

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.

October 26, 2022

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **TALACHULITNA ACRES:** The request is to create two lots from Tax Parcel D10 to be known as **Talachulitna Acres**, containing 29.57 acres +/- . The property is located directly east of S. Parks Highway, directly south of E. Talachulitna Drive and west of E. Kichatna Lane (Tax ID # 21N04W07D010); within the SE ¼ Section 7, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: ACM, LLC, Staff: Kimberly McClure, Case # 2022-143*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 26, 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
OCTOBER 26, 2022

ABBREVIATED PLAT: TALACHULITNA ACRES
LEGAL DESCRIPTION: SEC 07, T21N, R04W, SEWARD MERIDIAN AK
PETITIONER/OWNER: ACM, LLC
SURVEYOR: FRONTIER SURVEYS, LLC
ACRES: 29.57 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-143

REQUEST: The request is to create two lots from Tax Parcel D10, to be known as **TALACHULITNA ACRES**, containing 29.57 acres +/- . The plat is located directly east of S. Parks Highway, directly south of E. Talachulitna Drive and west of E. Kichatna Lane; lying within the SE ¼ Section 7, Township 21 North, Range 4 West, Seward Meridian, Alaska.

EXHIBITS

| | |
|--------------------------------|--------------------------|
| Vicinity Map and Aerial Photos | EXHIBIT A – 4 pgs |
| As-Built | EXHIBIT B – 1 pg |
| Topographic Narrative | EXHIBIT C – 1 pg |

AGENCY COMMENTS

| | |
|----------------------------------|--------------------------|
| Department of Public Works | EXHIBIT D – 1 pg |
| Department of Emergency Services | EXHIBIT E – 1 pg |
| Permit Center | EXHIBIT F – 1 pg |
| ADOT&PF | EXHIBIT G – 2 pgs |

DISCUSSION: The proposed subdivision is directly east of S. Parks Highway, directly south of E. Talachulitna Drive and west of E. Kichatna Lane. Proposed Lot 1 is 11.83 acres (515,329sf) and proposed Lot 2 is 17.74 acres (772,929sf); and both lots have access from E. Talachulitna Drive. All lots will have the required frontage on E. Talachulitna Drive, classified as Residential and maintained by the Borough. Lot 1 is adjacent to S. Parks Highway, owned and maintained by the State.

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

Comments: Department of Public Works (**Exhibit D**), had no comments. Department of Emergency Services (**Exhibit E**), had no issues. Permit Center (**Exhibit F**) had no comments.

ADOT&PF (**Exhibit G**), commented, “No change to existing access. No new direct access to the Parks Highway will be permitted to Lot 1. Further subdividing of the parcels will require future access from Talachulitna Drive and to the greatest extent possible using Section Line Easements.”

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, USACE; US Postmaster; Willow Community Council; Road Service Area #15 Caswell; MSB Community Development, Department of Public Works, Assessments, Planning Division, Pre-Design Division, MEA, MTA, Enstar and GCI.

