

AGENDA

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
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

December 14, 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. **ALASKA LODGE**: The request is to create two lots from Lot 9B, Lot 9 Subdivision, Plat No. 67-7 to be known as **Alaska Lodge**, containing 4.73 acres +/- . The property is located south of Matanuska River, north of Wolverine Lake and directly south and east of N. Wolverine Road (Tax ID # 3247000L009B); within the E ½ Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Johnathan Jester, Staff: Matthew Goddard, Case # 2022-164)*
- B. **REED II**: The request is to create one lot from lots 1, 21 & 22, Windsong Subdivision, Plat No. 76-110 to be known as **Reed II**, containing 1.47 acres +/- . The property is located south of the Knik River, north of S. Old Glenn Highway and directly north of E. Carolyn Court (Tax ID # 1169B05L001 / L021 / L022); within the NE ¼ Section 17 & the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. *(Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2022-157)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **December 14, 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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 14, 2022**

ABBREVIATED PLAT: ALASKA LODGE

LEGAL DESCRIPTION: SEC 07, T18N, R03E, SEWARD MERIDIAN AK

PETITIONERS: JOHNATHAN JESTER

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / PIONEER ENGINEERING

ACRES: 4.75 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2022-164

REQUEST: The request is to create two lots from Lot 9B, Lot 9 Subdivision, Plat No. 67-7 to be known as **ALASKA LODGE**, containing 4.73 acres +/- . The property is located south of Matanuska River, north of Wolverine Lake and directly south and east of N. Wolverine Road; within the E ½ Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Asbuilt & Topographic Mapping
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 5 pgs

AGENCY COMMENTS

ADOT&PF
ADF&G
Department of Public Works
Development Services
Emergency Services
Utilities

EXHIBIT D – 3 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lot 1 will be 1.56 acres and Lot 2 will be 3.18 acres. Regrading will be required to achieve the minimum useable septic area. The petitioner will need to submit a preliminary drainage plan to the Department of Public Works prior to the commencement of regrading if 10,000 sq. ft. or more of land is disturbed (**Recommendation #2**). Once regrading is completed an updated soils report will be required (**Recommendation #3**). Access is N. Wolverine Road, an ADOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes two new test holes were dug as shown on the test hole map (**Exhibit C-4**). Both test

holes showed approximately one foot of topsoil (OL) overlaying a varying depth of silty clay which was then followed by silty/sandy gravel (SM/GM) extended to the bottom of each 12 foot deep test hole. Neither hole showed the presence of any groundwater.

“Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.”

Platting Staff notes that the topography of the parcels indicates that regrading is needed if minimum septic area is to be achieved (Recommendation #3).

Comments:

ADOT&PF (**Exhibit D**) notes that the parcels should share a common access (**Recommendation # 4**).

ADF&G (**Exhibit E**) has no objections.

MSB DPW (**Exhibit F**) notes that most of the parcel is steeper than 25% and it appears both test holes are located within the top 50 feet of the top of slopes steeper than 25% with more than 10 feet of elevation change. The report also shows areas as useable that are within 50 feet of the top of slopes steeper than 25% and/or within protective well radius.

Staff notes that an updated soils report depicting useable area will be required once all regrading is complete (Recommendation #3).

Development Services (**Exhibit G**) has no comment.

Emergence Services (**Exhibit H**) has no objections.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments or Planning Division; MEA or MTA.

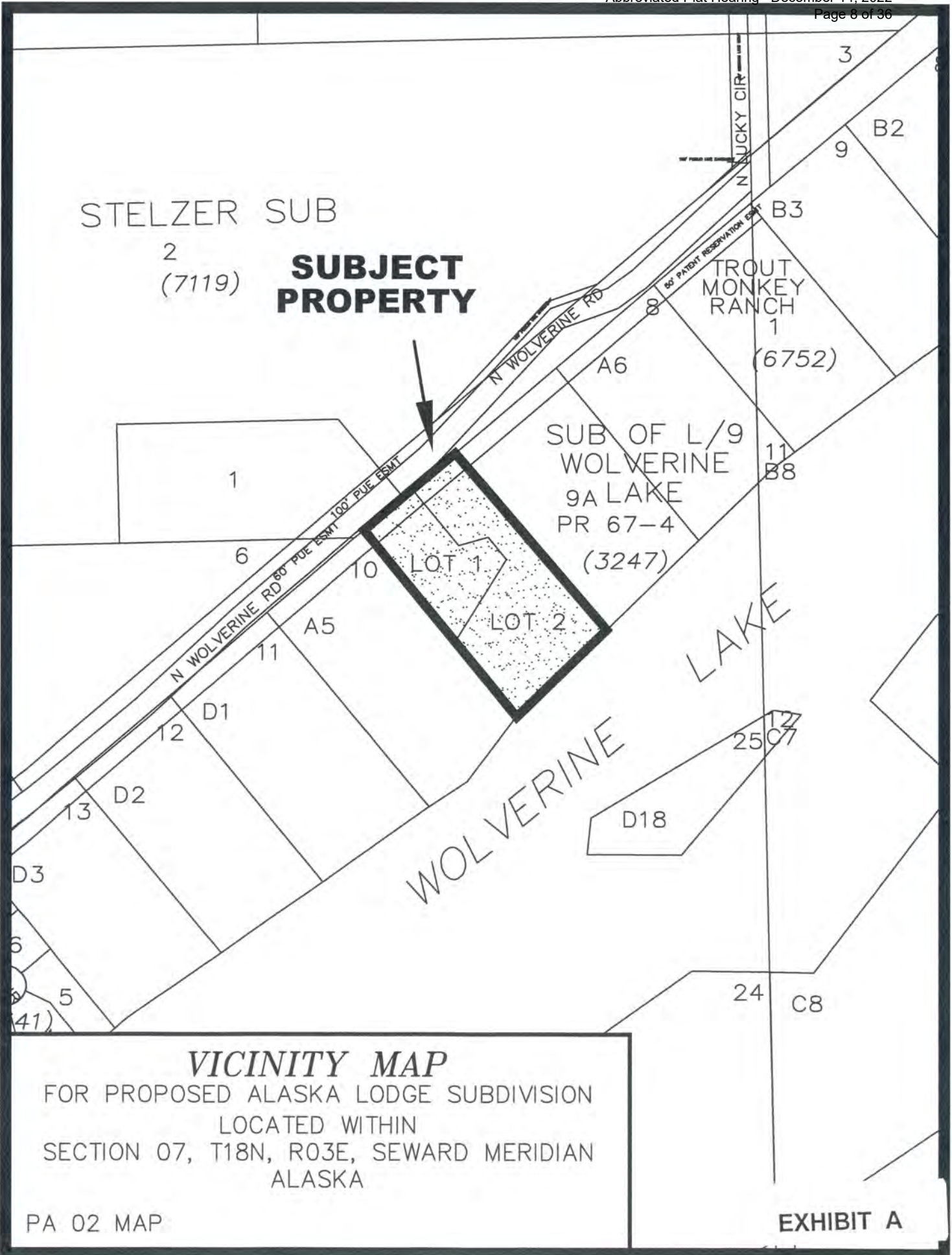
CONCLUSION: The abbreviated plat of Alaska Lodge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists 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 exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1), an updated soils report depicting useable area will be required once all regrading has been completed.

