

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Wolf Glen PH 2 RSB L/1 B/7 & T/A, Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide Platting Staff copies of permits/application for all existing accesses.
5. Construct streets, cul-de-sacs and T-Turnaround to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Construct/certify S. Spatterdock Street to residential street standards from E. Love-Lee lane to the proposed cul-de-sac.
 - b) Construct/certify S. Lupine Circle to residential street standards from the existing cul-de-sac to the proposed cul-de-sac.
 - c) Construct/certify E. Fireweed Honey Road to residential street standards from S. B.F. Edwards Street to the proposed T-Turnaround.
 - d) Construct/certify S. Wolf Track Road to residential street standards from the existing cul-de-sac to the proposed internal cul-de-sac.
 - e) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - f) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - g) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - h) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
 - k) Reclaim the cul-de-sacs at the terminus of S. Spatterdock Street, S. Lupine Circle and S. Wolf Track Road, per DPW's instructions.
 - l) Provide proof that the well has been removed from the extension of S. Wolf Track Road.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

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

RECEIVED
MAY 17 2023
PLATTING

6624B02L004 14
WELCH MARSHALL
PO BOX 190974
ANCHORAGE AK 99519

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JOEL HOFFMAN

REQUEST: The request is to create 13 lots from Tract A & Lot 1, Block 7, Wolf Glen Phase 2, Plat # 2005-7, to be known as **WOLFGLEN PH 2 RSB B/7 L/1 & T/A**, containing 49.04 acres +/- . The property is located east of the Susitna River, south of E. Powers Road, and west of S. Talkeetna Spur (Tax ID # 5817000T00A & 5817B07L001); within the W ½ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** 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 **May 18, 2023**, starting at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Marshall Welch Address: 25720 S. Wolf Track Rd.

Comments: Pond access

and concerns about neighbors losing shares
in sed community property.

Case # 2023-034 MG

Note: Vicinity map Located on Reverse Side

HANDOUT
WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
PAGE 1 OF 1
HANDOUT #2
5/18/2023

Matthew Goddard

From: Summer Powers <summerpv@yahoo.com>
Sent: Tuesday, May 16, 2023 1:20 PM
To: Matthew Goddard
Subject: Re: Wolfe Run Property information

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

Thank you

Summer Powers - Vogt
907-632-5642

On May 16, 2023, at 1:15 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello Summer,

Your documents were received. I have forwarded this inquiry to a couple of people and am waiting on a response. I will contact you once I have received any further information.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Summer Powers <summerpv@yahoo.com>
Sent: Tuesday, May 16, 2023 11:49 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>
Cc: Bill Talkeetna <Willy@mtaonline.net>
Subject: Fwd: Wolfe Run Property information

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

Please see Purchase and sale agreement to include all owners of 1st addition 4 shares of the community property.

From: Steve Taylor <sttaylor@firstam.com>
Date: May 12, 2023 at 1:16:15 PM AKDT
To: summerpv@yahoo.com
Subject: Wolfe Run Property information

Good afternoon,

HANDOUT
WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
PAGE 1 OF 17
HANDOUT #3

Please find the attached Plat Map, Contract of sale, (which includes Covenants that survive the fulfillment of the contract), and vesting deed for the requested property.

We do not have any of the closing information from that far back, however these are the documents that show up on the chain through a cursory search of the records. There are covenants listed in the Contract of sale, and on the Plat map which may help you with the questions regarding the pond and other items.

Thanks!

Steve Taylor

Title Operations Manager

First American Title

<~WRD4032.jpg>

3035 C Street
Anchorage, Alaska 99503
United States

Direct: 907-786-9559

Cell: 907-416-8651

Office: 907-561-1844

sttaylor@firstam.com

www.firstam.com

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If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited.

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If you received this email as a commercial message and would like to opt out of future commercial messages, please let us know and we will remove you from our distribution list.

Thank you.

