

A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 6, 2021**

PRELIMINARY PLAT:      **TREASURE IS RSB B/2 L/33&34**

LEGAL DESCRIPTION:    **SEC 22, T18N, R02W S.M., AK**

PETITIONER:            **ROBERT DAN FERGUSON**

SURVEYOR:              **BULL MOOSE SURVEYING**

ACRES: **0.99 +/-**                      PARCELS:    **1**

REVIEWED BY: **FRED WAGNER**

**CASE: 2021-144**

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**REQUEST:**

The request is to combine Lots 33 & 34, Block 2, Treasure Island Subdivision (Plat #71-33), into one lot to be known as **LOT 34A**, containing 0.99 acres +/- . The property is located west of N. Pittman Road, south of N. Diamond Road, and directly south of W. Captian Hook Drive, lying within Section 22, Township 18 North, Range 2 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps

**Exhibit A**

**DISCUSSION:** The subject parcels are located within the Meadow Lakes 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 Treasure Island Lot 34A, Block 2 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:**

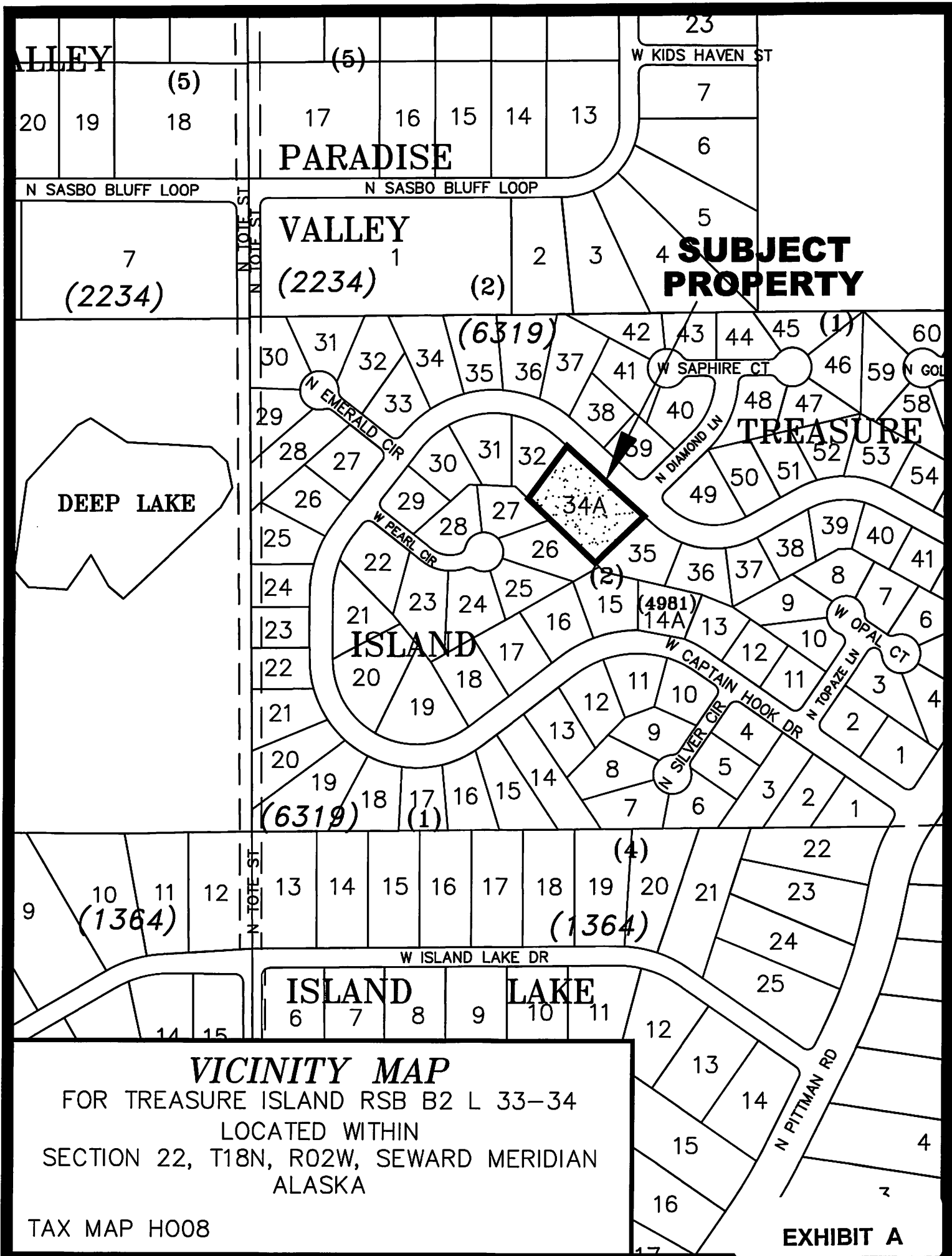
1. The abbreviated plat of Treasure Island Lot 34A, Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Treasure Island Subdivision, lessening the lot density in the area.

