

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.

November 9, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattimg@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. **SCOTT ACTON:** The request is to create two lots from Tracts 57, 58 & 59, Trapper Lake Alaska Small Tracts, Plat 72-7T (ASLS 71-19) to be known as **Scott Acton**, containing 13.24 acres +/- . Pursuant to MSB 43.20.100(I) when replatting remote recreational parcels, lots are exempt from legal and physical access provisions contained within this code; and in lieu of a useable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations. The property is located on the east side of Trapper Lake and west of the Susitna River (Tax ID # 6397000T057, T058 & T059); within the SW ¼ Section 21, Township 22 North, Range 05 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. *(Petitioner/Owner: James & Joyce Scott and Kenneth Acton, Staff: Kimberly McClure, Case # 2022-149)*

B. **FERN PLAZA RSB:** The request is to create one lot from Lots 1 & 3, Fern Plaza, Plat No. 2009-71, to be known as **LOT 1A**, containing 1.9 acres +/- . The parcel is located directly south of S. Knik-Goose Bay Road and directly west of S. Fern Street (Tax ID#s 6910000L001/L003); within Section 16, Township 17 North, Range 01 West, Seward Meridian, Alaska. In city limits of City of Wasilla and Assembly District #4. *(Petitioner/Owner: Snowbird Investment Properties, LLC, Richard Gerondale-Member, Staff: Amy Otto-Buchanan, Case # 2022-152)*

- C. **LIFE LAKE:** The request is to combine Tracts J, K & L, ASLS No 71-10 into **one lot**; Tracts O & P, ASLS No 71-10 into **one lot**; and Tract B, ASLS No 71-10, ASLS No. 76-32 and Lots 1 & 2, Little Swan Lake subdivision, Plat No. 80-33 into **one lot**, to be known as **Life Lake**, containing 31.03 acres +/- . The property is located around Little Swan Lake and west of Trapper Creek (Tax ID # 6499000T00B, J, K, L, O &P; 16930000000; and 1897000L001 & L002); within Sections 22 & 27, Township 28 North, Range 06 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7. (*Petitioner/Owner: Robert John Strassenburgh & Ruth Wood, Staff: Kimberly McClure, Case # 2022-151*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 9, 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
NOVEMBER 9, 2022

ABBREVIATED PLAT: SCOTT ACTON
LEGAL DESCRIPTION: SEC 21, T22N, R05W, SEWARD MERIDIAN AK
PETITIONERS: JAMES AND JOYCE SCOTT & KENNETH ACTON
SURVEYOR/ENGINEER: SEWARD & ASSOCIATES LAND SURVEYING
ACRES: 13.24 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-149

REQUEST: The request is to create two lots from Tracts 57, 58 & 59, Trapper Lake Alaska Small Tracts, Plat 72-7T (ASLS 71-19), to be known as **SCOTT ACTON**, containing 13.24 acres +/- . This case will be heard under MSB 43.20.100(I) Replatting Remote Recreational Parcels. The parcel is located on the east side of Trapper Lake and west of the Susitna River; located within the SW 1/4 Section 21, Township 22 North, Range 05 West, Seward Meridian, Alaska. In Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

COMMENTS

Department of Public Works
ADF&G Habitat Section
Utilities
Public Comment

EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 3 pgs
EXHIBIT E – 1 pg

DISCUSSION: The proposed platting action will combine three lots into two lots; Lot 57A is 5.86 acres and Lot 59A is 7.38 acres in size. Pursuant to MSB 43.20.100(I) when replatting remote recreational parcels, lots are exempt from legal and physical access provisions contained within this code. Both lots are adjacent to Trapper Lake. All lots will have the required lot dimensions for lots adjacent to a watercourse or body of water.

Soils Report: A soils report was not required pursuant to MSB 43.20.100(I)(3), in lieu of a usable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations (see **Recommendation #3**).

Comments: Department of Public Works (**Exhibit B**) has no comment.

ADF&G: (**Exhibit C**) commented, “The proposed platting action involves property situated adjacent to Trapper Lake. Trapper Lake is cataloged as an anadromous water body by the ADF&G. Anadromous waters

are protected under the Anadromous Fish Act at AS 16.05.871. The request to create two lots from three existing tracts does not appear to have a direct impact requiring a Fish Habitat Permit. However, activities that may disturb the bed or banks of a cataloged water body including but not limited to dock construction, shoreline modification, or water withdrawal may require a Fish Habitat Permit.”

Utilities: (Exhibit D) Enstar and GCI had no comments or recommendations. MTA and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; US Postmaster; MSB Emergency Services, Community Development, Assessments, Planning Division; MTA or MEA.

CONCLUSION: The preliminary plat of Scott Acton 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. Lots are exempt from legal and physical access provisions pursuant to MSB 43.20.100(I). Lots will have the required lot dimensions for lots adjacent to a watercourse or body of water. A soils report was not required pursuant to MSB 43.20.100(I)(3).

FINDINGS OF FACT

1. The plat of Scott Acton 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 43.20.100(I)(3).
3. Pursuant to MSB 43.20.100(I) Replatting Remote Recreational Parcels, lots are exempt from legal and physical access provisions contained within this code.
4. Each lot has the required lot dimensions for lots adjacent to a watercourse or body of water pursuant to MSB 43.20.340.
5. This plat is not located inside a Fire or Road Service Area.
6. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; US Postmaster; MSB Emergency Services, Community Development, Assessments, Planning Division; MTA or MEA.
7. There were no objections from any federal or state agencies, or Borough departments or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

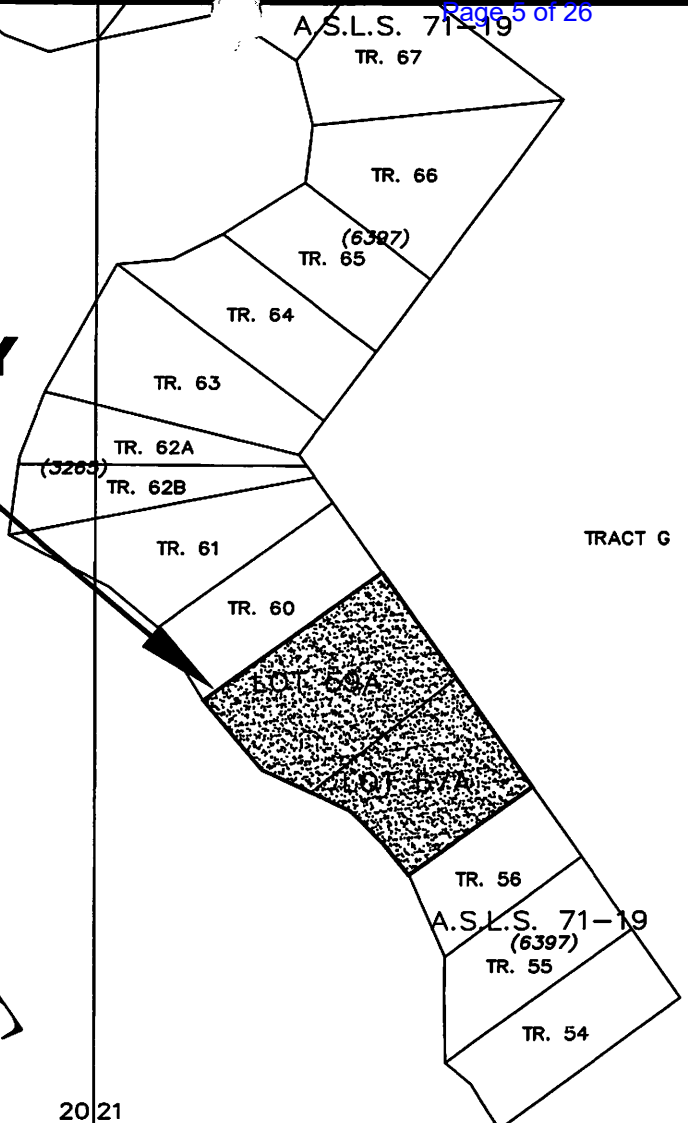
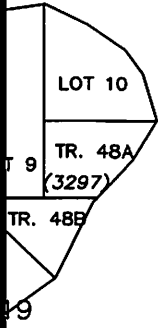
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Scott Acton, Section 21, Township 22 North, Range 05 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. Provide note on final plat stating wastewater disposal systems shall comply with ADEC regulations.
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 final plat in full compliance with Title 43.

