

A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
April 27, 2022

ABBREVIATED PLAT: GREEN MOUNTAIN ESTATES ADD #1  
LEGAL DESCRIPTION: SEC 19, T17N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: GREEN DOOR GROUP, LLC  
SURVEYOR/ENGINEER: EDGE SURVEY & DESIGN  
ACRES: 18.66 ± PARCELS: 3  
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-039

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**REQUEST:** The request is to create three lots from Lots 1 and 2, Green Mountain Estates, Plat No. 2018-17 to be known as **Green Mountain Estates Addition # 1**, containing 18.66 acres +/- . The property is located south of S. Knik Goose Bay Road, east of W. Fairview Loop, and directly south of W. Top of the World Circle; within the SW ¼ Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Soils Report	<b>EXHIBIT B</b> – 12 pgs
<b><u>AGENCY COMMENTS</u></b>	
ADF&G	<b>EXHIBIT C</b> – 1 pg
Department of Emergency Services	<b>EXHIBIT D</b> – 1 pg
MSB Development Services	<b>EXHIBIT E</b> – 1 pg
Utilities	<b>EXHIBIT F</b> – 4 pgs
Community Council	<b>EXHIBIT G</b> – 1 pg

**DISCUSSION:** The proposed subdivision is east of W. Fairview Loop and Directly South of W. Top of the World Circle. All three lots will have the required frontage on the certified portion of W. Top of the World Circle, a Borough owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden notes that the soils from the test logs consist primarily of gravelly sands (SW/SP). The topography of proposed Lot 2A is flat. Lot 1A has about 2.65 acres of steep hills that are unusable for building and septic area leaving 4.808 acres. Lot 3 has 0.66 acres of unusable hill rendering only 1.894 acres usable for building and septic area. Based on the test hole data and observations of topography, each of the proposed lots contains at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

**Comments:**

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

Department of Emergency Services (**Exhibit D**) has no objections.

MSB Development Services (**Exhibit E**) notes that a driveway permit will be required to access off of Top of the World Circle.

Knik-Fairview Community Council (**Exhibit G**) has no objections.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, DPW Pre-Design Division, DPW O&M Division, Assessments, Planning; or MEA.

**CONCLUSION:** The abbreviated plat of Green Mountain Estates Addition #1 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).

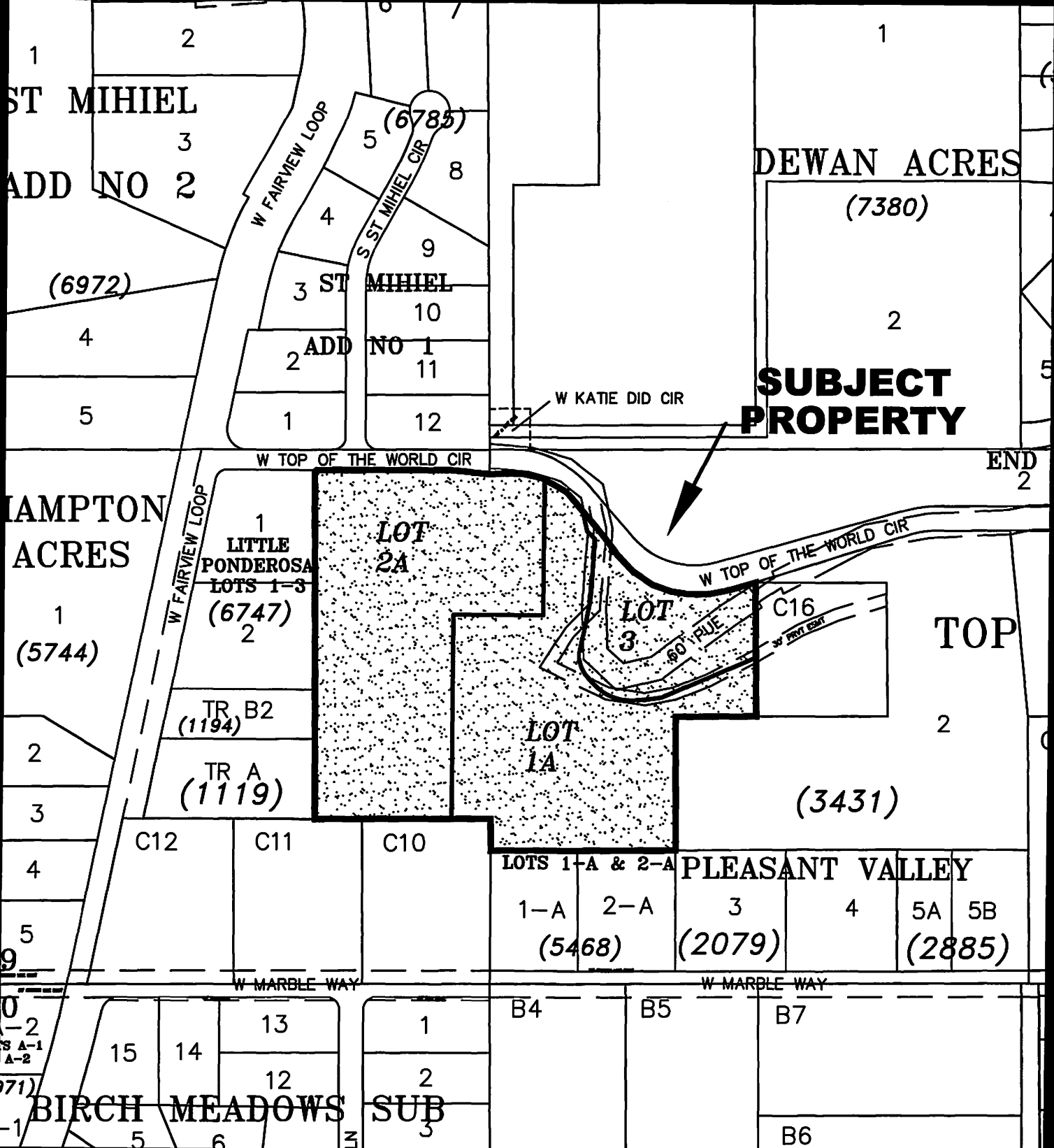
**FINDINGS OF FACT**

1. The plat of Green Mountain Estates Addition #1 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; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, DPW Pre-Design Division, DPW O&M Division, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Green Mountain Estates Addition #1, Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.





**VICINITY MAP**

FOR PROPOSED GREEN MOUNTAIN ESTATES  
ADDITION 1 SUBDIVISION

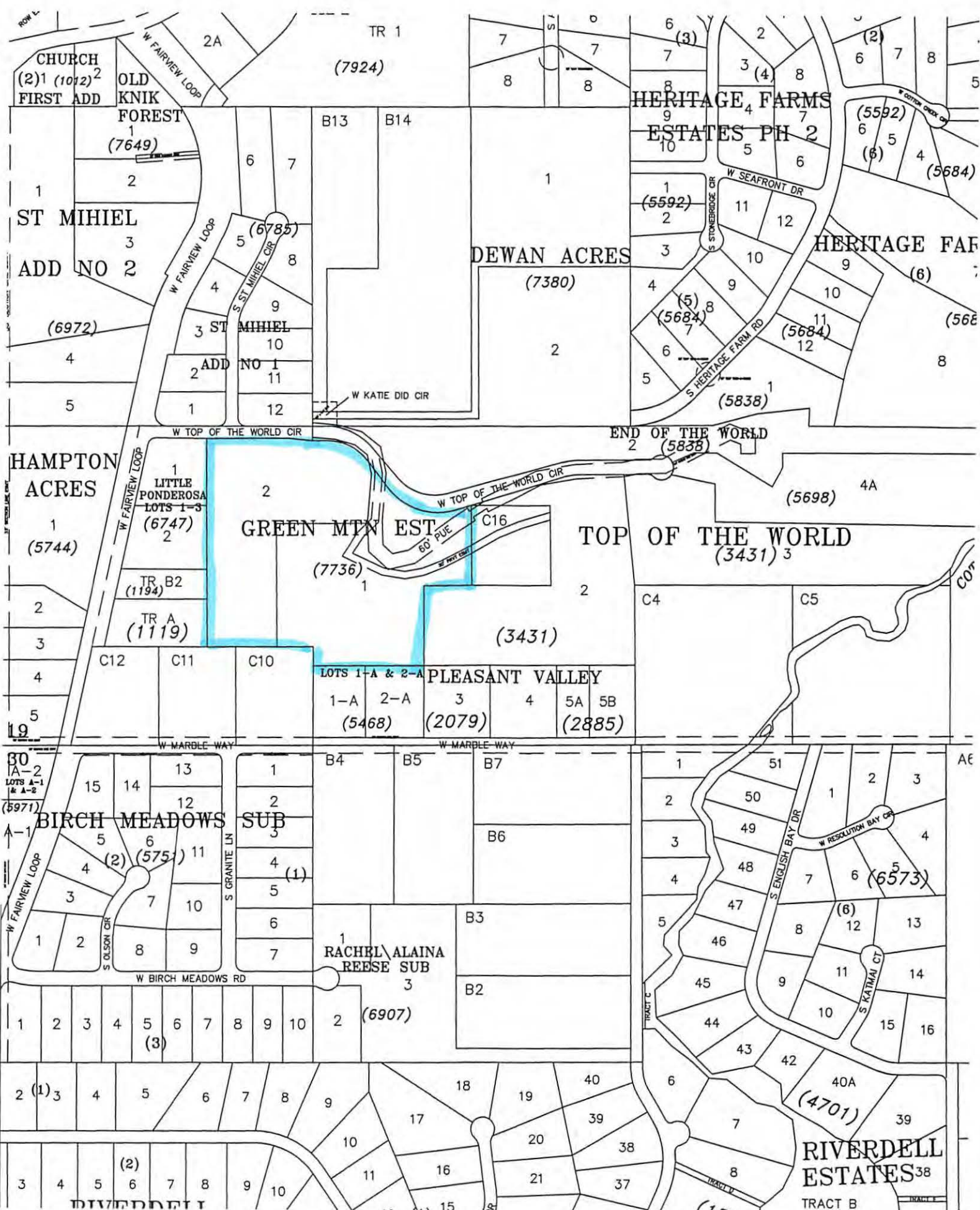
LOCATED WITHIN

SECTION 19, T17N, R01W, SEWARD MERIDIAN

ALASKA

WA 13 MAP

**EXHIBIT A**



CHURCH  
(2)1 (1012)2  
FIRST ADD

OLD  
KNIK  
FOREST  
1  
(7649)

