

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 23, 2022

ABBREVIATED PLAT: LARKSPUR ADDITION 2021
LEGAL DESCRIPTION: SEC 34, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: MATTHEW AND RUTH REISTERER
SURVEYOR/ENGINEER: FARMER SURVEYING / HOLLER ENGINEERING
ACRES: 13.73 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-009

REQUEST: The request is to create two lots from Lot 8, Larkspur, Plat No. 2004-44 to be known as **LARKSPUR ADDITION 2021**, containing 13.73 acres +/- . Lot 8B will be a flag lot. Access for both lots will be N. Larkspur Hill Circle, a Borough owned and maintained road. The property is located east of Finger Lake, south of E. Bogard Road, and west of N. Trunk Road; within the NE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #001

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

MSB Department of Public Works
MSB Planning
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 6 pgs

DISCUSSION: The proposed subdivision is creating 2 lots from Lot 8, Larkspur. Lot 8A will be 9.71 acres and Lot 8B will be 4.02 acres. Both lots will take access from N. Larkspur Hill Circle, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). The submitted soils report included review of existing testholes near to or along the proposed new common lot line, review of existing soils information for the parent parcel and neighboring lots, review of the provided topography information, review of aerial imagery, and other observations at the site. Curtis Holler, PE states *“The proposed Lot 8B will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Note that additional useable septic area exists within and east of the utility easement, however those areas were not included for this analysis. Proposed Lot 8A contains over 400,000 square feet of area and does not require useable area verification.*

Comments:

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

MSB Planning Department (Exhibit D) notes that there are wetlands present throughout the majority of the parent parcel. Development of these wetlands may require a permit from the US Army Corps of Engineers. Preferred access for Lot 8B would be shared access from the existing driveway.

Utilities: (Exhibit E) Enstar notes that there is an existing natural gas service line which appears to cross proposed Lot 8B to serve proposed Lot 8A. Enstar objects to this plat unless one of the following scenarios is met:

1. Add a note which says “There is a ten foot wide natural gas easement centered on the existing service line” and draw in the approximate location of the service line on the map and add, ”Approximate location of natural gas service line and centerline of ten foot (10 ft) wide natural gas easement”.
2. Owner signs an Enstar Natural Gas Easement document for a ten foot (10 ft.) wide natural gas easement centered on the service line at this location.

Staff notes that an abbreviated plat cannot grant easements. If the petitioner so chooses, they may grant the requested easement by document and recorded information will be shown on the final plat. (See Recommendation #4)

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; ADF&G; AK DNR Division of Mining/Land/Water; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; or MEA.

CONCLUSION: The abbreviated plat of Larkspur Addition 2021 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There was one objection from Enstar unless one of the two conditions as shown above are met. 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

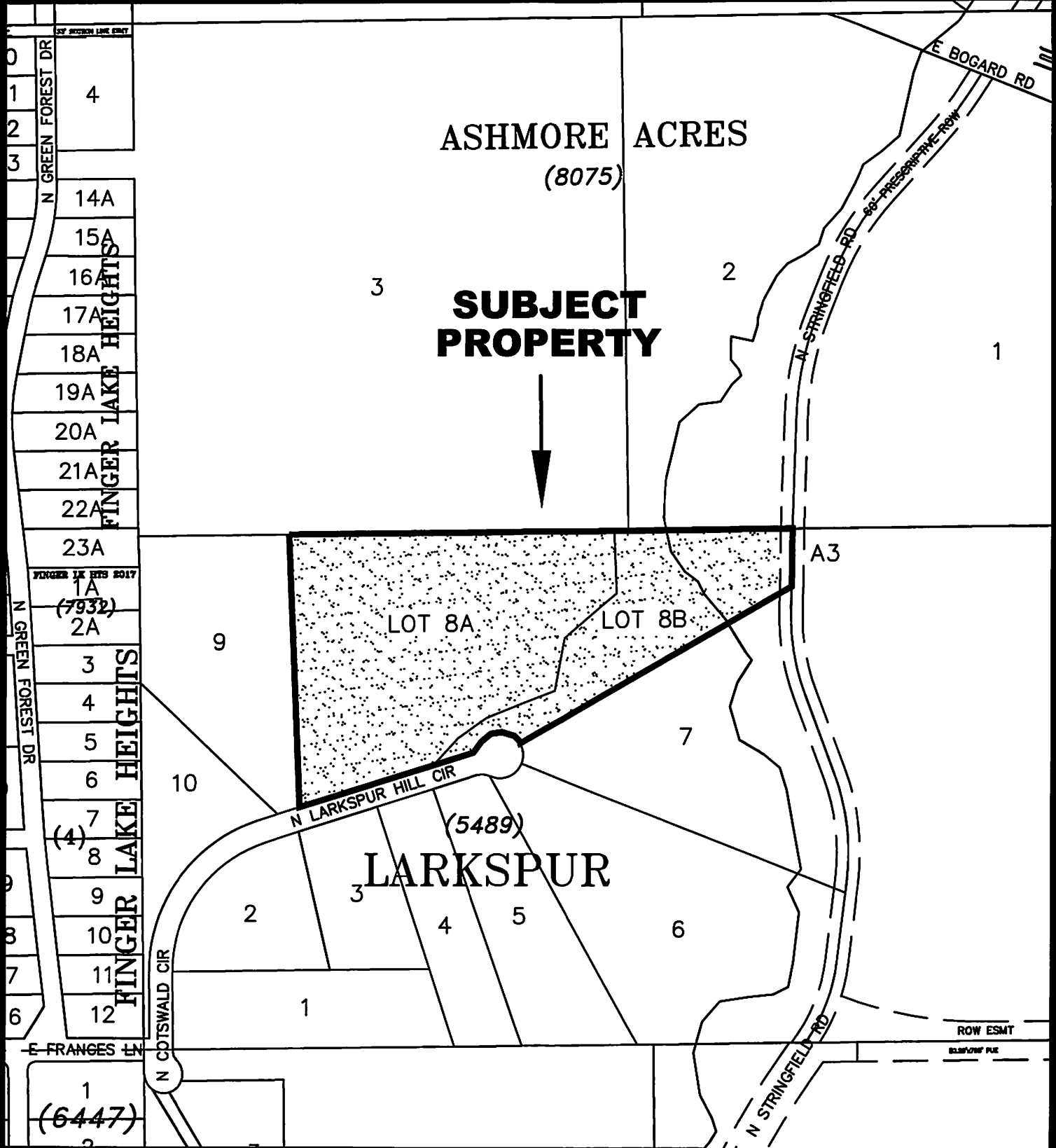
1. The plat of Larkspur Addition 2021 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have required septic and building area.
3. All lots will have legal and physical access consistent 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; ADF&G; AK DNR Division of Mining/Land/Water; Community Council North Lakes; Fire Service

Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; or MEA.

6. Enstar objects unless a 10 ft. wide easement centered on the existing service line is granted. *Staff notes that an abbreviated plat cannot grant easements. If the petitioner chooses they may grant the requested easement by document and recorded information will be shown on the final plat.*
7. There were no objections from any federal or state agencies, or Borough departments.
8. 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 Larkspur Addition 2021, Section 34, Township 18 North, Range 01 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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



ASHMORE ACRES
(8075)

**SUBJECT
PROPERTY**



LOT 8A

LOT 8B

LARKSPUR
(5489)

STRINGFIELD

VICINITY MAP

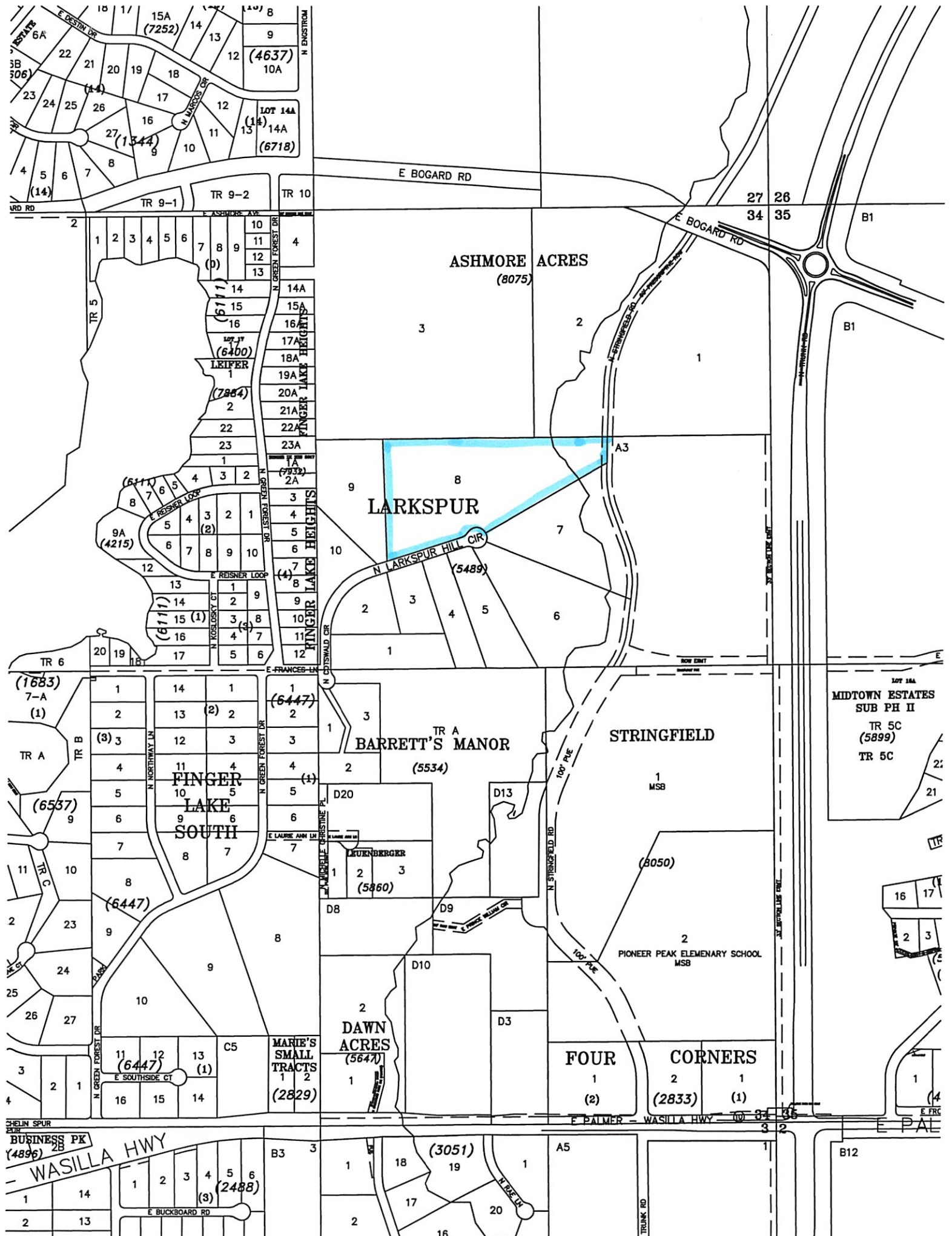
FOR PROPOSED LARKSPUR ADDITION 2021
SUBDIVISION

LOCATED WITHIN
SECTION 34, T18N, R01E, SEWARD MERIDIAN

WASILLA 08 MAP ALASKA

1
MSB

EXHIBIT A



ASHMORE ACRES
(8075)

LARKSPUR
(5489)

BARRETT'S MANOR
TR A
(5534)

FINGER LAKE SOUTH

DAWN ACRES
(5647)

FOUR CORNERS
(2833)

MIDTOWN ESTATES
SUB PH II
TR 5C
(5899)

WASILLA HWY
BUSINESS PK
(4896)

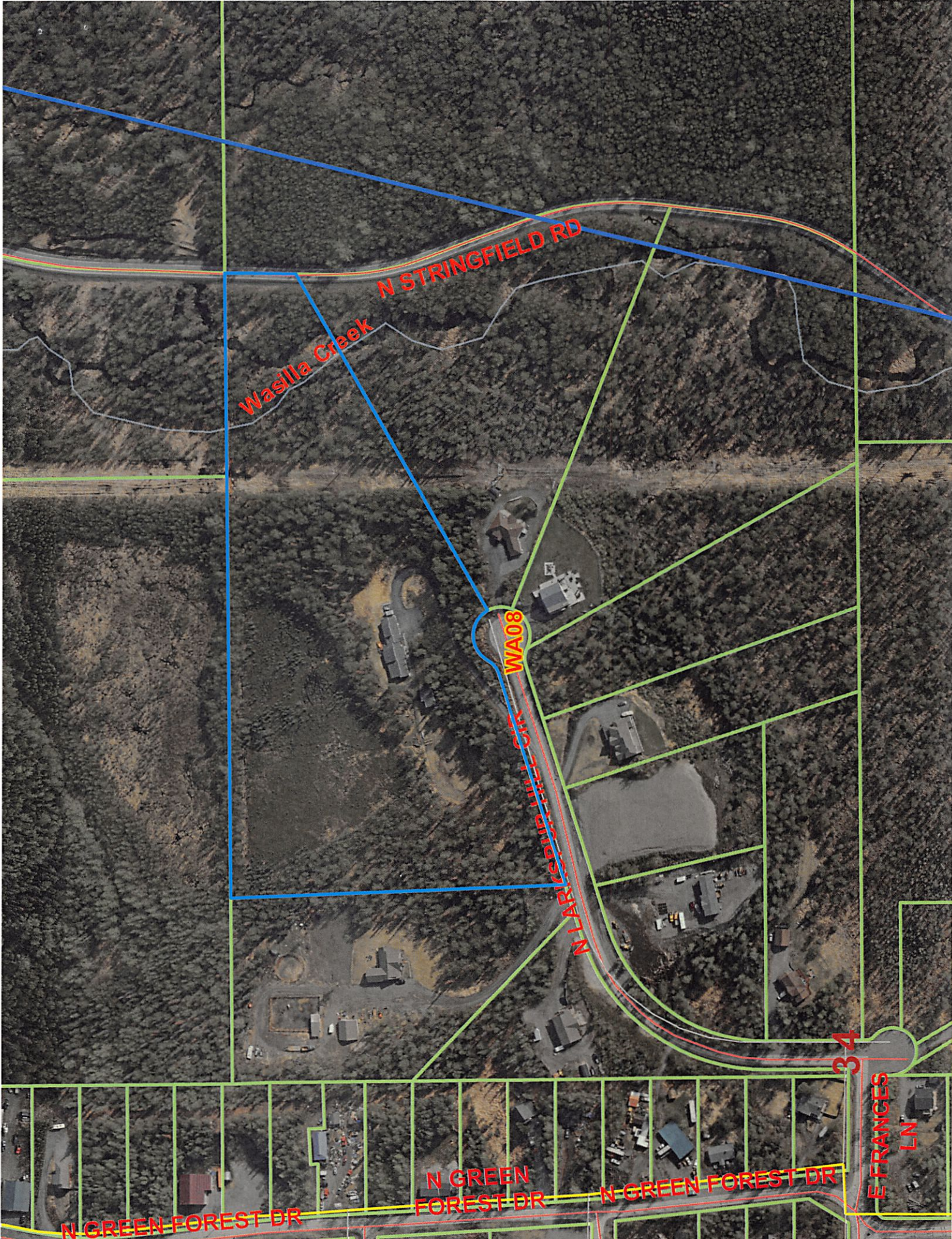
(3051)