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

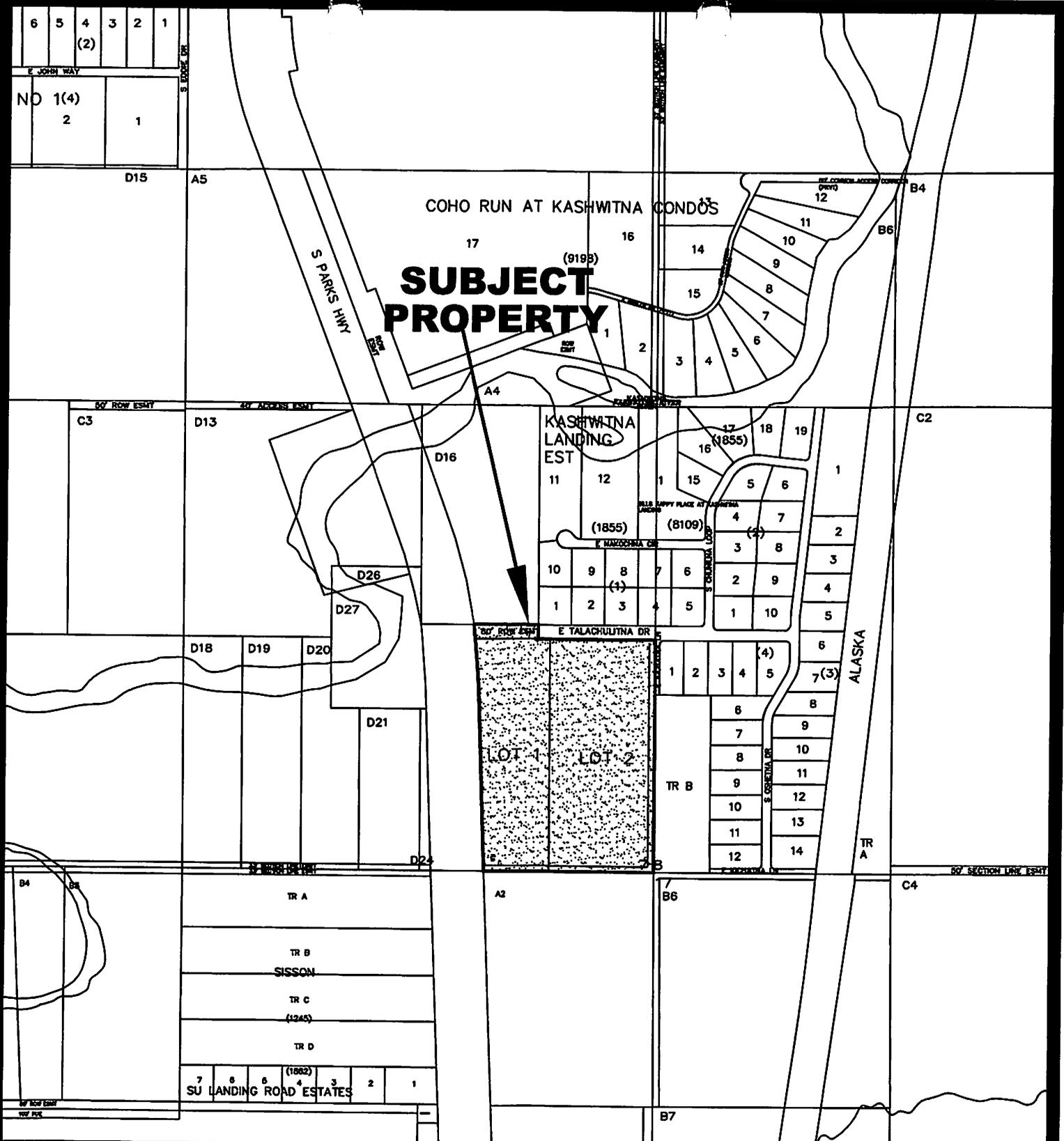
FINDINGS OF FACT

1. The plat of Talachulitna Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, USACE; US Postmaster; Willow Community Council; Road Service Area #15 Caswell; MSB Community Development, Department of Public Works, Assessments, Planning Division, Pre-Design Division, MEA, MTA, Enstar and GCI.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Talachulitna Acres, Section 07, Township 21 North, Range 4 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.

