

# 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  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA** ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**March 1, 2023**

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

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

*(None)*

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

A. **SWISS CASTLE 2023:** The request is to create two lots from Lot 4, Block 1, Swiss Castle Estates III, Phase I, Plat No. 2001-07, to be known as **Swiss Castle 2023**, containing 2.26 acres +/- . The parcel is located directly north of W. Voss Drive, north of W. Parks Highway and west of N. Stanley Road (Tax ID# 3086B01L004); within E ½ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Exquisite Homes LLC, Staff: Amy Otto-Buchanan, Case # 2023-008*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 1, 2023**, in the **Assembly Chambers** 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  
MARCH 1, 2023

PRELIMINARY PLAT: SWISS CASTLE 2023  
LEGAL DESCRIPTION: SEC 01, T17N, R02W, SEWARD MERIDIAN AK  
PETITIONER: EXQUISITE HOMES LLC  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 2.26 ± PARCELS: 2  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-008

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**REQUEST:** The request is to create two lots from Lot 4, Block 1, Swiss Castle Estates III, Phase I, Plat No. 2001-07, to be known as **SWISS CASTLE 2023**, containing 2.26 acres +/- . The parcel is located directly north of W. Voss Drive, north of W. Parks Highway and west of N. Stanley Road; within E ½ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
Soils Report **EXHIBIT B – 5 pgs**  
Topographic Mapping and As-Built **EXHIBIT C – 3 pgs**

**AGENCY COMMENTS**

Department of Public Works **EXHIBIT D – 1 pg**  
ADF&G **EXHIBIT E – 1 pg**  
Utilities **EXHIBIT F – 2 pgs**  
Meadow Lakes Community Council **EXHIBIT G – 1 pgs**  
Swiss Castle Estates Homeowners' Association **EXHIBIT H – 18 pgs**  
Public **EXHIBIT I – 3 pgs**  
ADOT&PF **EXHIBIT J – 2 pgs**

**DISCUSSION:** The proposed subdivision is directly north of E. Voss Drive, a 60' wide right-of-way, owned and maintained by MSB. Proposed Lot 1 is a 40' wide flag log, pursuant to MSB 43.20.300(E). Lot 1 is 1.33 acres; Lot 2 is .92 acres.

**Soils Report:** (**Exhibit B**) A soils report was submitted pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes testhole was excavated to 12'; soils are classified as GP. No groundwater was encountered. Mr. Gilliland concludes all lots have 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographic mapping and As-Built are at **Exhibit C**.

**Comments:** Department of Public Works (**Exhibit D**) notes correction needed for the plat number listed in the title block and on the plat. Based on 2019 MSB contours and topography, areas of the lots appear to

have a slope greater than 25%. The soils report states that no areas are greater than 25% slope. If regrading more than 10,000 sf is planned to create useable area, then a drainage report will be required. Delineation is requested from the applicant showing useable area. Surveyor has provided an updated useable septic area and useable building area sketch (**Exhibit B-5**). TH-1 appears to be drilled at approximate elevation of 408'. Useable area on Lot 1 appears to be at a much lower elevation than this. Testholes should be drilled close to the elevation where useable area is being claimed on Lots 1 and 2.

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

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

**Meadow Lakes Community Council:** (**Exhibit G**) “We oppose the use of flag lots in this case because it would make these lots dissimilar to near-by lots. We would prefer to avoid flag lots entirely in favor of neighborhood connectivity instead. It would also add excessive driveways onto the road. Long driveways can be difficult to access for emergency personnel.”

**Swiss Castle Estates Homeowners' Association:** (**Exhibit H**) The Homeowners' Association objects to the creation of another lot. Covenants, Conditions and Restrictions (CCRs) prohibit any other than a single family residence on each lot. A copy of the CCRs and By-laws were provided. *Staff notes MSB does not interpret nor enforce CCRs.*

**Public:** (**Exhibit I**)

Jodie Escot, owners of Lot 4, Block 2, to the east, objects, as the CCRs state only single family dwellings can be part of the subdivision. *Staff notes MSB does not interpret nor enforce CCRs.*

Gary A. & Alice A. Smith, owners of Block 2, Lot 3, south across W. Voss Drive, object. “We purchased our property because of the spacious lots, the privacy and the rules set out in the Covenants, Conditions and Restrictions (CCRs). We are in agreement with the reasoning presented to you in a letter from our HOA officers. If this replat is allowed, this would basically mean the lots are unrestricted and the owners would be able to do anything they pleased: animals, number and size of buildings, etc. We live directly across the street from Lot 4. We want the owner/occupant to comply with the CCRs and other HOA rules. This is a protection for the value of our property and our neighborhood.” *Staff notes MSB does not interpret nor enforce CCRs.*

**ADOT&PF:** (**Exhibit J**) has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments, Development Services Division, or Planning Division; MEA or MTA.

**CONCLUSION:** The preliminary plat of Swiss Castle 2023 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 four objections to the plat from the Meadows Lakes Community Council, the Swiss Castle Estates Homeowners' Association and from the public in response

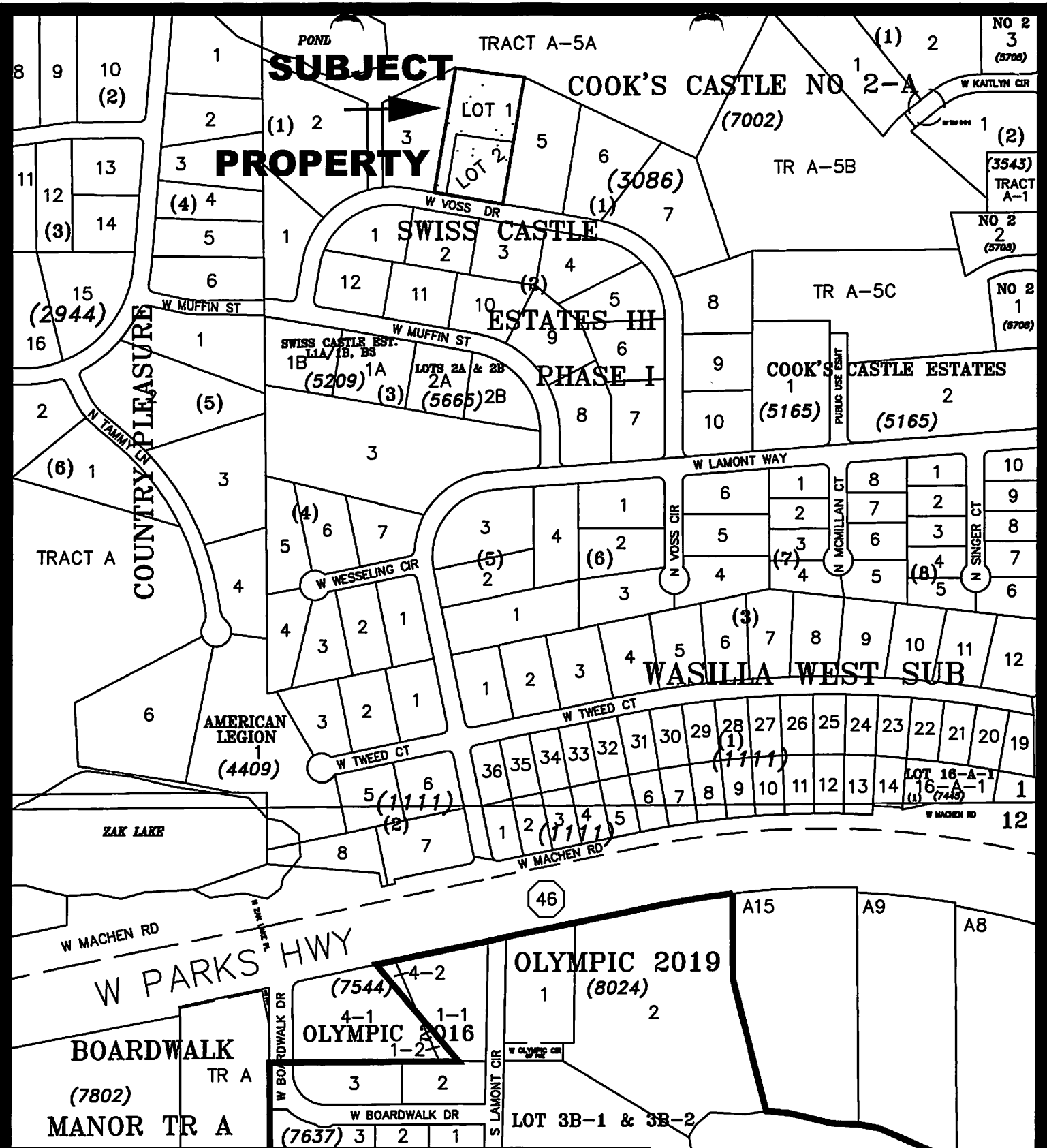
to the Notice of Public Hearing. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. All lots have the required frontage, pursuant to MSB 43.20.320. A soils report was submitted, pursuant to MSB 43.20.281(A).