FAFLD

BOOK 0140

PAGE 07.27

QUITCLAIM DEED

The Grantors, WILLIAM M. ARETT & YOLANDA V. ARETT, of P.O. Box 605, Talkeetna, Alaska 99676, for and in consideration of the sum of TEN DOLLARS (\$10.00), and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims all of their right, title and interest to WILLIAM M. ARETT, of P.O. Box 605, Talkeetna, Alaska 99676, the following described real estate, situated in the Talkeetna Recording District, Third Judicial District, State of Alaska:

Lot 3, Block 2, Wolf Run Forest Addition, according to the plat thereof, and more particularly located under Plat No. 75-37, Talkeetna Recording District, Third Judicial District, State of Alaska.

DATED this 28 day of SEPT, 1992.

GRANTOR:

GRANTOR:

William M. Arrett
WILLIAM M. ARETT

Yolanda V. Arrett
YOLANDA V. ARETT

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)
) ss.
)

THIS IS TO CERTIFY that on the 28th day of September, 1992, personally appeared before me, WILLIAM M. ARETT and YOLANDA V. ARETT, to me known to be the individuals described in and who executed the within Quitclaim Deed and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

Lori L. Boser
Notary Public in and for Alaska
My commission expires: 4-6-94



RECORD AND RETURN TO:

WILLIAM V. ARETT, PO BOX 605, TALKEETNA, ALASKA 99676

92-001360

TALKEETNA REC 15

DISTRICT

REQUESTED BY William M. Arrett

*92 SEP 30 PM 3 19

HANDOUT
WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
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HANDOUT #3

5/18/2023

CONTRACT FOR SALE OF REAL PROPERTY

HP-13942

THIS AGREEMENT, made and entered into the day and year hereinafter last written, by and between WILLIAM ARETT and YOLANDA ARETT, of Talkeetna, Alaska, hereinafter called "Buyer"; and LAWRENCE O. MATHIS and VYLNA R. MATHIS, and ERLE MATHIS and MILDRED F. MATHIS, hereinafter called "Seller";

W I T N E S S E T H:

1. Sale. The Seller agrees to sell and convey and the Buyer agrees to buy all that certain plot, piece or parcel of land, lying and being in the Talkeetna Recording District, Third Judicial District, State of Alaska, hereinafter called the Premises, and more particularly described as follows:

Lot Three, Block Two, WOLF RUN SUBDIVISION, FIRST ADDITION, according to the official plat thereof being within the Talkeetna Recording District, Third Judicial District.

2. Purchase Price. The Buyer agrees to pay for the above described real property the sum of \$15,990.00 as follows:

(a) \$500.00 by check subject to collection, coincidental with the execution of this contract, the receipt of which is acknowledged;

(b) \$15,490.00 by the execution of a Deed of Trust Note bearing interest at the rate of nine percent (9%) per annum, payable according to the terms of said Note. Said Note shall be secured by a Deed of Trust on the herein described premises.

3. Form of Note and Deed of Trust. The purchase money note and second deed of trust to be given hereunder shall comply with standard forms used in the Third Judicial District, State of Alaska, for that purpose, copies of which have been read and approved by the Buyer and are attached hereto as Exhibit "A".

COLE, MARTIN,
HOOVER, NORMAN
& MAHONEY
SUITE 201
717 N STREET
ANCHORAGE, ALASKA
99501
TELEPHONE
(907) 570-3070

4. Exceptions to Title. The Premises are sold and are now to be conveyed subject to:

(a) reservations, restrictions and easements of record;

(b) applicable zoning regulations and ordinances;

(c) real property taxes and assessments for the current year; and

(d) that certain Deed of Trust, including the terms and provisions thereof, dated July 19, 1974, executed by Lawrence O. Mathis and Vylma R. Mathis, Trustors, to Alaska Title Guaranty Company as Trustee, for the benefit of Ross J. Hohl, to secure the payment of the sum of NINETY-SEVEN THOUSAND DOLLARS (\$97,000.00) and interest; recorded on July 26, 1974, in Book 54 at Page 175, which indebtedness the Seller shall pay and from which Seller shall save and hold Buyer harmless.

5. Apportionments. Real property taxes for the year in which the closing takes place shall be apportioned as of the date of closing.