(2488)

E PALMER - WASILLA HWY

B12

E PALMER



Wasilla Creek

N STRINGFIELD RD

WA08

N LARIBUR HILL CRT

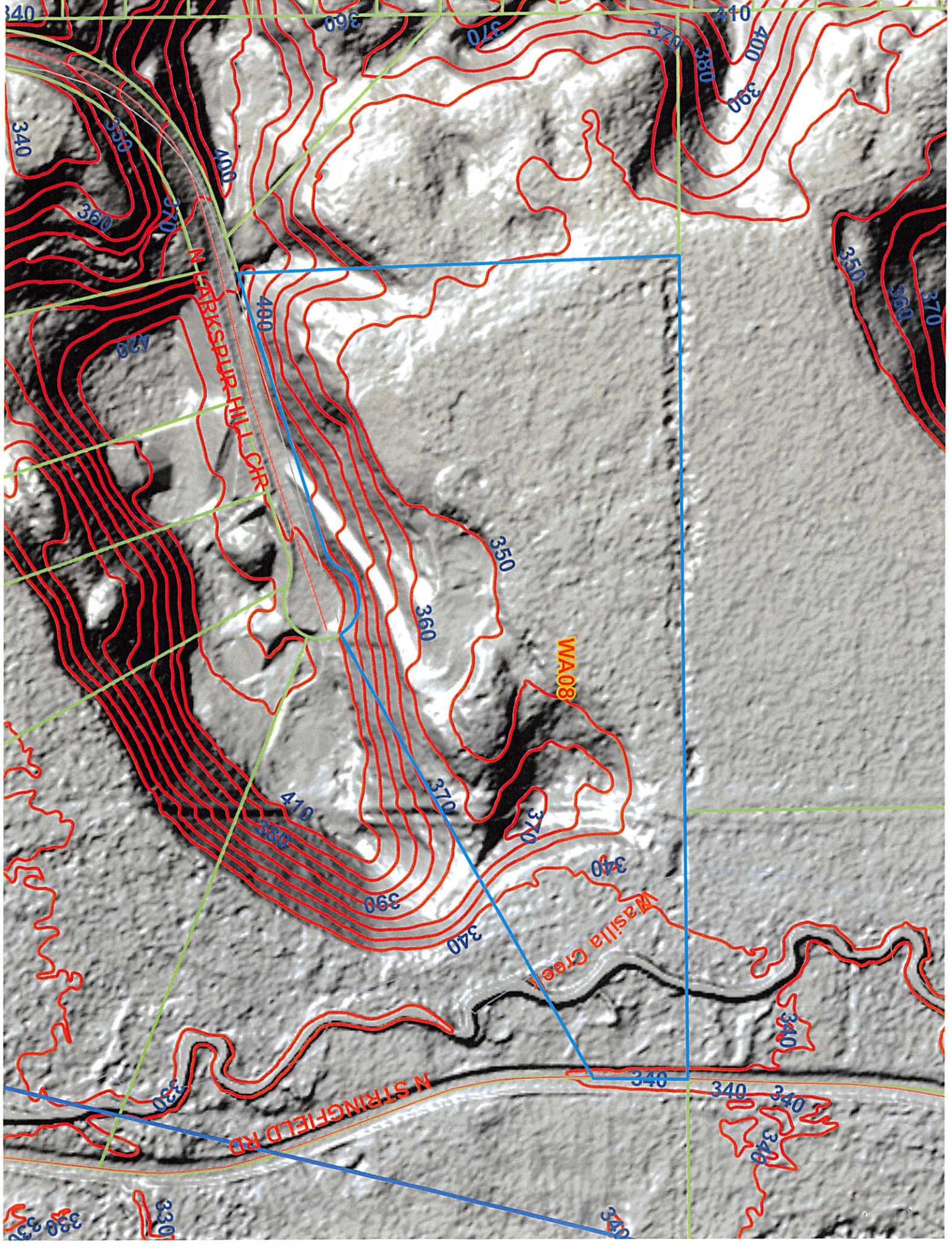
34

E FRANCES LN

N GREEN FOREST DR

N GREEN FOREST DR

N GREEN FOREST DR

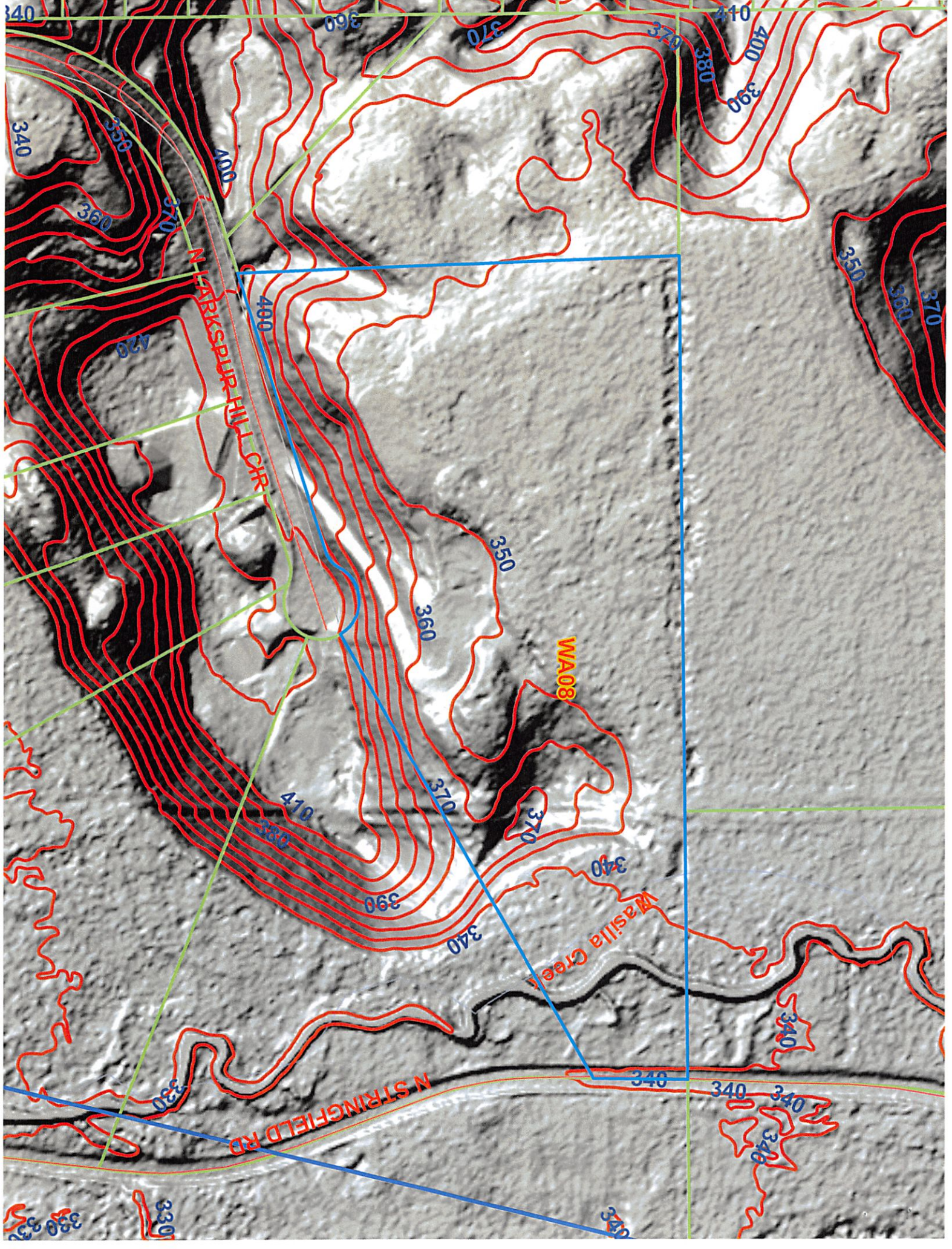


N SPARKS HILL CRK

WA08

N STRINGFIELD RD

Wasilla Creek

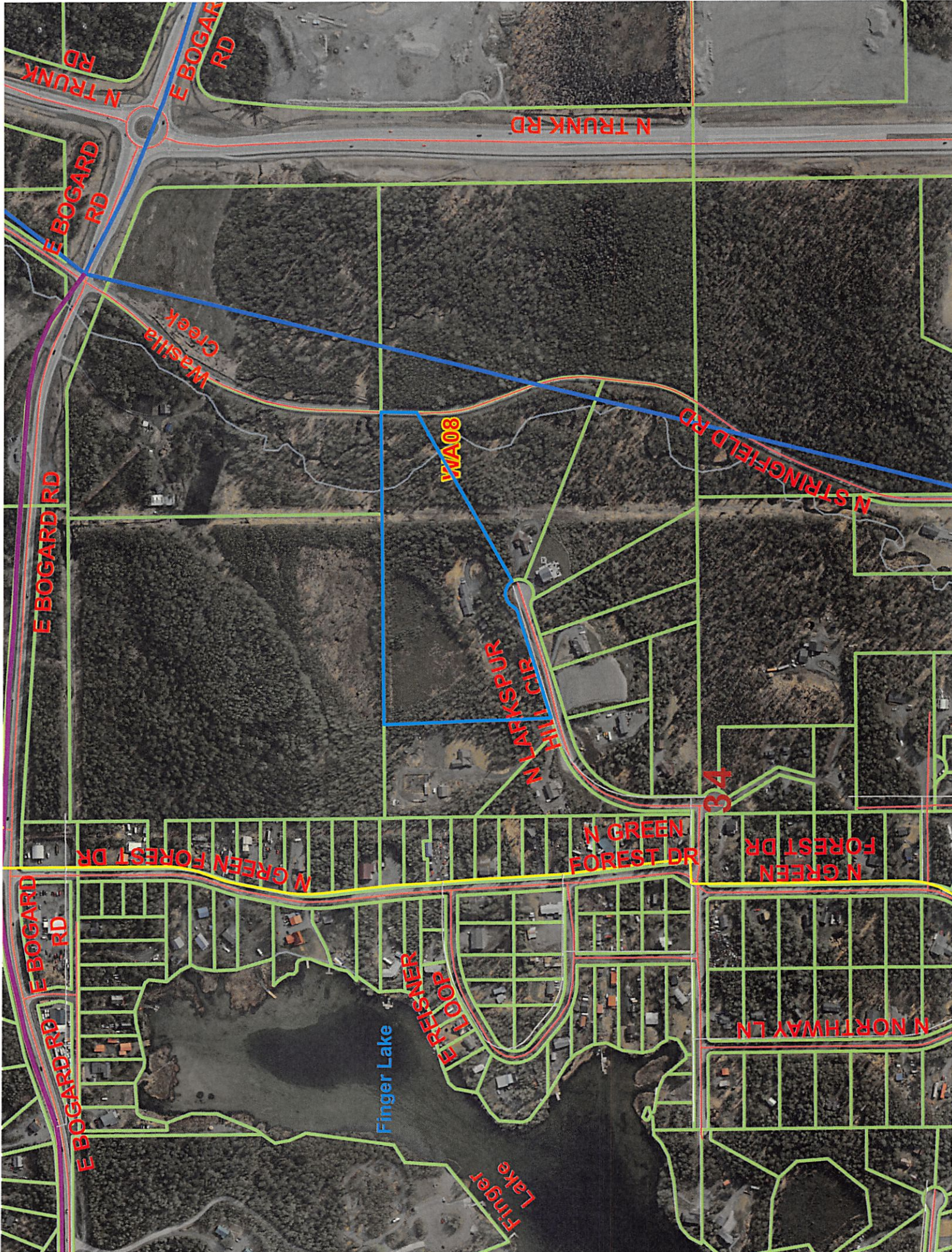


N SPARKS HILL CRK

WA08

N STRINGFIELD RD

Wasilla Creek



N TRUNK RD

E BOGARD RD

N TRUNK RD

E BOGARD RD

Wasilla Creek

WA08

N STRINGFIELD RD

E BOGARD RD

N LARKSPUR HILL CIR

34

N GREEN FOREST DR

N GREEN FOREST DR

N GREEN FOREST DR

E BOGARD RD

Finger Lake

E REIGNER LOOP

N NORTHWAY LN

Finger Lake



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED

DEC 28 2021

PLATTING

December 21, 2021

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Larkspur 2021 Addition*; Useable Areas and Drainage
HE #20124

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 13.7 acres. Our soils evaluation included review of existing testholes near to or along a proposed new common lot line, review of existing soils information for the parent parcel and neighboring lots, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a nearly triangular trapezoid shape north of and bordering the end of N Larkspur Hill Circle. The majority of the parent parcel contains low area to the northwest, and more low area at the east end where Wasilla Creek runs through. A large, steep ridge feature exists just to the south, with a smaller rolling ridge running north through the site. Several substantial areas with slopes exceeding 25% have been delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 66'.