### **FINDINGS OF FACT**

1. The plat of Swiss Castle 2023 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).
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required frontage, pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments, Development Services Division, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There was an objection to the plat from the Meadows Lakes Community Council due to the flag lot.
8. There were objections from the Swiss Castle Estates Homeowners' Association and from the public in response to the Notice of Public Hearing, regarding perceived violations of CCRs.
9. Petitioner provided an updated sketch, showing useable septic area and useable building area, as requested by DPW.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Swiss Castle 2023, Township 17 North, Range 02 West, Section 01, Seward Meridian, Alaska:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED SWISS CASTLE 2023

LOCATED WITHIN

SECTION 01, T17N, R02W, SEWARD MERIDIAN,  
ALASKA

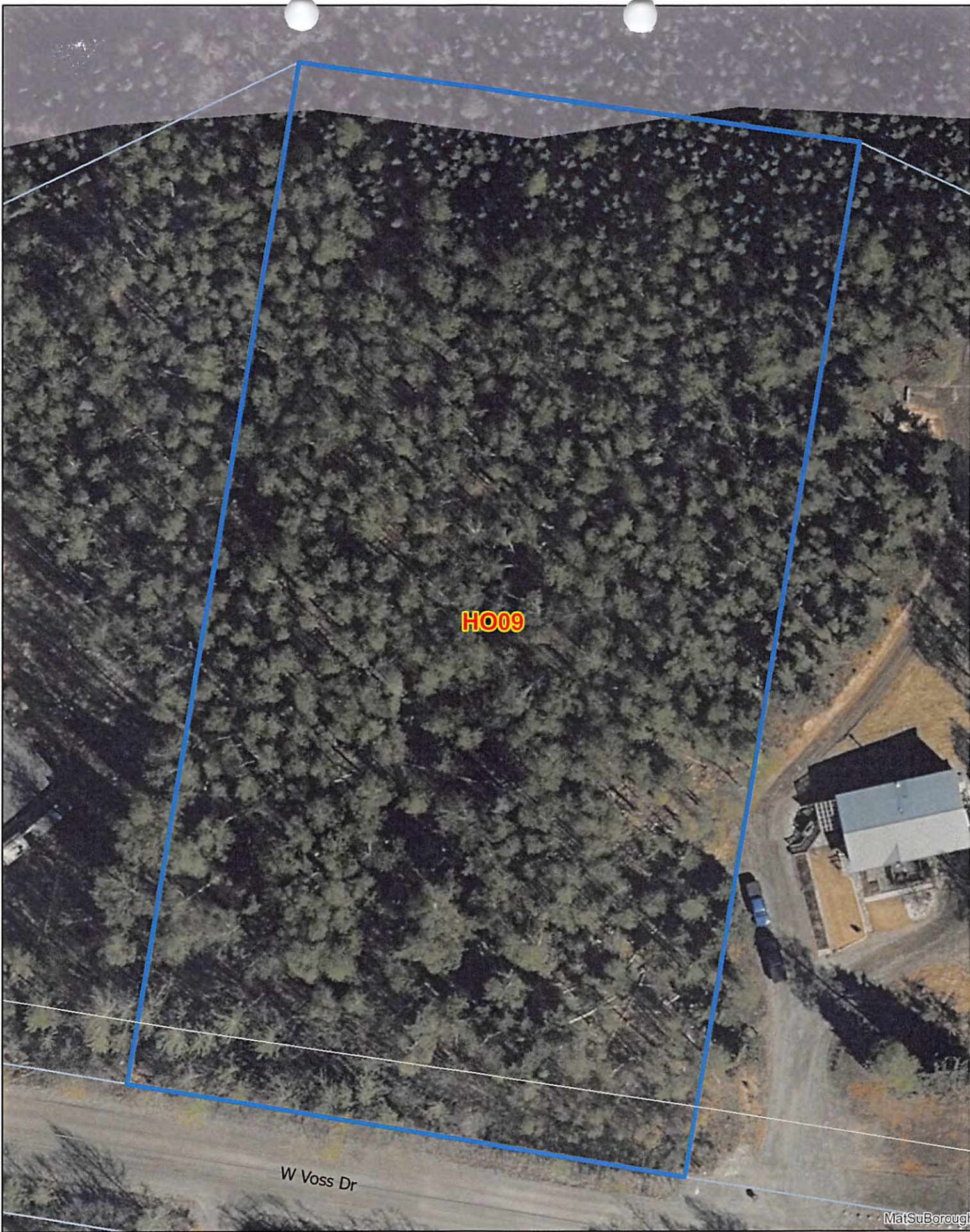
HOUSTON 09 MAP

(6702)

JACOBSEN LAKE

3B-1

**EXHIBIT A**



**HO09**

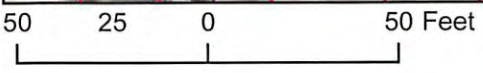
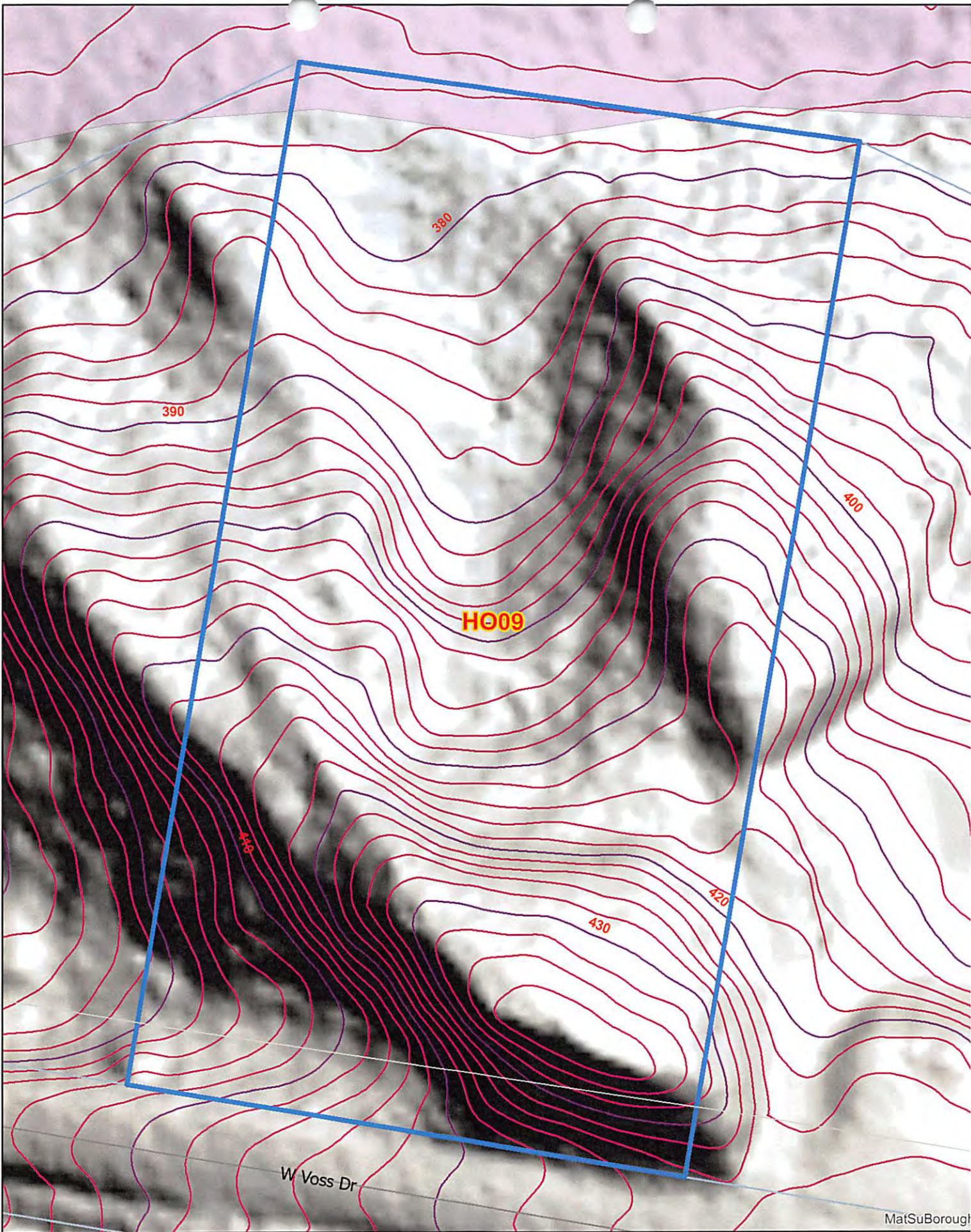
W Voss Dr