6. Title. Within ten (10) days from the date Buyer pays to Seller, all amounts due under this contract and the relevant Deed of Trust Note, Seller shall remove any and all encumbrances on the Premises, save and except only the items specified in Paragraph 4 (a), (b) and (c) hereof.

7. Risk of Loss. The risk of loss or damage to such property, after execution of this contract, is assumed by the Buyer.

8. Possession. Possession of the Premises shall be delivered to the Buyer coincidental with the execution of this contract. Time is of the essence of this contract.

COLE, MARTIN,
RHODES, NORMAN
& HANNEY

SUITE 201
717 K STREET
ANCHORAGE, ALASKA
99501

TELEPHONE
(907) 274-2276

-2-

HANDOUT

WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
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HANDOUT #3

5/18/2023

10. Expenses. All costs of this transaction shall be divided equally between Buyer and Seller.

11. Deed. The deed shall be a warranty deed in statutory form, proper for recording, and shall be duly executed and acknowledged so as to convey to the Buyer the fee simple title to the premises, free of all encumbrances except as herein stated.

12. Default by Seller. In the event the Seller is unable to convey title in accordance with the terms of this contract, the Seller shall refund to the Buyer the amount of money paid on account of the purchase price, and shall pay all costs incurred in preparing and securing Preliminary Commitment for Title Insurance and all legal fees. Upon such refund and payment being made, this contract shall be cancelled and void at initio.

13. Default by Buyer. In the event the Buyer defaults hereunder, any moneys paid under this contract shall be retained by the Seller as liquidated damages; and in such event neither party shall be further liable to the other and this contract shall be deemed null, void and of no force or effect.

14. Surviving Covenants. No provision of this contract survives the delivery of the deed except as expressly provided. Acceptance of the deed shall be an acceptance of all of the obligations of the Seller hereunder except such as may be expressly stated to survive the delivery of the deed.

The following provisions of this contract survive the delivery of the deed:

14.1 The provisions of Paragraphs 6 and 17 of this contract.

COLE, MARTIN,
RHODES, NORMAN
MANONEY & GOLTZ

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TELEPHONE
(907) 270-3570

14.2 No lot located in the FIRST ADDITION, WOLF RUN SUBDIVISION, shall be subdivided into more than four (4) parcels, and each parcel shall be at least one-quarter (1/4) of the total lot area.

14.3 Only the following are permitted uses for the above described real property:

- A. Single-family or multiple family dwellings, boarding houses, lodges, hotels, and motels;
- B. Commercial greenhouses, tree nurseries, and vegetable gardens, including the raising for sale of vegetables, produce, fruit crops, nursery plants and hay or other fodder;
- C. Outdoor harboring or keeping of dogs, animals and fowl in accordance with all applicable ordinances and statutes of the State of Alaska and the Matanuska Susitna Borough;
- D. Animal paddocks, houses, kennels or similar structures or enclosures shall be a minimum of one hundred (100) feet from any property line;
- E. Private storage in a neat and orderly manner of equipment including, by way of illustration but not by way of limitation: snow machines, trucks, boats, aircraft, campers or travel trailers, all of which shall be a minimum of fifty (50) feet from any property line;
- F. A mobile home may be used for temporary living quarters for a period not to exceed twenty-four (24) months; provided, however, a permanent structure is completed within said twenty-four (24) months and said mobile home

COLE, MARTIN,
RHODES, NORMAN
MANONEY & GOLTZ

SUITE 201
217 N STREET
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99501

TELEPHONE
(907) 270-2570

is vacated. Only one mobile home per parcel will be so permitted.

- G. Family dwellings may be used as offices for home occupations.
- H. Hotels, motels, or lodges may include personal professional service establishments and restaurants if clearly incidental to the operation of the permitted principal use.

14.4 These permitted uses may specifically be enlarged by a majority vote of lot owners in said subdivision.

14.5 The following are expressly prohibited uses but not by way of limitation:

- A. Storage of any items for trade, service or manufacturing activities.
- B. Maintaining a junk yard, junk vehicles or inoperative appliances.
- C. Maintaining a trailer park.
- D. Erection or storage of Quonset huts.
- E. Any use which constitutes a public nuisance.

