

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 8, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **LUCKY LINDY RSB:** The request is to create one lot from Lots 14 & 15, **Lucky Lindy**, Plat No. 2004-157, to be known as **LOT 14A**, containing 1.85 acres +/- . The parcel is located directly north of E. Hart Lake Loop and directly west of N. Doty Circle (Tax ID#s 5602000L014/L015); within Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: Steven R. Pannone and Jan Marie Frazier, Staff: Amy Otto- Buchanan, Case # 2023-010*)
- B. **SETTLERS BAY UNIT #2 RSB:** The request is to create one lot from Lots 15 & 16, Block 12, Settlers Bay Unit 2, Plat No. 77-17, to be known as **LOT 15A**, containing .92 acres +/- . The parcel is located south of S. Knik-Goose Bay Road, southeast of Crocker Creek, west of S. Settlers Bay Drive and directly west of S. Calista Drive (Tax ID#s 6612B012L015/L016); within Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #3. (*Petitioner/Owner: Douglas & Mary Wilber, Staff: Amy Otto-Buchanan, Case # 2023-009*)

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 8, 2023**

PRELIMINARY PLAT: **LUCKY LINDY RSB LOTS 14 & 15**

LEGAL DESCRIPTION: **SEC 21, T18N, R01E S.M., AK**

PETITIONER: **STEVEN R. PANNONE & JAN MARIE FRAZIER**

SURVEYOR: **ACUTEK GEOMATICS**

ACRES: 1.85 +/- PARCELS: **1**

REVIEWED BY: AMY OTTO-BUCHANAN

CASE: 2023-010

REQUEST:

The request is to create one lot from Lots 14 & 15, Lucky Lindy, Plat No. 2004-157, to be known as **LOT 14A**, containing 1.85 acres +/- . The parcel is located directly north of E. Hart Lake Loop and directly west of N. Doty Circle; within Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services Division	Exhibit B
Public	Exhibit C

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

COMMENTS:

Development Services Division (**Exhibit B**) notes Lot 15 has an unpermitted driveway. Petitioner to apply for a driveway permit and provide copy of application to Platting staff (see ***Recommendation #4***). There were no objections or concerns received from outside agencies at the time of this staff report.

Public: (**Exhibit C**) Dale and Bev Tallman, owner of Lot 5D, to the north off of N. Skyvan Drive, have no objection and support the owner's request as shown in this petition.

CONCLUSION

The plat of **Lucky Lindy RSB Lots 14 & 15** 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 outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