3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

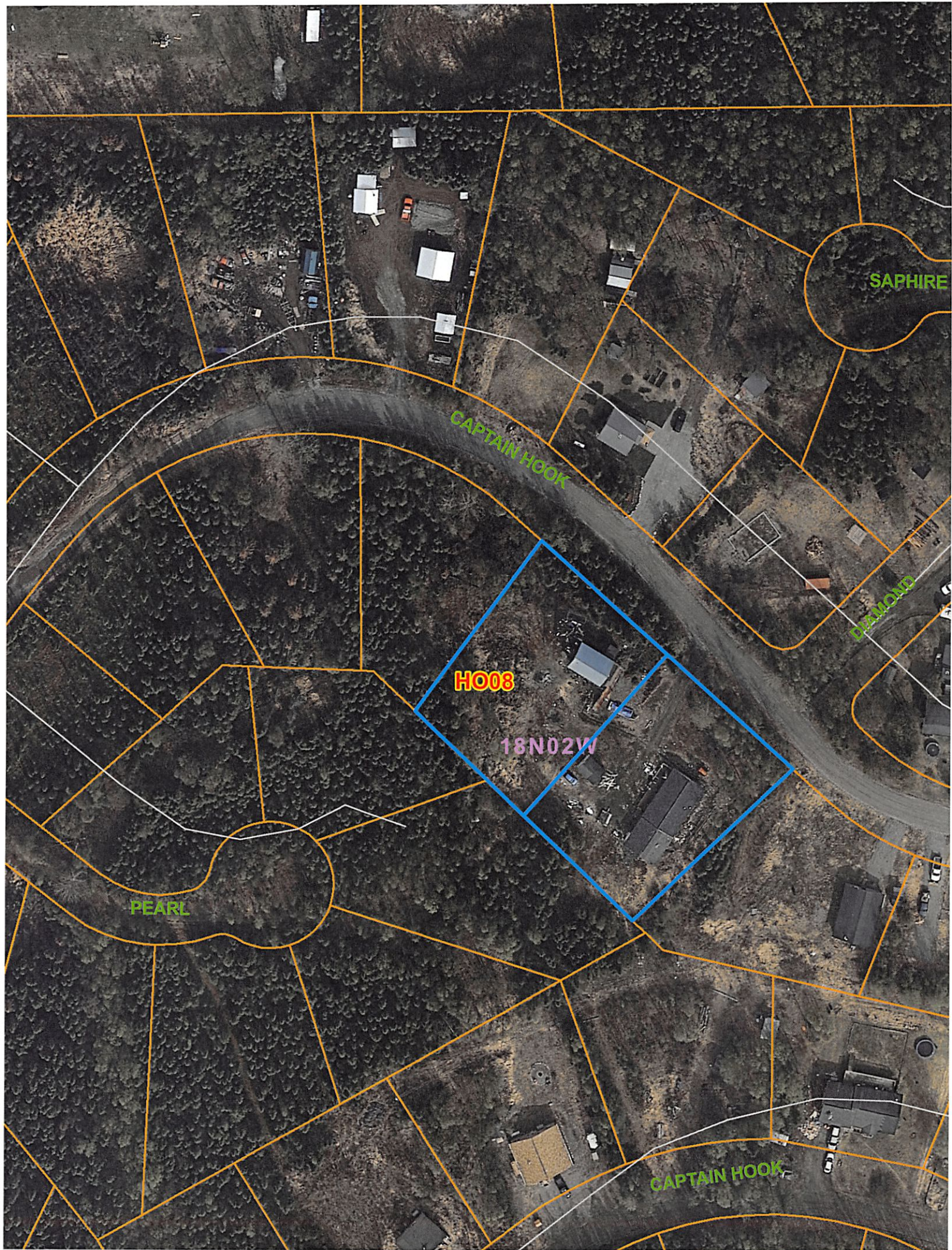
**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Treasure Island Lot 34A, Block 2 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.









HO07

NOTE

EMERALD  
CAPTAIN HOOK

18N02W

PEARL

HO08

KIDS  
HAVEN

SASSBO GLENN

SAPPHIRE

DIAMOND

ORAL

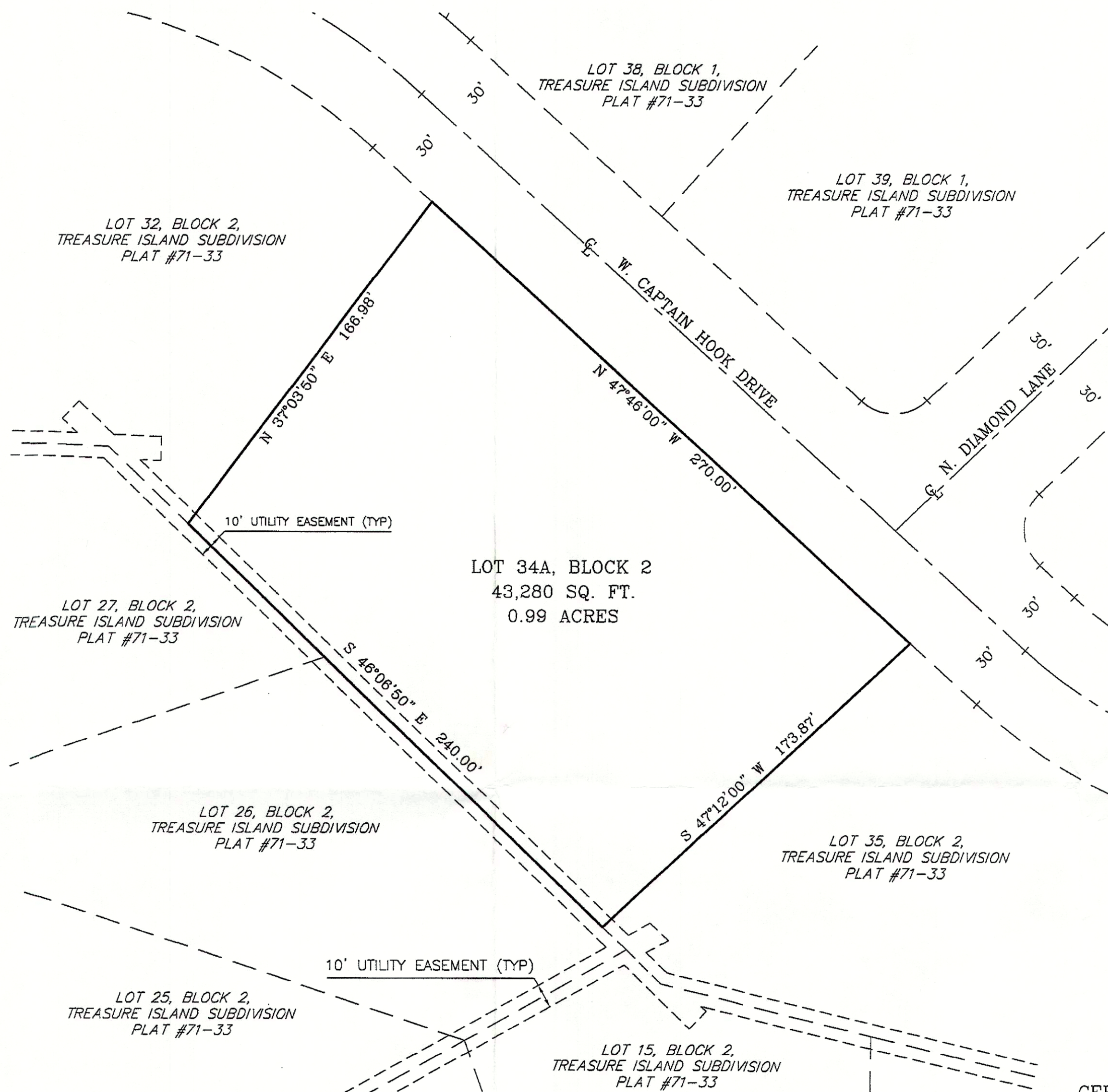
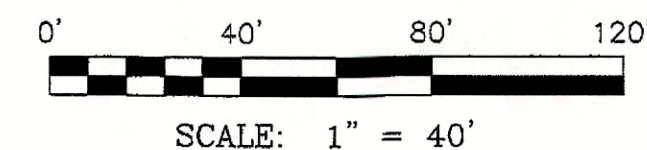
TOPAZ

