

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard



PLATTING BOARD
Pio Cottini, District 1
Emmett Leffel, District 2
John Shadrach, District 3
Dan Bush, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Eric Koan, Alternate B

PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

October 20, 2022

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. October 6, 2022 Regular Meeting

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. PERSONS TO BE HEARD (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

A. **COOPER WOODS PHASE II RSB**: The request is to adjust the utility easements and the Right-of-Way of E. Mariah Drive that lies between Lots 8, Block 2 and 16, Block 1, Cooper Woods PH II, Plat # 2020-31, to be known as **Block 1, Lot 16A and Block 2 Lot 8A**, containing 2.35 acres +/- . The property is located south and east of N. Wasilla-Fishhook Road, and Directly west of E. Gemini Lane (Tax ID # 7995B01L016 & 7995B02L008); within the NE 1/4 Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Hanson Land Solutions/Cutting Edge Homes/Cabins, LLC, Staff: Matthew Goddard, Case # 2022-129/130)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Theresa Taranto)*

9. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 6, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Wilfred Fernandez.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

- Mr. Emmett Leffel, District Seat #2
- Ms. Linn McCabe, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Chair
- Mr. Alan Leonard, District Seat #7, Vice Chair
- Ms. Amanda Salmon Alternate A
- Mr. Eric Koan, Alternate B

Platting Board members absent and excused were:

- Mr. Pio Cottini, District Seat #1
- Mr. John Shadrach, District Seat #3

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Theresa Taranto, Platting Clerk
- Ms. Kimberly McClure, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician
- Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Mr. Bush led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

- September 15, 2022 were approved without objection

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:

- A. **SUNRISE TRAILS MASTER PLAN:** The petitioner is requesting to bring the approved Sunrise Trails Master Plan back for minor alterations. The original master plan was approved on September 1, 2005 under Title Code 16. The Petitioner is proposing to eliminate three sections of Right-of-Way and minor alignment alterations to the roads and lot lines. The proposed master plan contains 579.73 acres +/- . The property is located

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

south and west of E. Maud Road and east of N. Old Glenn Highway (Tax ID # 17N02E13B001 / A008 / A001 / C006 & 17N02E12C004); within Section 13 & the S ½ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: S4 GROUP, Staff: Matthew Goddard, Case # 2004-229*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 42 public hearing notices were mailed out on September 14, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions.
- Staff stated this case is being heard under Title 16.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative, Mr. Craig Bennet provided an overview of the case.

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Brian Tatlow
- Susan Sarasmith
- Jeff Heard
- Ms. Wright
- Edward Vey
- Jessica Aerosmith
- Harvey Kolberg
- Arthur Stocken
- Justin Morvro
- George Alder
- Joe Kuliadko
- Stacy Bovay
- David Mays
- Jay Thornsley

Platting Board member, Mr. Leffel, had questions for Jay Thornsley.

There being no one else to be heard, Chair Fernandez closed the public.

Chair Fernandez invited the petitioner and/or the petitioner's representative to address the public's concerns.

- The petitioner's representative, Mr. Bennet answered the public's questions.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

- The petitioner's representative, Mark Cottini, addressed the concerns of the public about access.

Platting Board had questions for the petitioner's representatives:

- Jeff Walker, the developer answered questions from the board.

MOTION: Platting Member Leonard made a motion to approve with 11 findings of fact and existing conditions. Salmon seconded the motion.

Discussion ensued

Chair Fernandez called for a recess at 2:05 pm.

The meeting reconvened at 2:17 pm.

Chair Fernandez asked the board if they approve the motion as presented.

VOTE: The motion passed without objection.

- B. **ALL ELKS ESTATES:** The request is to create six lots from Parcel 1, MSB Waiver 2005-238-PWm, recorded at Reception No. 2005-033972-0 (Tax Parcel D5), to be known as All Elks Estate, containing 10.00 acres +/- . Parcel is located north of N. Glenn Highway, east of N. 58 Mile Road and directly north of E. All Elks Road (Tax ID # 19N02E25D005); lying within the SE ¼ Section 25, Township 19 North, Range 02 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Petitioner/Owner: Bryant & Heather Smith, Staff: Amy Otto-Buchanan, Case # 2022-123*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 13 public hearing notices were mailed out on September 14, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions.

Platting Board member, Amanda Salmon had questions for staff.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed on giving a brief overview.

Chair Fernandez opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

There being no one to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leonard made a motion to approve with 7 findings of fact and 8 conditions. McCabe seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- B. **JENNY'S LAKE:** The request is to create three lots from Tax Parcel C2 to be known as Jenny's Lake, containing 84.80 acres +/- . Access will be fly-in only via Unnamed Lake. The property is located southwest of W. Willow Fishhook Road, southeast of N. Darrel Drive and south of Twelvemile Lake (Tax ID # 19N02W06C002); lying within the W ½ Section 06, Township 19 North, Range 02 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. (*Petitioner/Owner: David Owens & Lawana Gates, Staff: Kimberly McClure, Case # 2022-085*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 10 public hearing notices were mailed out on September 14, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions

Mr. Leonard had questions for staff regarding access.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner, Mr. Monty Gates provided an overview of the case.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

Chair Fernandez invited the petitioner and/or the petitioner's representative Mr. Monty Gates to speak again on the case.

- Petitioner asked for condition #8 to be removed

Discussion ensued

MOTION: Platting Member Leonard made a motion to approve with 9 findings of fact and 10 conditions. Bush seconded the motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

VOTE: The motion passed without objection.

- C. **SUMMERS ESTATES 2022**: The request is to create two lots from Lot 2, Summers Estates, Plat 2021-42 to be known as Summers Estates 2022, containing 2.14 acres +/- . The petitioner is requesting a variance for proposed Lot 2A having 43' of frontage onto E. Forest Drive. The property is located directly northwest of N. Wasilla-Fishhook Road, directly east of E. Forest Avenue and south of E. Spruce Avenue (Tax ID # 8120000L002); lying inside the City of Wasilla and within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4. (*Petitioner/Owner: Aaron Summers, Staff: Kimberly McClure, Case #2022-125*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 143 public hearing notices were mailed out on September 14, 2022.

Staff gave an overview of the case:

- Staff recommends approval

Platting Board member Leffel had questions for staff.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, petitioner's representative provided an overview of the case.

Chair Fernandez called for a recess at 3:04 pm.

The meeting reconvened at 3:15 pm.

Chair Fernandez opened the public hearing for public testimony.

Mr. Gary LoRusso, petitioner's representative answered questions from the board.

There being no one else to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leonard made a motion to approve with 10 findings of fact and 10 conditions. Salmon seconded the motion.

VOTE: The motion passed without objection

- D. **LITTLE SUSITNA FLATS MASTER PLAN**: The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as Little Susitna Flats Master Plan, containing 44.71 acres +/- . The petitioner is dedicating a public use

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

easement over the flag pole portions of Lots 3 and 4. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case #2022-127*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 29 public hearing notices were mailed out on September 14, 2022.

Staff gave an overview of the case:

- Staff recommends continuation to the November 3, 2022 meeting.
- Petitioner is looking at redesign.

Platting Board member Leffel had questions for staff.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed on giving a brief overview.

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Nathan Griswold

There being no one else to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leffel made a motion to continue Little Susitna Flats Master Plan to November 3, 2022 meeting. Leonard seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

- Platting Officer, Fred Wagner stated there is only one case on the agenda for October 20, 2022 meeting.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 6, 2022**

- Platting Technician Amy Otto-Buchanan stated the November 3 meeting would be at the Animal Care Facility.

BOARD COMMENTS

- Platting member McCabe, Thank you to staff.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 3:30 pm.

WILFRED FERNANDEZ
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
October 20, 2022

PRELIMINARY PLAT: COOPER WOODS PH II RSB B/1 L/16 & B/2 L/8
LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CUTTING EDGE HOMES/CABINS LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 2.35 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-129/130

REQUEST: The request is to adjust the utility easements and the Right-of-Way of E. Mariah Drive that lies between Lots 8, Block 2 and 16, Block 1, Cooper Woods PH II, Plat # 2020-31, to be known as **Block 1, Lot 16A and Block 2 Lot 8A**, containing 2.35 acres +/- . The property is located south and east of N. Wasilla-Fishhook Road, and Directly west of E. Gemini Lane; within the NE 1/4 Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Map and As-Built	EXHIBIT B – 4 pgs
Utility Company Letters of Non-Objection	EXHIBIT C – 14 pgs
Posting Affidavit	EXHIBIT D – 2 pgs

AGENCY COMMENTS

MSB Department of Public Works	EXHIBIT E – 1 pg
MSB Emergency Services	EXHIBIT F – 1 pg
MSB Development Services	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 5 pgs

DISCUSSION: The proposed subdivision is adjusting E. Mariah Drive to alleviate a setback issue on Lot 8 as well as modifying the utility easements on both Lot 8 and Lot 16 to follow the right of way change. The Petitioner is requesting a portion of E. Mariah Drive that is 5.8 feet wide at its widest point, running the length of the Southern boundary of Lot 8 be vacated and an equal portion be dedicate on the northern boundary of Lot 16. The petitioner has provided a posting affidavit stating that the proposed vacation of that portion of E. Mariah Drive has been advertised starting September 7, 2022.

Utility Company Letters of Non-Objection: Enstar, GCI, MEA and MTA have all provided Letters of non-objection for the modification of the Utility Easement (See Exhibit C).

Posting Affidavit: The petitioner provided Posting Affidavits stating that the proposed vacation of the right of way was posted on September 7, 2022 (See Exhibit D). This exceeds the minimum 30 day posting period per MSB 43.10.065(G).

Access: Legal and physical access to the proposed lots exist pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was not required per MSB 43.20.281(A)(i)(ii) as the aggregate change is less than 2,000 square feet.

Comments:

MSB Department of Public Works (Exhibit E) has no objections.

MSB Emergency Services (Exhibit F) has no comments.

MSB Development Services (Exhibit G) has no comments.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of Cooper Woods PH II B/1 L/16A & B/2 L/8A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The Vacation of E. Mariah Drive is consistent with AS 29.40.120 through AS 29.40.160 and MSB 43.15.035 Vacations. The Utility Easement Modification is Consistent with MSB 43.15.032 Elimination or Modification of Utility, Slope, Snow Storage, Buffer, and Screening Easements. 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. A soils report was not required per MSB 43.20.281(A)(i)(ii).

FINDINGS OF FACT

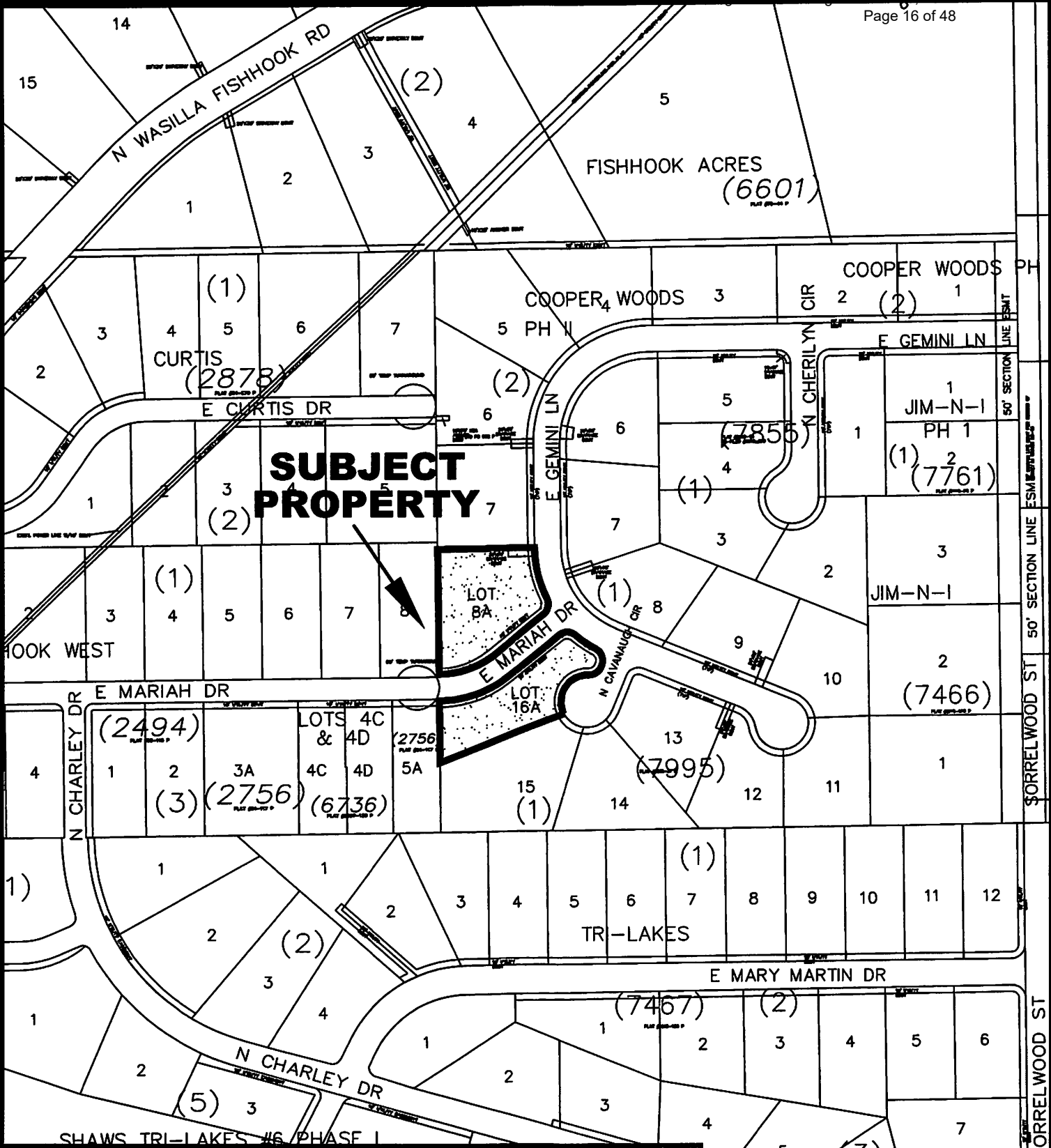
1. The plat of Cooper Woods Phase II B/1 L/16A & B/2 L/8A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of E. Mariah Drive is consistent with AS 29.40.120 through AS 29.40.160 and MSB 43.15.035 Vacations.