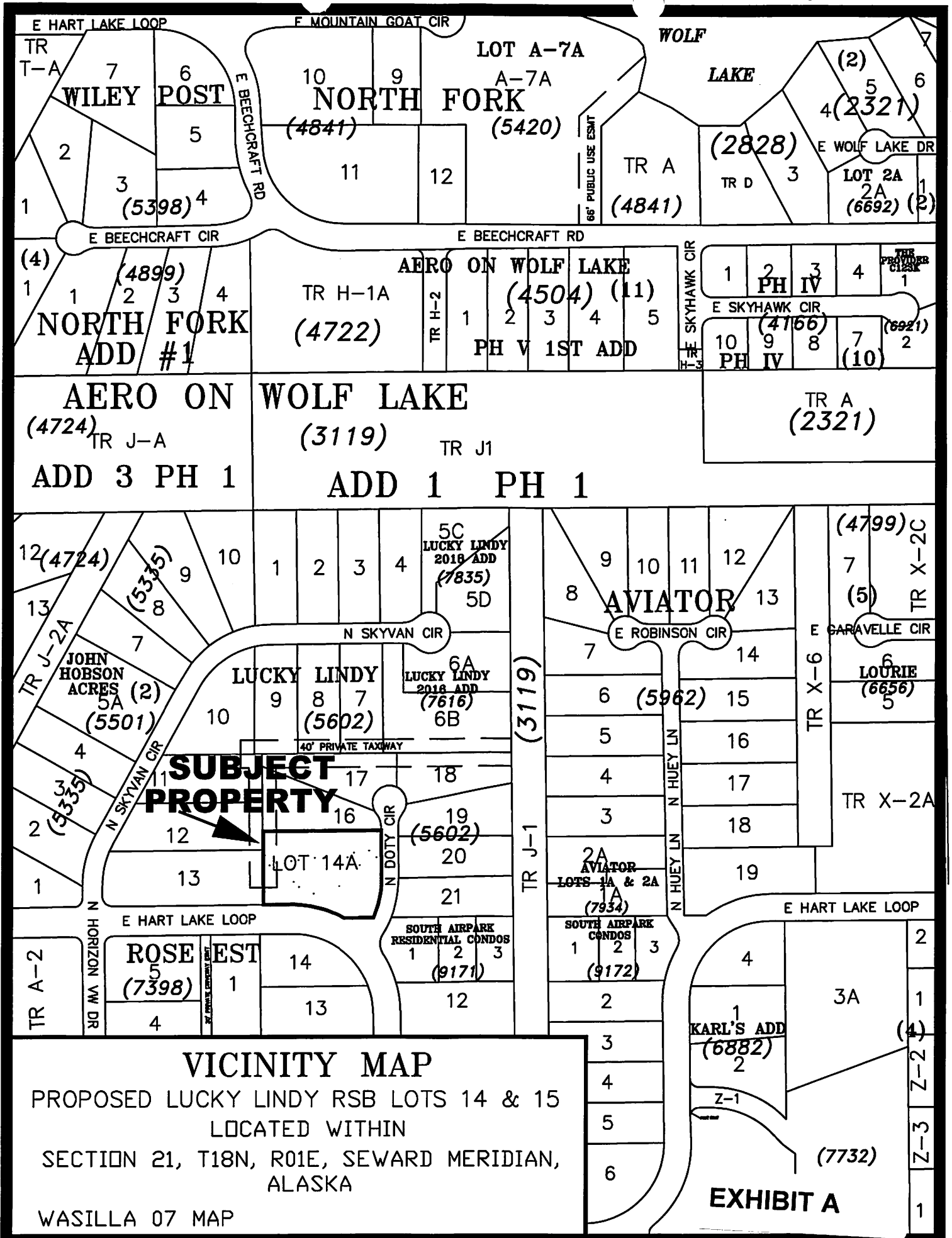
FINDINGS of FACT:

1. The abbreviated plat of Lucky Lindy RSB Lots 14 & 15 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Lucky Lindy Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing; one non-objection was received.
5. 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.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lucky Lindy Subdivision (Plat #2004-157), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Lucky Lindy RSB Lots 14 & 15**, contingent on the following recommendations:

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



Amy Otto-Buchanan

From: Permit Center
Sent: Friday, February 10, 2023 4:34 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Lucky Lindy RSB #23-010

Good Afternoon,

Lot 15 has an unpermitted driveway, please have your applicant apply for a driveway permit.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 9, 2023 10:37 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Lucky Lindy RSB #23-010

The following link contains a Request for Comments for Lucky Lindy RSB L 14 & 15, MSB Case #2023-010 to combine 55602000L014/L015. Comments are due by **March 2, 2023**. Please let me know if you have any questions. Thanks, A.

[Lucky Lindy RSB](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

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

7835000L005D 35
TALLMAN REVOC TR
TALLMAN DALE C & BEVERLY L TRE
5144 N SKYVAN CIR
WASILLA AK 99654

RECEIVED
FEB 22 2023
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STEVEN R. PANNONE AND JAN MARIE FRAZIER

REQUEST: The request is to create one lot from Lots 14 & 15, Lucky Lindy, Plat No. 2004-157, to be known as **LOT 14A**, containing 1.85 acres +/- . The parcel is located directly north of E. Hart Lake Loop and directly west of N. Doty Circle (Tax ID#s 5602000L014/L015); within Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6.

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 8, 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. 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/platting.