Soils & Vegetation. The parent parcel contains an existing residence with related driveway for access as well as a few minor outbuildings. The remainder of the project area appears to exist in either its native or near native state with the exception of a large overhead utility easement. The cleared easement runs north to south and is shown on the attached drawing. The existing native vegetation on the parent parcel primarily consists of mature growth birch and cottonwood trees with the occasional spruce tree. Most other foliage consists of thick stands of apparent second growth birch trees, tall grasses, or lesser shrubs and grasses. Testhole 1 was logged on 9-20-2005 in support of a septic system. Existing testhole 20 is very similar and was logged on 1/09/03 in support of the original Larkspur subdivision; both are shown on the attached drawing near the proposed new common lot lines. Near surface soils found in the testholes included a silty topsoil layer extending down to 3'. Receiving soils below were found to be consistently sands

with gravels extending down to 12'. Receiving soils were consistent with information for the surrounding areas. Copies of the testhole logs and the relevant location/topography map is attached. Other testhole data has been summarized on the drawing.

Groundwater. Groundwater was encountered in testhole 1 at 11.5'. Testhole 20 did not encounter water to 12'. Other local testholes did encounter water. As long as development is limited to higher ground areas, groundwater is not expected to be a limiting factor. Lower areas are expected to have a relatively shallow water table.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to an existing water well, setbacks to Wasilla Creek, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed Lot 8B will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*** Note that additional usable septic area exists within and east of the utility easement, however those areas were not included for this analysis. ***Proposed Lot 8A contains over 400,000 square feet of area and does not require useable area verification.***

Roads and Drainage. The proposed new lots will be accessed by an existing shared driveway and will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

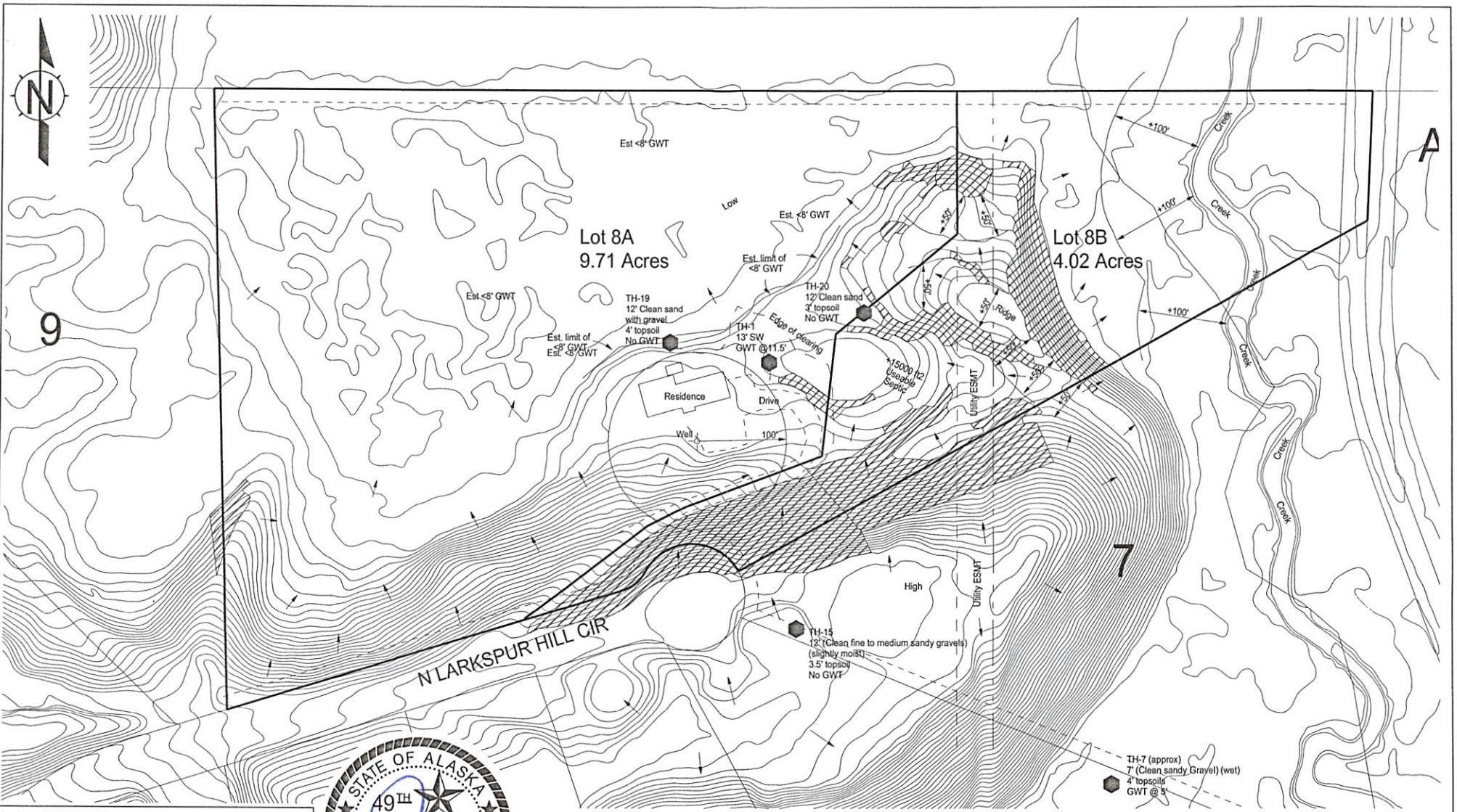
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: M & R Reister, w/attachments





Larkspur 2021 Addition
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20124 Scale: 1" = 100' 12/21/21



- Notes:**
1. Base drawing/topography provided by Farmer Surveying.
 2. Arrows denote apparent drainage patterns.
 3. Testhole locations approximate.

Test Hole #19

Criterion General

Wasilla Creek

Project Number 03-00006

Drill Rig

Logged By: Kent Sheets

Ground Elevation Feet

Date Drilled 1/9/03

Total Depth of Borehole Feet

Inches

Depth to Water Feet

Graphic Log

Description

Depth

Sample

Undefined

Organics

Silt (Loess) brown

1

2

3

4

Clean fine Sand w/ gravel, occasional cobbles and boulders to 20", loose, dry

5

6

7

8

9

10

11

Bottom of Test Hole

12

13

14

15

16

17

18

19

(PROVIDED BY FARMER SURVEYING)

D:\Chuck's Files\CURRENT PROJECTS\Projects 2003\03-00006 Wasilla Creek Commons w/2

PRELIMINARY

Test Hole #20

Criterion General

Wasilla Creek

Project Number 03-00006

Drill Rig

Logged By: Kent Sheets

Ground Elevation Feet

Date Drilled 1/9/03

Total Depth of Borehole Feet

Inches

Depth to Water Feet

Graphic Log

Description

Depth

Sample

Undefined

Organics

Silt (Loess) brown

1

2

3

Clean fine Sand, light grey, moderately dense, slightly moist

4

5

6

7

Clean Sandy Gravel, grey, loose, slightly moist

8

9

10

11

12

Bottom of Test Hole

13

14

15

16

17

18

19

(PROVIDED BY FARMER SURVEYING)

Alaska Rim Engineering, Inc.

Page 1

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PRELIMINARY

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, February 1, 2022 7:36 PM
To: Matthew Goddard
Subject: RE: RFC Larkspur Addition 2021 (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 26, 2022 8:38 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; george.horton@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; timhaledistrict1@gmail.com
Subject: RFC Larkspur Addition 2021 (MG)

Hello,
The following link is for a request for comments on Larkspur Addition 2021, MSB case # 2022-009. Comments are due by **February 9, 2022**. Please let me know if you have any questions.

https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/Ei0JLo_YC6ZFtvLU8tHz6qsB2giK8yeSXbcHOa9R9uXyKA?e=eMWc45

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

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Kelsey Anderson
Sent: Monday, February 7, 2022 10:03 AM
To: Matthew Goddard
Subject: RE: RFC Larkspur Addition 2021 (MG)

PA 2022-009

Natural Resources

Wetlands are present throughout the majority of the parent parcel. Development of these wetlands may require a permit from the US Army Corps of Engineers.

Access/Transportation

Preferred access for Lot 8B would be shared access from existing driveway.

Community Planning

Subdividing is consistent with current land use in the area.

Kelsey Anderson

Matanuska-Susitna Borough: Planner II

Desk: 907-861-8525

Cell: 907-795-3984

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, January 26, 2022 8:38 AM

To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; george.horton@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; timhaledistrict1@gmail.com

Subject: RFC Larkspur Addition 2021 (MG)

Hello,

The following link is for a request for comments on Larkspur Addition 2021, MSB case # 2022-009. Comments are due by **February 9, 2022**. Please let me know if you have any questions.



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

January 26, 2022

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed preliminary plat **LARKSPUR 2021 ADDITION (MSB Case # 2022-009)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 8B to serve proposed Lot 8A. Attached is an approximate ENSTAR as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement centered on the service line at this location.

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

Sincerely,

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

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

EXHIBIT E

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, January 31, 2022 11:01 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Larkspur Addition 2021 (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 26, 2022 8:38 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; george.horton@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; timhaledistrict1@gmail.com
Subject: RFC Larkspur Addition 2021 (MG)

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

Hello,

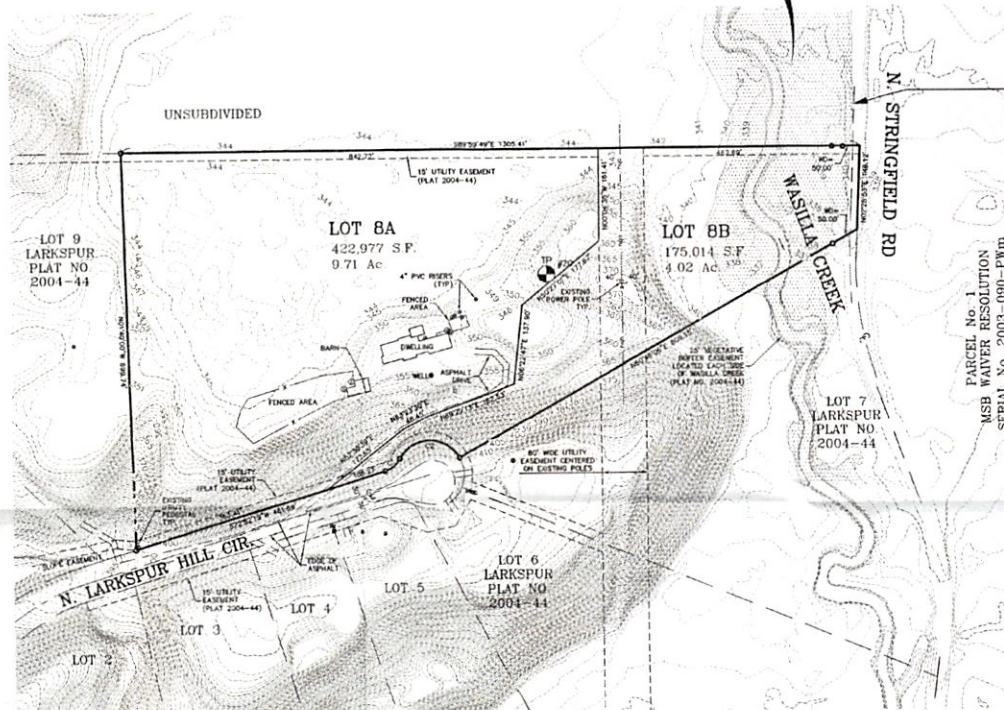
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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/Ei0JLo_YC6ZFtvLU8tHz6qsB2giK8yeSXbcHOa9R9uXykA?e=eMWc45

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

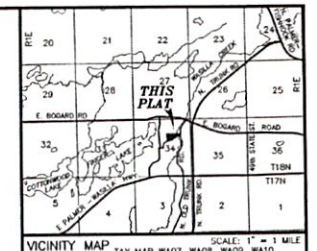
Matthew Goddard
Platting Technician

FLOOD HAZARD AREA



SPECIAL NOTE
 THE STATE OF ALASKA HAS A PREScriptive RIGHT EASEMENT FOR NORTH STRINGFIELD ROAD (FORMERLY KNOWN AS N. MATANUSKA-TRUNK ROAD) LIMITED TO THE WIDTH ACTUALLY USED.
 ADDITIONALLY, AS THE ENTRY DATA OF THIS PARCEL IS JULY 2, 1931, THE STATE ALSO ASSERTS A 60 FT. RIGHT-OF-WAY PURSUANT TO THE 1917 TERRITORIAL ACT SINCE TERRITORIAL FUNDS WERE SPENT ON THE ROAD ACCORDING TO THE 1930 A.R.C. ANNUAL REPORT.
 THEREFORE THIS PORTION OF NORTH STRINGFIELD ROAD HAS A 60 FT. WIDE OR WIDER RIGHT-OF-WAY THROUGH 51/2 NE 1/4, SEC. 34, T18N, R1E, S.M., AK.

PARCEL No. 1
 MSB WAIVER RESOLUTION
 SERIAL No. 2003-090-PWm.