TR 1  
(7924)

HERITAGE FARMS  
ESTATES PH 2

ST MIHIEL  
ADD NO 2

DEWAN ACRES  
(7380)

HERITAGE FARMS  
(5592)  
(5684)

HAMPTON  
ACRES  
(5744)

GREEN MTN EST  
(7736)  
(3431)

TOP OF THE WORLD  
(3431)3

PLEASANT VALLEY  
1-A 2-A 3 4 5A 5B  
(5468) (2079) (2885)

BIRCH MEADOWS SUB

RACHEL ALAINA  
REESE SUB

RIVERDELL  
ESTATES38  
TRACT B





WA13

17N01W

FAIRVIEW

ST. MARTIN

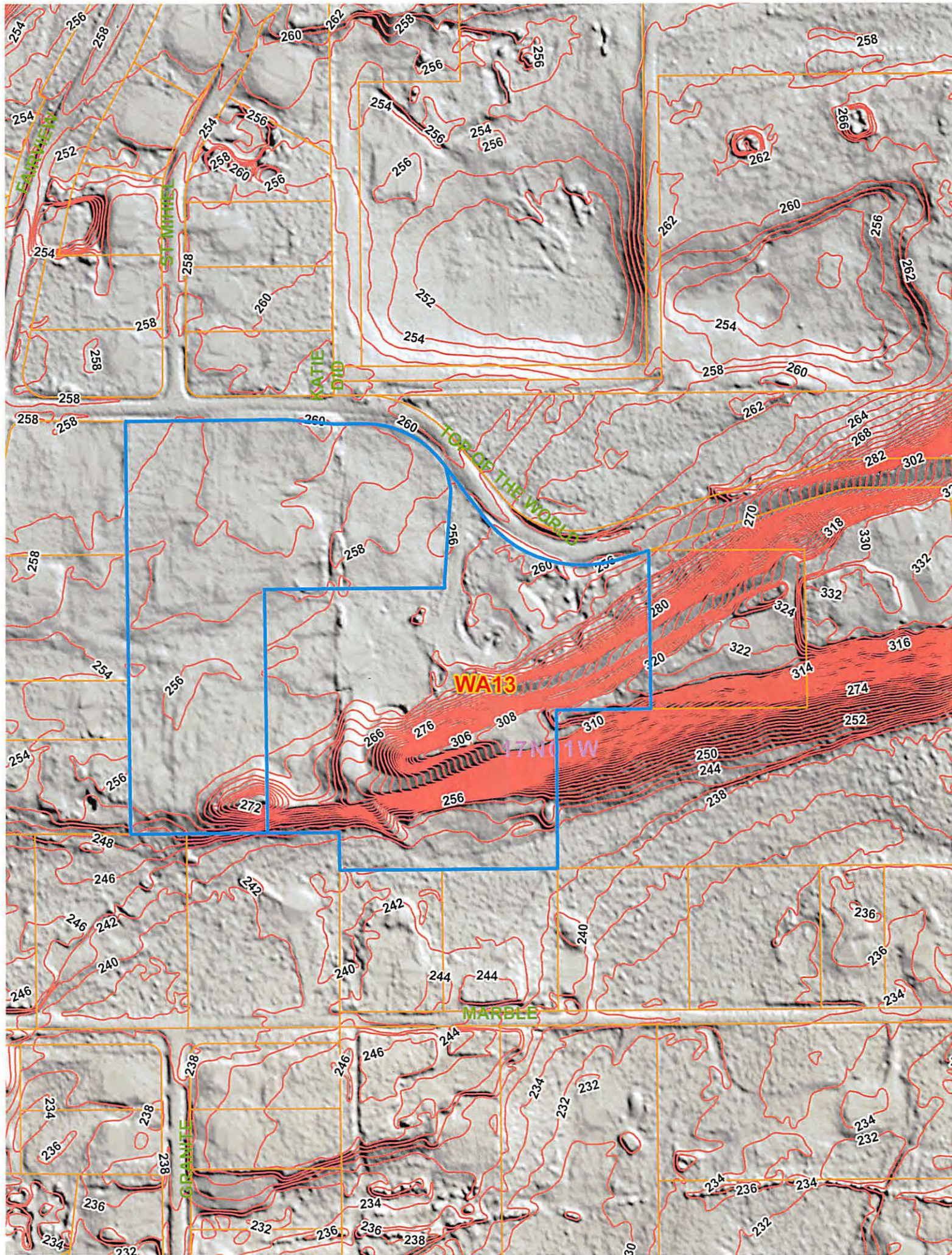
KATIE

EDGE OF THE WORLD

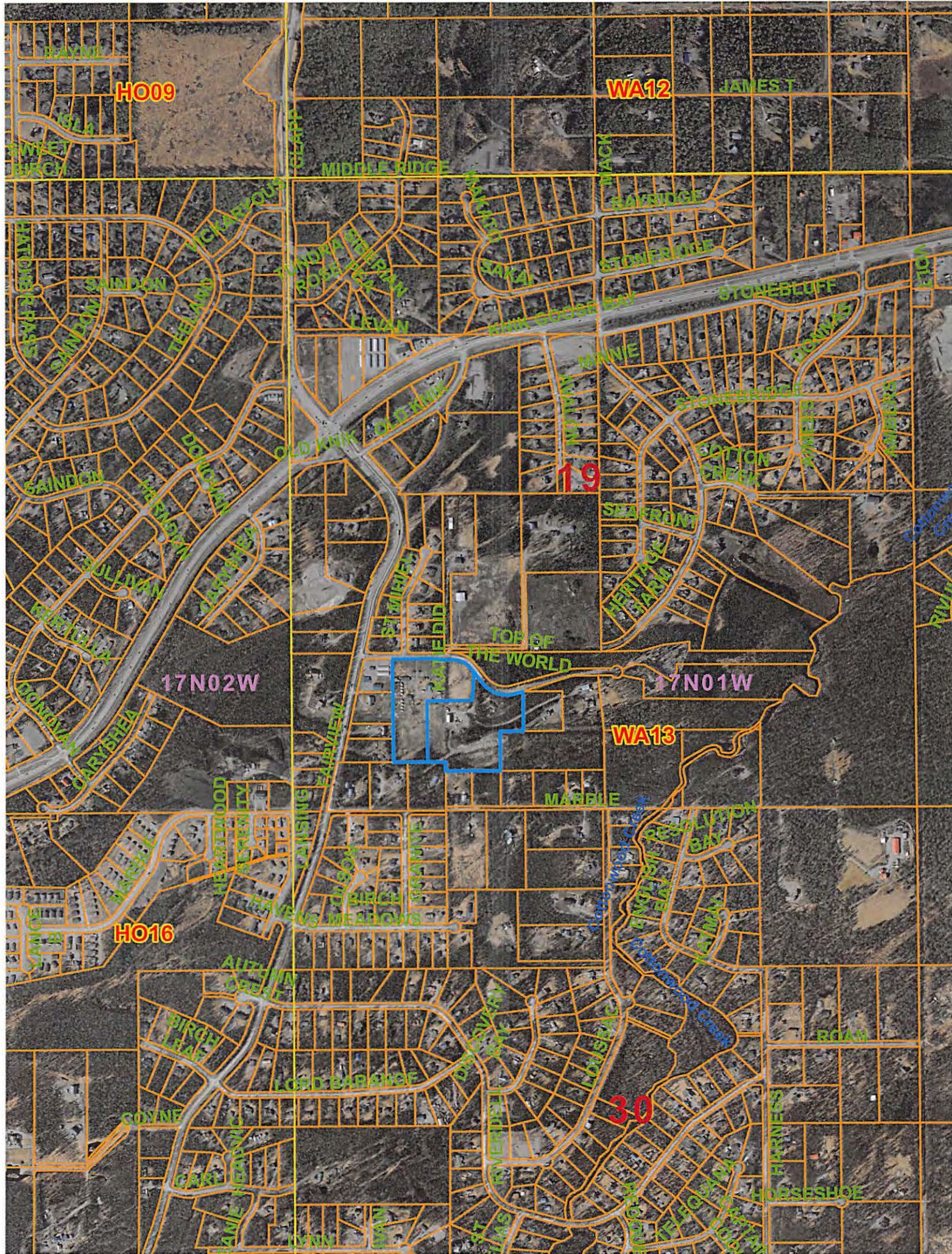
MARBLE

GRANITE









HO09

WA12

17N02W

17N01W

WA13

HO16

30

MIDDLE RIDGE

SAKAI

JAMEST

STONEBLUFF

STONEBLUFF

STONEBLUFF

STONEBLUFF

STONEBLUFF

STONEBLUFF

STONEBLUFF

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TOP OF THE WORLD

MARBIE

ENGLISH PROSLUTION BAY

LORD BARANOFF

BOAN

HORSESHOE



**WALDEN Construction Consulting and Engineering, LLC**

2422 W James T Cir, Wasilla, AK 99654

4/20/2022

**Soils and Usable Area Report**

Fred Wagner, LS  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

RE: Proposed Green Mountain Estates Addition #1

Dear Mr. Wagner,

A soils investigation for the referenced proposed subdivision was performed by the Walden Construction Consulting and Engineering in late June 2017. This new project is proposed to create three lots; Lot 2A(8.646) is the original residential home with farm, Lot 1A(7.458 AC) has the upgraded facility I certified the septic on in 2017 (SEPTS#74805), Lot 3(2.554 AC) is a portion of lot 1 with a residential home currently on it.

Three test hole logs and location map is attached. The soils within the proposed subdivision consist primarily of gravelly sands (SW/SP). The topography is flat on all of proposed lot 2A. Lot 1A has about 2.65 acres of steep hills that are unusable leaving 4.808 acres. Lot 3 has 0.66 acres of unusable hill rendering only 1.894 acres usable for building and septic area.

