

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 3, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

3. PUBLIC HEARINGS:

- A. **WHISPERING WILLOWS II:** The request is to adjust the common lot line between Lots 1 & 2, Whispering Willows, Plat No. 2018-163 to be known as WHISPERING WILLOWS II, containing 5.00 acres +/- . The property is located directly east of N. Pittman Road, north of W. Beverly Lake Road and west of Fuller Lake (Tax ID #7841000L001 & L002); within the NW ¼ Section 34, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Lane Wraith, Staff: Kimberly McClure, Case # 2022-095)*
- B. **CHRYSTALVIEW PHASE III:** The request is to create two lots from Lots 20, 21 & 22, Block 1, CHRYSTALVIEW PHASE III, Plat 96-16 to be known as **LOTS 20A & 22A**, containing 3.855 acres +/- . The property is located directly south and east of N. Crystal Shores Road and north of Crystal Lake (Tax ID #4537B01L020, L021 & L022); within the NW ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. *(Petitioner/Owner: Hans E. Hanson; Trustee of the Hans E. Hanson Declaration of Trust; Jeff A. Gastaldi Living Trust and L. Rochelle Gastaldi Living Trust, Staff: Kimberly McClure, Case #2022-097)*

- C. **PATTEN ESTATES:** The request is to create two lots from Tax Parcel B11 to be known as PATTEN ESTATES, containing 29.85 acres +/- . The property is located northwest of S. Glenn Highway, directly northwest of S. Margaret Drive and directly northeast of S. Blunck Street (Tax ID # 17N02E08B011); within the NW ¼ Section 8, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Michael P. Stewart & Franklin C. Stewart, Staff: Kimberly McClure, Case #2022-098*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 3, 2022,** in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 3, 2022

ABBREVIATED PLAT: WHISPERING WILLOWS II
LEGAL DESCRIPTION: SEC 34, T18N, R02W, SEWARD MERIDIAN AK
PETITIONER/OWNER: SARAH LANGFORD & THREE SONS LLC
SURVEYOR: BULL MOOSE SURVEYING
ACRES: 5.00 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-095

REQUEST: The request is to adjust the common lot line between Lots 1 & 2, Whispering Willows Subdivision, Plat No. 2018-163, to be known as **WHISPERING WILLOWS II**, containing 5.00 acres +/- The plat is located directly east of N. Pittman Road, north of W. Beverly Lake Road and west of Fuller Lake; lying within the NW ¼ Section 34, Township 18 North, Range 2 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT B – 1 pg
ADOT&PF	EXHIBIT C – 2 pgs
ADF&G	EXHIBIT D – 1 pg
Utilities	EXHIBIT E – 1 pg
Public – Meadow Lakes Community Council	EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is directly east of N. Pittman Road, north of W. Beverly Lake Road and west of Fuller Lake. Proposed Lot 1A is 2.35 acres (102,398 sf) and proposed Lot 2A is 2.65 acres (115,499 sf). The common lot line is being adjusted to alleviate a setback encroachment. Both lots will have the required frontage and take access from N. Pittman Road, classified as a Minor Collector and maintained by the State of Alaska. ADOT&PF has noted only one access will be granted to N. Pittman Road and the shared access must align with N. Meadow Lakes Loop (see *Recommendation #5*). The northern driveway is shared with the flag pole of Tax Parcel B18, which has a 60' X 450' common access easement, created by Statutory Warranty Deed, dated February 22, 1994, Book/page 754/530. Petitioner to apply for a driveway permit to ADOT&PF right-of-way and submit proof of application to Platting staff (see *Recommendation #6*)

Soils Report: A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii), as the existing subdivision was previously approved by the Borough after July 1, 1996 and the proposed

subdivision action is limited to moving one or more lot lines and the aggregate square foot affected is 2,000 square feet or less.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**), had no comments. ADOT&PF (**Exhibit C**) commented, “As per our letter dated July 26, 2017, only one access will be granted to Pittman Road. Both lots must share access. The shared access must align with Meadow Lake Loop. Any other driveways must be removed.” (see *Recommendation #5*).

Alaska Department of Fish & Game (**Exhibit D**), had no objections to the proposed platting action.

Utilities: (**Exhibit E**) GCI had no comments.

MEA, MTA and Enstar did not respond to the Request for Comments.

Public – Meadow Lakes Community Council: (**Exhibit F**) commented, “The Council membership sees no issues to the requested adjustment to the plat. We would like to encourage the applicant to continue to consolidate driveways onto Pittman Road. We appreciate the effort to meet building setback requirements.”

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

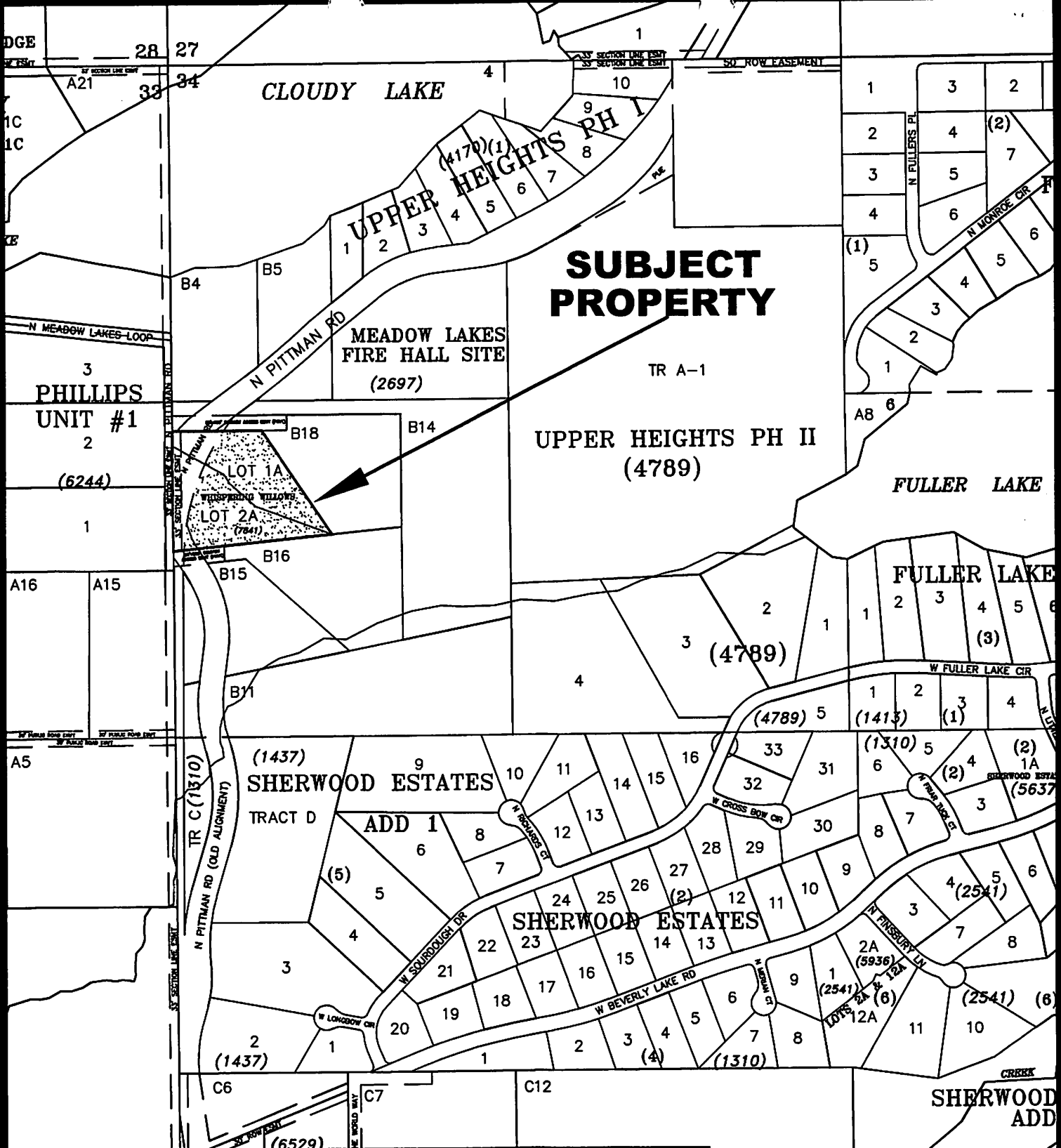
CONCLUSION: The preliminary plat of Whispering Willows II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage.

FINDINGS OF FACT

1. The plat of Whispering Willows II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii).
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; US Postmaster; Fire Service Area #136 West Lakes; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division, Development Services, MEA, MTA and Enstar.
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 Whispering Willows II, Section 34, Township 18 North, Range 2 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. Grant a common access easement on the plat, to be located at the common lot line and aligned with N. Meadow Lakes Loop.
6. Apply for a driveway permit for existing driveway(s) and provide copy of application to Platting Staff.
7. Provide Platting Staff with signatory authority for Three Sons LLC.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



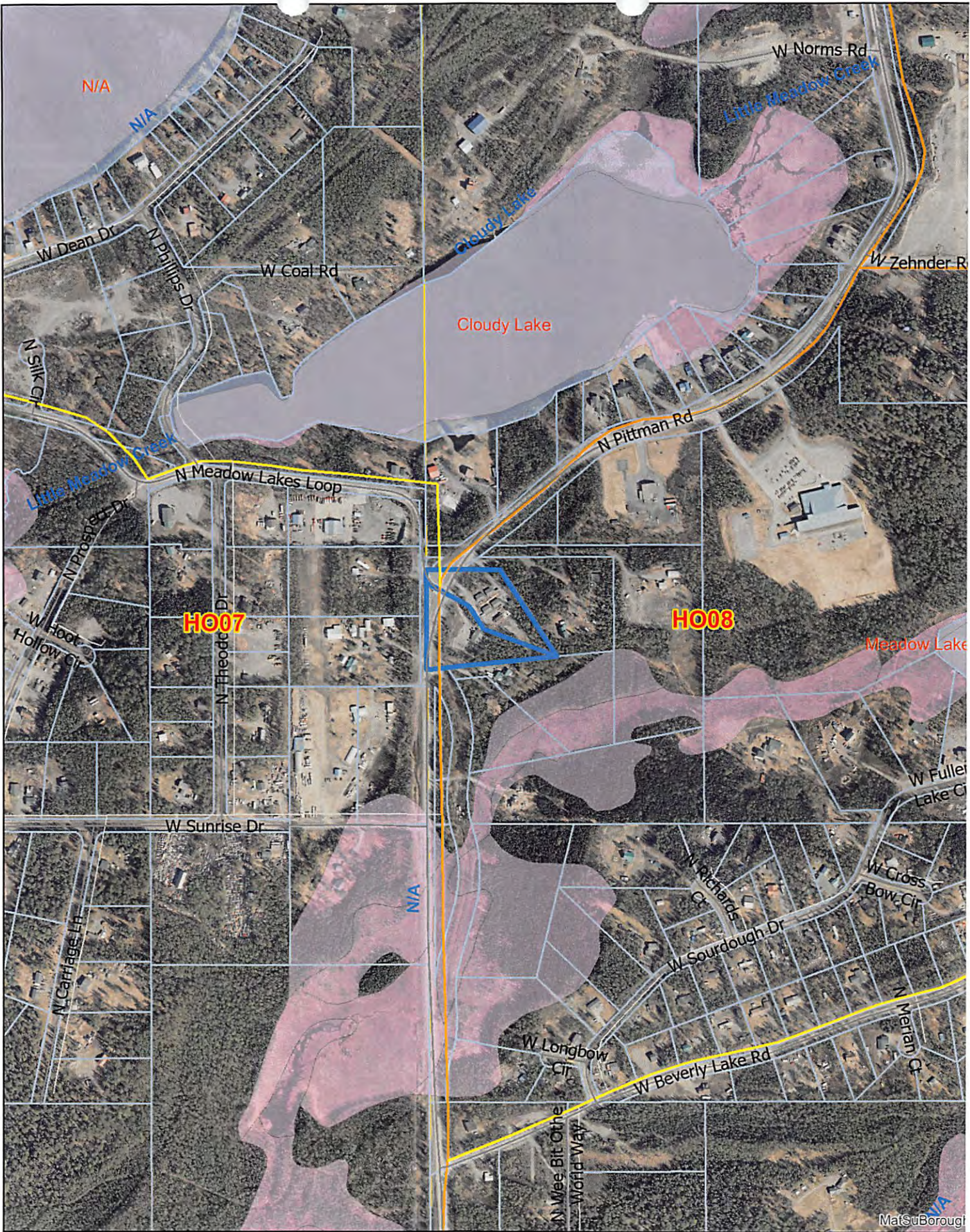
**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED WHISPERING WILLOWS II
 LOCATED WITHIN
 SECTION 34, T18N, R02W, SEWARD MERIDIAN
 ALASKA