15. Release Provisions. If a commercial finance institution requires Buyer to have a clear title to a portion of the premises for the purpose of obtaining financing for the construction of a private, single, family residence, the Seller will execute a Request for Partial Reconveyance for a portion of the described premises, up to two (2) acres, when one-half (1/2) of the principal amount due plus accrued interest is paid; provided, however, that the Buyer will pay all expenses and costs in connection with said Partial Request for Reconveyance and, provided further, that the Partial Release shall relate to a portion of the premises which will not materially affect the security of the Seller

COLE, MARTIN,
RHODES, NORMAN
MAHONEY & GOLTZ
SUITE 201
717 N STREET
ANCHORAGE, ALASKA
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TELEPHONE
(907) 270-2516

and, provided further, that the specific location of said real property which is a subject of the Request for Partial Reconveyance shall meet with the approval of Seller.

16. Interest in Recreational Area. It is the intention of the Seller, to develop a SECOND ADDITION to the WOLF RUN SUBDIVISION. When the Seller, in fact, does develop said SECOND ADDITION to the WOLF RUN SUBDIVISION, all of the owners of lots in the FIRST ADDITION, WOLF RUN SUBDIVISION, shall be credited with four (4) shares of said SECOND ADDITION for the right to use and enjoy the private recreational area therein, including the Lake and adjacent lands, which are planned to be established within the boundaries of the SECOND ADDITION of the WOLF RUN SUBDIVISION.

17. Limitation on Restrictions. Notwithstanding the fact that Paragraph 14.5 C provides that maintaining a trailer park on the premises is a prohibited use, the Buyer specifically understands and agrees that the Seller may use Lots 1, 2 and/or 3 of Block 1, WOLF RUN SUBDIVISION, ADDITION ONE, for purposes of a trailer park.

18. Notices. All notices, payments or deliveries to be made under this contract shall be effectively made if delivered to either party in person or sent by certified or registered mail with charges prepaid to the Seller or to the Buyer at the respective address set opposite each signature of this agreement, or to such other address as either party from time to time may furnish in writing to the other party.

19. Successors. This contract shall extend to and be binding upon the heirs, administrators, executors, successors and assigns of the respective parties hereto.

COLE, HARTIG,
RHODES, NORMAN
MAHONEY & GOLTZ
SUITE 201
717 K STREET
ANCHORAGE, ALASKA
99501
TELEPHONE
(907) 270-3576

20. Entire Agreement. This contract constitutes the entire agreement between the parties.

IN WITNESS WHEREOF, this contract has been signed, sealed and delivered this 28th day of October, 1977.

ADDRESS

P.O. Box 117
TALKEETNA, AK.

BUYER:

William Arrett
WILLIAM ARRETT

Yolanda Arrett
YOLANDA ARRETT

SELLER:

ADDRESS

700 "H" STREET
ANCHORAGE, AK.

Lawrence O. Mathis
LAWRENCE O. MATHIS

Yvonne R. Mathis
YVONNE R. MATHIS

Lawrence O. Mathis
ERLE MATHIS,
by Lawrence O. Mathis, his
Attorney-in-Fact

Lawrence O. Mathis
MILDRED F. MATHIS,
by Lawrence O. Mathis, her
Attorney-in-Fact

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)
: ss.:
)

THIS IS TO CERTIFY that on the 28th day of October, 19 77, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared WILLIAM ARRETT and YOLANDA ARRETT, known to me to be the individual(s)

COLE, MARTIN,
RHODES, NORMAN
MAYORNEY & GOLTZ
SUITE 201
717 N STREET
ANCHORAGE, ALASKA
99501
TELEPHONE
(907) 276-3576

who executed the within instrument and acknowledged to me that the same was signed freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and notarial seal the day and year last above written.

Theresa Ruth Lally
Notary Public in and for Alaska
My Commission expires: 10-8-78

STATE OF ALASKA)
: ss.:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 30th day of OCTOBER, 1977, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared LAWRENCE O. MATHIS and VYLNA R. MATHIS, known to me and to me known to be the persons named in and who executed the foregoing instrument; and they individually acknowledged to me that they signed the same as a free and voluntary act and deed, with knowledge and understanding of the contents thereof, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year last above written.