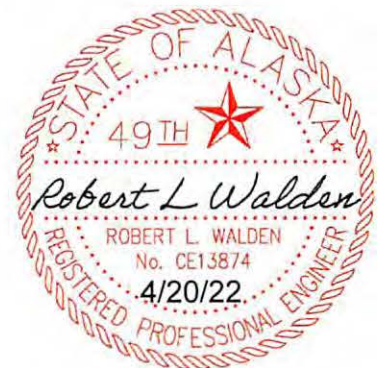
Based on the test hole data and observations of topography, each of the proposed lots contains at least 10,000 square feet of usable building area and 10,000 square feet of contiguous useable septic area, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

If you have any questions, please call my cell listed below.

Sincerely,

*Robert L Walden*

**Robert L Walden**  
Cell #907-354-6661  
[robertwce@gmail.com](mailto:robertwce@gmail.com)



Enclosures: Attachment 1 Soil Investigation Test Hole Logs & Map

**EXHIBIT B**

# TESTHOLE LOG -TH 1

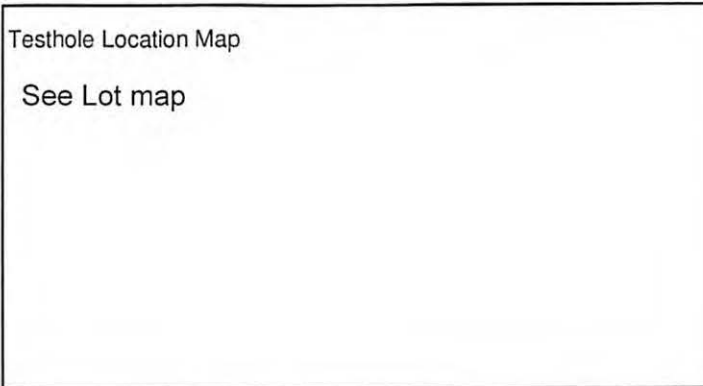
Legal Description: Top of the World Lot 1

Date: 6/26/17

Inspected By: Robert L Walden

Ground level

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



Comments:

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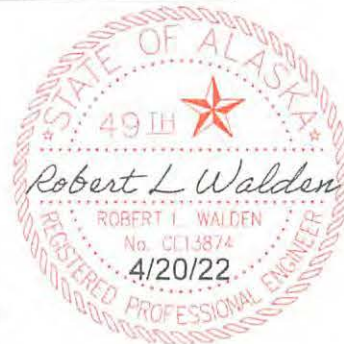
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Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y  N At \_\_\_\_\_ ft.

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



## TESTHOLE LOG -TH 2

Legal Description: Top of the World Lot 1 Date: 6/26/17

Inspected By: Robert L Walden

Ground level

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

Testhole Location Map

See Lot map

Comments:

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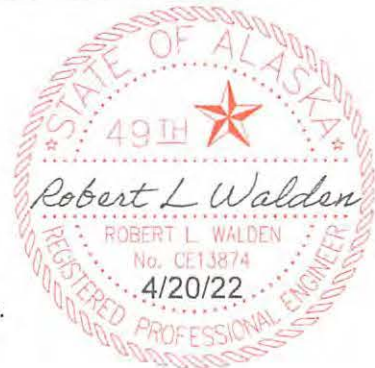
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Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y  N At \_\_\_\_\_ ft.

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





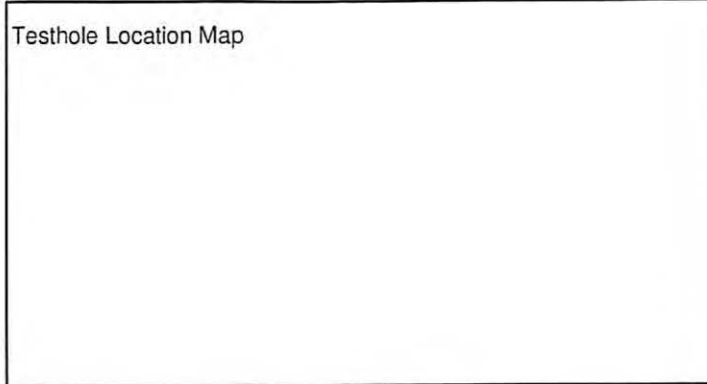
# TESTHOLE LOG -TH 3

Legal Description: Top of the World Lot 1 Date: 9/14/17

Inspected By: Robert L Walden

Ground level

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



Comments:

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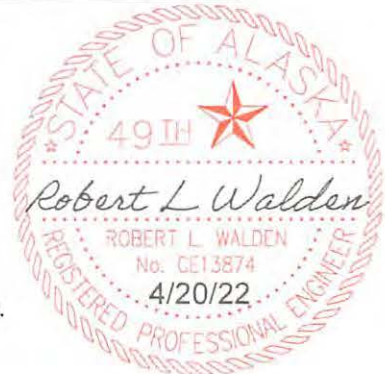
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21ft  
Total Depth of Testhole 21 ft.

Groundwater/Seeps Encountered? Y  N At \_\_\_\_\_ ft.

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





# Drainage & Test Hole map



## Legend

### Public Facilities

- Administrative
- Animal Care
- City Hall or Courthouse
- Community or Senior Center
- Correctional Facility
- Landfill or Transfer Station
- Recycling Center
- Transfer Station/Recycling
- Library
- Medical
- Post Office
- Public Safety EMS
- Public Safety Fire
- Public Safety Fire/EMS
- Public Safety Forestry
- Public Safety Law Enforcement
- School

### Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1:2,448



0.1 0 0.04 0.08 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet  
© Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

## Notes

This map was automatically generated using Geocortex Essentials.

**WALDEN Construction Consulting and Engineering, LLC**

2422 W James T Cir, Wasilla, AK 99654

8/8/2017 Soils and Usable Area Report

Fred Wagner, LS  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

RE: Proposed Green Mountain Estates Subdivision

**Dear Mr. Wagner,**

A soils investigation for the referenced proposed subdivision was performed by the Walden Construction Consulting and Engineering in late June 2017. The investigation was conducted as per MSB 43.20.281, 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. This project is proposed to create two lots one 10.00 acres and the other 8.66 acres as shown on the proposed plat (Attachment 1).

The investigation included drainage study, located as shown on the attached aerial map (Attachment 1). Two test hole logs (Attachment 2) and existing road photos (Attachment 3) results have been prepared and included with this submittal. The soils within the proposed subdivision consist primarily of sandy gravel (SW/SP). The topography is flat on all of proposed lot 2 and only the NW sections of proposed Lot 1. The SE corner there is a significant hill that has a private road that access Lot C16 & the NE portion of existing Lot 2.

Based on the test hole data and observations of topography, each of the proposed lots contains at least 10,000 square feet of usable building area and 10,000 square feet of contiguous useable septic area, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

RECEIVED

MAR 14 2022

PLATTING

Proposed Green Mountain Estates Subdivision

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I was also asked to check Top of the World Circle road construction to determine if it was built to Pioneer road standards. The first section of the road off Fairview loop is 22 feet wide with about 6 inch deep ditches over the majority of the section then it necks down to 18 foot wide on the S curve and back out to 24 foot wide before the private shared driveway onto the proposed Green Mountain Estates. The road materials are good gravelly soils that appear over time the maintenance surface has been bladed off into the ditches. No apparent signs of water problems with wash boarding, ponding or sloughing shoulders. This section of the road has been previously built to Pioneer standards at a minimum and in some sections better.

If you have any questions feel free to give me a call at (907) 376-9668.

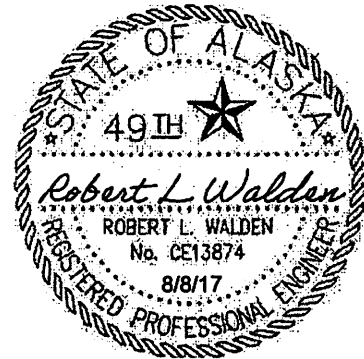
Sincerely,

*Robert L Walden*

**Robert L Walden**

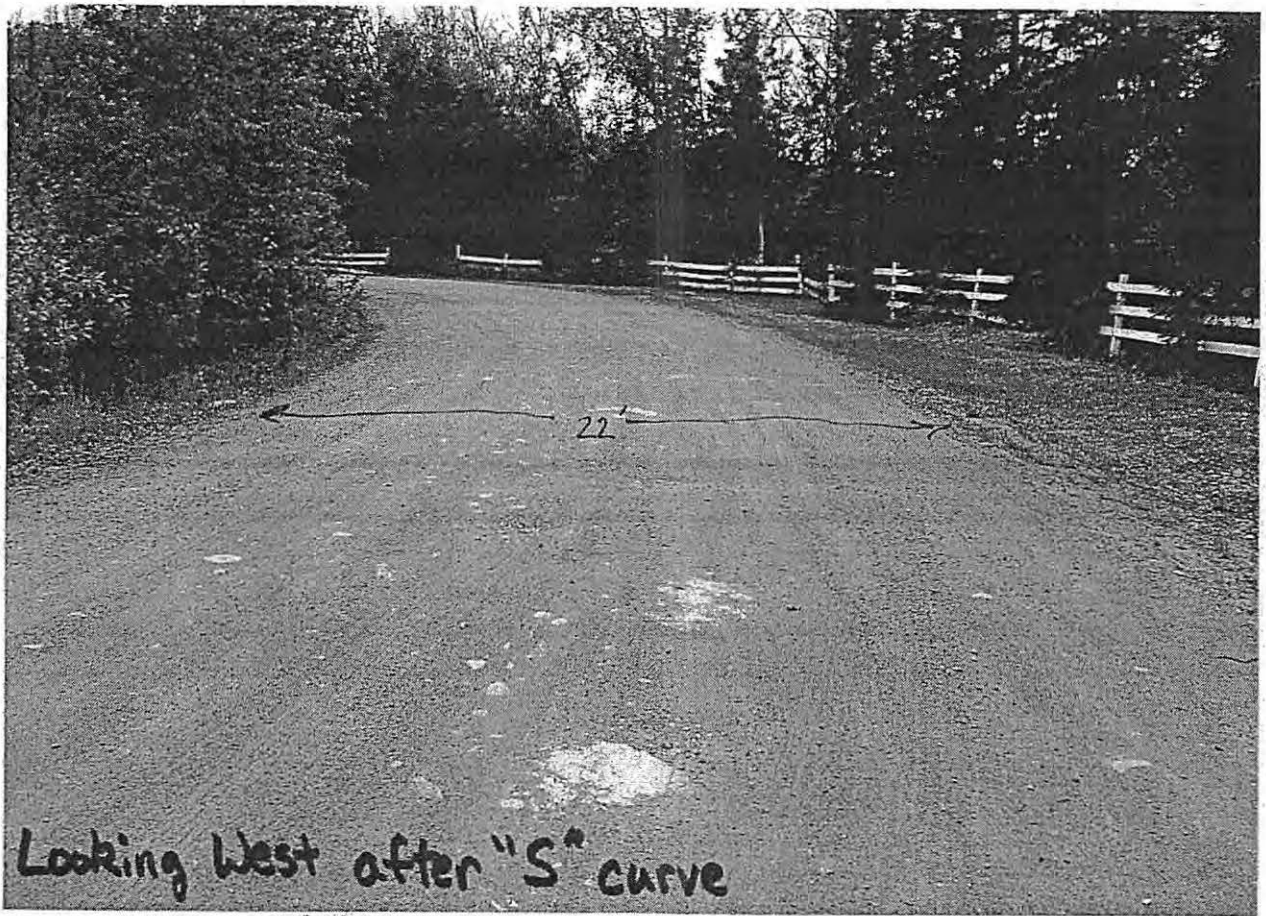
Cell #907-354-6661

[robertwcce@gmail.com](mailto:robertwcce@gmail.com)

