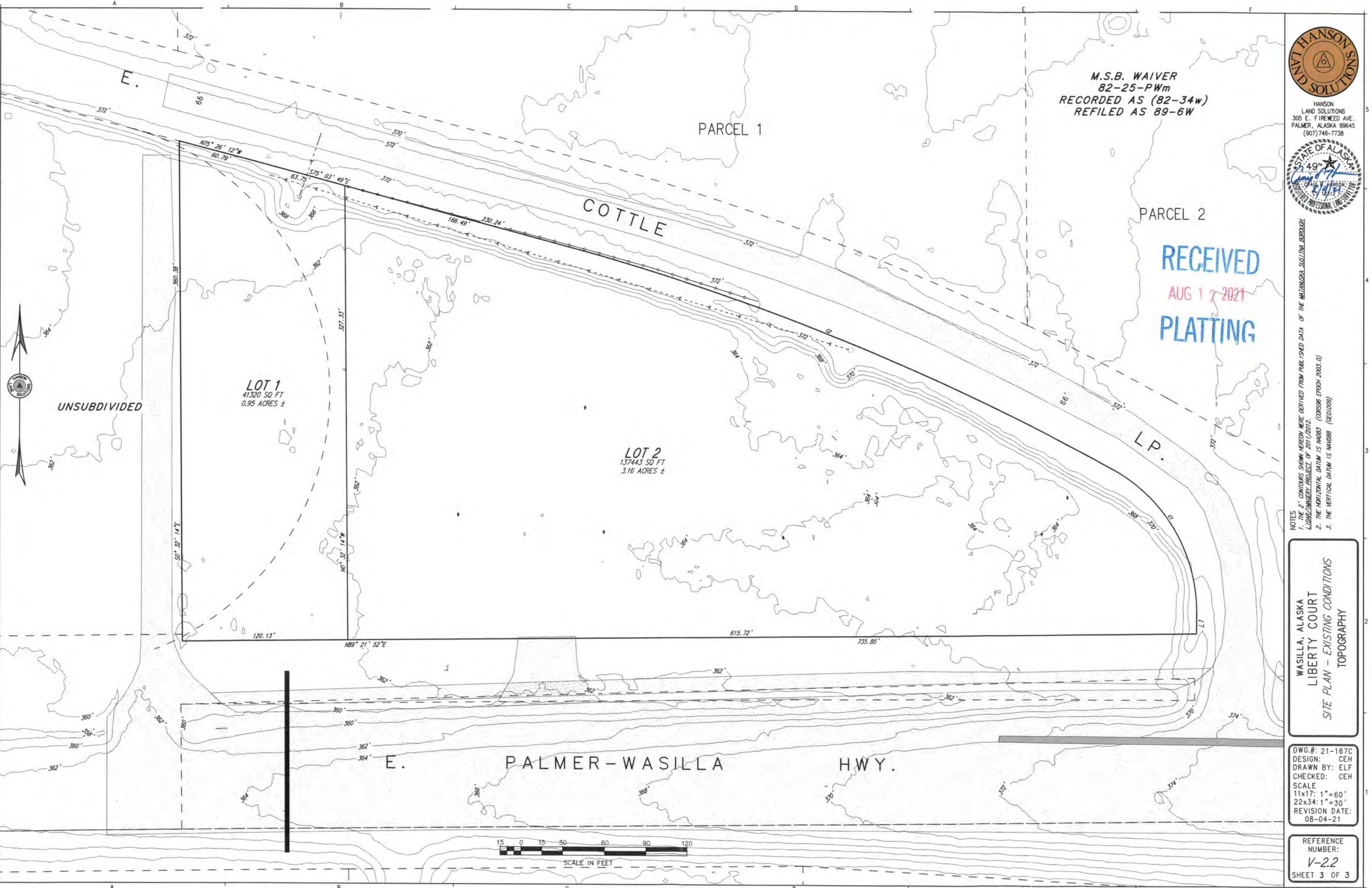
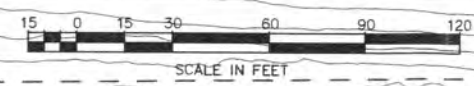
E. PALMER-WASILLA HWY.

NOTES
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BRIDGES
LIDAR/IMAGER PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GDA98 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID08)

WASILLA, ALASKA
LIBERTY COURT
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 21-167C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
08-04-21

REFERENCE
NUMBER:
V-22
SHEET 3 OF 3





M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W



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



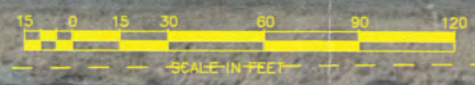
NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE PROJECT OF 2010/2017.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0)

RECEIVED
AUG 12 2021
PLATTING

WASILLA, ALASKA
LIBERTY COURT
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 21-167C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
08-04-21

REFERENCE
NUMBER:
V-20
SHEET 1 OF 3



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	126.16	117.00	61°46'53"	120.14	N30° 26' 22"W	70.00
C2	428.85	1784.18	13°46'18"	427.81	N68° 10' 03"W	215.46