Theresa Ruth Lally
Notary Public in and for Alaska
My commission expires: 10-8-78

STATE OF ALASKA)
: ss.:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 30th day of OCTOBER, 1977, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ERLE MATHIS and MILDRED F. MATHIS, by and through their Attorney-in-Fact, Lawrence O. Mathis, known to me and to me known to be the persons named in and who executed the foregoing instrument; and they individually acknowledged to me that they signed the same as a free and voluntary act and deed, with knowledge and understanding of the contents thereof, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year last above written.

Theresa Ruth Lally
Notary Public in and for Alaska
My commission expires: 10-8-78

MC:kjb
1477-3
2-17-76

77- 002085
21-

RECORDED
TALKEA REC.
DISTRICT

NOV 14 AM 11 5'

COLE, MARTIN,
RHODES, NORMAN
HANNEY & GOLTZ
SUITE 201
717 A STREET
ANCHORAGE, ALASKA
99501
TELEPHONE
(907) 270-2376

REQUESTED BY
ADDRESS ALASKA
PALMER

HANDOUT
WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
PAGE 11 OF 17
HANDOUT #3
5/18/2023

SECTION COR. 12 1 R5W
7 6 R4W

- EXIST GLO 1/4 CORNER & SEC. COR
- PACE MONUMENT, 1" ALUM CAP
- 1/2" DIA. REBAR LOT CORNER
- CEA MONUMENT, 2 1/2" ALUM. CAP

CERTIFICATION OF PAYMENT OF TAXES

We hereby certify that all current taxes, through Dec. 31, 1988, against the property included in the subdivision or resubdivision, herein have been paid.

SCALE: 1" = 100'

UNSUBDIVIDED

"WATER SUPPLY & SEWAGE DISPOSAL. - No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from said authority."

CONFIRMATION OF APPROVAL BY THE COMMISSION

I hereby certify that the Subdivision Plat shown herein has been found to comply with the Subdivision Regulations of the Matamoras-Sanluis Arroyo Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. 20-114 dated December 10, 1970, and that the Plat shown herein has been approved by the recording in the office of the Recorder of the Recording District in which the plat is located.

December 22, 1975 Ray B. Smith
 ATTEST: Chairman, PTA/Tutor, Director
Mother's & Sister's Home
Planning Commission

SECTION COR. 1 36

CAUTION: Do not use this product if you are pregnant or nursing, or if you are taking any other medications. Consult your doctor before using this product.

WEST 1326.02
BASIS OF HEARING)

na področju in

**PAN
AMERICAN
CONSULTING
ENGINEERS**

700 H STREET
ANCHORAGE, ALASKA

DATE 10/29/75

PROJECT

REVISIONS

WOLF RUN SUBDIVISION - FIRST ADDITION

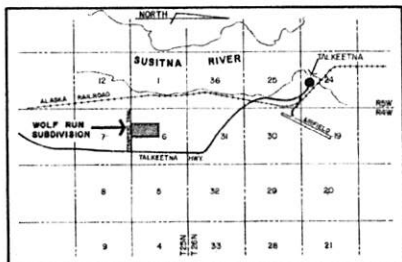
7340 ACRES MORE OR LESS, LOCATED IN E 1/2 OF SW 1/4 OF
SECTION 6, TOWNSHIP 25 N, RANGE 4 W, SEWARD MERIDIAN, ALASKA.

DATE: 9/10/75

SCALE: 1" = 10'

SHEET NO. 1 OF 1

DWG. NO. 75-1



VICINITY MAP
SCALE: 1" = 1 MILE

SUBDIVIDED - PAPER SUBDIVISION

CERTIFICATE OF REGISTERED LAND SURVEYOR

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walls, parks and other open spaces to public or private use as shown on this Plat.

12-2 1978 L. O. Mathews
L. O. Mathews

3118 Montworth Street
Anchorage, Alaska 99504

F. R. Maltby
F. R. MALTBY: L. R. 7

History's Acknowledgment:

subscribed and sworn before me this 2ND day of
December, 1975.