☒ No Objection [] Objection [] Concern

Name: Dale + Bev Tallman Address: 5144 N Skyvan Circle, Wasilla
99654

Comments:

We support the owners request as
shown in this petition.

LEGEND

N 90°00'00" E RECORD DATA PER PLAT #2004-157
SURVEY LINES OF RECORD
ADJACENT PROPERTY LINES
CENTER LINE
EASEMENT 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.

STEVEN R PANNONE
PO BOX 1807
PALMER, AK 99645

Date

LOT 12
LUCKY LINDY
PLAT #2004-157

JAN MARIE FRAZIER
PO BOX 1807
PALMER, AK 99645

Date

LOT 13
LUCKY LINDY
PLAT #2004-157

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA

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 NOVEMBER 5, 1985 IN BOOK 442 AT PAGE 657, AMENDED BY INSTRUMENTS RECORDED JULY 20, 1999 IN BOOK 1024 AT PAGE 470 AND AUGUST 26, 1999 IN BOOK 1031 AT PAGE 927. ADDITIONAL CCR's RECORDED OCTOBER 12, 2004 AS RECEPTION NO. 2004-028859-0.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	315.00'	163.71'	83.75'	161.87'	N 75°15'06" W	29°46'39"
C16	319.94'	119.07'	60.23'	118.38'	N 12°41'54" E	21°19'23"

LOT 11
LUCKY LINDY
PLAT #2004-157

LOT 17
LUCKY LINDY
PLAT #2004-157

LOT 18
LUCKY LINDY
PLAT #2004-157

LOT 16
LUCKY LINDY
PLAT #2004-157

LOT 19
LUCKY LINDY
PLAT #2004-157

LOT 14A
1.85 ACRES

LOT 20
LUCKY LINDY
PLAT #2004-157

LOT 21
LUCKY LINDY
PLAT #2004-157

E. HART LAKE LOOP

GRAPHIC SCALE



1 INCH = 50 FEET

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

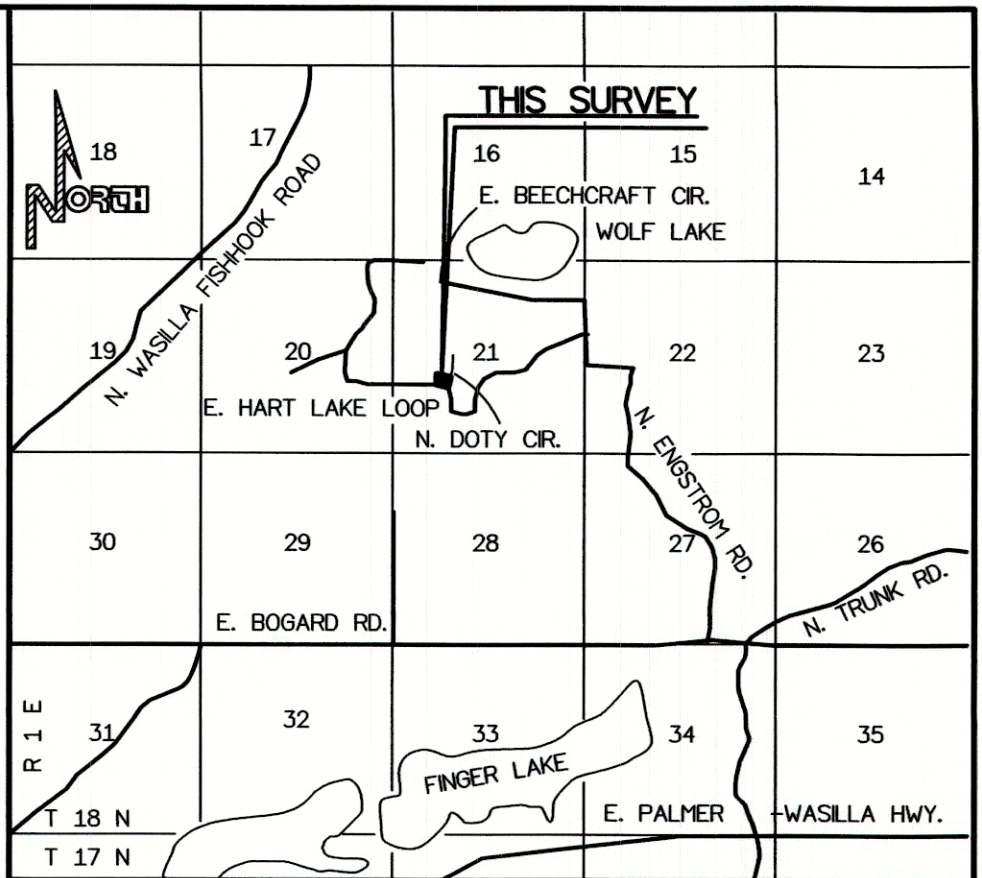
I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. ____ DATED ____ 20__, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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. 2004-157.