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.
 MATTHEW J. REISTERER DATE _____
 3060 N. LAZY EIGHT CT.
 WASILLA, AK. 99654-4331
 RUTH A. REISTERER DATE _____
 3060 N. LAZY EIGHT CT.
 WASILLA, AK. 99654-4331
NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____ DATED _____, 20__ AND THAT THIS PLAN 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 PLAN IS LOCATED.
 PLANNING AND LAND USE DIRECTOR DATE _____
 ATTEST: PLATTING CLERK _____

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
1	112.18	120.00	145.830	31.77	105.91	102°28'42.2"
2	170.08	120.00	122.843	118.34	105.91	102°28'42.2"

TOPOGRAPHY NOTE
 1. TOPOGRAPHY OBTAINED FROM MAT-SU BOROUGH LEAD TOPOGRAPHY MAP CA_0318 NW AND CA_031 SW DATED 2001. HORIZONTAL DATUM IS BASED ON NAD83.
 2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 83 GRID ON VERTICAL DATUM.



- NOTES**
- 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.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
 - FEMA MAP SHOWS THAT PORTION LYING ALONG WASILLA CREEK AS BEING WITHIN FLOOD HAZARD AREA ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO MSB FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM FIRI MAP COMMUNITY-PANEL No. 02170CB13CF, DATED SEPTEMBER 27, 2019.
 - THE CENTERLINE OF N. MATANUSKA-TRUNK ROAD HAS BEEN DEFINED BY A SURVEY PERFORMED BY THE ALASKA DOT/FF CIRCA 1998. ITS POSITION ON THIS MAP IS A RESULT OF A RETRACEMENT AND RECOVERY OF DOT/FF MONUMENTS AS SHOWN AND RELATED TO THIS BASE BEARING.
 - SLOPE EASEMENTS MAY BE USED FOR UTILITY PURPOSES. A UTILITY PERMIT SHALL BE REQUIRED FROM THE MAT-SU BOROUGH PRIOR TO INSTALLATION OF UTILITY FACILITIES WITHIN THE SLOPE EASEMENT.
 - DIRECT VEHICULAR ACCESS TO N. MATANUSKA TRUNK ROAD IS PROHIBITED.
 - NEA RIGHT-OF-WAY EASEMENT RECORDED SEPTEMBER 14, 1977 IN BOOK 148, AT PAGE 528.
 - COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED MARCH 22, 2004, PER RECORDING SERIAL NO. 2004-007236-0, AND AMENDMENT RECORDED AUGUST 16, 2004 PER RECORDING SERIAL NO. 2004-022689-0.

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202___, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 TAX COLLECTION OFFICIAL, MAT-SU BOROUGH DATE _____

- LEGEND**
- RECOVERED 3/8" REBAR
 - PLASTIC CAP MARKED AK RM 2234-S
 - SET 5/8"x24" REBAR
 - PLASTIC CAP MARKED FS 10615-S
 - (C) CALCULATED DATA
 - (M) MEASURED DATA
 - (R) RECORD DATA DERIVED FROM LARKSPUR PLAT NO. 2004-44
- ▨ HATCHING INDICATES FLOOD HAZARD AREA

SURVEYOR'S CERTIFICATE
 I 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 MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DATE _____



APPROVED AS SHOWN
 CORRECTED
 SIGN: *Marya Armenta*, DATE: 6/13/2021
 GCI ENGINEERING & DESIGN

RECEIVED
 ILC 2 8 2021
 PLATTING
 Agenda Copy

A PLAT OF
LARKSPUR 2021 ADDITION
 A SUBDIVISION OF
LOT 8 LARKSPUR ADDITION
 PLAT NO. 2004-44 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN
 THE 51/2 NE 1/4, SECTION 34, T18N, R1E, S.M., AK.
 CONTAINING 13.732 ACRES.
FARMER SURVEYING
 911 E. THORNDIKE RD.
 PALMER, ALASKA 99645
 PH: (907) 465-0222
 bob@farmersurveying.com www.farmersurveying.com
 W.G. 20-00265 DATE: JULY, 2021
 DRAWN BY: JMC SCALE: 1" = 100'
 FILE: 2000265_PL SHEET 1 OF 1

Matthew Goddard

From: Mark Cypher <mcypher@gci.com>
Sent: Wednesday, January 26, 2022 10:47 AM
To: Matthew Goddard
Cc: Mark Cypher; Alexander T. Slavens (Alex); OSP Design Group
Subject: FW: RFC Larkspur Addition 2021 (MG)

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

Hi Matthew,

GCI has no conflicts within the limits of this project.

Thanks,

MARK CYPHER

GCI | Engineer III, OSP Design
1001 Northway Drive
Suite 100
Anchorage, AK 99508
t: 907-868-1476 | m: 631-921-4444 | w: www.gci.com

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, January 26, 2022 8:40 AM
To: Mark Cypher <mcypher@gci.com>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: FW: RFC Larkspur Addition 2021 (MG)

Thank you,

Ellen Joseph

GCI | Administrative Assistant, OSP Construction
1001 Northway Drive, Suite 201
m: 907-717-2930 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 26, 2022 8:38 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; george.horton@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; James Christopher

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, January 27, 2022 8:33 AM
To: Matthew Goddard
Subject: RE: RFC Larkspur Addition 2021 (MG)

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

Good morning,

MTA has reviewed the plat for Larkspur Addition 2021. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 26, 2022 8:38 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; george.horton@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; timhaledistrict1@gmail.com
Subject: RFC Larkspur Addition 2021 (MG)

Hello,

The following link is for a request for comments on Larkspur Addition 2021, MSB case # 2022-009. Comments are due by **February 9, 2022**. Please let me know if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/Ei0JLo_YC6ZFtvLU8tHz6qsB2giK8yeSXbcHOa9R9uXykA?e=eMWc45

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 23, 2022

ABBREVIATED PLAT: WEE BIT O' THE WORLD
LEGAL DESCRIPTION: SEC 34, T18N, R02W, SEWARD MERIDIAN AK
PETITIONERS: ELVIRA MURRI
SURVEYOR/ENGINEER: FARMER SURVEYING/WALDEN CCE, LLC
ACRES: 5 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-010

REQUEST: The request is to create three lots from Tax Parcel C7, Parcel #1, MSB Waiver 83-39PWm, recorded at 83-68w and 83-184w, to be known as WEE BIT O' THE WORLD, containing 5 acres +/- . The upper northwest corner of the parcel is crossed by the easement of W. Beverly Lake Road, located within the N ½ NE ¼ SW ¼ SW ¼ Section 34 Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 4 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	EXHIBIT C – 1 pg
Planning Division	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 2 pgs
ADF&G	EXHIBIT G – 1 pg
Road Service Area #27	EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating three lots; two of the lots are flag lots, pursuant to MSB 43.20.300(E), with side-by-side 30' wide flag poles. There will be one driveway at the common lot line for both of these lots. Lot 3's driveway will be moved into the existing 50' wide right-of-way easement on the western boundary. Petitioner will need to apply for a permit to work within the right-of-way from MSB Development Services and provide a copy of the permit application to Platting Staff (see *Recommendation #5*). Provide proof the existing driveway for proposed Lot 3 has been removed (see *Recommendation #6*). A plat note shall be added to state Lot 1 and Lot 2 will share a common driveway at the common lot line (see *Recommendation #7*).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, PE, notes testhole was dug to 14' and no groundwater was encountered. Soils are classified as GP, poorly graded gravels with sand. The proposed lots have areas that are greater than 10,000 sf of buildable

area and greater than 10,000 sf required for the septic system, in accordance with MSB Title 43. Testhole log and testhole location map attached.

Comments: Department of Public Works (**Exhibit C**) asked if the relocation of the driveway would be a condition of approval. Planning Division (**Exhibit D**) has no comments. Department of Emergency Services (**Exhibit E**) notes “it may seem obvious but the access to Lot 1 seems to be interrupted by a utility pole and didn’t see where it was being moved.”

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

Road Service Area #27: (**Exhibit G**) Stephen Edwards notes “Lot 1 appears difficult to access with construction manual compliant driveway due to power pole and guy wires. Lots 1 and 2 are too small to be good home sites. Another mess certain to cause well and septic conflicts in the future.”

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; MSB Community Development, Assessments, Pre-Design Division, or Development Services; MEA or MTA.

CONCLUSION: The preliminary plat of Wee Bit O’ The World 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

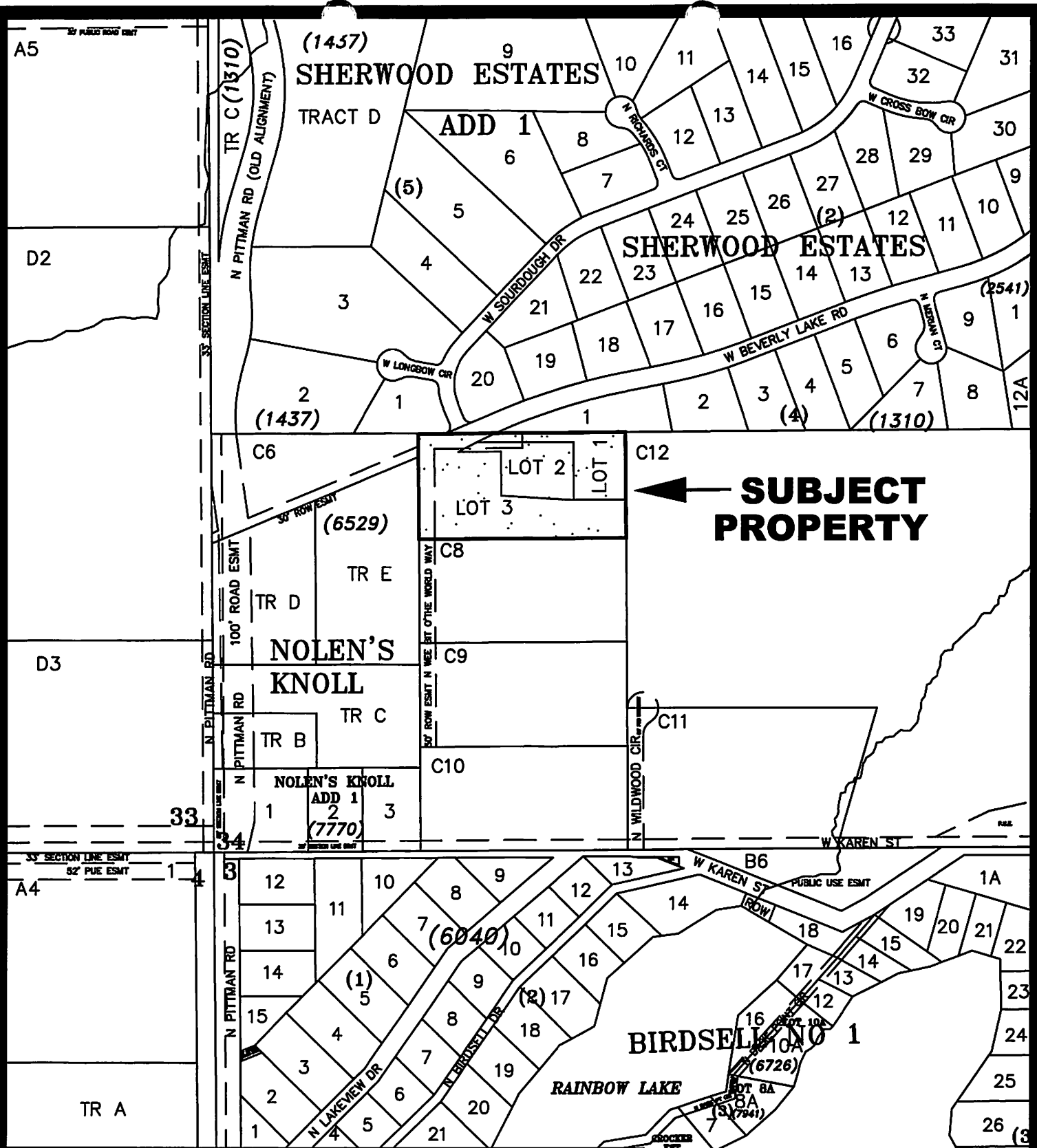
FINDINGS OF FACT

1. The plat of Wee Bit O’ The World 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 Frontage 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; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; MSB Community Development, Assessments, Pre-Design Division, or Development Services; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Wee Bit O’ The World, Section 34, Township 18 North, Range 02 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 a copy of the permit application to construct within the 50' wide right-of-way.
6. Provide proof that the existing driveway for proposed Lot 3 has been removed.
7. Provide a plat note to state: "Lot 1 and Lot 2 will share a common driveway access at the common lot line."
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

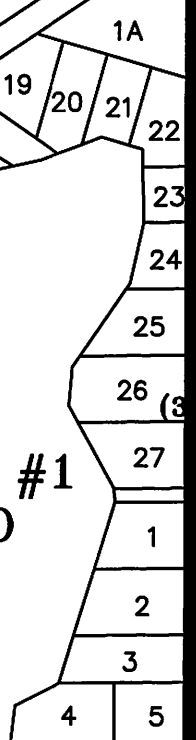
FOR PROPOSED WEE BIT O' THE WORLD
 LOCATED WITHIN
 SECTION 34, T18N, R02W, SEWARD MERIDIAN,
 ALASKA