MatSu Borough

50 25 0 50 Feet







MatSuBorough





450 225 0 450 Feet



MatSu Borough



**USEABLE AREA CERTIFICATION**

SWISS CASTLE LOT 4 SUBDIVISION  
A SUBDIVISION OF  
SWISS CASTLES EST III PH 1 L4 B1

**INTRODUCTION TO INVESTIGATION**

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

**INDIVIDUAL LOTS: GEOMETRY**

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.  
EXCEPTIONS:
- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).
- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

**HANSON LAND SOLUTIONS**  
**SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES**  
 305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:  (GP) TEST HOLES:

(SW) TEST HOLES:  (SP) TEST HOLES:

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:  (SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:

Soil Mottling or Staining Analysis: TEST HOLES:

- Depth to seasonal high water is a min. of 8' TEST HOLES:

- Depth to seasonal high water is less than 8'
- Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots:

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- Re-Grading will be required to eliminate slopes in excess of 25% Lots:

- No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*

*Simon Gilliland* 10/27/22  
 Simon Gilliland P.E. Date  
 Professional Engineer



**HANSON LAND SOLUTIONS**  
**SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES**  
 305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

<b>Parcel:</b>	<b>SWISS CASTLES EST III PH 1 L4 B1</b>	<b>TEST HOLE NO.</b>	<b>Date:</b>	<b>10/26/22</b>
<b>Insp. By:</b>	<b>SIMON GILLILAND</b>	<b>1</b>	<b>Job #</b>	<b>22-356</b>

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP	
1ft	GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	See attached	
2ft			
3ft			
4ft			
5ft			
6ft			
7ft			
8ft			
9ft			
10ft			
11ft			
12ft			
13ft			
14ft			
15ft			
16ft			
17ft			
18ft			
19ft			
20ft			

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
 Test Run Between:  
 ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

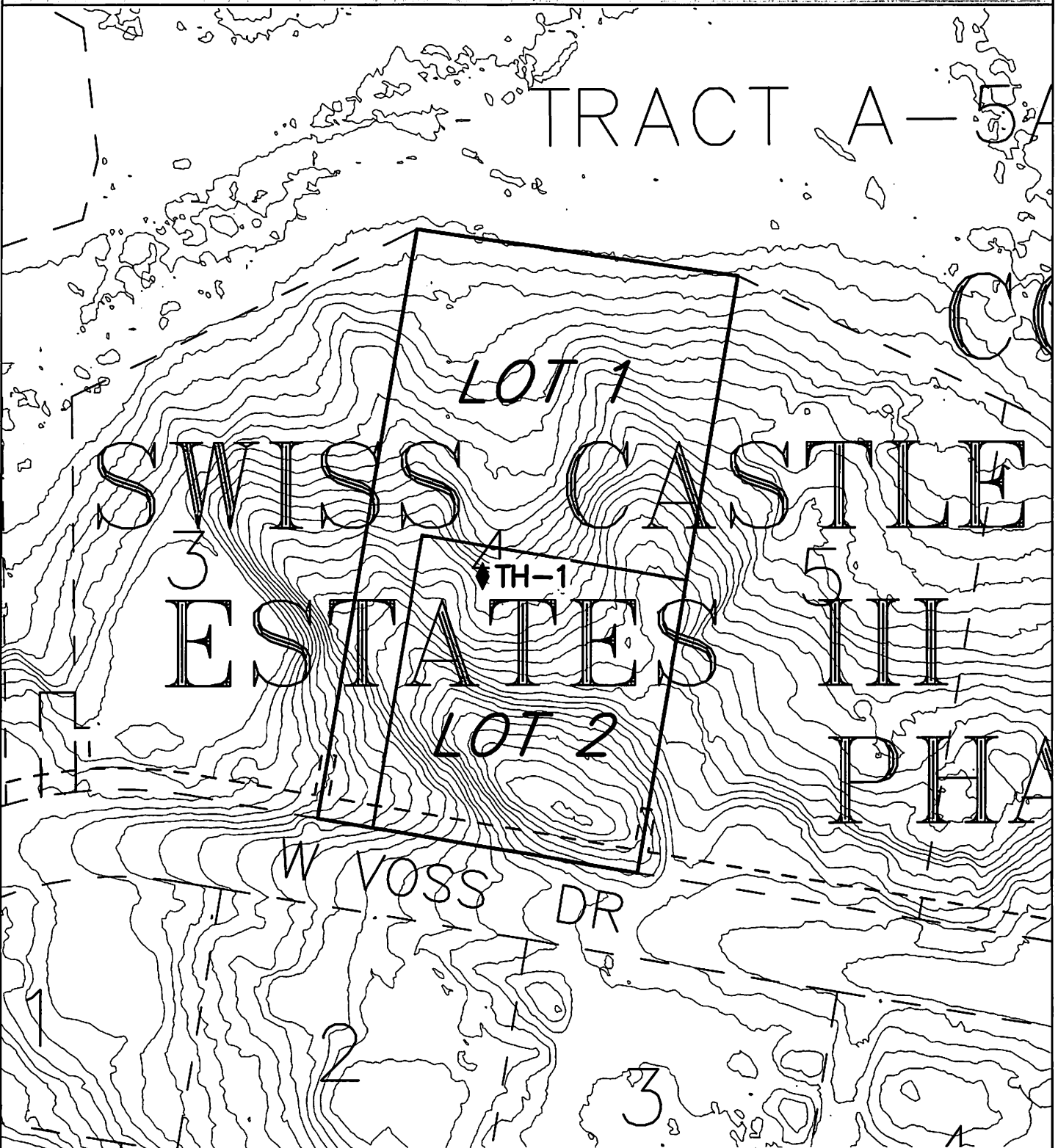
WATER LEVEL MONITORING	
Date	WATER LEVEL

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

**SWISS CASTLE LOT 4**

FILE: 22-356

DRAWN: ELF

12/20/22

**EXHIBIT A**

Page 1 of 1



PROJECT: 22-3166  
 DRAWN BY: ELP  
 CHECKED: CEH  
 SCALE: 1" = 100'  
 2/21/12  
 REVISION DATE:  
 02/23/23

WASILLA, ALASKA  
 SWISS CASTLE LOT 4  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

NOTES  
 1. THE 2" CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MLLANSON SURVING CORPORATION  
 2. THE HORIZONTAL DATUM IS NAD83 (2011 EPOCH 2000.0)  
 3. THE VERTICAL DATUM IS NAVD83 (201109)





**EXHIBIT C**

PROJECT: 22-2442  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE: 1"=40'  
 22424-1-300  
 REVISION DATE: 12/13/22

WASILLA, ALASKA  
 SWISS CASTLE LOT 4  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

NOTES  
 1. THE IMAGE SHOWN HEREIN IS DERIVED FROM UNIMAGED DATA. THE ALASKA SURVEY BOUNDARY UNCERTAINTY, EFFECTIVE 2018/2020/2021.  
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)

