

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 29, 2021

ABBREVIATED PLAT: COZY ACRES

LEGAL DESCRIPTION: SEC 12, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: LYNDA PLETTNER

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 3 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2021-187

REQUEST: The request is to create two lots from Lot 8, Block 3, Capitol Corridors, Plat No. 76-351, to be known as **COZY ACRES**, containing 3 acres +/- . The plat is located east of S. Kenlar Road and north of W. Larae Road, within Section 12, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works

EXHIBIT C – 1 pg

City of Houston

EXHIBIT D – 1 pg

ADF&G

EXHIBIT E – 1 pg

Utilities

EXHIBIT F – 6 pgs

DISCUSSION: The proposed subdivision is creating two lots from Lot 8, Block 4. Lot 1 is 1.1 acres; Lot 2 is 1.9 acres. Lot 1 as has frontage onto S. Kenlar Road; Lot 2 has access onto S. Kenlar Road and W. Larae Road; both streets are owned and maintained by MSB. S. Kenlar Road is classified as a minor collector, W. Larae Road is classified as Residential Subcollector. Both lot have the required frontage, legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, MSB 43.20.140, and MSB 43.20.320.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE, notes the soils conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements. Based on the test hole data and review of topography information, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots. A testhole log is attached, as well as a map of the testhole location and drainage. Drainage patterns will not be altered as a result of this subdivision.

Comments: Department of Public Works (**Exhibit C**) has no comments.

City of Houston: (Exhibit D) notes the lot sizes meet minimum standard for current zoning and has no other comments. **ADF&G:** (Exhibit E) has no objections.

Utilities: (Exhibit G) Enstar and GCI have no comments. MTA notes there is a 15' wide utility easement that is shown on the plat of Capitol Corridors that needs to be shown on proposed Lot 2 (see *Recommendation #4*). MEA requested a newly recorded easement be shown on final plat (see *Recommendation #4*).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; or MEA.

CONCLUSION: The preliminary plat of Cozy Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access 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 Cozy Acres 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).
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; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Cozy Acres, Section 12, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:

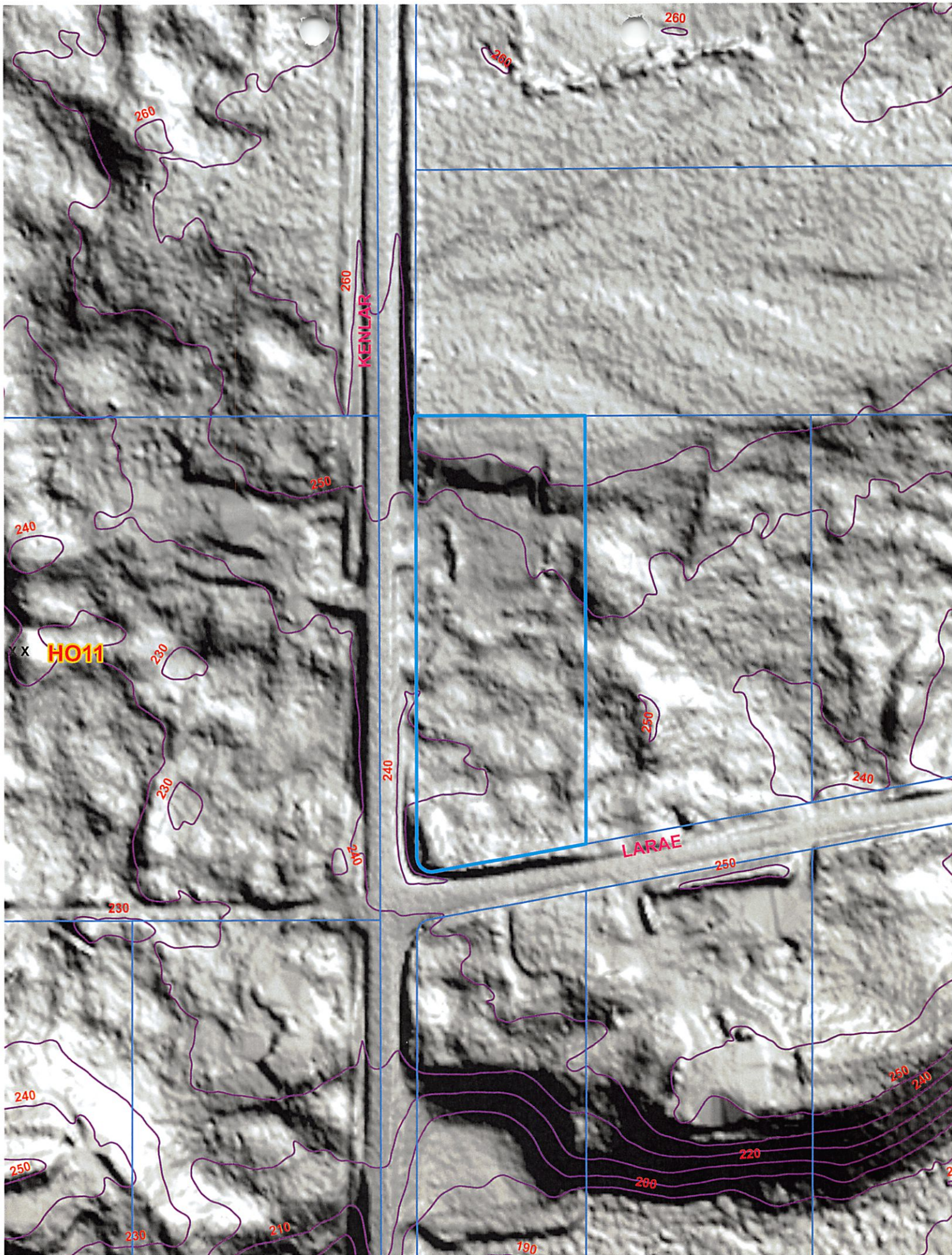
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