**SUBJECT
PROPERTY**



VICINITY MAP
FOR PROPOSED TALACHULITNA ACRES
LOCATED WITHIN
SECTION 07, T21N, R04W, SEWARD MERIDIAN
ALASKA



E Talachulitna Dr

S Parks Hwy

CA10

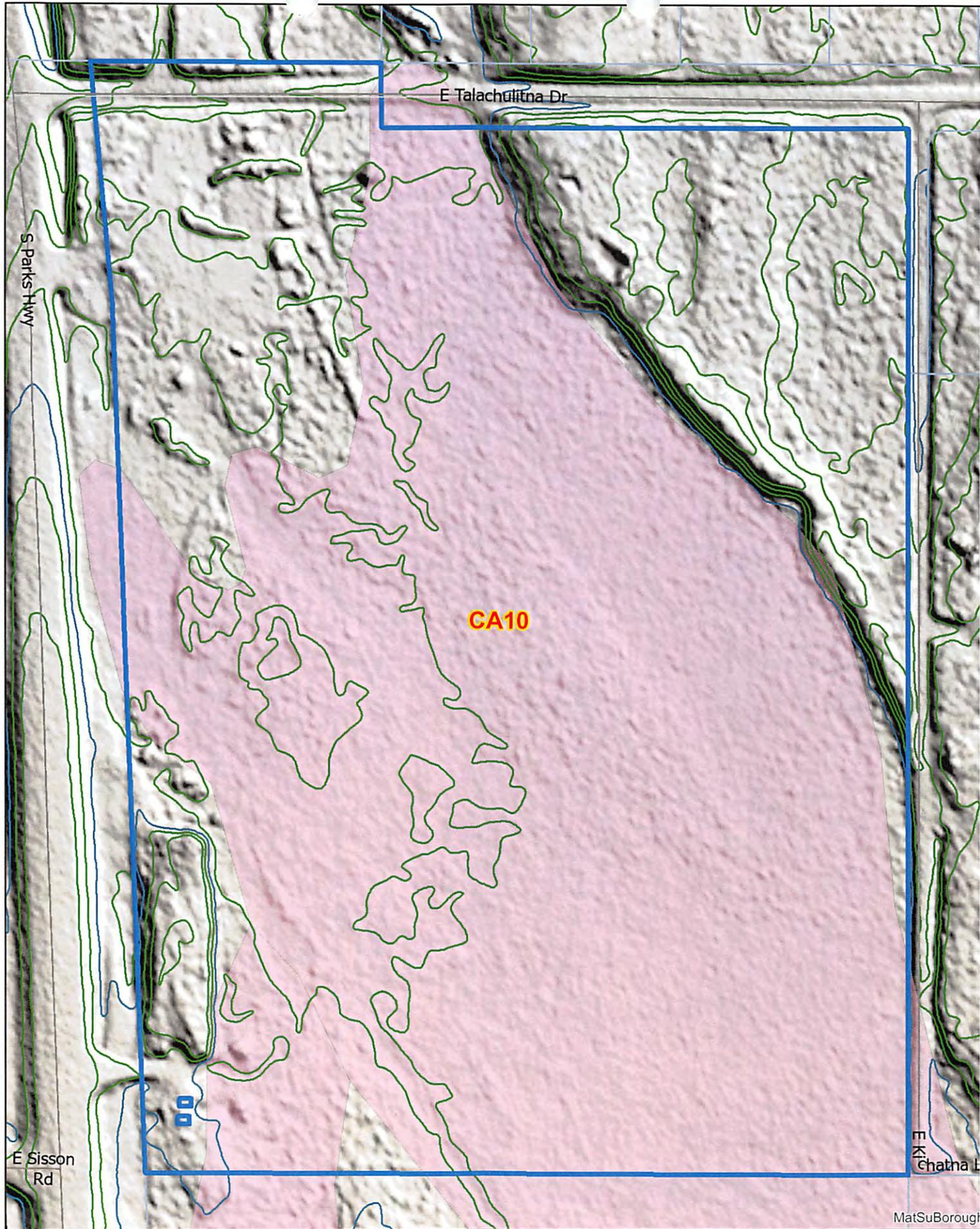
E Sisson Rd

Chatna

MatSu Borough

150 75 0 150 Feet





E Talachulitna Dr

S Parks Hwy

CA10

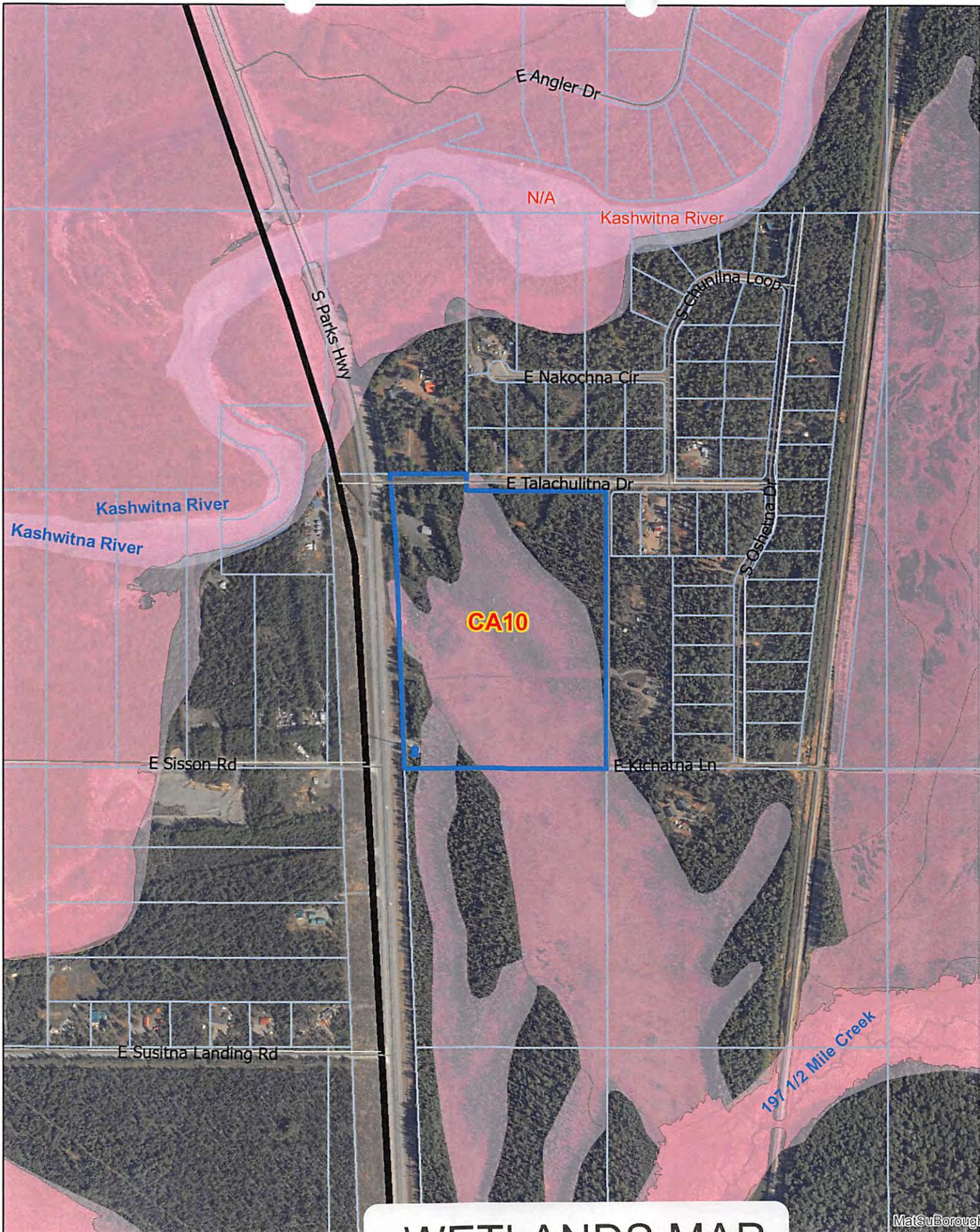
E Sisson Rd

E K Chatna L

150 75 0 150 Feet

MatSu Borough





570 285 0 570 Feet

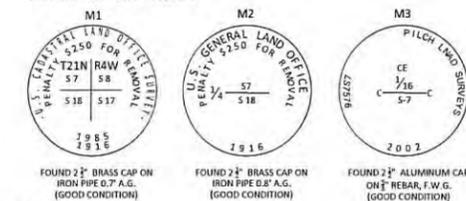
WETLANDS MAP

MatSu Borough

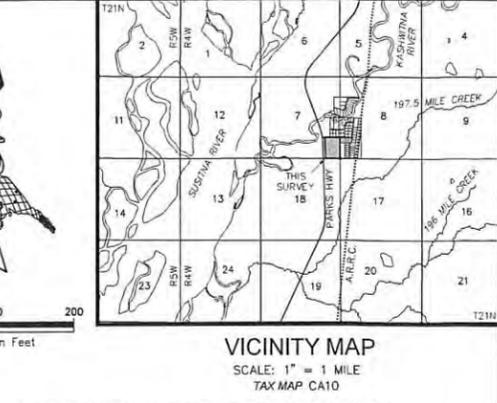


NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. THIS PLAN IS BASED ON PLAT #80-8 KASHWITNA LANDING ESTATES, PALMER RECORDING DISTRICT AND STATE OF ALASKA DOT&PF ROW MAP MGE-0527(14).
4. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED JULY 18, 1969 IN BOOK 76D AT PAGE 276.
5. RIGHTS OF THE PUBLIC AND/OR GOVERNMENT ENTITIES IN AND TO BUREAU OF LAND MANAGEMENT AND/OR STAKE OF ALASKA SECTION LINE EASEMENT PURSUANT TO 43 U.S.C. 932 AS RATIFIED BY ALASKA STATUTE 19.10.010. AFFECTS: THE SOUTH 33 FEET AND THE EAST 33 FEET.
6. RESERVATION OF RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES AS RESERVED IN PATENT RECORDED JULY 18, 1969 IN BOOK 76D AT PAGE 276. AFFECTS THE SUBJECT TO A 250 FOOT RIGHT-OF-WAY FOR BUREAU OF PUBLIC ROADS AND ALL APPURTENANCES THERETO.
7. RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES, IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF EAST TALACHULITNA DRIVE, PARKS HIGHWAY AND EAST KICHATNA LANE.
8. RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OF USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 16, 1951; PUBLIC LAND ORDER NO. 1613, DATED APRIL 17, 1956; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER. AFFECTS: PARKS HIGHWAY
9. MATTERS AS DISCLOSED ON RECORD OF SURVEY NO. 61-49, RECORDED JUNE 17, 1961.
10. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: MAY 24, 1972. BOOK: 62 PAGE: 196. AFFECTS: BLANKET EASEMENT