Agenda Copy

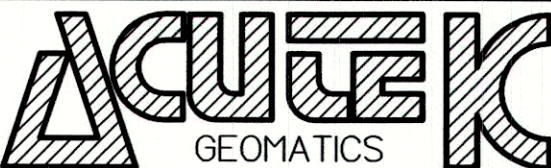
RECEIVED
FEB 06 2023
PLATTING

LUCKY LINDY, LOT 14A

A SUBDIVISION OF LOTS 15 AND 16, 4
LUCKY LINDY, PLAT NO. 2004-157
CONTAINING 1.85 ACRES

LOCATED WITHIN
SECTION 21 T. 18 N. R. 1 E., SM
PALMER 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"= 50'	FIELD BOOK:	N/A
DRAWN BY:	TENDRA	DATE:	2/1/2023	MAP NO.:	WA 07
CHECKED:	TLN	FILE No.	22-05.06	SHEET:	1 OF 1

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 8, 2023**

PRELIMINARY PLAT: **SETTLERS BAY UNIT 2 RSB BLOCK 12 LOTS 15 & 16**

LEGAL DESCRIPTION: **SEC 03, T16N, R02W S.M., AK**

PETITIONER: **DOUGLAS & MARY WILBUR**

SURVEYOR: **ACUTEK GEOMATICS**

ACRES: .92 +/- **PARCELS: 1**

REVIEWED BY: AMY OTTO-BUCHANAN

CASE: 2023-009

REQUEST:

The request is to create one lot from Lots 15 & 16, Block 12, Settlers Bay Unit 2, Plat No. 77-17, to be known as **LOT 15A**, containing .92 acres +/- . The parcel is located south of S. Knik-Goose Bay Road, southeast of Crocker Creek, west of S. Settlers Bay Drive and directly west of S. Calista Drive; within Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services Division	Exhibit B
Public	Exhibit C

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

COMMENTS:

Development Services Division (**Exhibit B**) notes Lot 16 has an unpermitted driveway. Petitioner to apply for a driveway permit and provide copy of application to Platting staff (see ***Recommendation #4***). There were no objections or concerns received from outside agencies at the time of this staff report.

Public: (**Exhibit C**) Jerry Webb, owner of Lot 43A, Block 11, to the south, has no objection.

CONCLUSION

The plat of **Settlers Bay Unit 2 RSB Block 12 Lots 15 & 16** 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 outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