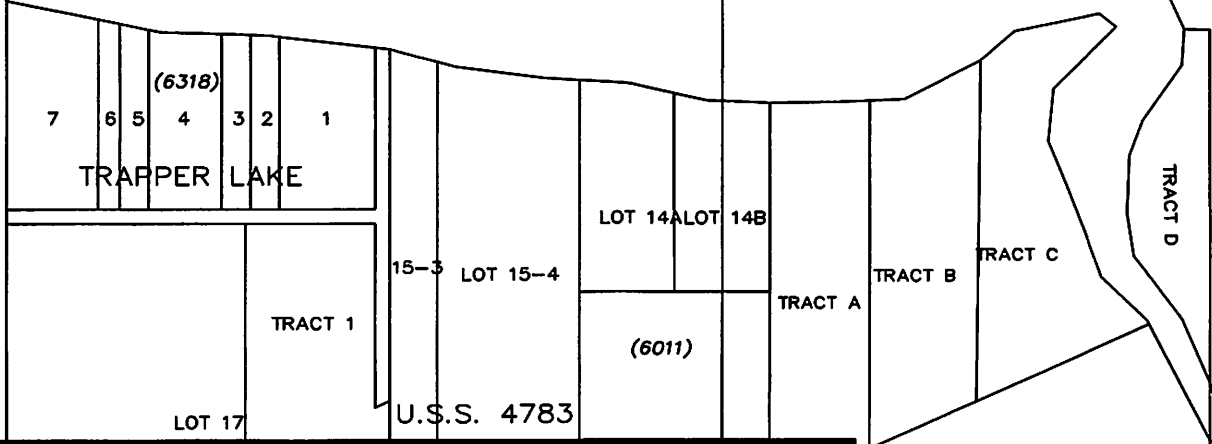
**SUBJECT
PROPERTY**

TRAPPER
LAKE



TRACT G

20 21
29 28



VICINITY MAP

FOR PROPOSED SCOTT ACTON SUBDIVISION
LOCATED WITHIN
SECTION 21, T22N, R05W, SEWARD MERIDIAN
ALASKA



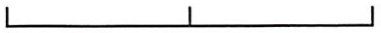
240 120 0 240 Feet

MatSuBorough



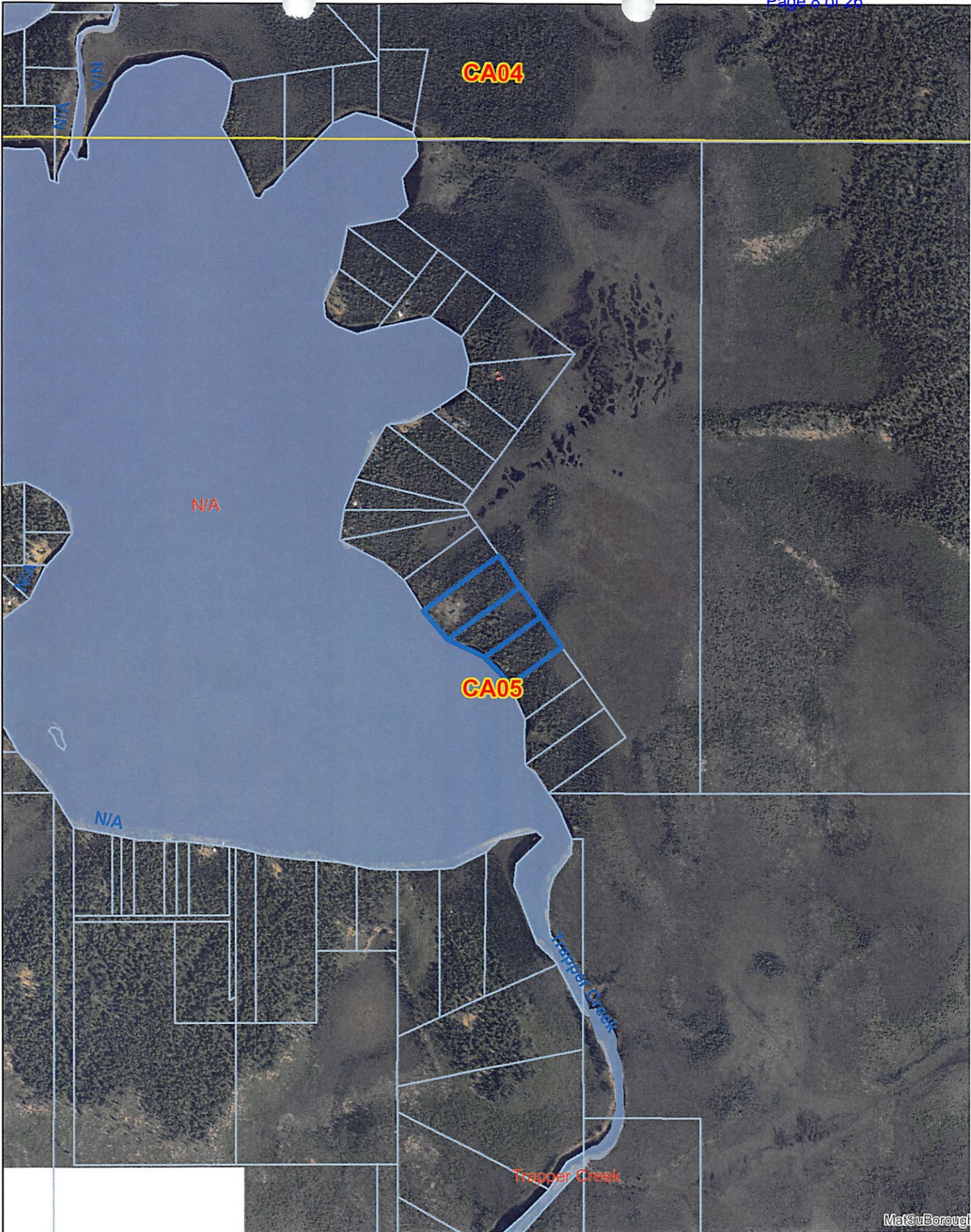


240 120 0 240 Feet



MatSu Borough





CA04

N/A

CA05

N/A

Trapper Creek

Trapper Creek

970 485 0 970 Feet

MatSu Borough



Kimberly McClure

From: Jamie Taylor
Sent: Thursday, October 27, 2022 1:11 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Scott Acton (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: Thursday, October 13, 2022 4:02 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>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Scott Acton (KMc)

Below is a link to a request for comments for Scott Acton subdivision, Case #2022-149, Tech KMc.

Comments due by October 28, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EhQva4dJuK9Jmad4Q7fmLZUB4awhJQV8w1qy3alzzfeKw?e=3msiPO

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: Hoden, George D (DFG) <george.hoden@alaska.gov>
Sent: Monday, October 17, 2022 11:17 AM
To: Kimberly McClure
Subject: RE: Scott Acton (KMc)

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

Greetings,

I am writing to provide comments on behalf of the Alaska Department of Fish and Game (ADF&G) Habitat Section on the Abbreviated Plat Request for Comments for Scott Acton Subdivision located at Section 21, T22N, R05W, SM. The proposed platting action involves property situated adjacent to Trapper Lake. Trapper Lake is cataloged as an anadromous water body by the ADF&G. Anadromous waters are protected under the Anadromous Fish Act at AS 16.05.871. The request to create two lots from three existing tracts does not appear to have a direct impact requiring a Fish Habitat Permit. However, activities that may disturb the bed or banks of a cataloged water body including but not limited to dock construction, shoreline modification, or water withdrawal may require a Fish Habitat Permit.

George Hoden
ADF&G Habitat Section
(907) 861-3203

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Thursday, October 13, 2022 4:04 PM
To: Hoden, George D (DFG) <george.hoden@alaska.gov>
Subject: FW: Scott Acton (KMc)

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Thursday, October 13, 2022 4:02 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; 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>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Scott Acton (KMc)

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

Below is a link to a request for comments for Scott Acton subdivision, Case #2022-149, Tech KMc.

Comments due by October 28, 2022.