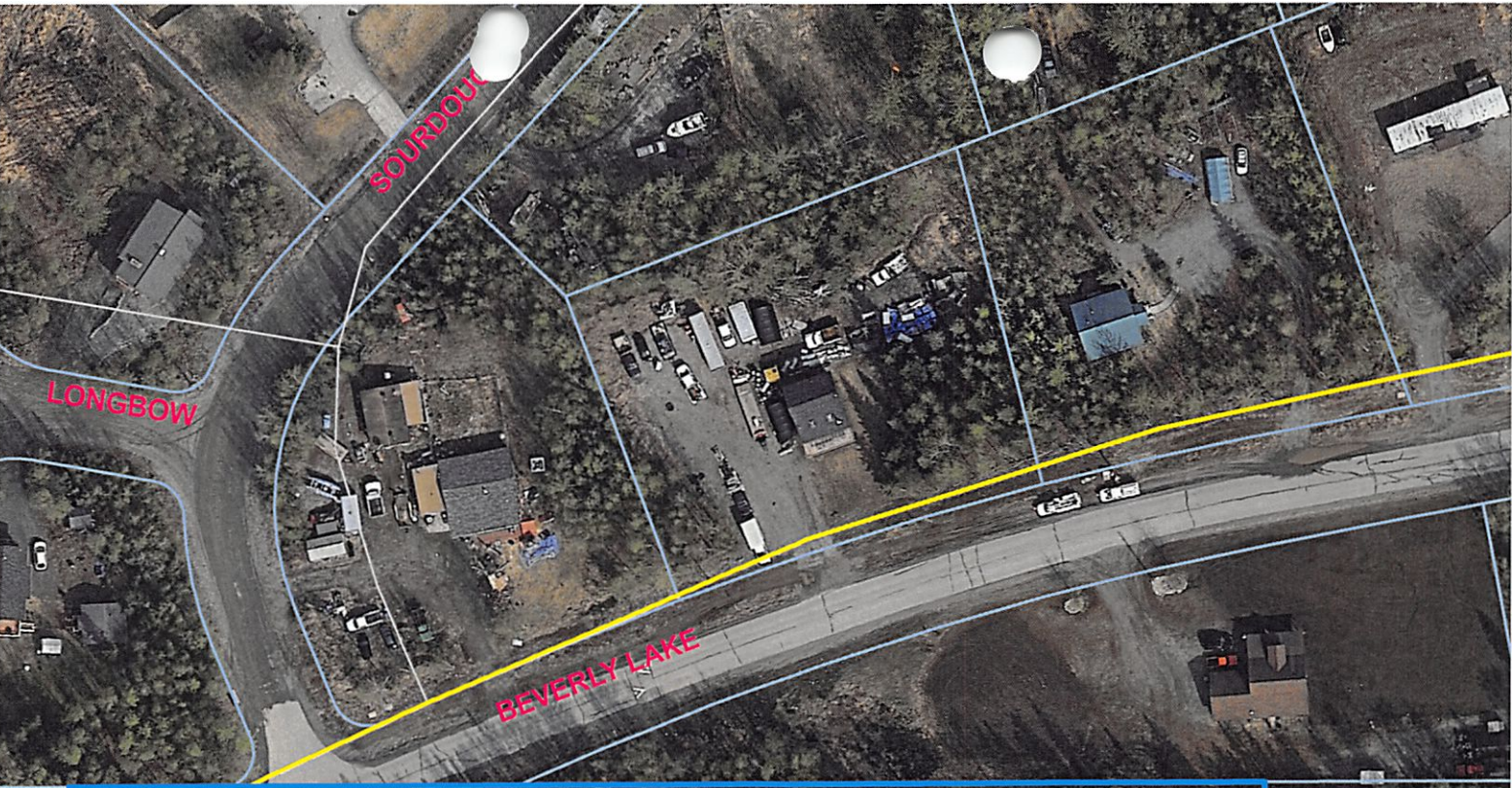
HOUSTON 08 MAP

**BIRDSSELL #1
 REVISED**

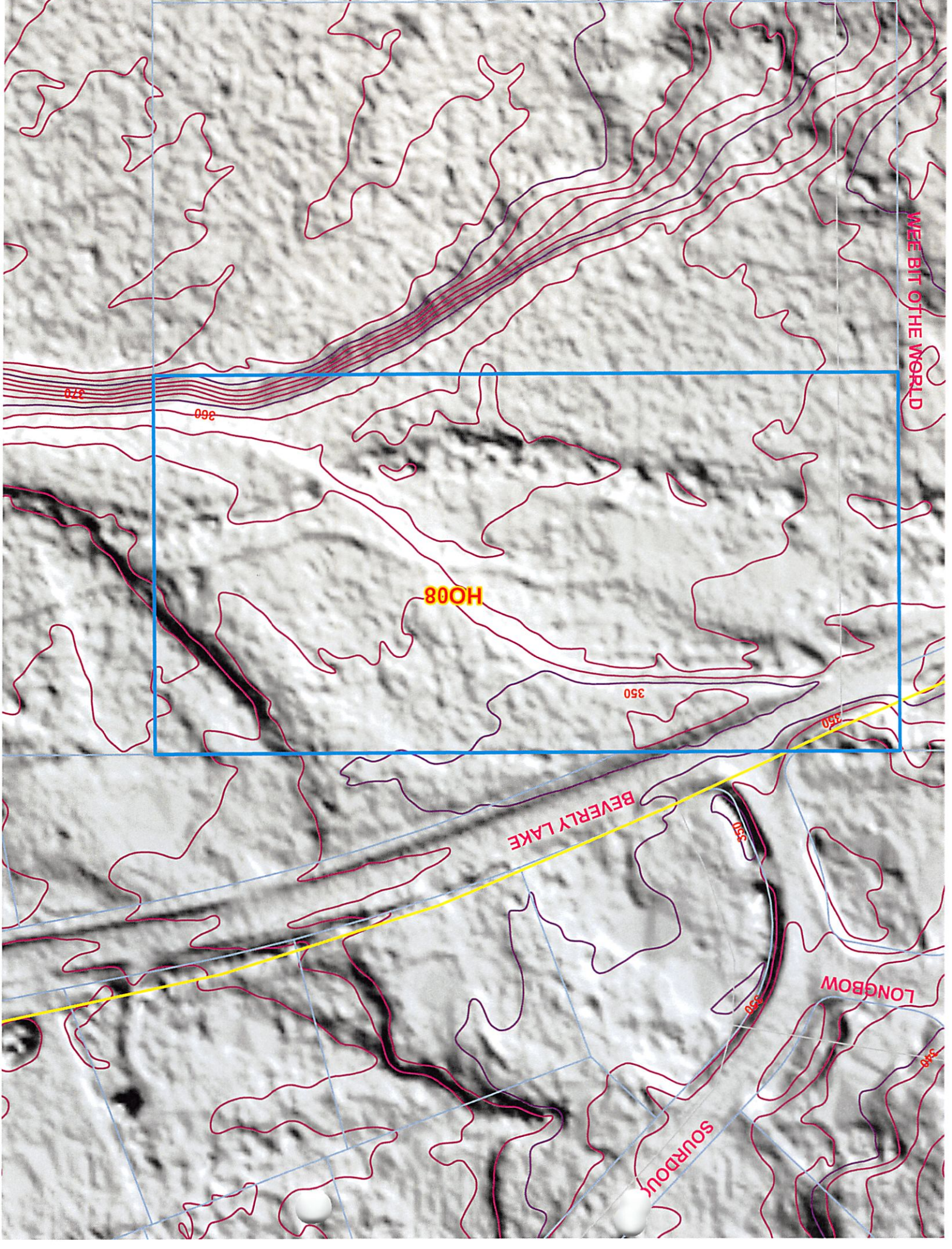
RAINBOW LAKE

EXHIBIT A





WEE BIT OF THE WORLD

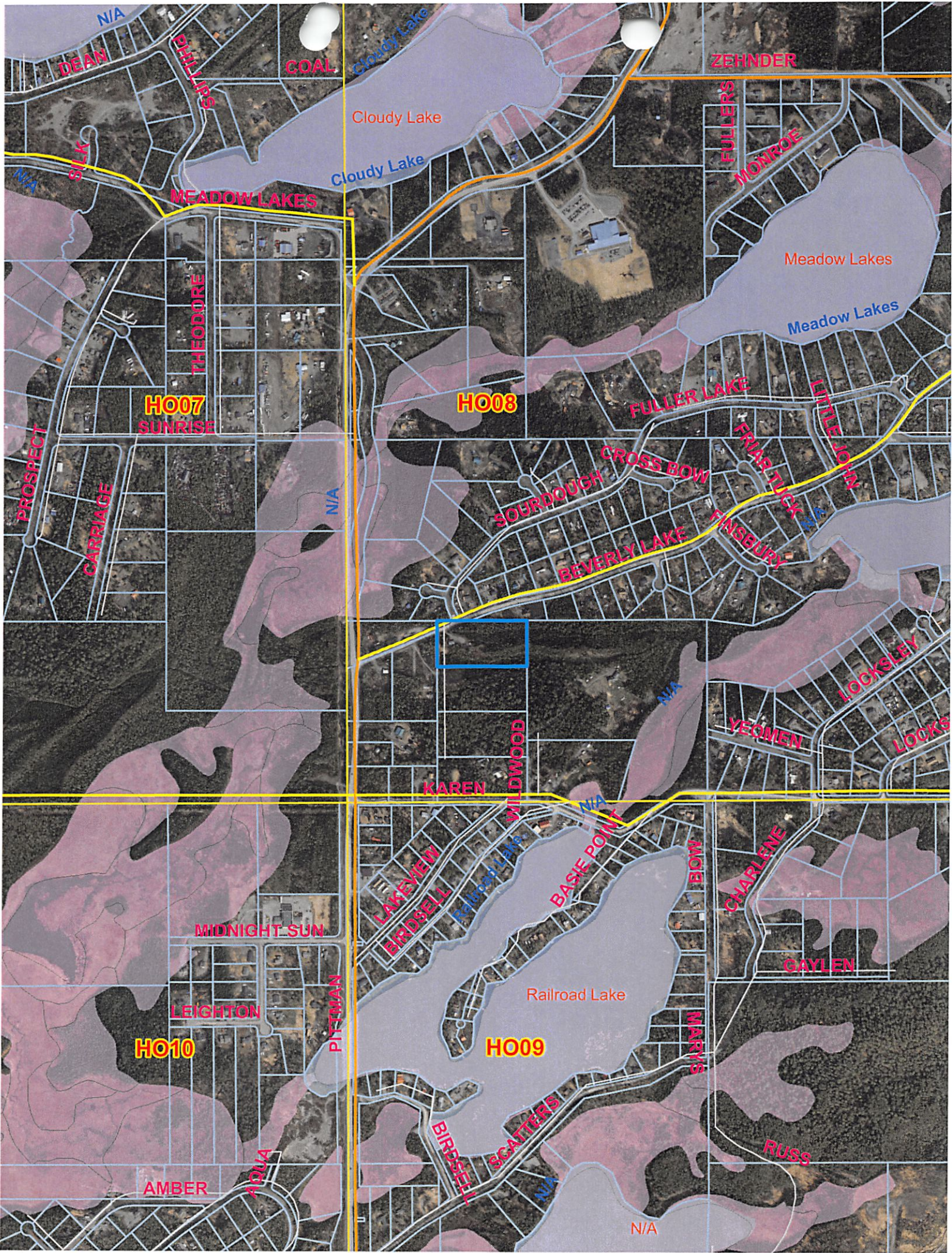


HO08

BEVERLY LAKE

SOURDOUGH

LONGBOW



HO07
SUNRISE

HO08

HO10

HO09

DEAN

PHILLIPS

COAL

ZEHNDER

FULLERS

MONROE

MEADOW LAKES

Cloudy Lake

Cloudy Lake

Meadow Lakes

Meadow Lakes

THEODORE

FULLER LAKE

LITTLETON

PROSPECT

CARRIAGE

N/A

SOURDOUGH

CROSS BOW

FRUIT TUCK

N/A

BEVERLY LAKE

FINEBURY

LOCKSLEY

LOCKS

YEOMEN

KAREN

WILDWOOD

N/A

LAKESVIEW

BIRDBELL

RAILROAD LAKE

BASIE POINT

BOW

CHARLENE

GAYLEN

MIDNIGHT SUN

LEIGHTON

PITTMAN

MARRIS

HO10

HO09

BIRDBELL

SCATTERS

N/A

RUSS

AMBER

AQUA

N/A

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

12/29/2021

T18N R2W Sec 34 Lot C7, 7040 W Beverly Lake Road, Wasilla, AK

Subject: Proposed Plat for Adam Murri, T18N R2W Sec 34 Lot C7

To whom this may concern,

This lot is 5.00 acres total that is being spilt into Lot 1 (1.00acres), Lot 2 (0.98acres), Lot 3 (3.02acres). Lot 3 has two dwellings with a well and two septic systems on it. Attached is the proposed plat with the test hole location and TOPO drainage showing most of the lot draining south to north mostly.

Lot 3 has unusable area of about 0.31 acres of platted land that is W Beverly Lake Road right of way & land cut off from the usable part of Lot 3. The west portion of lot 3 is right of way ~0.26acres. In the SE corner of Lot 3 there is a small section 0.09 acres that is not considered usable with a fill slope greater than 25%. Therefore, 0.66 acres is not usable for structures or septic, but there is 2.36 acres that is usable. Lot 1&2 do not have any topographically restrictions. No water was found in the test holes 14 feet deep. Soils are classified as GP, poorly graded gravels with sand.

Normal gravity fed septic bed systems and conventional foundations will be acceptable on all lots. The platted lots have areas that are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43.

Please contact me for any additional information as needed.

Sincerely,

Robert L Walden

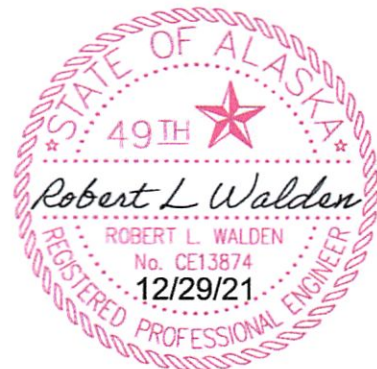
Robert L Walden, PE

Cell #907-354-6661

robertwcce@gmail.com

Attached:

TH 1/2, TH locations/drainage map, Gradations 1.



