

# 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**

CONFERENCE ROOM 110  
350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**September 21, 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](mailto: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:**

*(None)*

### **3. PUBLIC HEARINGS:**

A. **RIDGECREST RSB:** The request is to create two lots from Lot 14, Block 2, Ridgecrest Subdivision, Plat No. 73-20, to be known as **LOTS 14A & 14B**, containing 2.39 acres +/- . The property is located directly south of W. Sunrise Drive, directly west of N. Carriage Lane and east of N. Prospect Drive (Tax ID # 6442B02L014); within the SE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Israel Payton, Staff: Kimberly McClure, Case # 2022-128*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 21, 2022**, in the **Conference Room 110** 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

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 21, 2022**

ABBREVIATED PLAT: RIDGECREST RSB B/2 L/14  
LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONER/OWNER: ISRAEL PAYTON  
SURVEYOR: KEYSTONE SURVEYING & MAPPING  
ENGINEER: WALDEN CONSTRUCTION CONSULTING AND ENGINEERING  
ACRES: 2.39 ± PARCELS: 2  
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-128

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**REQUEST:** The request is to create two lots from Lot 14, Block 2, Ridgecrest subdivision, Plat No. 73-20, to be known as **LOTS 14A & 14B**, containing 2.39 acres +/- . The plat is located directly south of W. Sunrise Drive, directly west of N. Carriage Lane and east of N. Prospect Drive; lying within the SE ¼ Section 33, Township 18 North, Range 2 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
Geotechnical Report **EXHIBIT B – 9 pgs**

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**  
Fire and Life Safety **EXHIBIT D – 1 pg**  
Development Services **EXHIBIT E – 1 pg**  
Utilities **EXHIBIT F – 4 pgs**  
Public **EXHIBIT G – 4 pgs**

**DISCUSSION:** The proposed subdivision is directly south of W. Sunrise Drive, directly west of N. Carriage Lane and east of N. Prospect Drive. Proposed Lot 14A is 1.14 acres and proposed Lot 14B is 1.24 acres. Both Lots have access from N. Carriage Lane; Lot 14B is also adjacent to W. Sunrise Drive. All lots will have the required frontage on N. Carriage Lane, classified as Residential and maintained by the Borough.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, PE, notes three test holes were logged on April 13 & August 1, 2022. Test hole #1 was discounted due to a runoff channel from the road. Test hole #2 had water at 10', no seeps with sample taken around 6' in the hole and soils shown to be GP-GM by sieve analysis. Test hole #3 had water at 11', no seeps with sample taken around 10' in the hole and soils shown to be SM by sieve analysis. A copy of the testhole

logs, sieve analysis and the location /topography map are attached. Both lots will have usable area that will achieve the 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area per MSB title 43.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) had no comments. Fire and Life Safety (**Exhibit D**) had no comments. Development Services (**Exhibit E**) had no comments.

**Utilities:** (**Exhibit F**) Enstar and GCI had no comments or objections to the proposed platting action.

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

**Public:** (**Exhibit G**) A total of two comments were received from the public; one non objection and one objection to the proposed platting action.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; US Postmaster; Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments, Planning Division, Pre-Design Division, MEA or MTA.

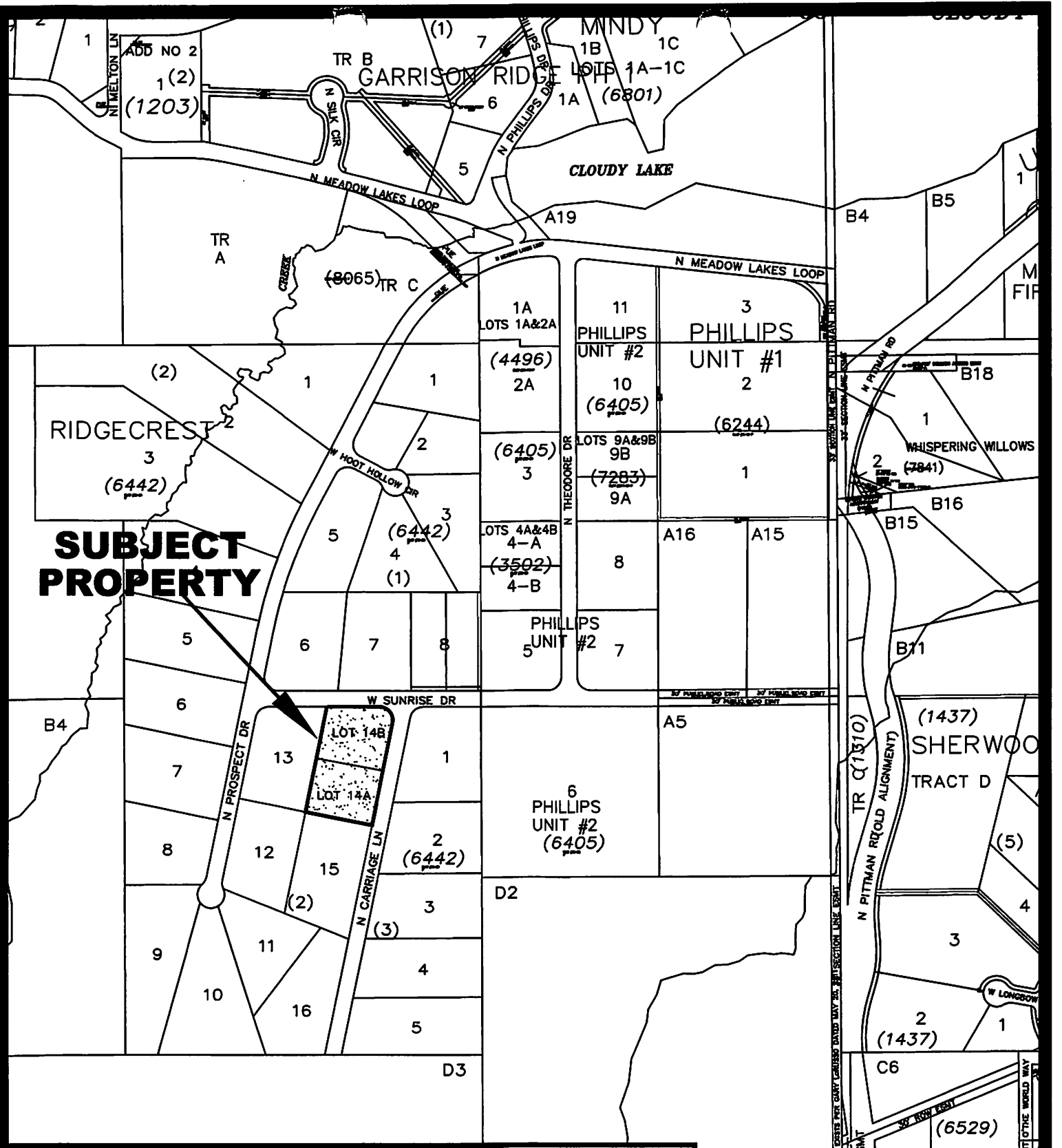
**CONCLUSION:** The preliminary plat of Ridgecrest RSB B/2 L/14 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments or utilities. There was one objection to the plat from the public 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 Ridgecrest RSB B/2 L/14 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have required septic and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; US Postmaster; Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments, Planning Division, Pre-Design Division, MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection to the plat from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Ridgecrest RSB B/2 L/14, Section 33, 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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