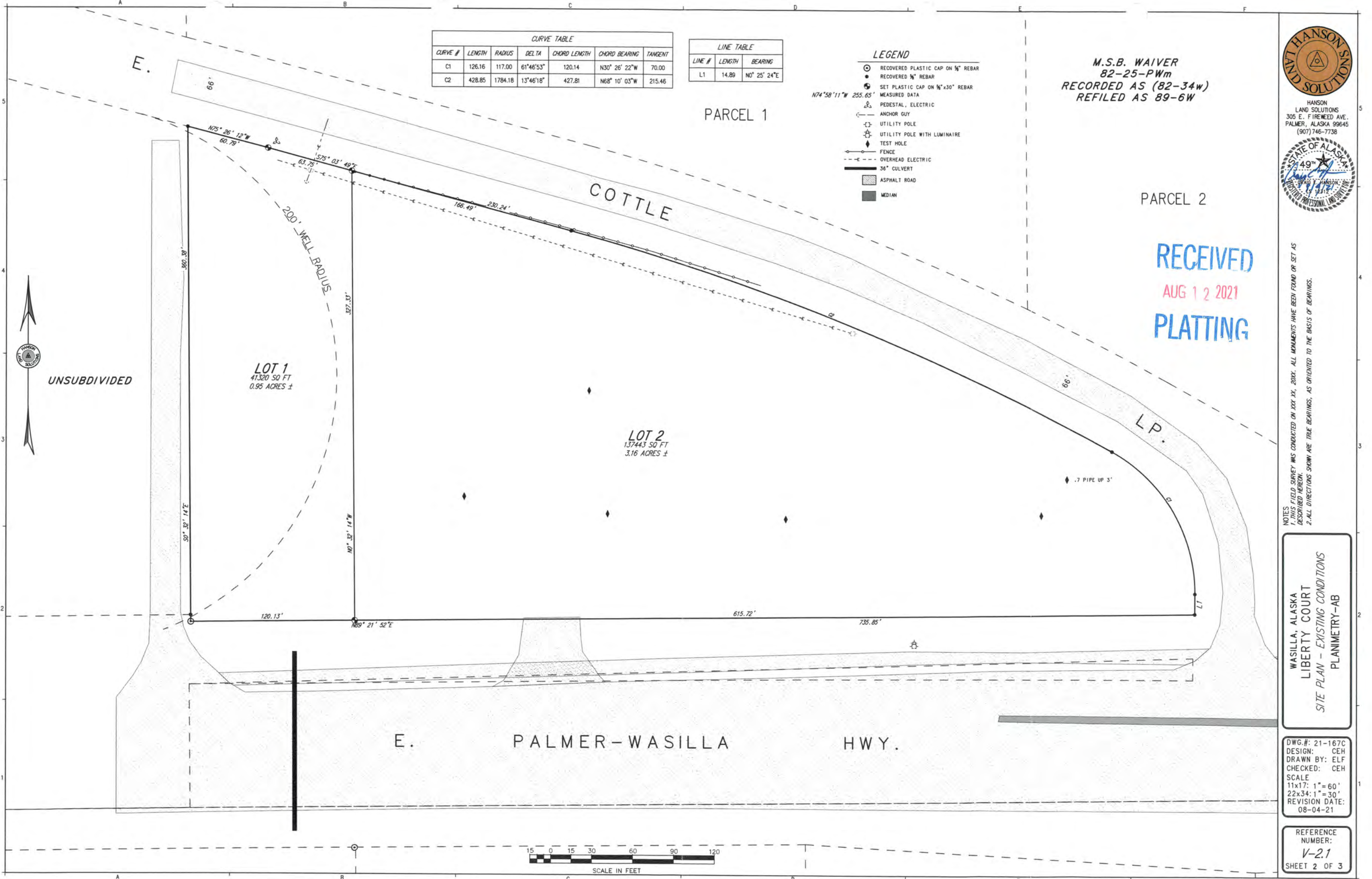
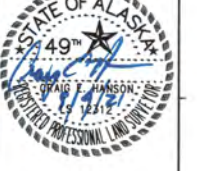
LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.89	N0° 25' 24"E

- LEGEND**
- RECOVERED PLASTIC CAP ON 1/2" REBAR
 - RECOVERED 3/4" REBAR
 - SET PLASTIC CAP ON 1/2"x30" REBAR
 - MEASURED DATA
 - ⊕ PEDESTAL, ELECTRIC
 - ⊖ ANCHOR GUY
 - ⊕ UTILITY POLE
 - ⊕ UTILITY POLE WITH LUMINAIRE
 - ⊕ TEST HOLE
 - FENCE
 - - - OVERHEAD ELECTRIC
 - - - 36" CULVERT
 - ▨ ASPHALT ROAD
 - MEDIAN