FINDINGS OF FACT

1. The plat of Alaska Lodge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1), an updated soils report will be needed.
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. ADOT&PF notes that common access is needed.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments or Planning Division; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. 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 Alaska Lodge, Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Submit a Preliminary Drainage Report to the Department of Public Works prior to regrading if 10,000 sq. ft. of land or more will be disturbed to achieve useable area requirements.
3. Submit an updated soils report with useable area depicted once all regrading has been completed.
4. Add a plat note that states Lots 1 & 2 shall share a common access unless otherwise granted by the permitting authority.
5. 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.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED ALASKA LODGE SUBDIVISION
LOCATED WITHIN
SECTION 07, T18N, R03E, SEWARD MERIDIAN
ALASKA

PA 02 MAP

EXHIBIT A

STELZER SUB

2
(7119)

TROUT
MONKEY
RANCH

1
(6752)

SUB OF L/9
WOLVERINE
LAKE

PR 67-4
(3247)

LAKE

WOLVERINE

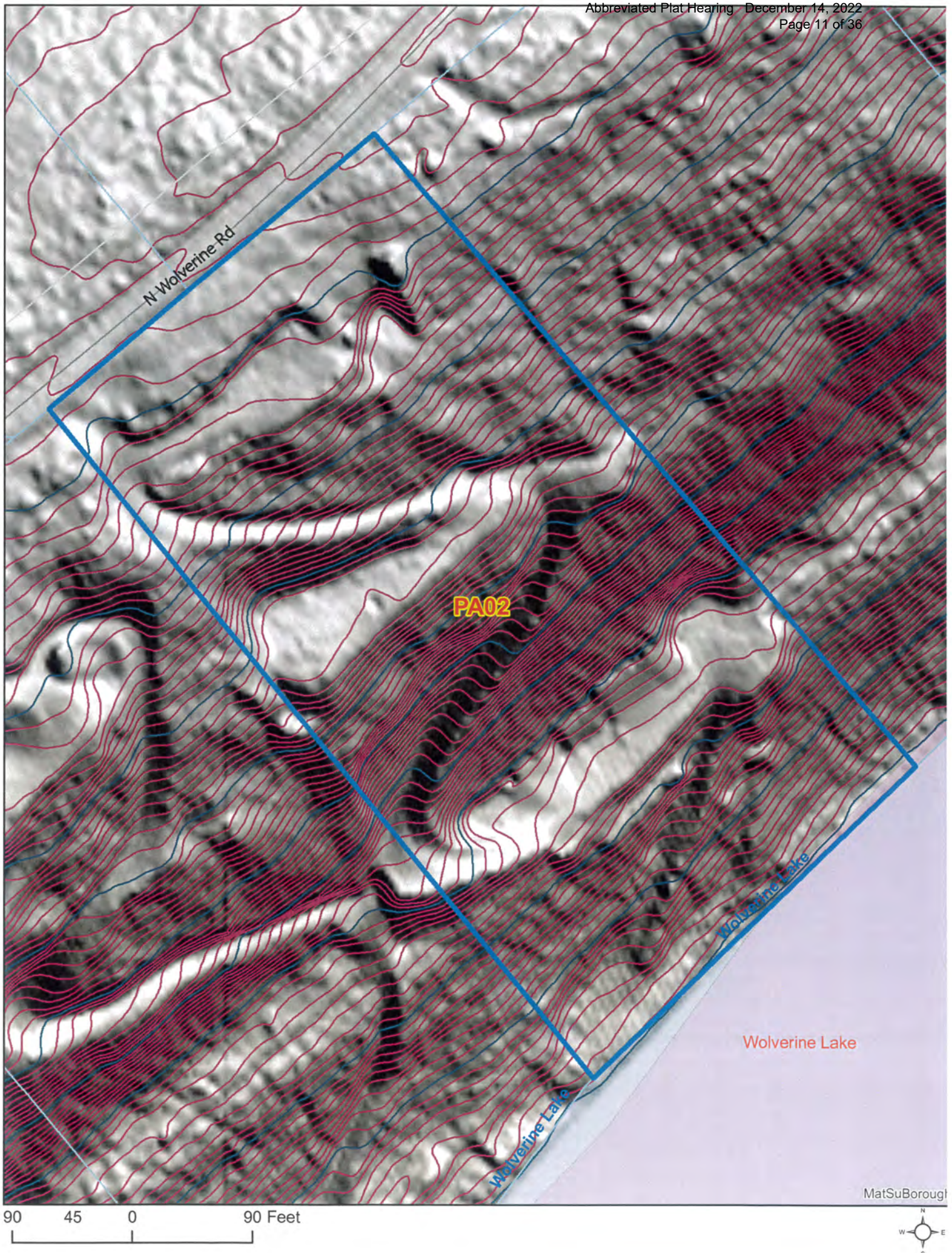
50' SECTION LINE EASEMENT



90 45 0 90 Feet

MatSu Borough



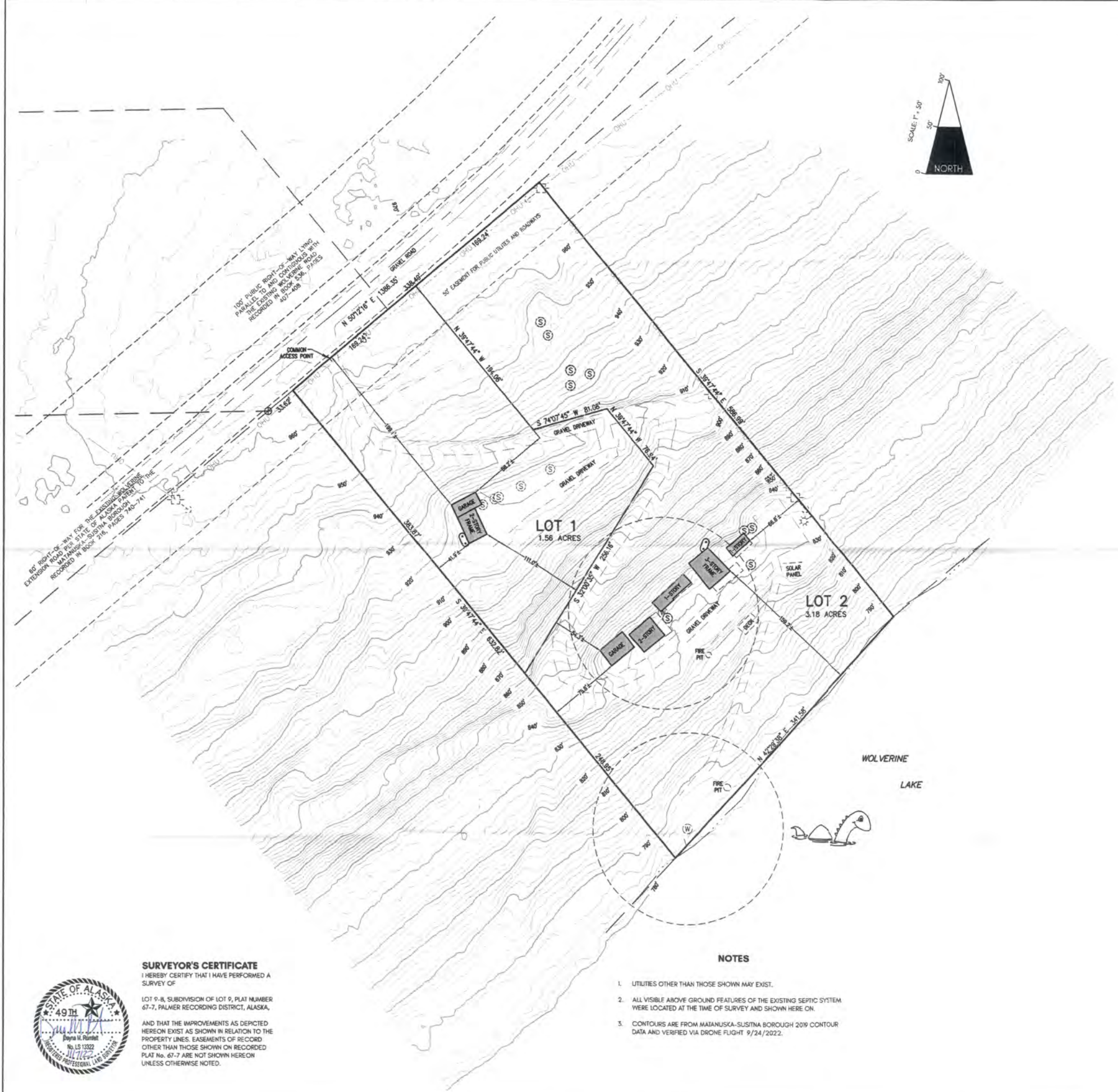




490 245 0 490 Feet

MatSu Borough





LEGEND

- FOUND 3-1/4" BRASS CAP
- FOUND 2" ALUMINUM CAP
- WELL
- SEPTIC VENT
- GUY WIRE
- POWER POLE
- OVERHEAD UTILITY
- LIGHT POLE
- ABOVE-GROUND FUEL TANK

NOTES

- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
- CONTOURS ARE FROM MATANUSKA-SUSITNA BOROUGH 2019 CONTOUR DATA AND VERIFIED VIA DRONE FLIGHT 9/24/2022.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
LOT 9-B, SUBDIVISION OF LOT 9, PLAT NUMBER 67-7, PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 67-7 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.



RECEIVED
NOV 17 2022
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EXHIBIT B