3. The utility easement modification is consistent with MSB 43.15.032 Elimination or Modification of Utility, Slope, Snow Storage, Buffer, and Screening Easements.
4. The vacation was posted in accordance with MSB 43.10.065(G)
5. A soils report was not required per MSB 43.20.281(A)(i)(ii).
6. All lots have the required frontage pursuant to MSB 43.20.320.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Assessments or Planning; or MEA
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Cooper Woods Phase II B/1 L/16A & B/2 L/8A, Section 19, Township 18 North, Range 01E, Seward Meridian, Alaska, contingent on staff recommendations

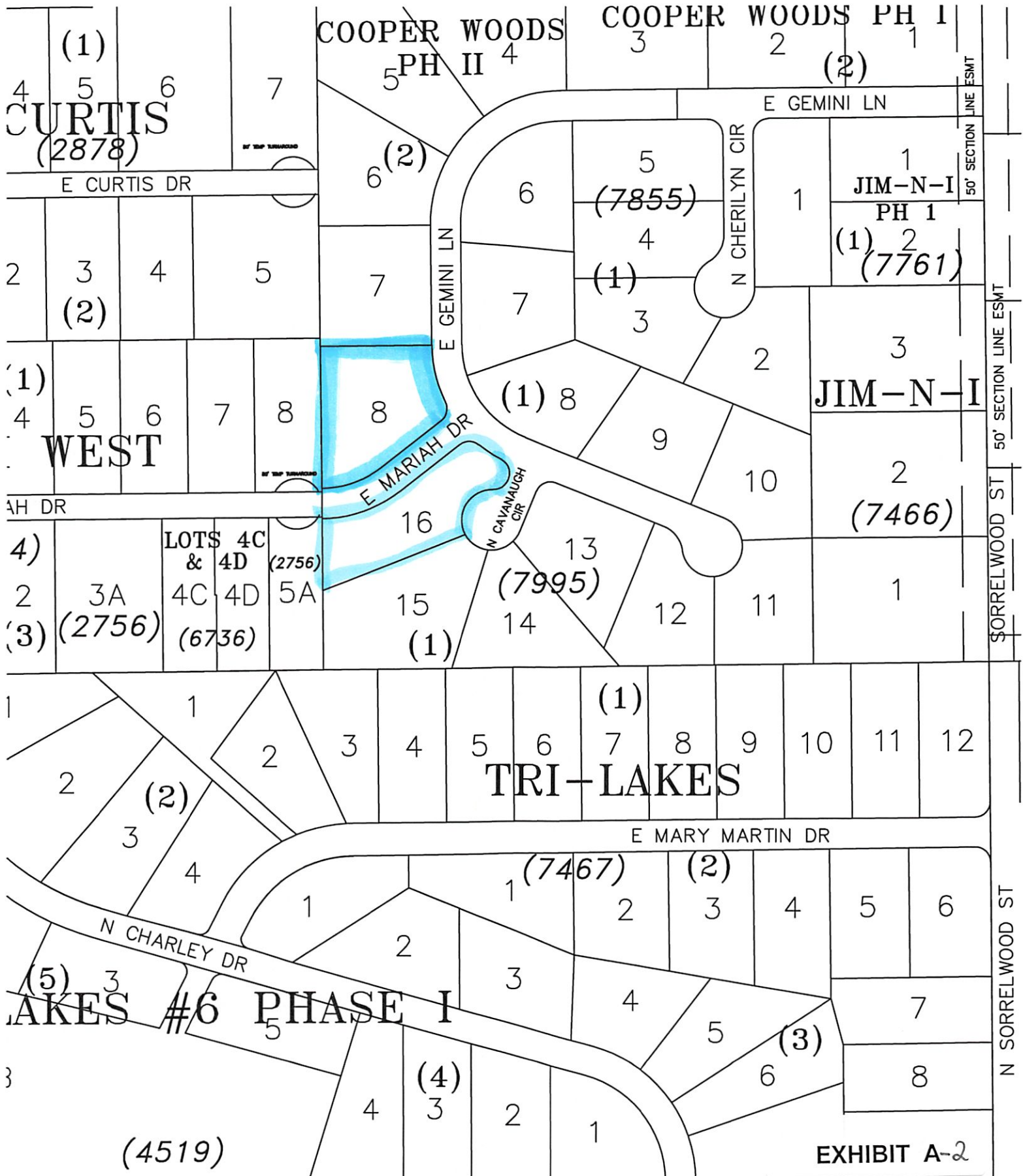
1. Obtain approval of the vacation of the portion of E. Mariah Drive affected by this Plat from the Assembly within 30 days of written Platting Authority Action Letter.
2. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
3. 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.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED COOPER WOODS PH II RSB B/1
 L/16A & B/2 L/8A SUBDIVISION
 LOCATED WITHIN
 SECTION 19, T18N, R01E, SEWARD MERIDIAN
 WA 07 MAP ALASKA

EXHIBIT A-1



E Curtis Dr

E Marian Dr

E Gemini Ln

N Cavanaugh Cir

Mazanusi

EXHIBIT A-3



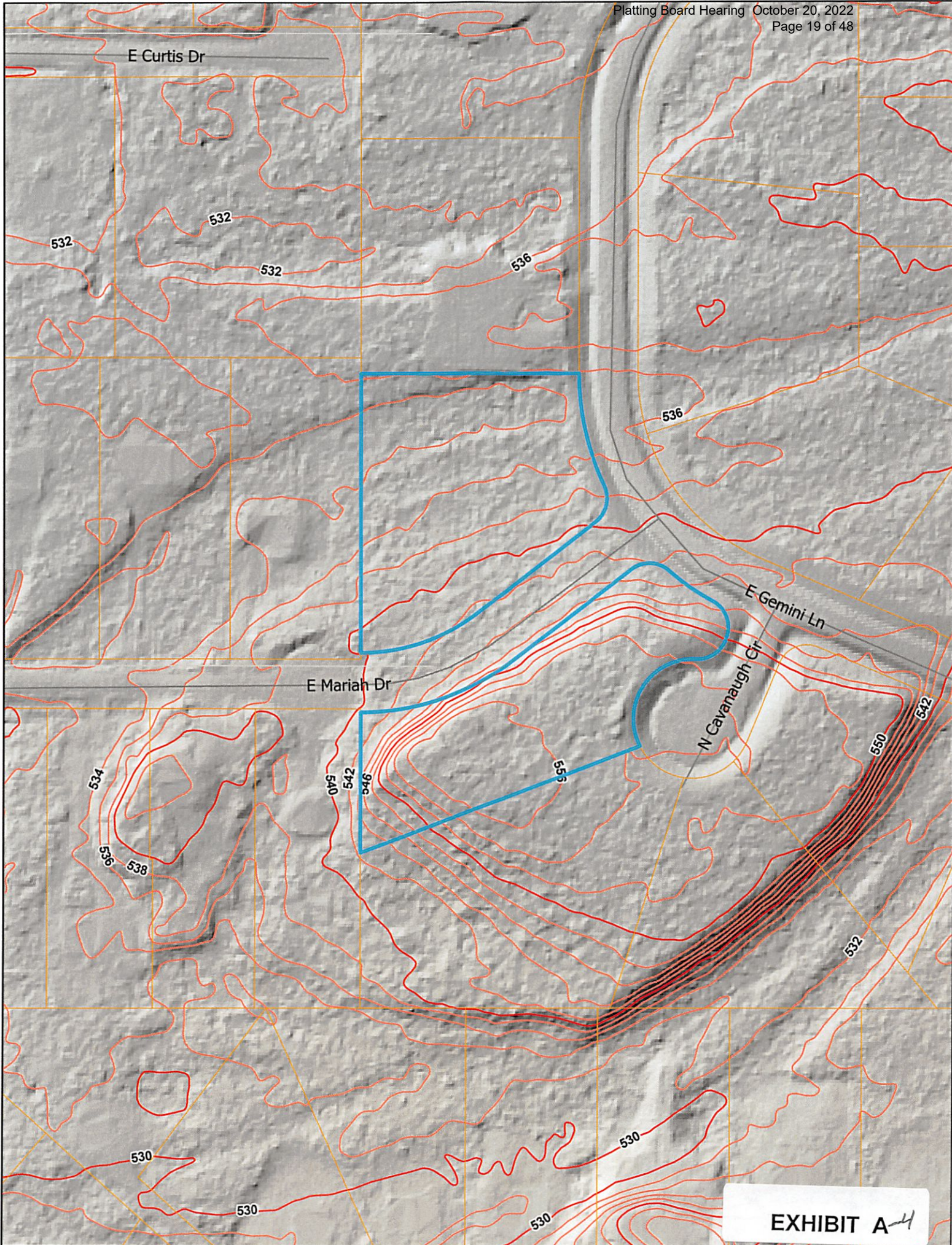
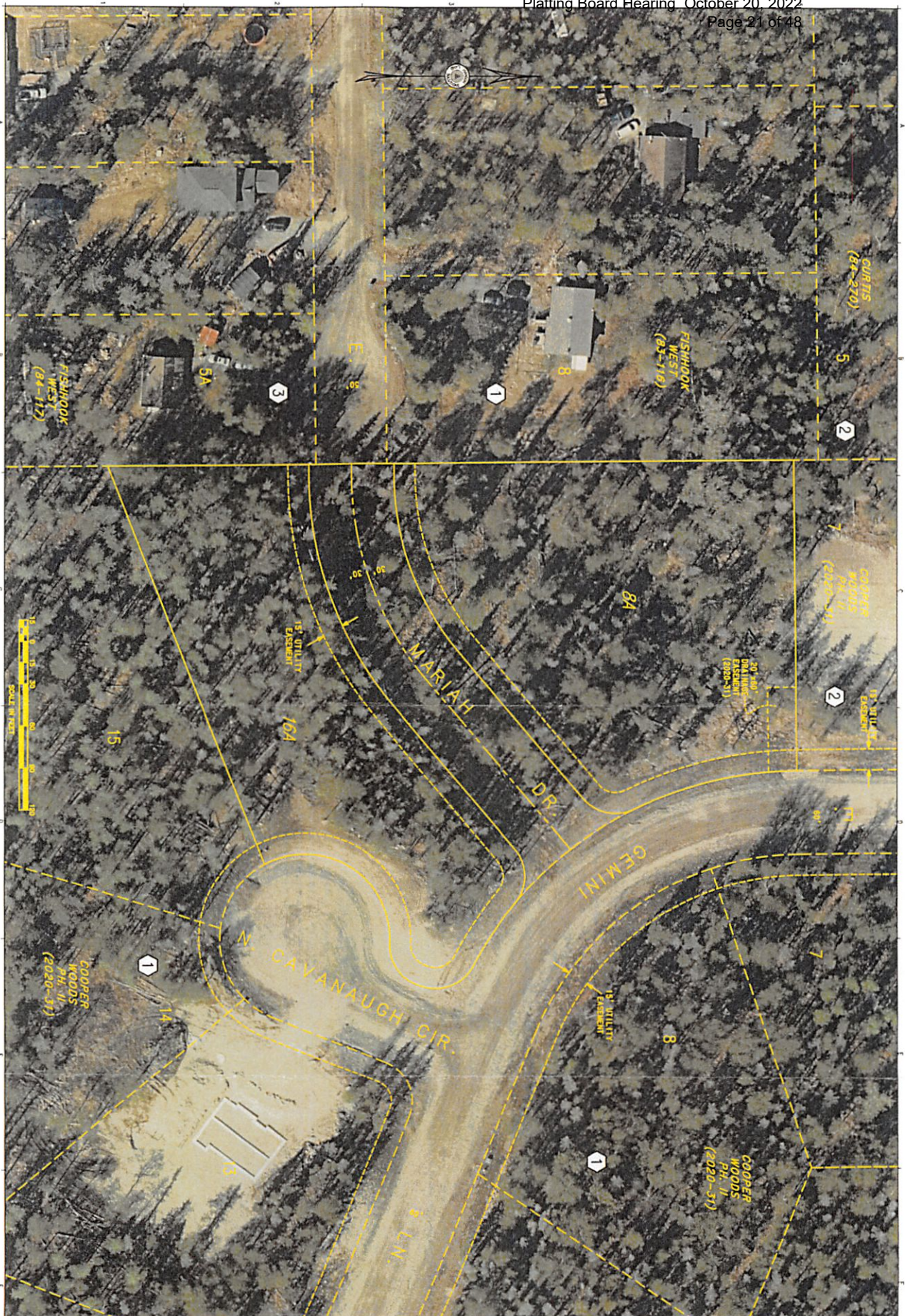