M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W



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



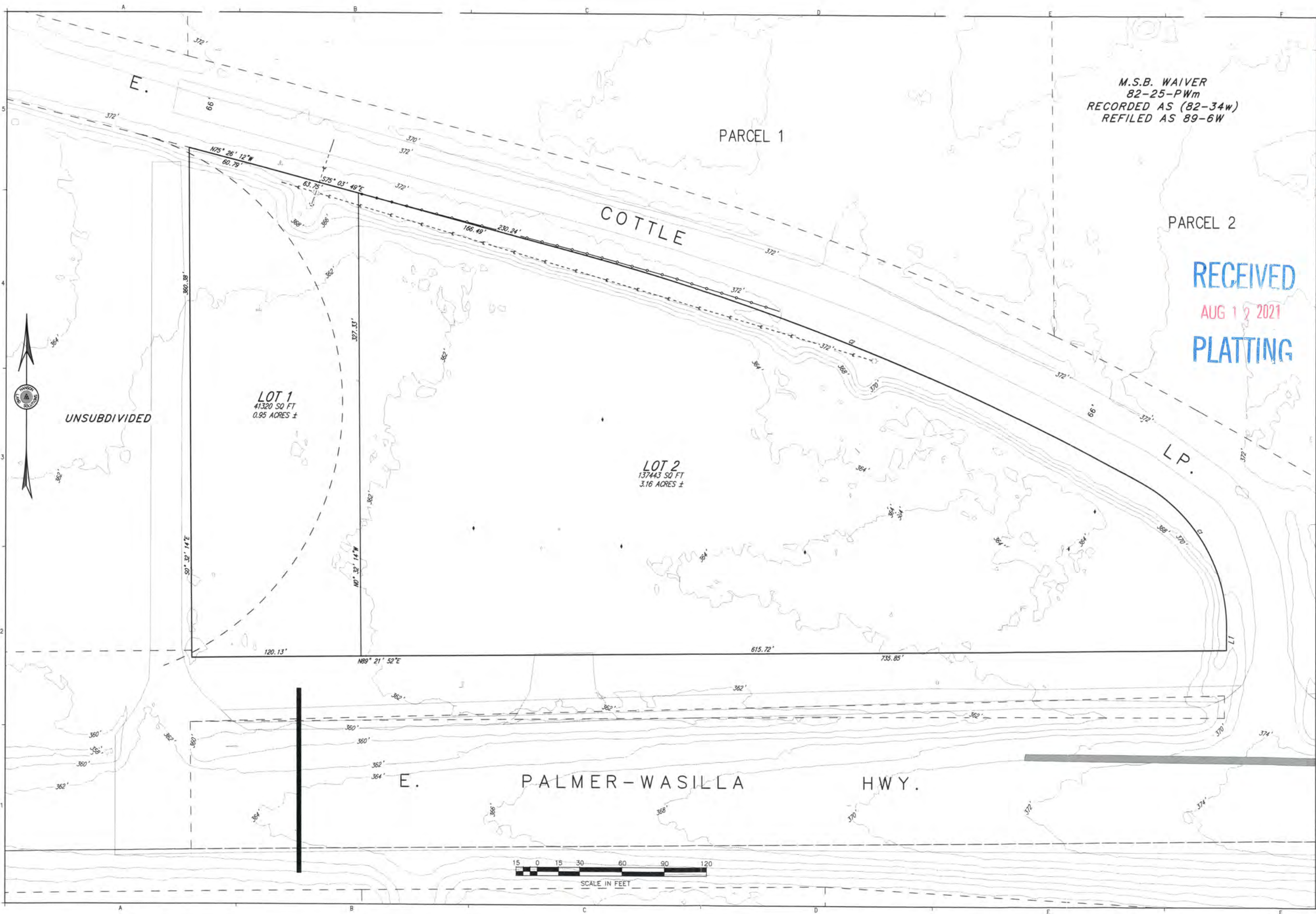
RECEIVED
AUG 12 2021
PLATTING

NOTES
1- THIS FIELD SURVEY WAS CONDUCTED ON XXV XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2- ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
LIBERTY COURT
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 21-167C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
08-04-21

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W

RECEIVED
AUG 12 2021
PLATTING



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



NOTES
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH
LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCS86 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

WASILLA, ALASKA
LIBERTY COURT
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 21-167C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
08-04-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



UNSUBDIVIDED

LOT 1
41320 SQ FT
0.95 ACRES ±

LOT 2
137443 SQ FT
3.16 ACRES ±

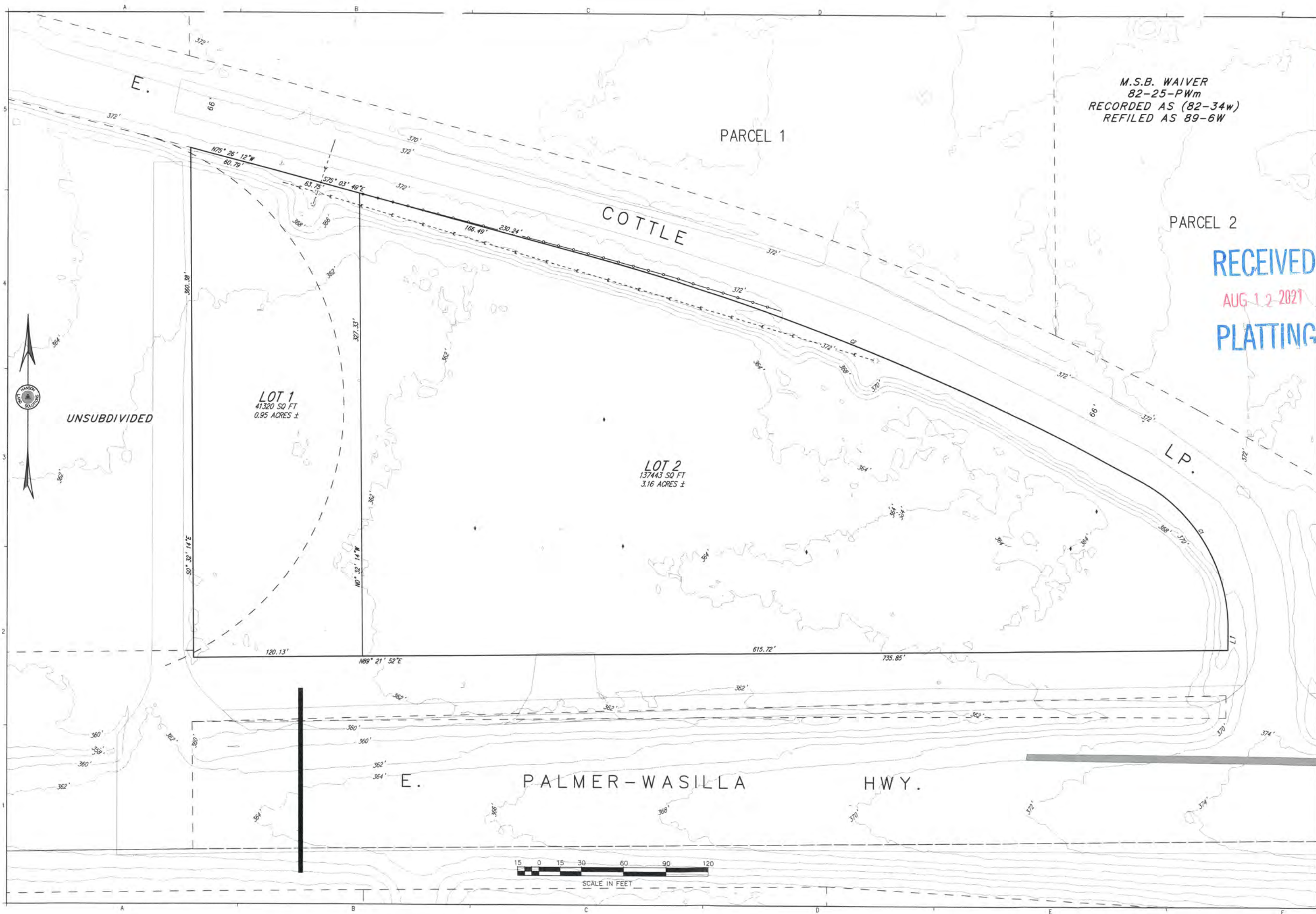
E. PALMER-WASILLA HWY.

PARCEL 1

PARCEL 2

COTTLE

L.P.