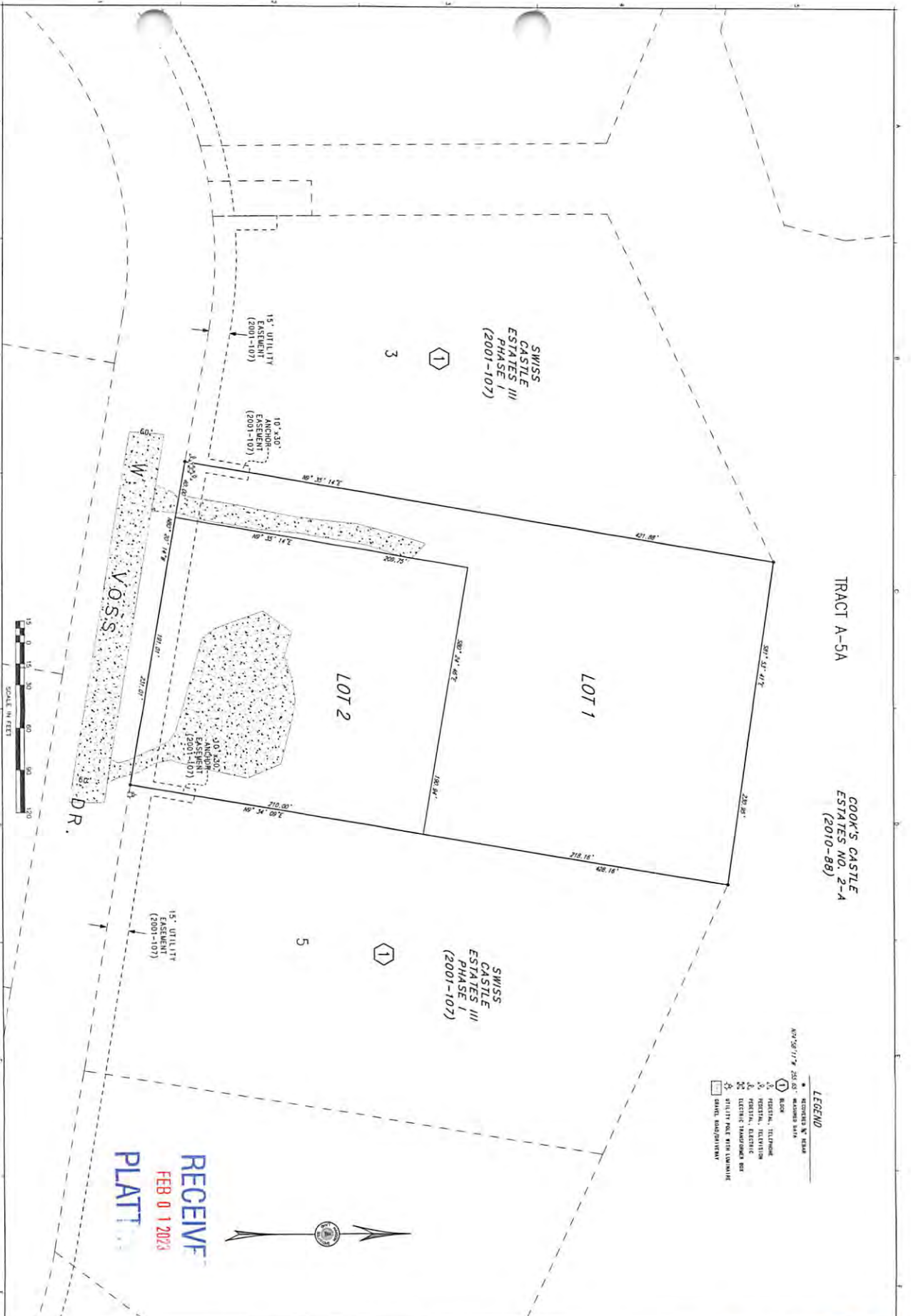
RECEIVED  
 FEB 11 2023  
 PLATTING





TRACT A-5A

COOK'S CASTLE  
ESTATES NO. 2-A  
(2010-89)



**LEGEND**

- RECORDED N. MARK
- 200' ± - ALUMINUM BATH
- 1 - ELECTRIC
- 2 - TELEPHONE
- 3 - TELEPHONE, TELEPHONE
- 4 - TELEPHONE, TELEPHONE
- 5 - TELEPHONE, TELEPHONE
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- 100 - TELEPHONE, TELEPHONE

**RECEIVE**  
FEB 01 2023  
**PLATT**

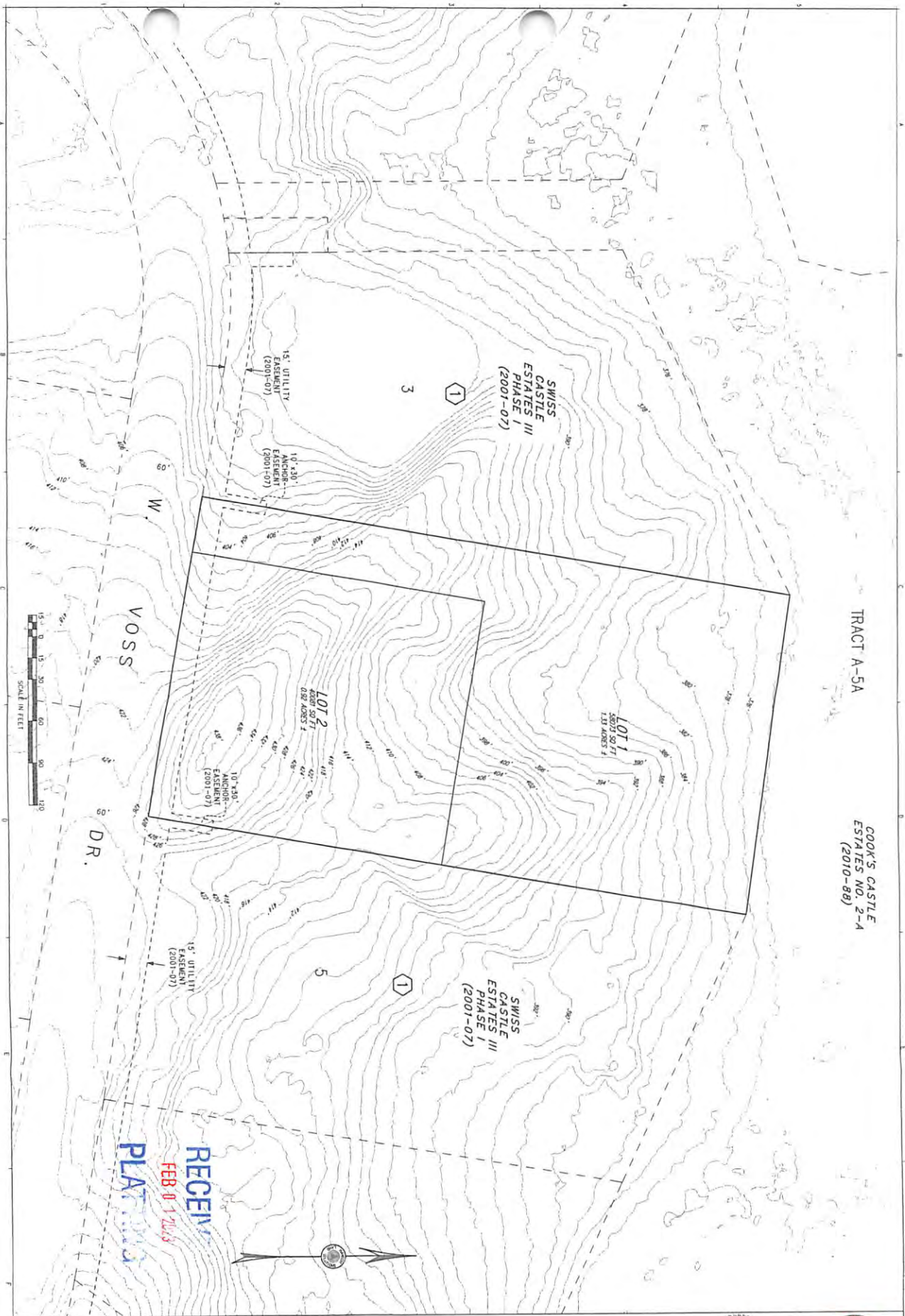
WASILLA, ALASKA  
SWISS CASTLE LOT 4  
SITE PLAN - EXISTING CONDITIONS  
PLANMETRY-AB

NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON NOVEMBER 9, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

DATE: 12/12/22  
DRAWN BY: ELP  
CHECKED BY: GEN  
DESIGN: CEN  
DRAFTER: CEN  
SCALE: 1" = 40'  
REVISION DATE:  
12/12/22

REFERENCE NUMBER: V-21  
SHEET 2 OF 3

STATE OF ALASKA  
LAND SURVEYING  
PLANNING & ENGINEERING  
DIVISION  
1000 W. WASHINGTON  
SITKA, ALASKA 99585  
(907) 546-7128



REFERENCE NUMBER: V-22  
SHEET 3 OF 3

WASILLA, ALASKA  
**SWISS CASTLE LOT 4**  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

NOTES  
 1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SITKIN ALPINE LIGHT/IMAGERY PROJECT OF 2010.  
 2. THE HORIZONTAL DATUM IS NAD83 (CONFORM EPOCH 2011.0)  
 3. THE VERTICAL DATUM IS NAVD83 (GEOID1008)



## Amy Otto-Buchanan

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**From:** Daniel Dahms  
**Sent:** Wednesday, February 8, 2023 12:32 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jamie Taylor; Tammy Simmons; Brad Sworts  
**Subject:** RE: RFC Swiss Castle 2023 #2023-008

Amy,

PD&E's comments on this one:

Correct typo for Plat number listed on lot 2 block 2 and within title block of plat.

Based on 2019 MSB Contours and topology, areas of the lots appear to have a slope >25% (V:H). The soils report states that no areas are greater than 25% slope. If regrading more than 10,000 SF is planned to create useable area, then a drainage report will be required. Delineation is requested from the applicant showing useable area. TH-1 appears to be drilled at approximate elevation 408'. Useable area on lot 1 appears to be at a much lower elevation than this. Testholes should be drilled close to the elevation where useable area is being claimed on Lots 1 and 2.

Daniel

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, February 3, 2023 2:03 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; kristina.huling@alaska.gov; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Swiss Castle 2023 #2023-008

The following link contains a Request for Comments for Swiss Castle 2023, MSB Case #2023-008 to subdivide 53086B01L004 into two lots. Comments are due by **February 22, 2023**. Please let me know if you have any questions. Thanks, A.

[Swiss Castle 2023](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Wednesday, February 22, 2023 9:23 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Swiss Castle 2023 #2023-008

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

Hi Amy,

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:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, February 3, 2023 2:03 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@mlccak.org; Lana and Steve Edwards <Lana@mtaonline.net>; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Swiss Castle 2023 #2023-008

**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.

The following link contains a Request for Comments for Swiss Castle 2023, MSB Case #2023-008 to subdivide 53086B01L004 into two lots. Comments are due by **February 22, 2023**. Please let me know if you have any questions. Thanks, A.