11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: IN FAVOR OF: PRESTON L. HILL AND MABLE K. HILL, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST; LEWIS G. PRIDGEON AND DEANNA PRIDGEON, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST; AND G. WILSON HUGHES AND NANCY A. HUGHES, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST, THEIR HEIRS, SUCCESSORS AND ASSIGNS. FOR: INGRESS AND EGRESS RECORDED: NOVEMBER 6, 1974. 90 PAGE: 378. AFFECTS: 15 FEET OF THE NORTH BOUNDARY
12. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JUNE 10, 1980. BOOK: 213 PAGE: 743. AFFECTS: BLANKET EASEMENT
13. MATTERS AS DISCLOSED ON RECORD OF SURVEY NO. 2002-127, RECORDED NOVEMBER 15, 2002.
14. UNRECORDED LEASE, INCLUDING TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY MEMORANDUM RECORDED JULY 1, 2011 IN RECEPTION NO.: 2011-012515-0. LESSOR: DANIEL W. MURPHY. LESSEE: MTA COMMUNICATIONS, LLC, AND ALASKA LIMITED LIABILITY COMPANY. TERM: THE INITIAL TERM OF THE AGREEMENT IS TEN (10) YEARS BEGINNING JULY 1, 2011, AND ENDING ON JUNE 30, 2021 WITH FOUR (4) SUCCESSIVE, FIVE (5) YEAR RENEWAL OPTIONS. DATED: JULY 1, 2011.
15. UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF.
16. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JULY 8, 2012. RECEPTION NO.: 2012-014278-0. AFFECTS: BLANKET EASEMENT
17. MATTERS AS DISCLOSED BY RECORD OF SURVEY NO. 2012-117, RECORDED DECEMBER 27, 2012.
18. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 7, 2017. RECEPTION NO.: 2017-026289-0. AFFECTS: BLANKET EASEMENT
19. AMENDMENT TO THE RIGHT-OF-WAY LEASE FOR THE ALASKA STAND ALONE GAS PIPELINE/ADL 418997, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTOR: STATE OF ALASKA. GRANTEE: ALASKA GASLINE DEVELOPMENT CORPORATION. RECORDED: JANUARY 20, 2012. RECEPTION NO.: 2012-003573-0. RECORDED: FEBRUARY 2, 2012. RECEPTION NO.: 2012-002021-0. RECORDED: DECEMBER 30, 2014. RECEPTION NO.: 2014-026327-0. RECORDED: JUNE 19, 2017. RECEPTION NO.: 2017-011617-0. RECORDED: SEPTEMBER 11, 2018. RECEPTION NO.: 2018-019220-0.