EXHIBIT A *and*





REFERENCE:
 NUMBER:
 1-20
 SHEET 1 OF 3

WASILLA, ALASKA
 COOPER WOODS PH. II,
 L16A, B1 & L8A B2
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM AERIAL PHOTO DATA OF THE WILKINSON SUSTAINABLE THROUGH IMAGERY
 PROJECT OF 2019/2020.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)

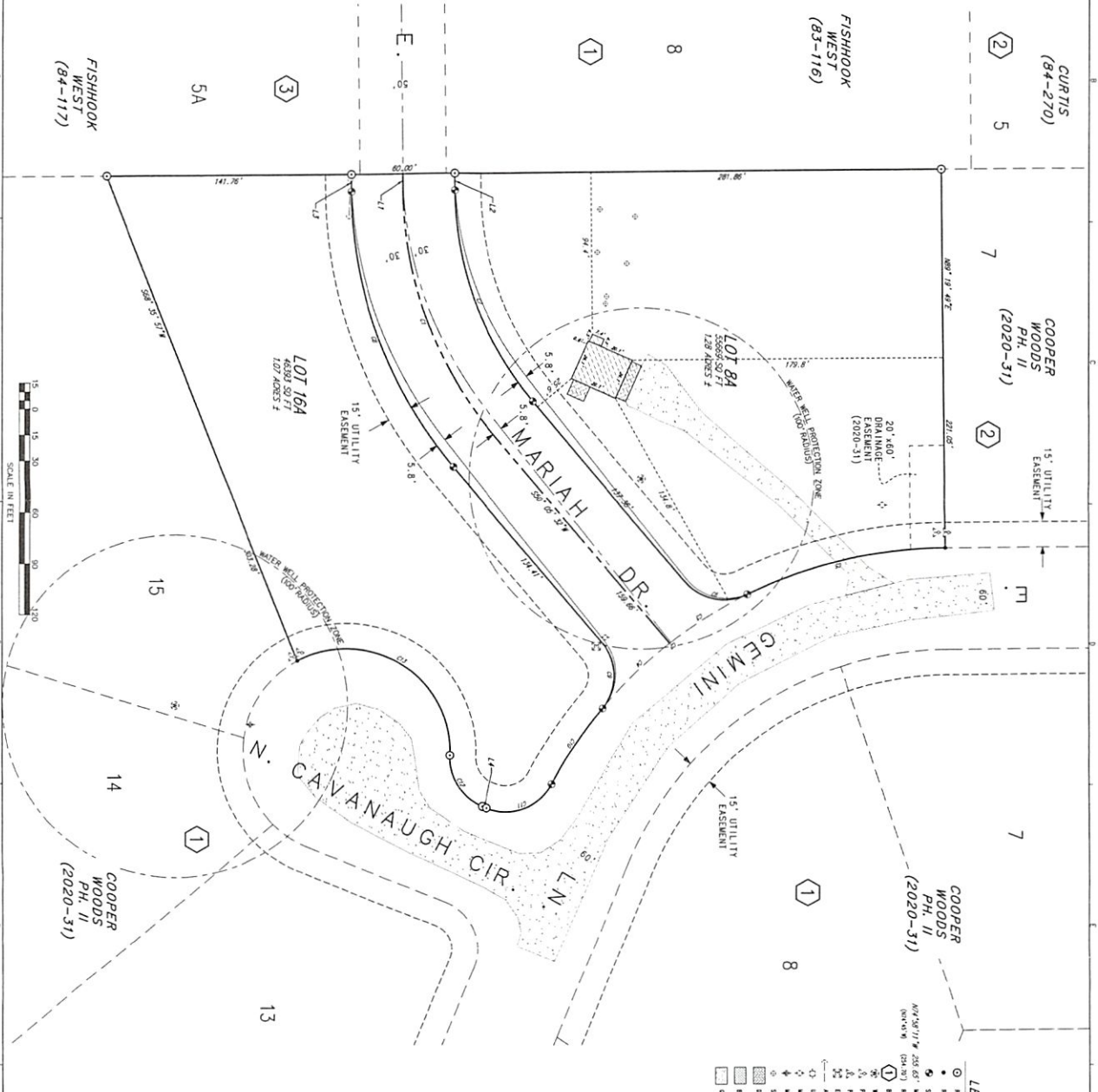
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 JUL 05 2022
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EXHIBIT B-1

CHAIN #	LENGTH	BEARING	DELTA	HORIZONTAL	VERTICAL	ORIGINAL BEARING	CORRECTED BEARING
C1	154.03	232.60	39°15'07"	80.17	131.64	S69°42'12"W	S69°42'12"W
C2	206.47	262.00	61°40'07"	155.36	202.27	S51°21'27"E	S51°21'27"E
C3	53.85	262.00	11°44'07"	34.82	53.36	S23°30'18"E	S23°30'18"E
C4	54.82	262.00	11°59'07"	37.51	54.72	S24°21'39"E	S24°21'39"E
C5	118.66	262.00	25°36'34"	80.36	117.64	S17°39'32"E	S17°39'32"E
C6	40.18	30.00	79°43'51"	22.75	37.24	S11°43'30"W	S11°43'30"W
C7	133.49	195.00	39°17'07"	84.48	139.00	S69°42'12"W	S69°42'12"W
C8	171.65	255.00	39°17'07"	90.86	171.13	S69°42'12"E	S69°42'12"E
C9	41.65	30.00	79°32'49"	24.67	38.39	S69°42'12"E	S69°42'12"E
C10	53.34	262.00	11°39'50"	26.16	53.24	S26°11'34"E	S26°11'34"E
C11	44.66	30.00	84°08'23"	27.08	40.20	S19°49'02"E	S19°49'02"E
C12	36.60	30.00	79°34'44"	21.19	34.62	S19°49'02"E	S19°49'02"E
C13	128.83	60.00	100°25'20"	102.88	104.40	S23°12'55"W	S23°12'55"W

LINE #	BEARING	LENGTH
L1	S26°18'52"W	9.79
L2	S26°18'52"W	9.78
L3	S26°18'52"E	9.79
L4	S26°07'42"E	2.55

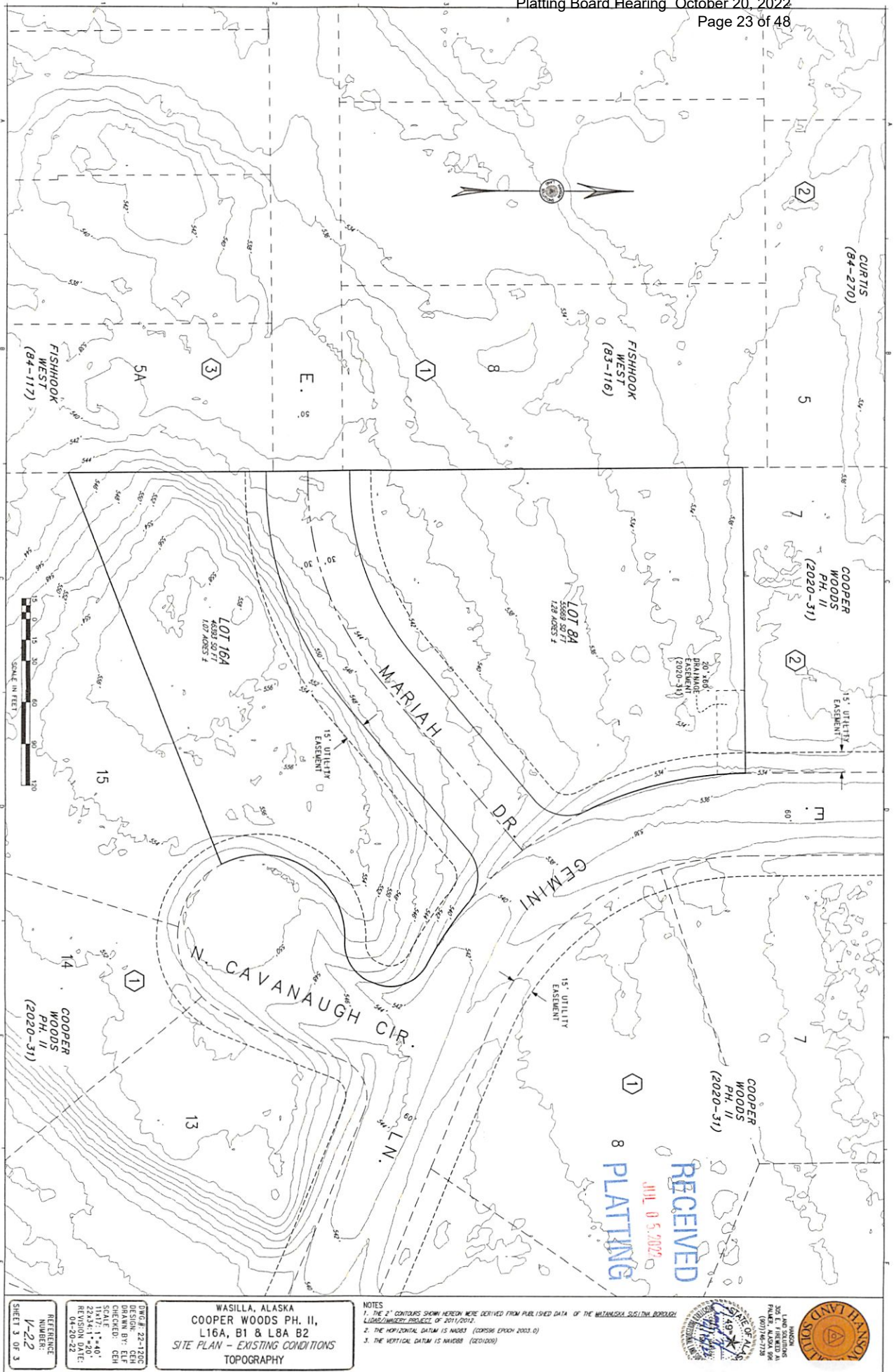


RECEIVED
JUL 05 2022
PLATTING

<p>LEGEND</p> <ul style="list-style-type: none"> ○ RECORDED PLASTIC CAP OR IR HEAD ● RECORDED IR HEAD ★ SET PLASTIC CAP OR IR HEAD ⊙ IR HEAD (2020-31) RECORD PER PLAN (2020-31) ⊙ IR HEAD (2020-31) RECORD PER PLAN (2020-31) 	<p>NOTES</p> <p>1. THIS FIELD SURVEY WAS CONDUCTED ON MARCH 28, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.</p> <p>2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.</p>
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<p>DATE: 22-12-2021 DRAWN BY: E.F. CHECKED: CEH SCALE: 1"=60' REVISION DATE: 06/01/22</p>	<p>WASILLA, ALASKA COOPER WOODS PH. II, L16A, B1 & L8A B2 SITE PLAN - EXISTING CONDITIONS PLANIMETRY-AB</p>	<p>REFERENCE NUMBER: V-21 SHEET 2 OF 3</p>
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EXHIBIT B-2