M.S.B. WAIVER
82-25-PWm
RECORDED AS (82-34w)
REFILED AS 89-6W



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



RECEIVED
AUG 12 2021
PLATTING

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SURVEYING BUREAU
LIBRARY/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

WASILLA, ALASKA
LIBERTY COURT
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 21-167C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
08-04-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

Kimberly McClure

From: Jamie Taylor
Sent: Tuesday, September 14, 2021 11:03 AM
To: Kimberly McClure
Subject: RE: Liberty Ct (KMc)

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, August 25, 2021 5:03 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; hessmer@mtaonline.net; robyundtmsb@gmail.com; davemtp@mtaonline.net
Subject: Liberty Ct (KMc)

All~

Below is a link to a pre-application request for a two lot subdivision for Liberty Court, Case No. 2021-131, Tech – KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/EghK8twAsIRGnMwys3NIorkBXCfXzVGF2_oqWlxtMllyQ?e=pJki2D

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

Thank you,



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

September 14, 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 the following comments:

- **Liberty Court (Hughes)**
 - Per our comments on April 08, 2021, "No direct access will be granted to the Palmer-Wasilla Highway. Both lots must access via Cottle Loop. The existing driveway must be removed."
- **Tax Map HO 13, Sec 31, T17N, R03W (Douglas W Phillips Sr Living Trust)**
 - Both lots must maintain access to a roadway. The petitioner doesn't need to develop the access if they wish to maintain one of the lots as fly-in access, but they must maintain some sort of connection to a roadway.
 - Both lots must share access onto Big Lake Road.

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.

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

Kimberly McClure

Liberty Ct

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, September 13, 2021 11:21 AM
To: Kimberly McClure
Subject: RE: Daniels-MSB (KMc)

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

This is for both case numbers 2021-131 and 2021-132.

ADF&G has no objections to the proposed platting actions. Public access to public lands and water will not be affected. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 27, 2021 9:13 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; mokitew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com
Subject: Daniels-MSB (KMc)

All~

Below is a link to a request for comments to reconfigure the lot line between Tax Parcels B7 & B8 in Section 2, Township 16 North Range 4 West, located south of W. Susitna Parkway; Case No. 2021-132, Tech KMc.

Comments due by September 14, 2021.

https://matsugov.us-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/E11BVPnZIW9MnGdqoTHjiesB00C00k6khX-qenrxCMD3WQ?e=XDsi5R

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

Thank you,



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

www.matsugov.us • planning@matsugov.us

Petitioner/Owner: Liberty Court/Hughes

Nature of Request: The request is to create two lots from Tax Parcel D16, created by Warranty Deed 2009-006581-0 to be known as Liberty Court, containing 4.10 acres +/- . Located directly south of E. Cottle Loop, north of E. Palmer-Wasilla Highway and west of N. Seward Meridian Parkway lying within the SE ¼ Section 01, Township 17 North, Range 1 West, Seward Meridian, Alaska

Location: Tax ID: 17N01W01D016

Date/Due Date: 14 September 2021

MSB Staff Contact: Kemberly McClure

Planner completing this Review: Ted Eischeid, Ph. 861-8606, ted.eischeid@matsugov.us

Comm. Council: South Lakes **Case#:** 2021-131 **RSA:** #25 Bogard

Staff-Recommendation:

No Objection XX

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

1. **Note Community Council area, City, or SPUD**
SOUTH LAKES
 - a. Does the CC have a Comp Plan
 - i. NO - review land use sections in Borough-wide Comp Plan & Core Area Comp Plan (SEE ATTACHED)

2. **Review Official Streets & Highways Plan (OSHP)**
PALMER-WASILLA HIGHWAY IS A MAJOR ARTERIAL ROAD; ANY FUTURE DEVELOPMENT SHOULD RESTRICT ACCESS TO THIS AND USE ACCESS FROM LOWER CLASSIFIED LOCAL ROADS.