RECEIVED
JAN 24 2022
PLATTING

EXHIBIT B

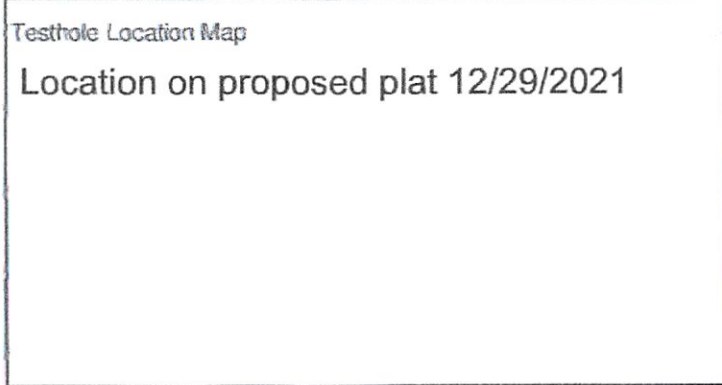
TESTHOLE LOG

Legal Description: T18N R02W Sec 34 C007 Date: 7/26/2021

Inspected By: Robert Walden, PE

Ground level

1ft	ML
2ft	GP
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

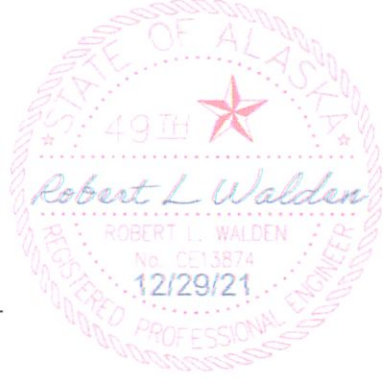


Comments:
Design 150 sft/bdrm
Between proposed Lot 1 & 2

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y N At _____ ft.



PROJECT: TEST SERVICES
 PROJECT NO.: 20-401
 CLIENT: WCC&E
 SAMPLE NO.: 21P1431
 LOCATION: 7040 W BEVERY LK RD

DATE TAKEN: 12/17/2021
 DATE TESTED: 12/28/2021
 TESTED BY: NP
 REVIEWED BY: JAB
 DESCRIPTION: T18N R02W SEC 34 C7

SIEVE ANALYSIS TEST

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	99
1"	25.4	70
3/4"	19.0	62
1/2"	12.7	50
3/8"	9.5	44
#4	4.75	35
#10	2.00	29
#20	0.85	21
#40	0.425	11
#60	0.25	6
#100	0.15	4
#200	0.075	2.5

% Gravel: 65.1
 % Sand: 32.4
 % Fines: 2.5
 D60: 17.60
 D30: 2.44
 D10: 0.38
 Cu: 46.6
 Cc: 0.9

% #2 mm: 35
 % Moisture: 1.8
 Fine Modulus:

(ASTM D4318)
 Liquid Limit:
 Plastic Limit:
 Plastic Index: NP

(ASTM C127)

Bulk SpG:
 SSD SpG:
 Apparent SpG:
 % Absorption:

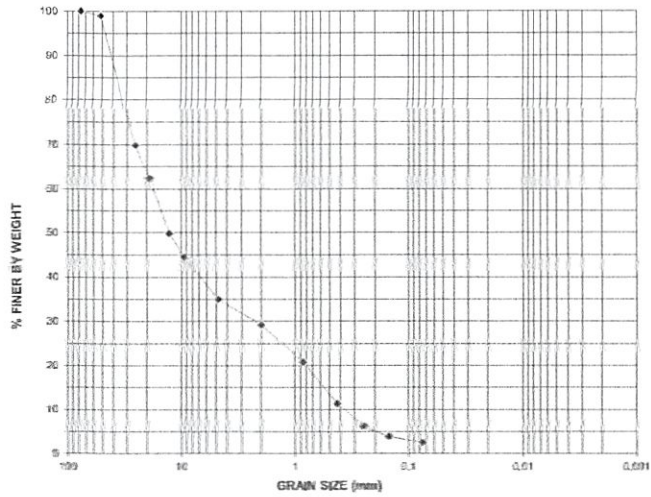
(ASTM C128)

Bulk SpG:
 SSD SpG:
 Apparent SpG:
 % Absorption:

(ASTM D1557)

Dry Den (U):
 Dry Den (C):
 M% (U):
 M% (C):
 SpG (assumed):
 M-D Test Method:

GRAIN SIZE DISTRIBUTION

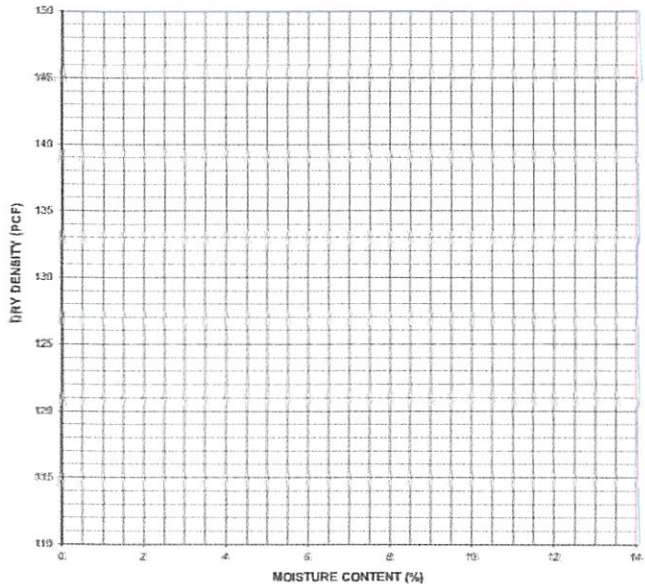


HYDROMETER TEST

(ASTM D422)

Elapsed Time (min)	Diameter (mm)	Total % Passing
0		
0.5		
1		
2		
5		
8		
15		
30		
60		
250		
1440		

MOISTURE-DENSITY RELATIONSHIP

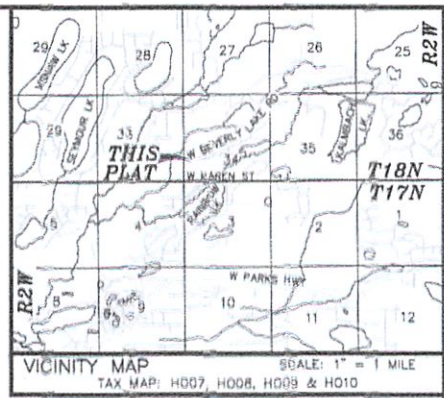
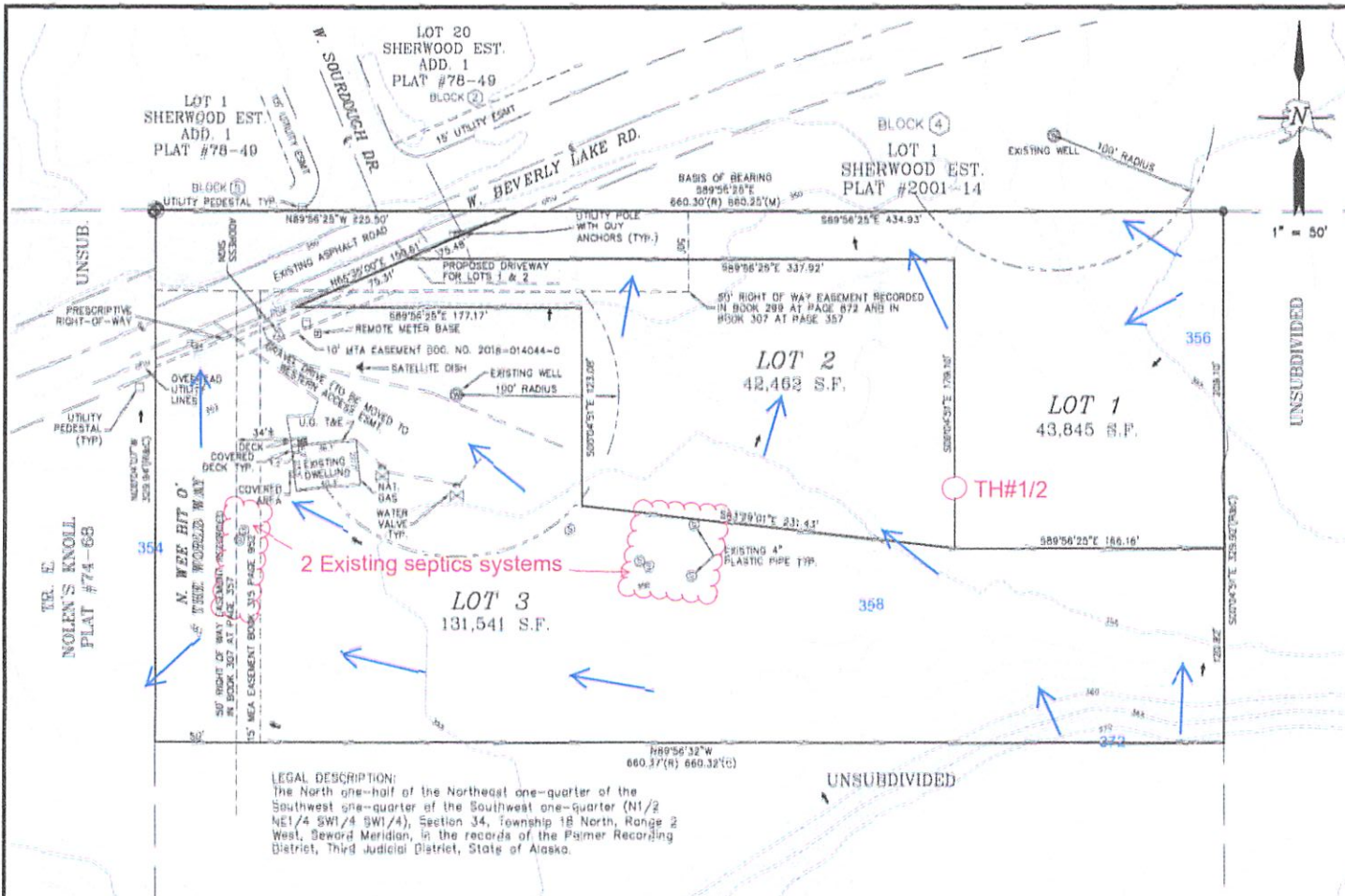


CLASSIFICATION: Poorly Graded Gravel w/Sand
 USC: GP
 FROST CLASS:

Remarks:



JOHN A. BUZDOR, P.E. 12/28/2021



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

ELVIRA MURRI _____ DATE _____
 P.O. BOX 875626
 WASHILLA, AK. 99687

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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 No. _____ DATED _____, 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 202__ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

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.
3. MEA EASEMENT RECORDED OCTOBER 6, 1960 IN BOOK 34 AT PAGE 110.
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5. MTA EASEMENT RECORDED FEBRUARY 21, 2006 PER RECEPTION NO. 2006-004354-0.

- LEGEND**
- RECOVERED ALUMINUM CAP MONUMENT
 - RECOVERED 5/8" REBAR WITH PLASTIC CAP
 - SET 5/8"x30" REBAR w/PLASTIC CAP MARKED FS 10615-5
 - (C) CALCULATED DATA
 - (M) MEASURED DATA
 - (R) RECORD DATA DERIVED FROM RECORD OF SURVEY PLAT NO. 2004-162

TOPOGRAPHY NOTE
 1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LBAR TOPOGRAPHY MAP CA 027-SW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83
 2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 ELLIPSOID 09 VERTICAL DATUM.



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.

DATE _____



A PLAT OF
PROPOSED SUBD. NAME
 A SUBDIVISION OF
PARCEL NO. 1, MSA WAIVER RESOLUTION SERIAL NO. 03-30PW.m
WAIVER NO. 03-60W AND 03-184W
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 STATE OF ALASKA, LOCATED WITHIN THE
 N1/2 NE1/4 SW1/4 SW1/4, SECTION 34, T18N, R2W, S.M., AK,
 CONTAINING 5.00± ACRES

FARMER SURVEYING
 8131 E. FRONTAGE RD.
 PALMER, ALASKA 99645
 PH: (907) 745-0222
 tob@farmersurveying.com www.farmersurveying.com

W.O. 2100155 DATE: A1/Q, 2021
 DRAWN BY: JMC SCALE: 1" = 50'
 FILE: 2100155_PL SHEET 1 OF 1

Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Thursday, February 17, 2022 5:16 PM
To: Jamie Taylor
Subject: RE: RFC Wee Bit O'The World #22-010

Yes, it will be conditions of approval – one to apply for a permit to work within the 50' wide right-of-way and another condition to provide proof the existing driveway has been removed. A condition of approval to add a plat note for the common lot line driveway for Lots 1 & 2 will be added. Let me know if you have any further comments. Thanks, A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, February 17, 2022 5:06 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Wee Bit O'The World #22-010

Will relocating the driveway for Lot 3 be a condition of approval?

Jamie

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 26, 2022 10:03 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; 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 Wee Bit O'The World #22-010

The following link contains a Request for Comments for Wee Bit O' The World, MSB Case #2022-010, Tax ID# 218N02W34C007. Comments are due by **February 17, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei0JqTk_upNBjgS4YSVMAqMBNpUNBKqz6bhXJYvwmKmWCA?e=agoFdB

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: Leda Borys
Sent: Thursday, February 17, 2022 11:01 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Wee Bit O'The World #22-010

No comment

Cheers!

Leda Borys

(she/her)

Planner II

Planning Services Division

Matanuska Susitna Borough

(907) 861-8556

Leda.Borys@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Wednesday, January 26, 2022 10:03 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <Lana@mtaonline.net>; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; 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 Wee Bit O'The World #22-010

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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: Fire Code
Sent: Monday, February 14, 2022 10:04 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Wee Bit O'The World #22-010

Amy,
It may seem obvious but the access to lot 1 seems to be interrupted by a utility pole and I didn't see where it was being moved.