DWG. NO. 22-120C
 DESIGN BY: ELM
 CHECKED BY: CEH
 SCALE: 1" = 40'
 1/4" = 10'
 REVISION DATE: 04-20-22

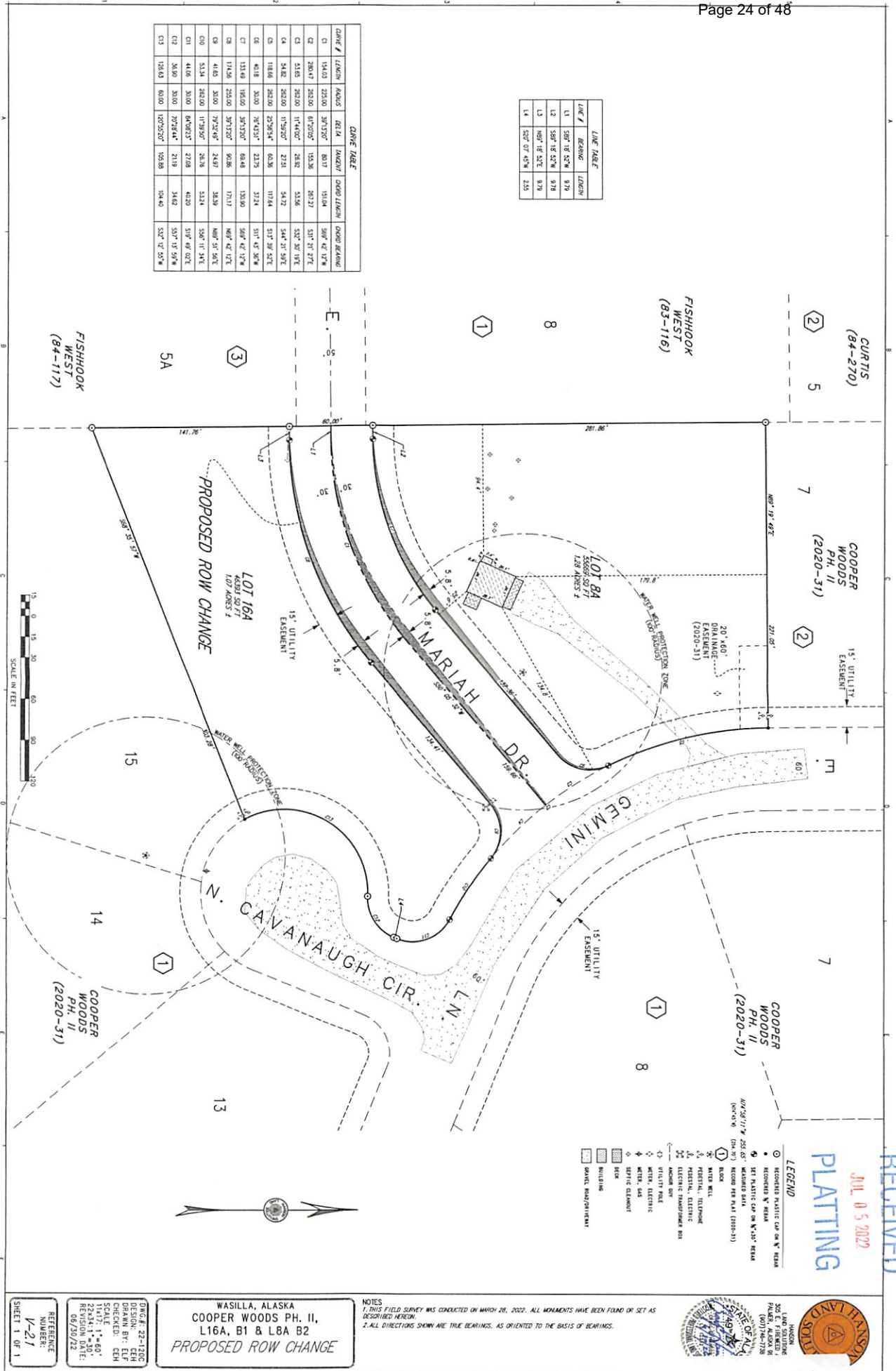
WASILLA, ALASKA
COOPER WOODS PH. II,
L16A, B1 & L8A B2
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

NOTES
 1. THE 1" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILKINSON SOUTHERN BORDER
 LUMBER/HAZEL PROJECT OF 2011/2012.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)
 3. THE VERTICAL DATUM IS NAVD83 (GEOID2000)



LINE #	BEARING	LENGTH
L1	S89° 18' 52" W	9.79
L2	S89° 18' 52" W	9.78
L3	N89° 18' 52" E	9.79
L4	S27° 07' 45" W	2.55

CURVE #	LENGTH	RADIUS	DELTA	MAJOR/ MINOR CENTER	CHORD BEARING
C1	154.03	222.00	39° 12' 02"	80.17	153.04
C2	280.47	282.00	67° 20' 02"	153.36	281.21
C3	514.62	282.00	114° 40' 02"	248.82	513.96
C4	544.82	282.00	117° 59' 02"	273.51	544.37
C5	1184.66	282.00	225° 59' 04"	623.38	1173.64
C6	401.8	30.00	78° 43' 51"	237.9	372.4
C7	133.49	165.00	39° 12' 02"	68.48	132.90
C8	174.56	252.00	39° 12' 02"	90.86	173.17
C9	41.63	30.00	79° 26' 49"	24.97	38.39
C10	53.34	262.00	17° 28' 02"	28.78	53.24
C11	44.06	30.00	84° 08' 33"	21.98	42.20
C12	36.90	30.00	79° 26' 49"	21.19	34.62
C13	124.63	60.00	120° 26' 20"	103.88	104.40



RECEIVED
JUL 05 2022
PLATTING

- LEGEND**
- RECOVERED PLASTIC CAP OR N.W. MARK
 - RECOVERED N. MARK
 - SET PLASTIC CAP ON N.W. MARK
 - RECORDED DEED
 - RECORD PER PLAT (2020-31)
 - BLK 20
 - WATER WELL
 - POTENTIAL TELEPHONE
 - POTENTIAL ELECTRIC
 - UTILITY EASEMENT
 - UTILITY POLE
 - WATER, GAS
 - SEPTIC EASEMENT
 - BLDG
 - PAVED IMPROVEMENT

WASILLA, ALASKA
COOPER WOODS PH. II,
L16A, B1 & L8A B2
PROPOSED ROW CHANGE

DWG. NO. 22-120C
DATE: 09/26/22
SCALE: 1" = 40'
CHECKED: CEH
DRAWN BY: ELP
REVISION DATE:
REFERENCE NUMBER: V-21
SHEET 1 OF 1

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MARCH 28, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



EXHIBIT B-4



RECEIVED
AUG 11 2022
PLATTING

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 11, 2022

Hanson Land Solutions
305 E Fireweed Ave
Palmer, AK 99645

Subject: Letter of Non-Objection – Proposed Change in ROW and Utility Easement Location
Mariah Drive- COOPER WOODS PHASE II Subdivision

To whom it may concern:

ENSTAR Natural Gas Company (ENSTAR) has no objection to the proposed change of the Right of Way and Utility Easement located within Mariah Drive dedicated by and located within Mariah Drive Right of Way, Plat No. 2020-31, COOPER WOODS PHASE II Subdivision, filed in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Acceptance and use of this letter of non-objection by yourself, your heirs, your assigns, or your successors, will constitute agreement to the following stipulations:

- Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating two (2) business days prior to any related excavation. This service is free of charge.
- Any ENSTAR facility damaged or destroyed, by the proposed Right of Way and Utility Easement change will be repaired at no cost to ENSTAR.
- Any costs incurred by ENSTAR for special construction necessitated by this proposed Right of Way and Utility Easement change will be borne by the land owner.
- This letter of non-objection will in no way preclude ENSTAR from full use and enjoyment of its rights within any portion of its right-of-way.

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

CERTIFICATE OF PAYMENT OF TAXES

TAXPAYER CERTIFIES THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE YEAR 2020-21, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (OPTIONAL-SECTION BOROUGH) _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

REGISTERED SURVEYOR (NAME) _____ DATE _____
 233 N. SALLIUM CIRCLE
 ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

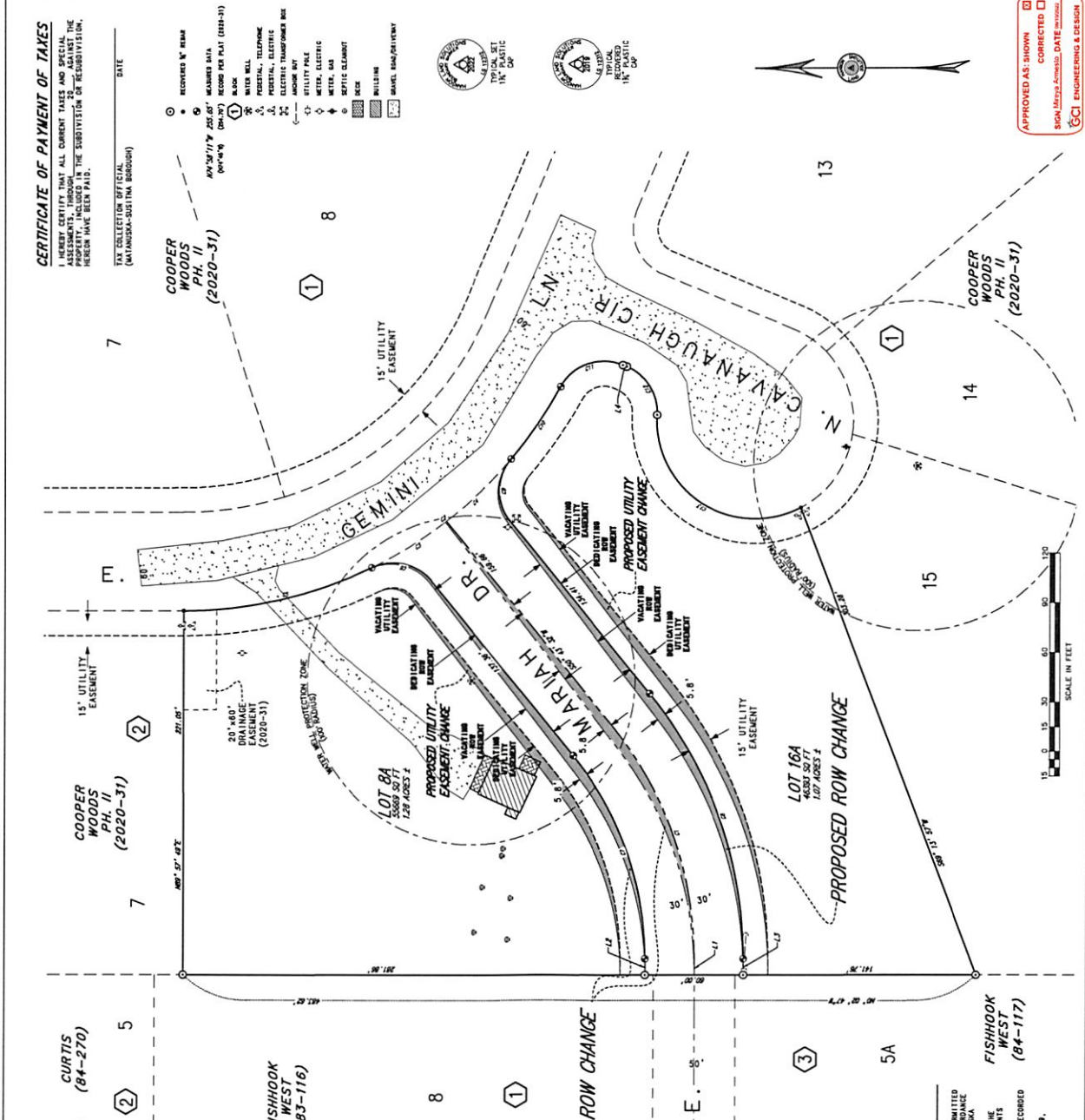
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A FAITHFUL AND ACCURATE REPRESENTATION OF THE FIELD SURVEY AND THAT THE EASEMENTS SHOWN ON THIS PLAT ARE THE RESULT OF THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
**COOPER WOODS PH. II
 LOTS 16A, BLOCK 1
 & 8A, BLOCK 2**
 A REPLAT OF
 LOT 16, BLOCK 1 & LOT 8, BLOCK 2
 COOPER WOODS PH. II
 (2020-31)
 AND
 A PORTION OF C. MARRAH DR
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 NEK SEC. 10 LOCATED WITHIN 1E, 5N, 4K
 CONTAINING 129 ACRES MORE OR LESS



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION WITHIN THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE JUDICIAL DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR (PLATTING CLERK) _____ DATE _____

CURTIS (84-270)

FISHHOOK WEST (83-116)

FISHHOOK WEST (84-117)

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

REGISTERED SURVEYOR (NAME) _____ DATE _____
 233 N. SALLIUM CIRCLE
 ANCHORAGE, ALASKA 99501

LINE TABLE

LINE #	BEARING	LENGTH
1.1	S89°55'57"W	8.79
1.2	S89°55'57"W	8.78
1.3	S89°55'57"E	8.78
1.4	S02°45'48"W	8.55

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	114.43	225.00	39°13'20"	66.17	151.54	S57°25'12"W
C2	286.47	282.00	67°20'20"	165.98	287.27	S35°45'27"E
C3	53.85	282.00	17°44'00"	28.83	53.58	S37°32'19"E
C4	54.82	282.00	17°39'20"	27.51	54.72	S45°45'59"E
C5	116.66	282.00	27°36'54"	62.38	117.84	S37°07'51"E
C6	42.18	20.00	75°43'31"	23.75	21.24	S37°27'37"W
C7	133.69	185.00	39°13'20"	69.48	135.90	S57°25'12"W
C8	174.56	255.00	39°13'20"	92.88	171.17	S67°25'12"E
C9	41.85	35.00	75°24'48"	24.87	38.39	S67°35'54"E
C10	53.24	282.00	17°39'20"	26.78	53.54	S57°17'07"E
C11	41.06	30.00	84°33'37"	21.18	42.20	S57°31'59"W
C12	36.90	30.00	72°19'44"	21.18	34.82	S57°31'59"W
C13	128.83	60.00	122°50'27"	103.88	134.40	S27°56'55"W

NOTES

ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, STATE OF ALASKA, AND THE ENVIRONMENTAL PROTECTION ACT, WHICH GOVERNS THOSE SYSTEMS.
 HERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE LOCATION, DESIGN, AND CONSTRUCTION OF UTILITIES. THE APPLICABLE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 THIS SUBDIVISION IS SUBJECT TO AN EXISTING NATURAL GAS BLANKET EASEMENT RECORDED SEPTEMBER 15, 2018 AS DOCUMENT # 2018-018922-3.
 A NEK BLANKET EASEMENT RECORDED ON OCTOBER 19, 2017 AS DOCUMENT # 2017-0310114-2.