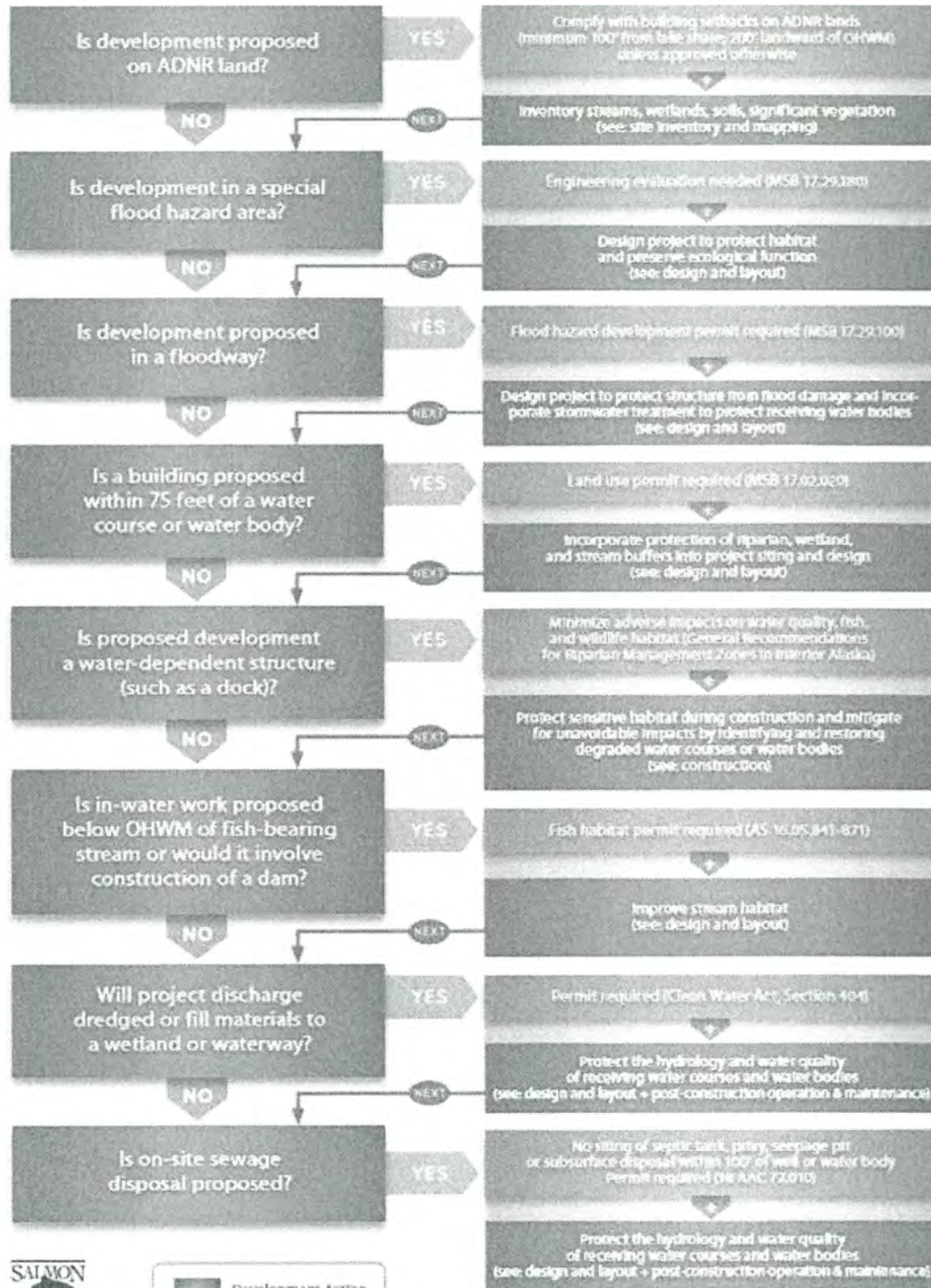
EXHIBIT F

- a. Suggest limited access to collector roads & higher whenever possible
- b. Recommend access to lower classified facilities (local roads)

3. Cultural Resources Summary Comments:

- No objection to proposed action in terms of known cultural resources.** However, if any cultural resources are discovered in any development work please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.

Navigating Regulatory Compliance for Development in the Mat-Su Basin



Borough-Wide Comprehensive Plan- Matanuska-Susitna Borough Comprehensive Plan - 2005 Update

Land Use: The Borough is comprised of over 24,000 square miles containing urbanized, suburban, rural, and remote areas. There are twenty-six recognized communities, each distinguished with unique life styles and community values. While the Borough is distinguished with diversity in land use patterns and communities, a common thread exists throughout the Borough that seeks to preserve and enhance existing qualities that make living and working within the Matanuska-Susitna Borough a chosen and welcomed lifestyle.

Balancing the different needs and desires related to land use decisions is challenging. Some land use decisions need to be addressed in a consistent fashion throughout the Borough because they have a common effect on the population as a whole. Consistent application of Borough-wide land use decisions results in an effective, efficient, equitable policy. For example, the Borough created a Borough-wide seventy-five foot (75') shoreline setback for habitable structures. Developing consistent standards for businesses wishing to locate in the Borough is another reason for making some land use decisions at the Borough-wide level. Consistent standards allow the business community to better plan their investments and allow for better predictability for both industry and residents alike. Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affect large areas and multiple communities.

While many issues are better addressed at a regional or Borough-wide level, it is necessary to recognize that some land use issues are better addressed at the local community level. This is due to the unique characteristics embodied within the Borough's communities. For instance, communities with water and sewer infrastructure may prefer small lot development, while those communities without such infrastructure and having sensitive groundwater supplies may prefer large lot development. Certain communities may wish to preserve important historical sites or promote certain economic opportunities which may be irrelevant to other communities.

Some of the key reasons to manage land uses are to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another. For instance, while it may not be appropriate for a loud, externally illuminated, busy industrial use to be located next to a residential use, there are reasons to encourage a modest-sized grocery store to be located within close proximity to residential properties. To maintain a healthy and diversified economy it is necessary to provide places for all development, especially commercial and industrial development; hence, land use regulations should accommodate such uses and provide investors with a clear understanding, supported by consistent policies, of where and how they may develop their specific investments. To support this land-use framework, the following goals and recommendations are provided:

Goal (LU-6): New developments greater than five (5) units per acre should incorporate design standards that will protect and enhance the existing built and natural environment.

Kimberly McClure

From: Fire Code
Sent: Tuesday, September 7, 2021 9:45 AM
To: Kimberly McClure
Subject: RE: Liberty Ct (KMc)

Kimberly,
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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, August 25, 2021 5:03 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; hessmer@mtaonline.net; robyundtmsb@gmail.com; davemtp@mtaonline.net
Subject: Liberty Ct (KMc)

All~

Below is a link to a pre-application request for a two lot subdivision for Liberty Court, Case No. 2021-131, Tech – KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EghK8twAsIRGnMwwS3NlorkBXcFXzVGF2_oqWlxtMIlyQ?e=pJki2D

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

September 8, 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.

- **Liberty Court**
(MSB Case # 2021-131)

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 H

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 26, 2021 12:23 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Liberty Ct (KMc)
Attachments: Liberty Court.pdf; Agenda Plat.PDF

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, August 25, 2021 5:03 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; hessmer@mtaonline.net; robyundtmsb@gmail.com; davemtp@mtaonline.net
Subject: Liberty Ct (KMc)

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

All~

Below is a link to a pre-application request for a two lot subdivision for Liberty Court, Case No. 2021-131, Tech – KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EghK8twAsIRGnMwvS3NlorkBXcFXzVGF2_oqWlxtMIlyQ?e=pJki2D

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.