[Swiss Castle 2023](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

**EXHIBIT E**



**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

February 3, 2023

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.

- **SWISS CASTLE 2023**  
**(MSB Case # 2023-008)**

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

Sincerely,

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

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

**EXHIBIT F**

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, February 21, 2023 8:07 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Swiss Castle 2023 #2023-008  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, February 3, 2023 2:03 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; kristina.huling@alaska.gov; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Swiss Castle 2023 #2023-008

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

The following link contains a Request for Comments for Swiss Castle 2023, MSB Case #2023-008 to subdivide 53086B01L004 into two lots. Comments are due by **February 22, 2023**. Please let me know if you have any questions. Thanks, A.

[Swiss Castle 2023](#)

Amy Otto-Buchanan

Platting Specialist

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

907-861-7872



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623  
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Platting Board and Staff  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer AK 99645  
amy.otto-buchanan@matsugov.us

February 8, 2023

Dear Platting Board and Staff:

RE: Case #2023-008, Swiss Castle 2023

The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the proposed Swiss Castle subdivision.

- We oppose the use of flag lots in this case because it would make these lots dissimilar to near-by lots.
- We would prefer to avoid flag lots entirely in favor of neighborhood connectivity instead.
- It would also add excessive driveways onto the road.
- Long driveways can be difficult to access for emergency personnel.

The Council membership voted to submit these comments at their February 8, 2023, meeting.

Sincerely,

Camden Yehle  
President, Meadow Lakes Community Council

**EXHIBIT G**

**SWISS CASTLE ESTATES H.O.A.**

c/o 3380 W. Finch Rd.  
Wasilla, AK 99623  
907-631-0970

February 8, 2023

To:  
**Matanuska Susitna Borough**  
Platting Division  
350 East Dahlia Ave.  
Palmer, AK 99645-6488

RECEIVED  
FEB 13 2023  
PLATTING

Re:  
**Swiss Castle Estates III, Phase 1**  
**Lot 4 Blk 1**  
**4101 W. Voss Dr.**  
**Wasilla, AK 99623**  
Case #: 2023-008  
Tax ID: 53086B01L004  
Tax Map#: Ho 09  
Proposed to be: Swiss Castle 2023

To Whom it May Concern:

We, the officers of Swiss Castle Estates Home Owners Association, strongly object to the proposed re-platting and removal of the above captioned Lot 4 from our H.O.A.

Our Home Owners Association is active and has been since its origination. As officers, we try to ensure that things within our community function as smoothly as possible. We use the By-Laws, and the Covenants, Conditions, and Restrictions (C.C.&R.s) as our guidelines. (a copy of each enclosed).

Before the final purchase documents are signed, the new owner(s) are informed of their automatic membership into the Home Owners Association upon signing. Therefore they are well aware of their obligation to obey the rules, regulations, and specifications set forth in those specific By-Laws and the C.C.&R.s. ( Note: no de-annexation clause exists in our C.C.&R.s, nor is there an option or allowance to opt out of the H.O.A.. (Please refer to the enclosed documents)

It is our reasonable assumption that if Exquisite Homes LLC intended to comply with our By Laws/C.C.&R.s, there would be no reason for them to undergo the time and

**EXHIBIT H**



expense of attempting to re-plat the property, and de-annex it from our H.O.A. Therefore, we can reasonably assume that the usage intended is something that would not be allowed by our regulations.

This section of our subdivision (Swiss Castle Estates III, Phase 1) specifies only single-family dwellings. There was an incident several years ago which involved the C.C.&R.s being ignored, and a duplex being built. This resulted in the property not being sellable or financeable. It was listed, but then removed, until the building is converted into a single-family dwelling, and in compliance with our C.C.&R.s.

The lot in question (Lot 4 blk 1) is situated within a neighborhood. The surrounding lots/homes were purchased in good faith, with the assumption that everyone would follow the rules, so they could therefore retain their level of privacy. Owners have already contacted us regarding this situation. They are extremely concerned regarding all the possible negative changes that could be coming to their neighborhood if this is allowed to take place. We feel this would be very unfair to them.


We respectfully ask that you please take all the above into serious consideration, as well as the H.O.A. documentation, and prevent this re-platting proposal from moving forward.

Thank you-

Yours truly,

-Swiss Castle Estates H.O.A.-

President: Jessica Lethlean



Vice President: Vern Powell



Secretary/Treasurer: Carole Nielsen



Enclosures

cc: Property Owners, W. Voss Drive

**SWISS CASTLE ESTATES III, PHASE I**  
**COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS DECLARATION, made on the date hereinafter set forth by PAUL M. OMLIN, hereinafter referred to as "DECLARANT."

WITNESSETH:

WHEREAS, DECLARANT is the owner of certain property in the Palmer Recording District, Third Judicial District, State of Alaska, which is more particularly described as:

Tract I, Wasilla West Subdivision

NOW THEREFORE, DECLARANT hereby declares that all of the properties described above, except Tract A of Swiss Castle Estates III, Phase I, according to Plat # 85-109 dated SEPT. 3 1985, shall be held, sold, conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting and improving the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title and interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefits of each owner thereof.

ARTICLE 1.

DEFINITIONS

Section 1. "Association shall mean and refer to SWISS CASTLE ESTATES PROPERTY OWNERS ASSOCIATION, it's successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereinafter be brought within the jurisdiction of the Association.

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**Section 4. "Plat"** shall mean and refer to the approved subdivision hereinafter known as SWISS CASTLE ESTATES III.

**Section 5. "Lot"** shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties.

**Section 6. "Common Area"** shall mean and refer to all real property owned by the ASSOCIATION for the common use and enjoyment of the owners. There are no common areas in SWISS CASTLE ESTATES III.

**Section 7. "Declarant"** shall mean and refer to PAUL M. OMLIN, his successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

**Section 8. "Family Unit"** shall mean and refer to one or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a roominghouse, fraternity house or hotel.

**Section 9. "Single-Family Dwelling"** shall mean and refer to a detached building constructed on a permanent foundation; designed for long-term human habitation exclusively by one family unit, having complete living facilities and constituting one dwelling unit.

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**ARTICLE I. (continued)**

**Section 10. "Two-Family Dwelling"** shall mean and refer to a detached building constituting two separate family units in one structure: also known as a Duplex.

**Section 11. "Multi-Purpose"** must be submitted to Declarant (Class B) or to the Board of Directors of the Association (Class A). See Article II.

**Section 12. "Temporary Structures"** shall mean and refer to mobile homes, house trailers, quonset huts, tents, shacks, outhouses and the like.

**Section 13. "Derelict Vehicles"** shall mean and refer to any vehicles in various stages of disrepair and in an inoperable condition.

**ARTICLE II.**

**SWISS CASTLE PROPERTY OWNERS ASSOCIATION  
MEMBERSHIP AND VOTING RIGHTS**

**Section 1.** Every owner of a lot which is subject to assessments and regulations by the Association shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessments and regulations.

**Section 2.** The Association shall have two classes of voting membership:

**Class A.** Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

**Class B.** The Class B member shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class C membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in Class A membership equals the total votes outstanding in the Class B membership, or

(b) on January 1, 1986 (revision for Phase II)

---

**ARTICLE III.**

**COVENANT FOR MAINTENANCE ASSESSMENTS**

**Section 1. Creation of the Lien and Personal Obligation of Assessments.** The Declarant for each lot owned within the properties, hereby covenants, and each Owner of any lot be acceptance of the deed therefore, whether or not is shall be so expressed in such deed, is deemed to covenant and agree to pay the Association special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The special assessments, together with interest, costs, and reasonable attorney fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessments is made. Each assessment, together with interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of the property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to those successors in title unless expressly assumed by them.

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**ARTICLE III. (continued)**

**Section 2. Purpose of Assessments.** Any assessment levied by the Association shall be used exclusively for purposes as deemed necessary by said Association.

**Section 3. Special Assessments for Capital Improvements or Repairs.** The Association may levy, in any assessment year, a special assessment for that year only for the purpose of any Capital improvements or repairs, provided that any such assessments shall have the assent of two-thirds (2/3) of the votes of each membership class who are voting in person or by proxy at a meeting duly called for this purposes.

**Section 4. Notice and Quorum for Any Action Authorized Under Section 3.** Written notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting classed, sixty (60%) of the membership votes in each class of those present or by proxy, shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum shall then be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

**Section 5. Uniform Rate of Assessment.** Special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis, or as determined by the Association.

**Section 6. Effect of Nonpayment of Assessments: Remedies of the Association.** Any assessment not paid within thirty (30) days after the date due shall bear interest from the date due at the rate of 9 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of this lot.

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6

Section 7. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to foreclosure of a first mortgage or deed of trust, either by judicial process or statutory foreclosure and a power of sale in a deed of trust, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

#### ARTICLE IV

##### LAND USE, REQUIREMENTS, AND RESTRICTIONS

Section 1. Land Use. Lots shall be used for single-family residential dwellings only.