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

October 17, 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 abbreviated plat and has no comments or recommendations.

- **SCOTT ACTON SUBDIVISION, LOTS 57A AND 59A
(MSB Case # 2022-149)**

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

Sincerely,

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

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

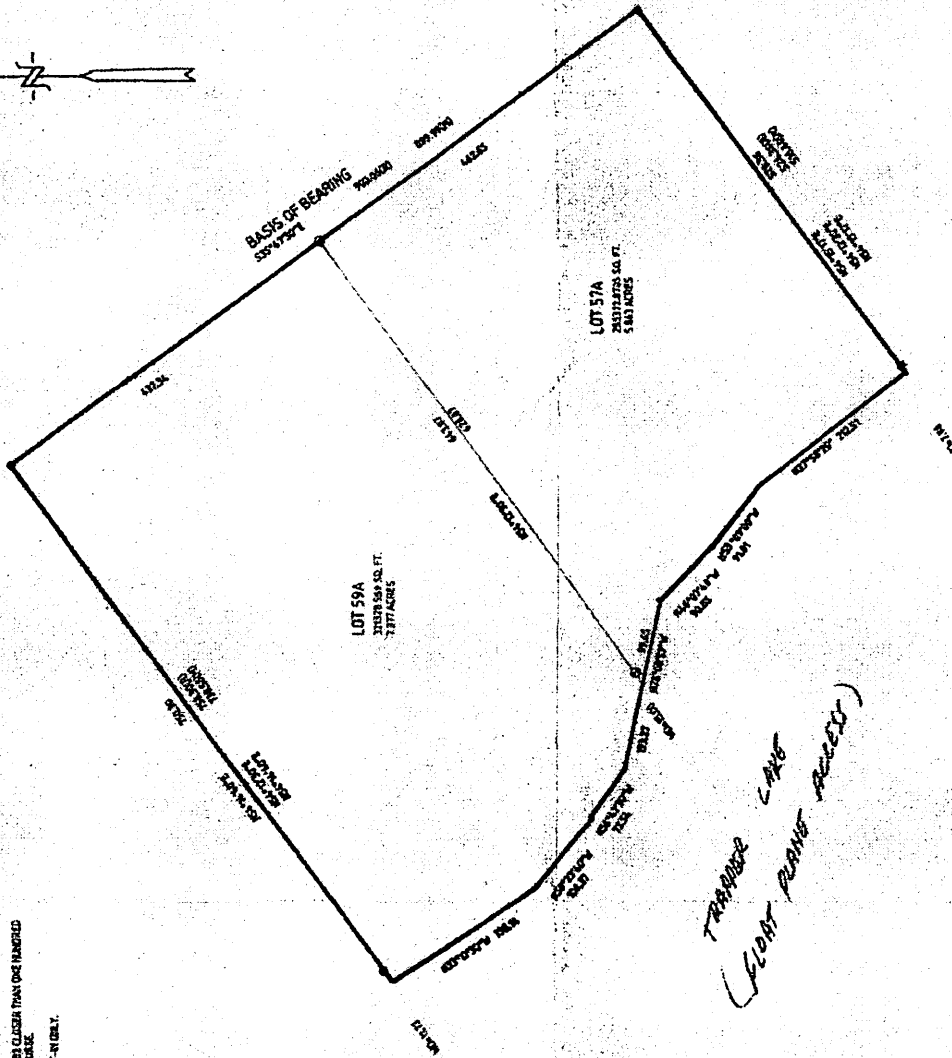
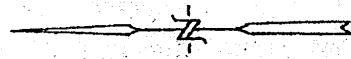
EXHIBIT D

NOTES

- 1) NO PERSONAL WATER SUPPLY SYSTEM OR SEWERAGE SYSTEM SHALL BE INSTALLED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
- 2) THERE MUST BE REGIONAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE PERSONAL PARKED, OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REGULATIONS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- 3) NO PART OF A SURVEILLANCE SENSOR SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
- 4) AT THE TIME OF PUBLIC ACCESS BY FT-30 / ROAD-41 ONLY.

LEGEND

- PUBLIC ACCESS
- PUBLIC ACCESS
- RECORD PER PLAT



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADVERTISE THIS PLAT OF SUBDIVISION BY FREE FILE CONSENT.

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC

VICINITY MAP SCALE: 1" = 100 FEET

PLATTING

SCOTT ACTON SUBDIVISION, LOTS 57A AND 59A.
 A SUBDIVISION OF ALASKA STATE LAND SURVEY NO. 71-19,
 TRAPPER LAKE/ALASKA SMALL TRACTS TRACT 57 38 & 59,
 LOCATED WITHIN SECTION 21, TOWNSHIP 22 NORTH, RANGE 5 EAST,
 SEWARD MERIDIAN, ALASKA.

SEWARD & ASSOCIATES LAND SURVEYING
 4360A FISHERMAN'S ROAD
 SOLDOTNA, ALASKA 99689

DATE: _____ TIME: _____

PLATTING OFFICER: _____

PLATTING CLERK: _____

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE MUNICIPAL GOVERNMENT AND THAT THE PLAT HAS BEEN APPROVED BY PLANNING AND LAND USE DIRECTORS.

DATE: _____

PLANNING AND LAND USE DIRECTOR: _____

PLANNING CLERK: _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL ADVERTISED TAXES AND SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, THE TAXES, ASSESSMENTS, AND SPECIAL ASSESSMENTS, WHICH ARE DUE ON THE PROPERTY, INCLUDED IN THE SUBDIVISION OR REASSESSMENT, WHICH HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL: _____

DATE: _____

SURVEYOR'S CERTIFICATE

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

DATE: _____

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, October 13, 2022 5:09 PM
To: Kimberly McClure
Cc: Mireya Armesto
Subject: RE: Scott Acton (KMc)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
GCI has no comment on this plat.

Thank you,
ALEX SLAVENS
GCI | Manager – OSP Design
t: 907-868-1049 | m: 907-351-0065 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Thursday, October 13, 2022 4:02 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; 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>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Scott Acton (KMc)

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

Below is a link to a request for comments for Scott Acton subdivision, Case #2022-149, Tech KMc.

Comments due by October 28, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhQva4dJuK9Jmad4Q7fmLZUB4awhJQV8w1qy3alz?e=3msiPO

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

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

RECEIVED
OCT 24 2022
PLATTING

56397000T063 8
KITTOE DANIEL & JANICE LIVING TRUST
KITTOE DANIEL D & JANICE TRES
9410 STRATHMORE DR
ANCHORAGE AK 99502-1445

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JAMES & JOYCE SCOTT AND KENNETH ACTON

REQUEST: The request is to create two lots from Tracts 57, 58 & 59, Trapper Lake Alaska Small Tracts, Plat 72-7T (ASLS 71-19) to be known as **SCOTT ACTON**, containing 13.24 acres +/- . Pursuant to MSB 43.20.100(I) when replatting remote recreational parcels, lots are exempt from legal and physical access provisions contained within this code; and in lieu of a useable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations. The property is located on the east side of Trapper Lake and west of the Susitna River (Tax ID # 6397000T057, T058 & T059); within the SW ¼ Section 21, Township 22 North, Range 05 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 9, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