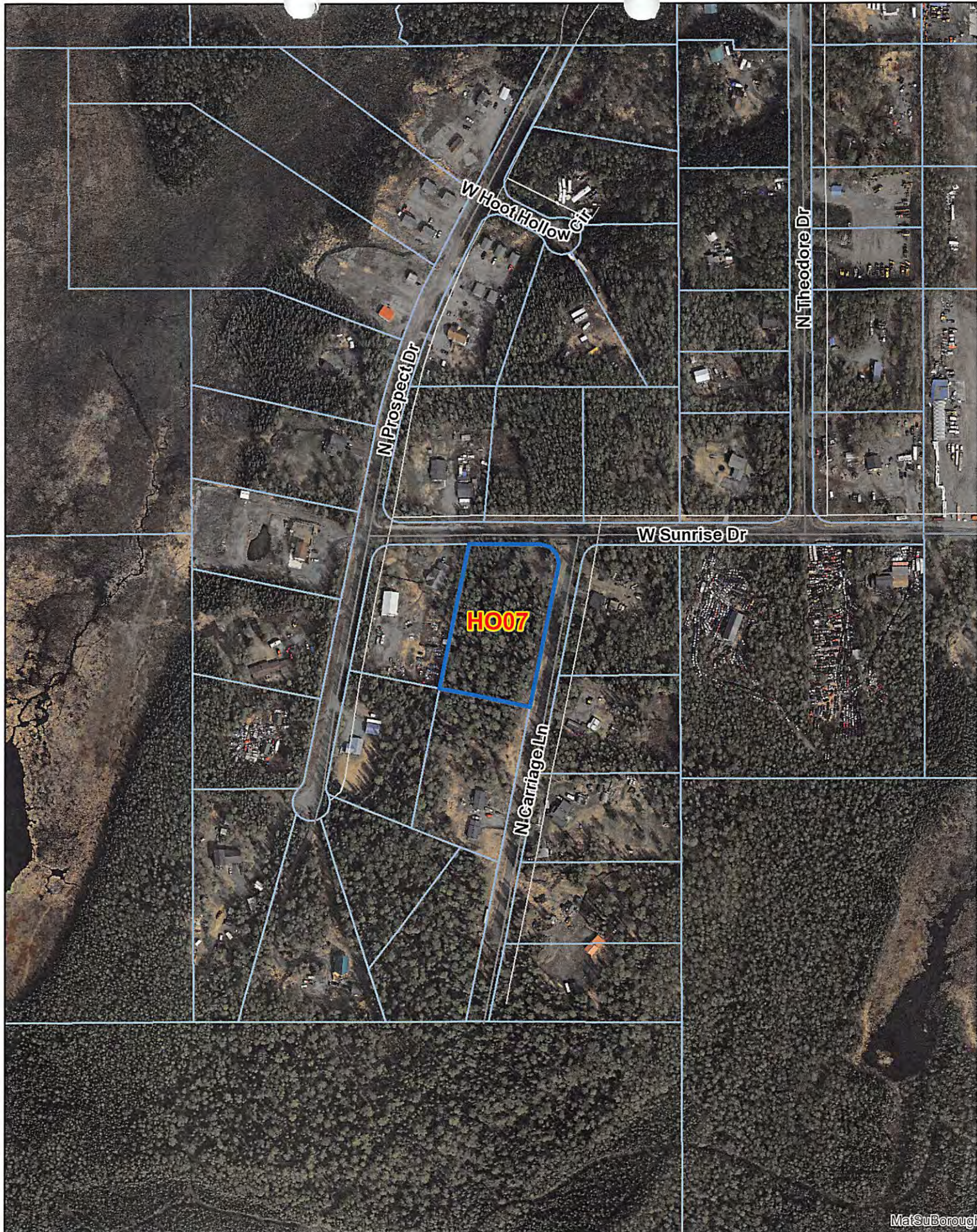
**VICINITY MAP**

FOR PROPOSED RIDGECREST RSB B/2 L/14  
 LOCATED WITHIN  
 SECTION 33, T18N, R02W, SEWARD MERIDIAN  
 ALASKA

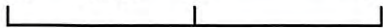
H007 MAP

**EXHIBIT A**

NOLEN'S KNOLL  
 ADD 1  
 2 3



325 162.5 0 325 Feet



MatSu Borough





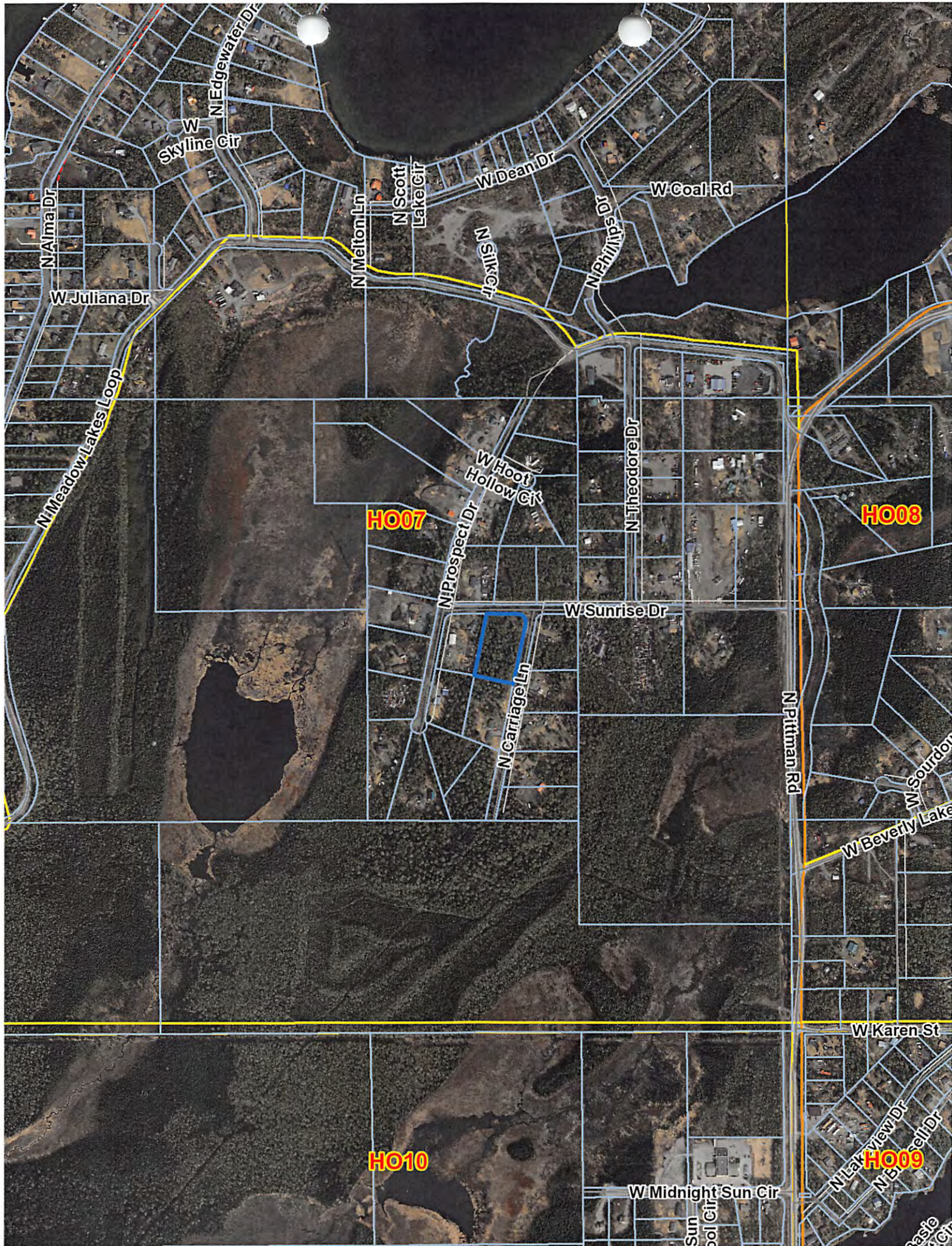
325 162.5 0 325 Feet



MatSuboroug







HO07

HO08

HO10

HO09

RECEIVED

AUG 15 2022

PLATTING

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

8/11/2022

Ridgecrest Blk 2 Lot 14, 2350 N Carriage Lane, Wasilla, AK

Subject: Lot 14 split into two lots: 14A & 14B

**To whom this may concern,**

This plat is for Ridgecrest Lot 14 that is 2.39 acres that is being split into two lots; 14A is about 49,804 square feet and 14B is about 54,109. Attached is the proposed plat, Ridgecrest subdivision Lot 14A and 14B, Block 2.