AS-BUILT OF
ALASKA LODGE
LOT 9-B, SUBDIVISION OF LOT 9, PLAT NUMBER 67-7, PALMER RECORDING DISTRICT, LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 4.73 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNALAVENDERSURVEY.COM (907)301-9177

TAX MAP: PA12	DRAWN BY: DMR	SCALE: 1" = 50'
DATE: 11/07/2022	CHECKED BY: DMR	FILE: 22-071PP.DWG



Pioneer Engineering LLC
Professional, Reliable, Local

RECEIVED
DEC 07 2022
PLATTING

December 7, 2022

RE: **REVISED**
Usable Area Report
T18N R3E Section 7, SM
Sub of 18N03E07 L/09, Lot 9B
11117 N Wolverine Road

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Lavender Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 4.66-acre parent parcel into two lots as follows: Lot 1 (1.41 acres) and Lot 2 (3.34 acres).

Test Holes: Two new test holes were dug as shown on the attached test hole map. Each proposed lot received a test hole. Both showed approximately 1 foot of topsoil (OL) overlaying a varying depth of silty clay which was then followed by silty/sandy gravel (SM/GM) extended to the bottom of each 12 foot deep test hole. Neither test hole showed the presence of any groundwater.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater, but that is not anticipated.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645



EXHIBIT C

PIONEER ENGINEERING LLC
SOILS LOG / PERCOLATION TEST REPORT

Project #: 2022-SW-328 ☒ Soil Log
Street Address: 11117 N Wolverine Road ☒ Perc Test
Legal Description: Sub of 18N03E07 L/09, Lot 9B



0	Soil Type
1	Topsoil (OL)
2	Silty Clay (SC)
3	Silty, sandy gravel (SM/GM)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope	Site Plan
	See Test hole map
Slope	

PERCOLATION TEST DATA					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	9/27/2022	12:30 PM	0 min	6"	
2	9/27/2022	1:00 PM	30 min	2 1/2"	3 1/2"
3	9/27/2022	1:30 PM	30 min	3"	3"
4	9/27/2022	2:00 PM	30 min	2 1/2"	3 1/2"

PERCOLATION RATE 10 (min/inch)

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 5 FT AND 6 FT DEPTH

COMMENTS Soils can support a conventional wastewater system.