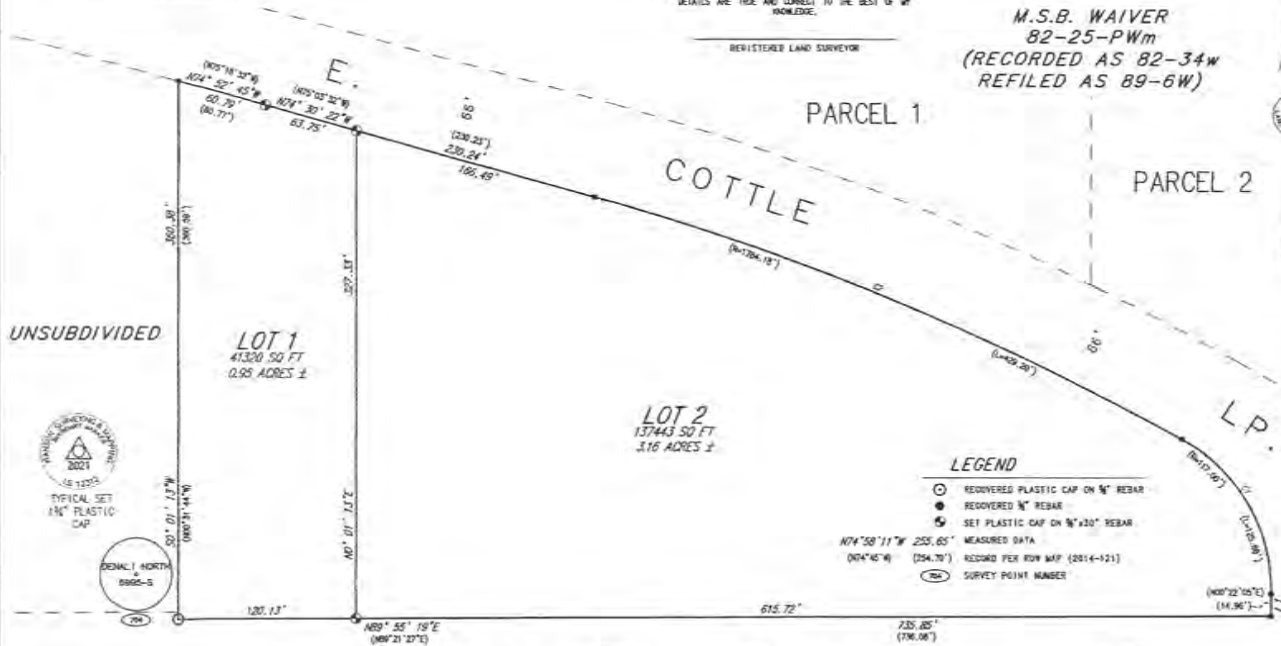
REGISTERED LAND SURVEYOR

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)

M.S.B. WAIVER
82-25-PWm
(RECORDED AS 82-34w
REFILED AS 89-6W)



UNSUBDIVIDED

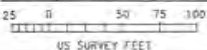


LEGEND

- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 1/2"x20" REBAR
- MEASURED DATA
- RECORDED PER ROW MAP (2014-121)
- ⊙ SURVEY POINT NUMBER

LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.83	N0°58'51"E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	126.16	117.00	61°46'53"	120.14	N29°32'55"W	70.00
C2	428.85	1784.18	13°46'16"	427.61	N67°36'36"W	215.48



NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1 (SURVEYED POINT 704). A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 07.35"N 149° 21' 58.41"W
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- 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.
- THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENTS RECORDED ON FEBRUARY 17, 1960 IN BK. 29, PG. 72 AND ON OCTOBER 6, 1961 IN BK. 39, PG. 126.
- THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON DECEMBER 9, 1976 IN BK. 128, PG. 884.

ELF



RECEIVED
PLATTING

SOURCE: MSB TAX MAP 8401 1"=5280'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____
SSA INVESTMENTS, LLC
P.O. BOX 873881
WASILLA, AK 99687-3881

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

APPROVED AS SHOWN CORRECTED
SIGN WITH ACTUAL DATE
GCI ENGINEERING & DESIGN

Agenda Copy
A PLAT OF
LIBERTY COURT

A SUBDIVISION OF
THE EAST 1112.4 OF SE 1/4 SEC 1, T.17N. R.1W. SM. AK
EXCEPTING THEREFROM
WARRANTY DEED (BK. 227, PG. 854)
AND WARRANTY DEED (2009-006582-0)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 1, T.17N. R.1W. SM, AK
CONTAINING 4.10 ACRES MORE OR LESS

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

FILE: 1301-16700; GEN SCALE: 1"=50' 08/04/21 1 OF 1

Kimberly McClure

From: Kimberly McClure
Sent: Friday, August 27, 2021 11:36 AM
To: 'Holly Sparrow'
Cc: 'plattting@HLSalaska.com'; 'Craig Hanson'
Subject: RE: Liberty Ct (KMc)

Good afternoon Holly,

The platting action for Liberty Court would be an abbreviated plat process which can not grant easements so the easement document would have to be recorded so the Certificate To Plat would be updated with the easement information and added to the mylar before recording.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, August 27, 2021 10:09 AM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: RE: Liberty Ct (KMc)

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

Hello,

MTA has reviewed the plat for Liberty Court. MTA would like to request a 15' utility easement along E. Cottle Loop.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>

Sent: Wednesday, August 25, 2021 5:03 PM

To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; hessmer@mtaonline.net; robyundtmsb@gmail.com; davemtp@mtaonline.net

Subject: Liberty Ct (KMc)

All~

Below is a link to a pre-application request for a two lot subdivision for Liberty Court, Case No. 2021-131, Tech – KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EghK8twAsIRGnMwvS3NlorkBXCfXzVGF2_oqWlxtMIlyQ?e=pJki2D

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

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, September 7, 2021 4:27 PM
To: Kimberly McClure
Cc: Meagan R. Hegge
Subject: RE: Liberty Ct (KMc)
Attachments: 20210907_164001.pdf

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

Thank you.

Meagan Hegge

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, August 25, 2021 5:03 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; hessmer@mtaonline.net; robyundtmsb@gmail.com; davemtp@mtaonline.net
Subject: Liberty Ct (KMc)

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 pre-application request for a two lot subdivision for Liberty Court, Case No. 2021-131, Tech – KMc.

Comments due by September 14, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mclclure_matsugov_us/EghK8twAsIRGnMwvS3NIorkBXcFXzVGF2_oqWlxtMIlyQ?e=pJki2D

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

Thank you,

A
L
A
S
K
A

2021 - 025927 - 0

Recording District 311 Palmer

GC

09/01/2021 11:44 AM

Page 1 of 3



RETURN TO:

Matanuska Electric Association, Inc.

PO Box 2929

Palmer, Alaska 99645

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 ^{W/O. 63787} (S)

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

G. Robert Chapman III dba North Property Development

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") 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: That portion of the Southeast one-quarter of the Southeast one-quarter (SE1/4 or SE1/4) of Section one (Sec.1), Township Seventeen North (17N), Range one West (1W), Seward Meridian, more particularly described as follows:

Commencing at the Southeast Corner of said section one, thence following the Southerly section line of Section One (Sec. 1), S89°52' West, 1112.40 feet to the true point of beginning; thence continuing S89°52' West 208.70 feet; thence North 587.86 feet to the Southerly right-of-way of the Old Palmer - Wasilla Highway; thence S62°06' East, 216.30 feet; thence South 477.95 feet to the true Point of Beginning.