First test hole was conducted 4/13/22 at the lowest part of proposed Lot 14B to determine water table. Water elevation around 149' during break up. Decided to watch this area and determined this was a runoff channel from the road and discounted that test hole, but concluded that would not be usable area due to spring runoff. Test hole 2 was in about the middle of the usable area on proposed Lot 14B. Water at 10 feet and GP-GM sample taken around 6 foot in the hole. Test hole 3 was taken close to the new lot line between proposed 14B & 14A to help determine true water table. This concluded water at 11 feet and SM soils sample taken around 10' in the test hole. See Ridgecrest Test hole map.

Lot 14B will have 20,090 sft cut off with 12,003 sft maybe for a detached garage. Lot 14A has 37,063 sft. Both lots will have usable area that will achieve the 10,000 square feet of usable building and 10,000 square feet of contiguous usable septic area per MSB title 43. See Ridgecrest usable area map.

Please contact me for any additional information as needed.

Sincerely,

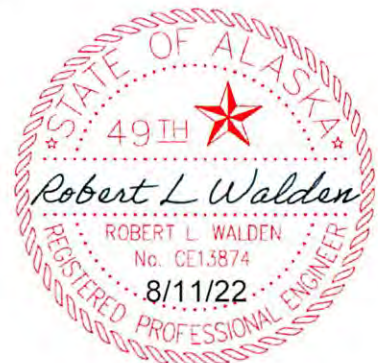
*Robert L Walden*

**Robert L Walden, PE**

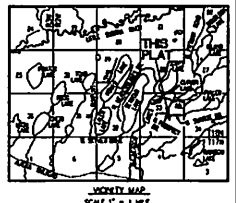
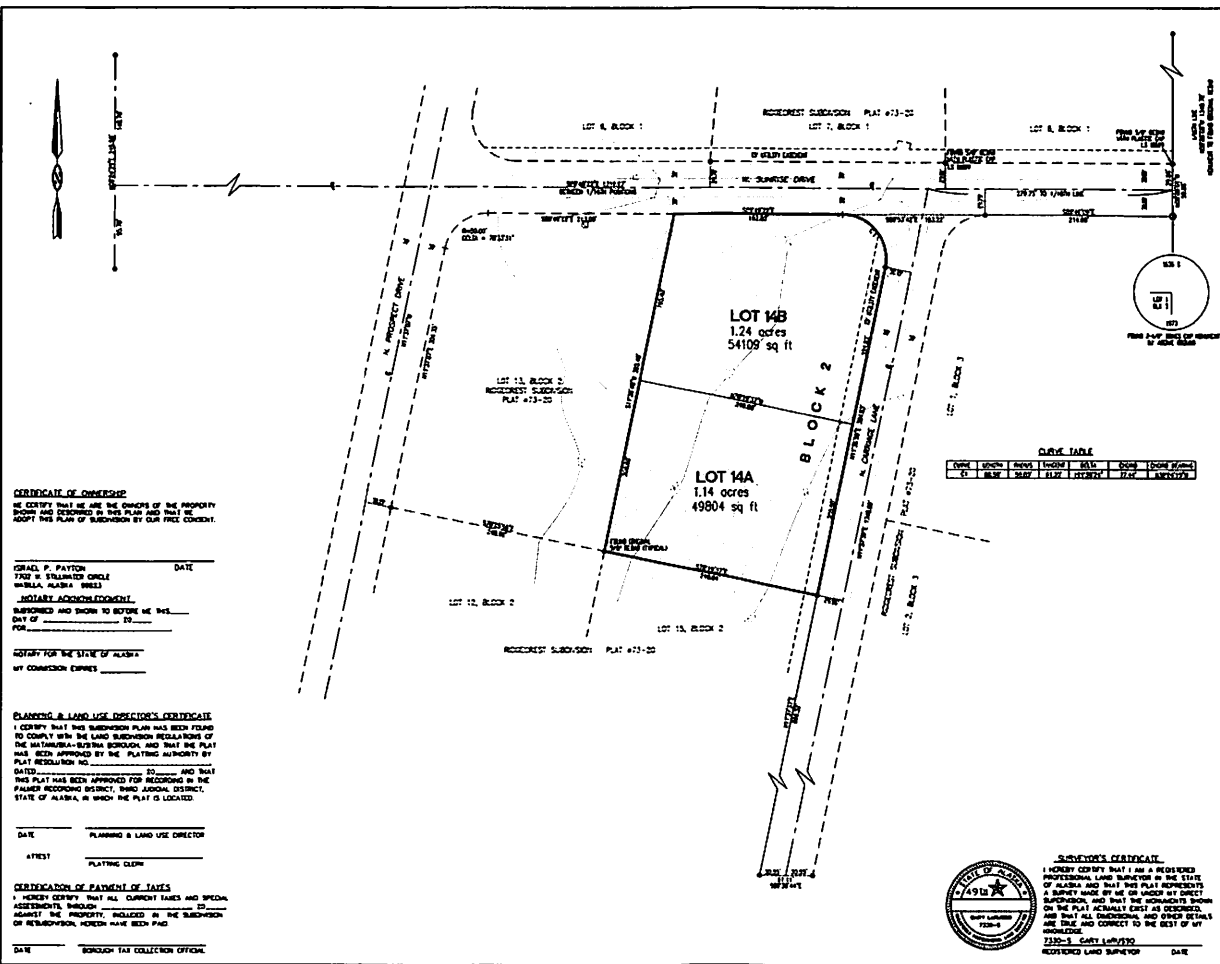
Cell #907-354-6661

robertwcce@gmail.com

Attached: TH 1,2,3, Gradation 2&3, Ridgecrest usable area & test hole map, plat.



**EXHIBIT B**



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASES OF BEARING FROM PLAT OF CARRIER ROAD PHASE 1, PLAT #2220-112.
  3. 1/2" x 3/4" REBAR WITH SELF-CONTAINING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.T.S. P.T.S.
  4. NO SEWERAGE OR WATER SUPPLY SYSTEMS OR SERVICE CONNECTIONS SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLATTED HEREON:
    - (a) 66' EASEMENT RECORDED OCTOBER 8, 1988 IN BOOK 24 AT PAGE 102
    - (b) 66' EASEMENT RECORDED OCTOBER 8, 1988 IN BOOK 129 AT PAGE 804

**CURVE TABLE**

Curve	Length	Bearing	Radius	Chord	Delta	Station	Station
1	11.16	S 89° 15' 00" W	100.00	11.16	180°	10+00	10+11.16
2	11.16	S 89° 15' 00" W	100.00	11.16	180°	10+11.16	10+22.32

- LEGEND**
- ⊙ FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - ⊙ FOUND 3/4" REBAR WITH PLASTIC CAP
  - ⊙ FOUND ORIGINAL 1/4" REBAR



**A PLAT OF**  
**RIDGECREST SUBDIVISION**  
**LOT 14A AND 14B, BLOCK 2**

A SUBDIVISION OF LOT 14, BLOCK 2, RIDGECREST SUBDIVISION, PLAT #2220-112, WITHIN THE SE 1/4 SECTION 11, T. 18 N., R. 2 W., SEWARD MERIDIAN, ALASKA, FAIRBANKS RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 2.38 ACRES, MORE OR LESS.