Each family unit shall be a minimum of nine hundred (900) square feet of living area excluding decks, porches, and garaging. All buildings constructed shall be completed within one year from beginning of construction.

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**ARTICLE IV. (continued)**

**Section 2. Building-Line Setbacks.**

- A. Front yard minimum: Twenty five (25) feet.
- B. Rear yard minimum: Ten (10) feet.
- C. Side yards:
  - 1. Inside lot-lines minimum: Ten (10) feet.
  - 2. Outside lot-lines minimum: Twenty-five (25) feet.

\* Example: corner lots.

**Section 3. Sanitary Waste Disposal.** On-site septic systems shall be sized, constructed and located on lots according to the Alaska Department of Environmental Conservation (ADEC) and the local governing authority, if applicable.

**Section 4. Roads. (To be constructed by Declarant).** Road maintenance to be provided by the Meadow Lakes Road Service District upon their acceptance of completed road and drainage construction.

**Section 5. Driveways and Off-Street Parking. (To be constructed by property owner).**

**Section 6. Animal Restriction.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, without permission of Board of Directors, except household pets may be kept provided that they are not for commercial purpose, including dog-sled teams. No more than two (2) allowed per household, and they shall be fenced, leashed, or penned so as not to run loose in the subdivision.

**Section 7. General Restrictions.**

- A. No fence, wall, accessory buildings or additions shall be erected in such manner as to obstruct the beauty of the neighborhood. Fencing is not to be over six (6) feet tall, unless approved by the Board of Directors of Association and in no way shall obstruct the site-distance at intersections.
- B. Signs. No private signs permitted except:
  - 1. Permanent subdivision sign to be located on the S.W. corner of Lot 6, Block 3 of Swiss Castle Estates I.
  - 2. Temporary signs to be located within the property boundary lines. Example: "For Sale" signs.



- 2
- C. No temporary structures are permitted on any lot at any time.
  - D. Discharging of firearms, operating motor-driven recreational vehicles, and any other noxious or offensive activity within the subdivisions shall be prohibited.
  - E. No derelict vehicles shall be permitted on any lot for more than 30 days.
  - F. Vehicular parking shall not be permitted on street right-of-ways.
  - G. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept clean, sanitary and fire safe.
  - H. Oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall not be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
  - I. No motorized vehicles shall be permitted on any part of Tract A, Swiss Castle Estates III. Except that licensed motorized vehicles shall be allowed within the dedicated roadway easements.
-

ARTICLE V.

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law under the State of Alaska, or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereinafter imposed by the provisions of this Declaration. Failure by the Association or by the Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Servability. Invalidation of any one of these covenants or restrictions by judgement of court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the lot owners, and thereafter by an instrument signed by not less than seventy-five (75%) of the lot owners. Any amendment must be recorded.

70

0133-218

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 29<sup>th</sup> day of AUGUST 1985.

Paul M. Omlin  
PAUL M. OMLIN, DECLARANT

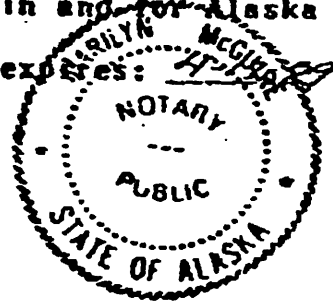
By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF ALASKA            )  
                                      ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 29<sup>th</sup> day of AUGUST 1985, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Paul M. Omlin, the Declarant that is named in and which executed the above and foregoing SWISS CASTLE ESTATES Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year in this Certificate first above written.

Marilyn McGinnis  
Notary Public in and for Alaska  
My commission expires: 11-1-89



85-022517  
03-

RECEIVED  
PALMER  
DISTRICT

SEP 3 9 29 PM '85

REQUEST *Paul Corbin*

ADDRESS *Box 13*

*Palmer 99645*

387484

## BY-LAWS

OF

## SWISS CASTLE ESTATES PROPERTY OWNERS ASSOCIATION, PHASE I, II, &amp; III

## ARTICLE I

The name of this association is SWISS CASTLE ESTATES PROPERTY OWNERS ASSOCIATION, and concerns the following described property:

Swiss Castle Estates (all phases) located within the Northwest one-quarter of the Southwest one-quarter of Section 6, Township 17 North, Range 2 West, Seward Meridian, and within the North one-half of the Southeast one-quarter, Section 1, Township 17 North, Range 2 West, Seward Meridian, as recorded in the Palmer Recording District, Third Judicial District, State of Alaska.

## ARTICLE II

## PURPOSE

The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to other site owners. The association may provide other reasonable services mutually desired by the property owners in the subdivision.

## ARTICLE III

## MEMBERSHIP

Section I. Membership. The membership of this association shall be limited to owners of real property located in Swiss Castle Estates and in accordance with Subdivision Covenants Article II.

## ARTICLE IV

Section 1. Place of Meetings. Meetings of the membership shall be held at such place convenient to the membership.

Section 2. Annual Meetings. The first annual meeting of the association shall be held on November 6, 1985. Thereafter the annual meetings of the association shall be held on or about the last week of September each year. At such meeting, there shall be an election by ballot of directors in accordance with the requirements of Section 2 of Article V of the By-Laws.

Section 3. Notice of meetings. It shall be the duty of the Secretary/Treasurer to inform members in writing of all meetings, not less than fifteen (15) nor more than thirty (30) days in advance of said meetings. Notice by certified mail is not required.

Section 4. Quorum. A majority of the members present at a

meeting or represented by proxy at a meeting shall constitute a quorum.

Section 5. Voting. At every meeting of the members, each member present, whether in person or by proxy, shall have the right to vote on each question in proportion to his membership holding; however, in the case of multiple interests in any one lot, the owners thereof shall among themselves be permitted to cast only one vote with respect to any one lot. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of statute or by these By-Laws, a different vote is required, in which case such express provision shall govern and control.

Section 6. Proxies. A member may appoint only another member or a co-owner to act as his proxy. Members who reside within the subdivision are not prohibited from appointing proxies, but are expected to attend meetings personally whenever possible. All proxies must be in writing and filed with the Secretary/Treasurer before the appointed time of each meeting.

Section 7. Order of Business at the annual meeting of the members shall be as follows:

- (a) Roll Call.
- (b) Reading of minutes of preceding annual meeting.
- (c) Report of Officers.
- (d) Report of Committees.
- (e) Election of Officers.
- (f) Unfinished Business.
- (g) New Business.

#### ARTICLE V

##### BOARD OF DIRECTORS AND OFFICERS

Section 1. Designation. The affairs of the association shall be managed by the principal officers, consisting of a President, Vice President, and Secretary/Treasurer, all of whom shall be members of the association. All officers shall be elected from and by the Board of Directors, all of which shall be members of the association.

The Board of Directors by specific direction may reimburse expenses and provide for payment for services rendered the association.

Section 2. Election of Directors. The directors of the association shall be elected annually by the members of the association at the annual meeting, or until their successors have been elected.

Section 3. Removal of Officers. Upon an affirmative vote of a majority of the members of the association, any officer may be removed, whether with or without cause, and his successor elected at any meeting of the membership called for such purpose.

Section 4. President. The President shall be the chief executive

officer of the association. He shall preside at all meetings of the members. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the membership as he may decide is appropriate to assist in the conduct of the affairs of the association.

Section 5. Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by his President or by members of the association.

Section 6. Secretary/Treasurer. The Secretary/Treasurer shall keep the minutes of all meetings; he shall have charge of all other books and papers necessary for the performance of the affairs of the association; and he shall, in general, perform all the duties incident to the office of secretary. He shall further be responsible for association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements for books belonging to the association; he shall be responsible for the deposit of all moneys in the name of, and to the credit, of the Association in such depositories as from time to time may be designated by the members of the association.

## ARTICLE VI

### FISCAL MANAGEMENT

Section 1. Fiscal Year. The fiscal year of the association shall begin on the 1st day of October of every year.

Section 2. Auditing. At the close of each fiscal year, the books and records of the association shall be audited by the Auditing Committee, consisting of three members of the Association and appointed by members of the association.

Section 3. Inspection of Books. Financial records of the association shall be available for inspection at reasonable times by any members of the association.

Section 4. Execution of Association Documents. With the prior authorization of the members, all notes and contracts shall be executed on behalf of the association by the President or the Vice President. All checks and instruments of conveyance shall be executed on behalf of the association by either the President or Vice President and countersigned by the Secretary/Treasurer.

## ARTICLE VII

### FEES, ASSESSMENTS AND ENFORCEMENT

Section 1. Fees, Assessments and Enforcement shall be accomplished as defined in Article III of the Subdivision Covenants.

The association, following Article III, Section 3 of the Subdivision Covenants, may levy annual assessments or charges and special assessments for capital improvements. Such assessments, shall be a continuing lien upon the property against which each assessment is made; and such charge shall also be the personal obligation of the

person who was the owner of such property at the time the assessment became due.