PERFORMED BY Jacquelyn Kack

Date 9-27-22

PIONEER ENGINEERING LLC
SOILS LOG / PERCOLATION TEST REPORT

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14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope	Site Plan
	See Test hole map
Slope	

PERCOLATION TEST DATA					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	9/27/2022	2:30 PM	0 min	6"	
2	9/27/2022	3:00 PM	30 min	4"	2"
3	9/27/2022	3:30 PM	30 min	4"	2"
4	9/27/2022	4:00 PM	30 min	4"	2"

PERCOLATION RATE 15 (min/inch)

PERC HOLE DIAMETER 6"

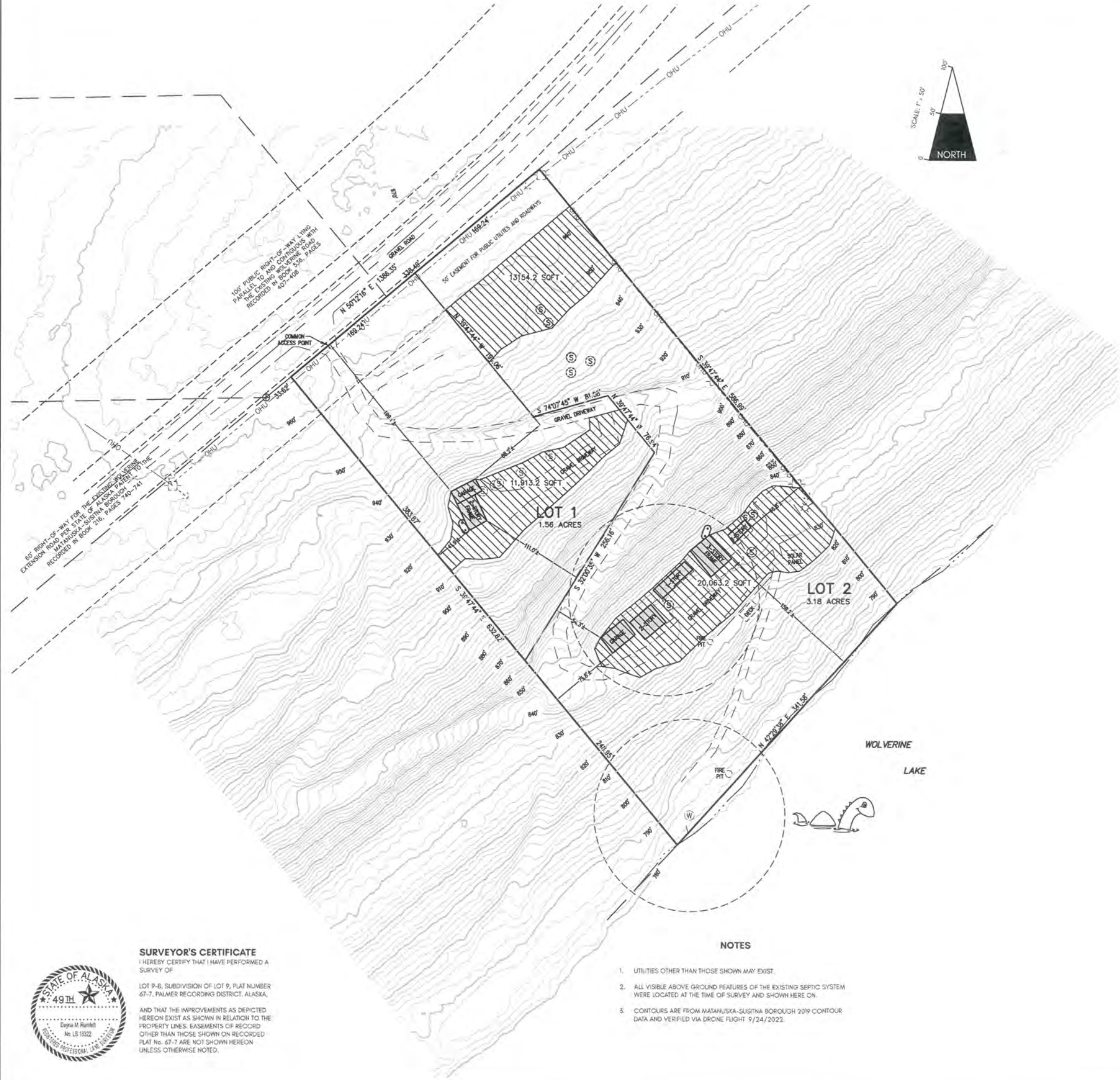
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COMMENTS Soils can support a conventional wastewater system.

PERFORMED BY Jacquelyn Kack

Date 9-27-22





LEGEND

- FOUND 3-1/4" BRASS CAP
- FOUND 2" ALUMINUM CAP
- WELL
- SEPTIC VENT
- GUY WIRE
- POWER POLE
- OHU — OVERHEAD UTILITY
- LIGHT POLE
- ABOVE GROUND FUEL TANK

NOTES

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AS-BUILT OF
ALASKA LODGE
LOT 9-B, SUBDIVISION OF LOT 9, PLAT NUMBER 67-7, PALMER RECORDING DISTRICT, LOCATED WITHIN
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA,
CONTAINING 4.73 ACRES, MORE OR LESS.

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TAX MAP: PA12	DRAWN BY: DMR	SCALE: 1" = 50'
DATE: 11/07/2022	CHECKED BY: DMR	FILE: 22-071PP.DWG



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

November 30, 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:

- **Knikatnu 2022 Tracts 1 & 2**
 - No objection to the proposed platting action.
 - DOT&PF is currently in construction for this section of Knik Goose Bay Road, as such no access will be allowed from any of the proposed tracts onto Knik Goose Bay Rd.
 - Recommend applicant verify right-of-way of S Weeping Birch is accurate and matches Knik Goose Bay Road (KGB) Reconstruction project.
 - S Weeping Birch proposed alignment bearing does not match KGB Road Reconstruction project plans.
 - S Weeping Birch typical section does not match KGB Road Reconstruction project plans.
 - Future road located on the north side of proposed lots 1C and 1D as shown on the Preliminary Drainage map would intersect S Weeping Birch where there will be guardrails installed and steep side slopes.
 - The Mat-Su Borough will take over ownership and maintenance of S Weeping Birch Rd once construction is complete.
 - Information and DOT&PF contact information on the Knik-Goose Bay Reconstruction project and S Weeping Birch Road on the project website: https://dot.alaska.gov/creg/kgb_cv/

"Keep Alaska Moving through safety and infrastructure."