APPROVED AS SHOWN
 CORRECTED
 SON *Mapz* *Designs* DATE *09/20/22*
 SCI ENGINEERING & DESIGN

FILE #202-122 DR. CONTROL#E1-52 10/20/22 131

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 10, 2022 8:29 AM
To: platting
Cc: OSP Design Group
Subject: RE: 22-120 COOPER WOODS
Attachments: 22-120 PLAT - CHANGE.pdf

RECEIVED
AUG 11 2022
PLATTING

ELF,

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: platting <platting@hlsalaska.com>
Sent: Thursday, July 28, 2022 11:00 AM
To: Thomas N. Van Thiel <Thomas.VanThiel@mea.coop>; Ryan.Blackwell@enstarnaturalgas.com;
row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; Andrew.frasier@enstarnaturalgas.com
Subject: 22-120 COOPER WOODS

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

Hello,

I am re-sending this email with attached file due to an undelivered mail error. If you have already received this please ignore this 2nd email.

----- Forwarded Message -----

Subject:22-120 COOPER WOODS
Date:Thu, 28 Jul 2022 09:59:08 -0800
From:platting <platting@hlsalaska.com>
To:Thomas N. Van Thiel <Thomas.VanThiel@mea.coop>, Ryan.Blackwell@enstarnaturalgas.com,
ospdesign@gci.com, row@mtasolutions, mearow@matanuska.com, Andrew.frasier@enstarnaturalgas.com,
James.christopher@enstarnaturalgas.com
CC:Craig Hanson <ceh@hlsalaska.com>

Hello,

We are proposing to change the row and the utility easements in this location show on the attached plat and we would like comments from you on any conflicts you may have. If you have no objection to the change please send us a Letter of Non-Objection containing the Name and Title of the Person issuing the Letter.

Respectfully,

ELF

--

Platting
Hanson Land Solutions
305 E Fireweed Ave
Palmer, AK 99645
(907) 746-7738

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE LAND SURVEYING REGULATIONS OF THE MATANGA-SOUTHNA BOROUGH, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE MATANGA-SOUTHNA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT WE HAVE GRANTED TO THE SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE _____

REGISTERED PLAT (FORMER) _____
 COTTAGE EDGE HOMES DARINS
 3333 N. SALLIANCE CIR.
 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF ALASKA _____
 BY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

WHEREAS CERTAIN ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MUNICIPALITY-OWNING BOROUGH) _____ DATE _____

RECEIVED BY: _____
 RECEIVED DATE: _____
 RECORD PER PLAT (2020-31) _____
 2024-09-19

WATER WELL _____
 FERTILIZER, TELEPHONE _____
 FERTILIZER, ELECTRIC _____
 UTILITY POLE _____
 UTILITY PILE _____
 METAL, ELECTRIC _____
 METAL, GAS _____
 SEPTIC CLEANOUT _____
 SEWER _____
 MILLING _____
 OTHER: (INDICATE WHY) _____

APPROVED AS SHOWN

CORRECTED
 SIGN: (Sign Authority) DATE: (2022) _____
 CCI ENGINEERING & DESIGN

PLANING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE LAND SURVEYING REGULATIONS OF THE MATANGA-SOUTHNA BOROUGH, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE MATANGA-SOUTHNA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT WE HAVE GRANTED TO THE SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE _____

REGISTERED PLAT (FORMER) _____
 COTTAGE EDGE HOMES DARINS
 3333 N. SALLIANCE CIR.
 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF ALASKA _____
 BY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

WHEREAS CERTAIN ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MUNICIPALITY-OWNING BOROUGH) _____ DATE _____

RECEIVED BY: _____
 RECEIVED DATE: _____
 RECORD PER PLAT (2020-31) _____
 2024-09-19

WATER WELL _____
 FERTILIZER, TELEPHONE _____
 FERTILIZER, ELECTRIC _____
 UTILITY POLE _____
 UTILITY PILE _____
 METAL, ELECTRIC _____
 METAL, GAS _____
 SEPTIC CLEANOUT _____
 SEWER _____
 MILLING _____
 OTHER: (INDICATE WHY) _____

APPROVED AS SHOWN

CORRECTED
 SIGN: (Sign Authority) DATE: (2022) _____
 CCI ENGINEERING & DESIGN

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, August 8, 2022 11:40 AM
To: platting
Subject: RE: 22-120 COOPER WOODS

RECEIVED
AUG 11 2022
PLATTING

Hello,

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: platting <platting@hlsalaska.com>
Sent: Thursday, July 28, 2022 11:00 AM
To: Thomas N. Van Thiel <Thomas.VanThiel@mea.coop>; Ryan.Blackwell@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Andrew.frasier@enstarnaturalgas.com
Subject: 22-120 COOPER WOODS

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

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Hello,

I am re-sending this email with attached file due to an undelivered mail error. If you have already received this please ignore this 2nd email.

----- Forwarded Message -----

Subject:22-120 COOPER WOODS
Date:Thu, 28 Jul 2022 09:59:08 -0800

From: platting <platting@hlsalaska.com>

To: Thomas N. Van Thiel <Thomas.VanThiel@mea.coop>, Ryan.Blackwell@enstarnaturalgas.com,
ospdesign@gci.com, row@mtasolutions.com, mearow@matanuska.com, Andrew.frasier@enstarnaturalgas.com,
James.christopher@enstarnaturalgas.com

CC: Craig Hanson <ceh@hlsalaska.com>

Hello,

We are proposing to change the row and the utility easements in this location show on the attached plat and we would like comments from you on any conflicts you may have. If you have no objection to the change please send us a Letter of Non-Objection containing the Name and Title of the Person issuing the Letter.

Respectfully,

ELF

--

Platting
Hanson Land Solutions
305 E Fireweed Ave
Palmer, AK 99645
(907) 746-7738

RECEIVED
AUG 24 2022
PLATTING

MATANUSKA ELECTRIC ASSOCIATION, INC.
LETTER OF NON-OBJECTION

August 24, 2022

Hanson Land Solutions, LLC
Craig Hanson, RLS
305 E Fireweed Avenue
Palmer, Alaska 99645

Re: Lot 16A – Block 1, and Lot 8A - Block 2, Cooper Woods Phase 2 (proposed) Palmer Recording District

To Whom it may concern,

MEA has no objection as it pertains to the Partial release/vacation of utility easements in this proposed plat, since existing MEA facilities are confirmed to be situated with portions of the remaining utility easement :

1. The improvement will in no way restrict or limit the current or future ability of MEA to fully enjoy the benefits of the easement for any and all utility purposes that it presently enjoys under the easement.
2. MEA will be held harmless by the landowner from liability for any and all damages or injury to any person or property that may result from the existing and future use of the easement by MEA, its contractors, or assigns.
3. MEA will be held harmless by the landowner for any and all liability arising out of or relating to any use of the easement by others under a Letter of Non-Objection.
4. The landowner will be liable for any damages caused to MEA facilities by the improvement in the easement.
5. The landowner will be responsible for any special construction costs incurred by MEA due to the improvement in the easement.
6. The landowner will assure compliance with all applicable safety codes relating to the improvement in the easement.
7. Use of this letter by the landowner, their successors or assigns will constitute acceptance of these conditions.
8. Alteration of these conditions shall invalidate this letter.
9. This letter is not effective unless it is recorded in the Palmer Recording District.

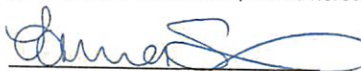
Sincerely,


Manny Lopez, SR/WA
MEA Land Services Manager

STATE OF ALASKA) SS-

THIS IS TO CERTIFY this day, August 10, 2022, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Manny Lopez, SR/WA, MEA Land Services Manager Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

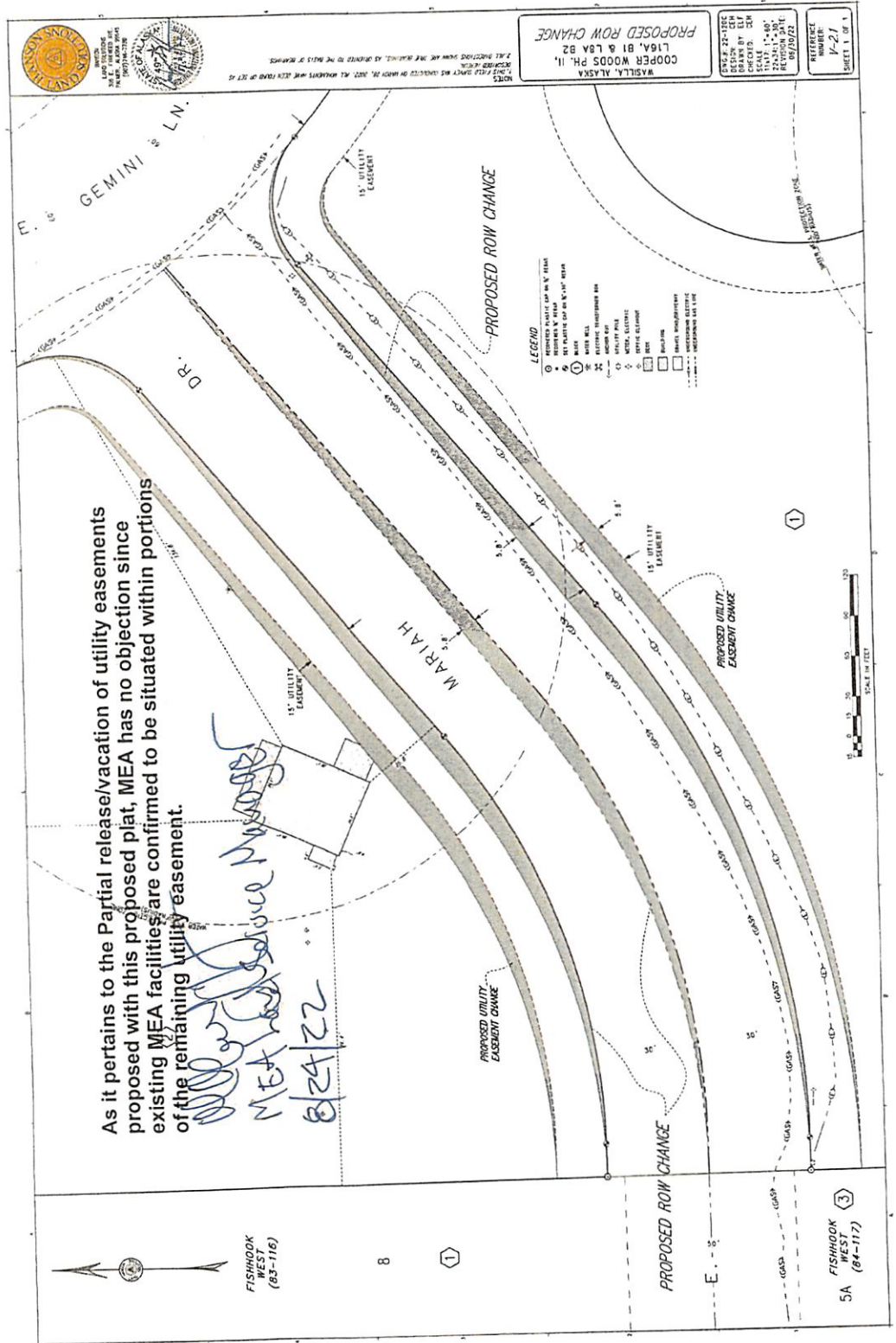
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written