- LEGEND**
- RECOVERED 2 1/2" ALUMINUM CAP ON 5/8" REBAR - L57576
 - ⊕ RECOVERED 2 1/2" GLO BRASS CAP MONUMENT
 - SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP L599812 THIS SURVEY
 - RECOVERED 2 1/2" DOT&PF ALUMINUM CAP FLUSH WITH PAVEMENT
 - RECOVERED 3/4" REBAR
 - COMPUTED POINT - NOTHING FOUND/SET
 - (R) RECORD DATA PER PLAT #80-8 - KASHWITNA LANDING ESTATES
 - (R1) RECORD DATA PER STATE OF ALASKA DOT&PF ROW MAP MGE-0527(14)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - (P) PRORATED VALUE THIS SURVEY
 - ⊗ CELL TOWER
 - ⊕ UTILITY POLE
 - ⊖ ELEC. PED.
 - ⊙ TEL. PED.
 - OVERHEAD UTILITIES
 - ⊙ SEPTIC CLEAN OUT
 - ⊙ WATER WELL



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

DATE: _____

ACM, LLC
ART MATHIAS
11781 BARR ROAD
ANCHORAGE, ALASKA 99516

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

DATE _____ REGISTRATION NUMBER _____

REGISTERED LAND SURVEYOR

CERTIFICATE 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.

_____ 20____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____ 20____

PLANNING AND LAND USE DIRECTOR

ATTEST: _____

PLATTING CLERK

Plat of
Talachulitna Acres
A Subdivision of the
Southeast 1/4 of the Southeast 1/4
Section 7 T21N R04W S.M. Alaska
Palmer Recording District,
Third Judicial District State of Alaska
Containing 29.57 Acres More or Less

Tax Map: CA10
Scale: 1"=100'
Drawn/KC/Checked:PS
AECL# 1615
Date: 08/17/2022
Revision:

SHEET: 1 of 1



CONTROL NOTES:

1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON JULY 14th, 2022 AT CP #400. CP #400 IS A SET 12" SPIKE AND HAS A LATITUDE OF N 61° 55' 12.28426" AND A LONGITUDE OF W -150° 04' 05.52885". THIS SURVEY WAS CONDUCTED USING TOPCON VR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.000000 NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AND ON ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY CP #400 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 2,893,766.417 E:1,628,662.464

RECEIVED
OCT 12 2022

PLATTING

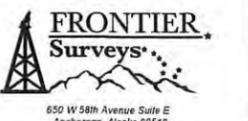


EXHIBIT B

Surveying
Civil Engineering
Construction Management



650 W. 58th, Suite E
Anchorage, Alaska 99518
1-907-460-1686

Date: 8/2/2022

Mr. Fred Wagner
Matanuska Susitna Borough
Platting Department
350 E. Dahlia Avenue

Re: **Topographic Narrative**
Proposed Lot 1 & Lot 2 Talachulitna Subdivision
Section 7, T21N, R04W, S.M., AK

RECEIVED
SEP 13 2022
PLATTING

Dear Mr. Wagner:

The owner of the above referenced property is proposing to subdivide the existing 29.57-acre parcel located at the SE ¼, SE ¼ Township 21 North, Range 04 West, Seward Meridian of Alaska into 2 lots. Proposed Lots 1 & 2 will both be greater than 400,000 Sq. Ft. in size and will fall under Mat-Su Borough Code 43.20.281(A)(1)(i). The provided submission herein is to satisfy the detailed topographic narrative requirements of the afore mentioned code.

Lot 1 can be accessed by either the S Parks Highway on the western property boundary or E Talachulitna Drive on the northern boundary of the property. There are currently 2 driveway accesses to the S Parks Hwy from Lot 1. One access is to a residential log home with a detached shop on the northwestern corner of Lot 1, while there is also a southwestern driveway access to the highway for an industrial cell tower antenna lease area. Proposed Lot 2 has potential driveway access to E Talachulitna Drive on the northern boundary and E Kichatna Drive on the eastern boundary of the property. There are currently no driveways that access Lot 2 from E Kichatna Drive or E Talachulitna Drive.

TOPOGRAPHY

The subject parcel is generally flat except for a 15' ridge emerging from the lowlands to a flat plateau in the northwestern corner of the parcel that consists of sparse spruce and birch trees with medium to dense undergrowth consisting of rose bushes, high bush cranberries and small willow trees. The southwestern and northwestern corners of the property have similar plateaus but only rise 4-8' above the surrounding lowlands. The lower topographic areas of the parcel are classified as Freshwater Forested/Shrub Wetland (PSS1/EM1B) per the U.S. Fish and Wildlife Wetlands Mapper found at <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. This classification of wetland consists of woody vegetation less than 20' tall, species include true shrubs, young trees (saplings) and trees or shrubs that are small or stunted because of environmental conditions. This wetland is also considered seasonally saturated (B) meaning that the substrate is saturated at or near the surface for extended periods during the growing season, but unsaturated conditions prevail by the end of the season in most years. Surface water is typically absent but may occur for a few days after heavy rain and upland runoff.