HO08 MAP

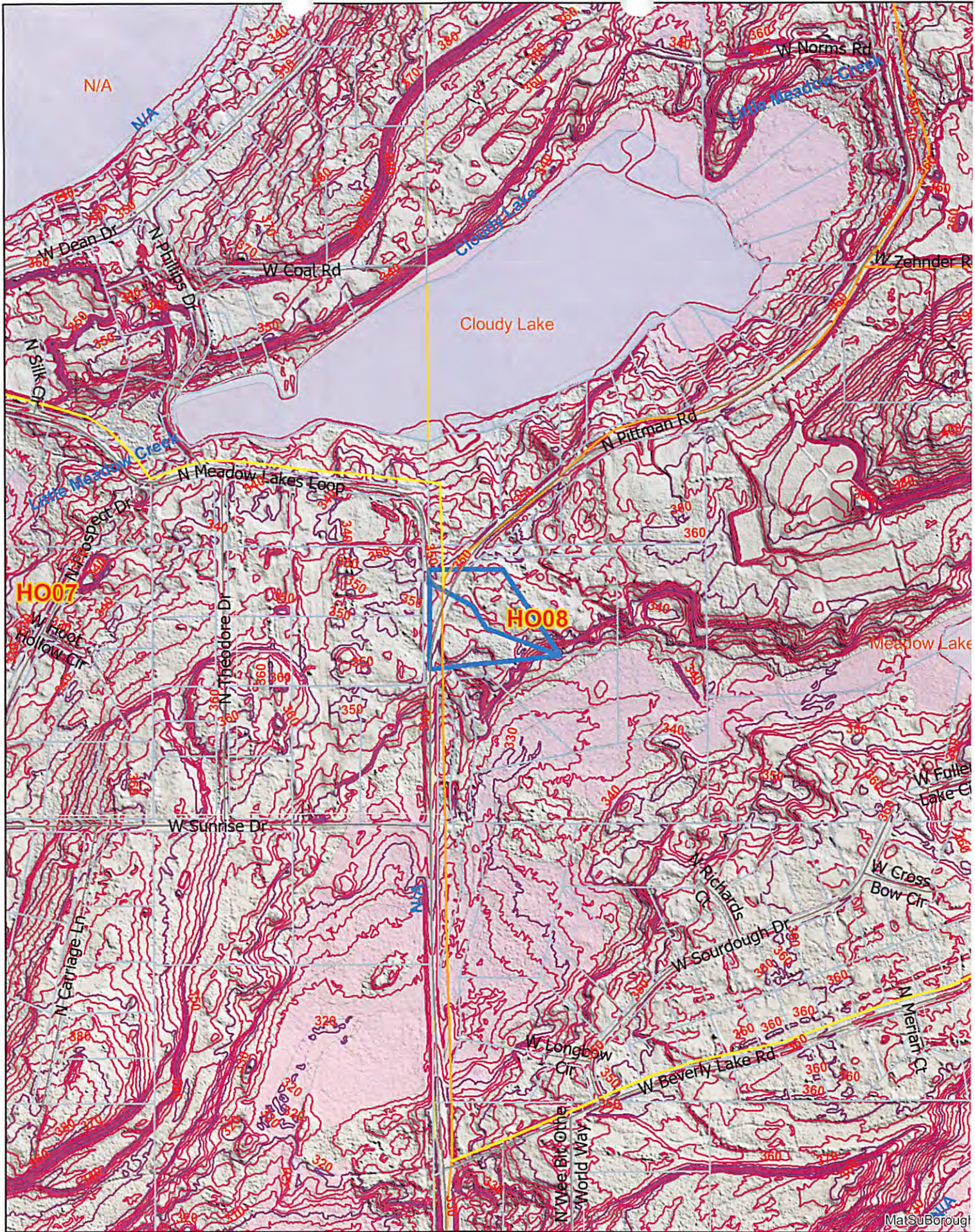
EXHIBIT A



570 285 0 570 Feet



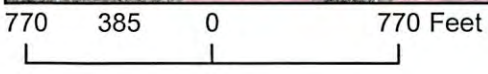
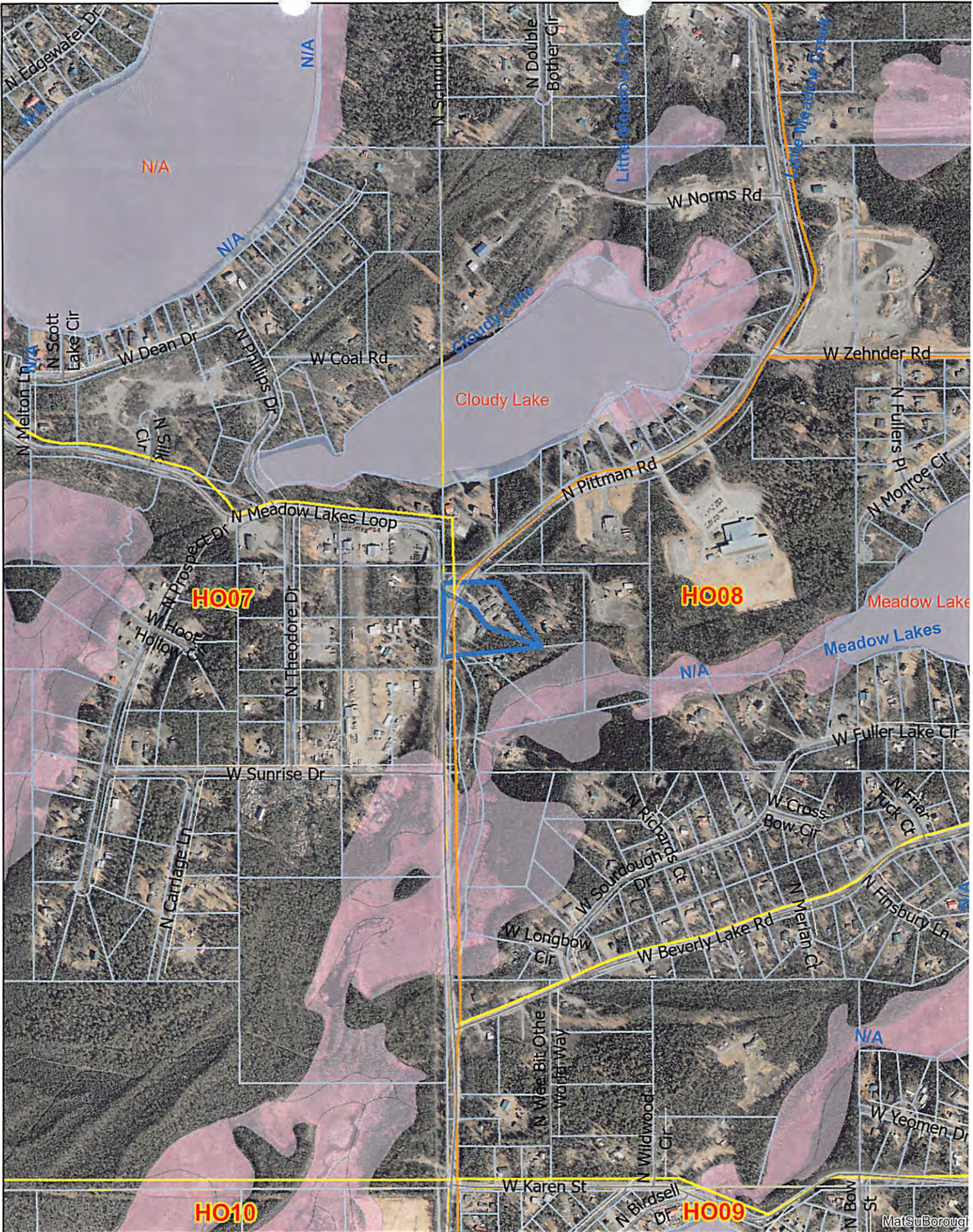
MatSuBorough



570 285 0 570 Feet



MatSuBorough



MatSu Borough

Kimberly McClure

From: Jamie Taylor
Sent: Friday, July 22, 2022 4:34 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Whispering Willows II (KMc)

No comment.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, July 6, 2022 5:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; info@mlccak.org; psfisher@gci.net; lana@mtaonline.net; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: Whispering Willows II (KMc)

Below is a link to a request for comments for Whispering Willows II, Case #2022-095, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eo5HO2-RXrxLnc7PSkaaH58BRnNiMsrzOp6PMMrjvcz-SQ?e=RX9eh0

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

Thank you,
Kimberly McClure
Platting Technician
861-7873



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

March 17, 2022

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Chugach View Estates (Shilanski, Tier 1 Veterinary)**
- **MSB-Seldon (MSB)**
- **Sunrise Trails Public Use Easement (Goodrich & Stansell Living Trust)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map KG 07, Sec 32, T16N, R04W (Hanks, Knik River Lodge)**
 - As the proposed vacation is DOT&PF right-of-way, the Matanuska-Susitna Borough has no authority to vacate this easement; the petitioner must apply to the Property Management group within the DOT&PF Right of Way section.
 - The Knik River Lodge applied to the Property Management group in February 2015 concerning this issue, and the request was denied.
- **Tax Map HO 13, Sec 21, T17N, R03W (McKenna Bro)**
 - Either proposed subdivision is acceptable.
 - In both cases, no change will be granted to the existing access onto Big Lake Road.
- **Dandy Bluffs (Dinkle, Keystone Surveying)**
 - Though the owners do not want a large easement over all the flags, the access to Lots 3C, 3D, & 3E must have a small easement that will cover the access point and reach all three lots to ensure that they will all have access to that driveway location. It doesn't need to be large, but substantial enough to allow all three lots easy access to that single point. This would ensure that all lots will have access in the future, regardless of whether they are sold off.

"Keep Alaska Moving through service and infrastructure"

EXHIBIT C

- **Tax Map HO 08, Sec 34, T18N, R02W (Wraith, Whispering Willows)**
 - As per our letter dated July 26, 2017, only one access will be granted to Pittman Road. Both lots must share access. The shared access must align with Meadow Lake Loop. Any other driveways must be removed.
- **Russells Ridge (Christie, Leach)**
 - Only one driveway will be granted per lot. The petitioner must consolidate the existing accesses and remove any extra driveways.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
Sean Baski, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, July 22, 2022 8:28 AM
To: Kimberly McClure
Subject: RE: Whispering Willows II (KMc)

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

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, July 6, 2022 5:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacques Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; info@mlccak.org; psfisher@gci.net; lana@mtaonline.net; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: Whispering Willows II (KMc)

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.

Below is a link to a request for comments for Whispering Willows II, Case #2022-095, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eo5HO2-RXrxLnc7PSkaaH58BRnNiMsrz0p6PMMrjvcz-SQ?e=RX9eh0

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

Thank you,

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 20, 2022 3:11 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Whispering Willows II (KMc)
Attachments: Whispering Willows II.pdf

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

Kimberly,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, July 6, 2022 5:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; info@mlccak.org; psfisher@gci.net; lana@mtaonline.net; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: Whispering Willows II (KMc)

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

Thank you,

Kimberly McClure

Platting Technician

861-7873



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff

July 26, 2022

The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the proposed Whispering Willows II plat.

The Council membership sees no issues to the requested adjustment to the plat.