3/15/16
My Commission Expires: 3/15/16
Notary Public for the
State of Alaska

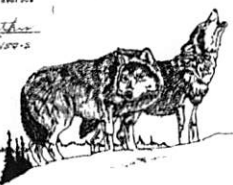
I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as located. The error of closure for field traverses shall not be greater than 1 part in 5000.

December 2, 1976. Lawrence C. Nichols
Registered Life Scientist
3450.5

2.
The ...

BY FOR OF CITY.

110



798-1113

*STATUTORY WARRANTY DEED

BOOK 168 PAGE 264

The Grantors, MILDRED MATHIS, a widow, as to an undivided 1/2 interest, and VYUNA R. MATHIS, Trustee of the amended and restated as to an undivided 1/2 interest, of 318 WENTWORTH 34.15.030, Alaska Statutes, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, man, of P.O. Box 983, Talkeetna, Alaska 99676, the following described real property, together with all tenements, hereditaments and appurtenances located in the Talkeetna Recording District, Third Judicial District, State of Alaska;

Government lot THREE (3), and the East one-half (E1/2) of the Southwest one-quarter (SW1/4) and the Southeast one-quarter (SE1/4) of the Northwest one-quarter (NW1/4) of Seward Meridian; records of the Talkeetna Recording District, Third Judicial District, State of Alaska;

EXCEPTING THEREFROM, WOLF RUN SUBDIVISION FIRST ADDITION, according to the official plat thereof, Plat No. 75-37, Talkeetna Recording District, Third Judicial District, State of Alaska.

SUBJECT to reservations and exceptions in U.S. Patent and/or in Acts authorizing the issuance thereof, which Patent, among other things, reserves all oil, gas and other things, together with the privileges, mining and drilling rights and immunities; real property taxes, if any due; easements; real property reservation of section line easement 50 feet in width along each side of section 50 feet provided by A.S. 19.10.010; and rights of the public and/or any governmental agencies in and to any portion of the above described real property lying within any roads, streets or highways; and

FURTHER SUBJECT to the following covenant:
The Grantee, for himself, his heirs, successors, transferees and assigns, agrees that he will select and provide reasonable access to the existing pond and a strip of land ten (10) feet wide from the high water mark around the pond, for the benefit of property owners of Wolf Run Subdivision, First Addition.

This covenant shall run with the land in perpetuity, and will forever be binding upon Grantee, his heirs, successors, transferees and assigns, and all occupants or users of said premises or any part thereof.

The provisions of this covenant may be enforced by any legal means, whether in law or

equity, including injunction and a violation or breach hereof shall be deemed to cause immediate and irreparable damage as well as create a cause of action for damages.

DATED this 29th day of Sept, 1998.

Mildred Mathis by Lawrence O. Mathis
MILDRED MATHIS, by and through her
Attorney-in-Fact, Lawrence O. Mathis

VYLNA R. MATHIS REVOCABLE TRUST
AGREEMENT

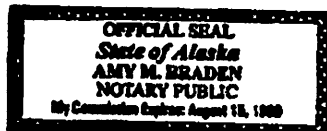
By Vylna R. Mathis
Vylna R. Mathis, Trustee

V. A. D. Sanford
VINCENT DAVID SANFORD

STATE OF ALASKA)
) ss.
THIRD DISTRICT)

THIS IS TO CERTIFY that on the 29th day of Sept, 1998, before me the undersigned Notary Public personally appeared LAWRENCE O. MATHIS, known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of MILDRED MATHIS and acknowledged to me that he subscribed the name of MILDRED MATHIS thereto as principal and his own name as attorney-in-fact, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

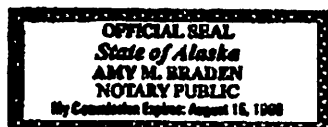


Amy M. Braden
Notary Public in and for Alaska
My Commission expires: 8/15/99

STATE OF ALASKA)
) ss.
THIRD DISTRICT)

THIS IS TO CERTIFY that on the 29th day of Sept, 1998, before me the undersigned Notary Public personally appeared VYLNA R. MATHIS, Trustee of VYLNA R. MATHIS REVOCABLE TRUST AGREEMENT, who is known to me and to me known to be the person named in and who executed the above and foregoing, and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