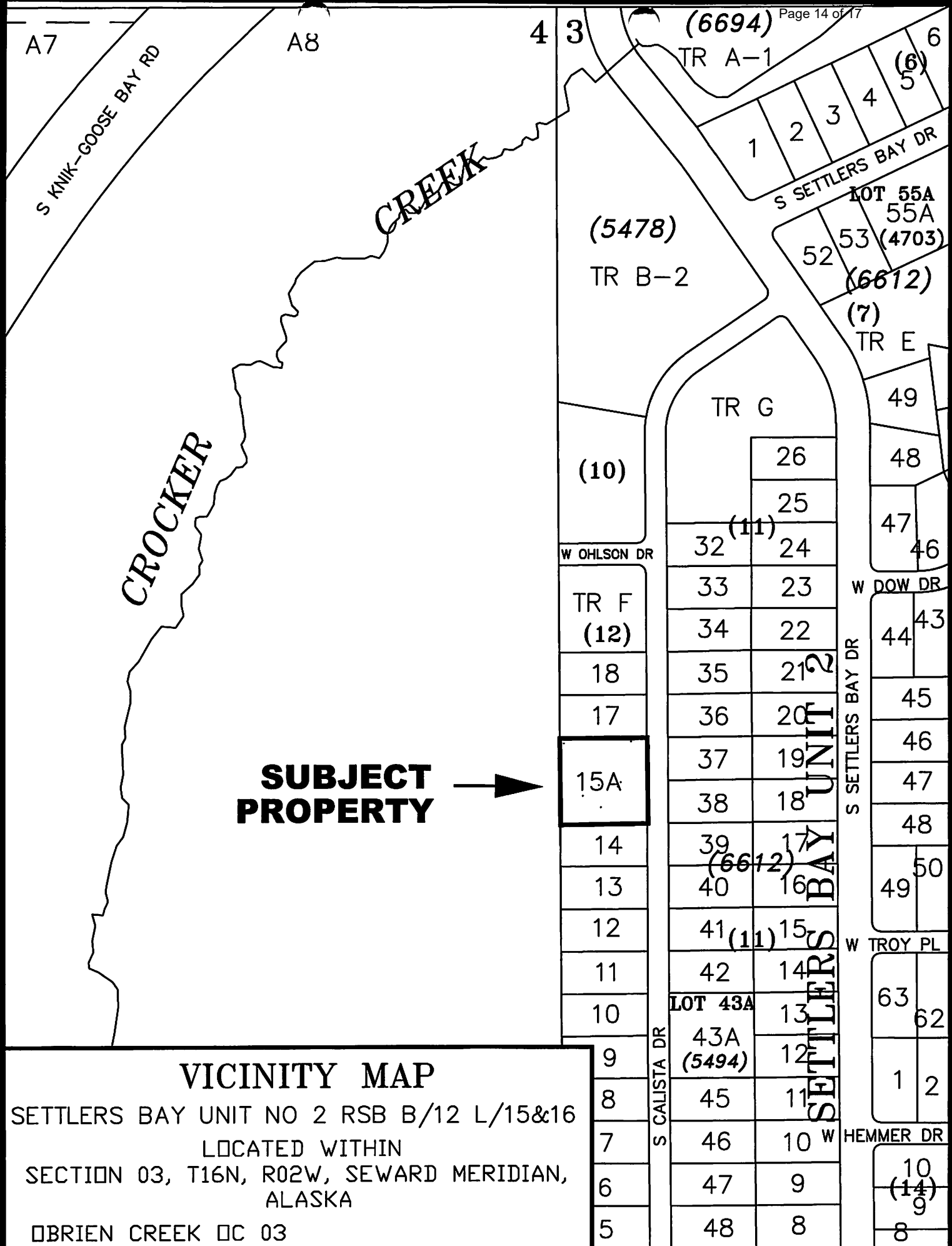
FINDINGS of FACT:

1. The abbreviated plat of Settlers Bay Unit 2 RSB Block 12 Lots 15 & 16 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Settlers Bay Unit 2, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing; one non-objection was received.
5. 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.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Settlers Bay Unit 2 (Plat #77-17), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Settlers Bay Unit 2 RSB Block 12 Lots 15 & 16**, contingent on the following recommendations:

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



A7

A8

4 3

(6694)

TR A-1

S KNIK-GOOSE BAY RD

CROCKER CREEK

(5478)

TR B-2

S SETTLERS BAY DR

LOT 55A
55A
(4703)

(6612)

(7)

TR E

TR G

(10)

26

25

(11)

24

W OHLSON DR

32

23

TR F

(12)