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

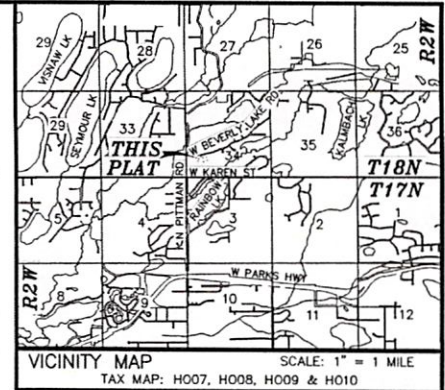
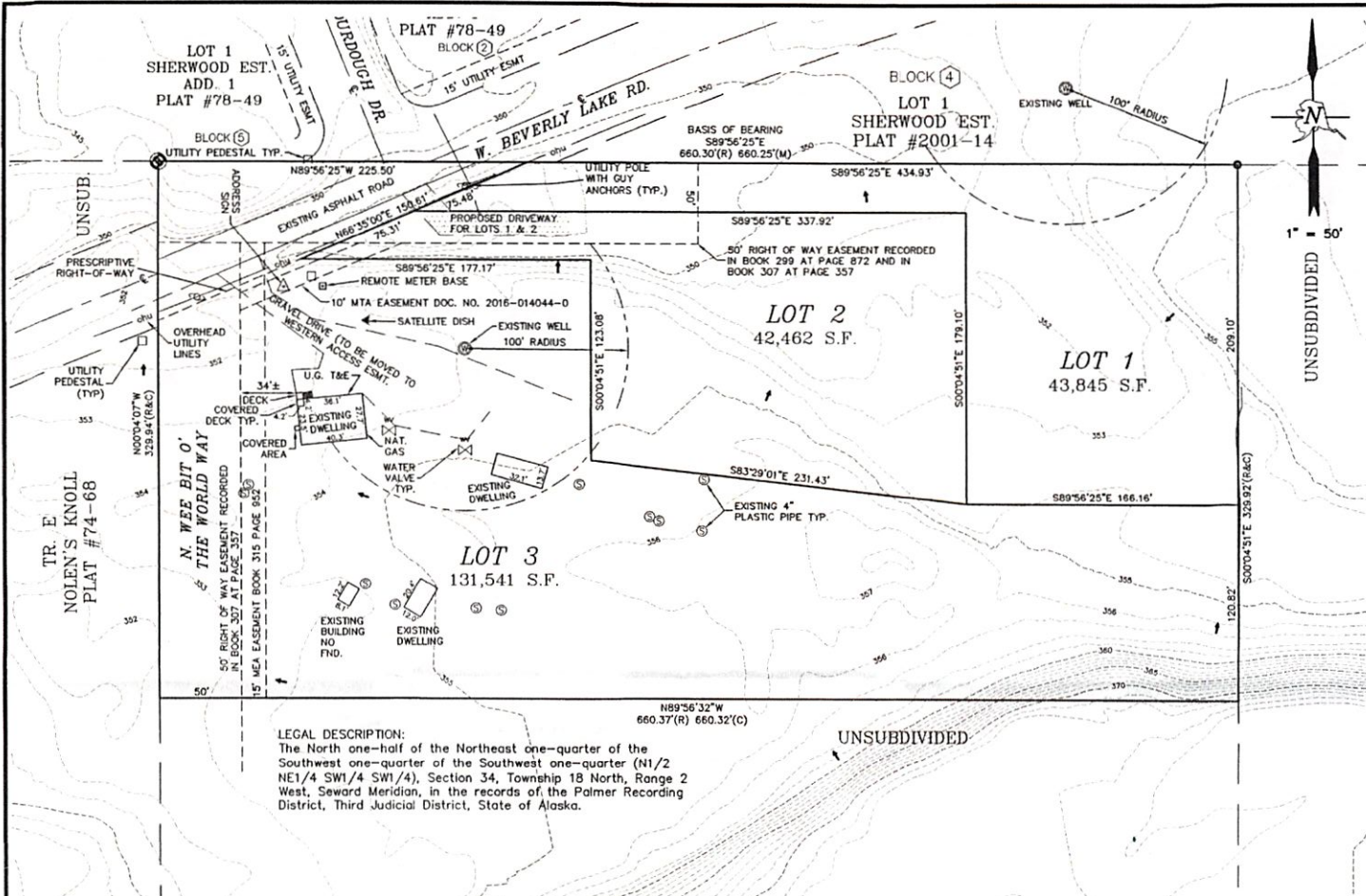
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Subject: RFC Wee Bit O'The World #22-010

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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



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

ELVIRA MURRI _____ DATE _____
 P.O. BOX 873626
 WASSILLA, AK. 99687

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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 No. _____ DATED _____, 202__, 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

APPROVED AS SHOWN CORRECTED
 SIGN, MEASURE, ADDRESS, DATE
 GCI ENGINEERING & DESIGN

RECEIVED
 JAN 24 2022
 PLATTING

WEE BIT O' THE WORLD
 A PLAT OF
 A SUBDIVISION OF
PARCEL NO. 1, MSB WAIVER RESOLUTION SERIAL NO. 83-39PWm
WAIVER NO. 83-68W AND 83-184W
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 STATE OF ALASKA, LOCATED WITHIN THE
 N1/2 NE1/4 SW1/4 SW1/4, SECTION 34, T18N, R2W, S.M., AK.
 CONTAINING 5.00± ACRES

FARMER SURVEYING
 9131 E. FRONTAGE RD.
 PALMER, ALASKA 99645
 PH: (907)745-0222
 bob@farmersurveying.com www.farmersurveying.com

W.O. 2100155 DATE: JAN., 2022
 DRAWN BY: JMC SCALE: 1" = 50'
 FILE: 2100155_PL SHEET 1 OF 1

LEGAL DESCRIPTION:
 The North one-half of the Northeast one-quarter of the Southwest one-quarter of the Southwest one-quarter (N1/2 NE1/4 SW1/4 SW1/4), Section 34, Township 18 North, Range 2 West, Seward Meridian, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202__, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

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- MTA EASEMENT RECORDED DECEMBER 9, 1976 IN BK. 128, AT PG. 874.
- MTA EASEMENT RECORDED FEBRUARY 21, 2006 PER RECEPTION NO. 2006-004354-0.

LEGEND

- ⊗ RECOVERED ALUMINUM CAP MONUMENT
- RECOVERED 5/8" REBAR WITH PLASTIC CAP
- SET 5/8"x30" REBAR w/PLASTIC CAP MARKED FS 10615-S
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM RECORD OF SURVEY PLAT NO. 2004-162
- CURRENT DRAINAGE PATTERN

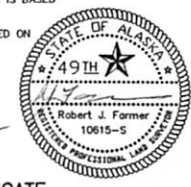
TOPOGRAPHY NOTE

- TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP CA_027_SW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
- CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.

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DATE _____





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

January 26, 2022

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 preliminary plat and has no comments or recommendations.

- **WEE BIT O' THE WORLD**
(MSB Case # 2022-010)

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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, January 27, 2022 8:24 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Wee Bit O'The World #22-010

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

Hi Amy,

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.

Colton T. Percy

Habitat Biologist
Access Defense Program

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 26, 2022 10:03 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@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>; 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 Wee Bit O'The World #22-010

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

Amy Otto-Buchanan

From: Lana and Steve Edwards <lana@mtaonline.net>
Sent: Wednesday, January 26, 2022 7:51 PM
To: Amy Otto-Buchanan
Subject: Re: RFC Wee Bit O'The World #22-010

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

Lot 1 appears difficult to access with construction manual compliant driveway due to power pole and guy wires.

Lots 1 and 2 are too small to be good homesites. Another mess certain to cause well and septic conflicts in the future.

Stephen Edwards
RSA 27

From: Amy Otto-Buchanan
Sent: Wednesday, January 26, 2022 10:03 AM
To: Percy, Colton T (DFG) ; regpagemaster@usace.army.mil ; pamelaj.melchert@usps.gov ; Ron Bernier ; John Aschenbrenner ; hsfirewise@gmail.com ; Lana and Steve Edwards ; msb-platting-notice@mlccak.org ; psfisher@gci.net ; Fire Code ; John Fairchild ; Tawnya Hightower ; Jill Irsik ; Eric Phillips ; Brad Sworts ; Debbie Bakic ; msb.hpc@gmail.com ; Terry Dolan ; Jim Jenson ; Jamie Taylor ; Charlyn Spannagel ; MSB Farmers ; Planning ; Alex Strawn ; Fred Wagner ; Permit Center ; Mark Whisenhunt ; Theresa Taranto ; Andy Dean ; mearow@matanuska.com ; row@mtasolutions.com ; andrew.fraiser@enstarnaturalgas.com ; James Christopher ; row@enstarnaturalgas.com ; OSP Design Group
Subject: RFC Wee Bit O'The World #22-010

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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

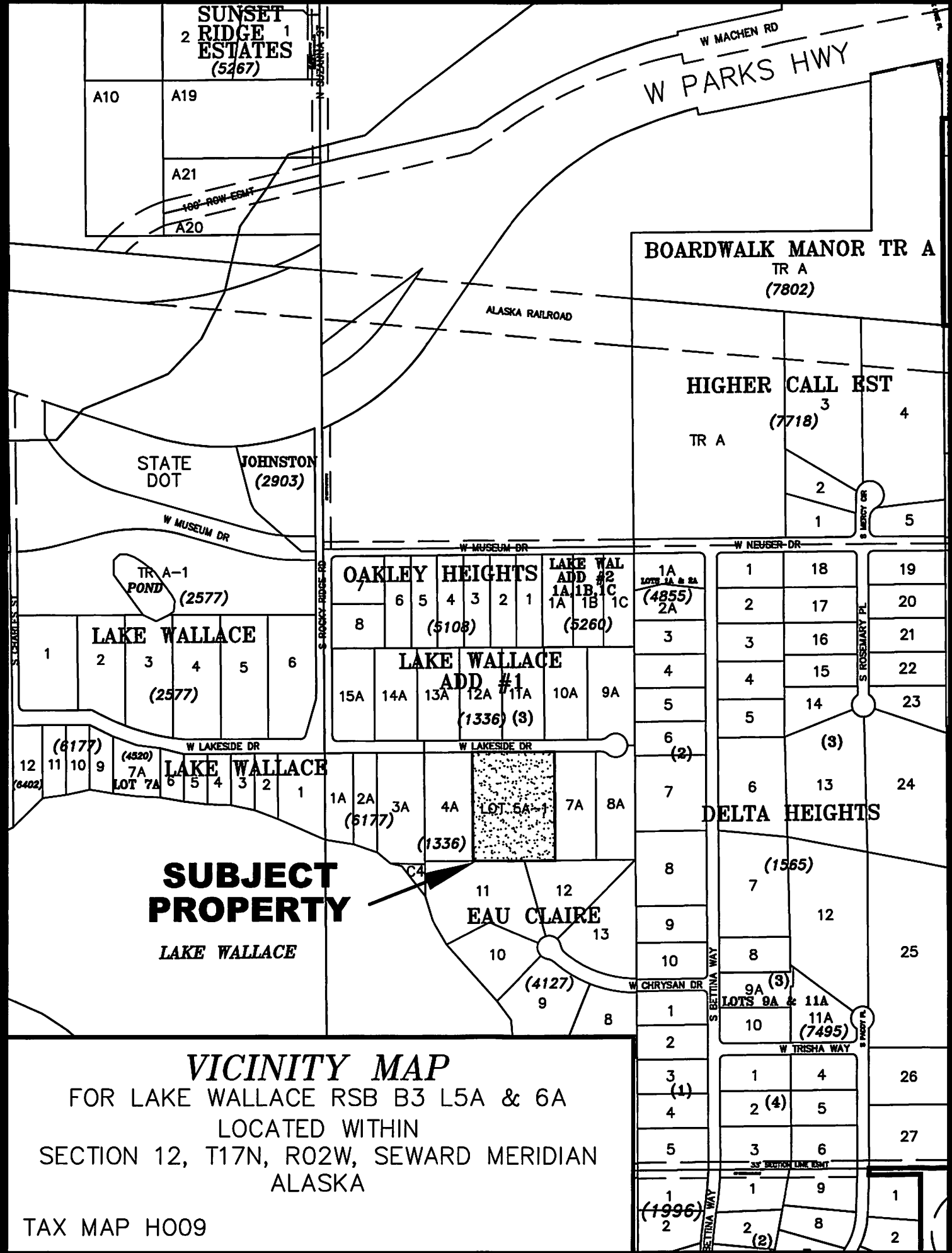


3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lake Wallace Subdivision (Plat #77-103), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 5A-1 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.