Being in Section 1, Township 17N, Range 1W, S.M., and to construct, recon-

struct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within _____ feet of the center line of said line or system, or 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); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

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 8th day of

November, 1984

G. Robert Chapman III L.S.

_____ L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 8th day of November, 1984,

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared G. Robert Chapman III

_____, each to me personally 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.

Neilus Wickham
NOTARY PUBLIC in and for Alaska

My commission expires 5-5-86



Office Use Only	W. O.	63787	AAP	1753
	P/S	5	TUAD	0
	SUBD.	736	EASE	86-6490
	PLAT	-		

w/o
63737

WARRANTY DEED

THE GRANTOR, CRAIG E. RAPPE, who also appears of record as CRAIG EDWARD RAPPE, a single man, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby CONVEY AND WARRANT unto the GRANTEEES, G. ROBERT CHAPMAN, III and KATHERINE B. CHAPMAN, husband and wife, as TENANTS BY THE ENTIRETY, and MICHAEL TITTE, a single man, whose mailing address is PO Box 14516 ANCHORAGE AK 99507, all as TENANTS IN COMMON, and to GRANTEEES' heirs, executors, administrators, successors and assigns, an estate in fee simple in and to the following described real property situate within the State of Alaska:

That portion of the Southeast one-quarter of the Southeast one-quarter (SE 1/4 SE 1/4) of Section One (Sec. 1), Township Seventeen North (T17N), Range One West (R1W), Seward Meridian, located in the PALMER RECORDING DISTRICT, Third Judicial District, State of Alaska, more particularly described as follows:

Commencing at the Southeast corner of said Section One (Sec. 1), thence following the southerly section line of said Section One (Sec. 1), S89°52' West, 1112.40 feet to the True Point of Beginning; thence continuing S89°52' West, 208.70 feet; thence North 587.86 feet to the southerly right-of-way of the Old Palmer - Wasilla Highway; thence S62°06' East, 216.30 feet; thence South 477.95 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska, Department of Transportation and Public Facilities by Warranty Deed recorded March 2, 1981 in Book 228 at page 665.

SUBJECT TO covenants, conditions, restrictions, exceptions, easements, notes, reservations and rights-of-way, if any, of record;

TO HAVE AND TO HOLD the same, together with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 15th day of June, 1984.

Craig E. Rappe
CRAIG E. RAPPE, Grantor

STATE OF ALASKA)
) SS:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 15th day of June, 1984, before me, the undersigned Notary Public in and for Alaska, duly commissioned and sworn as such, personally appeared CRAIG E. RAPPE, known to me and to me known to be the individual named in and who executed the above Warranty Deed; who did acknowledge to me that the same was signed freely and voluntarily, with knowledge and understanding of the contents thereof, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal.

Renee L. Cummings
Notary Public in and for Alaska
My commission expires 10/10/84

NOTARY PUBLIC
RENEE L. CUMMINGS
10/10/84

APPROPRIATE RECORDING RETURN TO GRANTEEES

MAR E WILLIAMS
ATTORNEY
LEGAL CORPORATION

Waterford Center
P.O. Box 1145
Jed Pointe AS 99517
(907) 844-4033



Page 3 of 3
2021-025927-0

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.

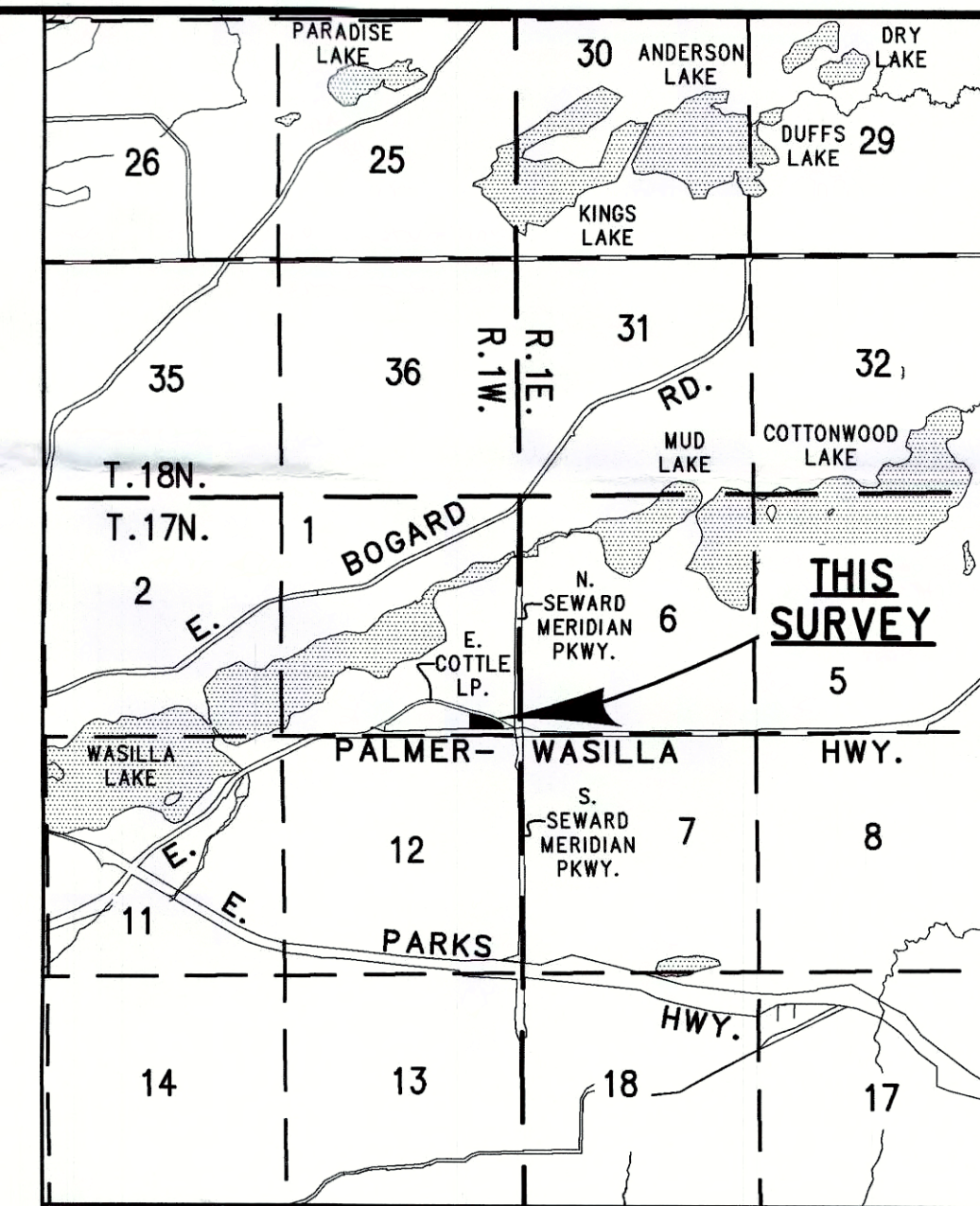
REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