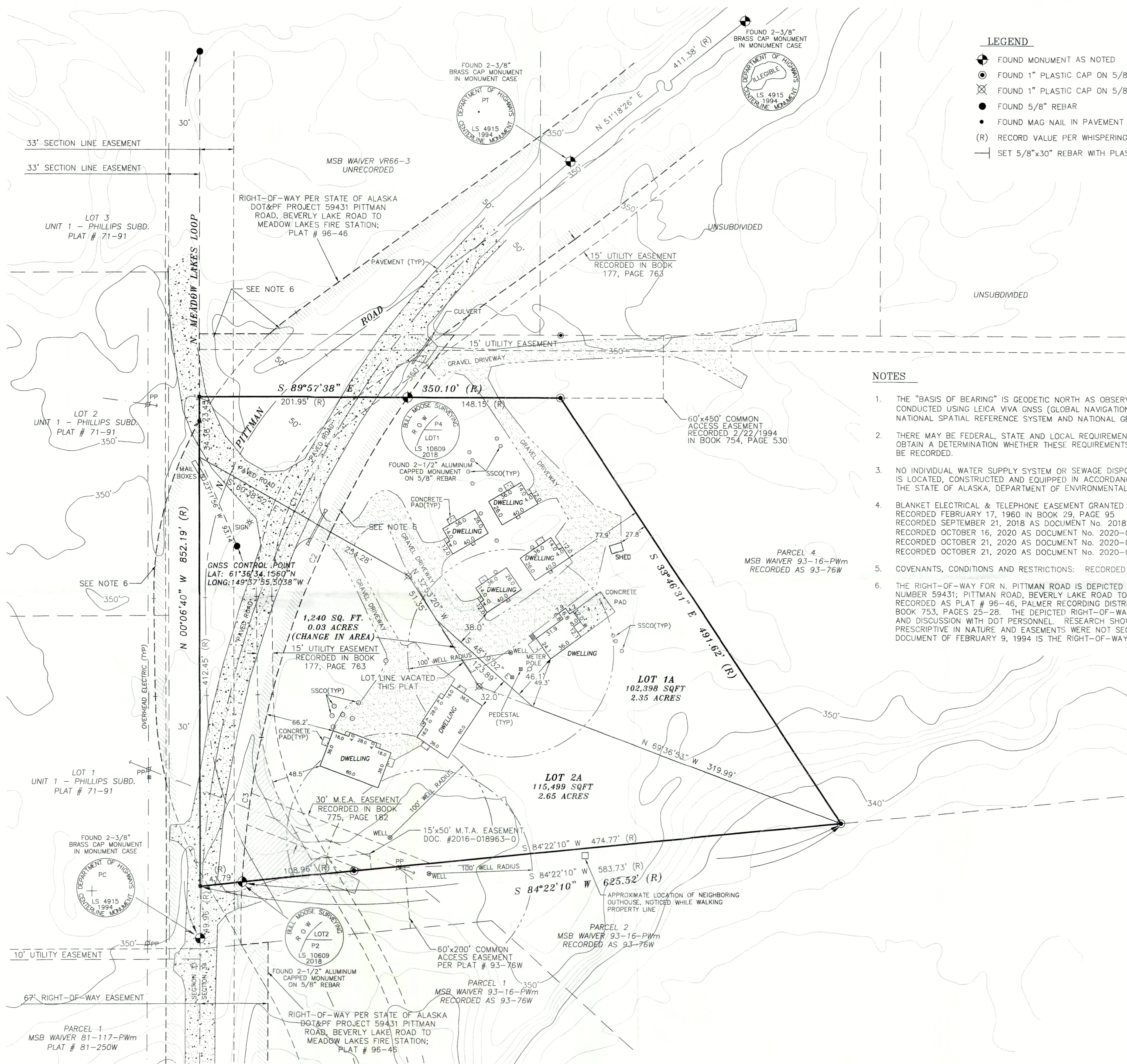
We would like to encourage the applicant to continue to consolidate driveways onto Pittman Road.



We appreciate the effort to meet building setback requirements.

Sincerely,

Camden Yehle
President, Meadow Lakes Community Council



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1" PLASTIC CAP ON 5/8" REBAR (DENALI NORTH 6925-S)
 - ⊗ FOUND 1" PLASTIC CAP ON 5/8" REBAR (BULL MOOSE LS 10609)
 - FOUND 5/8" REBAR
 - FOUND MAG NAIL IN PAVEMENT
 - (R) RECORD VALUE PER WHISPERING WILLOWS SUBDIVISION (PLAT #2018-163)
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)

NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 23, 2018 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 95 RECORDED SEPTEMBER 21, 2018 AS DOCUMENT No. 2018-019608-0 RECORDED OCTOBER 16, 2020 AS DOCUMENT No. 2020-026303-0 (LOT 2) RECORDED OCTOBER 21, 2020 AS DOCUMENT No. 2020-026863-0 (LOT 1) RECORDED OCTOBER 21, 2020 AS DOCUMENT No. 2020-026864-0 (LOT 2).
5. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED DECEMBER 13, 1993, BOOK 745, PAGE 124.
6. THE RIGHT-OF-WAY FOR N. PITTMAN ROAD IS DEPICTED FROM STATE OF ALASKA DOT&PF RIGHT-OF-WAY MAP OF PROJECT NUMBER 59431; PITTMAN ROAD, BEVERLY LAKE ROAD TO MEADOW LAKES FIRE STATION FROM SEPTEMBER, 1993 AND RECORDED AS PLAT # 96-46, PALMER RECORDING DISTRICT AND EASEMENT DOCUMENT RECORDED ON FEBRUARY 9, 1994 AT BOOK 753, PAGES 25-28. THE DEPICTED RIGHT-OF-WAY FOR PITTMAN ROAD IN THIS SUBDIVISION IS BASED OFF RESEARCH AND DISCUSSION WITH DOT PERSONNEL. RESEARCH SHOWS THAT RIGHTS FOR THE OLD POSITION OF PITTMAN ROAD WERE PRESCRIPTIVE IN NATURE AND EASEMENTS WERE NOT SECURED FROM PROPERTY OWNERS UNTIL 1994 AND SO DOT EASEMENT DOCUMENT OF FEBRUARY 9, 1994 IS THE RIGHT-OF-WAY FOR PITTMAN ROAD AT THIS TIME.

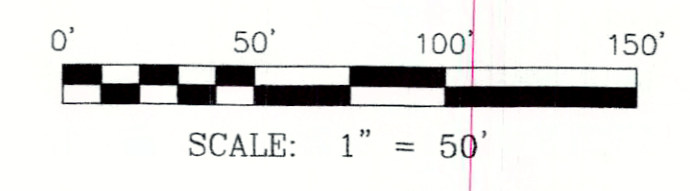
PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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 _____ 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 _____



SURVEYOR'S CERTIFICATE

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



ROBERT S. HOFFMAN, P.L.S. 6/8/2022
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE

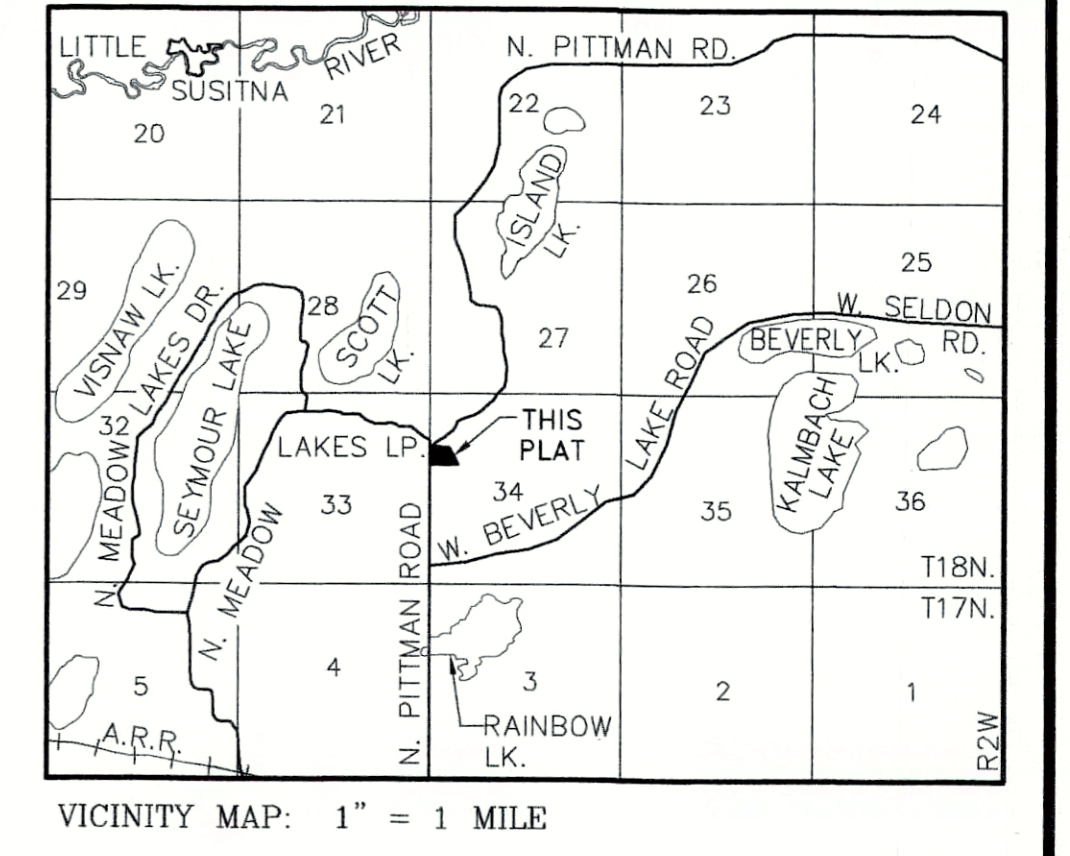
CERTIFICATE OF PAYMENT OF TAXES

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 _____

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (R)	51°25'16"	954.65'	856.76'	459.66'	828.30'	N 25°35'48" E
C2 (R)	22°28'57"	914.65'	359.90'	181.79'	356.60'	N 23°16'05" E
C3 (R)	08°45'27"	914.65'	139.80'	70.04'	139.66'	N 07°38'53" E



OWNERSHIP CERTIFICATE

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

THREE SONS LLC. _____ DATE _____
 LANE WRAITH, AGENT
 7362 W. PARKS HWY, SUITE 197
 WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ FOR LANE WRAITH

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

SARAH LANGFORD _____ DATE _____
 9212 S. RIVER DRIVE
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ FOR SARAH LANGFORD

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PRELIMINARY
Agenda Copy
Agenda Copy

A PLAT OF
WHISPERING WILLOWS SUBDIVISION II
Resubdivision
 A REPLAT OF:
 WHISPERING WILLOWS SUBDIVISION
 PLAT # 2018-163

LOCATED WITHIN:
 SECTION 34, T18N R2W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 5.00 ACRES MORE OR LESS

BULL MOOSE SURVEYING
 ROBERT S. HOFFMAN P.L.S.
 200 HYGRADE LANE
 WASILLA, ALASKA 99654
 OFFICE: (907) 357-6957
 bob@bullmoosesurveying.com
 DRAWN BY: EEG
 DATE: 6/8/2022
 CHECKED BY: RSH
 DRAWING SCALE:
 1"=50'
 SHEET
 1 OF 1

RECEIVED
 JUN 21 2022
 PLATTING

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 3, 2022

ABBREVIATED PLAT: CRYSTALVIEW PHASE III RSB B/1 L/20-22

LEGAL DESCRIPTION: SEC 25, T19N, R05W, SEWARD MERIDIAN AK

PETITIONER/OWNER: HANS E. HANSON, TRUSTEE OF THE HANS E. HANSON
DECLARATION OF TRUST DATED NOVEMBER 25, 2014; JEFF A.
GASTALDI LIVING TRUST & L. ROCHELLE GASTALDI LIVING
TRUST DATED DECEMBER 17, 1997

SURVEYOR: GASTALDI LAND SURVEYING

ACRES: 3.855 ± PARCELS: 2

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-097

REQUEST: The request is to create two lots from Lots 20, 21 & 22, Block 1, Crystalview Phase III, Plat 96-16, to be known as, to be known as **LOTS 20A & 22A**, containing 3.855 acres +/- . The plat is located directly south and east of N. Crystal Shores Road and north of Crystal Lake; lying within the NW ¼ Section 25, Township 19 North, Range 5 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT B – 1 pg**
ADF&G **EXHIBIT C – 1 pg**
Utilities **EXHIBIT D – 4 pgs**

DISCUSSION: The proposed subdivision is directly south and east of N. Crystal Shores Road and north of Crystal Lake. The lot lines for Lot 21 are being removed and the property is being split between Lots 20 & 22. Proposed Lot 20A is 2.64 acres (115,039 sf) and proposed Lot 22A is 3.03 acres (131,880 sf). Both lots will have the required frontage and take access from N. Crystal Shores Road, classified as Residential and maintained by the Borough.

Soils Report: Based on MSB 43.20.281(A)(1)(i)(ii), a geotechnical report was deemed not required and waived by the Platting Officer, as the existing subdivision was approved by the Alaska State Department of Environmental Conservation; and the proposed subdivision action is eliminating one lot and combining each half with the adjoining lots thereby increasing their size.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**), had no comments.