**KEYSTONE SURVEYING & MAPPING**  
 GARY LAWRENCE, PROFESSIONAL LAND SURVEYOR  
 ALASKA NUMBER 12086  
 2000 W. 10TH AVENUE, FAIRBANKS, ALASKA 99709  
 PHONE: (907) 276-7801

DESIGNED BY: GAD/MLP  
 CHECKED BY: GAD/MLP  
 DATE: 1/20/04  
 SCALE: 1" = 100 FEET  
 SHEET 1 OF 1



**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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 2220-1 GARY LAWRENCE  
 REGISTERED LAND SURVEYOR DATE

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

GRAD P. PAYTON DATE  
 7302 N. STELLER CIRCLE  
 FAIRBANKS, ALASKA 99705  
 NOTARIAL ACKNOWLEDGMENT  
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_

**CERTIFY FOR THE STATE OF ALASKA**  
 BY 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 MINERAL-RESERVE BOARD, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT REGULATION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE FAIRBANKS RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

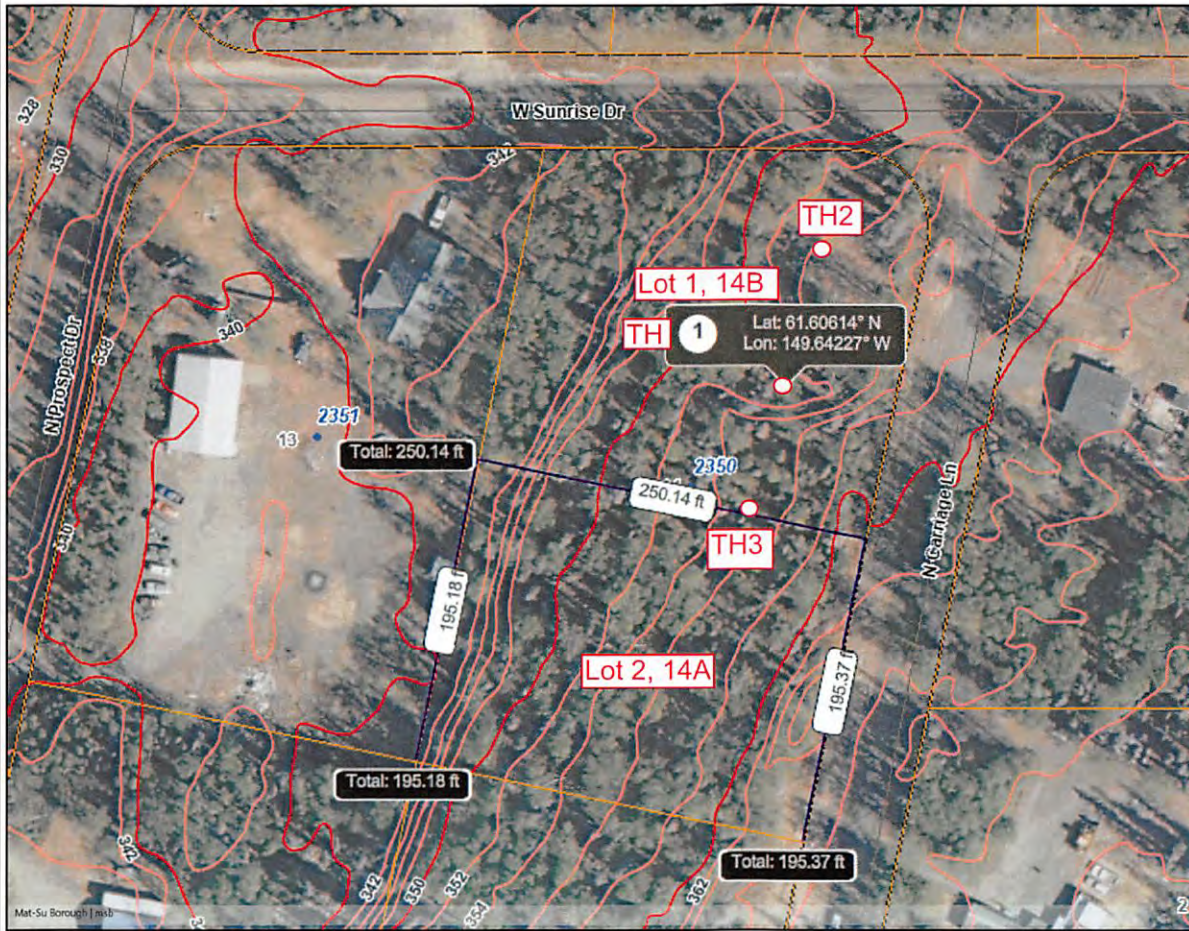
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
 ATTEST \_\_\_\_\_ PLANNING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR REDEVELOPMENT HEREON HAVE BEEN PAID.

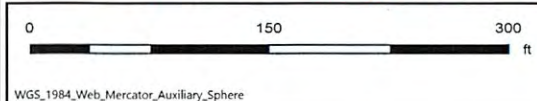
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL



# Ridgecrest Test hole map



Lot 14 split into 2



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.

1 : 2257

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Walden Constuction Consulting and Engineering LLC  
Cell #907-354-6661

**TESTHOLE LOG #1**

Legal Description: Ridgecrest Blk 2 Lot 14 Date: 4/13/2022

Inspected By: Robert Walden, PE

Ground level

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

Testhole Location Map

Location on plat map  
Elevation OG 151'

Comments:

Historical soils design 150 sft/bdrm, recommend 250

This test hole is about 4ft lower than W Lot 1 and 5 ft lower than the E lot 2

Seeps started at 8' and hydraulically came up to 2'

Sample not taken

Total Depth of Testhole 12 ft.

Groundwater/Seeps Encountered?  N At 2 ft.

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



Walden Constuction Consulting and Engineering LLC  
Cell #907-354-6661

TESTHOLE LOG #2

Legal Description: Ridgecrest Blk 2 Lot 14 Date: 8/1/2022

Inspected By: Robert Walden, PE

Ground level

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

Testhole Location Map

Location on asbuilt  
Elevation OG 154'

Comments:

Water at 10 feet, no seeps.

Sample taken about elevation 6' in test hole

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered?  Y  N At 10 ft.

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



PROJECT: RIDGECREST  
PROJECT NO.: 22-402  
CLIENT: WCCE  
SAMPLE NO.: 22P1051  
LOCATION: TH2

DATE TAKEN: 8/1/2022  
DATE TESTED: 8/2/2022  
TESTED BY: NP  
REVIEWED BY: JAB  
DESCRIPTION: UKN

**SIEVE ANALYSIS TEST**

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	
3"	76.2	
2"	50.8	100
1"	25.4	79
3/4"	19.0	73
1/2"	12.7	66
3/8"	9.5	62
#4	4.75	54
#10	2.00	46
#20	0.85	36
#40	0.425	25
#60	0.25	19
#100	0.15	15
#200	0.075	11.8

% Gravel: 46.5  
% Sand: 41.7  
% Fines: 11.8  
D60: 8.19  
D30: 0.63  
D10: 0.63  
Cu: 1.32  
Cc: 1.17  
% .02 mm: 5.4  
% Moisture: 5.4  
Fine Modulus: 1.17

(ASTM D4318)

Liquid Limit:  
Plastic Limit:  
Plastic Index:

(ASTM C127)

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

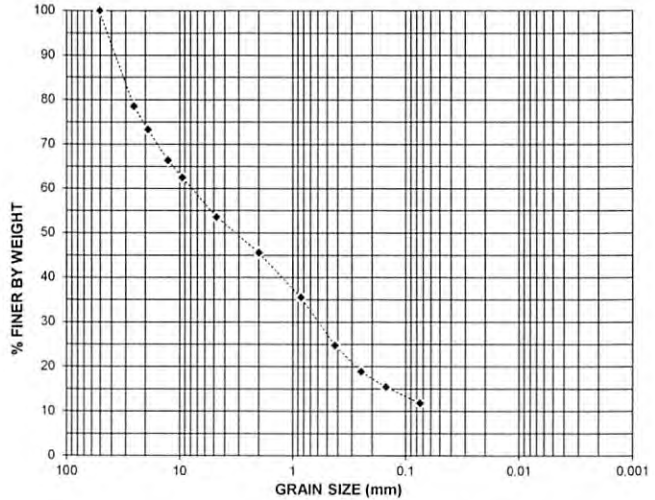
(ASTM C128)