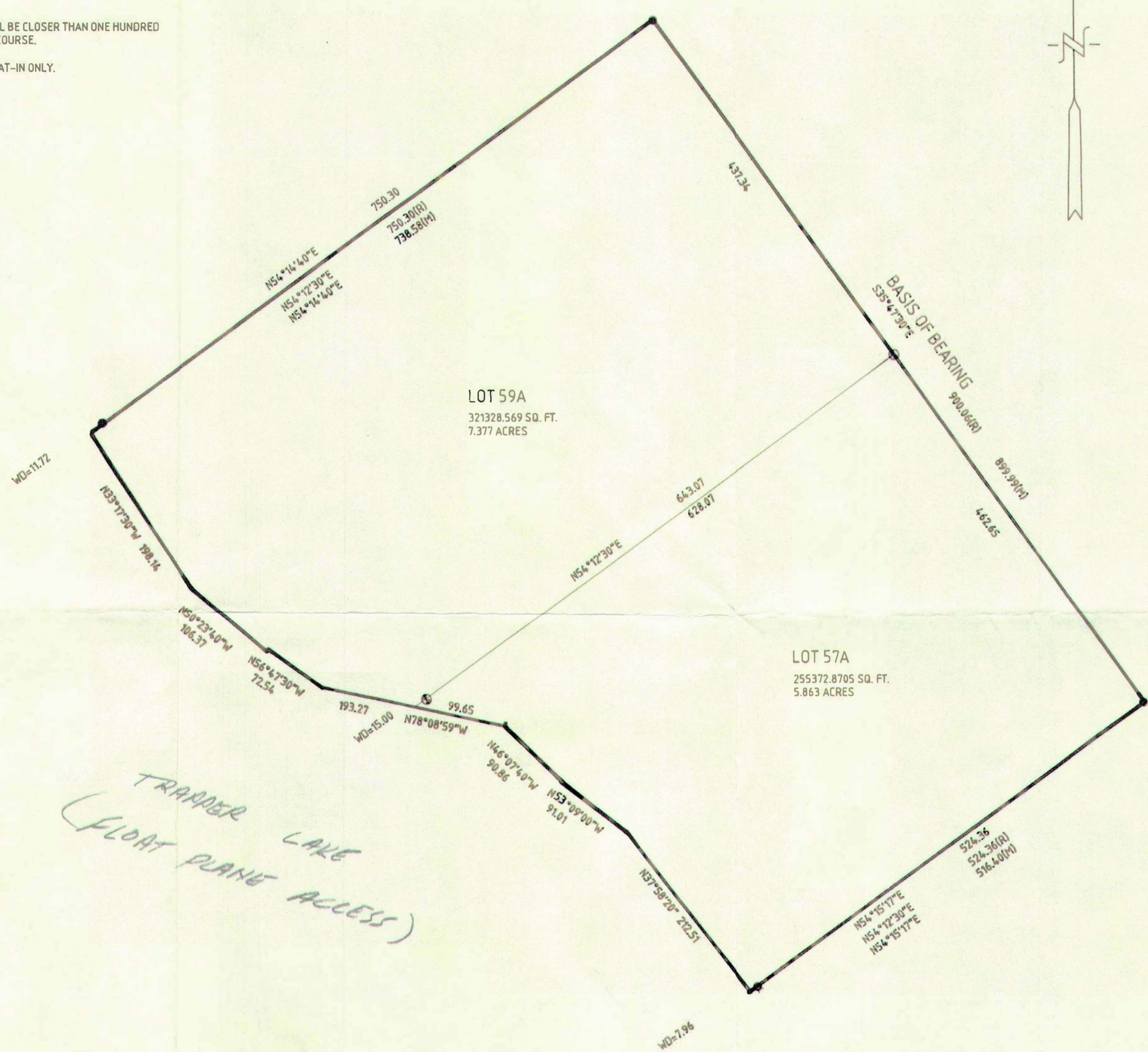
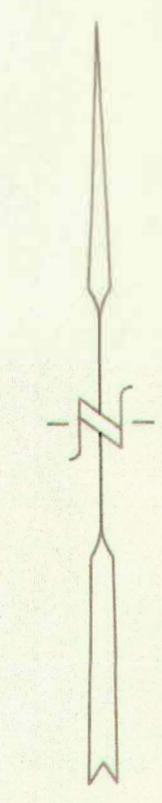
No Objection [] Objection [] Concern

Name: Dan & Janice Kittoe Address: 9410 Strathmore Dr. Anch, Ak 99521

Comments: _____

NOTES

- 1) NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 2) THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- 3) NO PART OF A SUBSURFACE SEWER SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
- 4) AT THE TIME OF FILING, ACCESS IS BY FLY-IN / BOAT-IN ONLY.



LEGEND

- MEASURED.
- (M) MEASURED.
- (R) RECORD PER PLAT.

SURVEYOR'S CERTIFICATE

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

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING BOARD. BY PLAT RESOLUTION NO. _____, DATE _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

_____, 2022, PLANNING AND LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022.

FOR: _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

VICINITY MAP SCALE 1" = 1 MILE

14	13	18	17	16	15
23	24	19	20	21 THIS PLAT	22
26	25	R6W R5W	30	29	28
	36	31	32	33	34
2	1	6	T22N T21N 5	4	

PLAT OF

SCOTT ACTON SUBDIVISION, LOTS 57A AND 59A.

A SUBDIVISION OF ALASKA STATE LAND SURVEY NO. 71-19, TRAPPER LAKE ALASKA SMALL TRACTS TRACT 57,58 & 59. LOCATED WITHIN SECTION 21, TOWNSHIP 22 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA.

SEWARD & ASSOCIATES LAND SURVEYING
43604 FISHERMANS ROAD
SOLDOTNA, ALASKA 99669

GRID: TRAPPER LAKE	SCALE: 1"=100	DATE: SEPT. 2021	BOOK/PAGE:
DRAWN: DMS			SHEET 1 OF 1
CHECKED BY: DMS			

Agenda Copy

Agenda Copy

PLATTING RECEIVED

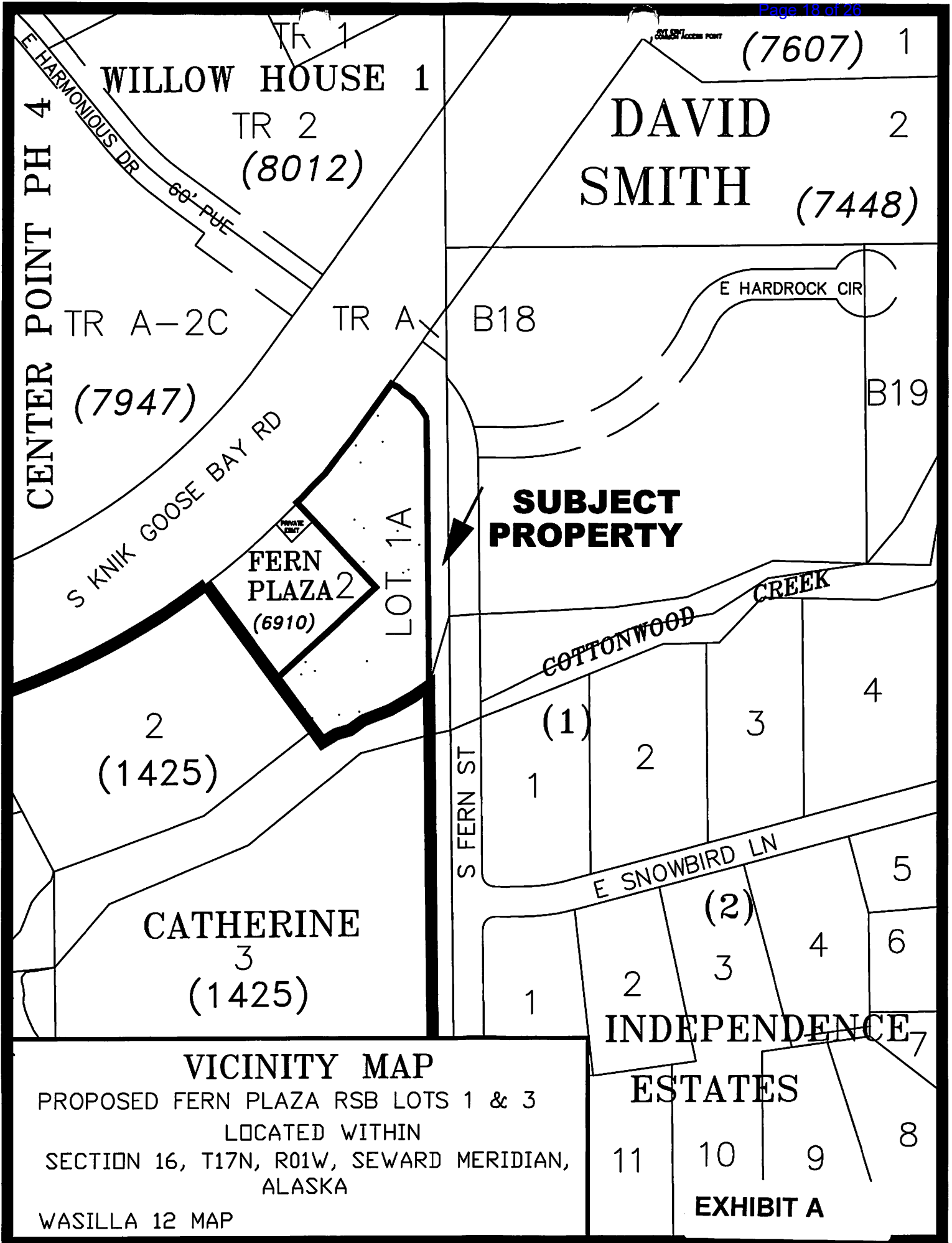
FINDINGS of FACT:

1. The abbreviated plat of Fern Plaza RSB Lots 1 & 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Fern Plaza, Plat No. 2009-71, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Fern Plaza (Plat #2009-71), and does not require additional monumentation.
6. City of Wasilla did not respond to the Request for Comments.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Fern Plaza RSB Lots 1 & 3**, contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by CERTIFIED FUNDS OR CASH.
4. Provide copy of Land Use Permit for Subdivision from City of Wasilla.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

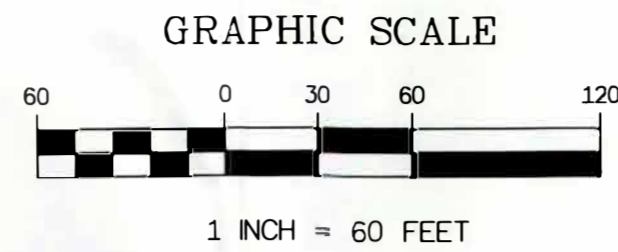
PROPOSED FERN PLAZA RSB LOTS 1 & 3
LOCATED WITHIN
SECTION 16, T17N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 12 MAP

EXHIBIT A

LEGEND

- N 90°00'00" E** RECORD DATA PER PLAT #2009-71
- _____ SURVEY LINES OF RECORD
- EASEMENT LINES
- ADJACENT PROPERTY LINES
- CENTER LINE



OWNERSHIP CERTIFICATE

I 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.

SNOWBIRD INVESTMENT PROPERTIES LLC. Date
RICHARD GERONDALE- MEMBER
2521 E. MT. VILLAGE DR. STE. B
PMB 335, WASILLA, AK 99654

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____.
FOR _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR ALASKA

GENERAL NOTES:

- 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THE OWNERSHIP OF LOT 3 CONTIGUOUS TO COTTONWOOD CREEK EXTENDS THROUGH THE SURVEY LINE TO THE LINE OF MEAN HIGH WATER OF COTTONWOOD CREEK. THE MEANDER LINE FOR COTTONWOOD CREEK IS FOR SURVEY AND CALCULATION PURPOSES.
- BLANKET EASEMENTS THAT AFFECT THE PROPERTY ARE LISTED AS FOLLOWS:
1) MATANUSKA ELECTRIC ASSOCIATION, INC., BLANKET EASEMENTS RECORDED OCTOBER 6, 1961 IN BOOK 39 AT PAGE 137; RECORDED DECEMBER 6, 1966 IN MISC. BOOK 9 AT PAGE 226.
2) MATANUSKA TELEPHONE ASSOCIATION, INC., BLANKET EASEMENTS RECORDED DECEMBER 9, 1976 IN BOOK 128 AT PAGE 870; RECORDED DECEMBER 9, 1976 IN BOOK 128 AT PAGE 919.

NUM	BEARING	DISTANCE
L1	S59°03'42"W	26.96'
L2	S75°23'32"W	24.55'
L3	S54°58'40"W	27.01'
L4	S69°10'42"W	47.26'
L5	S60°46'25"W	43.92'
L6	S55°35'16"W	32.45'
L7	S 0°08'12"E	63.43'
L8	S35°59'10"E	25.54'

NUM	DELTA	TANGENT	ARC	RADIUS	BEARING	DISTANCE
C1	07°59'03"	86.76'	173.24'	1243.24'	S40°29'46"W	173.10'
C2	23°38'36"	27.73'	54.68'	132.50'	S41°40'27"E	54.29'

CERTIFICATION OF PAYMENT OF TAXES

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

_____, 20____
Date Tax Collection Official (MAT-SU BOROUGH)

CERTIFICATION OF PAYMENT OF TAXES

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

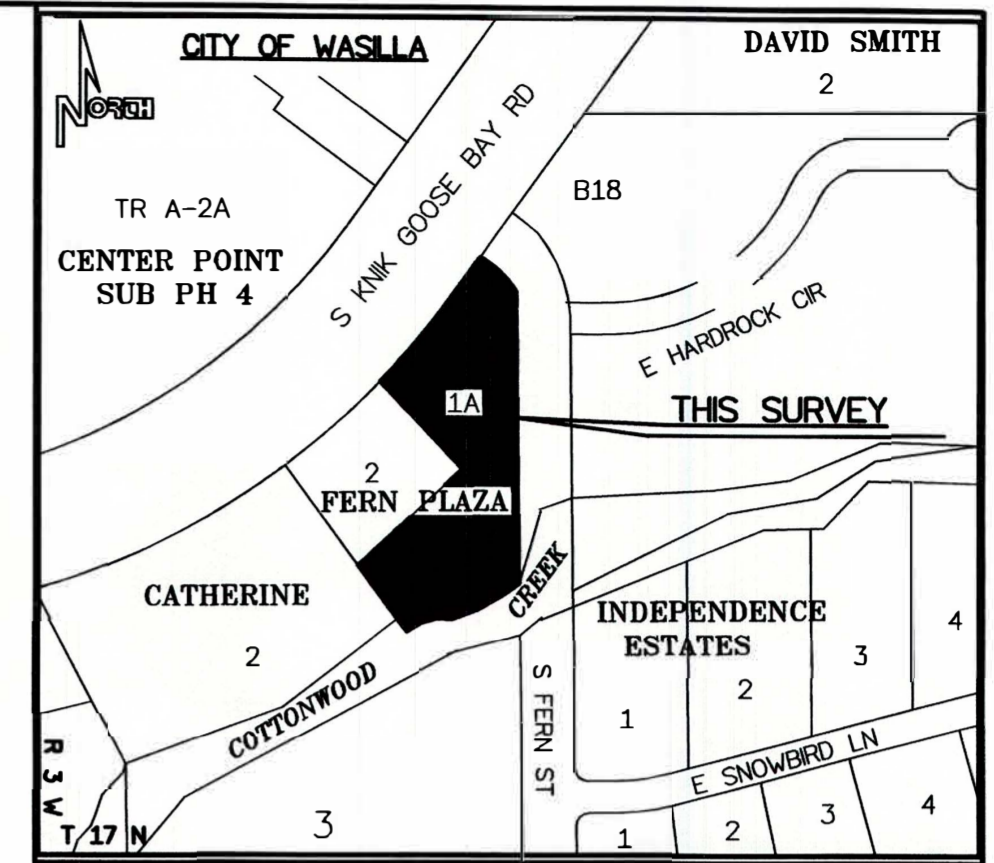
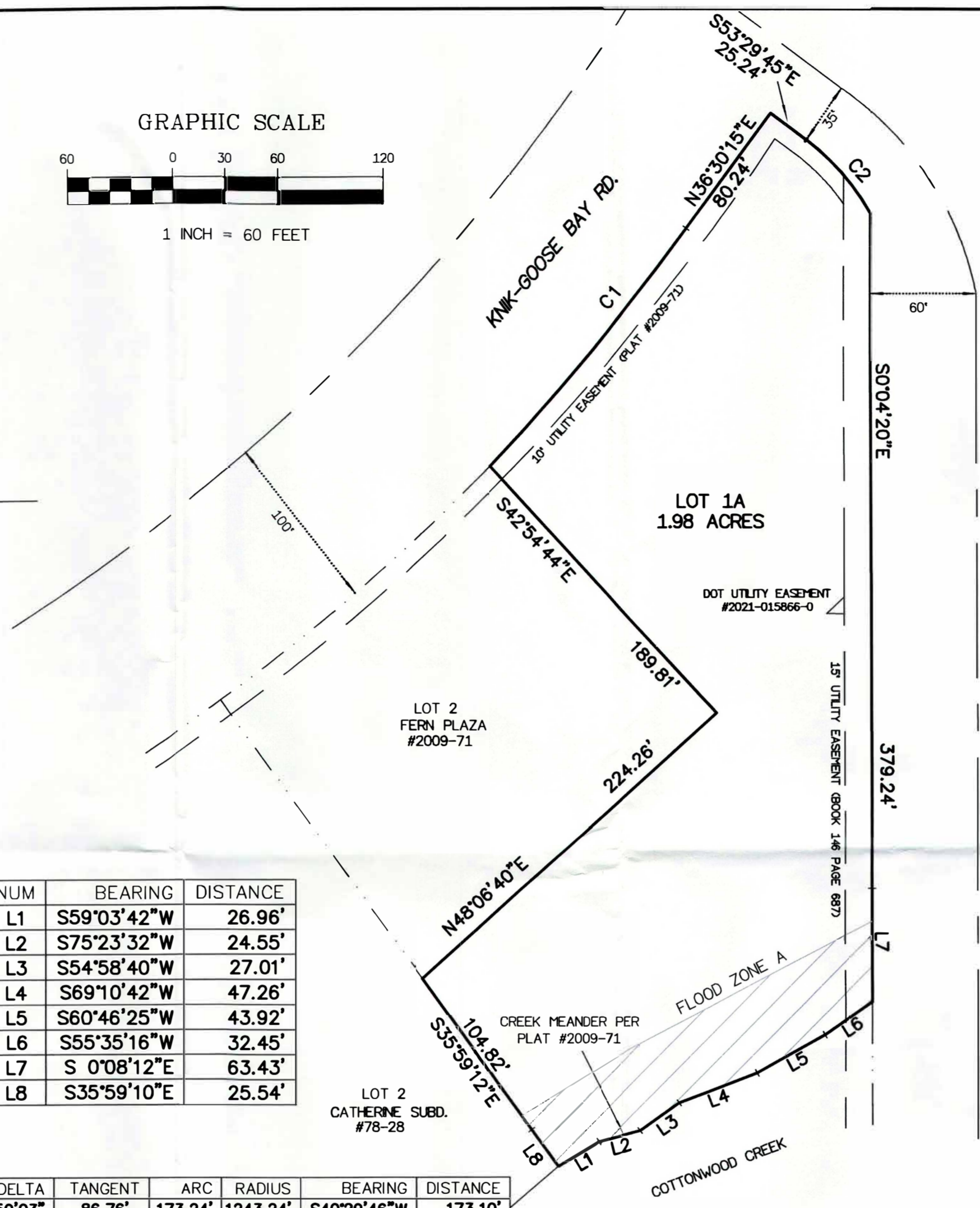
_____, 20____
Date Tax Collection Official (CITY OF WASILLA)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. _____ 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.