Alaska Department of Fish & Game (**Exhibit C**), commented they had no objections to the proposed platting action but would like to note that any modifications to the shoreline or bed of Crystal Lake may require a permit from the ADF&G Habitat Division.

Utilities: (Exhibit D) Enstar and GCI have no comments.

MEA and MTA did not respond to the Request for Comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADML&W; USACE; US Postmaster; Community Council: Willow Area; Fire Service Area #35 Willow; Road Service Area: #20 Greater Willow; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division, Development Services, MEA and MTA.

CONCLUSION: The preliminary plat of Crystalview Phase III RSB B/1 L/20-22 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage.

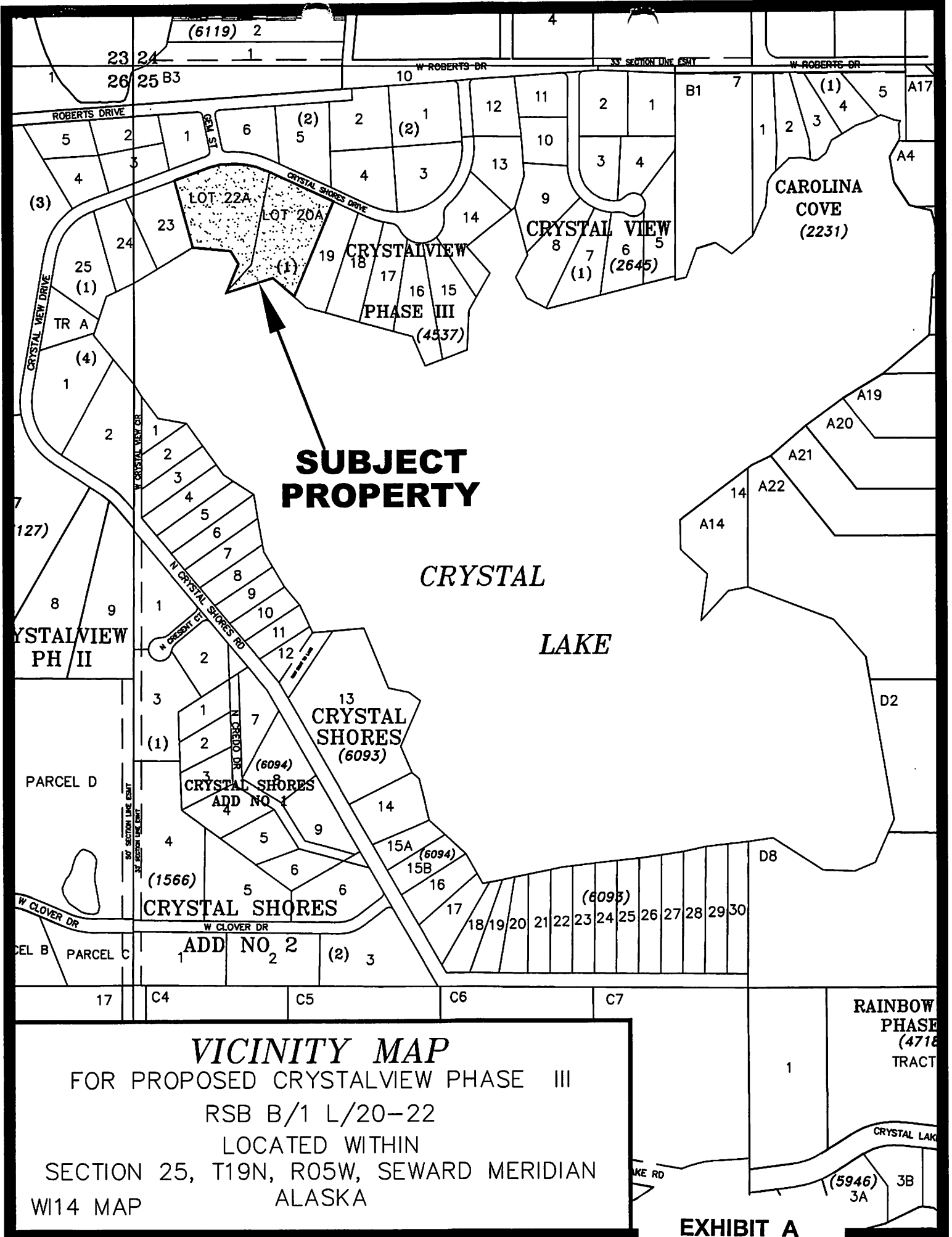
FINDINGS OF FACT

1. The plat of Crystalview Phase III RSB B/1 L/20-22 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was waived by the Platting Officer and deemed not required pursuant to MSB 43.20.281(A)(1)(i)(ii).
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 ADML&W; USACE; US Postmaster; Community Council: Willow Area; Fire Service Area #35 Willow; Road Service Area: #20 Greater Willow; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division, Development Services, MEA and MTA.
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.

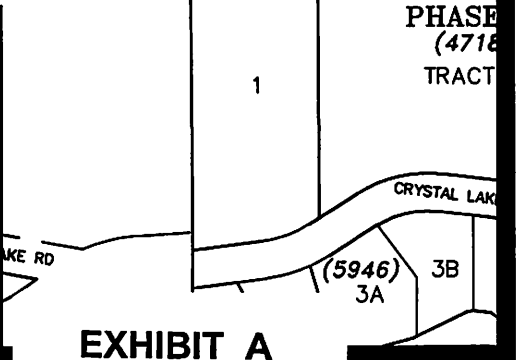
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Crystalview Phase III RSB B/1 L/20-22, Section 25, Township 19 North, Range 5 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Apply for a driveway permit for existing driveway(s) and provide copy of application to Platting Staff.

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



VICINITY MAP
 FOR PROPOSED CRYSTALVIEW PHASE III
 RSB B/1 L/20-22
 LOCATED WITHIN
 SECTION 25, T19N, R05W, SEWARD MERIDIAN
 W14 MAP



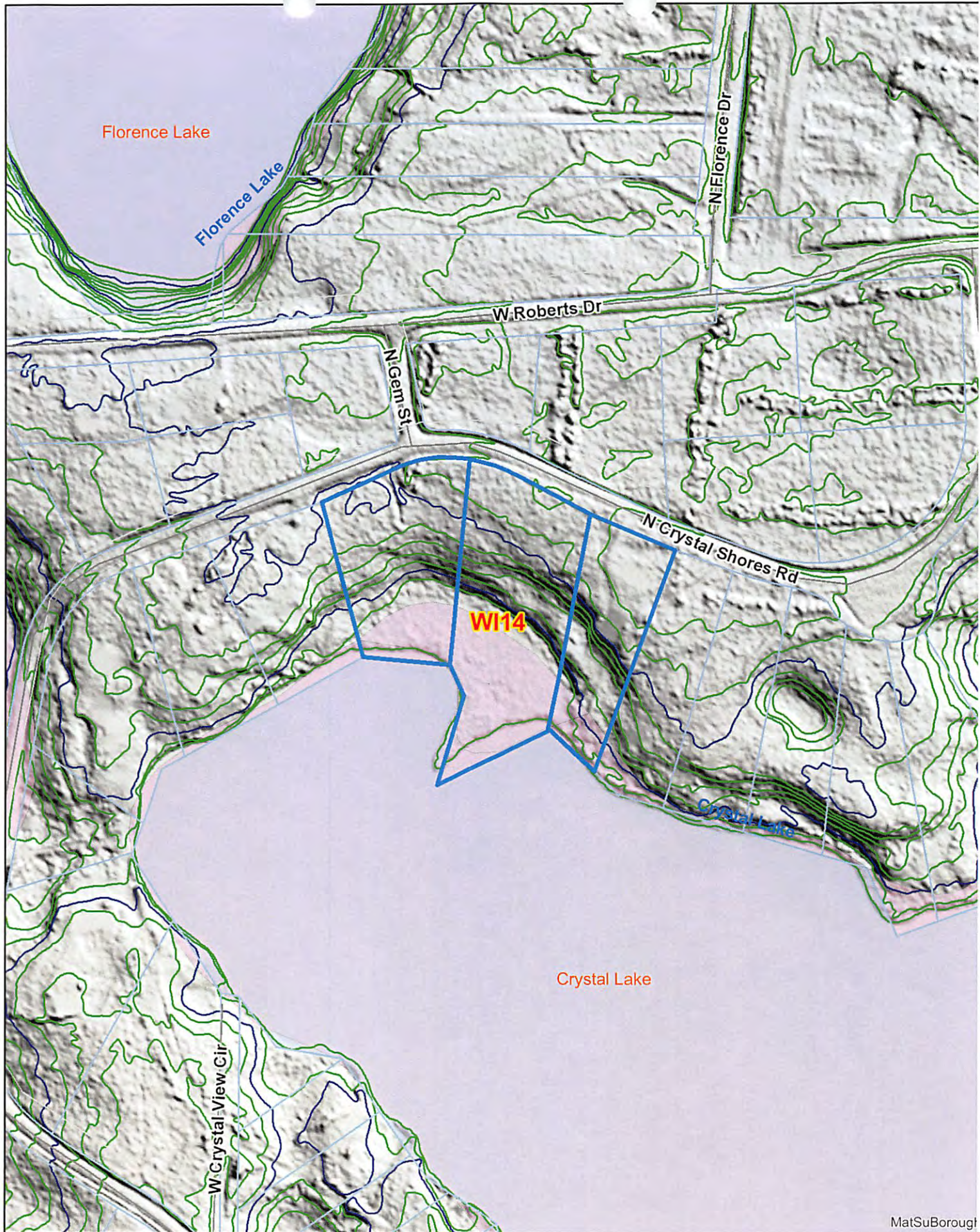


220 110 0 220 Feet

WETLANDS MAP

MatSu Borough





Florence Lake

Florence Lake

N Florence Dr

W Roberts Dr

N Gem St

N Crystal Shores Rd

WI14

Crystal Lake

Crystal Lake

W Crystal View Cir

MatSu Borough

220 110 0 220 Feet





650 325 0 650 Feet



MatSu Borough

Kimberly McClure

From: Jamie Taylor
Sent: Friday, July 22, 2022 5:05 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Crystalview Ph III RSB B/1 L/20-22

No comment.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, July 11, 2022 5:03 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtrasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Crystalview Ph III RSB B/1 L/20-22

Below is a link to a request for comments for Crystalview Ph III RSB B/1 L/20-22, Case #2022-097, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Ekq_WiCcd0ZJIUK7qRoR6LoBrjAINm84APiBluzMwC_c_g?e=9zaV2A

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, July 22, 2022 8:34 AM
To: Kimberly McClure
Subject: RE: Crystalview Ph III RSB B/1 L/20-22

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

Hi Kimberly,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed platting actions and has no objections. The proposed actions will not affect public access to public lands and waters. ADF&G would like to note that any modifications to the shoreline or bed of Crystal Lake may require a permit from the ADF&G Habitat Division. 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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, July 11, 2022 5:03 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacques Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Crystalview Ph III RSB B/1 L/20-22

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.

Below is a link to a request for comments for Crystalview Ph III RSB B/1 L/20-22, Case #2022-097, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Ekq_WiCcd0ZlUK7qRoR6LoBrjAINm84APiBluZMwC_c_g?e=9zaV2A

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



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

July 12, 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.

- **CRYSTALVIEW PHASE III SUBDIVISION LOTS 20A & 22A, BLOCK 1 (MSB Case # 2022-097)**

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

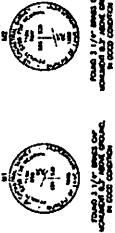
Sincerely,

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

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

EXHIBIT D

CURVE NO.	LENGTH	DELTA	CHORD	CHORD BEARING
1	131.80	134.87	49.97	111.89
2	131.80	134.87	49.97	111.89



CERTIFICATE OF OWNERSHIP & DEMONSTRATION
 THIS CERTIFICATE IS A STATEMENT OF THE SURVEYOR'S BELIEF THAT THE PLANNING AND LAND USE DIRECTOR'S CERTIFICATE IS CORRECT AND ACCURATE. IT IS BASED ON THE RECORDS OF THE PLANNING AND LAND USE DIRECTOR'S OFFICE AND THE SURVEYOR'S FIELD NOTES AND PLANS. THIS CERTIFICATE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HER.