EXHIBIT D

- **WA13 Suburban Country Estates Plat No. 76-75 AOB**
 - DOT&PF is currently in construction for this section of Knik Goose Bay Road.
 - Only the current existing access to proposed Lot 3 has been provided for. No additional access to Knik Goose Bay Road will be permitted. The area where the proposed shared driveway easement for Lot 1 and 2 (as shown on the Preliminary Application Sketch) will have guardrail installed along the roadside, steep side slopes, and a drainage basin and utility access road constructed in the right-of-way on the western side of this property.
 - Applicant should look to establishing access easements within the proposed lots for a shared access to KGB Rd.
 - Information about the KGB Reconstruction project and DOT&PF project contact information can be found on the project website:
https://dot.alaska.gov/creg/kgb_cv/
- **Alaska Lodge, Lot 9B, Lot 9 Subdivision, Plat No. 67-7 MG**
 - No objection to the proposed platting action
 - Proposed lots should share one common access to Wolverine Rd as proposed on agenda plat.
- **Smith Farm SEC 24 T18N, R02W, S.M., AK Tax Parcel B17, Parcel #1, 40A Exm 2016-30-Exm**
 - Show on plat 50' roadway easement for Pittman Road as recorded in the Recorder's Office, Palmer District, Historic Book 38, Page 19. And if necessary, dedicate the 50' right of way easement (from centerline) for Pittman Road along the northern property boundary.
 - Applicant will need to apply for a driveway permit for new access on Pittman Road. Driveway permits can be applied for online at DOT&PF's online epermit site <https://dot.alaska.gov/row/Login.po>

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "David Post", with a stylized flourish at the end.

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
James Sowerwine Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, December 5, 2022 11:04 AM
To: Matthew Goddard
Subject: RE: RFC Alaska Lodge (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, November 17, 2022 10:49 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; loori1991@gmail.com; Nicole Yount <nmyount@anthc.org>; mothers@mtaonline.net; timhaledistrict1@gmail.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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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
Subject: RFC Alaska Lodge (MG)

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.

Hello,

The following link is a Request for Comments on the proposed Alaska Lodge Subdivision.

Please ensure all comments are submitted by **December 5, 2022** so they can be included in the staff report that will be presented to the Platting Officer.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpB2xMEqyTtOtiYHA7Zs9yEBQOATjss8zp7Ke7EvgdWmxA?e=Lp6xYx

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Jamie Taylor
Sent: Monday, November 21, 2022 11:50 AM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Alaska Lodge (MG)

Most of the parcel is steeper than 25% and it appears both test holes are located within 50 feet of the top of slopes steeper than 25% with more than 10 feet of elevation change. The engineer should indicate in the soils report where useable septic area, meeting all of the requirements of 43.20.281(A)(1), is located and provide soils data representative of those locations.

Wolverine Road is owned and maintained by DOT – has this been sent to them for 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, November 17, 2022 10:49 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; timhaledistrict1@gmail.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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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
Subject: RFC Alaska Lodge (MG)

Hello,
The following link is a Request for Comments on the proposed Alaska Lodge Subdivision.
Please ensure all comments are submitted by **December 5, 2022** so they can be included in the staff report that will be presented to the Platting Officer.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpB2xMEqyTtOtiYHA7Zs9yEBQOATjss8zp7Ke7EvgdWmxA?e=Lp6xYx

Matthew Goddard

From: Jamie Taylor
Sent: Wednesday, December 7, 2022 10:05 AM
To: Matthew Goddard
Subject: RE: Alaska Lodge Soils Report

Portions of the hatched areas being shown as useable septic area are within 50 feet of the top of slopes steeper than 25% and/or within a protective well radius.

Jamie

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, December 7, 2022 8:01 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: FW: Alaska Lodge Soils Report

Good Morning Jamie,
Can you take a look at this updated soils information for the upcoming Alaska Lodge case and let me know if any further edits are needed?

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

From: Pioneer Engineering LLC <pioneerllc@hotmail.com>
Sent: Wednesday, December 7, 2022 12:18 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Dayna Rumfelt <dayna@lavendersurvey.com>
Subject: Alaska Lodge Soils Report

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

Hi Matthew,

Here is a revised soils report and a drawing showing sufficient usable (>10,000 SF of contiguous usable building area) area per lot.

*Bill Klebesadel, P.E.
Owner/Principal Engineer
Pioneer Engineering LLC
907-863-BILL (2455)*

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, December 6, 2022 3:06 PM
To: Pioneer Engineering LLC <pioneerllc@hotmail.com>; Dayna Rumfelt <dayna@lavendersurvey.com>
Subject: Alaska Lodge Soils Report

Matthew Goddard

From: Permit Center
Sent: Thursday, November 17, 2022 4:49 PM
To: Matthew Goddard
Subject: RE: RFC Alaska Lodge (MG)

No Comment

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, November 17, 2022 10:49 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; timhaledistrict1@gmail.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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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
Subject: RFC Alaska Lodge (MG)

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpB2xMEqyTtOtiYHA7Zs9yEBQOATjss8zp7Ke7EvgdWmxA?e=Lp6xYx

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician

Matthew Goddard

From: Fire Code
Sent: Thursday, December 1, 2022 9:13 AM
To: Matthew Goddard
Subject: RE: RFC Alaska Lodge (MG)

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM/ SFD – 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: Thursday, November 17, 2022 10:49 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; timhaledistrict1@gmail.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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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
Subject: RFC Alaska Lodge (MG)

Hello,
The following link is a Request for Comments on the proposed Alaska Lodge Subdivision.
Please ensure all comments are submitted by **December 5, 2022** so they can be included in the staff report that will be presented to the Platting Officer.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpB2xMEqyTtOtiYHA7Zs9yEBQOATjss8zp7Ke7EvgdWmxA?e=Lp6xYx

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us



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

November 18, 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.