_____, 20____
Date

Planning and Land Use Director ATTEST: _____
Platting Clerk



VICINITY MAP
1" = 300'

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLAT NO. 2009-71.



RECEIVED
OCT 13 2022
Agenda Copy
PLATTING

PLAT OF
**FERN PLAZA
LOT 1A**
CONTAINING 1.98 ACRES
A SUBDIVISION OF LOTS 1 AND 3
FERN PLAZA, PLAT NO. 2009-71
LOCATED WITHIN
SECTION 16 T. 17 N. R. 1 W., SM
PALMER RECORDING DISTRICT

PREPARED BY
ACUTEK
GEOMATICS
5099 E. BLUE LUPINE DR. #104, WASILLA, ALASKA 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acuteksurvey.com

DESIGNED BY: TENDRA	SCALE: 1"= 60'	FIELD BOOK: N/A
DRAWN BY: TENDRA	DATE: 9/15/2022	MAP NO.: WA 12
CHECKED: TLN	FILE No. 19-05.10	SHEET: 1 OF 1

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 9, 2022**

ABBREVIATED PLAT: LIFE LAKE
LEGAL DESCRIPTION: SEC 22 & 27, T28N, R06W, S.M., AK
PETITIONER: ROBERT JOHN STRASENBURGH & RUTH WOOD
SURVEYOR: GLOBAL POSITIONING SERVICES INC.
ACRES: 31.03 +/- PARCELS: 9
REVIEWED BY: KIMBERLY MCCLURE CASE: 2022-151

REQUEST:

The request is to combine Tracts J, K & L, ASLS No. 71-10, Plat No. 74-6T into **one lot**; Tracts O & P, ASLS No. 71-10, Plat No. 74-6T into **one lot**; and Tract B, ASLS No. 71-10, Plat No. 74-6T, ASLS No. 76-32, Plat No. 79-70 and Lots 1 & 2, Little Swan Lake subdivision, Plat No. 80-33 into **one lot**, to be known as **LIFE LAKE**, containing 31.03 acres +/- . The plat is located around Little Swan Lake and west of Trapper Creek, located within Sections 22 & 27, Township 28 North, Range 06 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and Assembly District 7.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS

MSB Development Services **Exhibit B**
Public **Exhibit C**

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

COMMENTS:

Development Services (**Exhibit B**) had no comment. There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

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

FINDINGS of FACT:

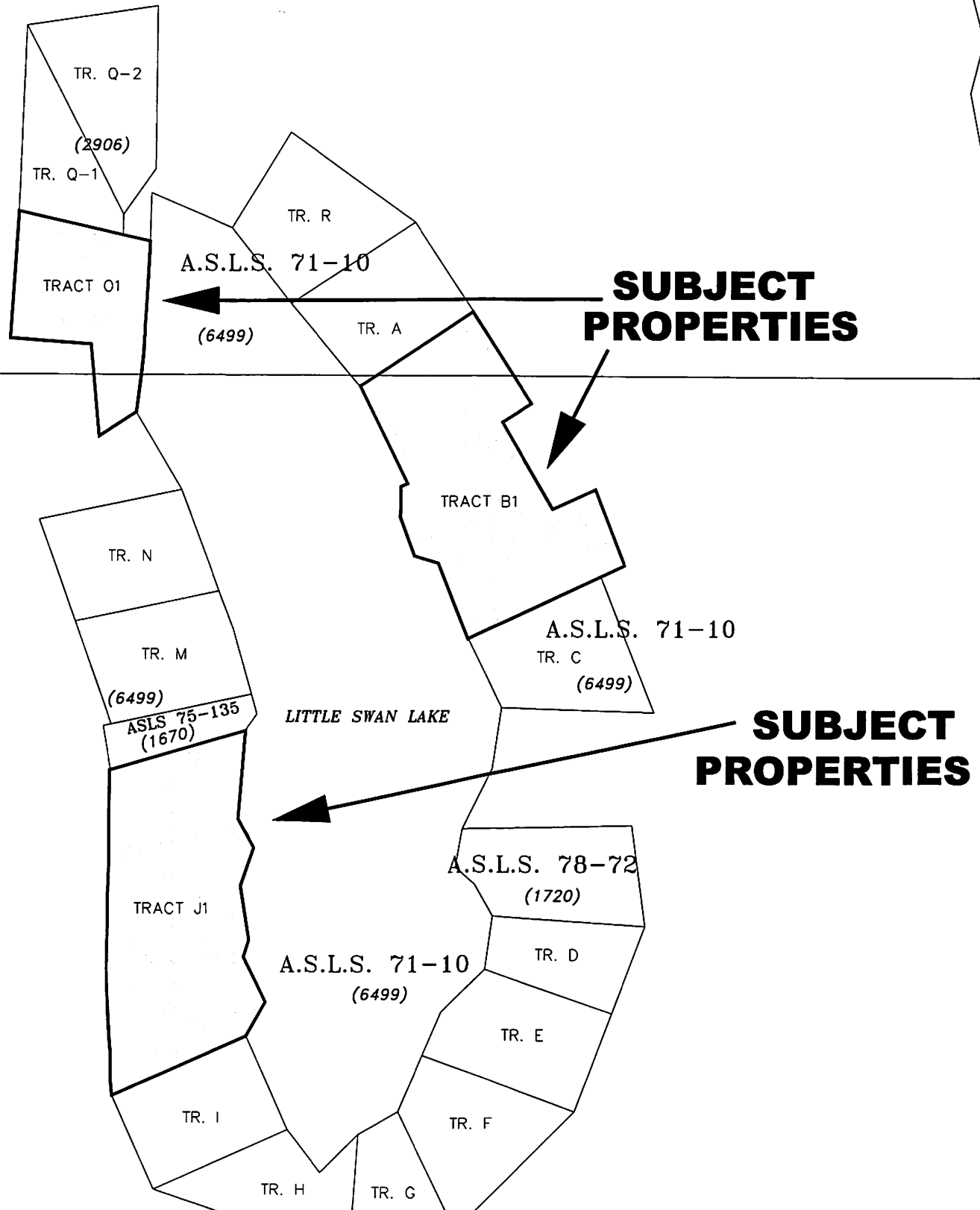
1. The abbreviated plat of LIFE LAKE is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines nine lots within ASLS No 71-10, ASLS No. 76-32 and Little Swan Lake subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey and topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of ASLS No 71-10 (Plat No. 74-6T), ASLS No. 76-32 (Plat No. 79-70) and Little Swan Lake subdivision (Plat No. 80-33), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of LIFE LAKE contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Show mode of access as a plat note on the final plat as required by MSB 43.20.100(B).
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.