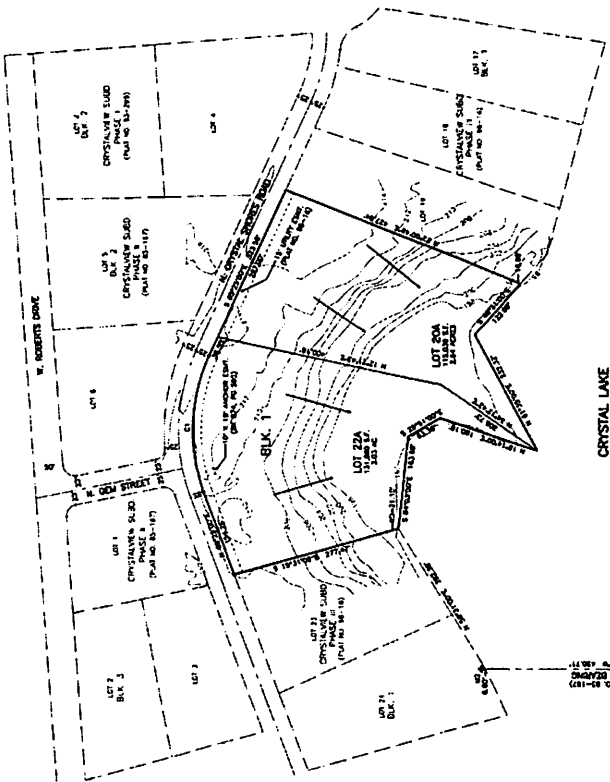
DATE: 11/15/2011
 SURVEYOR: GASTALD LAND SURVEYING, LLC
 PROJECT: CRYSTALVIEW SUBDIVISION, PHASE III

OWNER: GASTALD LAND SURVEYING, LLC
 PROJECT: CRYSTALVIEW SUBDIVISION, PHASE III

PREPARED BY: GASTALD LAND SURVEYING, LLC
 PROJECT: CRYSTALVIEW SUBDIVISION, PHASE III

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I, the undersigned, Planning and Land Use Director of the City of Crystalview, Oregon, do hereby certify that the information contained in the above-captioned plat is correct and accurate. I am a duly qualified and licensed Planning and Land Use Director under the laws of the State of Oregon. My commission expires on 11/15/2011.

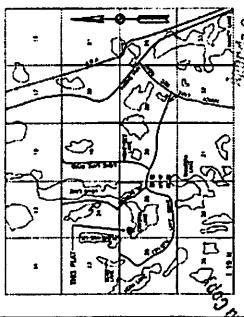
DATE: 11/15/2011
 PLANNING AND LAND USE DIRECTOR: [Signature]
 CITY: CRYSTALVIEW, OREGON



NOTES
 1. THIS PLAT IS A PART OF THE RECORDS OF THE PLANNING AND LAND USE DIRECTOR'S OFFICE. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND LAND USE DIRECTOR.
 2. THIS PLAT IS SUBJECT TO THE RECORDS OF THE PLANNING AND LAND USE DIRECTOR'S OFFICE. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND LAND USE DIRECTOR.
 3. ALL RECORDS, SURVEY DATA, FIELD NOTES, AND OTHER INFORMATION RELATIVE TO THIS PLAT ARE THE PROPERTY OF GASTALD LAND SURVEYING, LLC. THEY WILL BE MADE AVAILABLE TO THE PLANNING AND LAND USE DIRECTOR'S OFFICE UPON REQUEST.
 4. THIS PLAT IS SUBJECT TO THE RECORDS OF THE PLANNING AND LAND USE DIRECTOR'S OFFICE. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND LAND USE DIRECTOR.

CERTIFICATE OF PAYMENT OF TAXES
 I, the undersigned, Planning and Land Use Director of the City of Crystalview, Oregon, do hereby certify that all taxes due and payable by the owner of the property shown on this plat have been paid in full. My commission expires on 11/15/2011.

SURVEYOR'S CERTIFICATE
 I, the undersigned, Surveyor, do hereby certify that the information contained in the above-captioned plat is correct and accurate. I am a duly qualified and licensed Surveyor under the laws of the State of Oregon. My commission expires on 11/15/2011.



CRYSTALVIEW SUBDIVISION, PHASE III
 A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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 PLATTING

GASTALD LAND SURVEYING, LLC
 2000 S. GASTALD AVENUE, SUITE 100
 CRYSTALVIEW, OREGON 97116
 PHONE: 503-265-2500
 FAX: 503-265-2501
 SHEET 1 OF 1

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 20, 2022 5:50 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Crystalview Ph III RSB B/1 L/20-22
Attachments: Crystalview Ph III RSB B1 L20-22.pdf; Agenda Plat.pdf

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

Kimberly,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, July 11, 2022 5:03 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Crystalview Ph III RSB B/1 L/20-22

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

Below is a link to a request for comments for Crystalview Ph III RSB B/1 L/20-22, Case #2022-097, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Ekq_WiCcd0ZJlUK7qRoR6LoBrjAlNm84APiBluZMwC_c_g?e=9zaV2A

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

CURVE TABLE

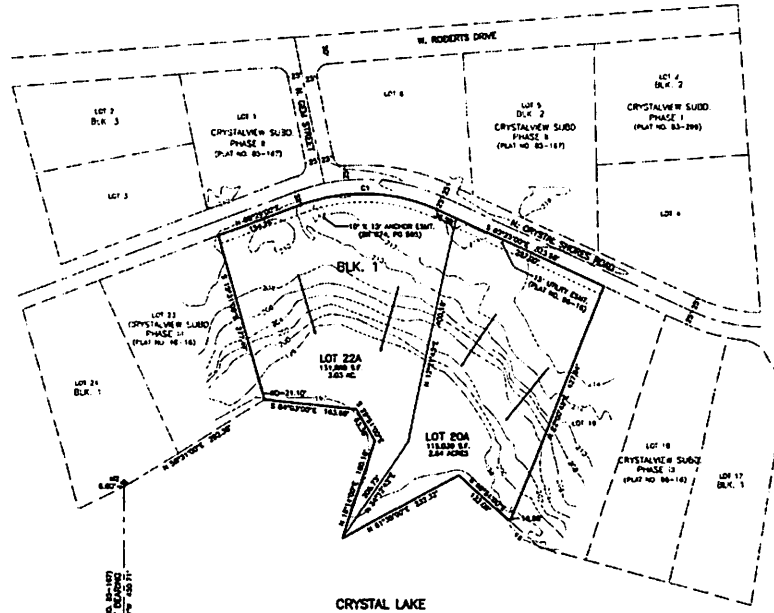
CURVE	CHORD	WEDGE	LENGTH	DELTA	CHORD BEARING
C1	318.07	130.87	247.97	105°50'17"	314.87 S 77°50'07" W



ROAD 2 (1/4" BRASS) OF MONUMENT 0.1' FROM STATIONING IN GOOD CONDITION



ROAD 3 (1/4" BRASS) OF MONUMENT 0.1' ABOVE GROUND IN GOOD CONDITION



CRYSTAL LAKE

THIS IS A PRELIMINARY PLAT OF RECORD. THE BOUNDARIES SHOWN ARE SUBJECT TO SURVEY AND RECORD. THE BOUNDARIES SHOWN ARE SUBJECT TO SURVEY AND RECORD.

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE HOMEOWNER, PRIOR TO OBTAINING A RECOMMENDATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. A LUMP REMEDIATION MUST BE HANDLED BETWEEN CRYSTAL LAKE AND ONSET SEWAGE SYSTEMS.
3. NO INDUSTRIAL SERVICE DISPOSAL SYSTEM OR WASTE WATER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALABAMA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH ENFORCE THESE SYSTEMS.
4. BOUNDARY DATA IS RECORD AND MEASURED PER PLAT NO. 85-147. BENCH MARKS ARE ALSO BLANK RECORD.

SURVEYOR'S CERTIFICATE

I, JERRY A. GASTALDI (24-001) HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION SHOWN ON THIS PLAT ACCURATELY DESCRIBES THE PROPERTY AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, HAVE BEEN PAID AGAINST THE PROPERTY SHOWN IN THE SUBDIVISION OR REDEVELOPMENT, HAVE BEEN PAID.

DATE _____ WHO-SU SIGNATURE THE COLLECTION OFFICIAL _____

LEGEND

- ◆ FOUND OLD BRASS OF MONUMENT AS NOTED
- FOUND 1/4" BRASS IN GOOD CONDITION
- 3/8" BRASS OF 30" RANGE WITH YELLOW PLASTIC CAP STAMPED "1.5-6011" AT ALL BRASS CORNERS
- ◆ 3/8" BRASS OF 30" RANGE WITH YELLOW PLASTIC CAP STAMPED "1.5-6011" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- DRAINAGE PATTERNS

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED, SEE PLAT NO. _____, 14.8.81, IN BOOK _____, ON PAGE _____, PLAT RECORDS DISTRICT, PALM BEACH, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

I, JERRY A. GASTALDI, SURVEYOR, HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DULY ASSESSED AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE ALABAMA SURVEYING BOARD AND THAT ALL DIMENSIONS TO THE LOTS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MRS. E. WATSON DECLARATION OF TRUST
2000 E. DOWLING ROAD, SUITE 8
MOBILE, ALABAMA 36614-2407

JERRY A. GASTALDI LAND TRUST
2000 E. DOWLING ROAD, SUITE 8
MOBILE, ALABAMA 36614

L. ROCKWELL GASTALDI LAND TRUST
2000 E. DOWLING ROAD, SUITE 8
MOBILE, ALABAMA 36614

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN REVIEWED TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE ALABAMA SURVEYING BOARD, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RECORDING NO. _____, DATE _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS OF THE PALM BEACH COUNTY DISTRICT, PALM BEACH COUNTY, STATE OF FLORIDA, IN WHICH THE PLAT IS LOCATED.

DATE _____ BY _____
PLANNING AND LAND USE DIRECTOR APPROVED BY PLATTING CLERK

APPROVED AS: SHOWN CORRECTED
SIGN: Jerry A. Gastaldi, DATE: 6/14/2017
GCI ENGINEERING & DESIGN

MOBILITY MAP SCALE: 1"=1 MILE

PRELIMINARY PLAT OF:
CRYSTALVIEW SUBDIVISION, PHASE III
LOTS 20A & 22A (BLOCK 1)

A REDEVELOPMENT OF LOTS 20, 21, & 22, BLOCK 1, CRYSTALVIEW SUBDIVISION, PHASE II (PLAT NO. 85-147) LOCATED WITHIN THE NW 1/4, SECTION 23, T19N, R08E, S14E, ALABAMA. PLAT RECORDS DISTRICT, PALM BEACH COUNTY, AND CONTAINING LOTS, AREAS, MORE OR LESS.

GASTALDI LAND SURVEYING, LLC
2000 E. DOWLING ROAD, SUITE 8
MOBILE, ALABAMA 36614
907-246-5454

DRG: YELLOW	SCALE: 1"=100'	DATE: 6/14/2017	BY: JS-12 PC: 1-14
DRAWN: J. E.	FILE NO.: CRYSTAL	CHECKED BY: JAG	CAGE NO.:

SHEET 1 OF 1

RECEIVED
PLATTING



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 3, 2022

ABBREVIATED PLAT: PATTEN ESTATES
LEGAL DESCRIPTION: SEC 08, T17N, R02E, SEWARD MERIDIAN AK
PETITIONER/OWNER: MICHAEL P. STEWART & FRANKLIN C. STEWART
SURVEYOR: FARMER SURVEYING
ACRES: 29.85 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-098

REQUEST: The request is to create two lots from Tax Parcel B11, to be known as **PATTEN ESTATES**, containing 29.85 acres +/- . The plat is located northwest of S. Glenn Highway, directly northwest of S. Margaret Drive and directly northeast of S. Blunck Street; lying within the NW ¼ Section 08, Township 17 North, Range 2 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Topographic Narrative **EXHIBIT B – 2 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**
ADOT&PF **EXHIBIT D – 2 pgs**
ADF&G **EXHIBIT E – 1 pg**
City of Palmer **EXHIBIT F – 1 pg**
Utilities **EXHIBIT G – 4 pgs**

DISCUSSION: The proposed subdivision is northwest of S. Glenn Highway, directly northwest of S. Margaret Drive and directly northeast of S. Blunck Street. Proposed Lot 1 is 15.70 acres (683,698 sf) and has frontage and access on S. Margaret Drive, maintained by the Borough. Proposed Lot 2 is 14.15 acres (616,315 sf) and has frontage and access on S. Blunck Street, maintained by the Borough.

Soils Report: A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(i), as the size of each lot is 400,000 square feet or greater and a detailed topographic narrative (**Exhibit B**) by a land surveyor was submitted.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**), commented, “No new access to Margaret Drive.”