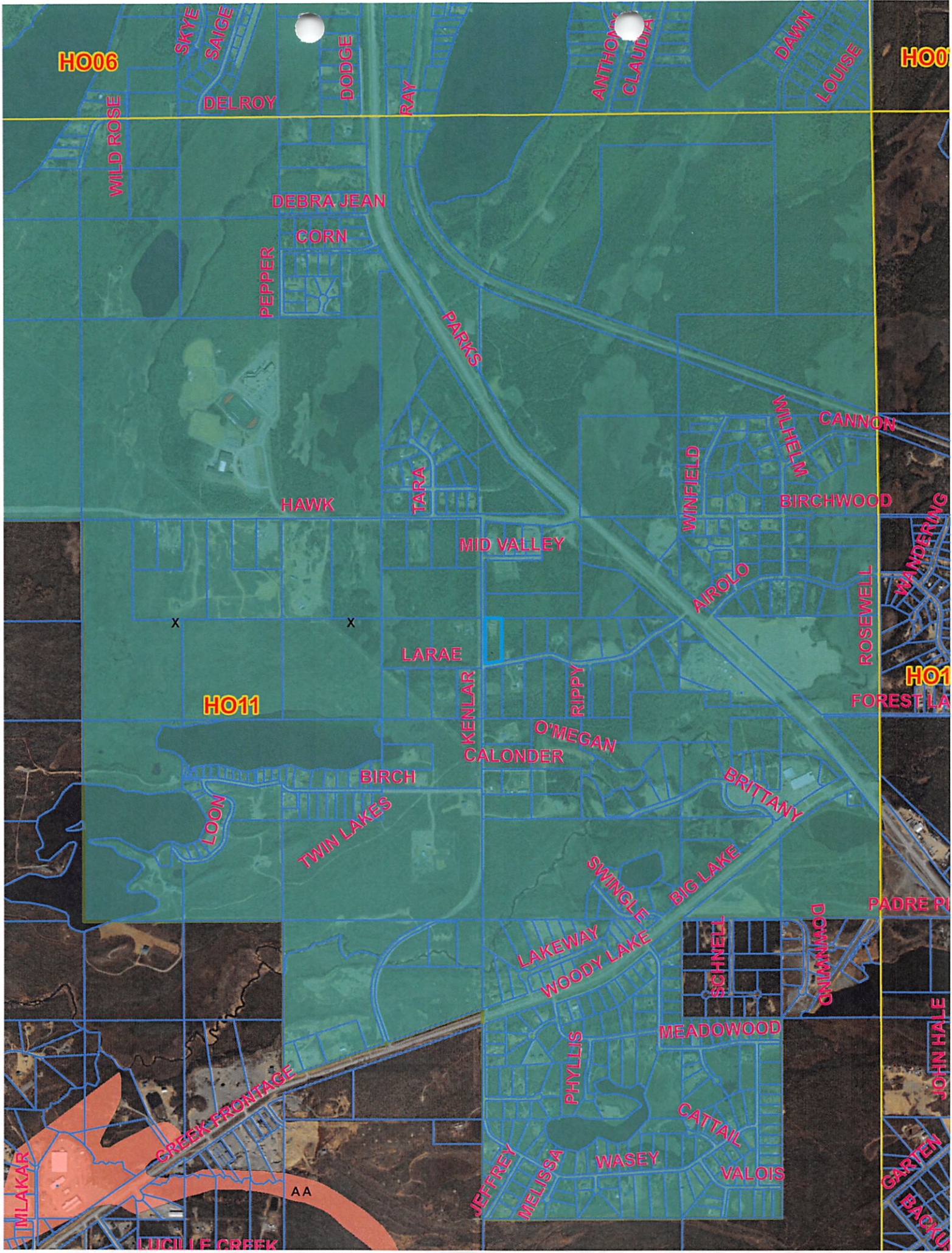


KENLAR

HO11

LARAE





Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
NOV 24 2021
PLATTING

November 12, 2021

RE: Cozy Acres Lots 1 & 2

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached is the test hole log from June 11, 2021 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and review of topography information, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the site plan is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely



James Rowland, P.E.