- **ALASKA LODGE**
(MSB Case # 2022-164)

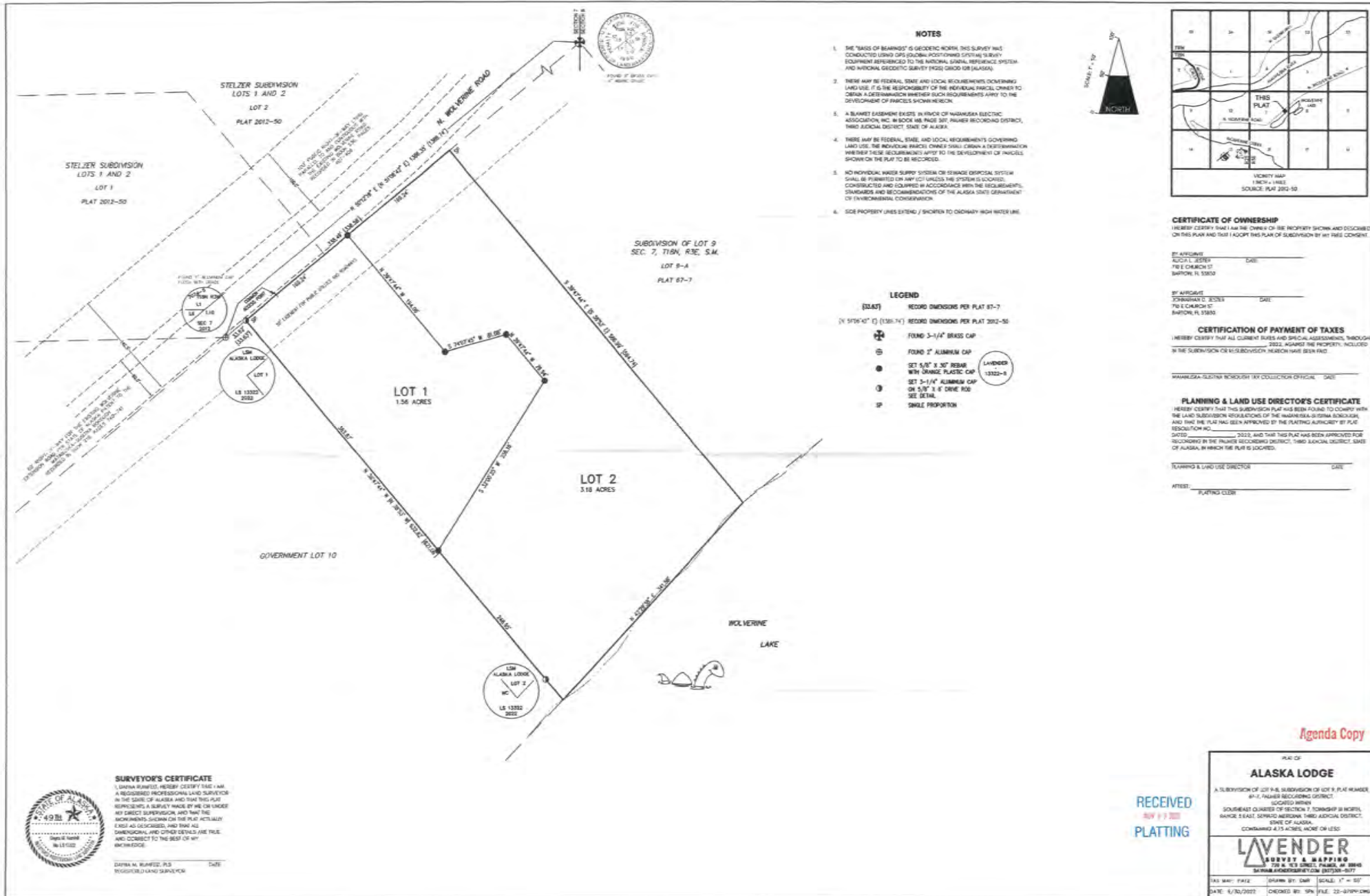
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

EXHIBIT I



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, November 30, 2022 4:15 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Alaska Lodge (MG)
Attachments: RFC Packet.pdf; Agenda Plat.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: Thursday, November 17, 2022 10:49 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; timhaledistrict1@gmail.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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; 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
Subject: RFC Alaska Lodge (MG)

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

Hello,

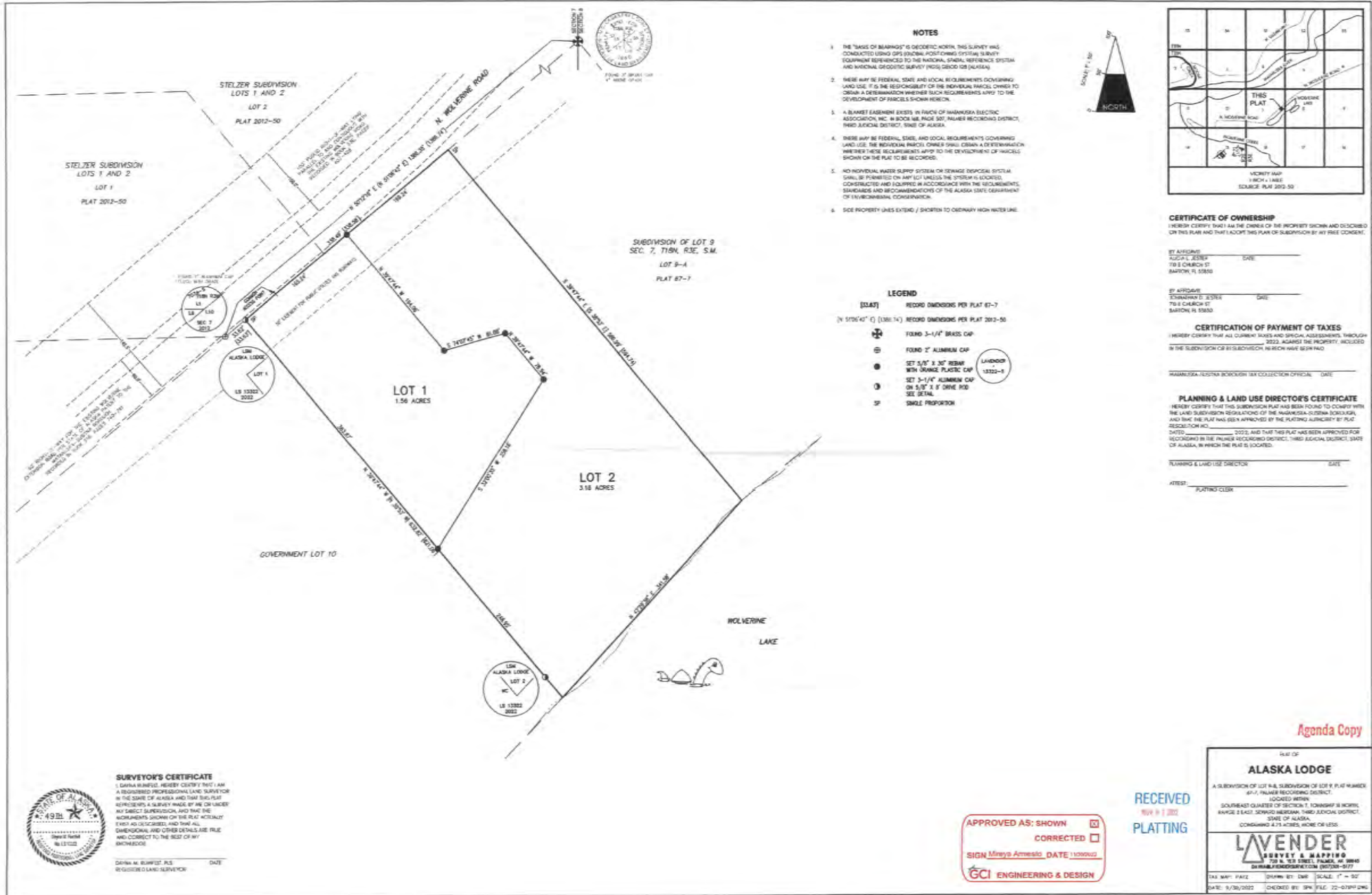
The following link is a Request for Comments on the proposed Alaska Lodge Subdivision.