The subject parcel is mixed with upland wooded area (boreal forest) with sparse spruce and birch trees and Freshwater Forested/Shrub Wetland (PSS1/EM1B) wetlands. Undergrowth is medium to dense in the forested areas. The project area has a general slope of 0.3% - 0.5% draining from the northwest to the southeast flowing across the wetland mentioned above.

SUBDIVISION DESIGN CRITERIA

Lot 1 will be 515,329 Sq. Ft. & Lot 2 will be 772,929 Sq. Ft. in size and is greater than 40,000 Sq. Ft. which meets the minimum lot size requirements for onsite wastewater disposal as required by Mat-Su Borough Code 43.20.281(A)(1)(i).

If there any questions or additional information required, please feel free to contact us at 907-460-1686 or email at p.stragier@frontiersurveys.com

Sincerely,

Frontier Surveys, LLC
Pierre Stragier, PLS #9812

A handwritten signature in blue ink, appearing to read "P. Stragier", is written over the typed name.

EXHIBIT C

Kimberly McClure

From: Jamie Taylor
Sent: Wednesday, October 12, 2022 3:32 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Talachulitna Ac (KMc)

No comment.

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 27, 2022 4:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; 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>; carol.fowler@alaska.gov; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; mcbrides@mtaonline.net; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>
Subject: Talachulitna Ac (KMc)

Below is a link to a request for comments for Talachulitna Acres, Case #2022-143, Tech KMc.

Comments due by October 11, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EpBg-v9aOUFMmdp-14M4X8gBf8SUjfwir01bSc5DrfgL6Q?e=b2lkPI

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Fire Code
Sent: Thursday, September 29, 2022 1:42 PM
To: Kimberly McClure
Subject: RE: Talachulitna Ac (KMc)

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – 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: Tuesday, September 27, 2022 4:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; 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>; carol.fowler@alaska.gov; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; mcbrides@mtaonline.net; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>
Subject: Talachulitna Ac (KMc)

Below is a link to a request for comments for Talachulitna Acres, Case #2022-143, Tech KMc.

Comments due by October 11, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EpBg-v9aOUFMmdp-14M4X8gBf8SUjfwir01bSc5DrfgL6Q?e=b2lkPI

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

Kimberly McClure

From: Permit Center
Sent: Tuesday, September 27, 2022 4:47 PM
To: Kimberly McClure
Subject: RE: Talachulitna Ac (KMc)

No Comment

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 27, 2022 4:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; 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>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; carol.fowler@alaska.gov; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; mcbrides@mtaonline.net; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>
Subject: Talachulitna Ac (KMc)

Below is a link to a request for comments for Talachulitna Acres, Case #2022-143, Tech KMc.

Comments due by October 11, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EpBg-v9aOUFMmdp-l4M4X8gBf8SUjfwir01bSc5DrfgL6Q?e=b2lkPI

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



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

September 28, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Smith William HO08 (KMc) – Pittman Rd (Pre-app)**
 - Verify, show on plat, and if necessary, dedicate the 50' ROW easement (from center line) for Pittman Road along northern property boundary.
 - Applicant will need to apply for a driveway permit for new access from Pittman Road. Driveway permits can be applied for online at DOT&PF's online epermit site. <https://dot.alaska.gov/row/Login.po>
- **Talachulitna Ac (KMc) – Parks Hwy at Talachulitna Dr.**
 - No change to existing access. No new direct access to the Parks Highway will be permitted to Lot 1. Further subdividing of the parcels will require future access from Talachulitna Drive and to the greatest extent possible using Section Line Easements.

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

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0512 or david.post@alaska.gov.

Sincerely,

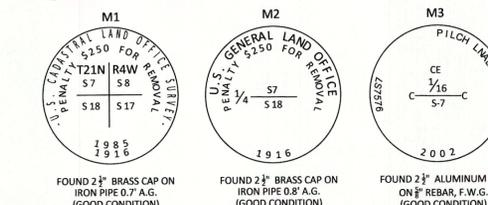
A handwritten signature in cursive script, appearing to read "David Post", with a long horizontal flourish extending to the right.