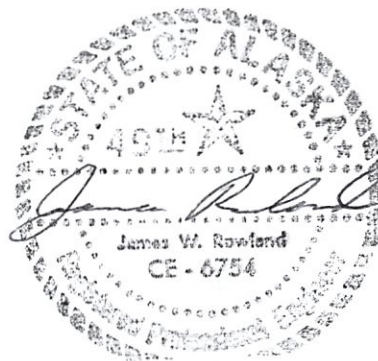


EXHIBIT B

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

TEST HOLE SOIL LOG PERCOLATION TEST

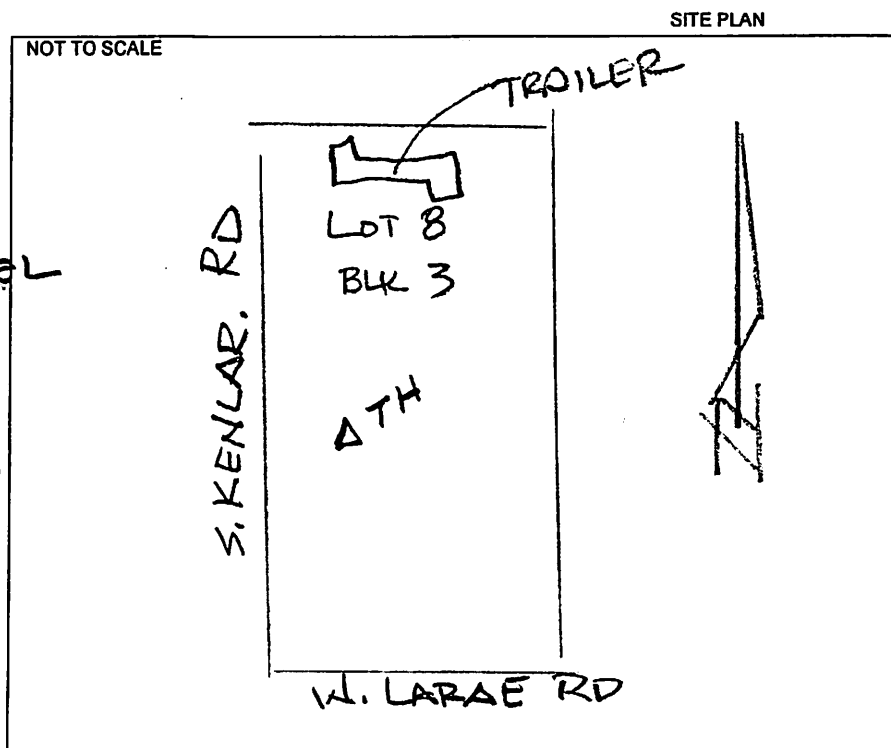
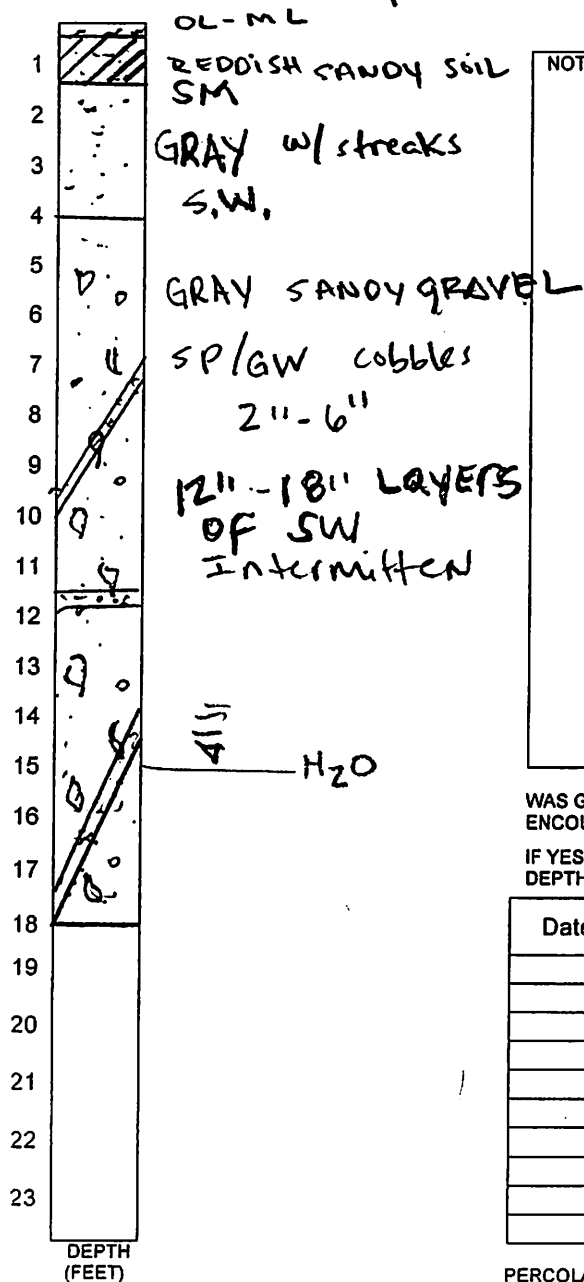
□ PERCOLATION TEST

BEDROOMS

JOB NUMBER: 19-085

PERFORMED FOR: LYNDA PLETNER DATE PERFORMED: 6/11/21

LEGAL DESCRIPTION: Capitol Corridors 8/3



WAS GROUND WATER ENCOUNTERED?

yes

IF YES, AT WHAT DEPTH?

15'

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS 150 Sq Ft / Bdrm SOIL RATING

PERFORMED BY: W.N. WHALEY CERTIFIED BY: JR DATE: 11-12-21

REQUIREMENTS GOVERNING
ADJUDICATING PARCEL OWNER
REQUIREMENTS APPLY TO
THE PARCEL.

OR WATER DISPOSAL
IF SUCH SYSTEM IS LOCATED,
WITH THE REQUIREMENTS,
STATE OF ALASKA,
WHICH GOVERNS THOSE

SPECIAL

SECTION HEREON,

SECTION OFFICIAL
(OUGH)