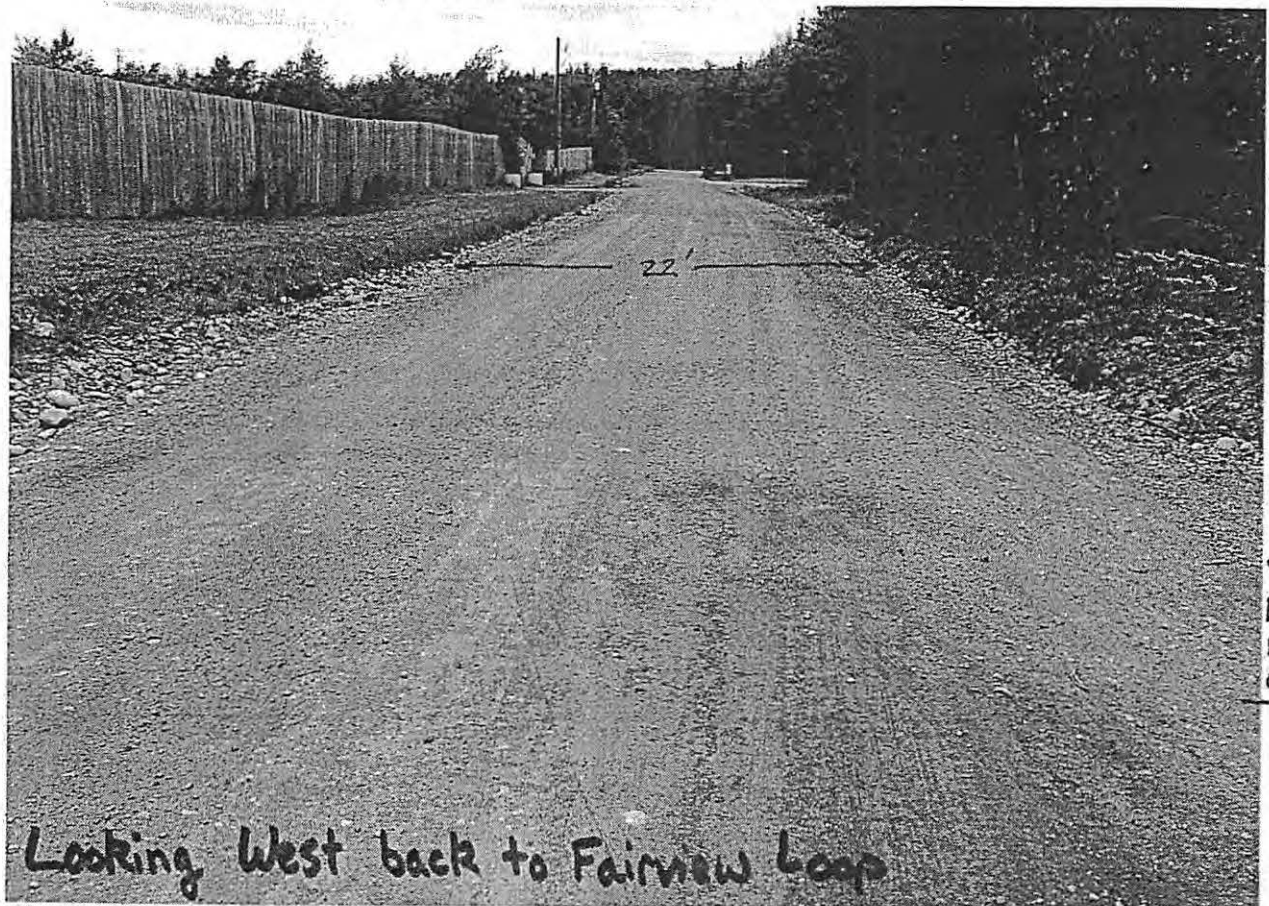


Enclosures: Attachment 1 Proposed Plat, Site Aerial, and Drainage Aerial  
Attachment 2 Soil Investigation Test Hole Logs  
Attachment 3 Existing road photos





TOP OF THE WORLD CIRCLE



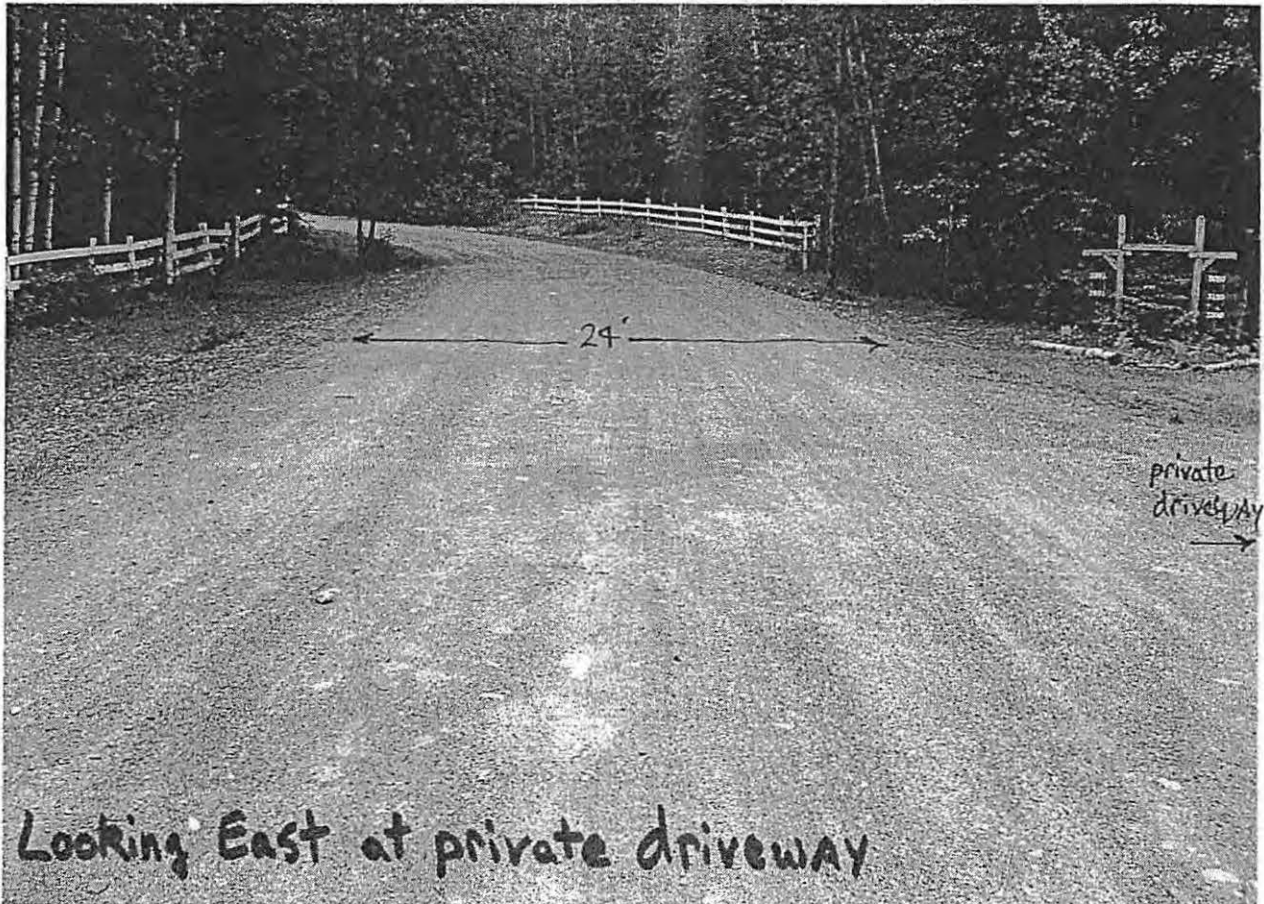
West  
Katie  
Did  
Circle  
→



West  
Katie  
Did  
Circle  
←

Looking East before "S" curve

TOP OF THE WORLD CIRCLE



private  
driveway  
→

Looking East at private driveway

# TESTHOLE LOG -TH 1

Legal Description: Top of the World Lot 1 Date: 6/26/17

Inspected By: Robert L Walden

Ground level

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

Testhole Location Map  
See Lot map 6-26-17

Comments:

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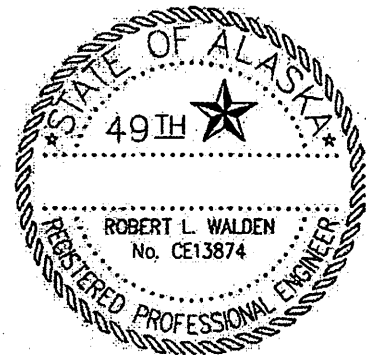
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Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y  N  At \_\_\_\_\_ ft.