Please ensure all comments are submitted by **December 5, 2022** so they can be included in the staff report that will be presented to the Platting Officer.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EpB2xMEqyTtOtiYHA7Zs9yEBQOATjss8zp7Ke7EvgdWmxA?e=Lp6xYx

Feel free to contact me if you have any questions.

Thank you,



Agenda Copy

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 14, 2022**

ABBREVIATED PLAT: **REED II**
LEGAL DESCRIPTION: **SEC 08 & 17, T16N, R02E S.M., AK**
PETITIONER: **MSB LAND MANAGEMENT**
SURVEYOR: **ACUTEK GEOMATICS**
ACRES: **1.47 +/-** PARCELS: **1**
REVIEWED BY: **MATTHEW GODDARD**

CASE: 2022-157

REQUEST:

The request is to create one lot from lots 1, 21 & 22, Windsong Subdivision, Plat No. 76-110 to be known as **REED II**, containing 1.47 acres +/- . The property is located south of the Knik River, north of S. Old Glenn Highway and directly north of E. Carolyn Court; within the NE ¼ Section 17 & the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
MSB Permit Center	Exhibit B

DISCUSSION: The subject parcels are located within the South Knik River 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:

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 Reed II 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 Reed II 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 three lots within Windsong 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 or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong Subdivision (Plat #76-110), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Reed II 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. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



EXHIBIT A

Matthew Goddard

From: Permit Center
Sent: Tuesday, November 1, 2022 10:49 AM
To: Matthew Goddard
Subject: RE: Request for Comments

No Comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 28, 2022 4:22 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Permit Center <Permit.Center@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov
Subject: Request for Comments

Hello,

The following link is a request for comments for an elimination of common lot line.

Please ensure all comments are submitted by **November 14, 2022** so they can be incorporated into the staff report that will be presented to the Platting Officer.

https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EvLRBOSDjaxCix749cAze9MBp7m7ztztAhPe3jpaycQr7Q?e=FwAhdH

Feel free to contact me if you have any questions.