David Post
Surface Transportation Manager

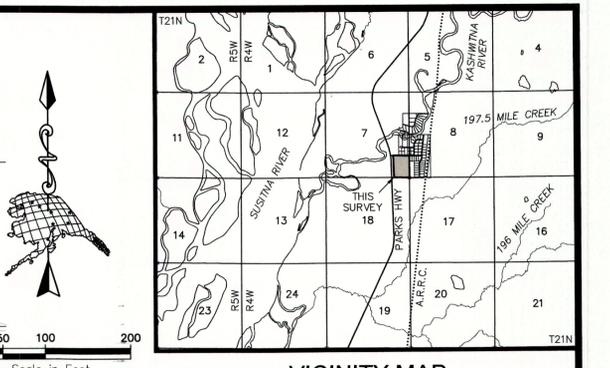
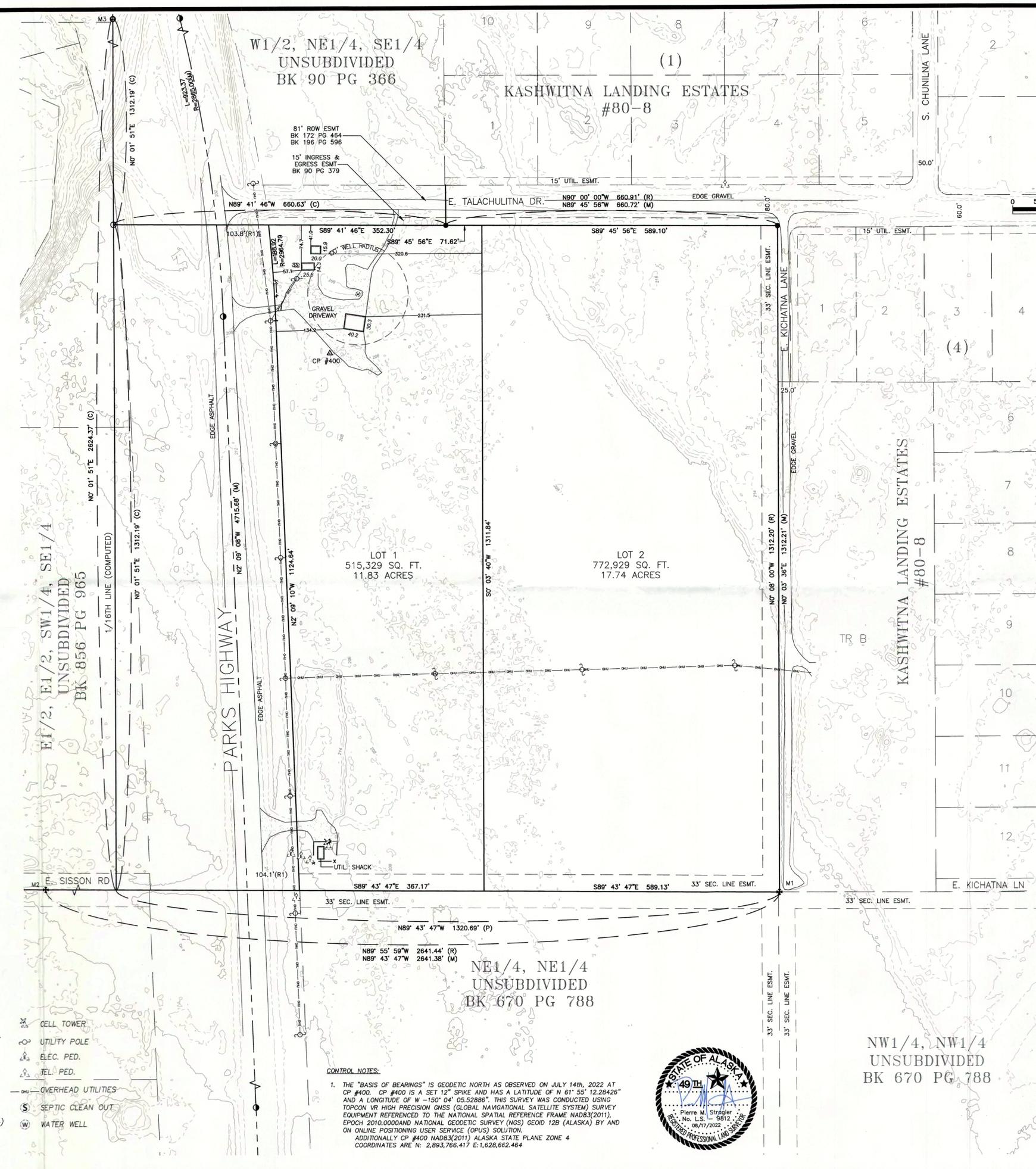
cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. THIS PLAT IS BASED ON PLAT #80-8 KASHWITNA LANDING ESTATES, PALMER RECORDING DISTRICT AND STATE OF ALASKA DOT&PF RIGHT OF WAY MAP MGE-0527(14).
4. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED JULY 18, 1969 IN BOOK 76D AT PAGE 276.
5. RIGHTS OF THE PUBLIC AND/OR GOVERNMENT ENTITIES IN AND TO BUREAU OF LAND MANAGEMENT AND/OR STATE OF ALASKA SECTION LINE EASEMENT PURSUANT TO 43 U.S.C. 932 AS RATIFIED BY ALASKA STATUTE 19.10.010. AFFECTS: THE SOUTH 33 FEET AND THE EAST 33 FEET.
6. RESERVATION OF RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES AS RESERVED IN PATENT RECORDED JULY 18, 1969 IN BOOK 76D AT PAGE 276. AFFECTS THE SUBJECT TO A 250 FOOT RIGHT-OF-WAY FOR BUREAU OF PUBLIC ROADS AND ALL APPURTENANCES THERETO.
7. RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES, IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF EAST TALACHULITNA DRIVE, PARKS HIGHWAY AND EAST KICHATNA LANE.
8. RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OF USES THEREOF FOR OPERATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 16, 1951; PUBLIC LAND ORDER NO. 1613, DATED APRIL 17, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2865, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER. AFFECTS: PARKS HIGHWAY
9. MATTERS AS DISCLOSED ON RECORD OF SURVEY NO. 61-49, RECORDED JUNE 17, 1961.
10. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: MAY 24, 1972 BOOK: 62 PAGE: 196 AFFECTS: BLANKET EASEMENT
11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: IN FAVOR OF: PRESTON K. HILL, HUSBAND AND WIFE, AS TO A UNDIVIDED 1/2 INTEREST; LEWIS G. PROGEON AND DEANNA PROGEON, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST; AND G. WILSON HUGHES AND NANCY A. HUGHES, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR: INGRESS AND EGRESS RECORDED: NOVEMBER 6, 1974 BOOK: 90 PAGE: 378 AFFECTS: 15 FEET OF THE NORTH BOUNDARY
12. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JUNE 10, 1980 BOOK: 213 PAGE 743 AFFECTS: BLANKET EASEMENT
13. MATTERS AS DISCLOSED ON RECORD OF SURVEY NO. 2002-127, RECORDED NOVEMBER 15, 2002.
14. UNRECORDED LEASE, INCLUDING TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY MEMORANDUM RECORDED JULY 1, 2011 IN RECEPTION NO.: 2011-012515-0. LESSOR: DANIEL W. MURPHY LESSEE: MTA COMMUNICATIONS, LLC, AND ALASKA LIMITED LIABILITY COMPANY TERM: THE INITIAL TERM OF THE AGREEMENT IS TEN (10) YEARS BEGINNING JULY 1, 2011, AND ENDING ON JUNE 30, 2021 WITH FOUR (4) SUCCESSIVE, FIVE (5) YEAR RENEWAL OPTIONS. DATED: JULY 1, 2011
15. UNRECORDED LEASES, SUBLEASES AND/OR RENTAL AGREEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF.
16. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JULY 9, 2012 RECEPTION NO.: 2012-014278-0 AFFECTS: BLANKET EASEMENT
17. MATTERS AS DISCLOSED BY RECORD OF SURVEY NO. 2012-117, RECORDED DECEMBER 27, 2012.
18. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 7, 2017 RECEPTION NO.: 2017-026289-0 AFFECTS: BLANKET EASEMENT
19. AMENDMENT TO THE RIGHT-OF-WAY LEASE FOR THE ALASKA STAND ALONE GAS PIPELINE/ADL 418997, INCLUDING TERMS AND PROVISIONS THEREOF, TOT HE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTEE: ALASKA GASLINE DEVELOPMENT CORPORATION RECORDED: JANUARY 20, 2012 RECEPTION NO.: 2012-003313-0 RECORDED: FEBRUARY 2, 2012 RECEPTION NO.: 2012-002021-0 RECORDED: DECEMBER 30, 2014 RECEPTION NO.: 2014-026327-0 RECORDED: JUNE 19, 2017 RECEPTION NO.: 2017-011617-0 RECORDED: SEPTEMBER 17, 2018 RECEPTION NO.: 2018-0192220-0