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

(ASTM D1557)

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

**GRAIN SIZE DISTRIBUTION**

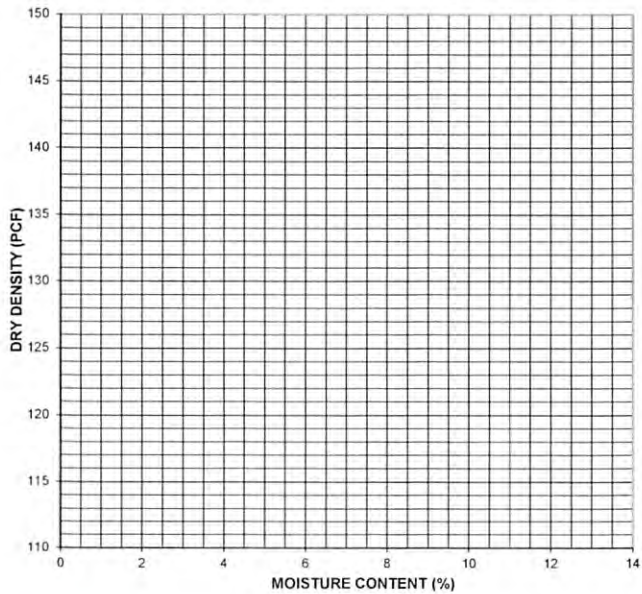


**HYDROMETER TEST**

(ASTM D422)

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

**MOISTURE-DENSITY RELATIONSHIP**



CLASSIFICATION: Poorly Graded Gravel w/Silt & Sand  
USC: GP-GM  
FROST CLASS:

Remarks:



JOHN A. BUZDOR, P.E. 8/2/2022

Walden Constuction Consulting and Engineering LLC  
Cell #907-354-6661

TESTHOLE LOG #3

Legal Description: Ridgecrest Blk 2 Lot 14 Date: 8/1/2022

Inspected By: Robert Walden, PE

Ground level

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

Testhole Location Map  
Location on asbuilt  
Elevation OG 155'

Comments:

Water at 11 feet, no seeps.

Sample taken about elevation 10' in test hole

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered?  Y  N At 11 ft.

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





PROJECT: RIDGECREST  
 PROJECT NO.: 22-402  
 CLIENT: WCCE  
 SAMPLE NO.: 22P1052  
 LOCATION: TH3

DATE TAKEN: 8/1/2022  
 DATE TESTED: 8/2/2022  
 TESTED BY: NP  
 REVIEWED BY: JAB  
 DESCRIPTION: UKN

**SIEVE ANALYSIS TEST**

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	
3"	76.2	
2"	50.8	100
1"	25.4	95
3/4"	19.0	92
1/2"	12.7	86
3/8"	9.5	82
#4	4.75	73
#10	2.00	66
#20	0.85	58
#40	0.425	51
#60	0.25	44
#100	0.15	37
#200	0.075	29.3

% Gravel: 26.8  
 % Sand: 43.9  
 % Fines: 29.3  
 D60: 1.18  
 D30: 0.08  
 D10:  
 Cu:  
 Cc:  
 % .02 mm:  
 % Moisture: 11.3  
 Fine Modulus:

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

(ASTM C127)

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

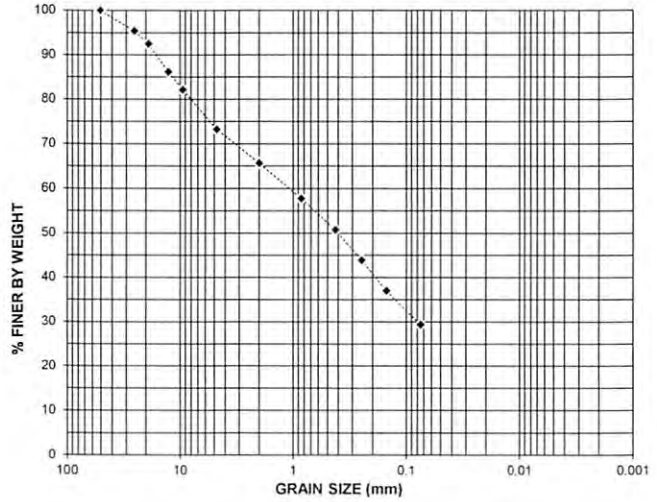
(ASTM C128)

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

(ASTM D1557)

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

**GRAIN SIZE DISTRIBUTION**

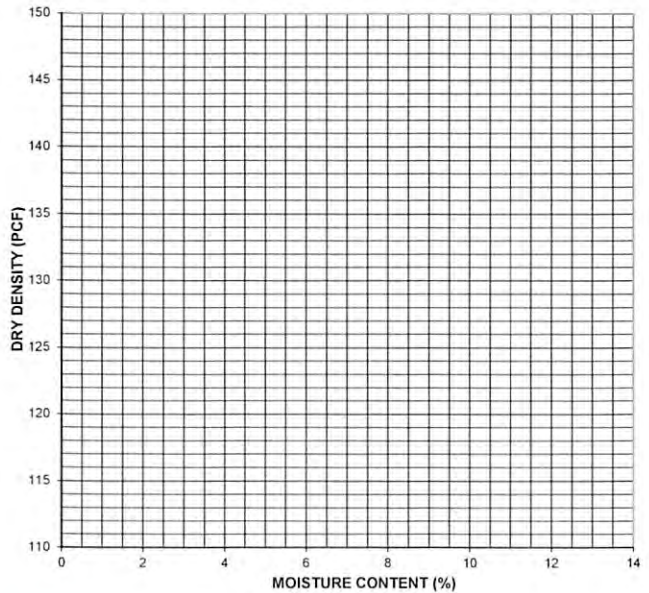


**HYDROMETER TEST**

(ASTM D422)

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

**MOISTURE-DENSITY RELATIONSHIP**



CLASSIFICATION: Silty Sand w/Gravel  
 USC: SM  
 FROST CLASS:

Remarks:



JOHN A. BUZDOR, P.E. 8/2/2022

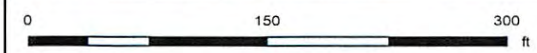


# Ridgecrest Usable area map



1 : 2257

THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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

## Kimberly McClure

---

**From:** Jamie Taylor  
**Sent:** Tuesday, September 6, 2022 10:32 AM  
**To:** Kimberly McClure  
**Cc:** Elaine Flagg  
**Subject:** RE: Ridgecrest RSB B/2 L/14

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, August 29, 2022 10:56 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; 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>; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>  
**Subject:** Ridgecrest RSB B/2 L/14

Below is a link to a request for comments for Ridgecrest RSB B/2 L/14, Case #2022-128, Tech KMc.

### **Comments due by September 13, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV)

***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

## Kimberly McClure

---

**From:** Fire Code  
**Sent:** Monday, September 12, 2022 12:26 PM  
**To:** Kimberly McClure  
**Subject:** RE: Ridgecrest RSB B/2 L/14

Kimberly,  
Fire and Life Safety has no concerns with this request.



**Donald Cuthbert**

Fire Marshal/ Assistant Fire Chief  
**CMFSFD – Fire & Life Safety Division (Fire Code)**  
Matanuska Susitna Borough – Department of Emergency Services  
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, August 29, 2022 10:56 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; 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>; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>  
**Subject:** Ridgecrest RSB B/2 L/14

Below is a link to a request for comments for Ridgecrest RSB B/2 L/14, Case #2022-128, Tech KMc.