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



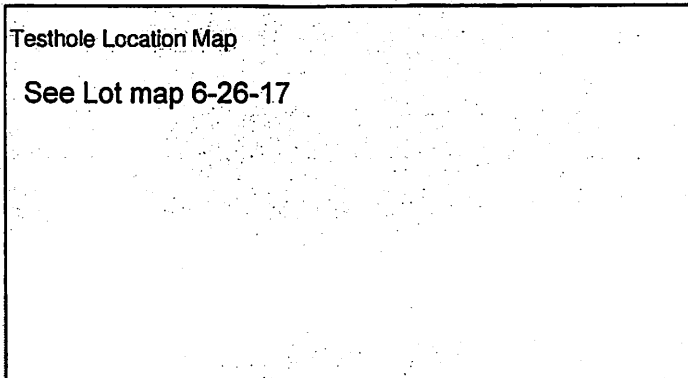
## TESTHOLE LOG -TH 2

Legal Description: Top of the World Lot 1 Date: 6/26/17

Inspected By: Robert L Walden

Ground level

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



Comments:

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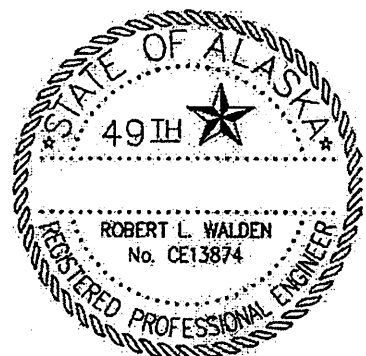
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Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y  At \_\_\_\_\_ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y  At \_\_\_\_\_ ft.





# WORK ORDER

**WALDEN CONSTRUCTION CONSULTING  
AND ENGINEERING, LLC**

*Maximizing your Profit, reducing your Risk*

2422 W James T Circle  
Wasilla, AK 99654  
(907)-376-9668  
robertwce@gmail.com

W.O. NO. 17-030  
DATE August 8, 2017

TO Valley General Construction  
Contractor  
PO Box 3794  
Palmer, AK 99645

JOB Greendoor Soils report

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Site Visit	\$ 100.00	\$ 100.00
0.00	ADEC Septic paperwork	\$ 400.00	\$ -
1.00	Road inspection pioneer standard and usable soil area letter .	\$ 750.00	\$ 750.00
0.00	ADEC septic filign fee	\$ 150.00	\$ -
500.00	Sales tax 0.02 up to \$500 max	\$ 0.02	\$10.00
		<b>SUBTOTAL</b>	\$ 860.00
		<b>SALES TAX</b>	\$ 10.00
		<b>TOTAL</b>	\$ 870.00

Make all checks payable to Walden Construction Consulting and Engineering, LLC  
**THANK YOU FOR YOUR BUSINESS!**

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, April 11, 2022 8:40 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Green Mountain Estates (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 1, 2022 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <jamie.taylor@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@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Green Mountain Estates (MG)

**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.

Hello,

The following link is for a request for comments to subdivide Lots 1 & 2, Green Mountain Estates, Plat # 2018-17. Comments are due by **April 14, 2022**. Please let me know if you have any question.

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrl](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrl)

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



## Matthew Goddard

---

**From:** Fire Code  
**Sent:** Tuesday, April 12, 2022 12:39 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Green Mountain Estates (MG)

Matthew,  
Fire and Life Safety has no issue with this.



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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 1, 2022 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@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@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Green Mountain Estates (MG)

Hello,  
The following link is for a request for comments to subdivide Lots 1 & 2, Green Mountain Estates, Plat # 2018-17. Comments are due by **April 14, 2022**. Please let me know if you have any question.

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI)

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

Thank you,  
Matthew Goddard  
Platting Technician  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)  
(907) 861-7881

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, April 5, 2022 12:45 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Green Mountain Estates (MG)

A driveway permit is required to access off Top of The World Circle.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 1, 2022 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@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@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Green Mountain Estates (MG)

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[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI)

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

Thank you,  
Matthew Goddard  
Platting Technician  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)  
(907) 861-7881



**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

April 5, 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.

- **Green Mountain Estates Addition #1**

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

Sincerely,

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

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

**EXHIBIT F**



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 11, 2022 11:48 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Green Mountain Estates (MG)  
**Attachments:** Agenda Plat.pdf; RFC Packet.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](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 1, 2022 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@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@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Green Mountain Estates (MG)

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

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[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/EprZAE88NDIDhLBInfSAEl0BJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EprZAE88NDIDhLBInfSAEl0BJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI)

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

Thank you,  
Matthew Goddard

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE MANUSKUSA-SUSTINA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GREEN DOOR GROUP, LLC, AN ALASKAN CORPORATION  
1040 EAST BRADLEY LAKE AVENUE  
PALMER, ALASKA 99645

MATHEW J. CHAMBERS, MANAGER DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

DEBBIE JOE BENNETT  
3168 TOP OF THE WORLD CIRCLE  
WASILLA, ALASKA 99654

DEBBIE JOE BENNETT DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND REBAR W/YPC STAMPED 15-2234
- FOUND REBAR W/YPC STAMPED 15-4501
- FOUND 2" ALUMINUM CAP STAMPED 15-9689
- ▲ FOUND 5/8 REBAR - NO CAP
- FOUND REBAR W/YPC STAMPED 15-7074
- FOUND REBAR W/YPC STAMPED 15-9106
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP FLUSH WITH GRADE (TYPICAL)
- (C) COMPUTED DATA
- (H) HELD
- (HFL) HELD FOR LINE
- (M) MEASURED
- (RF) RECORD DATA, SEE REFERENCES
- (DTP) DEDICATED THIS PLAN
- MONUMENT NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT AS NOTED
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY LINE

TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 30" REBAR SET FLUSH WITH GRADE

LINE	BEARING	LENGTH
L1(M)	N84°37'56"W	100.51'
(R1)	(N84°55'39"W)	(100.86')
(R2)	(S84°55'39"W)	(100.86')
L2(M)	N89°42'08"E	84.13'
(R3)	(N89°42'08"E)	(84.88')
L3	N72°27'29"E	68.19'
(R4)	(N72°27'29"E)	(68.48')
(R5)	(N74°29'06"E)	(68.50')
L4(M)	N23°27'01"E	49.56'
(R6)	(N11°32'19"W)	(48.41')
L5	S43°00'13"E	22.87'
L6	N82°52'01"E	60.17'

CURVE #	RADIUS	DELTA	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	205.00'	53°10'31"	190.20'	58.742'±	37°E	183.50'
(R1)	(190.00')	(53°08'30")	(190.20')	(58.742'±)	(37°E)	(183.45')
(R2)	(190.00')	(52°58'30")	(190.18')	(58.728'±)	(37°E)	(183.43')
C2	265.00'	68°44'27"	317.33'	571.47'±	46°E	299.21'
(R3)	(265.00')	(68°47'18")	(318.83')	(571.60'±)	(46°E)	(298.34')
C3	205.00'	205°7'08"	74.97'	579.49'±	18°E	74.55'
C4	205.00'	321°32'22"	115.29'	553.14'±	02°E	113.78'
C5	75.00'	56°41'00"	74.20'	514.39'±	43°E	71.21'
C6	125.00'	54°02'46"	118.09'	370.04'±	06°E	113.75'
C7	250.00'	193°05'05"	83.13'	N73°20'28"E		82.75'

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MANUSKUSA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. 7777-777-248, DATED 777-777-7777, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_

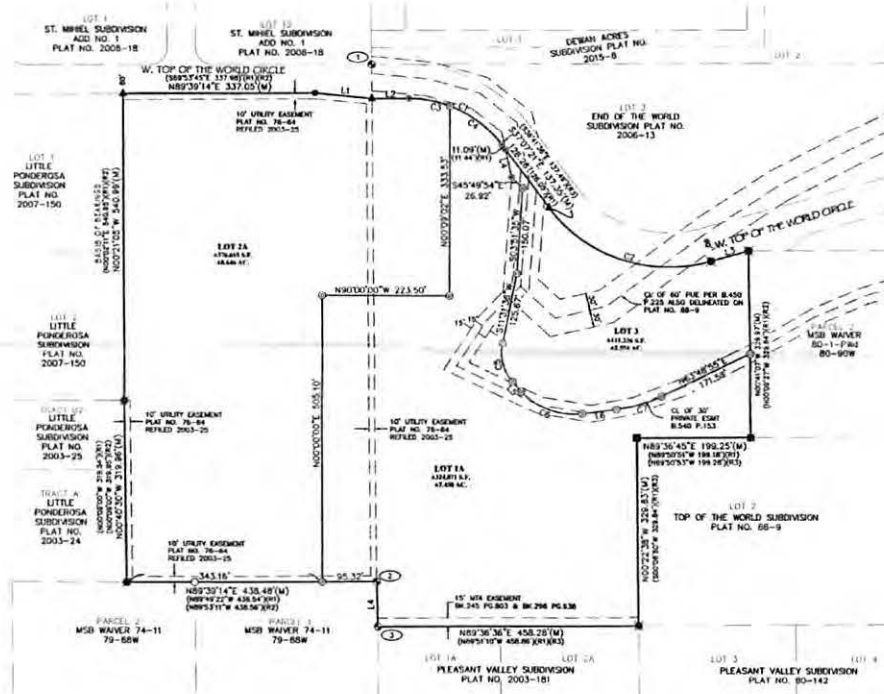
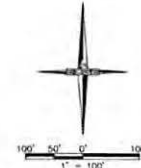
ATTEST: \_\_\_\_\_

PLATING CLERK DATE \_\_\_\_\_

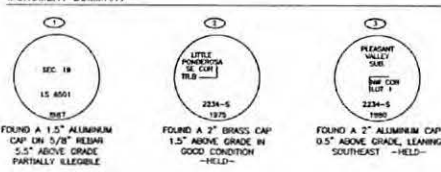
**CERTIFICATION OF PAYMENT OF TAXES**

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

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



**MONUMENT SUMMARY**



**SURVEYOR'S CERTIFICATE**

I, MARK A. ANONETTI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GREEN MOUNTAIN ESTATES ADDITION #1 IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF THE FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

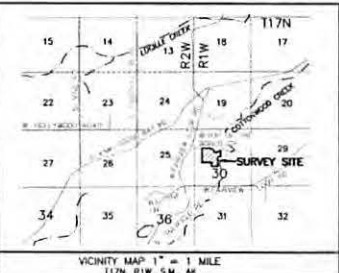
MARK A. ANONETTI, PLS 13022

APPROVED AS SHOWN  
CONTRACTED BY  
FOR THESE PLANNING DATA  
ENGINEERING & DESIGN



RECEIVED  
MAR 3 9 2022  
PLATING

Agenda Copy



**REFERENCES**

- (R1) PLAT NO. 2018-17 GREEN MOUNTAIN ESTATES SUBDIVISION
- (R2) PLAT NO. 2007-150 LITTLE PONDEROSA SUBDIVISION
- (R1) PLAT NO. 88-9 TOP OF THE WORLD SUBDIVISION