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

LEGEND

N 90°00'00" E RECORD DATA PER PLAT #76-110
 SURVEY LINES OF RECORD
 ADJACENT PROPERTY LINES
 CENTER LINE

OWNERSHIP CERTIFICATE

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

RICHARD A REED
 12840 E. CAROLYN CT.
 PALMER, ALASKA 99645

Date

OWNERSHIP CERTIFICATE

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

DANNY A REED
 12840 E. CAROLYN CT.
 PALMER, ALASKA 99645

Date

OWNERSHIP CERTIFICATE

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

MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE.
 PALMER, ALASKA 99645

Date

CERTIFICATION OF PAYMENT OF TAXES

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

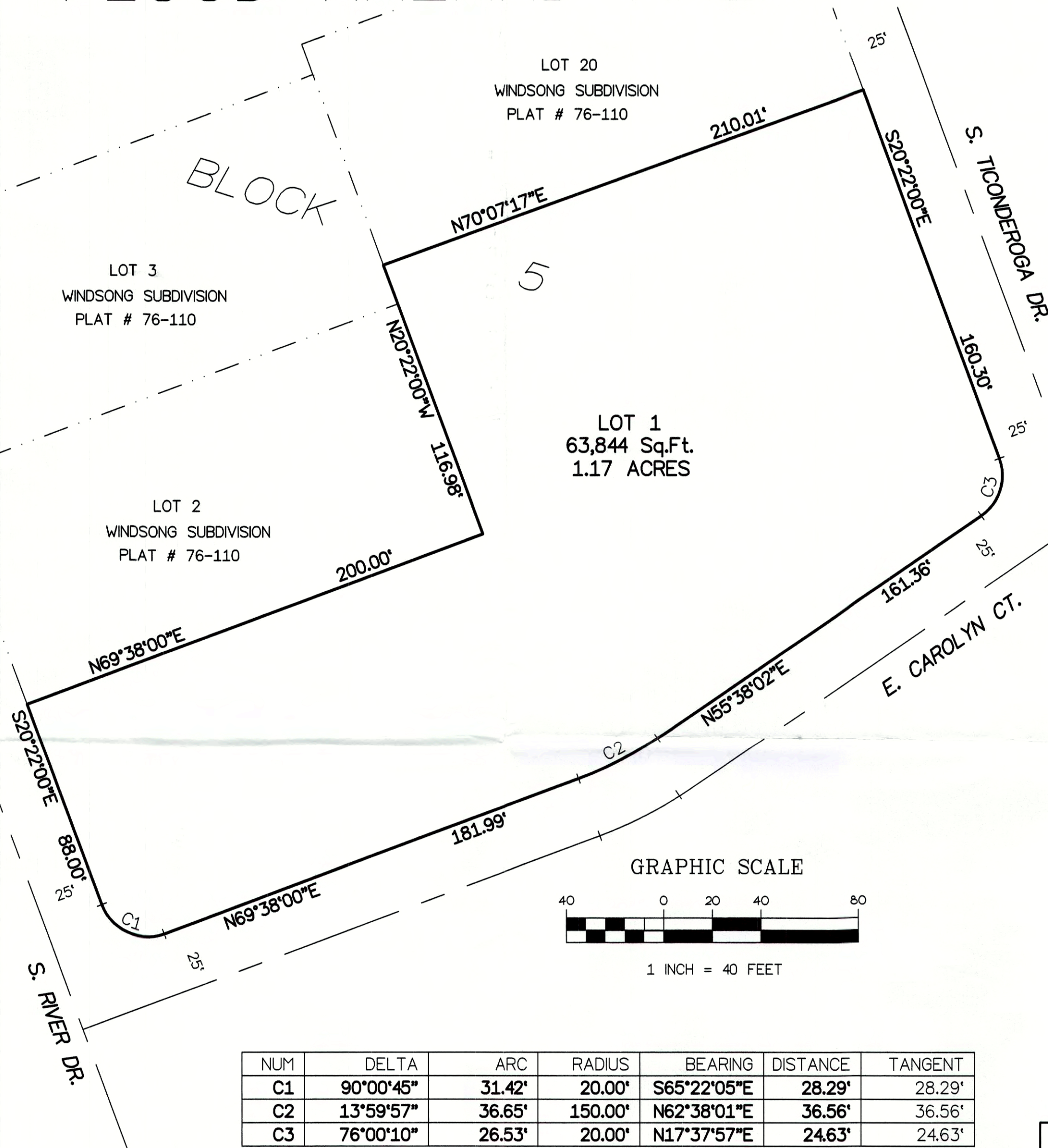
Date

Tax Collection Official

(MAT-SU BOROUGH)

GENERAL 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 THE 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 GOVERNS THOSE SYSTEMS.
3. CCR's RECORDED MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED BY INSTRUMENT RECORDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
5. BLANKET EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.

FLOOD HAZARD AREA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	TANGENT
C1	90°00'45"	31.42'	20.00'	S65°22'05"E	28.29'	28.29'
C2	13°59'57"	36.65'	150.00'	N62°38'01"E	36.56'	36.56'
C3	76°00'10"	26.53'	20.00'	N17°37'57"E	24.63'	24.63'

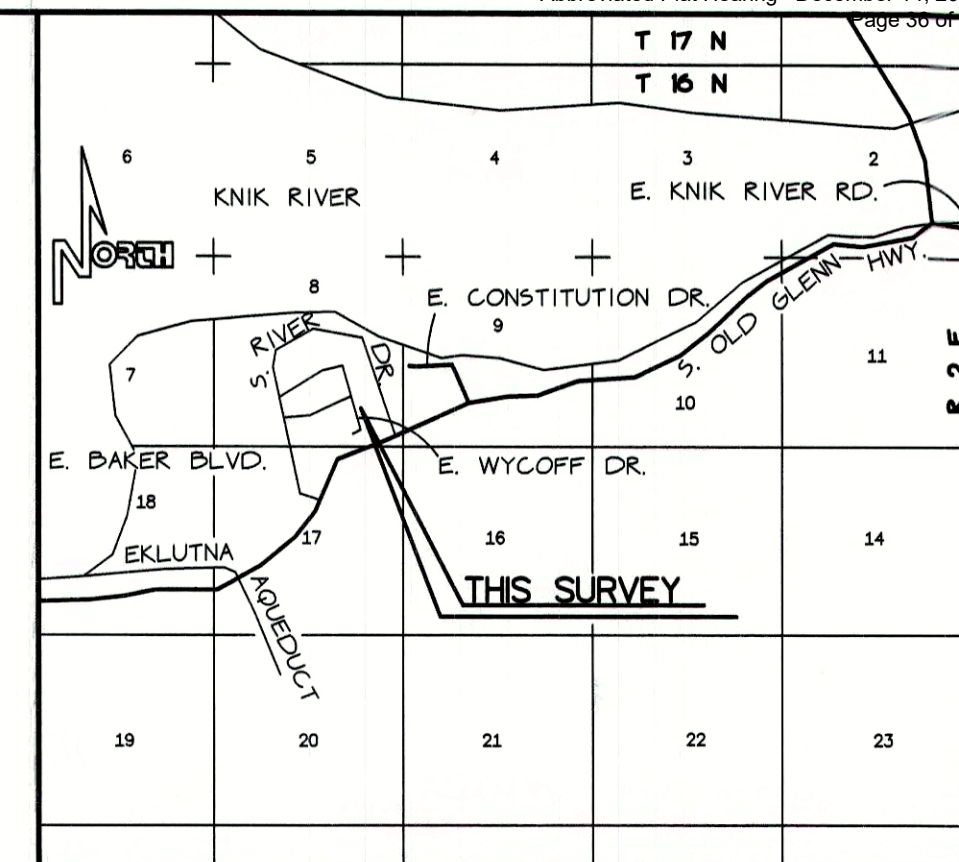
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 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.

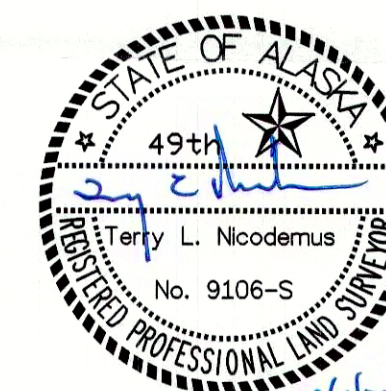
_____, 20____
 Date

Planning and Land Use Director

ATTEST: _____
 Platting Clerk



VICINITY MAP
 1" = 1 MILE

**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. 76-110.

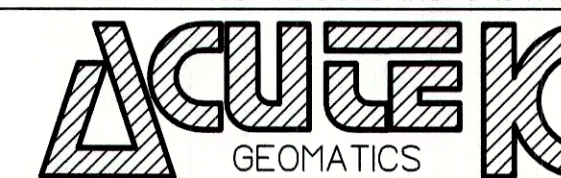
PLAT OF

REED II SUBDIVISION

A RESUBDIVISION OF LOTS 1, 21 AND 22, BLOCK 5, WINDSONG SUBDIVISION, PLAT NO. 76-110. CONTAINING 1.47 ACRES

LOCATED WITHIN SECTIONS 17 AND 8, T. 16 N. R. 2 E., 5M ANCHORAGE RECORDING DISTRICT

PREPARED BY:



AECL #1614

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" = 40'	FIELD BOOK:	N/A
DRAWN BY:	TENDRA	DATE:	10/7/2022	MAP NO.:	GC 02
CHECKED:	TLN	FILE No.:	22-0209	SHEET:	1 OF 1

RECEIVED

OCT 21 2022

PLATTING

Agenda Copy