**Comments due by September 13, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV)

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

Thank you,  
Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)

## Kimberly McClure

---

**From:** Permit Center  
**Sent:** Wednesday, August 31, 2022 2:11 PM  
**To:** Kimberly McClure  
**Subject:** RE: Ridgecrest RSB B/2 L/14

No comment

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, August 29, 2022 10:56 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; 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>; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>  
**Subject:** Ridgecrest RSB B/2 L/14

Below is a link to a request for comments for Ridgecrest RSB B/2 L/14, Case #2022-128, Tech KMc.

### **Comments due by September 13, 2022.**

[https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV](https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/Evgrb01DXxdFim51Fwe0n2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV)

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

Thank you,  
Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)



**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

August 29, 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.

- **RIDGECREST SUBDIVISION LOT 14A AND 14B, BLOCK 2  
(MSB Case # 2022-128)**

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).

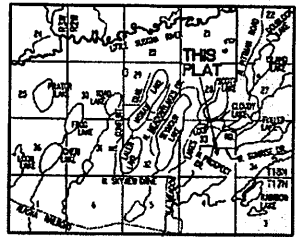
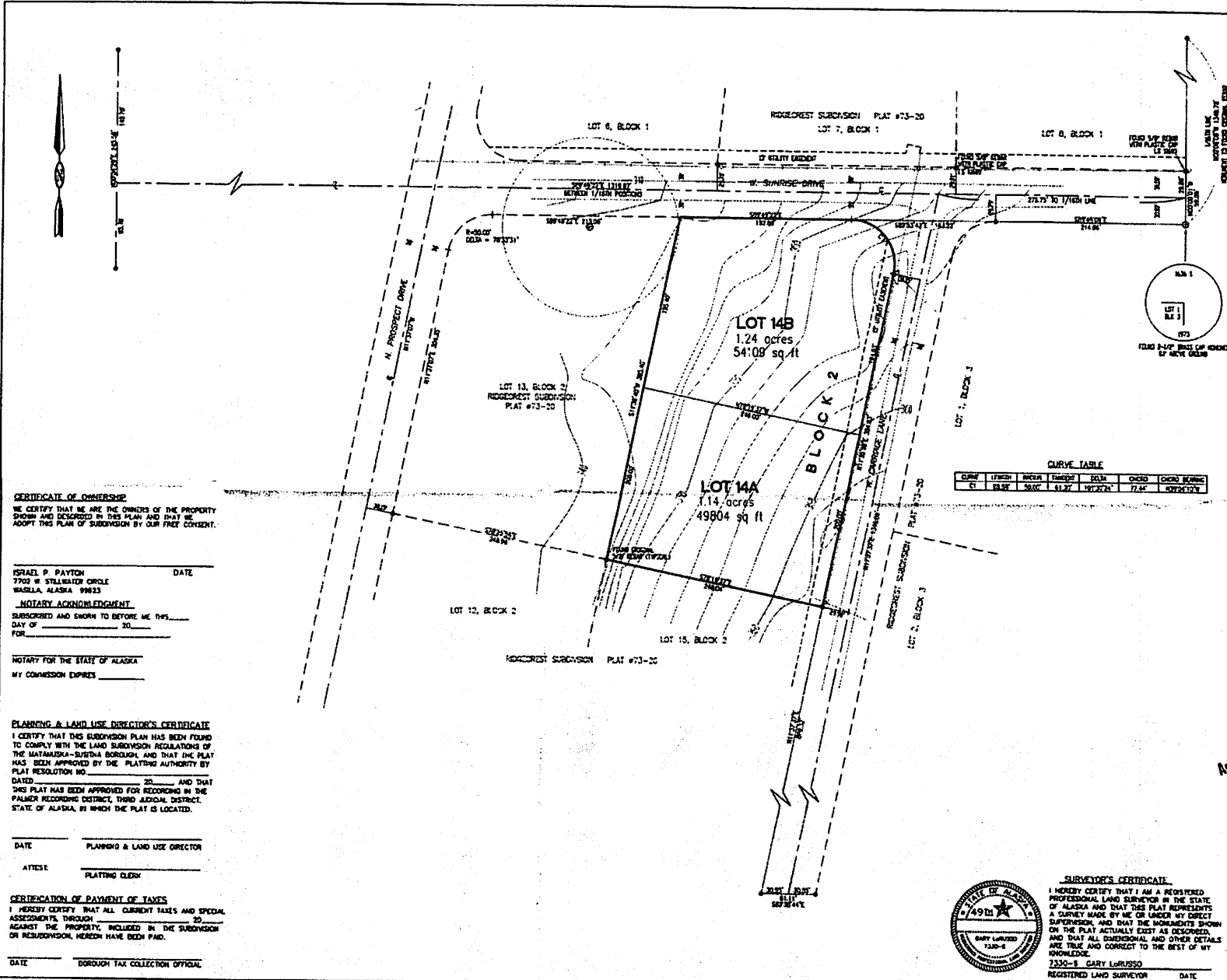
Sincerely,

*James Christopher*

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

**EXHIBIT F**

---



VICINITY MAP  
SCALE 1" = 1 MILE

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM PLAT OF GARRISON PLACE PHASE 1, PLAT #2020-112.
  3. 5/8" = 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE FORMED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
    - a) MTA EASEMENT RECORDED OCTOBER 8, 1980 IN BOOK 34 AT PAGE 102
    - b) MTA EASEMENT RECORDED DECEMBER 6, 1978 IN BOOK 125 AT PAGE 808



FOUND 5/8" BRASS CAP MONUMENT WITH SELF-IDENTIFYING PLASTIC CAP

**CURVE TABLE**

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING	CHORD BEARING
C1	58.57'	S80°12'24" W	51.27'	101°27'24" E	37.54'
C2	107.24'	S77°34'12" W	77.54'	107°27'24" E	51.27'

**CERTIFICATE OF OWNERSHIP**  
WE 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.

ISRAEL P. PAYTON DATE \_\_\_\_\_  
7702 W. STALLBACHER CIRCLE  
WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

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

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

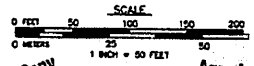
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

**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.

DATE \_\_\_\_\_ DISTRICT TAX COLLECTION OFFICIAL

- LEGEND**
- ⊗ FOUND 2 1/2" BRASS CAP MONUMENT
  - ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP
  - FOUND ORIGINAL 5/8" REBAR

RECEIVED  
AUG 15 2021  
PLATTING



Agenda Copy  
A PLAT OF  
Agenda Copy

**RIDGECREST SUBDIVISION**  
**LOT 14A AND 14B, BLOCK 2**  
A SUBDIVISION OF LOT 14, BLOCK 2  
RIDGECREST SUBDIVISION, PLAT #73-20  
WITHIN THE SE 1/4 SECTION 33, T. 10 N., R. 2 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 2.38 ACRES, MORE OR LESS



**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.  
2330-E GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA LICENSE NUMBER #34815  
MAILING ADDRESS: P.O. BOX 2219 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 2433 H. WIRTH CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 378-7811

DRAWN BY: GAD/ALM/PH DATE: 12/8/21 DRAWING: 2021-37/MS/9/2021  
CHECKED BY: CLP SCALE: 1" = 80 FEET SHEET 1 OF 1

## Kimberly McClure

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, September 13, 2022 3:05 PM  
**To:** Kimberly McClure  
**Cc:** OSP Design Group  
**Subject:** RE: Ridgecrest RSB B/2 L/14  
**Attachments:** Ridgecrest RSB B2 L14.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](http://www.gci.com)

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, August 29, 2022 10:56 AM  
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**Subject:** Ridgecrest RSB B/2 L/14