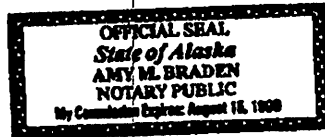


Amy M. Braden
Notary Public in and for Alaska
My Commission expires: 8/15/99

STATE OF ALASKA)
) ss.
 THIRD DISTRICT)

THIS IS TO CERTIFY that on the 29th day of Sept, 1998, before me the undersigned Notary Public personally appeared VINCENT DAVID SANFORD, who is known to me and to me known to be the person named in and who executed the above and foregoing, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Amy M. Braden
 Notary Public in and for Alaska
 My Commission expires: 8/15/99

Return to: Grantee

CITY OF AMARILLO
POTTER COUNTY, TEXAS
When impressed with the seal of the City of Amarillo, this is
certified to be the true copy of the permanent record filed
in the Bureau of Vital Statistics.
Date Issued: OCT 26 1982
By: *Richard Wilson MD*
LOCAL REGISTRAR
Deputy Registrar

1. NAME OF DECEASED Male		2. SEX Male		3. DATE OF DEATH Oct. 15, 1982	
4. RACE Caucasian		5. WAS THE DECEASED OF W. M.		6. DATE OF BIRTH 9-21-19	
7. PLACE OF BIRTH - COUNTRY Canada		8. CITY OR TOWN (if outside city limits, give precinct no.) Amarillo		9. HOSPITAL OR INSTITUTION (if not in hospital, give street address) Northwest Texas Hos.	
10. BIRTHPLACE (same as country) Texas		11. CITIZENSHIP U.S.A.		12. WAS DECEASED IN U.S. ARMED FORCES? Yes	
13. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married		14. USUAL OCCUPATION (Give full and complete title, even if retired) Owner & Developer		15. KIND OF BUSINESS OR INDUSTRY O.L. Minerals & Land	
16. RESIDENCE - STATE Texas		17. CITY OR TOWN (if outside city limits, give precinct no.) Potter		18. STREET ADDRESS (if rural, give location) 80 Palamino	
19. FATHER'S NAME M. G. Mathis		20. MOTHER'S MARRIED NAME Pearl Fletcher		21. SIGNATURE OF REGISTRAR <i>Richard Wilson</i>	
22. IMMEDIATE CAUSE (Enter only one cause or line for (a), (b), (c). Acute hypovolemic shock following massive wounds to chest					
23. (a) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
24. (b) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
25. (c) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
26. (d) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
27. (e) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
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86. (bl) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
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89. (bo) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
90. (bp) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
91. (bq) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
92. (br) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
93. (bs) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
94. (bt) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
95. (bu) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
96. (bv) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
97. (bw) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
98. (bx) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
99. (by) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					
100. (bz) DUE TO, OR AS A CONSEQUENCE OF: Acute hypovolemic shock following massive wounds to chest					

001436

TALKEETNA REC
DISTRICT
REQUESTED BY _____

24^{cc}

BOOK 168 PAGE 268

'98 SEP 30 AM 9 56

TRANSALASKA TITLE
165 E. PARKS HIGHWAY, #101
WASILLA, ALASKA 99354

HANDOUT
WOLFGLEN PH 2 RSB B/7 L/1 & T/A 2023-034
PAGE 17 OF 17
HANDOUT #3

5/18/2023

Amy Otto-Buchanan

From: Rocky Point Homeowners <rockypointak.hoa@gmail.com>
Sent: Thursday, May 11, 2023 7:27 PM
To: MSB Platting
Subject: Concerns/Public Comment re Svedin 5/18/23

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

Hello!

The Rocky Point Homeowners Association has a concern about the drainage plan for JTBNS. Rocky Point already receives heavy stormwater runoff from off-site. Attached are photos from April 14, 2021, with active/high runoff, followed by photos that show the same areas without active runoff. The last photo is an aerial shot showing each of the locations.

Runoff from a new development should not be directed to Rocky Point. We respectfully request the Borough provide assurance that stormwater from the new development be contained in that development.