ADOT&PF (**Exhibit D**) had no comments.

Alaska Department of Fish & Game (**Exhibit E**), had no objections to the proposed platting action.

City of Palmer (**Exhibit F**), had no comments.

Utilities: (**Exhibit G**) Enstar and GCI had no comments.

MEA and MTA did not respond to the Request for Comments.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; US Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; Fire Service Area: #132 Greater Palmer; MSB Emergency Services, Community Development, Assessments, Planning Division, Pre-Design Division, Development Services, MEA or MTA.

CONCLUSION: The preliminary plat of Patten Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage.

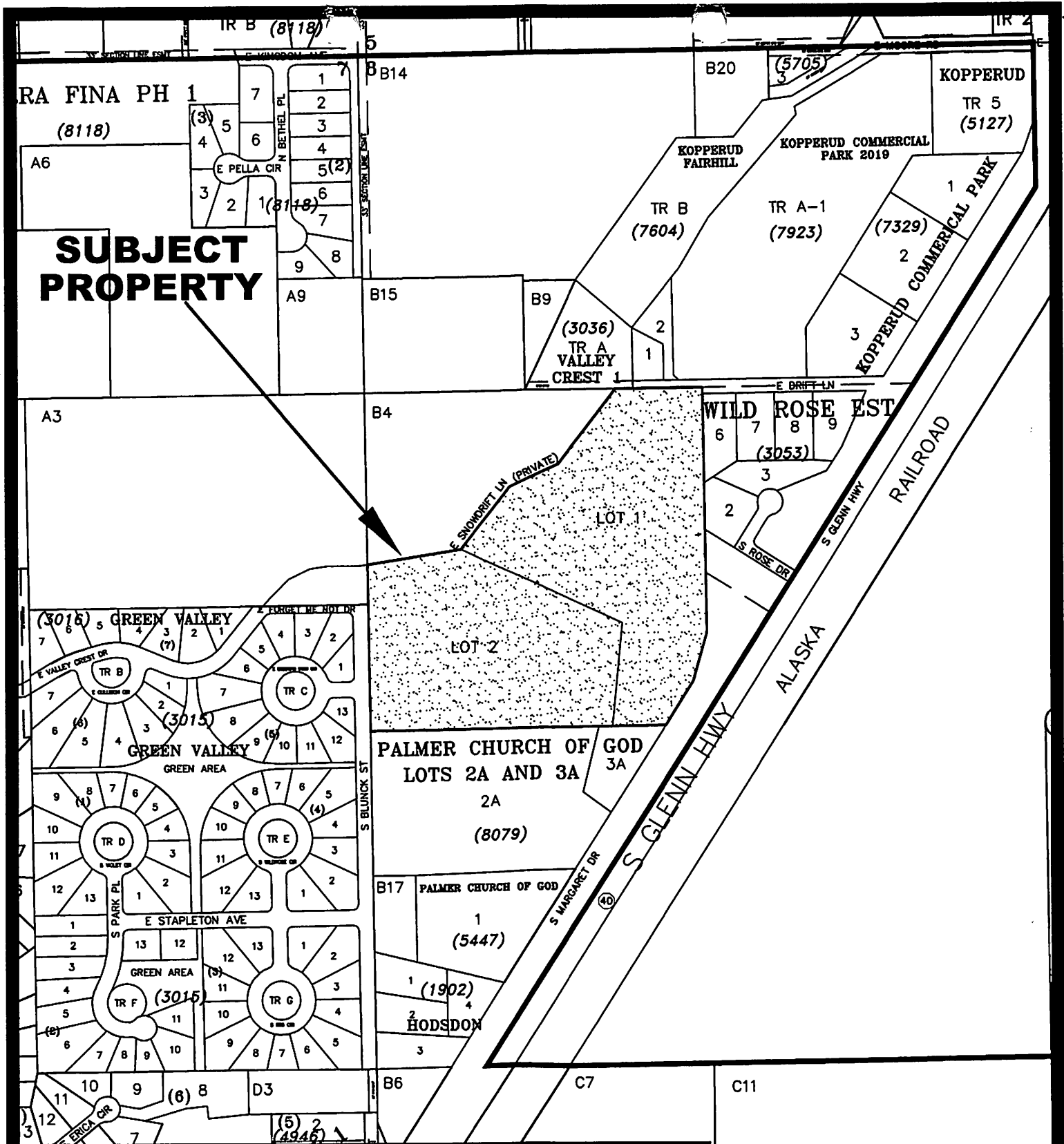
FINDINGS OF FACT

1. The plat of Patten Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; US Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; Fire Service Area: #132 Greater Palmer; MSB Emergency Services, Community Development, Assessments, Planning Division, Pre-Design Division, Development Services, MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments or utilities.
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 Patten Estates, Section 08, Township 17 North, Range 2 East, Seward Meridian, Alaska, contingent on staff recommendations:

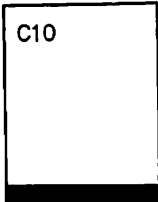
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

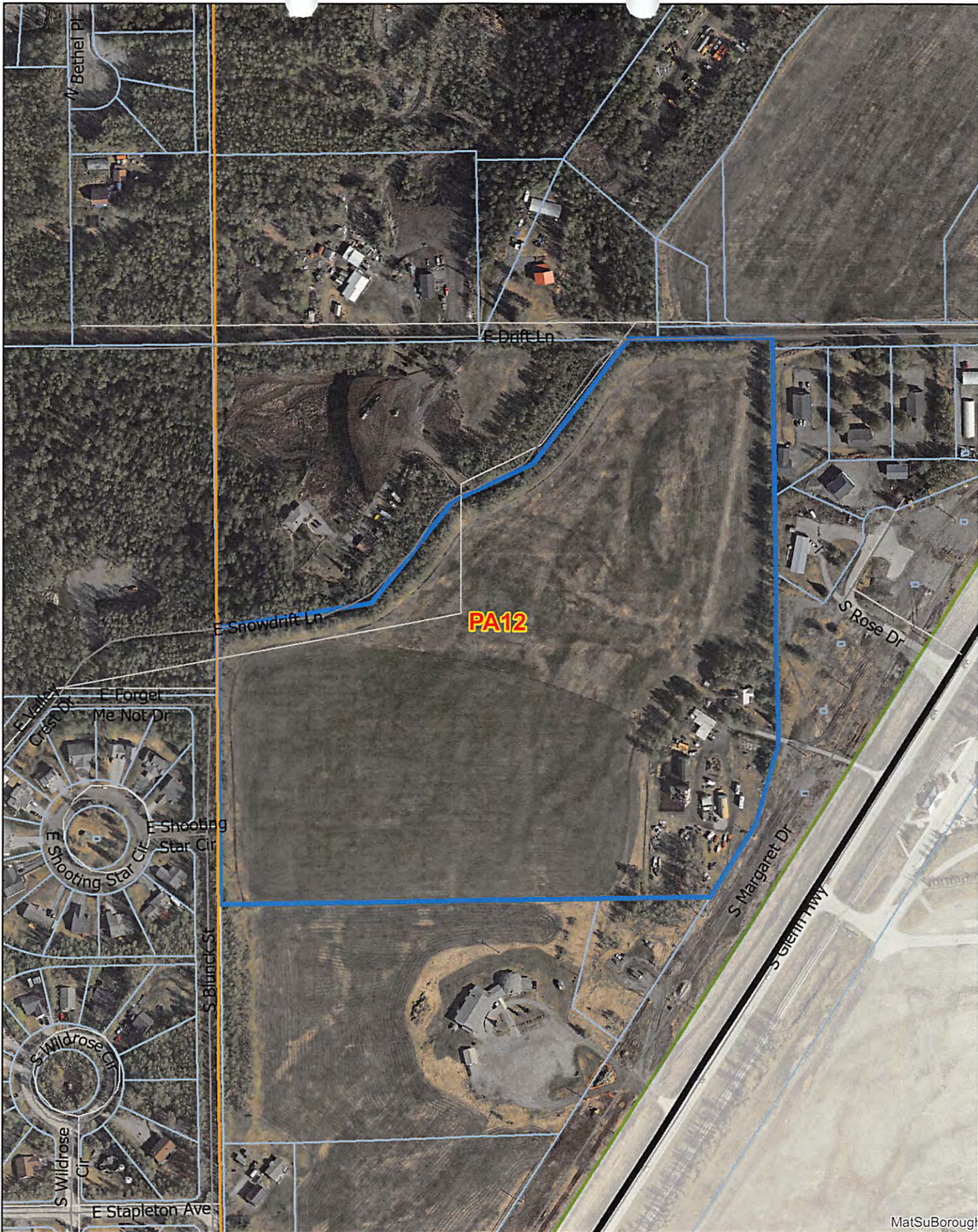
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED PATTEN ESTATES SUBDIVISION
 LOCATED WITHIN
 SECTION 08, T17N, R02E, SEWARD MERIDIAN
 ALASKA



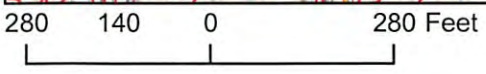
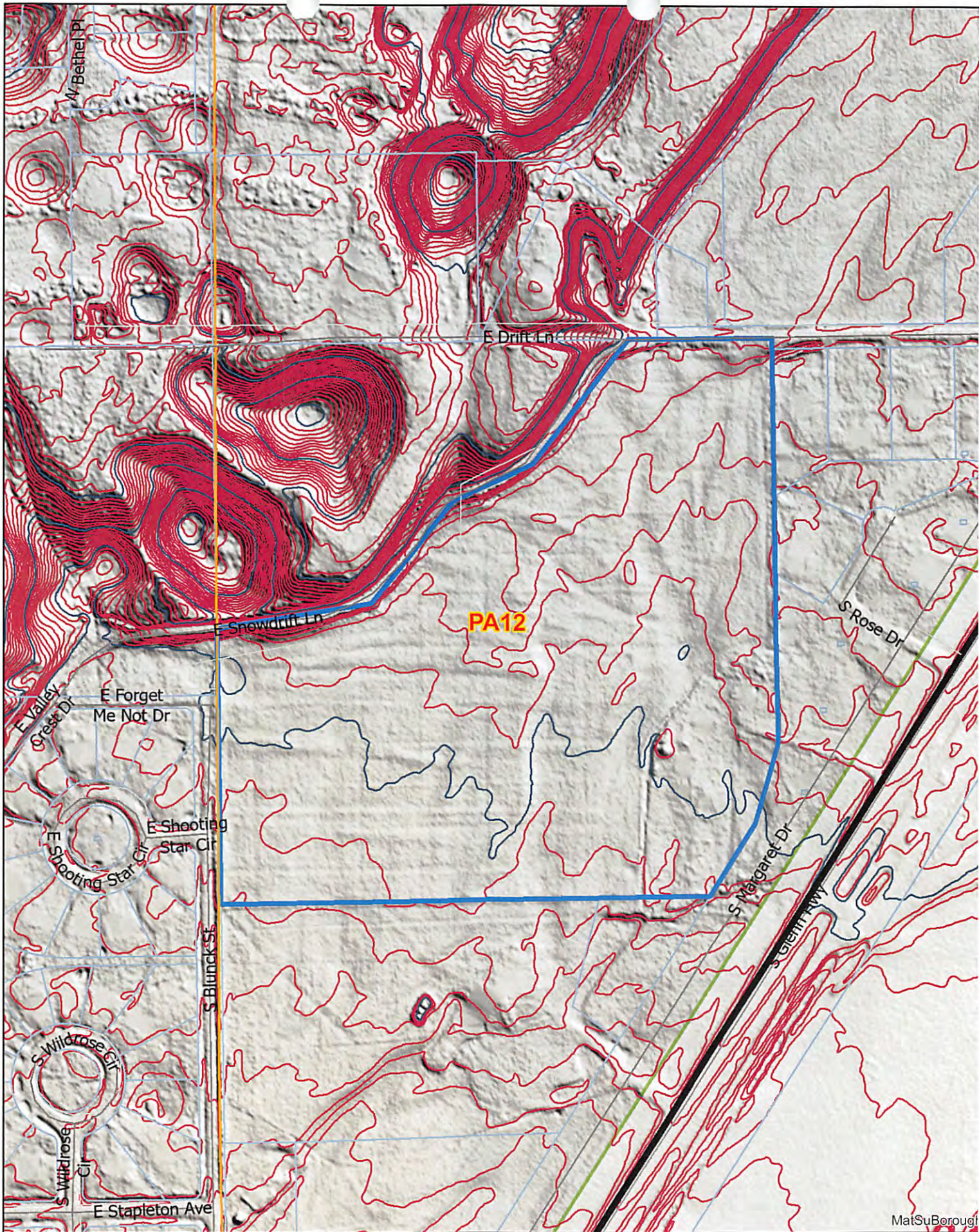