SILVER

ISLAND LAKE

ELI TERRY





### PLANNING & 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 NO. \_\_\_\_\_

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

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

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

PRELIMINARY

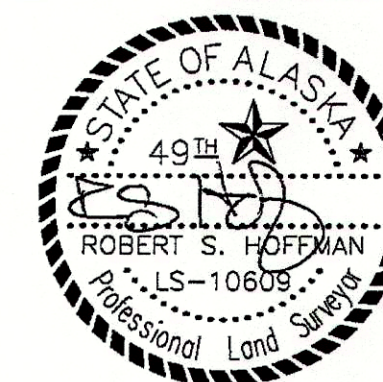
### CERTIFICATE OF PAYMENT OF TAXES

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

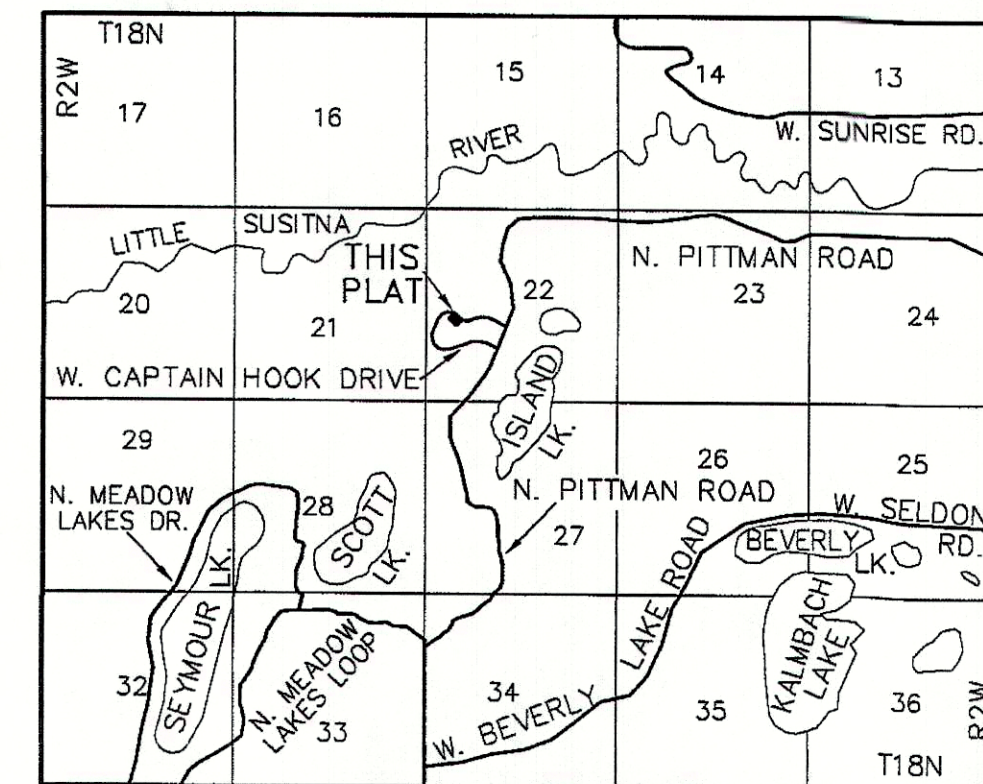
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #71-33



ROBERT S. HOFFMAN, P.L.S.  
LS 10609 PROFESSIONAL LAND SURVEYOR

9-2-2021  
DATE



VICINITY MAP: 1" = 1 MILE

### CERTIFICATE OF OWNERSHIP

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

ROBERT D. FERGUSON \_\_\_\_\_ DATE \_\_\_\_\_  
7351 W. CAPTAIN COOK DRIVE  
WASILLA, ALASKA 99623

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR ROBERT D. FERGUSON

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

RECEIVED  
Agenda Copy  
SEP 4 2021  
Agenda Copy  
PLATTING

### A PLAT OF TREASURE ISLAND SUBDIVISION LOT 34A, BLOCK 2

A REPLAT OF:  
LOTS 33 & 34, BLOCK 2  
TREASURE ISLAND SUBDIVISION  
PLAT #71-33

LOCATED WITHIN:  
SECTION 22, T18N R2W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 0.99 ACRES MORE OR LESS

### BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.  
200 HYGRADE LANE  
WASILLA, ALASKA 99654  
OFFICE: (907) 357-6957  
bob@bullmoosesurveying.com

DRAWN BY: RSH  
DATE: 8/26/2021  
CHECKED BY: TGC

DRAWING SCALE:  
1"=40'  
SHEET  
1 OF 1

### NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BLANKET EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.  
RECORDED OCTOBER 5, 1960 IN BOOK 34, PAGE 82.
4. COVENANTS, CONDITIONS AND RESTRICTIONS:  
RECORDED APRIL 26, 1971, MISC. BOOK 16, PAGE 333



**B**

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 6, 2021

ABBREVIATED PLAT: FAIRVIEW EAST ADDITION NO. 1 RSB B/3 L/7  
LEGAL DESCRIPTION: SEC 19, T17N, R01E, SEWARD MERIDIAN AK  
PETITIONER/OWNER: DAN HULTQUIST  
SURVEYOR: BULL MOOSE SURVEYING  
ACRES: 4.8 ± PARCELS: 2  
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2021-143

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**REQUEST:** The request is to create two lots from Lot 7, Block 3, Fairview East Addition No. 1, Plat No. 73-92, to be known as **LOTS 7A & 7B**, containing 4.8 acres +/- . The plat is located directly south of E. Crane Road and west of E. Nelson Road; within the NE ¼ Section 19, Township 17 North, Range 01 East, Seward Meridian, Alaska. Proposed Lot 7B is a flag lot, pursuant to MSB 43.20.300(E).