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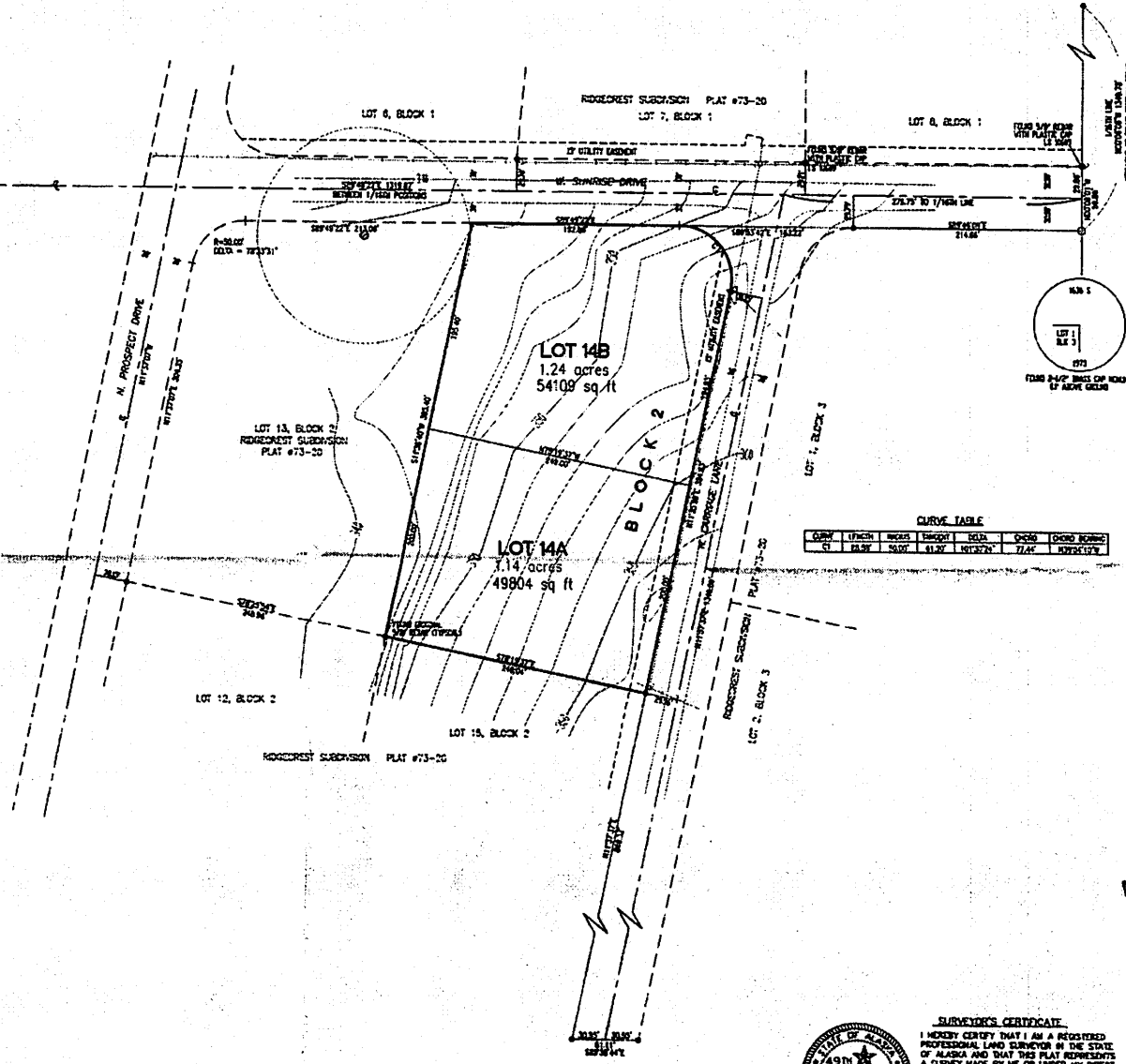
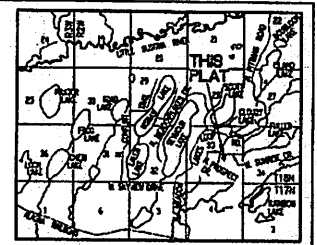
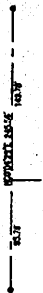
**Comments due by September 13, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/Evgrb01DXxdFim51FweOn2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Evgrb01DXxdFim51FweOn2cBqDZ-O4DgmAR3qJz67y1kGw?e=afdEsV)

***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





**CURVE TABLE**

CURVE	WIDTH	INCHES	THICK	INCHES	CHORD	CHORD BEARING
C1	6.00"	3/16"	61.92'	121.3274"	77.24'	119.5171°

**CERTIFICATE OF OWNERSHIP**  
 WE 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.

ISRAEL P. PAYTON DATE  
 7702 W. STEELWATER CIRCLE  
 WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SIGNED TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKIVA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED 20 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR  
 ATTORNEY PLATTING CLERK

**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.

DATE BOROUGH TAX COLLECTION OFFICIAL

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  - BASE OF BEARING FROM PLAT OF GARRISON RIDGE PHASE 1, PLAT #2020-112.
  - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - EASEMENTS OF RECORD NOT PLOTTED HEREON:
    - MEA EASEMENT RECORDED OCTOBER 6, 1960 IN BOOK 24 AT PAGE 102
    - MTA EASEMENT RECORDED DECEMBER 6, 1978 IN BOOK 123 AT PAGE 506

- LEGEND**
- FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR WITH PLASTIC CAP
  - FOUND ORIGINAL 5/8" REBAR

APPROVED AS SHOWN  CORRECTED   
 SIGN M. L. L. DATE 12/22/21  
 GCI ENGINEERING & DESIGN  
 RECEIVED  
 AUG 15 2022  
 PLATTING

SCALE  
 0 FEET 50 100 150 200  
 0 METERS 25 50  
 1 INCH = 60 FEET

Agenda Copy  
 A PLAT OF  
**RIDGECREST SUBDIVISION**  
**LOT 14A AND 14B, BLOCK 2**  
 SUBDIVISION OF LOT 14, BLOCK 2  
 RIDGECREST SUBDIVISION, PLAT #73-20  
 WITHIN THE SE 1/4 SECTION 33, T. 10 N., R. 2 W.  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 2.38 ACRES, MORE OR LESS



**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.  
 7330-3 GARY LORUSSO  
 REGISTERED LAND SURVEYOR DATE

**KEYSTONE SURVEYING & MAPPING**  
 4904  
 MAILING ADDRESS: P.O. BOX 2218 - PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 303 N. VISTA CIRCLE - PALMER, ALASKA 99645  
 PHONE: (907) 378-7511