Notary Public in and of Alaska

My commission expires _____



Return to: MEA, PO Box 2929, Palmer, AK 99645



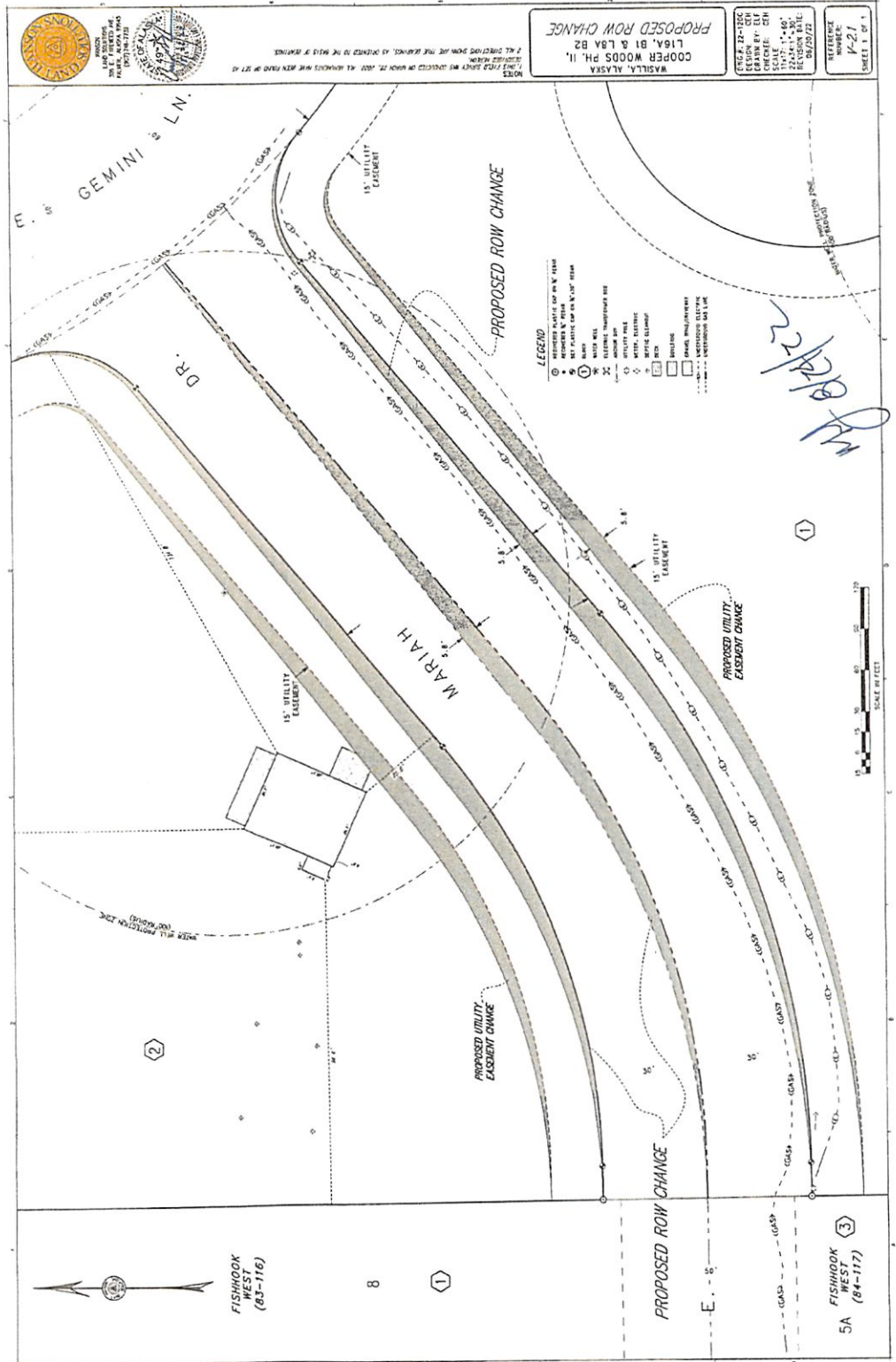
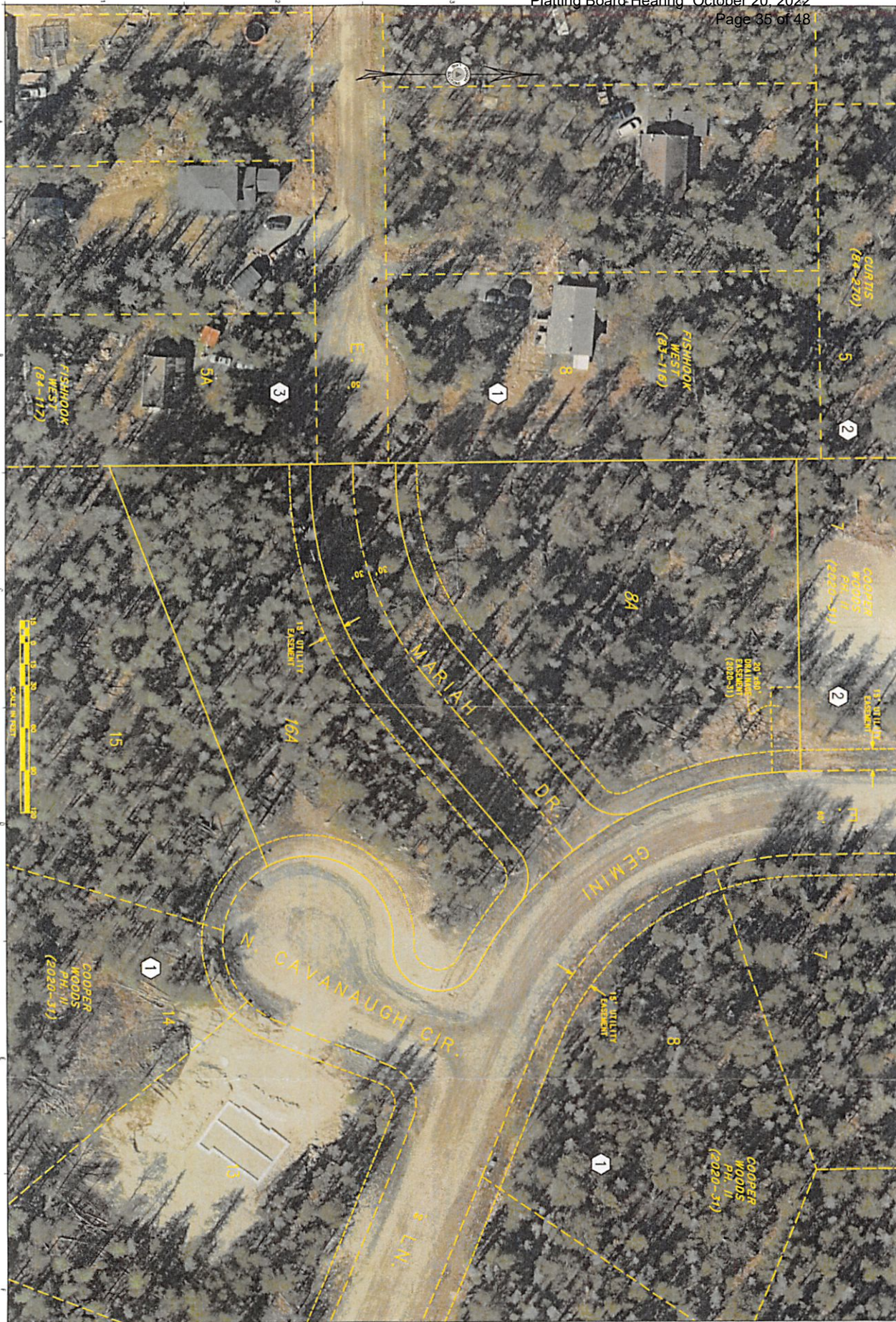


EXHIBIT C-10



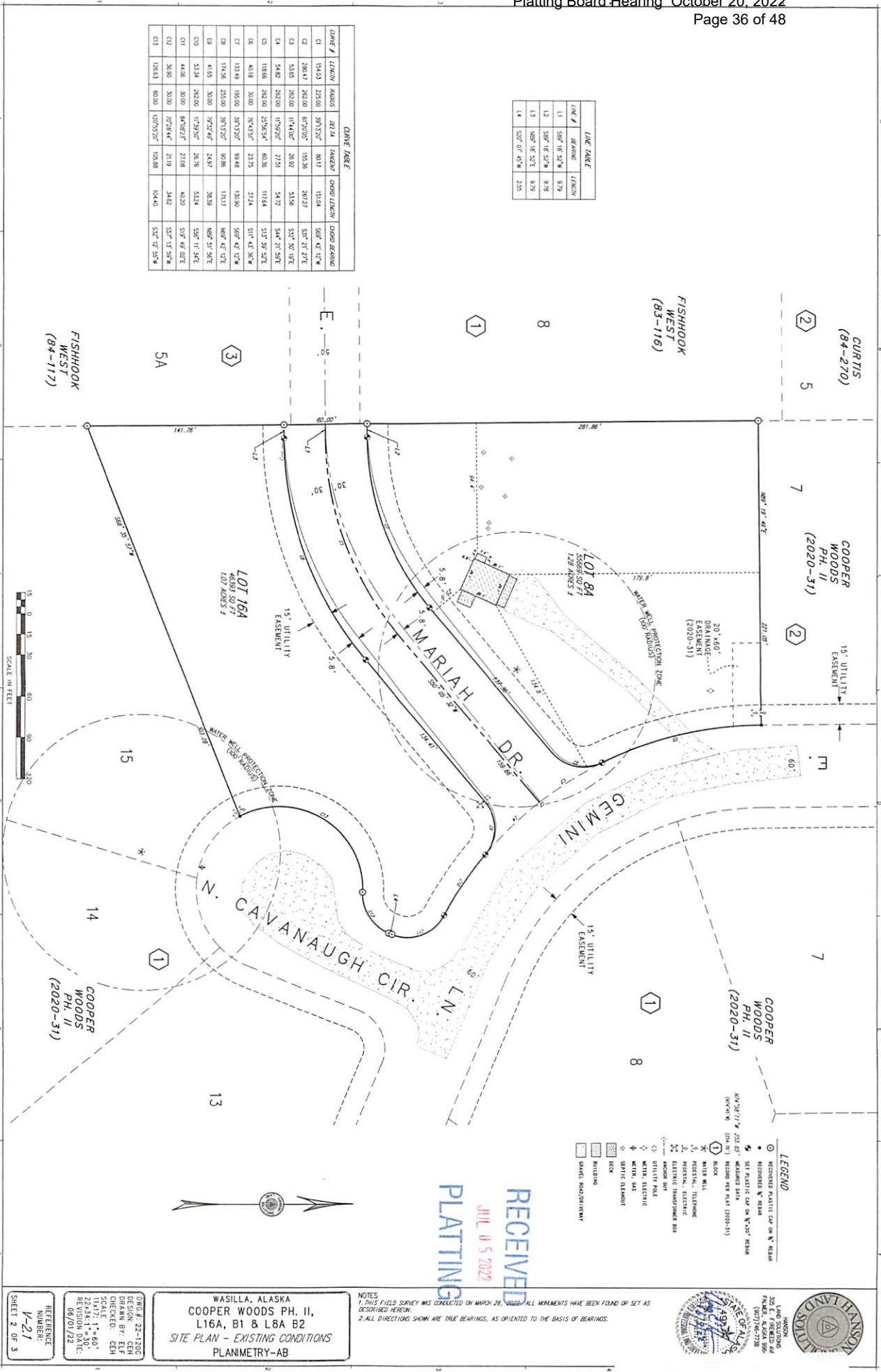
ORIGINAL: 22-120C
 DRAWN BY: ECF
 CHECKED: CEH
 SCALE: 1" = 40'
 DATE: 01-20-22
 REVISION DATE: 04-20-22

WASILLA, ALASKA
 COOPER WOODS PH. II,
 L16A, B1 & L8A B2
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES:
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLIC DATA OF THE WILSON/ALASKA SURVEYING COMPANY, INCORPORATED, PROJECT OF 2018/2020.
 2. THE HORIZONTAL DATUM IS NAD83 (GCSN: EPSG:5003)

RECEIVED
 JUL 05 2022
 PLATTING





LINE #	BEARING	LENGTH
L1	S89° 18' 52" W	9.79
L2	S58° 18' 52" W	9.79
L3	S68° 18' 52" E	9.79
L4	S58° 07' 45" W	2.55

CHAIN #	LENGTH	BEARING	MARKET	CHAIN LENGTH	CHAIN BEARING	
C1	154.03	223.00	S91°52' E	80.17	15.04	S98° 42' 12" W
C2	208.47	282.00	S72°02' E	105.36	281.27	S37° 21' 27" E
C3	53.65	282.00	N1°44'00" E	26.82	53.56	S37° 30' 18" E
C4	54.82	282.00	N1°29'57" E	27.51	54.72	S44° 21' 56" E
C5	118.88	282.00	S2°56'54" E	63.38	118.84	S13° 39' 52" E
C6	40.18	30.00	N7°43'50" E	23.75	37.24	S17° 42' 30" W
C7	133.49	195.00	S71°52' E	68.48	130.80	S98° 42' 12" W
C8	174.56	255.00	S71°52' E	90.86	171.17	S68° 42' 12" E
C9	41.65	30.00	N7°22'47" E	24.97	38.39	S68° 51' 56" E
C10	53.24	282.00	N1°39'52" E	28.78	53.24	S58° 11' 54" E
C11	44.98	30.00	S4°08'32" E	27.08	44.20	S17° 42' 02" E
C12	36.90	30.00	N7°28'44" E	21.19	34.42	S37° 12' 56" W
C13	108.43	60.00	S70°25'57" E	108.08	104.40	S37° 12' 56" W

- LEGEND**
- RECORDED PLASTIC CAP ON N' BEAM
 - RECORDED N' BEAM
 - SET PLASTIC CAP ON W' BEAM
 - SET PLASTIC CAP ON W' BEAM
 - 255.65' MEASURE PER PLAN (2020-31)
 - 407'58"11" MEASURE PER PLAN (2020-31)
 - 255.65' MEASURE PER PLAN (2020-31)
 - 407'58"11" MEASURE PER PLAN (2020-31)
 - RISK
 - WATER WELL
 - PERISTAL. ELECTRIC
 - PERISTAL. ELECTRIC
 - ELECTRIC TRANSDUCER BOX
 - UTILITY POLE
 - METEOR. ELECTRIC
 - METEOR. GAS
 - SEPTIC CLEANOUT
 - SEPTIC
 - BRIDGING
 - SPACED RAFTERS VIEWED