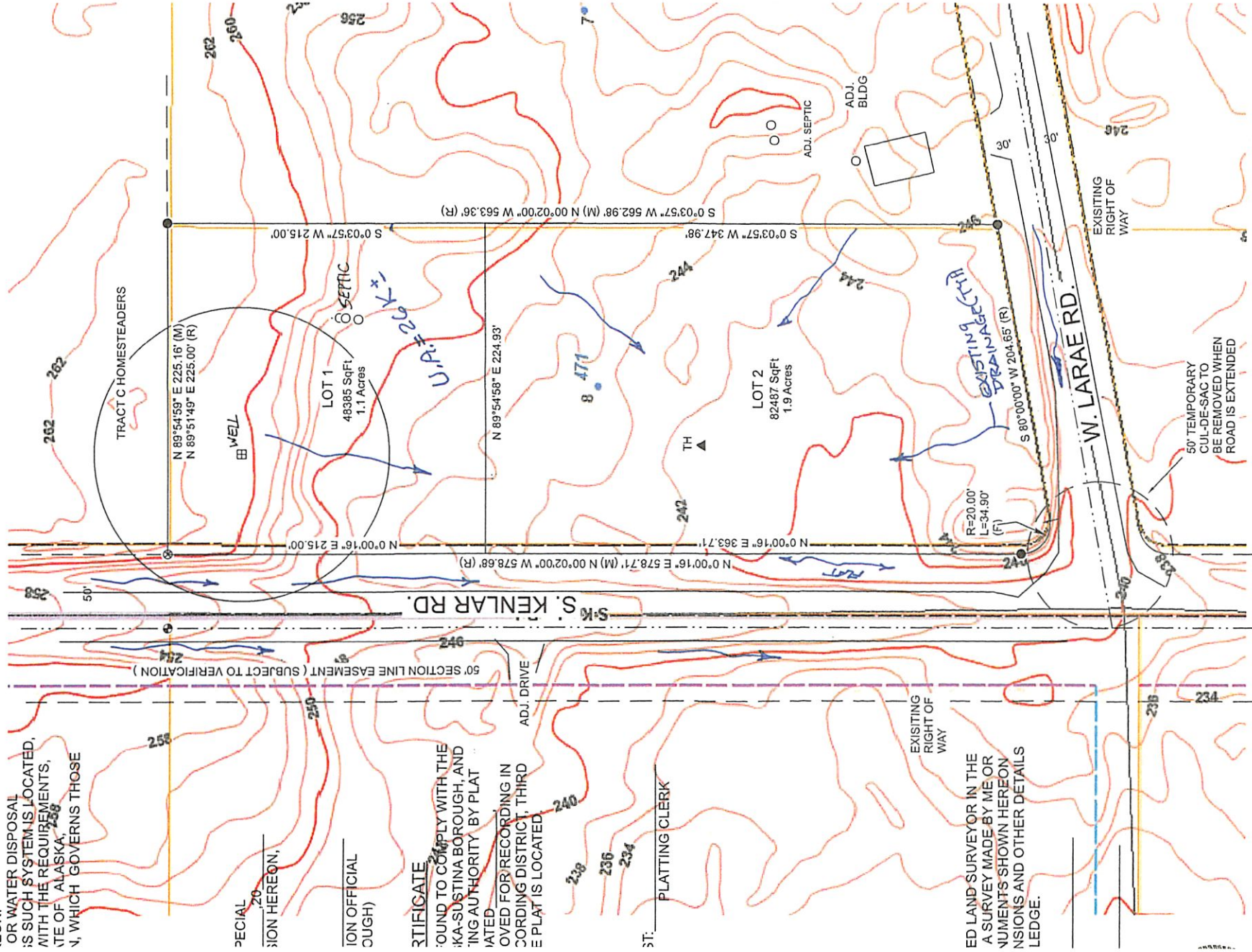
STATE

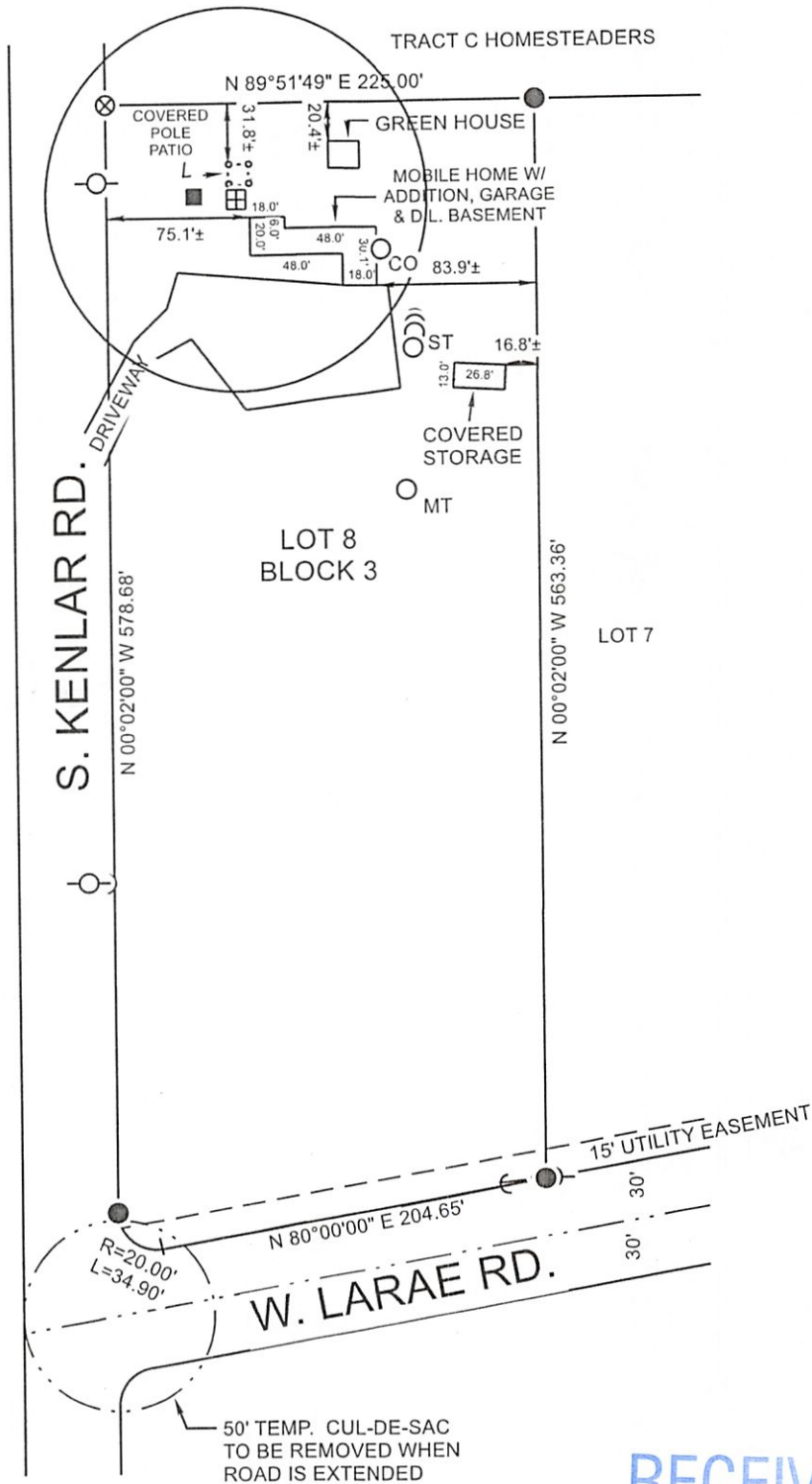
OUND TO COMPLY WITH THE
KASATINA BOROUGH, AND
ING AUTHORITY BY PLAT
ATED
OVED FOR RECORDING IN
CORDING DISTRICT, THIRD
E PLAT IS LOCATED.

ST:

PLATTING CLERK

ED LAND SURVEYOR IN THE
A SURVEY MADE BY ME OR
NUMENTS SHOWN HEREON
NSIONS AND OTHER DETAILS
LEDGE.





LEGEND

- POWER POLE W/ ANCHOR
- FOUND 5/8" REBAR
- WELL
- FOUND 1/2" REBAR
- METERBASE
- POWER POLE W/ ANCHOR
- PROPOSED WELL



NOTES:
1. SEE PLAT NOTES IF APPLICABLE

DENALI NORTH

847 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING
DESCRIBED PROPERTY: LOT 8 BLOCK 3
CAPITOL CORRIDORS PLAT NO. 79-351

PALMER RECORDING DISTRICT, AND THERE ARE NO
ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY,
EXCEPT AS INDICATED.
DATED THIS 29TH DAY OF MARCH 2019 AT PALMER, ALASKA.
IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO
DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS
OR RESTRICTIONS WHICH DO NOT APPEAR
ON THE RECORDED SUBDIVISION PLAT. UNDER NO
CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR
CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.
THIS IS NOT A LOT CORNER SURVEY.



JOB NO. 19-085

CLIENT

FIELD BOOK/PG(S). 297/72

SCALE 100 Ft/In

PLOT PLAN

ASBUILT

X

MAP

DRAWN

HW

CKD.