33

22

18

34

21

17

35

20

15A

36

19

37

18

38

39

40

41

42

43A

45

46

47

48

LOT 43A
(5494)

S CALISTA DR

W DOW DR

S SETTLERS BAY DR

W TROY PL

W HEMMER DR

49

48

47

46

44

43

45

46

47

48

49

50

63

62

1

2

10

(14)

9

8

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, February 10, 2023 4:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Settlers Bay U2 RSB B12 L15-16 #23-009

Good Afternoon,

6612B01L016 has a driveway without a permit, please have your applicant apply for that driveway permit.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, February 6, 2023 4:31 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Settlers Bay U2 RSB B12 L15-16 #23-009

The following link contains a Request for Comments to eliminate the common lot line between 56612B01L015 & L016, Settlers Bay Unit 2 RSB Block 12, Lots 15 & 16, MSB Case #2023-009. Comments are due by **March 1, 2023**. Please let me know if you have any questions. Thanks, A.

[Settlers Bay U2 RSB B12 L15-16](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

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

RECEIVED
FEB 22 2023
PLATTING

5494B11L043A 20
WEBB JERRY T & MYONG H
PO BOX 879454
WASILLA AK 99687-9454

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DOUGLAS & MARY WILBER

REQUEST: The request is to create one lot from Lots 15 & 16, Block 12, Settlers Bay Unit 2, Plat No. 77-17, to be known as **LOT 15A**, containing .92 acres +/- . The parcel is located south of S. Knik-Goose Bay Road, southeast of Crocker Creek, west of S. Settlers Bay Drive and directly west of S. Calista Drive (Tax ID#s 6612B012L015/L016); within Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #3.

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☒ No Objection ☐ Objection ☐ Concern

Name: JERRY T. WEBB Address: 6521 S. CALISTA DR., WASILLA, AK 99687

Comments: Jerry Webb



LEGEND

- (N 90°00'00" E) RECORD DATA PER PLAT #77-17
- — — — — EASEMENT LINES
 - — — — — SURVEY LINES OF RECORD
 - - - - - ADJACENT PROPERTY LINES
 - - - - - CENTER LINE

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. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF SETTLERS BAY SUBDIVISION UNIT NO. 2, PLAT NO. 77-17, PALMER RECORDING DISTRICT.
3. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON DECEMBER 10, 1975 AT BOOK 108 PAGE 482, MAY 13, 1981 AT BOOK 233 PAGE 455, AMENDED JANUARY 8, 1982 AT 252 PAGE 892, RESTATED FEBRUARY 8, 1982 IN BOOK 255 PAGE 49, JULY 29, 1982 IN BOOK 269 PAGE 606, DECEMBER 13, 1982 AT BOOK 285 PAGE 939, AMENDED OCTOBER 25, 1996 IN BOOK 870 PAGE 814, JULY 19, 2002 AS RECEPTION NO. 2002-015138-0, AMENDED DECEMBER 30, 2003 AS RECEPTION NO. 2003-038698-0, JANUARY 28, 2004 AS RECEPTION NO. 2004-002308-0, RESIGNATION AS DECLARANT RECORDED JUNE 30, 2005 AS RECEPTION NO. 2005-016992-0, ACKNOWLEDGMENT AND AFFIRMATION RECORDED AUGUST 29, 2006 AS RECEPTION NO. 2006-024734-0.