We appreciate your consideration and would be happy to meet with you, if that would be helpful.

Rocky Point HOA, Mary Ekiss, President; Kevin Sorensen, Developer

RockyPointAK.HOA@gmail.com

907.795.3946

While these pictures are from 2021, every year we have water either flooding or lapping up to E Rocky Point Drive and N River Rock Circle, creating hazardous conditions in the neighborhood.

April 14, 2021 - Rocky Point Neighborhood, showing runoff coming across farm fields from east/northeast



Rocky Point without runoff



April 14, 2021 Rocky Point Dr. and River Rock Cir.

HANDOUT
JTBNS
CASE #2023-037
MEETING DATE MAY 18, 2023
Page 1 of 3



Rocky Point Dr. and River Rock Cir without runoff



April 14, 2021 drainage down to river plain



Down to river plain without runoff



April 14, 2021 Water shooting down to river plain through culvert



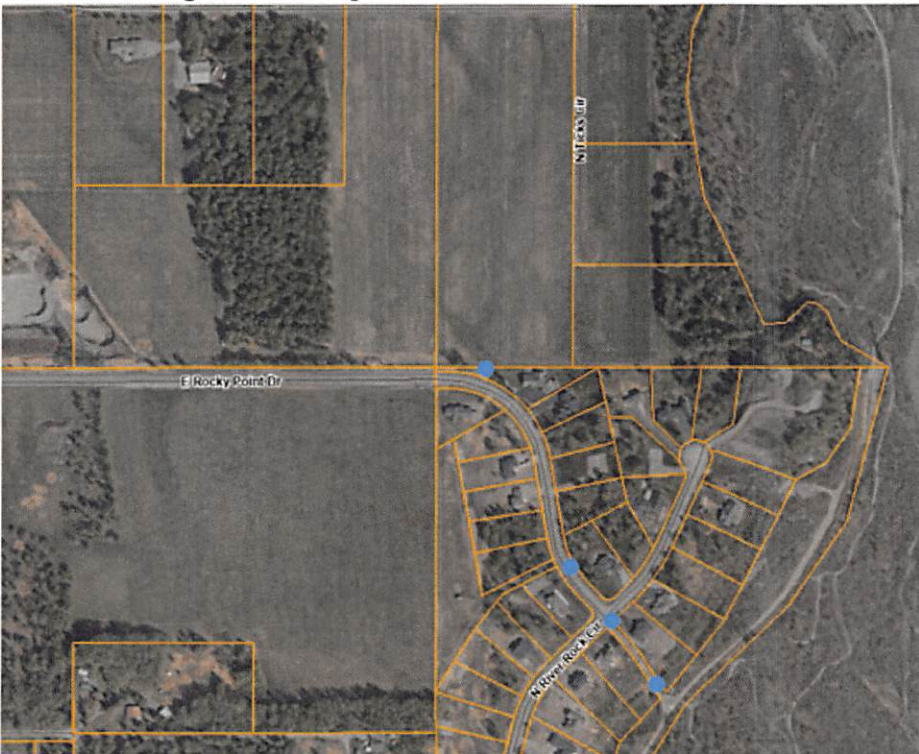
Culvert area without runoff



Down to river without runoff



Aerial showing location of photos



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

RECEIVED
MAY 16 2023
PLATTING

2996000T00B 31
DELAND BEN T & CHERYL L
1261 S MARY ST
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: RONALD L. & ANN MARIE SVEDIN

REQUEST: The request is to create seven lots from Parcels #1-#3, MSB Waiver 84-119-PWm, recorded at 84-303w (Tax Parcels B10, B11 & B12), to be known as **JTBNS**, containing 13.65 acres +/- . Parcels are located east of E. Outer Spring Loop and directly south of E. Lawalter Road (Tax ID#s 17N02E10B010-B012); lying within the NW 1/4 Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **May 18, 2023**, starting at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **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: Ben/Cheryl DeLand Address: 1261 S Mary St

Comments: _____

Case # 2023-037 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT # 2
JTBNS
CASE # 2023-037
MEETING DATE: MAY 18, 2023
PAGE 1 OF 1