WW

RECEIVED
NOV 24 2021
PLATTING

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, December 21, 2021 5:39 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Cozy Acres #21-187

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, November 30, 2021 11:26 AM
To: 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; clerk@houston-ak.gov; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cozy Acres #21-187

The following link contains a Request for Comments to subdivide 51671B03L008 into two lots. Comments are due by December 22, 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/ErKZ1SkpDwxllxmV63JxsYB2ZiuAqD4nBKY4sXpJGPFnA?e=gERRiN

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

EXHIBIT C

Amy Otto-Buchanan

From: Raymond Russell <rrussell@houston-ak.gov>
Sent: Wednesday, December 1, 2021 3:10 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Cozy Acres #21-187

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

Amy,

The City has no comment at this time for this proposed subdivision. The lot sizes still meet minimum for the current zoning.

Thank you

Raymond Russell,
Public Works Director
City of Houston, Alaska
PO Box 940027, Houston, AK 99694
OFFICE: (907) 892-6869
FAX: (907) 892-7677
<http://www.houston-ak.gov/>



Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.
Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us]
Sent: Tuesday, November 30, 2021 11:26 AM
To: 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; Marilyn Bell <mbell@houston-ak.gov>; CoH Clerks <clerk@houston-ak.gov>; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cozy Acres #21-187

The following link contains a Request for Comments to subdivide 51671B03L008 into two lots. Comments are due by December 22, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, December 6, 2021 9:47 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Cozy Acres #21-187

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

Good morning,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, November 30, 2021 11:26 AM
To: 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; clerk@houston-ak.gov; 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>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cozy Acres #21-187

The following link contains a Request for Comments to subdivide 51671B03L008 into two lots. Comments are due by December 22, 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/ErKZ1SklDwxllxmxV63JxsYB2ZiuAqD4nBKY4sXpJGPFnA?e=gERRiN

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

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, December 1, 2021 10:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Cozy Acres #21-187
Attachments: 311-1979-79-351.tiff

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

Hi Amy,

MTA has reviewed the plat for Cozy Acres. MTA would like to request that the 15' utility easement that is shown on plat 79-351 (Lot 8) be shown on Lot 2 Cozy Acres.

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: Tuesday, November 30, 2021 11:26 AM
To: 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; clerk@houston-ak.gov; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cozy Acres #21-187

The following link contains a Request for Comments to subdivide 51671B03L008 into two lots. Comments are due by December 22, 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

November 22, 2021

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

To whom it may concern:

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

- **Cozy Acres**
(MSB Case # 2021-187)

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

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WASTE WATER SEWAGE DISPOSAL OR WATER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20 _____ TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____, 20 _____

PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____ PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

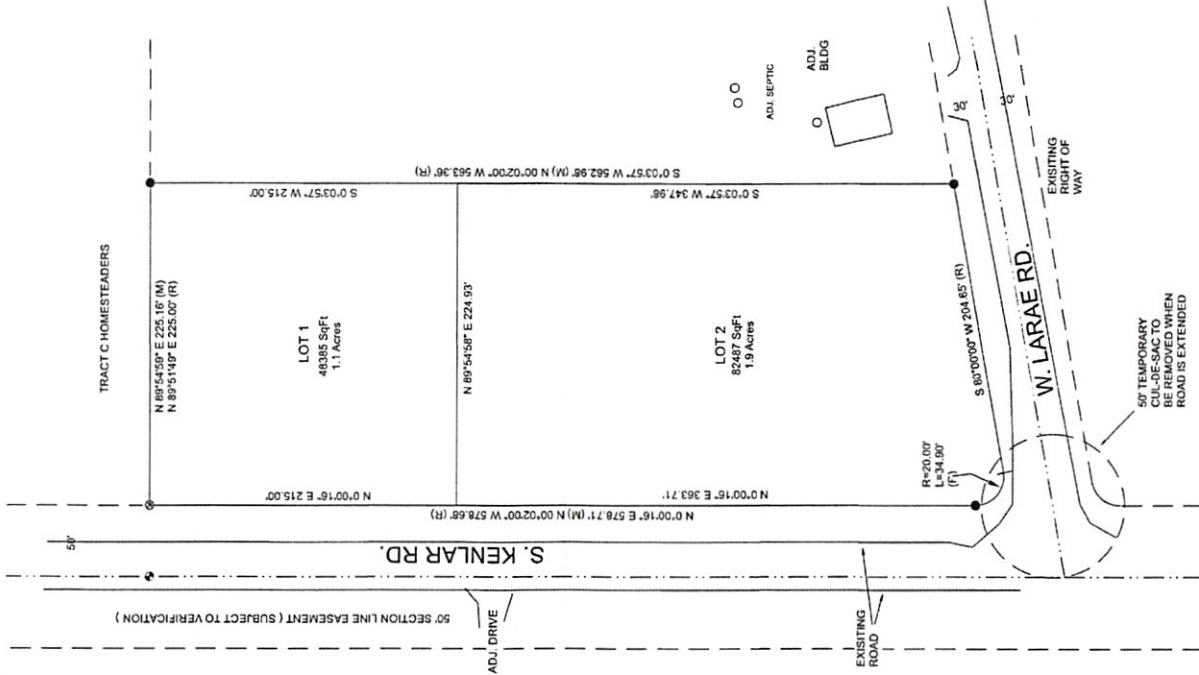
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