22
27



VICINITY MAP

FOR PROPOSED LIFE LAKE
LOCATED WITHIN
SECTIONS 22 & 27, T28N, R06W, SM,
ALASKA

PETERSVILLE (PV) 16 MAP

EXHIBIT A

Kimberly McClure

From: Permit Center
Sent: Thursday, October 20, 2022 4:02 PM
To: Kimberly McClure
Subject: RE: Life Lk (KMc)

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Thursday, October 13, 2022 5:54 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; colton.percy@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: Life Lk (KMc)

Below is a link to a request for comments for Life Lake, Case #2022-151, Tech KMc.

Comments due by October 28, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EtZEPCTT-9dApkxdHUMvwr8Bq11jwStuJoG1SxxOPq_S0Q?e=Csl6aH

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

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

RECEIVED
OCT 25 2022
PLATTING

56499000T00D 11
SPERRY JEFFREY W & MARY B
17151 VANOVER CIR
EAGLE RIVER, AK 99577

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROBERT JOHN STRASENBURGH & RUTH WOOD

REQUEST: The request is to combine Tracts J, K & L, ASLS No 71-10 into **one lot**; Tracts O & P, ASLS No 71-10 into **one lot**; and Tract B, ASLS No 71-10, ASLS No. 76-32 and Lots 1 & 2, Little Swan Lake subdivision, Plat No. 80-33 into **one lot**, to be known as **LIFE LAKE**, containing 31.03 acres +/- . The property is located around Little Swan Lake and west of Trapper Creek (Tax ID # 6499000T00B, J, K, L, O & P; 16930000000; and 1897000L001 & L002); within Sections 22 & 27, Township 28 North, Range 06 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 9, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection Objection Concern

Name: Jeffrey Sperry Address: 17151 VANOVER CIRCLE

Comments: EAGLE RIVER, AK 99577

WE have no objections to this proposal

Jeffrey Sperry

EXHIBIT C

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

RECEIVED
OCT 27 2022
PLATTING

56499000T001 6
MYERS ERIC F
2834 KNIK AVE
ANCHORAGE, AK 99517

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROBERT JOHN STRASENBURGH & RUTH WOOD

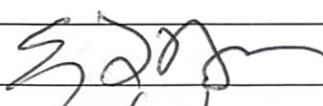
REQUEST: The request is to combine Tracts J, K & L, ASLS No 71-10 into **one lot**; Tracts O & P, ASLS No 71-10 into **one lot**; and Tract B, ASLS No 71-10, ASLS No. 76-32 and Lots 1 & 2, Little Swan Lake subdivision, Plat No. 80-33 into **one lot**, to be known as **LIFE LAKE**, containing 31.03 acres +/- . The property is located around Little Swan Lake and west of Trapper Creek (Tax ID # 6499000T00B, J, K, L, O & P; 16930000000; and 1897000L001 & L002); within Sections 22 & 27, Township 28 North, Range 06 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7.

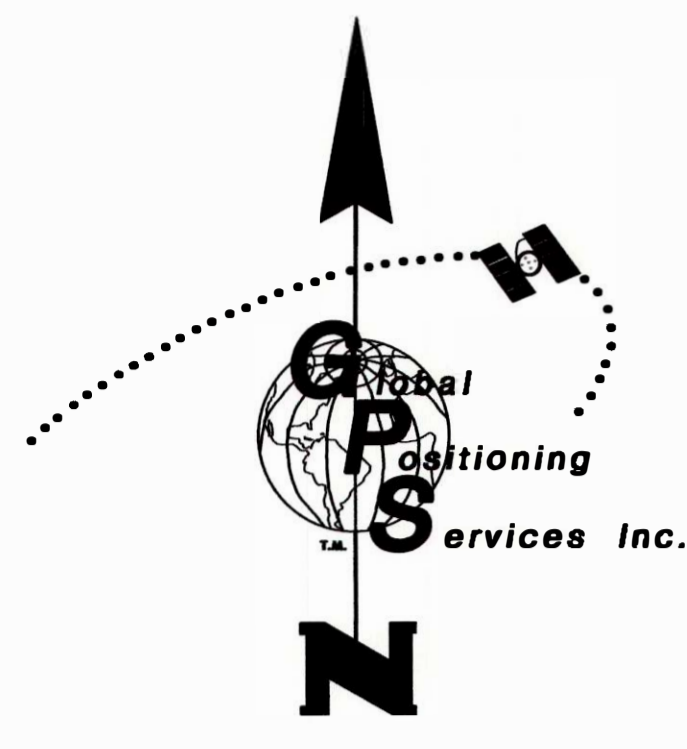
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 9, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection Objection Concern

Name: ERIC MYERS Address: 2834 KNIK AVE, ANCHORAGE
ALASKA 99517

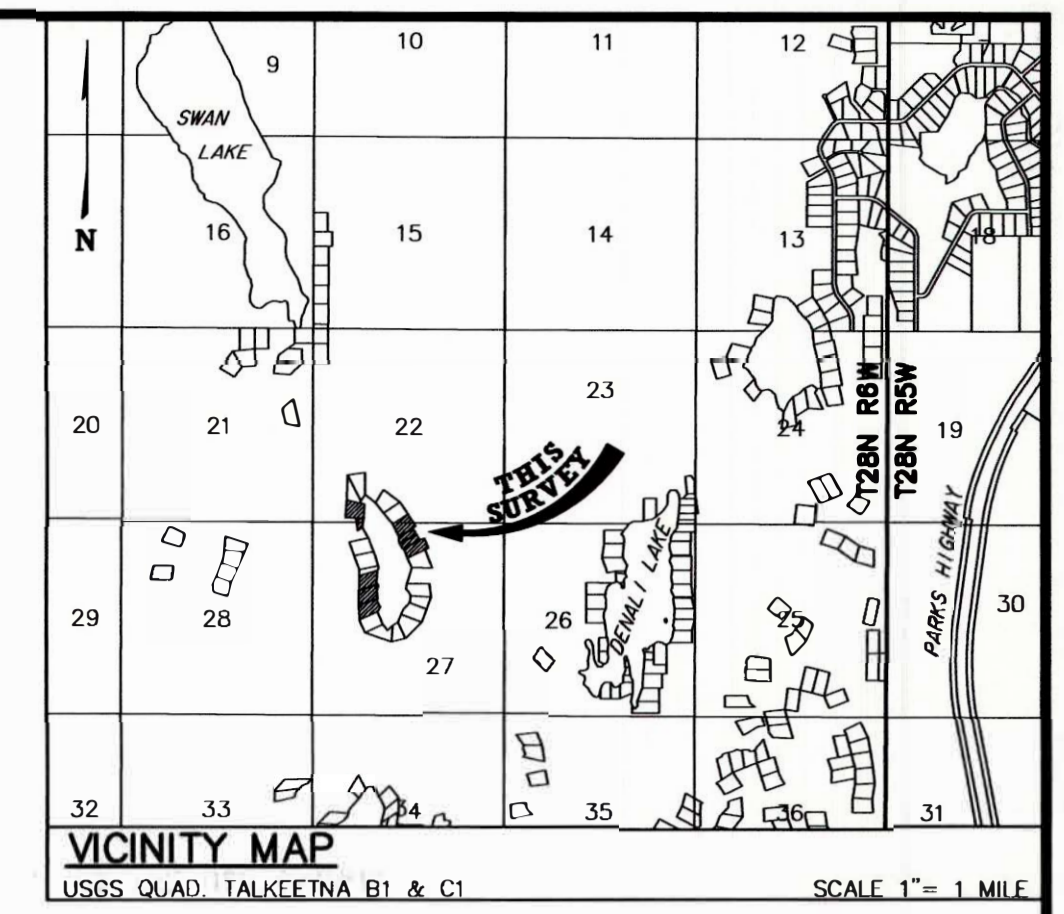
Comments: No objections.