**NOTES**

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN.
2. ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAN THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER, OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAN. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAN FOR SAID EASEMENTS, PERMITS OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT AND INTENT.
3. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF FOOT. (I.E. 30'-30.00').
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE X AN AREA OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 02170C0707 BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2019 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE.
5. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
6. TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.
7. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THIS PLAN:
  - \* MEA BLANKET EASEMENT RECORDED FEB. 17, 1960 UNDER BOOK 29, PAGE 84.
  - \* MEA BLANKET EASEMENT RECORDED DEC. 9, 1976 UNDER BOOK 128, PAGE 887. (RESTRICTED TO MEA RIGHT-OF-WAY).
  - \* MEA BLANKET EASEMENT RECORDED DEC. 29, 1977 UNDER BOOK 156, PAGE 119.
  - \* MEA EASEMENT RECORDED JULY 6, 2006 UNDER SERIAL NO. 2006-038715-0.
  - \* MEA EASEMENT RECORDED DEC. 7, 2006 UNDER SERIAL NO. 2006-008475-0.
  - \* MEA BLANKET EASEMENT RECORDED MAY 22, 2003 UNDER SERIAL NO. 2003-018650-0.
  - \* PRIVATE EASEMENT AGREEMENT RECORDED APRIL 3, 2006 UNDER SERIAL NO. 2006-008341-0.

**ENGINEERING & DESIGN**  
SERIES 4000-100  
12001 640 BERNARD ST. ANCHORAGE, AL 99515  
Phone (907) 344-5880 Fax (907) 344-7794

A PLAT OF  
**GREEN MOUNTAIN ESTATES ADDITION #1**  
A RESUBDIVISION OF  
GREEN MOUNTAIN ESTATES PLAT NO. 2018-17,  
PALMER RECORDING DISTRICT  
LOCATED WITHIN THE SW 1/4, SECTION 19,  
T17N, R17E, S.M. ALASKA  
CONTAINING 18.640 ACRES, MORE OR LESS

DRAWN BY: MJB DATE: 03/25/2022 PLAT CASE # \_\_\_\_\_  
CHECKED BY: MJB SCALE: 1"=100' PROJECT # 20-128



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, April 4, 2022 4:52 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Green Mountain Estates (MG)

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

Hello,

MTA has reviewed the plat for Green Mountain Estates. 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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 1, 2022 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Green Mountain Estates (MG)

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[https://matsugovus-my.sharepoint.com/:f/g/person/matthew\\_goddard\\_matsugov\\_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI](https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EpRZAE88NDIDhLBInfSAEloBJnqeQARVfrWfNmFMhrUtdQ?e=2kEvrI)



# *Knik Fairview Community Council*

A Non-Profit Corporation

---

William Kendig, President  
PO Box 877291  
Wasilla, AK 99687

April 20, 2022

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

Dear Platting Division,

At the April 20, 2022 Board Meeting of the Knik Fairview Community Council the Notification of Public Hearing Case #2022-039 for proposed Green Mountain Estates Addition 1 was discussed. There were no objections by any members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned notification.

Sincerely,



Bill Kendig

**EXHIBIT G**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GREEN DOOR GROUP, LLC, AN ALASKAN CORPORATION  
10400 EAST BRADLEY LAKE AVENUE  
PALMER, ALASKA 99645

MATHEW J. CHAMBERS, MANAGER DATE

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

DEBBIE JOE BENNETT  
3166 TOP OF THE WORLD CIRCLE  
WASILLA, ALASKA 99654

DEBBIE JOE BENNETT DATE

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

**LEGEND**

- ⊙ FOUND MONUMENT AS NOTED
- FOUND REBAR W/YPC STAMPED LS-2234
- FOUND REBAR W/YPC STAMPED LS-6501
- ⊙ FOUND 2" ALUMINUM CAP STAMPED LS-9689
- FOUND REBAR W/YPC STAMPED LS-10609
- FOUND 5/8 REBAR - NO CAP
- FOUND REBAR W/RPC STAMPED LS-7074
- FOUND REBAR W/YPC STAMPED LS-9106
- ⊙ SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP FLUSH WITH GRADE (TYPICAL)
- (C) COMPUTED DATA
- (H) HELD
- (HFL) HELD FOR LINE
- (M) MEASURED
- (R#) RECORD DATA, SEE REFERENCES
- (DTP) DEDICATED THIS PLAT
- ⊙ MONUMENT NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT AS NOTED
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY LINE

TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 30" REBAR SET FLUSH WITH GRADE

LINE	BEARING	LENGTH
L1(M)	N84°37'56"W	100.51'
(R1)	(N84°05'38"W)	(100.86')
(R2)	(N84°09'25"W)	(100.00')
L2(M)	N89°42'08"E	64.13'
(R1)(R2)	(N89°50'28"E)	(63.86')
L3	N74°27'29"E	68.19'
(R1)	(N74°29'35"E)	(68.45')
(R3)	(N74°31'06"E)	(68.55')
L4(M)	N512°29'16"E	49.56'
(R1)	(N115°31'19"W)	(49.41')
L5	S43°00'13"E	22.87'
L6	N82°52'01"E	60.17'

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	205.00'	53°10'31"	190.26'	S63°42'37"E	183.50'
(R1)	(205.01')	(53°08'52")	(190.17')	(N83°16'02"W)	(183.42')
(R2)	(205.00')	(53°08'52")	(190.16')	(S63°16'02"E)	(183.43')
C2	265.00'	68°44'27"	317.93'	S71°47'46"E	299.21'
(R1)(R2)	(265.00')	(68°47'18")	(318.15')	(S71°05'15"E)	(299.39')
C3	205.00'	20°57'08"	74.97'	S79°49'18"E	74.55'
C4	205.00'	32°13'22"	115.29'	S53°14'02"E	113.78'
C5	75.00'	56°41'00"	74.20'	S14°39'43"E	71.21'
C6	125.00'	54°07'46"	118.09'	S70°04'06"E	113.75'
C7	250.00'	19°03'05"	83.13'	N73°20'28"E	82.75'

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. ???-??-??-SUB, DATED ??-??-???, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