PA12

280 140 0 280 Feet

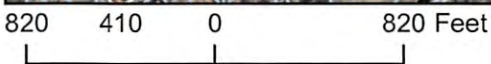
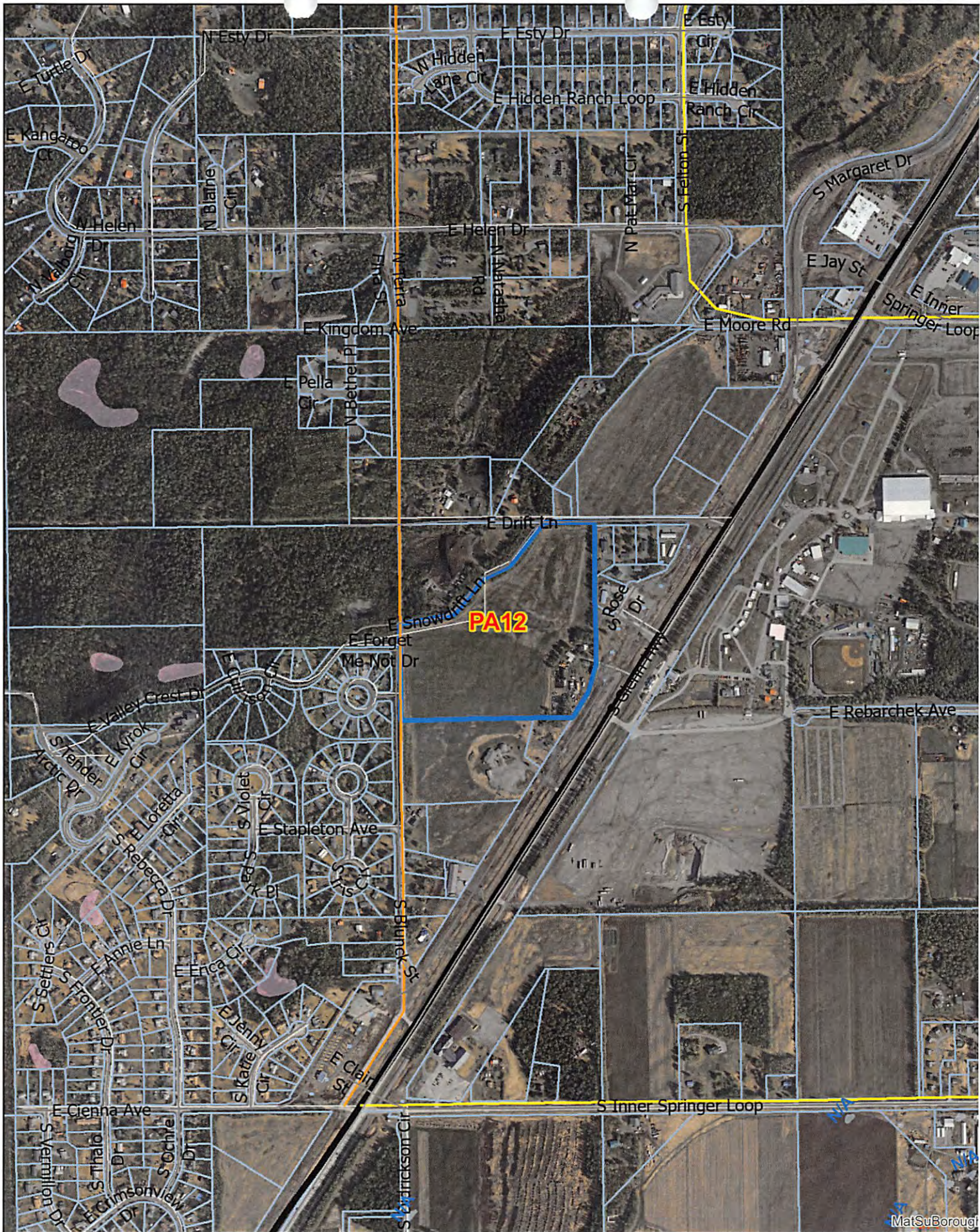
MatSu Borough





MatSu Borough





FARMER SURVEYING, LLC

9131 E. Frontage Rd.,
Palmer, Alaska 99645
Office (907) 745-0222
Cell (907)355-0620

Online at: www.farmersurveying.com

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JUN 24 2022

PLATTING

June 23, 2022

Mr. Fred Wagner
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

Re: **TOPOGRAPHY NARRATIVE**
Proposed Lots 1 & 2, Patten Estates
Located within Section 8, T17N, R2E, S.M., AK

Dear Mr. Wagner:

The owner of the above referenced property is proposing to subdivide the 29.85 Acre parcel into two separate lots. The new lots will be known as Lots 1 and 2, Patten Estates (see attached). Both parcels will be greater than 400,000 sq. ft. in size, and will fall under MSB code 43.20.281(A)(1)(i). This submission is to satisfy the detailed topographic narrative requirements.

The subdivision is accessed by S. Margaret Drive on the southeastern boundary, by E Drift Lane on the northern boundary, by S. Snowbird Lane (a private Right-of-way) on the northwestern boundary, and by S. Blunk Steet on the western boundary.

TOPOGRAPHY

The property is generally level with the exception of the northwestern boundary. The northwestern boundary abuts an area of hilly terrain which rises roughly 40 feet in height toward the northwest before dropping back down into low areas. The northwestern boundary sets at the base of this hilly terrain and includes a private, constructed roadway. There are slopes adjoining this roadway which exceed 25% but are less than 10 feet in elevation on this parcel. There are no open water bodies or wetland area on or near this subdivision (see attached, Preliminary Topography).

Areas dedicated to the public includes the following: the afore mentioned 40' right-of-way located on the northwestern boundary; a 20' ENSTAR easement which runs along the north boundary with the right-of-way for E Drift Lane being located north of the northern bound; a City of Palmer easement which runs near and parallel to the eastern boundary before turning and running in a southwesterly direction to the south boundary of this subdivision. There is a 33 ft. section line easement located on the west boundary of this subdivision, and the right-of-way for S. Blunk St. is located west of this property.

Page 1 of 2

EXHIBIT B

The general terrain is basically cleared of large vegetation. There is an existing single-family residence located on the southern portion of proposed Lot 1 with onsite water and wastewater systems.

SUBDIVISION DESIGN CRITERIA

Proposed Lot 1 will be 15.70 acres, and Lot 2 will be 14.15 acres in size. All proposed lots will be 400,000 SF or greater of total area and meets the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1)(i).

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or Bob@farmersurveying.com

Sincerely,
FARMER SURVEYING, LLC.



Robert J. Farmer, PLS

Kimberly McClure

From: Jamie Taylor
Sent: Friday, July 22, 2022 5:09 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Patten Estates (KMc)

No new access to Margaret Drive.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, July 12, 2022 11:53 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtrasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; tpatterson@palmerak.org; bahanson@palmerak.org; mothers@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Patten Estates (KMc)

Below is a link to a request for comments for Patten Estates, Case #2022-098, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/person/kimberly_mccclure_matsugov_us/EhxmBcW1iIpDtUJ_XK60C1UB5LGG_NOOBIGdnPqh_m5V0IA?e=97xKiK

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

EXHIBIT C



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

July 14, 2022

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Patten Estates**
- **Snider RSB B/1 L/13**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Willow Creek Development**
 - Request No Direct Access from Lots 5 through 9 to the Parks Highway.
 - Request Jewel Lake Road dedication south to the SLE from Willow Creek drive
- **Brasil Springs Survey Tract 2**
 - Request No Direct Access to Palmer-Fishhook Road from lots 13 or 14.
 - Please refer to prior comments from the Department regarding this area.
- **Correira Sec 29, 26N, R04W**
 - Request note stating Lots 1 and 2 access via East Shangrila Drive. Access from Lot 3 to be across from East Shangrila Drive along existing easement.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any

"Keep Alaska Moving through service and infrastructure"

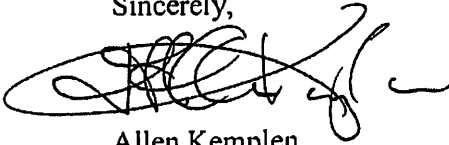
EXHIBIT D

improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allen Kemplen', written over a horizontal line.

Allen Kemplen
Mat-Su Core Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
Sean Baski, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, July 22, 2022 8:49 AM
To: Kimberly McClure
Subject: RE: Patten Estates (KMc)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hi Kimberly (last one for the day!),

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, July 12, 2022 11:53 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; tpatterson@palmerak.org; bahanson@palmerak.org; mothers@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Patten Estates (KMc)

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.

Below is a link to a request for comments for Patten Estates, Case #2022-098, Tech KMc.

Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/person/kimberly_mcclure_matsugov_us/EhxmBcW1ilpDtUJ_XK60C1UB5LGG_NOOBIGdnPqh_m5V0IA?e=97xKik

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

Thank you,



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Tyler Patterson, Community Development
DATE: July 20, 2022
SUBJECT: Abbreviated Plat Request for Patten Estates (Tax Parcel B-11 in Sec 08, T17N, R02E, S.M., AK)

Inside City Limits

Outside City Limits

We have distributed the Abbreviated Plat Request packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comment
2. Building Inspector: No comment
3. Community Development: No comment
4. Fire Chief: No comment
5. Public Works: No comments at this time
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 28, 2022, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

CITY OF PALMER

EXHIBIT F



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

July 12, 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.

- **PATTEN ESTATES**
(MSB Case # 2022-098)

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

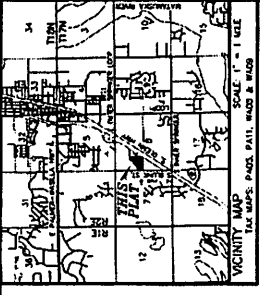
Sincerely,

James Christopher

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

EXHIBIT G

- NOTES**
1. THESE MAPS ARE SUBJECT TO THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. THE CITY OF PALM BEACH, FLORIDA, HAS REVIEWED THESE MAPS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. HOWEVER, THE CITY OF PALM BEACH, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THESE MAPS AND DOES NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.
 2. NO RECORDING, WATER SUPPLY SYSTEM OR SEWERAGE TREATMENT SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE DEVELOPER HAS FIRST OBTAINED A PERMIT FROM THE CITY OF PALM BEACH, FLORIDA, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SUCH PERMIT. THE CITY OF PALM BEACH, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THESE MAPS AND DOES NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.
 3. CITY OF PALM BEACH, FLORIDA, HAS REVIEWED THESE MAPS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. HOWEVER, THE CITY OF PALM BEACH, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THESE MAPS AND DOES NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.
 4. RECORDING NO. 2008-00353-5. THESE MAPS WERE FIRST RECORDED ON OCTOBER 27, 2008 FOR REC. NO. 2008-00353-5.



CERTIFICATE OF OWNERSHIP
 THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAN OF SUBDIVISION IS OUR FREE CONSENT.

NOTARY PUBLIC
 FRANCIS C. STEWART
 PALM BEACH, FLORIDA

DATE _____

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 2019.

NOTARY FOR THE STATE OF ALASKA
 BY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 THE CITY OF PALM BEACH, FLORIDA, HAS REVIEWED THESE MAPS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. HOWEVER, THE CITY OF PALM BEACH, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THESE MAPS AND DOES NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.