Section 2. Purpose of Assessments. Assessments levied by the association shall be used for those purposes identified or mutually desired by the association as stated in Article III, Section 2 of the Subdivision Covenants.

Section 3. Remedy for Nonpayment of Assessments. Any assessment not paid within thirty (30) days after due shall bear interest from such due date at a rate set by the Board of Directors. The association may bring an action to foreclose the lien against the property or individually against the party responsible for such payment. And furthermore, should chronic delinquency of payment be occasioned, the Board of Directors in specific cases may upon a vote, disconnect utilities to the delinquent owner after giving thirty (30) days notice by personal service or certified mail, of its intent to do so.

Section 4. Subordination of the Lien to Mortgage. The subordination of the lien to mortgage is stated in Article III, Section 7 of the Subdivision Covenants. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to foreclosure of a first mortgage or deed of trust, either by judicial process or statutory foreclosure and a power of sale in a deed of trust, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

## ARTICLE VIII

### ENFORCEMENT OF SUBDIVISION

#### COVENANTS AND BUILDINGS RESTRICTIONS

Enforcement of Subdivision Covenants and building restrictions shall be by proceedings at law or in equity. Additionally, summary action by the Board of Directors disconnecting utilities or services to a lot or lots shall be permitted in specific instances where notices of infraction after thirty (30) days notice, or as extended by personal service or certified mail, remain uncorrected. Such action by the Board of Directors shall require a three-fourths affirmative vote of all directors entitled to vote.

The Board of Directors shall be indemnified by all members of the association, for any and all actions taken by it in regard to this section or any other pursuant to the By-Laws.

## ARTICLE IX

### DAMAGE TO ROADS AND UTILITIES BY MEMBERS OR AGENTS

Any specific damage caused to any road or utility, by any member, his agent or guest shall be corrected at the specific and sole cost to the member, the expense for which, if not paid, may be charged as a lien against the member's property within the Subdivision.

## ARTICLE X



AMENDMENTS

These By-Laws may be amended by two-thirds vote of the members present and voting, in accordance with provisions of Article IV, Section 5, at the regular or special meeting of members provided that a quorum, as prescribed in Article IV, Section 4, is present at such meeting. A statement of any proposed amendment shall accompany the notice of any regular or special meeting at which such proposed amendment shall be voted upon.

CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY:

That we are the Board of Directors and Officers of SWISS CASTLE ESTATES PROPERTY OWNERS ASSOCIATION.

That the foregoing By-Laws constitute the By-Laws of said association.

IN WITNESS WHEREOF, We have hereunto subscribed our names this 30th day of January, 1986.

Terry Kirby  
Terry Kirby, President

Robert Fox  
Robert Fox, Vice President

Peggy Adair  
Peggy Adair, Secretary/Treasurer

Cheri Albright  
Cheri Albright, Board Member

Anna M. Matusiak  
Anna Matusiak, Alternative Board Member for Don Matusak

STATE OF ALASKA  
NOTARY PUBLIC  
GERRI S. GALLOWAY  
My Commission Expires 12-15-86

STATE OF ALASKA )  
) ss.  
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on the 30th day of January, 1986, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Terry L. Kirby\* who executed the above and foregoing Certification, and she acknowledged to me the execution thereof as her free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year hereinabove first written.

Geri S. Galloway  
Notary Public in and for Alaska  
My commission expires 12-15-86

- \* Robert Fox
- \* Peggy Adair
- \* Cheri Albright
- \* ANNA MATUSIAK

391015

86-002255  
2200

RECORDED-FILED  
PALMER REC.  
DISTRICT

JAN 31 10 16 AM '86

INDEXED BY Terry Kirby  
PO Box 87186  
Wasilla 99687

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

RECEIVED  
FEB 13 2023  
PLATTING

3086B02L004 3  
ESCOT EDWIN A & JODIE H  
4020 W VOSS DR  
WASILLA AK 99623-4144

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: EXQUISITE HOMES LLC**

**REQUEST:** The request is to create two lots from Lot 4, Block 1, Swiss Castle Estates III, Phase I, Plat No. 2001-07, to be known as **SWISS CASTLE 2023**, containing 2.26 acres +/- . The parcel is located directly north of W. Voss Drive, north of W. Parks Highway and west of N. Stanley Road (Tax ID# 3086B01L004); within E 1/2 Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and 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 **March 1, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

[ ] No Objection  Objection [ ] Concern

Name: Jodie Escot Address: 4020 W Voss Dr Wasilla AK 99623

Comments: I am opposed (strongly opposed) to the subdivision of Lot 4 Blk 1 Swiss Castle Estates III, Phase I, Plat No 2001-07.

I will be out of the country on the date of the public hearing but would like my voice to be heard. Please see enclosed letter for further details. Please do NOT allow further subdivision of this subdivision.

Case # 2023-008 AOB  
Note: Vicinity map Located on Reverse Side

Sincerely,  
Jodie Escot

EXHIBIT I

Jodie H Escot  
4020 W Voss Dr  
Wasilla, AK 99623

February 8, 2023

Matanuska-Susitna Borough  
Platting Division  
350 E Dahlia Avenue  
Palmer, AK 99645

Re: Lot 4 Block 1 Swiss Castle Estates III Phase I, Wasilla, Alaska

*Case # 2023-008 ADB*

Dear Platting Board,

This letter is being written to be read in my absence and admitted as testimony in the case regarding the possible subdivision of Lot 4 Block 1 Swiss Castle Estates III Phase I, Wasilla, Alaska. It is also being mailed to you.

We are absolutely against any subdivision of this piece of property.

We purchased our property at Lot 4 Block 2 Swiss Castle Estates III Phase I almost 20 years ago with the peace of mind that the subdivision had an active Homeowners' Association as well as Covenants, Conditions, and Restrictions (CC&Rs). These have protected the homeowners and our rights to quiet enjoyment of the surrounding area. Please do not allow a petition directly to the Borough to override the intentions of the neighborhood nor "unnecessarily add" to our neighborhood.

It is clearly written into the CC&Rs that there was only to be single family dwellings in this part of the subdivision. Asking for further subdivision of the property is only a form of circumventing the intentions of the neighborhood planners that would result in great irritation on the part of the homeowners. If this piece of property were to be divided, it would result in two homes being built where only one was ever intended to be built.

We chose to build a home here; we chose to raise a family here. Please do not allow a builder, who is only interested in the bottom line, to change a lovely street or the stability and security that the CC&Rs were designed for.

Thank you for your consideration.

Sincerely,



Jodie H. Escot

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

RECEIVED  
FEB 15 2023  
PLATTING

3086B02L003 6  
SMITH GARY A & ALICE A  
4080 W VOSS DR  
WASILLA AK 99623

### NOTIFICATION OF PUBLIC HEARING

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

#### PETITIONER/OWNER: EXQUISITE HOMES LLC

**REQUEST:** The request is to create two lots from Lot 4, Block 1, Swiss Castle Estates III, Phase I, Plat No. 2001-07, to be known as **SWISS CASTLE 2023**, containing 2.26 acres +/- . The parcel is located directly north of W. Voss Drive, north of W. Parks Highway and west of N. Stanley Road (Tax ID# 3086B01L004); within E ½ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7.

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[ ] No Objection [X] Objection [ ] Concern

Name: Gary A. & Alice A. Smith Address: 4080 W. Voss Dr., Wasilla, AK 99623

Comments: We object to this re-plat proposal. We purchased our property because of the spacious lots, the privacy and the rules set out in the Covenants, Conditions and Restrictions (C.C. & R.'s).

We are in agreement with the reasoning presented to you in a letter from our Home Owners Association (H.O.A.) officers.

Case # 2023-008 AOB

Note: Vicinity map Located on Reverse Side

If this replat is allowed, this would basically mean the lots are unrestricted and the owners would be able to do anything they pleased: animals, number and size of buildings etc. we live directly across the street from Lot 4. We want the owner/occupant to comply with the C.C. & R.'s and other H.O.A. rules. This is a protection for the value of our property and our neighborhood.