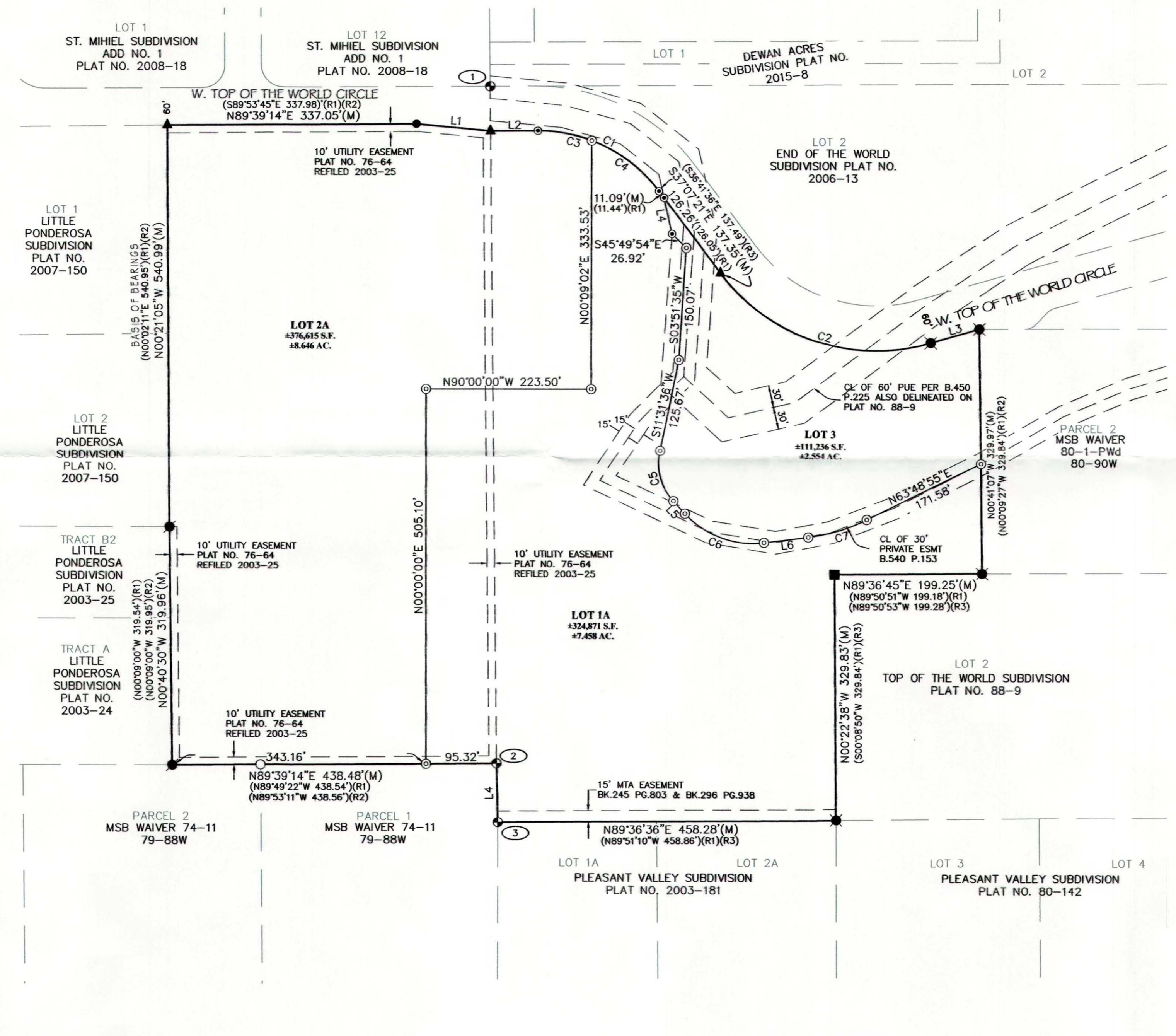
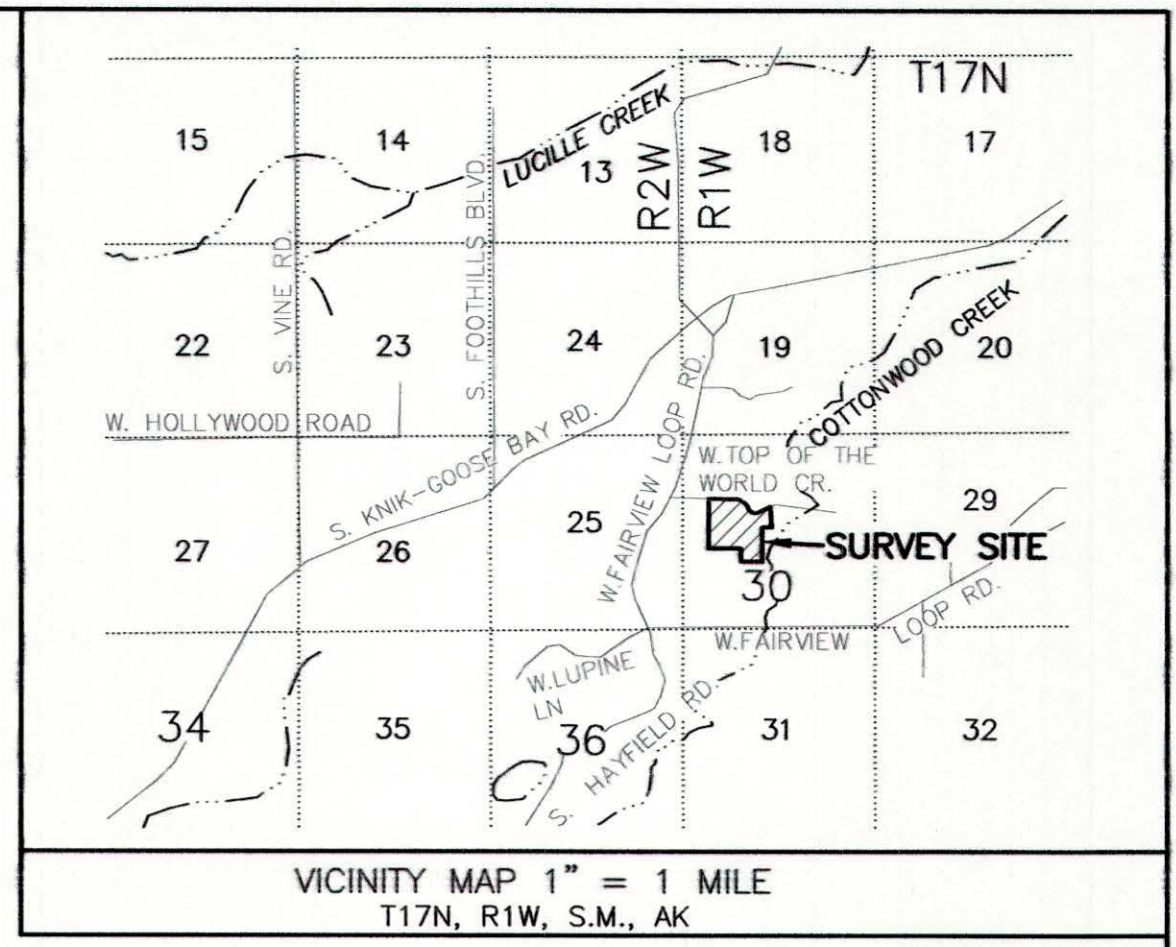
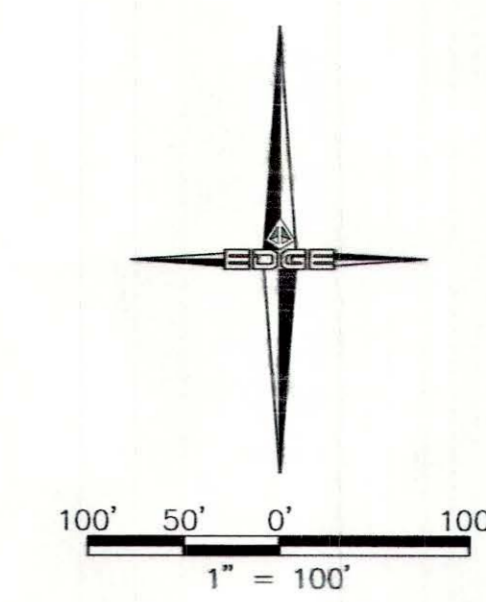
ATTEST: \_\_\_\_\_ DATE

PLATTING CLERK DATE

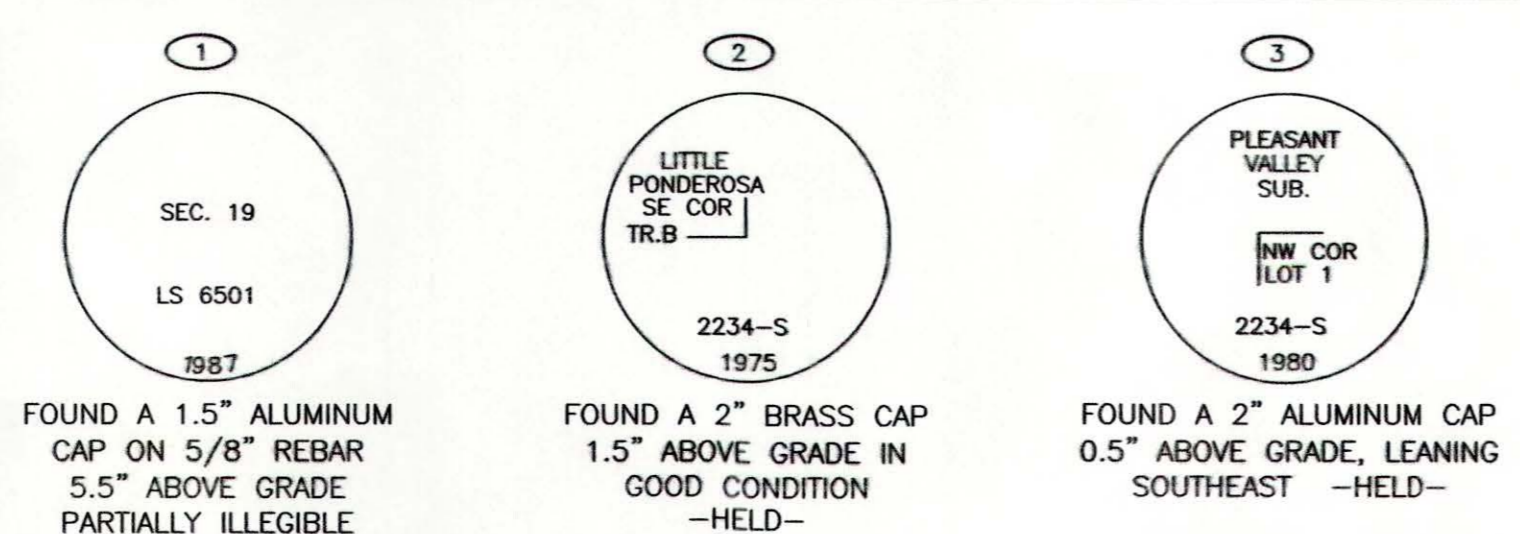
**CERTIFICATION OF PAYMENT OF TAXES**

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

BOROUGH TAX COLLECTION OFFICIAL DATE



**MONUMENT SUMMARY**



**SURVEYOR'S CERTIFICATE**

I, MARK A. AIMONETTI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GREEN MOUNTAIN ESTATES ADDITION #1 IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF THE FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

MARK A. AIMONETTI, PLS 13022

**REFERENCES**

- (R1) PLAT NO. 2018-17 GREEN MOUNTAIN ESTATES SUBDIVISION
- (R2) PLAT NO. 2007-150 LITTLE PONDEROSA SUBDIVISION
- (R1) PLAT NO. 88-9 TOP OF THE WORLD SUBDIVISION

**NOTES**

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER, OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY LINES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT AND INTENT.
3. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF FOOT. (I.E. 30'=30.00').
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 02170C8070F BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2019 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE.
5. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
6. TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.
7. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THIS PLAT:
  - \* MEA BLANKET EASEMENT RECORDED FEB. 17, 1960 UNDER BOOK 29, PAGE 64.
  - \* MTA BLANKET EASEMENT RECORDED DEC. 9, 1976 UNDER BOOK 128, PAGE 887. (RESTRICTED TO MEA RIGHT-OF-WAY).
  - \* MEA BLANKET EASEMENT RECORDED DEC. 29, 1977 UNDER BOOK 156, PAGE 119.
  - \* MTA BLANKET EASEMENT RECORDED JULY 6, 2006 UNDER SERIAL NO. 2006-018715-0.
  - \* MEA EASEMENT RECORDED DEC. 7, 2006 UNDER SERIAL NO. 2006-034873-0.
  - \* MTA BLANKET EASEMENT RECORDED MAY 22, 2003 UNDER SERIAL NO. 2003-013695-0.
  - \* PRIVATE EASEMENT AGREEMENT RECORDED APRIL 3, 2006 UNDER SERIAL NO. 2006-008341-0.