DRAWN BY: KSD/MLL DATE: 12/9/21 DRAWING: 2021-27/Revised  
 CHECKED BY: CLC SCALE: 1" = 60 FEET SHEET: 1 OF 1

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
SEP 07 2022  
PLATTING

56442B01L006 11  
LANZ KAY F  
PMB 273  
7362 W PARKS HWY  
WASILLA AK 99623-9308

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: ISRAEL PAYTON**

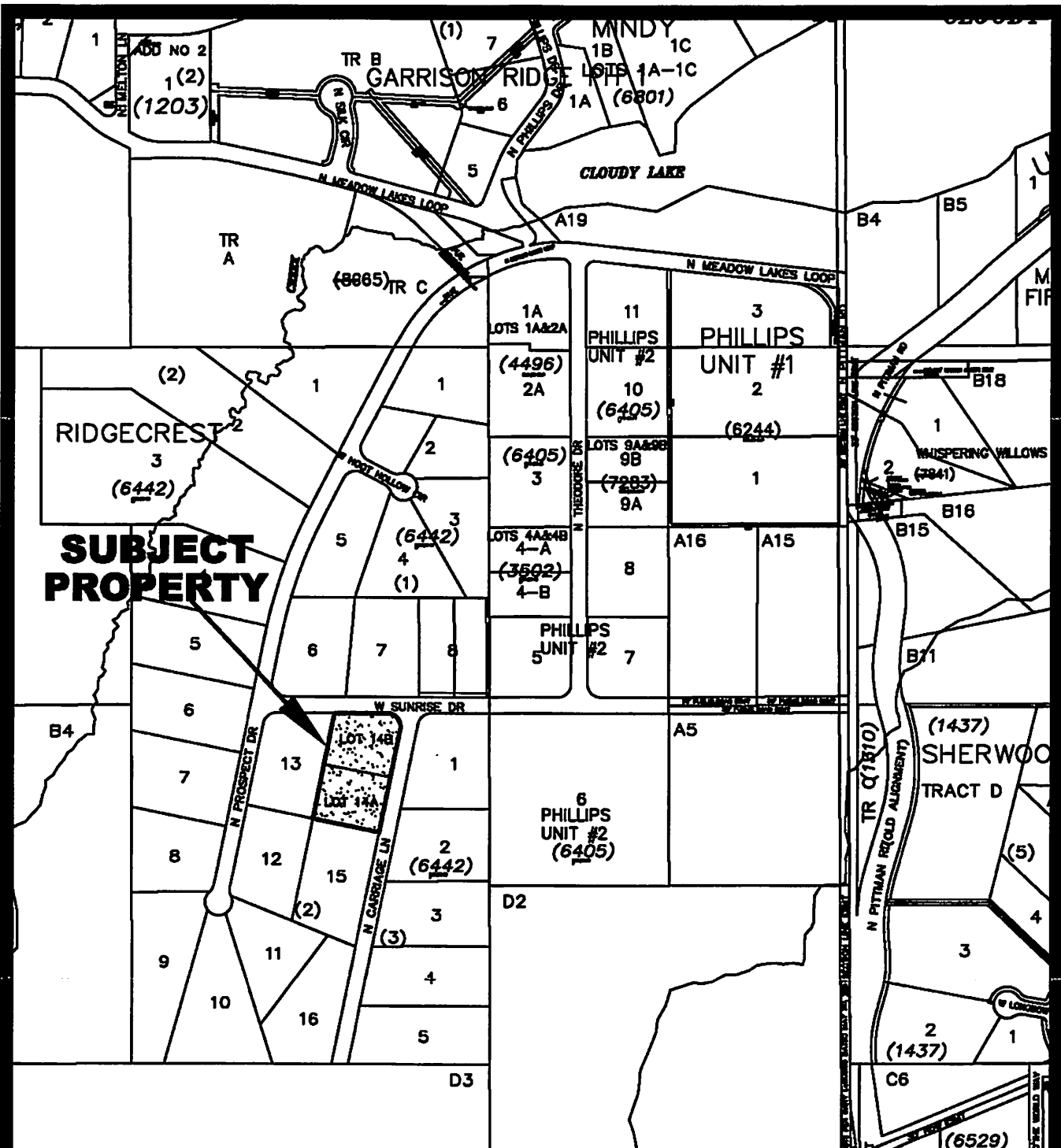
**REQUEST:** The request is to create two lots from Lot 14, Block 2, Ridgecrest Subdivision, Plat No. 73-20, to be known as **LOTS 14A & 14B**, containing 2.39 acres +/- . The property is located directly south of W. Sunrise Drive, directly west of N. Carriage Lane and east of N. Prospect Drive (Tax ID # 6442B02L014); within the SE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 21, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection [ ] Objection [ ] Concern

Name: Kay F Lanz Address: 7362 W Parks Hwy #273  
Comments: Wasilla Alaska 99623



**VICINITY MAP**

FOR PROPOSED RIDGECREST RSB B/2 L/14  
 LOCATED WITHIN  
 SECTION 33, T18N, R02W, SEWARD MERIDIAN  
 ALASKA

H007 MAP

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
SEP 16 2022  
PLATTING

56442B03L002 23  
WHISMAN MICHAEL J  
2291 N CARRIAGE LN  
WASILLA, AK 99654

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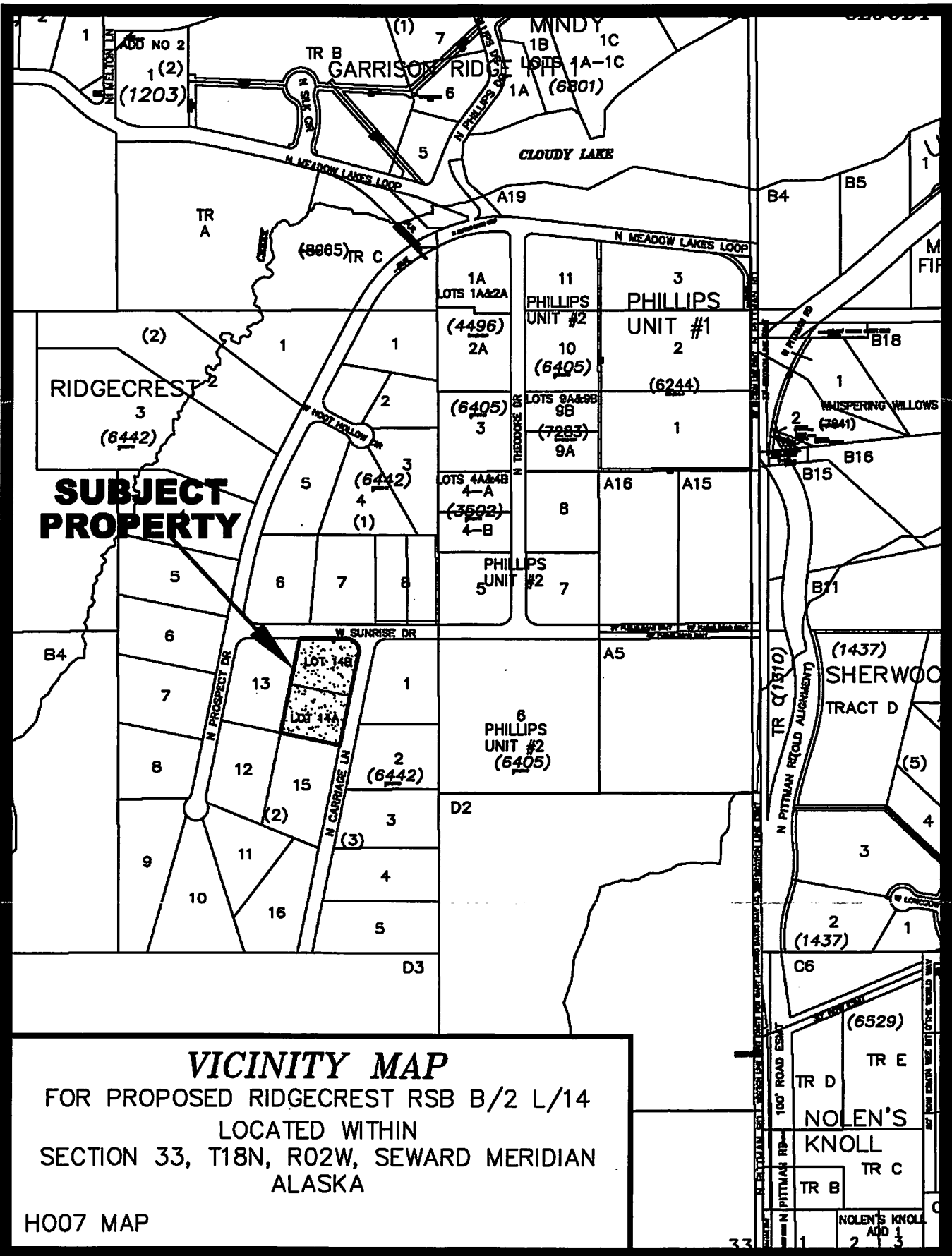
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[ ] No Objection     Objection    [ ] Concern    907-232-4028

Name: Michael Whisman Address: 2291 N. Carriage Ln.  
Wasilla, Alaska  
99623

Comments: Please No!

Thank you  
MIKE



**VICINITY MAP**  
 FOR PROPOSED RIDGECREST RSB B/2 L/14  
 LOCATED WITHIN  
 SECTION 33, T18N, R02W, SEWARD MERIDIAN  
 ALASKA

H007 MAP