ASBUILT ONLY



1" = 60'



TRACT C HOMESTEADERS

N 89°54'50" E 225.16' (M)
N 89°51'49" E 225.00' (R)

LOT 1
48385 SqFt
1.1 Acres

N 89°54'56" E 224.93'

LOT 2
82497 SqFt
1.9 Acres

N 0°00'16" E 363.71'
N 0°00'16" E 378.71' (M) N 0°02'00" W 578.68' (R)
S 0°03'57" W 347.96'
S 0°03'57" W 562.98' (M) N 0°02'00" W 563.96' (R)

S 80°00'00" W 204.85' (R)

W. LARAE RD.

EXISTING RIGHT OF WAY

50' TEMPORARY CUL-DE-SAC TO BE REMOVED WHEN ROAD IS EXTENDED

PRELIMINARY PLAT
A PLAT OF

COZY ACRES
A REPLAT OF
LOT 8 BLOCK 3
CAPITOL COORIDORS
PLAT NO. 79-351

LOCATED WITHIN
SECTION 11 TOWNSHIP 17 NORTH RANGE 3 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 3.0 ACRES MORE OR LESS

DENALI NORTH

PO BOX 87457 WASILLA, ALASKA 99687
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 19-055P	DATE: NOVEMBER 10, 2021	PGS.	DWN HW CHK VW	SHEET 1 OF 1
SCALE 1" = 60'	FB.			

CERTIFICATE OF OWNERSHIP & DEDICATION

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.

SEE AFFIDAVIT

NAME: LYNDIA J. PLETTNER
PO BOX 520069
WASILLA, AK 99652
DATE: _____



RECEIVED
NOV 24 2021
Agenda Copy
PLATTING

Amy Otto-Buchanan

From: Cindy A. Coughlin <Cindy.Coughlin@mea.coop>
Sent: Monday, December 27, 2021 4:37 PM
To: Amy Otto-Buchanan
Cc: Meagan R. Hegge
Subject: RE: RFC Cozy Acres #21-187
Attachments: 00AC0BD7.tif

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

Hello and good afternoon Amy,

Sorry this one is a bit late. We got it recorded on the 21st. Please see attached.

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, November 30, 2021 11:26 AM
To: 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; clerk@houston-ak.gov; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cozy Acres #21-187

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

The following link contains a Request for Comments to subdivide 51671B03L008 into two lots. Comments are due by December 22, 2021. Please let me know if you have any questions. Thanks, A.



Electric Line Right of Way Easement

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

Return To: MEA

P.O. Box 2929

Palmer AK 99645

Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

Nike L. Gurnett and Karen S. Gurnett

(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:

CAPITOL CORRIDORS SUB.
LOT 8 Block 3

Being in Section 12, Township 17N, Range 3W, S.M., and to construct, reconstruct, 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 6th day of

May, 1987

Nike L. Gurnett L.S.

Karen S. Gurnett L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 6th day of May, 1987 before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Nike L. Gurnett + Karen S. Gurnett, 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.

Janice C. Vance
NOTARY PUBLIC in and for Alaska
My commission expires 10-24-89

Office Use Only	W. O. 66328	MISC.
	P/S (5)	MAP 77-H3
	SUBD. 400116B1	QUAD. B
	PLAT 079-356	EASE. 87-7802