**EXHIBITS**

Vicinity Map and Aerial Photos  
Engineer's Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
Planning  
Fire Code  
Utilities

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 8 pgs

**DISCUSSION:** The proposed subdivision is south of E. Crane Road and west of E. Nelson Road. Proposed Lot 7B is a flag lot, with a 60' wide flag pole. All lots will have the required frontage on E. Crane Road, a Borough maintained road, pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots. Staff notes as a follow up to the 15' utility easement adjacent to the east side of the flag pole portion of proposed Lot 7B, the surveyor has stated that easement will be removed from the preliminary plat since easements can not be dedicated on abbreviated plats.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering LLC, notes that the soils evaluation included one new testhole excavated on July 2, 2021. The testhole was 14 ½ feet deep and was sited just south of the proposed lot line common to the two future lots in order to best represent the soil conditions for both lots. Testhole location map and testhole log are attached. No ground water was encountered in the testhole. Proposed Lot 7A already has a residence and functional septic system. He further states that, "Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site,

each lot will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.”

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Division (**Exhibit D**) has no comments. Fire Marshal Donald Cuthbert commented (**Exhibit E**), “As long as the pole section of the flag is built to standard Fire and Life Safety has no issue with this.”

**Utilities:** (**Exhibit F**) MTA and Enstar have no comments or objections. GCI commented the legal description in the title block needs to show the Section to be 19. MEA requests a newly recorded MEA Electrical Line Easement to be added to the plat notes (see **Recommendation #5**).

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

**CONCLUSION:** The preliminary plat of Fairview East Addition No. 1 RSB B/3 L/7 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.

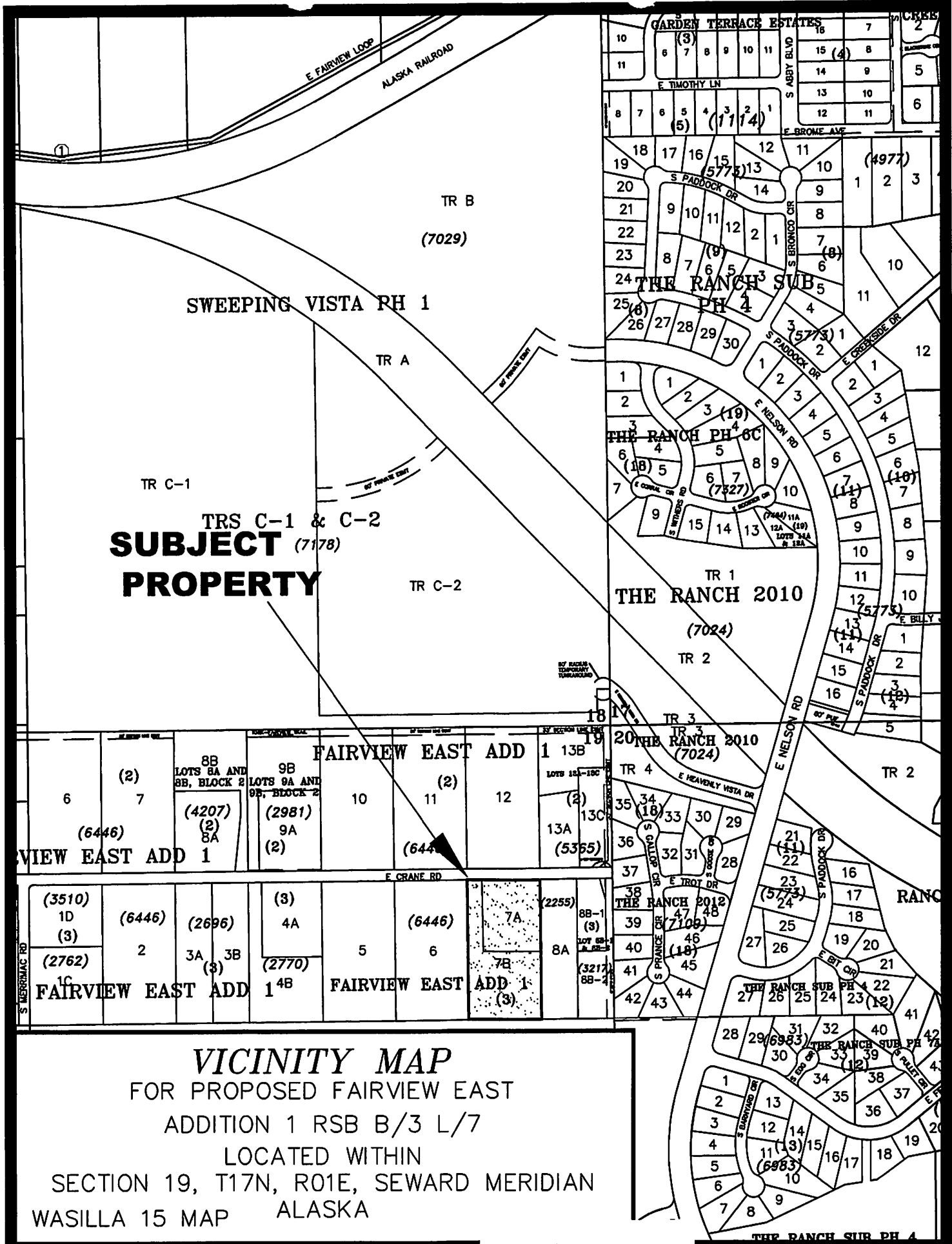
#### **FINDINGS OF FACT**

1. The plat of Fairview East Addition No. 1 RSB B/3 L/7 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). Both lots have required septic and building area.
3. Both lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; U.S. Postmaster; Knik-Fairview Community Council; Road Service Area #14 Fairview; MSB Community Development, Assessments, Code Compliance 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 Fairview East Addition No. 1 RSB B/3 L/7, Section 19, Township 17 North, Range 01E East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.