RECEIVED  
MAR 3 0 2022  
PLATTING

Agenda Copy



**EDGE SURVEY AND DESIGN, LLC**  
12501 OLD SEWARD, D ANCHORAGE, AK 99515  
Phone (907) 344-5990 Fax (907) 344-7794

A PLAT OF  
**GREEN MOUNTAIN ESTATES ADDITION #1**  
A RESUBDIVISION OF  
GREEN MOUNTAIN ESTATES PLAT NO. 2018-17,  
PALMER RECORDING DISTRICT  
LOCATED WITHIN THE SW 1/4 SECTION 19,  
T17N, R1W, S.M., ALASKA  
CONTAINING 18.660 ACRES, MORE OR LESS

DRAWN BY: VLB	DATE: 03/25/2022	PLAT CASE #
CHECKED BY: MA	SCALE: 1"=100'	PROJECT #: 20-128



**B**

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 27, 2021**

PRELIMINARY PLAT:      **MCPHERSON RSB B/6 L/6-7**

LEGAL DESCRIPTION:    **SEC 27, T19N, R03E S.M., AK**

PETITIONER:            **VIRGINIA Z. SPITZER LIVING TRUST**

SURVEYOR:              **BULL MOOSE SURVEYING**

ACRES: **1.15 +/-**                      PARCELS:    **1**

REVIEWED BY: **FRED WAGNER**

CASE: **2022-041**

---

**REQUEST:**

The request is to combine Lots 6 & 7, Block 6, McPherson Replat (Plat #18-226), into one lot to be known as **LOT 6A**, containing 1.15 acres +/- . The property is located north of N. Glenn Highway, east of N. Jonesville Mine Road, and directly south of E. McPherson Avenue, lying within Section 27, Township 19 North, Range 3 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps                      **Exhibit A**

**DISCUSSION:** The subject parcels are located within the Sutton/Alpine Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

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

**CONCLUSION**

The plat of McPherson Lot 6A, Block 6 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

**FINDINGS of FACT:**

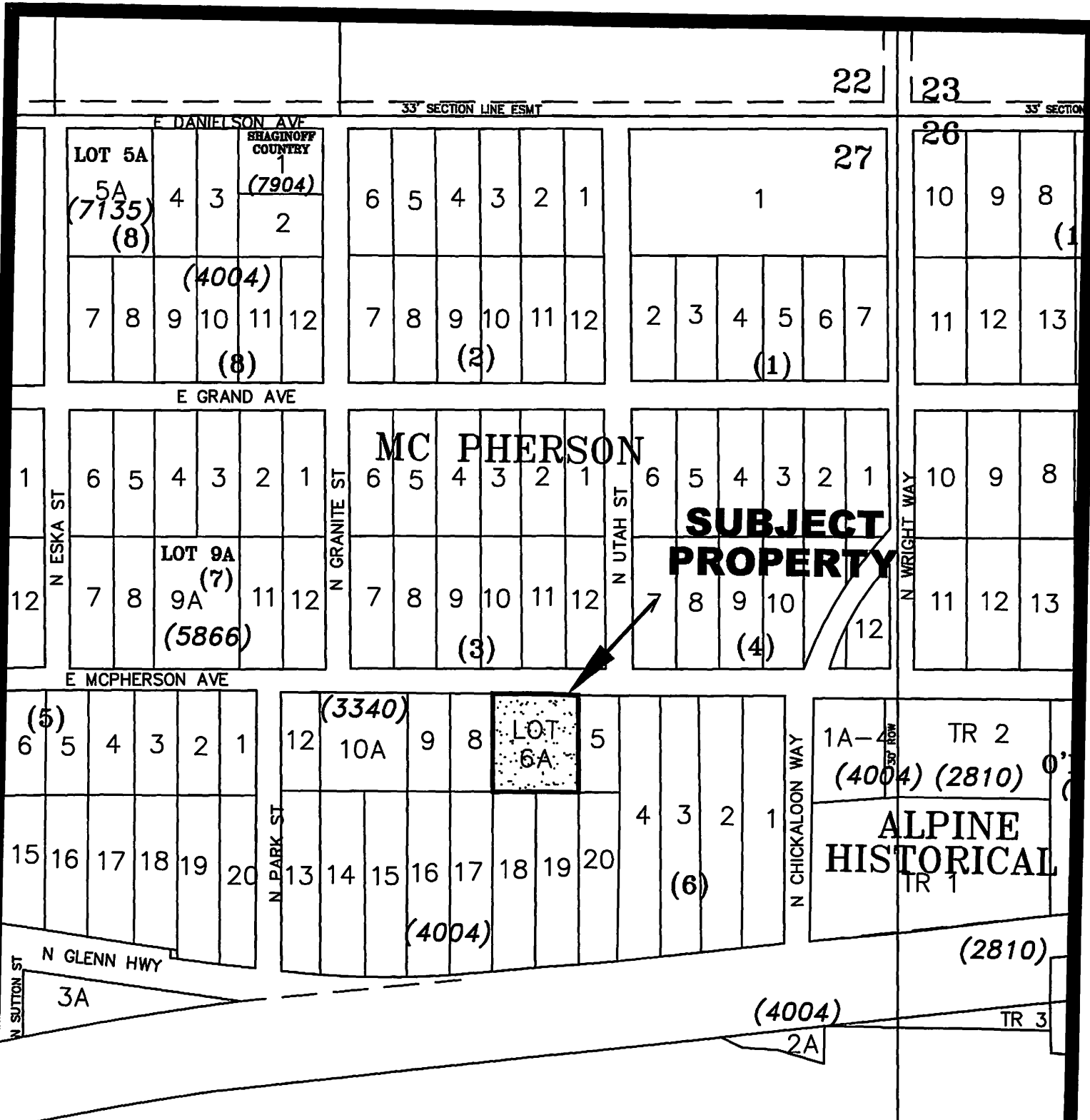
1. The abbreviated plat of McPherson Lot 6A, Block 6 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within McPherson Replat, lessening the lot density in the area.

3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of McPherson Subdivision Replat (Plat #18-226), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of McPherson Lot 6A, Block 6 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.



**VICINITY MAP**

FOR MCPHERSON RSB B6 L6-7  
 LOCATED WITHIN  
 SECTION 27, T19N, R03E, SEWARD MERIDIAN  
 ALASKA

TAX MAP SU14





E Danielson Ave

N Litch St

N Wright Way

E Grand Ave

N Eskal St

N Granite St

N Chickaloon Way

E McPherson Ave

N Park St

N Glenn Hwy

N Sifton St







LOT 9, BLOCK 3  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 10, BLOCK 3  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 11, BLOCK 3  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 12, BLOCK 3  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

N. UTAH STREET

30'

E. McPHERSON AVENUE

30'

30'

N 90°00'00" W 200.00'

30'

10' UTILITY EASEMENT (RECORDED IN BOOK 143, PAGE 453)

LOT 8, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

N 00°05'00" W 250.00'

LOT 6A, BLOCK 6  
50,000 SQ. FT.  
1.15 ACRES

N 00°05'00" W 250.00'

LOT 5, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

N 90°00'00" E 200.00'

10' UTILITY EASEMENT (RECORDED IN BOOK 44, PAGE 385)

10' UTILITY EASEMENT (RECORDED IN BOOK 44, PAGE 385)

LOT 17, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 18, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 19, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOT 20, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BLANKET EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.  
RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 322.  
RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 325.

0' 40' 80' 120'



SCALE: 1" = 40'

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

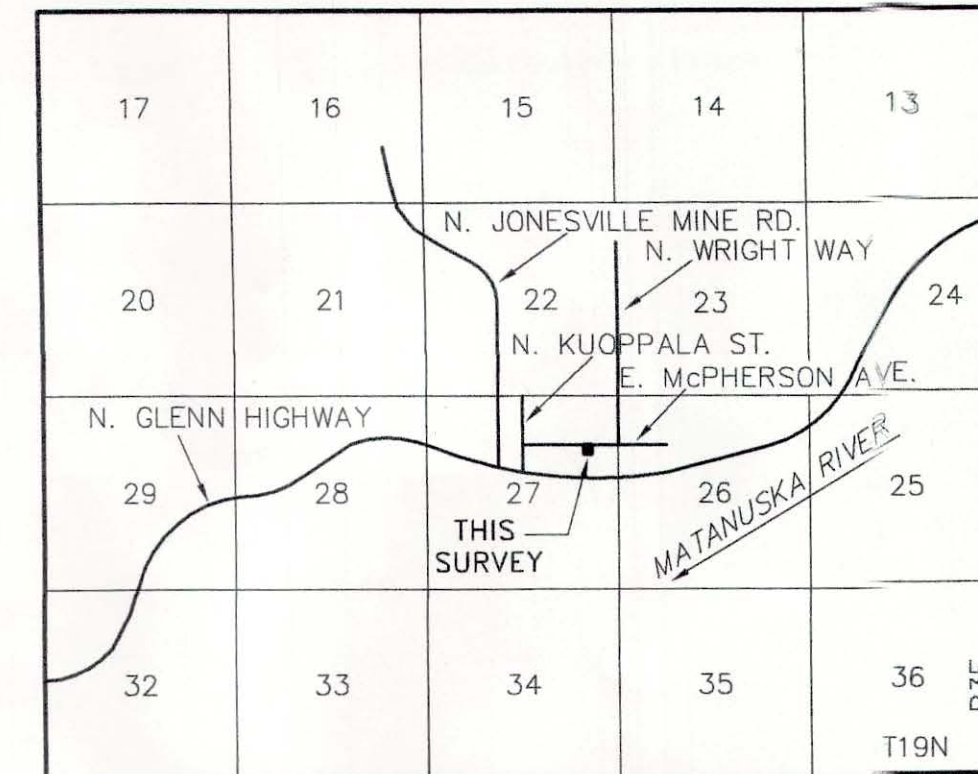
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

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

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

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

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



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP**

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

VIRGINIA Z. SPITZER \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE OF THE VIRGINIA Z. SPITZER LIVING TRUST  
10 ADULAS DRIVE  
PIEDMONT, SC 29673

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR VIRGINIA Z. SPITZER

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

**PRELIMINARY**

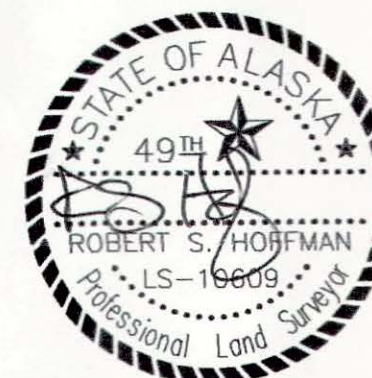
**CERTIFICATE OF PAYMENT OF TAXES**

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

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT IN BOOK 18, PAGE 226.



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

3/24/2022  
DATE

**Agenda Copy**

A PLAT OF  
**McPHERSON SUBDIVISION**  
**LOT 6A, BLOCK 6**

A REPLAT OF:  
LOTS 6 & 7, BLOCK 6  
McPHERSON SUBDIVISION  
BOOK 18, PAGE 226

LOCATED WITHIN:  
SECTION 27, T19N R3E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 1.15 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**

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

DRAWN BY: RSH	DRAWING SCALE: 1"=100'
DATE: 3/24/2022	SHEET 1 OF 1
CHECKED BY: TGC	