RECEIVED
JUL 05 2022
PLATTING

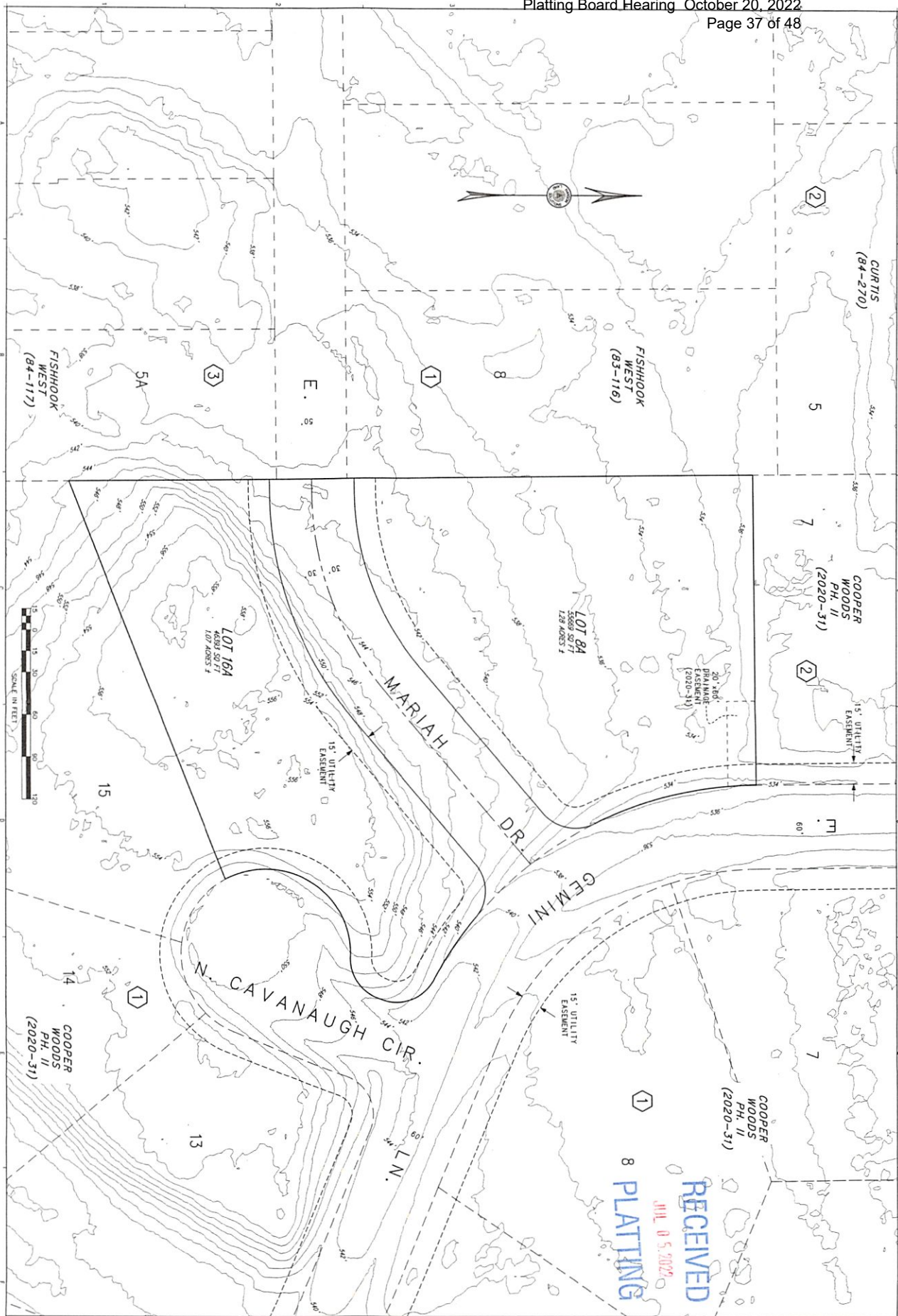


DWG # 22-120C
DESIGN BY: CEH
CHECKED: CEH
SCALE: 1"=40'
REVISION DATE: 06/01/22
REFERENCE NUMBER: 1-21
SHEET 2 OF 3

WASILLA, ALASKA
COOPER WOODS PH. II,
L16A, B1 & L8A B2
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MARCH 28, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.





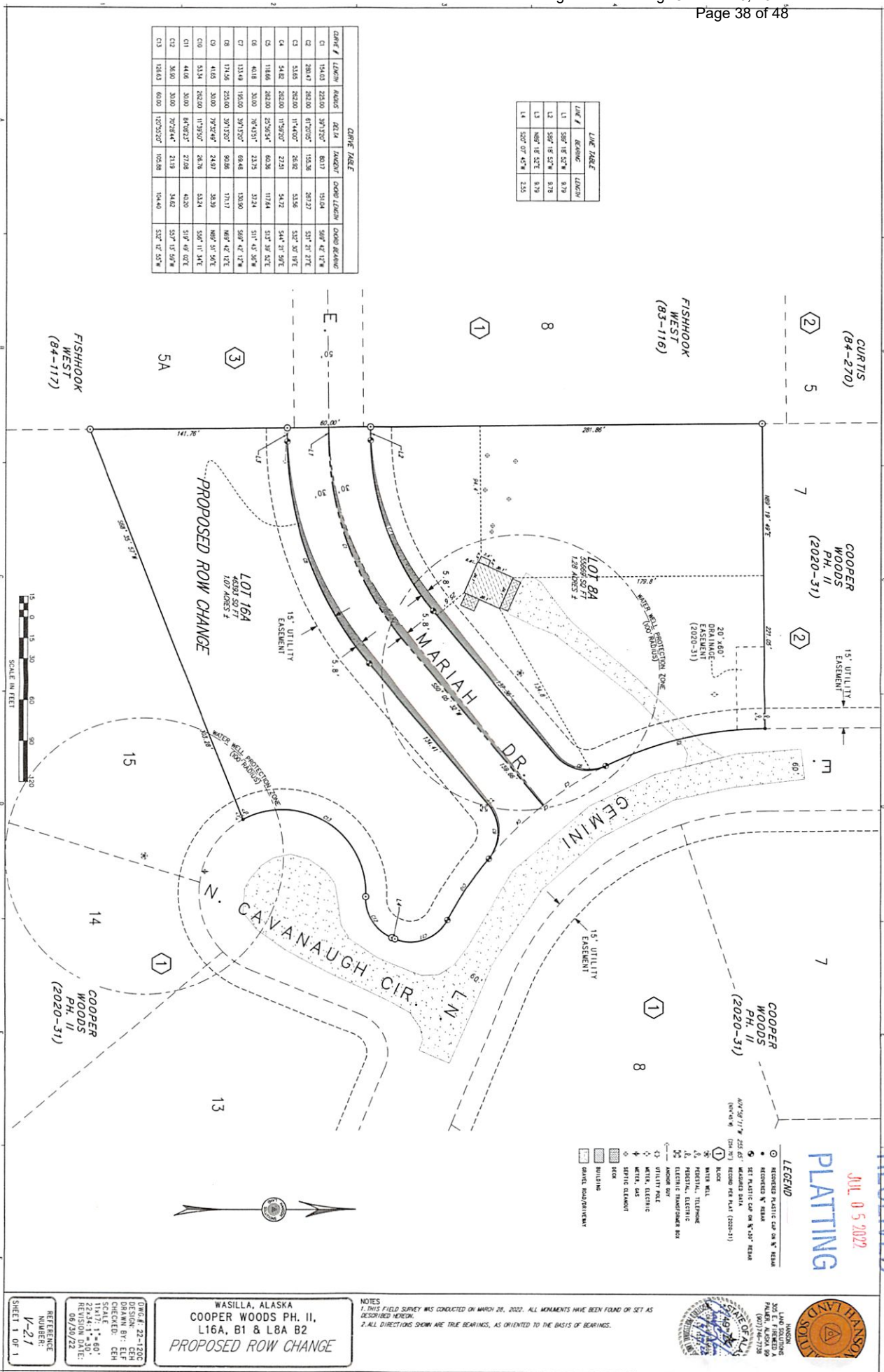
RECEIVED
 JUL 05 2022
 8 PLATTING

FIGURE 22-12502
 DESIGN: CEF
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE: 1"=40'
 22.XX.X1-20
 REVISION DATE:
 04-20-22

WASILLA, ALASKA
 COOPER WOODS PH. II,
 L16A, B1 & L8A B2
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

NOTES
 1. THE 1" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANOKA SUSLIMIN BOROUGH
 LULU/MASTERY PROJECT OF 2011/2012.
 2. THE HORIZONTAL DATUM IS NAVD83 (2011 EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (2011 EPOCH)





CHAIN #	LENGTH	BEARING	LENGTH	BEARING
C1	154.03	222.00	307.20	80.17
C2	280.47	262.00	670.00	152.38
C3	514.6	262.00	1114.00	262.82
C4	514.6	262.00	1114.00	272.51
C5	1184.6	262.00	2296.00	62.36
C6	461.8	303.00	787.45	23.15
C7	131.9	165.00	267.10	69.48
C8	174.56	262.00	357.10	90.86
C9	41.05	303.00	79.21	24.87
C10	53.5	262.00	117.90	26.78
C11	44.06	303.00	87.02	27.08
C12	36.50	303.00	72.98	21.19
C13	124.63	60.00	120.50	102.88

LINE #	BEARING	LENGTH
L1	S89° 18' 52" W	9.79
L2	S89° 18' 52" W	9.79
L3	N89° 18' 52" E	9.79
L4	S89° 07' 42" W	2.55

SCALE IN FEET
0 15 30 45 60 75 90 105 120

RECEIVED
JUL 05 2022
PLATTING

LEGEND

- RESERVED PLASTIC CAP ON W/ HEAD
- RESERVED W/ HEAD
- SET PLASTIC CAP ON W/1" HEAD
- RESERVED FOR PLAT (2020-31)
- RESERVED FOR PLAT (2020-31)
- WATER WELL
- PERESTAL, TELEPHONE
- PERESTAL, ELECTRIC
- UTILITY POLE
- UTILITY POLE
- WATER, GAS
- SYNTH STAMEN
- ROAD
- BRIDGING
- RAILROAD/RAILWAY

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MARCH 28, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
COOPER WOODS PH. II,
L16A, B1 & LBA B2
PROPOSED ROW CHANGE

DWG. #: 22-1726C
DATE: 08/29/22
DRAWN BY: ELP
CHECKED: CEH
SCALE: 1" = 40'
REVISION NUMBER: V-21
REVISION DATE: 08/29/22
SHEET 1 OF 1



RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 9-7-22

Platting Case #: 2022-129/130

Public Hearing date: October 20, 2022

Dustin Marris

[Signature]

Printed Name

Signature

8144 NONODAGA ST

907-354-1841

Mailing Address

Phone Number

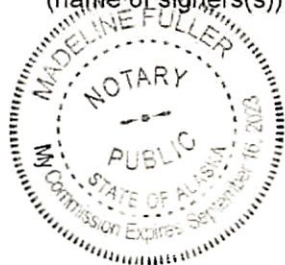
Palmer AK Zip: 99645

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 7 day of September 2022, by Dustin marris

(name of signers(s))



[Signature]

(signature and seal of notary)
My commission expires: 09/16/2023

This form must be signed, notarized and submitted to the Platting Division prior to the public hearing.

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 9/7 and 9/8

Platting Case #: 2022-129/130

Public Hearing date: October 20, 2022

Carolyn DeYoung
Printed Name
501 W. Pioneeridge Loop



Signature
907-351-9820

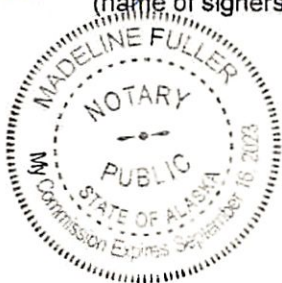
Mailing Address
Wasilla AK Zip: 99602

Phone Number

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 7 day of September
2022, by Carolyn DeYoung
(name of signers(s))



M Fuller
(signature and seal of notary)
My commission expires: 09/16/2023

**This form must be signed, notarized and submitted to the Platting Division
prior to the public hearing.**

Matthew Goddard

From: Jamie Taylor
Sent: Monday, September 19, 2022 3:50 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Cooper Woods PH II RSB (MG)

No objection.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 5:20 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; davemtp@mtonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Cooper Woods PH II RSB (MG)

Hello,

The following link is a request for comments for the proposed Cooper Woods PH II RSB. Comments are due by **September 26, 2022**. If you have any questions feel free to contact me.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErORlmu1KOxMtRqWeAnTTnAB_aKe_PHBQOifziil-MQaTQ?e=4TCbe8

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Fire Code
Sent: Monday, September 12, 2022 1:49 PM
To: Matthew Goddard
Subject: RE: RFC Cooper Woods PH II RSB (MG)

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



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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 5:20 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Cooper Woods PH II RSB (MG)

Hello,
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Comments are due by **September 26, 2022**. If you have any questions feel free to contact me.

https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/ErORlmu1KOxMtRqWeAnTTnAB_aKe_PHBQOifziil-MQaTQ?e=4TCbe8

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Permit Center
Sent: Friday, September 9, 2022 4:05 PM
To: Matthew Goddard
Subject: RE: RFC Cooper Woods PH II RSB (MG)

No comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 5:20 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Cooper Woods PH II RSB (MG)

Hello,

The following link is a request for comments for the proposed Cooper Woods PH II RSB. Comments are due by **September 26, 2022**. If you have any questions feel free to contact me.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErORlmu1KOxMtRqWeAnTTnAB_aKe_PHBQOifziil-MQaTQ?e=4TCbe8

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881



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

September 6, 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.