- LEGEND**
- RECOVERED 2 1/2" ALUMINUM CAP ON 5/8" REBAR - LS7576
 - RECOVERED 2 1/2" GLO BRASS CAP MONUMENT
 - SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
 - RECOVERED 2 1/2" DOT&PF ALUMINUM CAP FLUSH WITH PAVEMENT
 - RECOVERED 3/4" REBAR
 - COMPUTED POINT - NOTHING FOUND/SET
 - (R) RECORD DATA PER PLAT #80-8 - KASHWITNA LANDING ESTATES
 - (R1) RECORD DATA PER STATE OF ALASKA DOT&PF ROW MAP MGE-0527(14)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - (P) PRORATED VALUE THIS SURVEY
 - CELL TOWER
 - UTILITY POLE
 - ELEC. PED.
 - JEL. PED.
 - OVERHEAD UTILITIES
 - SEPTIC CLEAN OUT
 - WATER WELL



VICINITY MAP
SCALE: 1" = 1 MILE
TAX MAP CA10

CERTIFICATE OF OWNERSHIP & DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

DATE: _____
ACM, LLC
ART MATHIAS
11781 BARR ROAD
ANCHORAGE, ALASKA 99516

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____
REGISTERED LAND SURVEYOR _____

CERTIFICATE 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.

TAX COLLECTION OFFICIAL (BOROUGH) _____
PLANNING DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

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

Agenda Copy

Plat of:
Talachulitna Acres
A Subdivision of the
Southeast 1/4 of the Southeast 1/4
Section 7 T21N R04W S.M. Alaska
Palmer Recording District,
Third Judicial District State of Alaska
Containing 29.57 Acres More or Less

Agenda Copy

Tax Map: CA10
Scale: 1"=100'
Drawn: KC/Checked: PS
AECL# 1615
Date: 08/17/2022
Revision: _____

FRONTIER Surveys
650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1686

SHEET: 1 of 1

CONTROL NOTES:

1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON JULY 14th, 2022 AT CP #400. CP #400 IS A SET 12" SPIKE AND HAS A LATITUDE OF N 61° 55' 12.28426" AND A LONGITUDE OF W -150° 04' 05.52889". THIS SURVEY WAS CONDUCTED USING TOPCON VR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.000000 NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AND ON ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY CP #400 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 2,893,766.417 E: 1,628,662.464



RECEIVED
SEP 13 2022
PLATTING