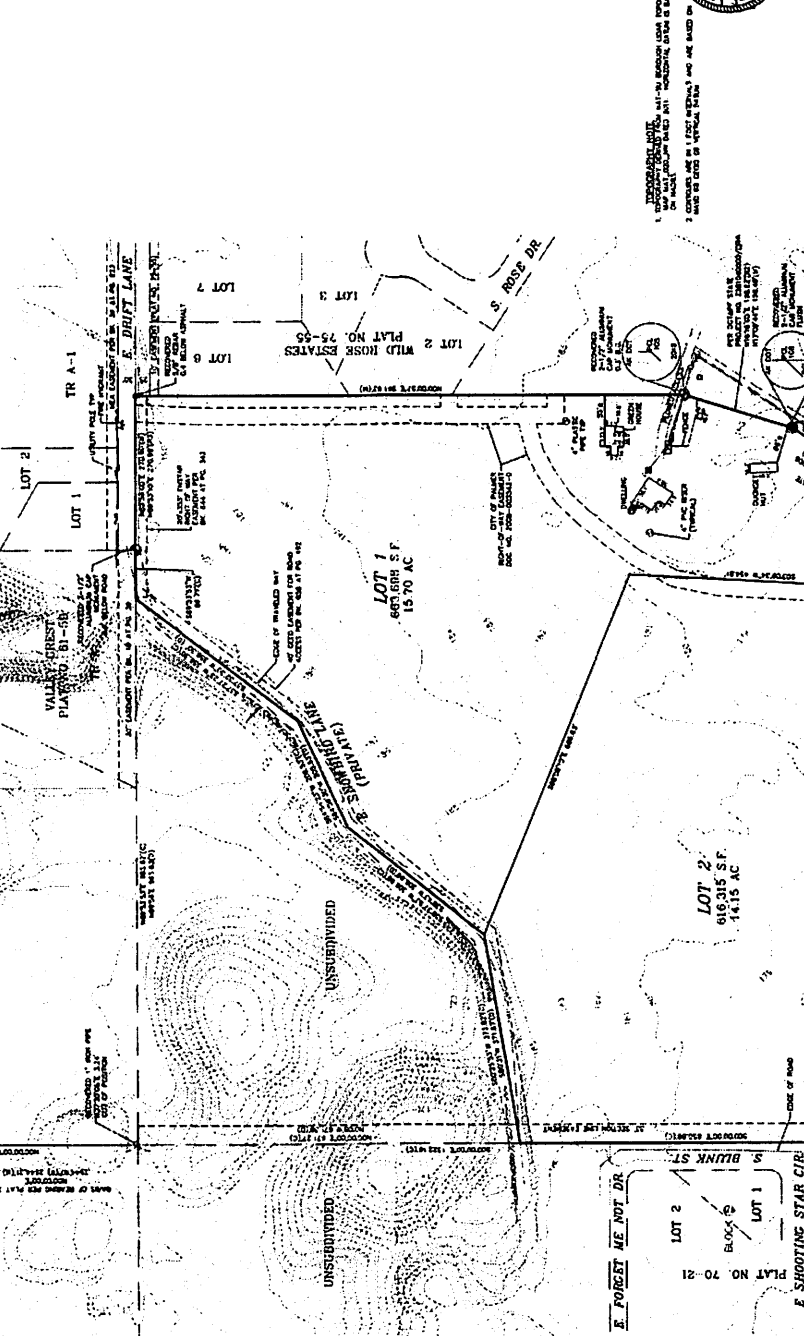
PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: PLANNING CLERK _____

RECORDING NOTE
 THIS MAP IS SUBJECT TO THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. THE CITY OF PALM BEACH, FLORIDA, HAS REVIEWED THESE MAPS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. HOWEVER, THE CITY OF PALM BEACH, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THESE MAPS AND DOES NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.

RECORDED OCTOBER 27, 2008 FOR REC. NO. 2008-00353-5.

RECEIVED
 PLANNING & LAND USE DIRECTOR
 PLANNING CLERK



SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HAVE BEEN EMPLOYED BY THE SURVEYOR OF RECORD AND HAVE CONDUCTED A SURVEY OF THE LAND SHOWN ON THESE MAPS. I HAVE FOUND THAT THE MAPS ACCURATELY REPRESENT THE LAND AS SHOWN ON THESE MAPS AND THAT THE MAPS COMPLY WITH THE REQUIREMENTS OF THE ALASKA ZONING ACT, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA. HOWEVER, I DO NOT WARRANT THE ACCURACY OF THESE MAPS AND DO NOT ASSUME ANY LIABILITY FOR DAMAGES OF ANY KIND ARISING OUT OF THE USE OF THESE MAPS.

DATE _____

- LEGEND**
- ➔ RECORDED ALUMINUM CAP MONUMENT
 - ⊕ RECORDED G.O.D BRASS CAP G.O.D MONUMENT
 - ⊗ RECORDED ALUMINUM CAP G.O.D MONUMENT
 - RECORDED ALUMINUM CAP ON 5/8" REBAR
 - RECORDED 1" IRON PIPE
 - RECORDED 5/8" REBAR
 - RECORDED 1" IRON PIPE
 - RECORDED ALUMINUM CAP MARKED 15' X 15' X 3"
 - () CALCULATED DATA
 - (M) RECORDED DATA
 - (R) RECORDED DATA DERIVED FROM PLAT #00-21
 - (S) RECORDED DATA DERIVED FROM PLAT #220-113
 - (T) RECORDED DATA DERIVED FROM STATE OF ALASKA 031/PT
 - (U) RECORDED DATA DERIVED FROM PLAT #041502/041503U
 - (V) RECORDED DATA DERIVED FROM PLAT #0714-45
 - (W) RECORDED DATA DERIVED FROM DEED DESCRIPTION
 - (X) DOCUMENT NO. 2019-00327-9 PRD



Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 20, 2022 6:34 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Patten Estates (KMc)
Attachments: Patten Estates.pdf; Agenda Plat.pdf

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

Kimberly,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, July 12, 2022 11:53 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; tpatterson@palmerak.org; bahanson@palmerak.org; mothers@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
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Comments due by July 22, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhxmBcW1ilpDtUJ_XK60C1UB5LGG_NOOBIGdnPqh_m5V0IA?e=97xKiK

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

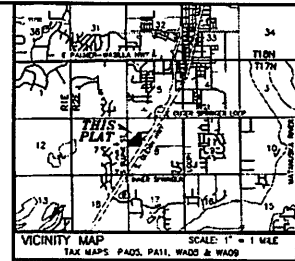
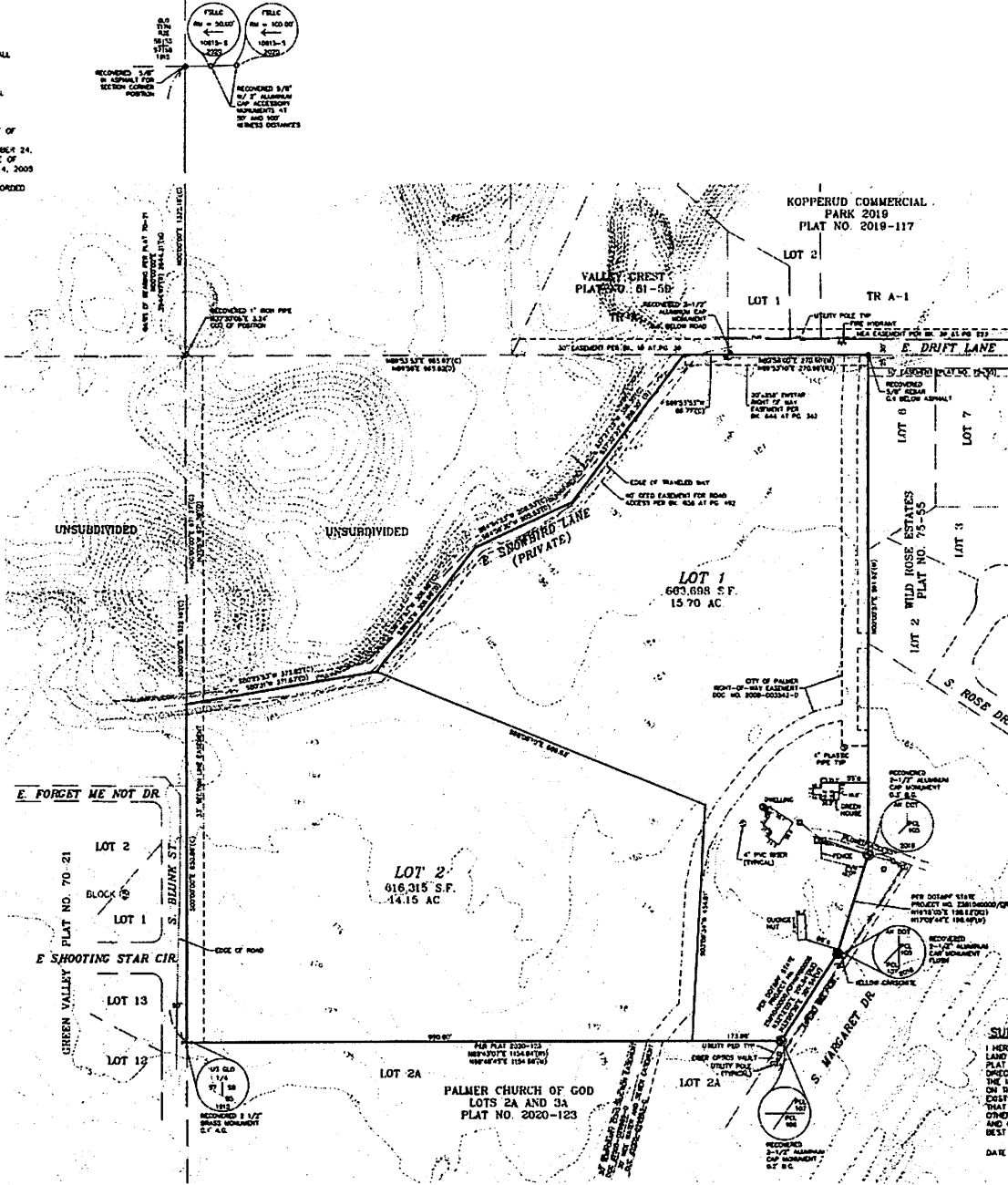
Thank you,
Kimberly McClure
Platting Technician
861-7873

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. CITY OF PALMER RIGHT OF WAY EASEMENT RECORDED OCTOBER 24, 2005 RECORDED PER DOC. NO. 2005-031988-0 RELEASE OF GENERAL RIGHT OF WAY EASEMENT RECORDED FEBRUARY 14, 2005 PER DOC. NO. 2005-003243-0.
4. CITY OF PALMER TEMPORARY CONSTRUCTION EASEMENT RECORDED OCTOBER 24, 2005 PER DOC. NO. 2005-031988-0.

LEGEND

- ⊕ RECOVERED ALUMINUM CAP MONUMENT
- ⊕ RECOVERED OLD BRASS CAP ELM MONUMENT
- ⊕ RECOVERED ALUMINUM CAP DOT/RY MONUMENT
- RECOVERED ALUMINUM CAP ON 5/8" REBAR
- RECOVERED 1" IRON PIPE
- RECOVERED 5/8" REBAR
- SET 5/8" 12" REBAR w/PLASTIC CAP MARKED PS 10815-S
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R1) RECORD DATA DERIVED FROM PLAT #70-21
- (R2) RECORD DATA DERIVED FROM PLAT #2220-123
- (R3) RECORD DATA DERIVED FROM STATE OF ALASKA DOT/RY RIGHT OF WAY MAP PROJECT NO. 0415024/0415333
- (R4) RECORD DATA DERIVED FROM PLAT #2014-05
- (R5) RECORD DATA DERIVED FROM DEED DESCRIPTION DOCUMENT NO. 2019-005247-0 PRD



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.

MICHAEL P. STEWART _____ DATE _____
 288 E. LEDA ST
 WASKELA, AK 99844

FRANLIN C. STEWART _____ DATE _____
 500 S. OLEUM HWY.
 PALMER, AK 99645

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 NATANUKWA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION _____ 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 _____

TOPOGRAPHY NOTE
 1. TOPOGRAPHY DERIVED FROM 1:25,000 SCALE TOPOGRAPHY MAP HAS BEEN USED TO DETERMINE HORIZONTAL CURVES BASED ON HAZEL.
 2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON HAZEL OR GRID OR VERTICAL CURVES.



APPROVED AS SHOWN
 CORRECTED
 WITH THE FOLLOWING DATE CHANGE
 CCI ENGINEERING & DESIGN

RECEIVED
 APR 17 2022
 PLATTING

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 SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____



Plat of **PATTEN ESTATES** A SUBDIVISION OF DEED PARCELS 8019-80849-0 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, LOCATED WITHIN THE SW 1/4 NW 1/4 SECTION 8, T17N, R2E, S1M, AC. CONTAINING 29.854 ACRES.

PARSER SURVEYING
 1131 F. FREDRICKS RD.
 PALMER, ALASKA 99645
 907-210-3338
 907-210-3339
 907-210-3340

DATE: 04/17/2022
 DRAWN BY: JAC
 FILE: 2100325_PL

SCALE: 1" = 100'
 SHEET 1 OF 1