10/25/22



CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____, 20____



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE ROBERT JOHN STRASENBURGH
PO BOX 766
TALKEETNA, AK 99676

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

DATE RUTH D WOOD
PO BOX 766
TALKEETNA, AK 99676

NOTARY'S ACKNOWLEDGEMENT

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

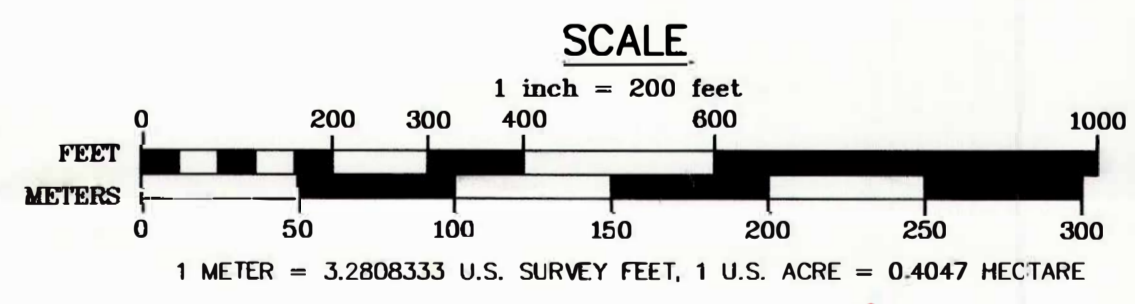
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE 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 IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK



A PLAT OF
LIFE LAKE SUBDIVISION
CREATING TRACTS B-1-1, & O-1
A REPLAT OF
TRACTS B, J, K, L, O, AND P OF
ASLS 71-10, PLAT NO. 74-6T,
ASLS 76-32, PLAT NO. 79-70,
& LOTS 1 & 2 OF
LITTLE SWAN LAKE SUBD., PLAT NO. 80-33
LOCATED WITHIN
UNSURVEYED SECTIONS 22 & 27
TOWNSHIP 28 NORTH, RANGE 6 WEST
SEWARD MERIDIAN, ALASKA
CONTAINING 31.03 ACRES MORE OR LESS
TALKEETNA RECORDING DISTRICT

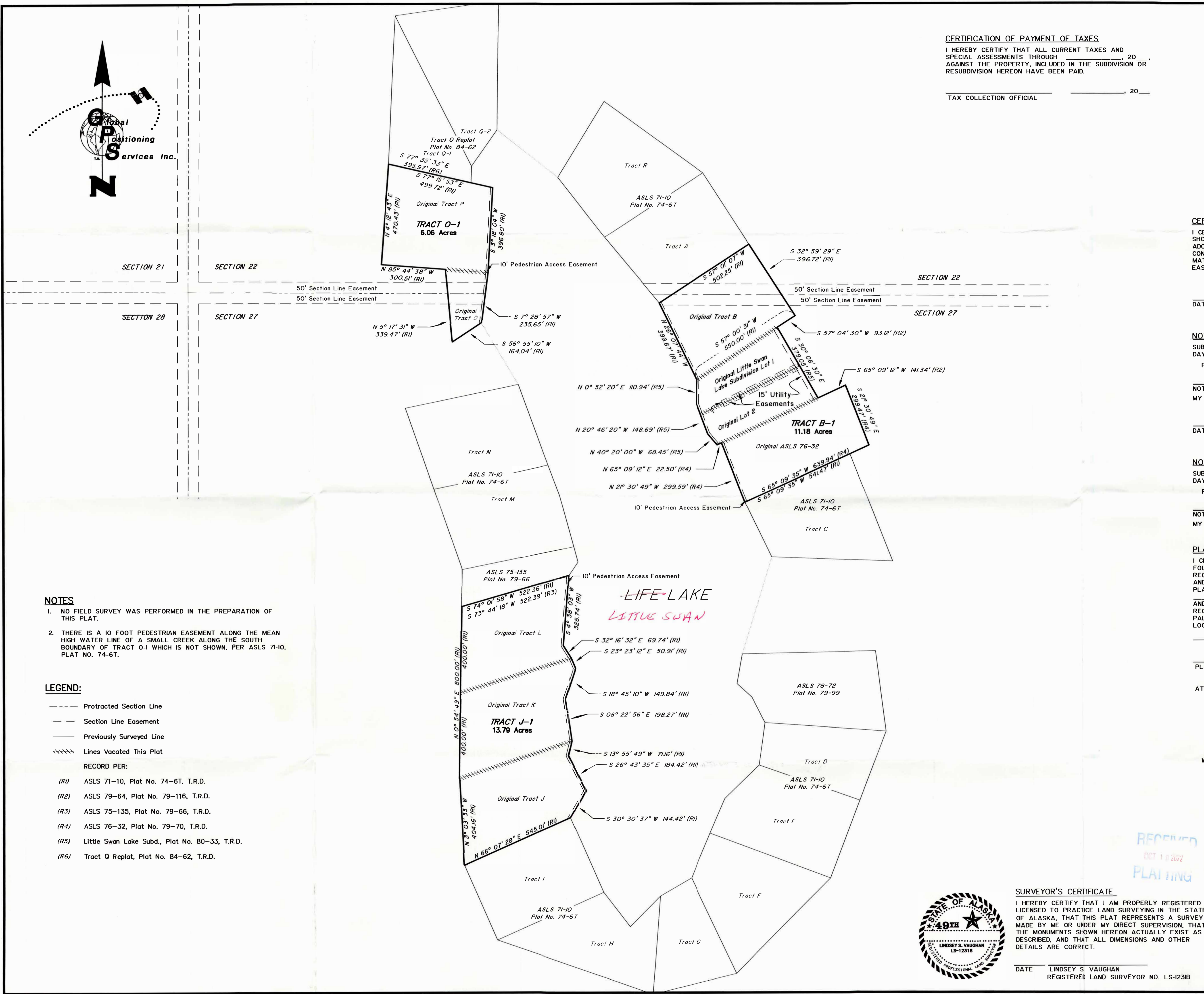
Lindsey S. Vaughan, PLS
Global Positioning Services, Inc.
2603 Blueberry Road
Anchorage, Alaska 99503
(907) 569-2000

DRAWN	SCALE	CHECKED	DATE
S.D.S.	1"=200'	L.S.V.	Sept. 28, 2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE LINDSEY S. VAUGHAN
REGISTERED LAND SURVEYOR NO. LS-12318



NOTES

- NO FIELD SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAT.
- THERE IS A 10 FOOT PEDESTRIAN EASEMENT ALONG THE MEAN HIGH WATER LINE OF A SMALL CREEK ALONG THE SOUTH BOUNDARY OF TRACT O-1 WHICH IS NOT SHOWN, PER ASLS 71-10, PLAT NO. 74-6T.

LEGEND:

- Protracted Section Line
- - - - Section Line Easement
- Previously Surveyed Line
- |||||| Lines Vacated This Plat

RECORD PER:

- (R1) ASLS 71-10, Plat No. 74-6T, T.R.D.
- (R2) ASLS 79-64, Plat No. 79-116, T.R.D.
- (R3) ASLS 75-135, Plat No. 79-66, T.R.D.
- (R4) ASLS 76-32, Plat No. 79-70, T.R.D.
- (R5) Little Swan Lake Subd., Plat No. 80-33, T.R.D.
- (R6) Tract Q Replat, Plat No. 84-62, T.R.D.