- **COPPER WOODS PH. II LOTS 16A, BLOCK 1 & 8A, BLOCK 2
(MSB Case # 2022-129/130)**

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

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, September 6, 2022 8:16 AM
To: Matthew Goddard
Subject: RE: RFC Cooper Woods PH II RSB (MG)

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

Good morning,

MTA has reviewed the plat for Cooper Woods Ph II. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

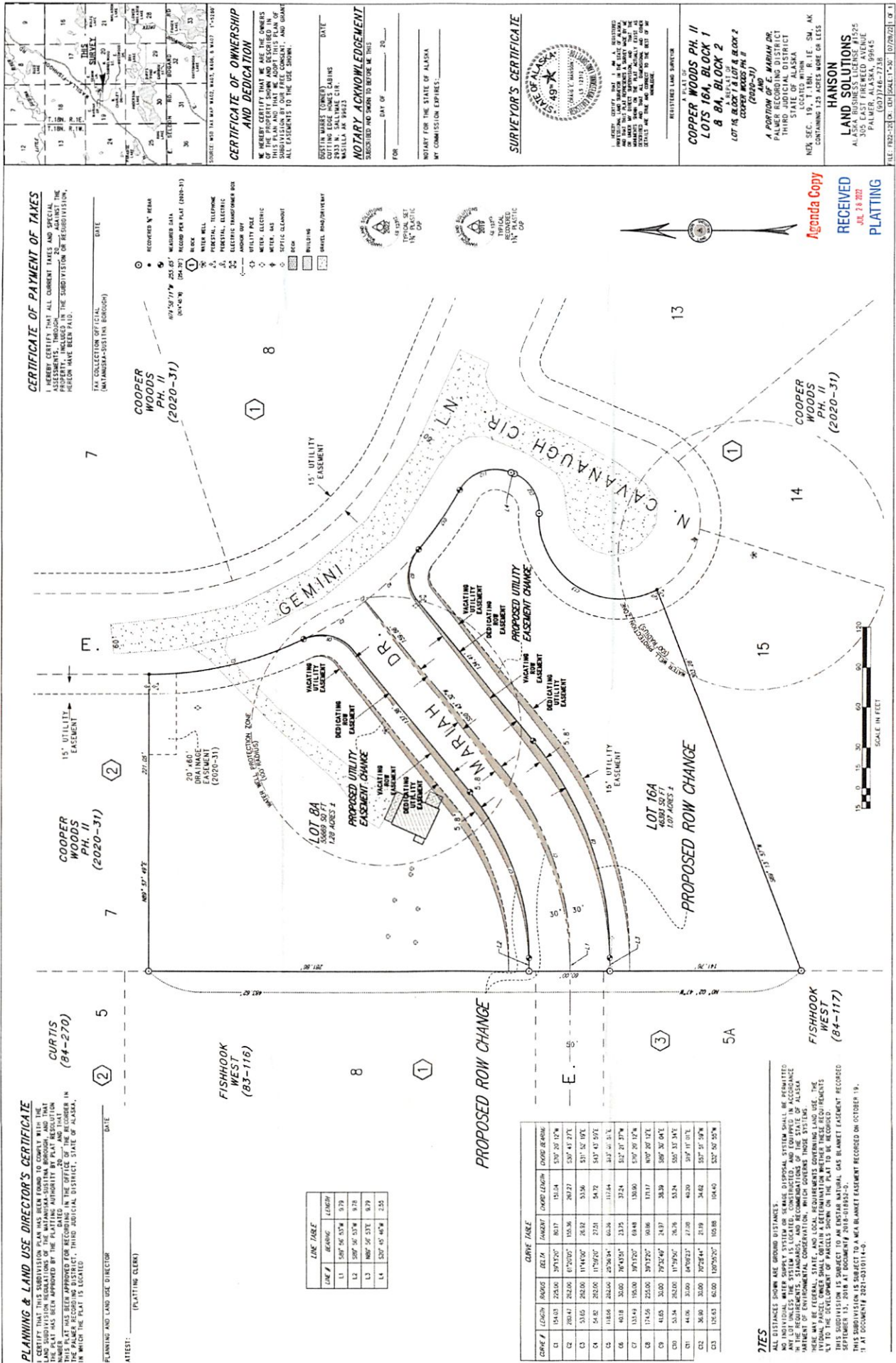


Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 5:20 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Cooper Woods PH II RSB (MG)

Hello,

The following link is a request for comments for the proposed Cooper Woods PH II RSB. Comments are due by **September 26, 2022**. If you have any questions feel free to contact me.



CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE SUBDIVISION OF REVISION, HEREON HAVE BEEN PAID.

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____

SURVEYOR'S CERTIFICATE
I, _____, REGISTERED LAND SURVEYOR, STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND HAVE BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF ALASKA. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS AND FIND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SURVEY.

RECEIVED
LAND SOLUTIONS
305 EAST FREEDOM AVENUE, SUITE 205
PALMER, ALASKA, 99645
(907) 7146-7738

RECEIVED
PLATTING
JUL 28 2022

Agenda Copy

LINE TABLE

LINE #	BEARING	LENGTH
1.1	S00° 05' 55"W	9.79
1.2	S00° 36' 53"W	9.78
1.3	N00° 36' 53"E	9.79
1.4	S00° 45' 40"W	1.55

CURVE TABLE

CURVE #	LENGTH	DELTA	ANGEMENT	CURVE LENGTH	CHORD BEARING	
C1	154.63	252.00	307°32'00"	80.17	151.34	S07° 30' 12"W
C2	203.41	262.00	67°20'00"	105.36	262.27	S89° 43' 27"E
C3	33.82	262.00	11°44'00"	26.82	53.36	S17° 52' 19"E
C4	54.92	262.00	17°50'00"	27.21	54.72	S47° 42' 57"E
C5	118.56	262.00	29°26'54"	60.26	117.44	S47° 01' 51"E
C6	40.18	30.00	70°43'00"	23.75	37.24	S17° 31' 37"W
C7	133.49	150.00	307°32'00"	69.48	138.90	S07° 30' 12"W
C8	174.56	252.00	307°32'00"	80.86	170.17	N07° 30' 12"E
C9	41.82	30.00	70°25'40"	24.97	38.39	S07° 30' 04"E
C10	53.34	262.00	11°39'00"	26.78	53.24	S07° 31' 34"E
C11	41.96	30.00	69°03'37"	21.08	40.50	S17° 31' 01"E
C12	36.80	30.00	70°28'44"	21.19	34.62	S07° 31' 30"W
C13	126.63	60.00	100°20'00"	102.88	104.40	S27° 50' 55"W

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLATTING AUTHORITY BY PLAT RESOLUTION AND LAND SUBDIVISION REGULATIONS OF THE MUNICIPALITY OF PALMER, ALASKA, HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR
DATE _____
(PLATTING CLERK)

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EXHIBIT H-3

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 3, 2022 8:43 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Cooper Woods PH II RSB (MG)
Attachments: Agenda Plat.pdf; RFC Packet.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 5:20 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; msb.hpc@gmail.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Cooper Woods PH II RSB (MG)

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

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https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/ErORlmu1KOxMtRqWeAnTTnAB_aKe_PHBQOifziil-MQaTQ?e=4TCbe8

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN COMPILED IN ACCORDANCE WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE DISTRICT OF THE THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

DATE: _____
PLANNING AND LAND USE DIRECTOR: _____
(PLATTING CLERK)

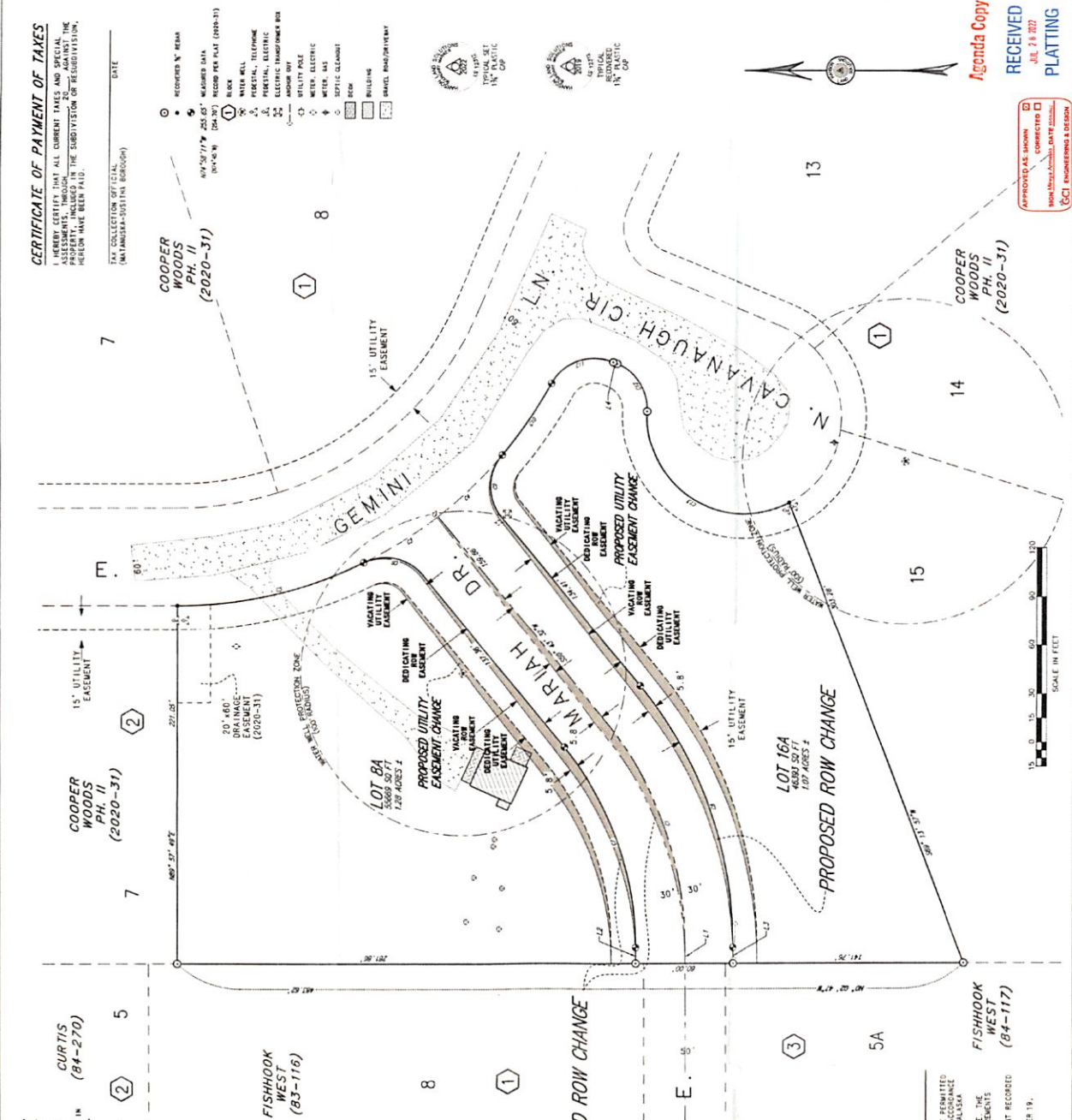
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT WE AGREE TO DEDICATE THE SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MOTARY ACKNOWLEDGEMENT
SIGNED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____ 20____
BY COMMISSIONER EXPIRES: _____

SURVEYOR'S CERTIFICATE
I, _____, REGISTERED LAND SURVEYOR, STATE OF ALASKA, LICENSE NO. _____, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT THE SURVEY ACCURATELY REPRESENTS THE ACTUAL SURVEYED CONDITIONS ON THE GROUND.

REGISTERED LAND SURVEYOR
COPPER WOODS PH. II
LOT 16A, BLOCK 1
& 8A, BLOCK 2
LOT 16, BLOCK 1 & LOT 8, BLOCK 2
COPPER WOODS PH. II
(2020-31)
AND
A PORTION OF E. MARAH DR.
FISHHOOK WEST
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
NEK SEC. 1, LOCATED WITHIN T.E. SM. AK
CONTAINING 1.25 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
AL 305 EAST FIREWED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738
FILE: 182-153-01-0010421-238 10/20/22 1 of 1



CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE: _____

APPROVED AS SHOWN
 CORRECTED
WITH THESE AMENDMENTS, DATE: _____
S.C. ENGINEERING & DESIGN

RECEIVED
OCT 21 2022
PLATTING

Agenda Copy

LINE TABLE

LINE #	BEARING	LENGTH	AREA
L1	S87°56'35"W	9.79	
L2	S89°56'35"W	9.78	
L3	N89°56'35"E	9.79	
L4	S37°45'46"W	2.55	

CURVE TABLE

CURVE #	CHORD BEARING	CHORD LENGTH	CHORD BEARING	
C1	154.03	225.00	371.72	80.17
C2	282.41	262.00	879.20	105.96
C3	333.65	203.00	1174.00	76.82
C4	54.82	252.00	1759.20	27.51
C5	118.66	262.00	2759.54	69.56
C6	491.18	30.00	76.94	33.75
C7	133.49	195.00	371.72	69.48
C8	174.56	225.00	371.72	89.86
C9	418.55	30.00	77.94	34.87
C10	53.34	262.00	1759.20	76.78
C11	44.06	30.00	879.20	27.59
C12	36.30	30.00	3078.14	34.82
C13	125.63	60.00	120.92	105.88

NOTES

- ALL DIMENSIONS SHOWN ARE GROUND DISTANCES.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, ALASKA.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- THIS SUBDIVISION IS SUBJECT TO AN ENTIRE NATURAL GAS BLANKET EASEMENT RECORDED ON SEPTEMBER 13, 2018 AT DOCUMENT 2018-01893-0.
- 2021 PL. DOCUMENT 2021-0210114-0.