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

February 17, 2023

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 have no comments:

- **2023-008 Swiss Castle 2023 AOB**
- **2023-002 Seldon Rd Ext Ph. 2 ROW Acquisition**

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

- **2023-006 WA08 Hidden Acres MG**
  - No direct access to Palmer-Fishhook Road will be granted. All proposed lots must take access from common access area onto Olivewood Drive as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area.
  - New utility lines for the proposed lots and any future development must be extend from Olivewood Dr. No new utility lines will be authorized or permitted within DOT&PF's ROW on Palmer-Fishhook Road.
  - Any future relocation of utilities on Lot 2 and Lot 3 must remain on Lots 2 and 3. Utility relocation will not be permitted into DOT&PF ROW.
  -
- **2023-007 MO15 Thunderbird's Lair AOB**
  - No objection to the proposed plat.
  - The applicant will need to apply for a driveway permit/approach road review for access onto the Parks Highway for the development of E Scoter Drive, E Merganser Dr, S Gadwell Street, and access from the Section Line Easements. Future subdivision and development should be designed to utilize internal circulation to these common accesses to the Parks Highway and Section Line Easements. No additional access to the Parks

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT J**

Highway will be permitted for future subdivided lots. Please note future high-volume development of these properties may require the removal of E Scoter Dr and the utilization of frontage roads to the Parks Highway Access Development Permit points. These points can be found at DOT&PF's online Parks Hwy ADP mapper: <https://akdot.maps.arcgis.com/apps/MapSeries/index.html?appid=aa663dbc755843b4be3c3eca3d0093b5>. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- Development of roads to access Tracks A-H shall include utility easements for future installation/build out of distribution systems and service lines to serve each property. Multiple connections to existing utilities with the Park Highway ROW will not be permitted.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access 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](mailto:david.post@alaska.gov).

Sincerely,



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  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF

### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-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 \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

### SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

### LEGEND

- RECOVERED 3/8" REBAR
- ⊙ SET PLASTIC CAP ON 3/8"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2001-107)
- 701 SURVEY POINT NUMBER
- ① BLOCK

### NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2 (SURVEYED POINT 701), A RECOVERED 3/8" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 25.57"N 149° 33' 06.16"W
- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON JANUARY 31, 1986 IN BK. 433, PG. 213.

ELF

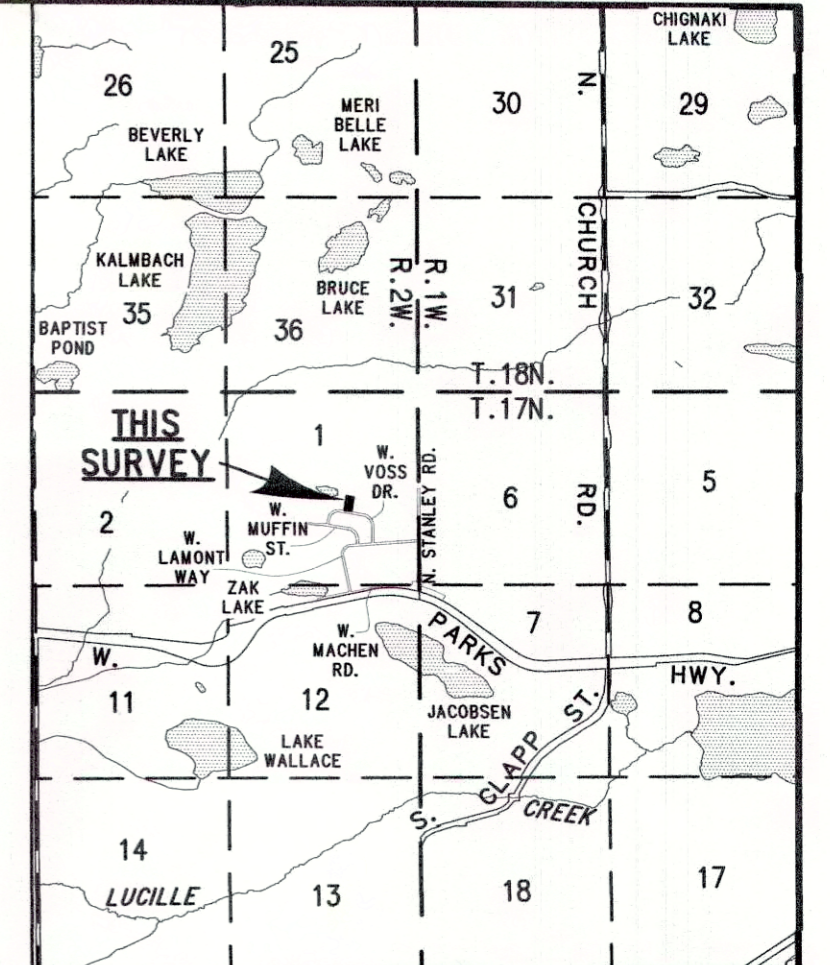
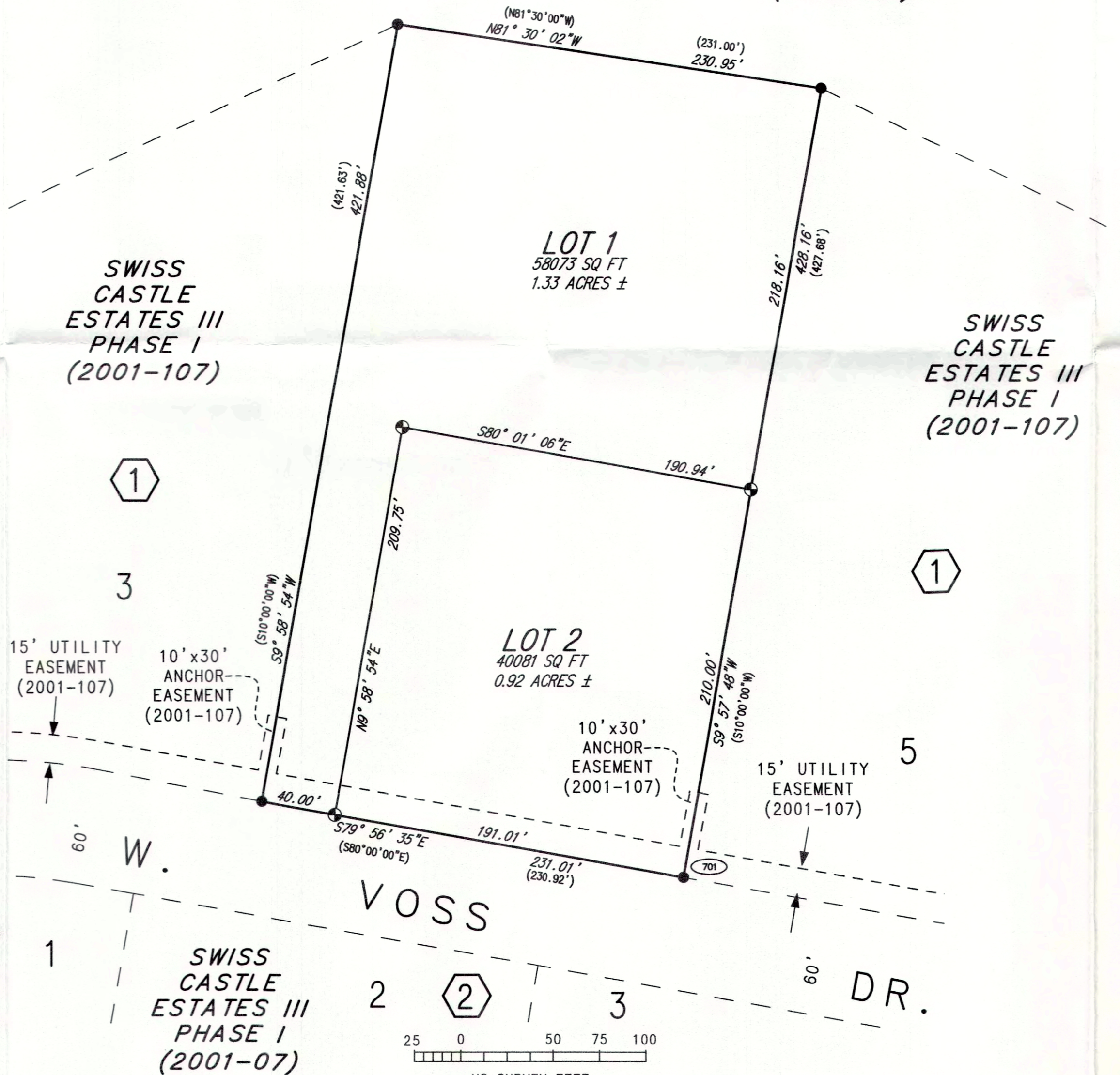
### CERTIFICATE OF PAYMENT OF TAXES

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 \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

### TRACT A-5A

### COOK'S CASTLE ESTATES NO. 2-A (2010-88)



### CERTIFICATE OF OWNERSHIP

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

OWNER (MEMBER) \_\_\_\_\_ DATE \_\_\_\_\_  
EXQUISITE HOMES LLC  
UNIT 1 866 W. LONE CUB DR.  
WASILLA, AK 99654

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_

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

RECEIVED  
Agenda Copy FEB 01 2023  
PLATTING

A PLAT OF <sup>2023</sup>  
**SWISS CASTLE LOT 4**  
A SUBDIVISION OF  
**LOT 4, Block 1**  
**SWISS CASTLE ESTATES III, PHASE I**  
**(2001-07)**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
E<sup>1</sup>/<sub>2</sub> SEC. 1, T.17N. R.2W. SM, AK  
CONTAINING 2.26 ACRES MORE OR LESS

**HANSON LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738