4. Show all easements of record on final plat.
5. Show newly recorded MEA easement in the plat notes on final plat.
6. Apply for driveway permits from MSB for all driveways accessing E. Crane Road and provide copy to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED FAIRVIEW EAST

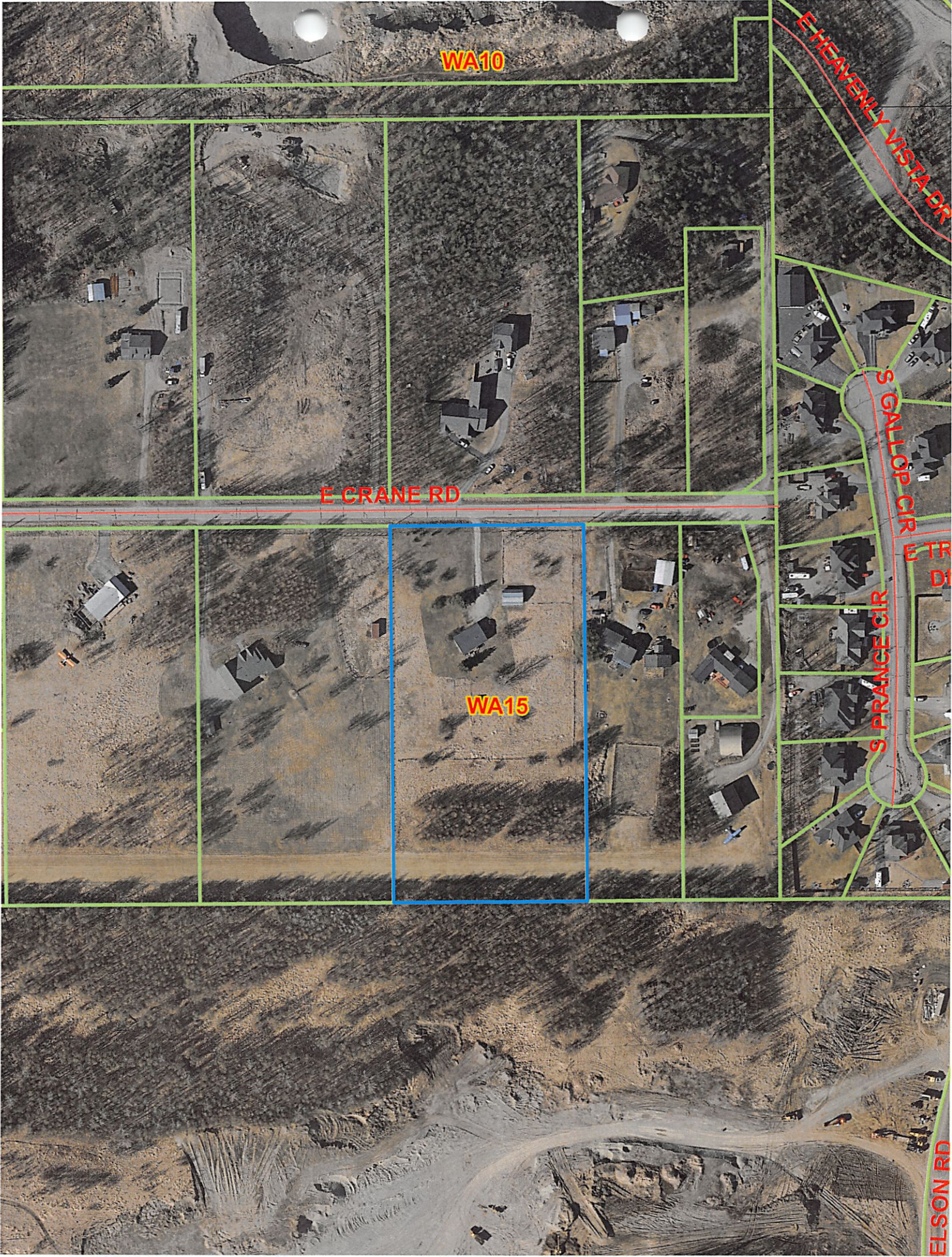
ADDITION 1 RSB B/3 L/7

LOCATED WITHIN

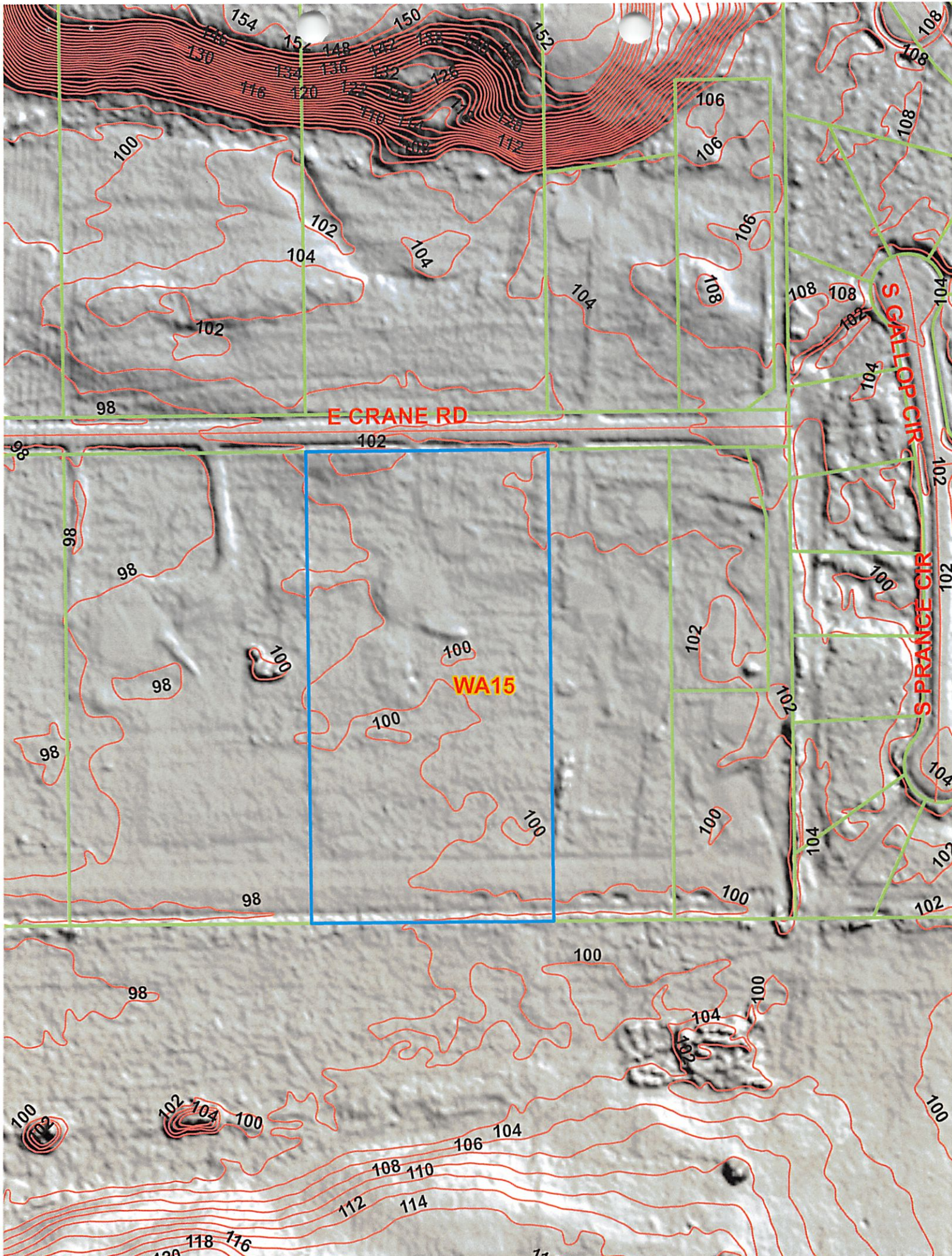
SECTION 19, T17N, R01E, SEWARD MERIDIAN

WASILLA 15 MAP ALASKA

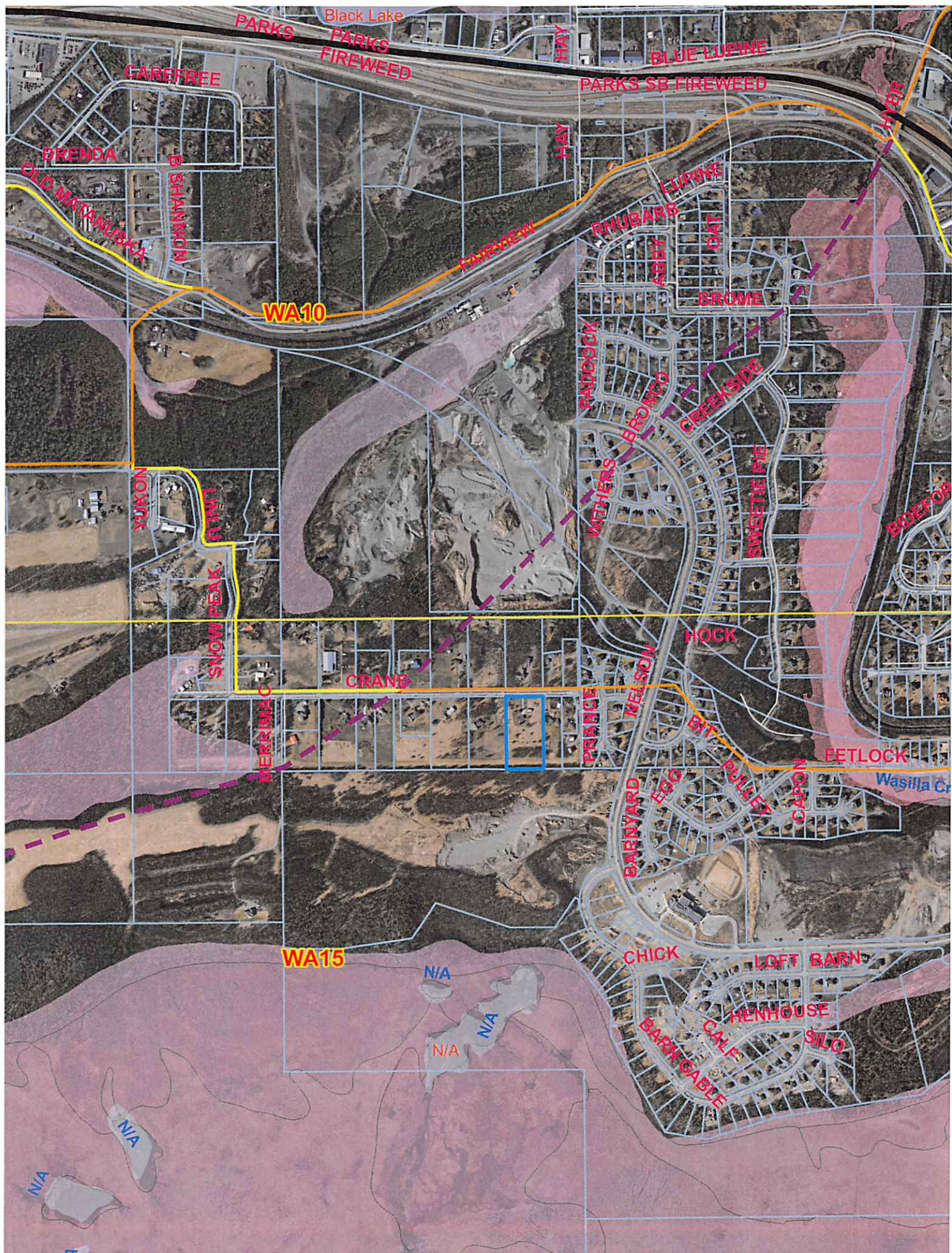
















Pioneer Engineering LLC  
Professional, Reliable, Local

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July 23, 2021

**RE: Usable Area Report**  
**T17N R1W Section 19, SM**  
**Fairview East Addition #1, Lot 7 Block 3**

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

Dear Mr. Wagner,

**Usable Area:** Working on behalf of the owners and in coordination with Bull Moose Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 4.8-acre parent parcel into two 2.4-acre lots.