SUNSET
RIDGE
ESTATES
(5267)

A10 A19
A21
100' ROW ESMR
A20

W MACHEN RD
W PARKS HWY

BOARDWALK MANOR TR A
TR A
(7802)

ALASKA RAILROAD

HIGHER CALL EST
TR A
(7718)

STATE DOT
JOHNSTON
(2903)
W MUSEUM DR

TR A-1
POND
(2577)

OAKLEY HEIGHTS
(5108)

LAKE WAL
ADD #2
1A, 1B, 1C
(5260)

1A
LOTS 1A & 2A
(4855)
2A

1	18	19
2	17	20
3	16	21
4	15	22
5	14	23

LAKE WALLACE
(2577)

LAKE WALLACE
ADD #1
(1336) (3)

LAKE WALLACE
(6177) (4320)
LOT 7A

LAKE WALLACE
(5177) (1336)

DELTA HEIGHTS

**SUBJECT
PROPERTY**

LAKE WALLACE

EAU CLAIRE

(4127)

9A (3)
LOTS 9A & 11A
11A
(7495)

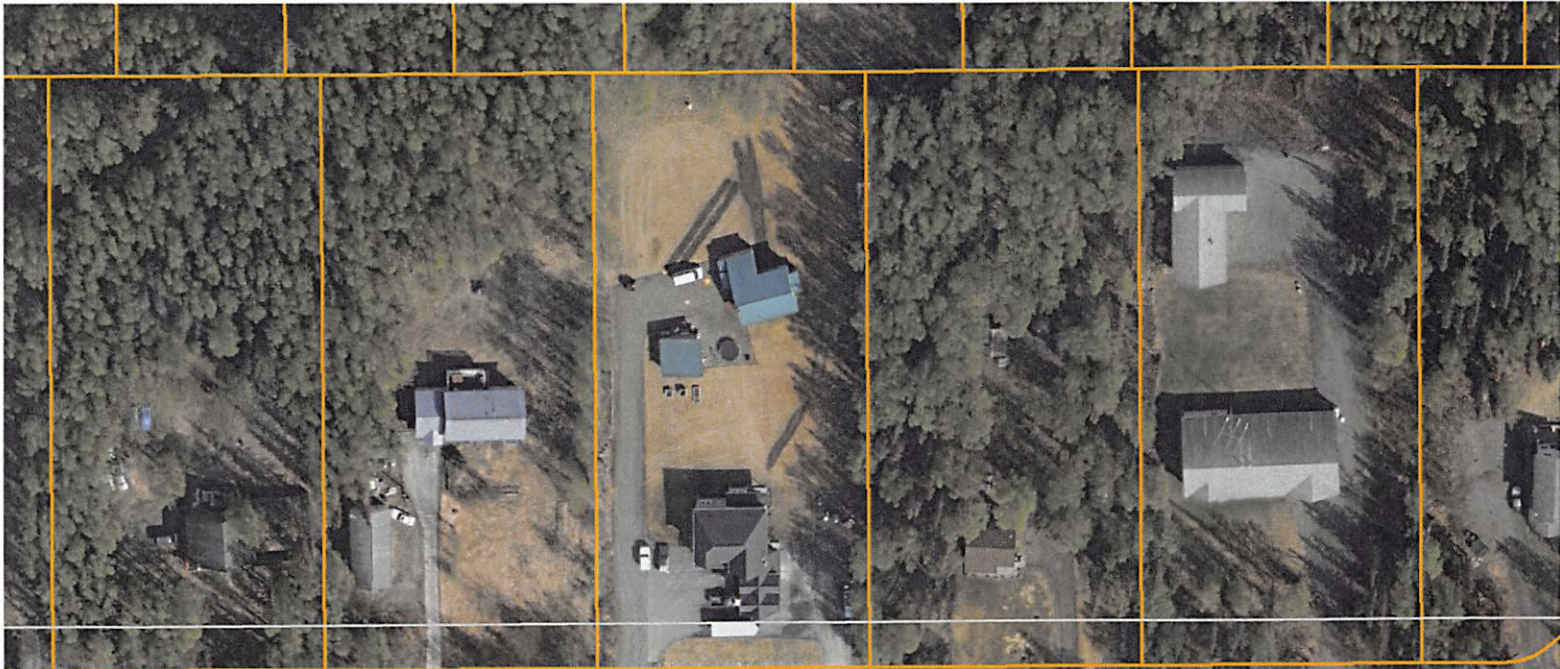
VICINITY MAP

FOR LAKE WALLACE RSB B3 L5A & 6A
LOCATED WITHIN
SECTION 12, T17N, R02W, SEWARD MERIDIAN
ALASKA

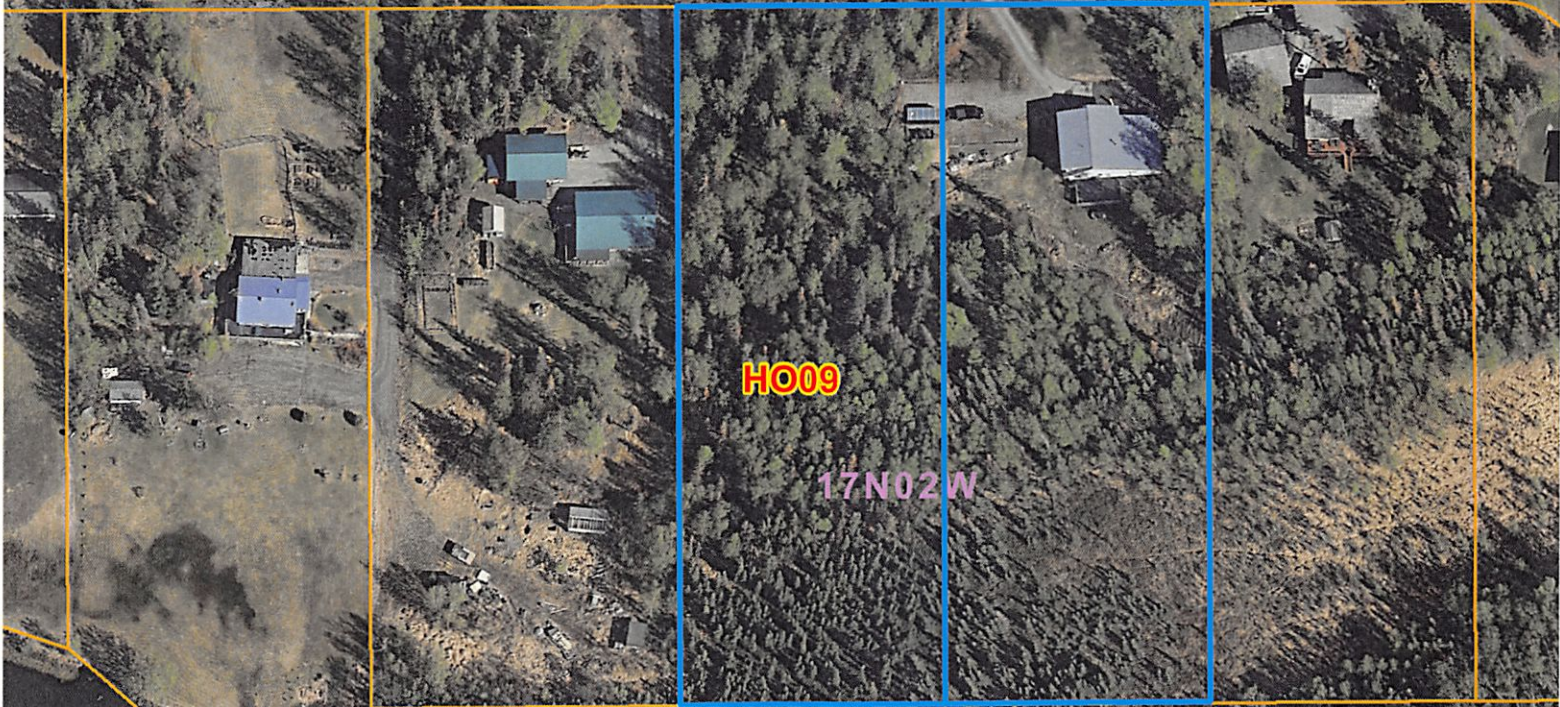
TAX MAP H009

(1996)
1
2

1	4	26
2 (4)	5	27
3	6	
1	9	1
2 (2)	8	2

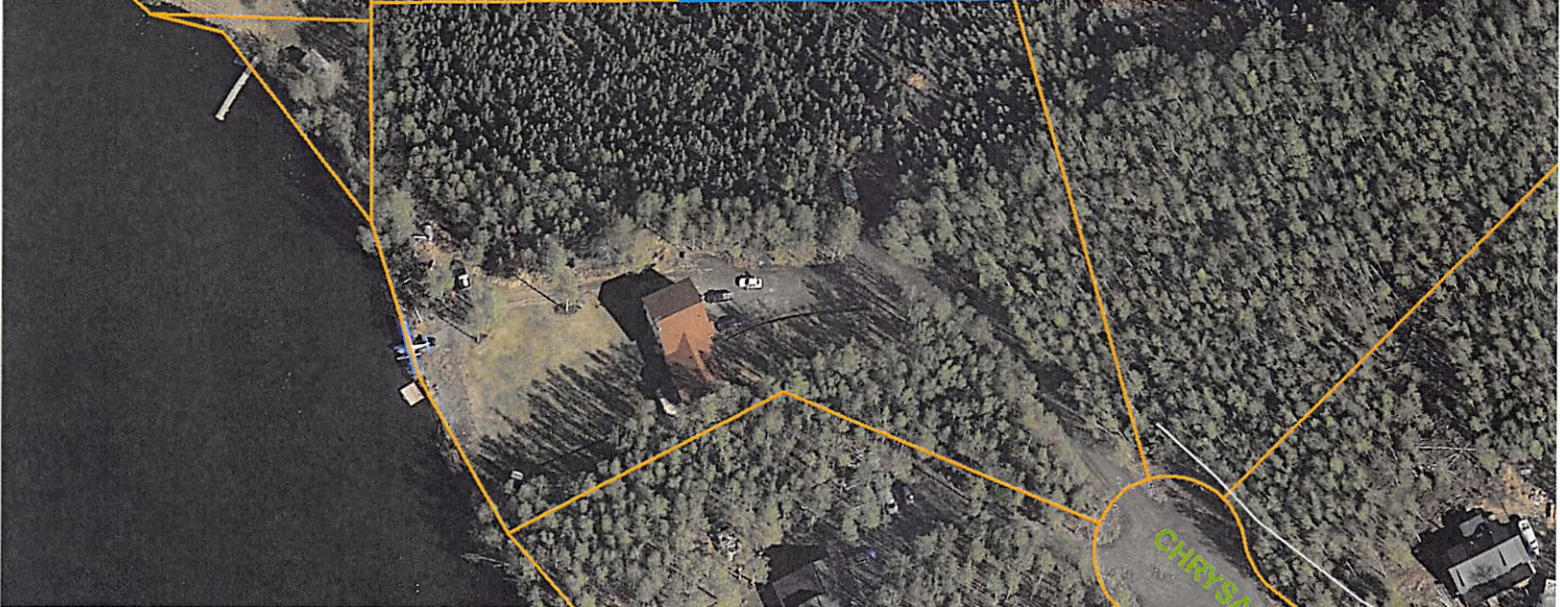


LAKESIDE

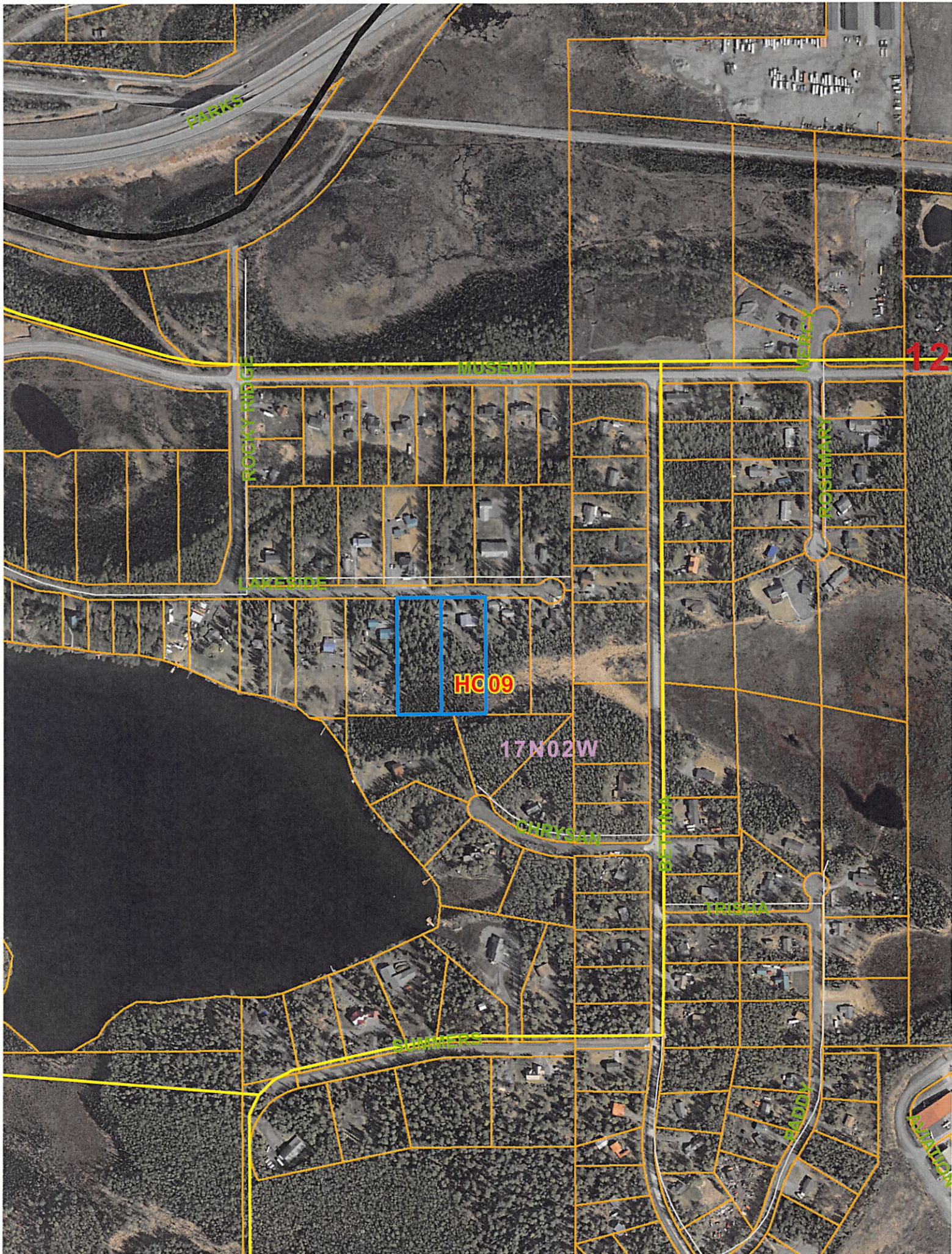


HO09

17N02W



CHRYSA



PARKS

MUSEUM

12

ROCKY MOUNTAIN

MERCY

LAKEVIEW

ROSEMARY

HC09

17N02W

CHEYENNE

BELLEVILLE

TRISHA

SUMMIT

RABBIT

WALTON