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

_____, 20____.
Date

Planning and Land Use Director

ATTEST: _____
Platting Clerk



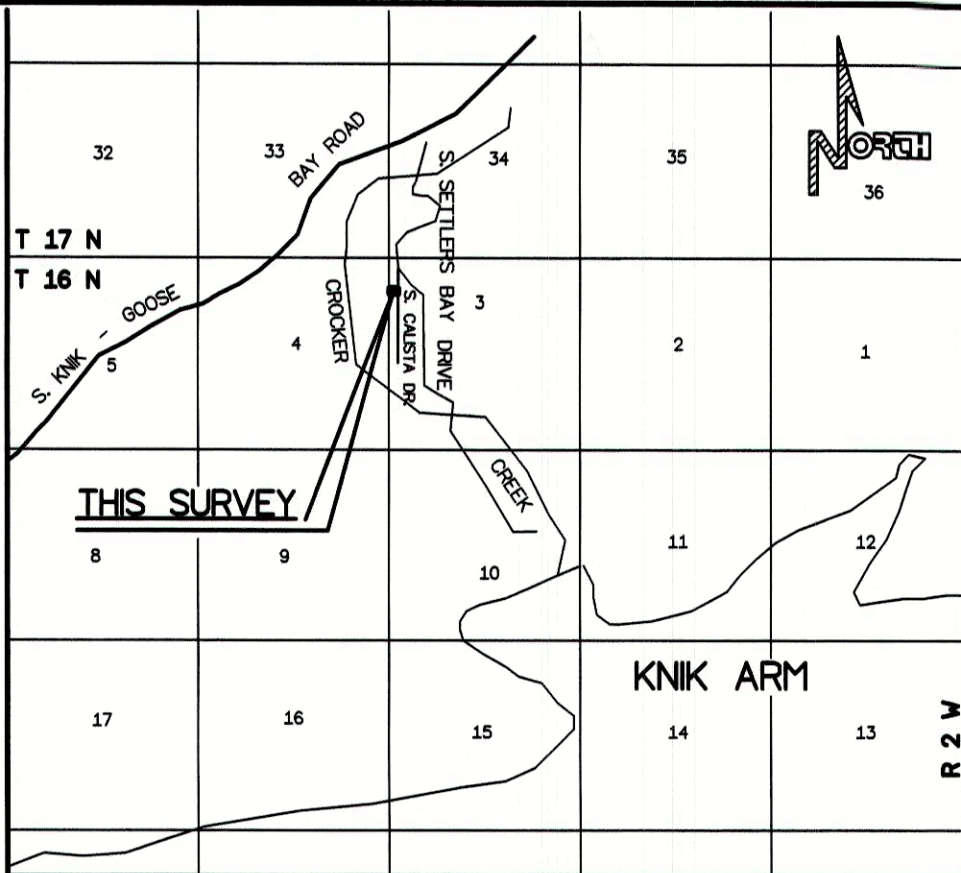
CERTIFICATION OF PAYMENT OF TAXES

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

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

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. 77-17.



VICINITY MAP
1" = 1 MILE

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.

SEE AFFIDAVIT

DOUGLAS WILBER
PO Box 877764
Wasilla, AK 99687

Date

MARY WILBER
PO Box 877764
Wasilla, AK 99687

Date

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA

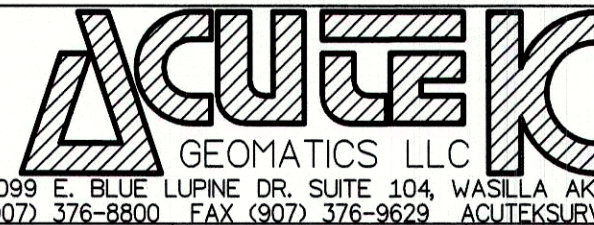
RECEIVED
FEB 0 2 2023
PLATTING

PLAT OF

LOT 15A, BLOCK 12
SETTLERS BAY SUBDIVISION UNIT NO. 2
CONTAINING 0.92 ACRES
A RE-SUBDIVISION OF
LOTS 15 AND 16, BLOCK 12, SETTLERS BAY SUBDIVISION UNIT NO. 2
PLAT 77-17

SECTION 3, TOWNSHIP 16 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT

PREPARED BY



AECL #1614

SCALE: 1"= 40'	DESIGNED BY: TENDRA	FIELD BOOK: N/A
DATE: 11/5/2022	DRAWN BY: TENDRA	MAP NO.: OC 03
FILE No. 22-05.04	CHECKED: TLN	SHEET: 1 OF 1