**Test Hole:** 1 new test hole was excavated on 7-2-21. The test hole was 14 ½ feet deep and was sited just south of the proposed lot line common to the two future lots in order to best represent the soil conditions for both lots. The test hole showed four feet of topsoil overlaying 11 ½ feet of sand and gravel. Groundwater was not encountered in the test hole & the test hole log is attached. Proposed Lot 7A already has a residence and functional septic system.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater, but that is not anticipated.

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

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

Sincerely,

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



# SOIL LOG

Job Number: 2021-SW-197

Project Location: Fairview East Addition #1, Lot 7 Block 3

Logged By: Steve Wilson

Date: 7-2-21

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	
5	Sand & gravel (SP/GP)
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	Bottom of test hole No groundwater
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



## Kimberly McClure

---

**From:** Jamie Taylor  
**Sent:** Friday, September 24, 2021 12:27 PM  
**To:** Kimberly McClure  
**Subject:** RE: Fairview E Add 1 RSB B3 L7

No comment.

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

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, September 8, 2021 4:56 PM  
**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; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>  
**Subject:** Fairview E Add 1 RSB B3 L7

All~

Below is a link to a request for comments for Fairview East Addition No 1 RSB B/3 L/7, Case #2021-143, Tech KMc.

### Comments due by September 28, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD\\_KWRuj9-g?e=VfrEZ7](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD_KWRuj9-g?e=VfrEZ7)

***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

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**From:** Kelsey Anderson  
**Sent:** Thursday, September 23, 2021 2:16 PM  
**To:** Kimberly McClure  
**Subject:** RE: Fairview E Add 1 RSB B3 L7

**PA20210143**

The borough planning services division has no comment

**Kelsey Anderson**  
Matanuska-Susitna Borough: Planner II  
Desk: 907-861-8525  
Cell: 907-795-3984

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, September 8, 2021 4:56 PM  
**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; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>  
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All~

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[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD\\_KWRui9-g?e=VfrEZ7](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD_KWRui9-g?e=VfrEZ7)

***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:** Friday, September 10, 2021 10:33 AM  
**To:** Kimberly McClure  
**Subject:** RE: Fairview E Add 1 RSB B3 L7

Kimberly,  
As long as the pole section of the flag is built to standard Fire and Life Safety has no issue with this.



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

---

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**Subject:** Fairview E Add 1 RSB B3 L7

All~

Below is a link to a request for comments for Fairview East Addition No 1 RSB B/3 L/7, Case #2021-143, Tech KMc.

### Comments due by September 28, 2021.

[https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD\\_KWRuj9-g?e=VfrEZ7](https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD_KWRuj9-g?e=VfrEZ7)

**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:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, September 13, 2021 10:24 AM  
**To:** Kimberly McClure  
**Subject:** RE: Fairview E Add 1 RSB B3 L7

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

Hello,

MTA has reviewed the plat for Fairview East. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, September 8, 2021 4:56 PM  
**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; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>  
**Subject:** Fairview E Add 1 RSB B3 L7

All~

Below is a link to a request for comments for Fairview East Addition No 1 RSB B/3 L/7, Case #2021-143, Tech KMc.



**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 17, 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.

- **Fairview East Addition No.1 Lots 7A & 7B, Block 3  
(MSB Case # 2021-143)**

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

Sincerely,

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

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

## Kimberly McClure

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 9, 2021 8:41 AM  
**To:** Kimberly McClure  
**Cc:** OSP Design Group  
**Subject:** RE: Fairview E Add 1 RSB B3 L7  
**Attachments:** Fairview E Add 1 RSB B3 L7.pdf; Agenda Plat.pdf; Soils Report.PDF

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

Kimberly,

In review GCI has the following comment for the attached signed plat.

The legal description in the title block needs to show the Section to be 19.

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, September 8, 2021 4:56 PM  
**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>; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>  
**Subject:** Fairview E Add 1 RSB B3 L7

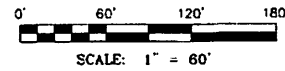
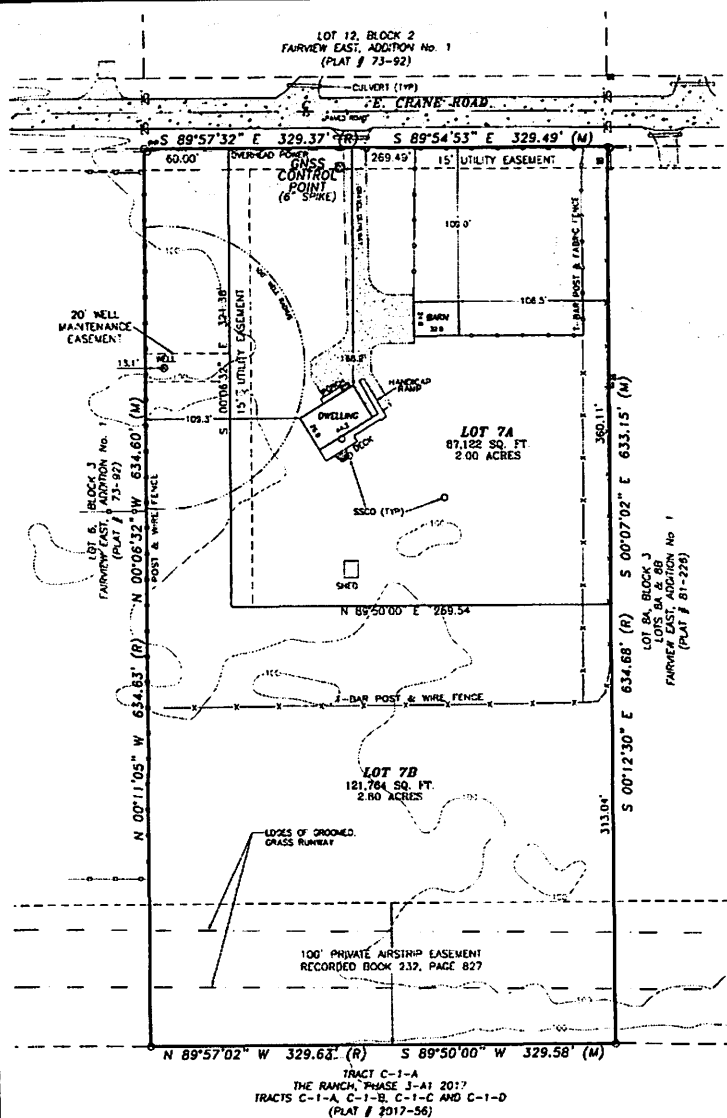
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

All~

Below is a link to a request for comments for Fairview East Addition No 1 RSB B/3 L/7, Case #2021-143, Tech KMc.