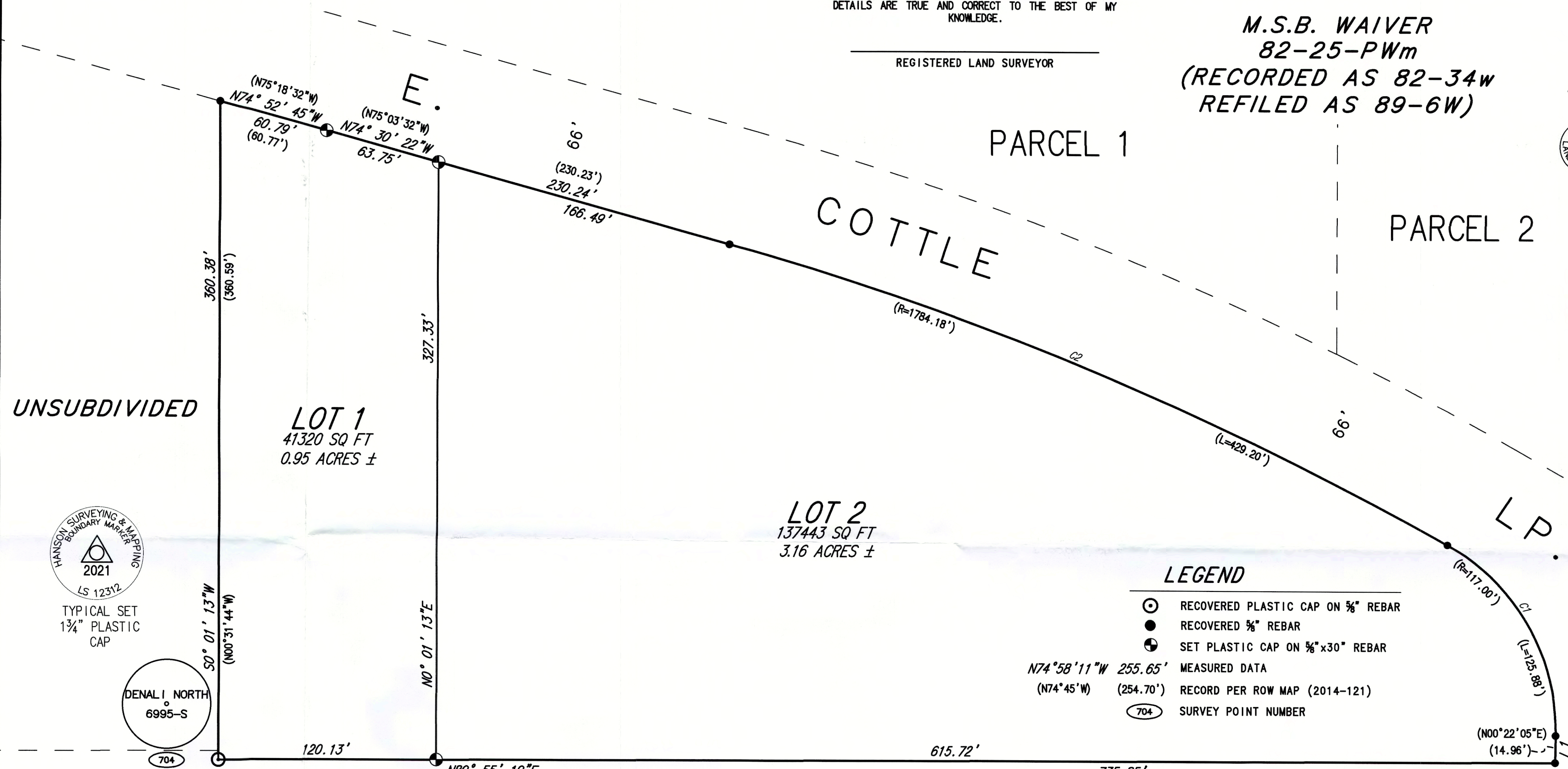
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TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

M.S.B. WAIVER
82-25-PWm
(RECORDED AS 82-34w
REFILED AS 89-6W)



RECEIVED
AUG 12 2021
PLATTING



UNSUBDIVIDED
LOT 1
41,320 SQ FT
0.95 ACRES ±

LOT 2
137,443 SQ FT
3.16 ACRES ±

LEGEND

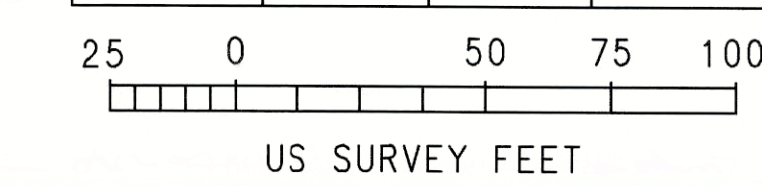
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER ROW MAP (2014-121)
- 704 SURVEY POINT NUMBER

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 SOUTHWEST CORNER OF LOT 1 (SUVEYED POINT 704), A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 07.39"N 149° 21' 58.41"W
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SOURCE: MSB TAX MAP WA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____
SSA INVESTMENTS, LLC
P.O. BOX 873881
WASILLA, AK 99687-3881

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

A PLAT OF
LIBERTY COURT
A SUBDIVISION OF
THE EAST 1112.4 OF SE 1/4 SE 1/4
SEC. 1, T.17N. R.1W. SM, AK
EXCEPTING THEREFROM
WARRENTY DEED (BK. 227, PG. 954)
AND WARRANTY DEED (2009-006582-0)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 1, T.17N. R.1W. SM, AK
CONTAINING 4.10 ACRES MORE OR LESS

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