**Comments due by September 28, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Eq7C7akQALZGpHbZnz2PnlG20y2Q-HawOQCD\\_KWRuj9-g?e=VfrEZ7](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eq7C7akQALZGpHbZnz2PnlG20y2Q-HawOQCD_KWRuj9-g?e=VfrEZ7)



### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DANIEL HULTQUIST  
11310 AMY CIRCLE  
ANCHORAGE, AK 99516

DATE

DOROTHY HULTQUIST  
11310 AMY CIRCLE  
ANCHORAGE, AK 99516

DATE

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR DANIEL HULTQUIST  
DOROTHY HULTQUIST

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

### LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER FAIRVIEW EAST, ADD'N No. 1 (PLAT #73-92)
- (R1) RECORD VALUE PER HALE ESTATE LOTS 1 & 2 (PLAT #2002-104)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⊕ POWER POLE
- ✓ GUY ANCHOR
- ⊞ PEDESTAL

### CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE

BOROUGH TAX COLLECTION OFFICIAL

### SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.  
LS 10609 PROFESSIONAL LAND SURVEYOR

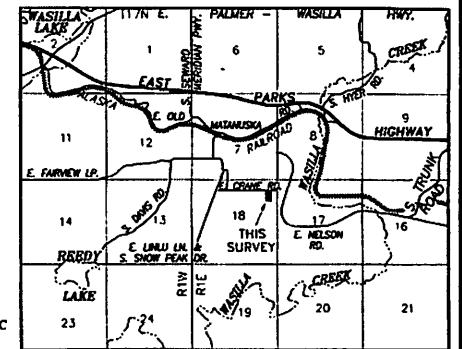
8/24/2021  
DATE



PRELIMINARY

Agenda Copy

Agenda Copy



### 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 PLATING AUTHORITY BY

PLAT RESOLUTION NO \_\_\_\_\_

DATED

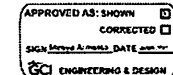
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST:

PLATTING CLERK



APPROVED AS SHOWN  
CORRECTED  
SIGN, DATED & MONUMENTED DATE  
ENGINEERING & DESIGN  
AUG 24 2021

A PLAT OF  
**FAIRVIEW EAST  
ADDITION No. 1  
LOTS 7A & 7B, BLOCK 3**

A REPLAT OF:  
LOT 7, BLOCK 3  
FAIRVIEW EAST ADDITION No. 1  
PLAT #73-92

LOCATED WITHIN:  
SECTION 4B; 9T17N R1E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 4.8 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**

ROBERT S. HOFFMAN P.L.S.  
200 HYGRADE LANE  
WASILLA, ALASKA 99654  
OFFICE: (907) 357-6957  
bob@bulmoosesurveying.com

DRAWN BY: EEG  
DATE: 8/24/2021

DRAWING SCALE:  
1" = 60'

CHECKED BY: RSH

SHEET  
1 OF 1

### NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 10, 2021 AT CONTROL POINT SHOWN. THE CONTROL POINT HAS A LATITUDE OF 61°33'15.08330"N AND A LONGITUDE OF 149°19'57.76410"W AND IS 139.50' S 84°15'49" E OF THE NORTHWESTERN PROPERTY CORNER. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

## Kimberly McClure

---

**From:** Cindy A. Coughlin <Cindy.Coughlin@mea.coop>  
**Sent:** Monday, September 27, 2021 3:57 PM  
**To:** Kimberly McClure; Dubour, Adam J (DFG); colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner; Fire Code; Jill Irsik; Eric Phillips; Brad Sworts; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Alex Strawn; Fred Wagner; Permit Center; Mark Whisenhunt; Theresa Taranto; Andy Dean; MEA\_ROW; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Bill Kendig; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee  
**Cc:** Meagan R. Hegge  
**Subject:** RE: Fairview E Add 1 RSB B3 L7  
**Attachments:** 00ABBF38.tif

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

Hello Kimberly,

Please see attached easement recorded on September 17, 2021 Document number 2021-027575-0. Will need to be added to the plat notes for MEA Electrical Line Easement on property. MEA has no other comments.

Thank you,

Cindy Coughlin  
ROW Supervisor  
Matanuska Electric Association  
cindy.coughlin@mea.coop  
Office Phone: 907-761-9265  
Cell Phone: 907-707-4915



---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, September 8, 2021 4:56 PM  
**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>; MEA\_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Bill Kendig <billydoc56@hotmail.com>; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; George McKee <George.McKee@matsugov.us>  
**Subject:** Fairview E Add 1 RSB B3 L7

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

All~

Below is a link to a request for comments for Fairview East Addition No 1 RSB B/3 L/7, Case #2021-143, Tech KMc.

Comments due by September 28, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD\\_KWRuj9-g?e=VfrEZ7](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eq7C7akQALZGpHbZnz2PnlgB20y2Q-HawOQCD_KWRuj9-g?e=VfrEZ7)

***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](mailto:Kimberly.McClure@matsugov.us)

**2021-027575-0**

Recording District 311 Palmer

09/17/2021 11:43 AM

Page 1 of 2

CC



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.

6/6/2020

## ELECTRIC LINE RIGHT OF WAY EASEMENT

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

M. Michael and Dorothy L. Moore

(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:

Lot 7, Block 3, Fairview East Subdivision,

Addition No. 1, According to Plat 73-92, in

the Palmer Recording District, Third Judicial

District, State of Alaska

Being in Section 19 Township 17 N Range 1 E 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 \_\_\_\_\_ day of

May 16th, 1979

M. Michael Moore L.S.

Dorothy L. Moore L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 16th day of May, 1979, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared

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.

Karl J. Matric  
NOTARY PUBLIC in and for Alaska

My commission expires: 3-31-81

ED FORM 51A, Matanuska Electric Assn., Inc. - May 31, 1978





