

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.

May 17, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@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. **VAKKERT STED:** The request is to create three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as **Vakkert Sted**, containing 9.82 acres +/- . The plat is located north of E Maud Road, directly west of N Dewy's Street, east of N Sasquatch Circle, And west of N Yeti Street (Tax ID #4901000T00A6-1); located within the SW ¼ Section 6, Township 17 North, Range 03 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. (*Petitioner/Owner: Jared and Erin Foley, Staff: Chris Curlin, Case #2023-028*)
- B. **MSB-BARTRON:** The request is to combine lots 10 and 11, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known a Barton Subdivision, containing 1.18 acres +/- . The property is located south of E. Wycoff Drive, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B09L010 & L011); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Knik River Community Council and Assembly District #1 (*Petitioner/Owner: MSB Land Management, Paul and Jessica Bartron, Staff: Chris Curlin, Case # 2023-042*)
- C. **KOPPENBERG ESTATES:** The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **Koppenberg Estates**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive (Tax ID#s 16N02W07D008 & 3095B01L005A); within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly

District #5. (*Petitioner/Owner: Aaron S Koppenberg Jr. & Theo Koppenberg, Staff: Amy Otto-Buchanan, Case # 2023-045*)

- D. **HARRISON NESC'IZAANI KAE**: The request is to create two lots from Tax Parcel B5, to be known as **Harrison Nesc'isaani Kai**, containing 41 acres +/- . The parcel is located north of N. Glenn Highway, north and south of N. Chickaloon Branch Road and north and south of Chickaloon River (Tax ID#s 20N05E25B005); within Section 25, Township 20 North, Range 05 East, Seward Meridian, Alaska. In Chickaloon Community Council and Assembly District #1. (*Petitioner/Owner: Hugh Keogh & Libby Clayton, Staff: Amy Otto-Buchanan, Case # 2023-047*)
- E. **MIDNIGHT SUN ESTATES**: The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **Midnight Sun Estates**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road (Tax ID# 18N03W22D014); within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston. (*Petitioner/Owner: Christopher Dehart, Staff: Chris Curlin, Case # 2023-048*)
- F. **SPOTH JUNCTION**: The request is to create two lots from Lot 1, Block 5, Tabernash, Plat #79-453 to be known as **Spoth Junction**, containing 9.9 acres +/- . The property is located east of N. Palmer – Fishhook Road, north of N. Yale Court, and directly south south of N. Bains Jordan Dr. (Tax ID # 1812B05L001); within the NE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas and Jean Spoth, Staff: Chris Curlin, Case #2023-025*)

HE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 17, 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
May 17, 2023**

PRELIMINARY PLAT: VAKKERT STED SUBDIVISION
LEGAL DESCRIPTION: SEC 06, T17N, R03E, SEWARD MERIDIAN AK
PETITIONERS: JARED AND ERIN FOLEY
SURVEYOR/ENGINEER: MARK ERICKSON
ACRES: 9.82+ PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2023-028

REQUEST: The request is to create three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as **Vakkert Sted Subdivision**, containing 9.82 acres +/- . The plat is located north of E. Maud Road, directly west of N. Dewy's Street, east of N. Sasquatch Circle, And west of N. Yeti Street, located within the SW ¼ Section 6, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District # 1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Mapping and As-Built

EXHIBIT A - 2 pgs
EXHIBIT B - 8 pgs
EXHIBIT C - 1 pg

AGENCY COMMENTS

ADF&G
MSB Department of Public Works
Utilities

EXHIBIT D - 1 pg
EXHIBIT E - 1 pg
EXHIBIT F - 2 pgs

DISCUSSION: This platting action is creating three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88. Proposed Lot 1 is 5.46 ares. Proposed Lot 2 is 1.90 acres. Proposed Lot 3 is 2.60 acres. All lots have access to N. Dewey Street.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Tor Anderzen, PE, notes five new test holes were excavated to a depth of 12' to 15". Test holes three through five showed an impermeable layer was encountered ranging from 3' to 5.5'. No groundwater was encountered. Based on the available soils and water table information, topography, MSB code and observations on site, each lot will have at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area. As-built verification is at **Exhibit C**.

Comments:

AK Department of Fish and Game (Exhibit D) notes currently there are no anadromous or resident fish water bodies present within the boundaries of the subject property. Should fish presence be discovered, please notify the ADF&G Habitat section.

MSB DPW (Exhibit E) has no comment.

Utilities: (Exhibit F)

Enstar has no comments or recommendations.

GCI has no comments or objections.

MEA and MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; Community Council #5 Butte; MSB Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, Assessments or Planning; MTA or MEA

CONCLUSION: The preliminary plat of Vakkert Sted is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 16.20.100 Access Required, MSB 16.20.120 Legal Access and MSB 16.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 16.20.320 Frontage. A soils report was not required.

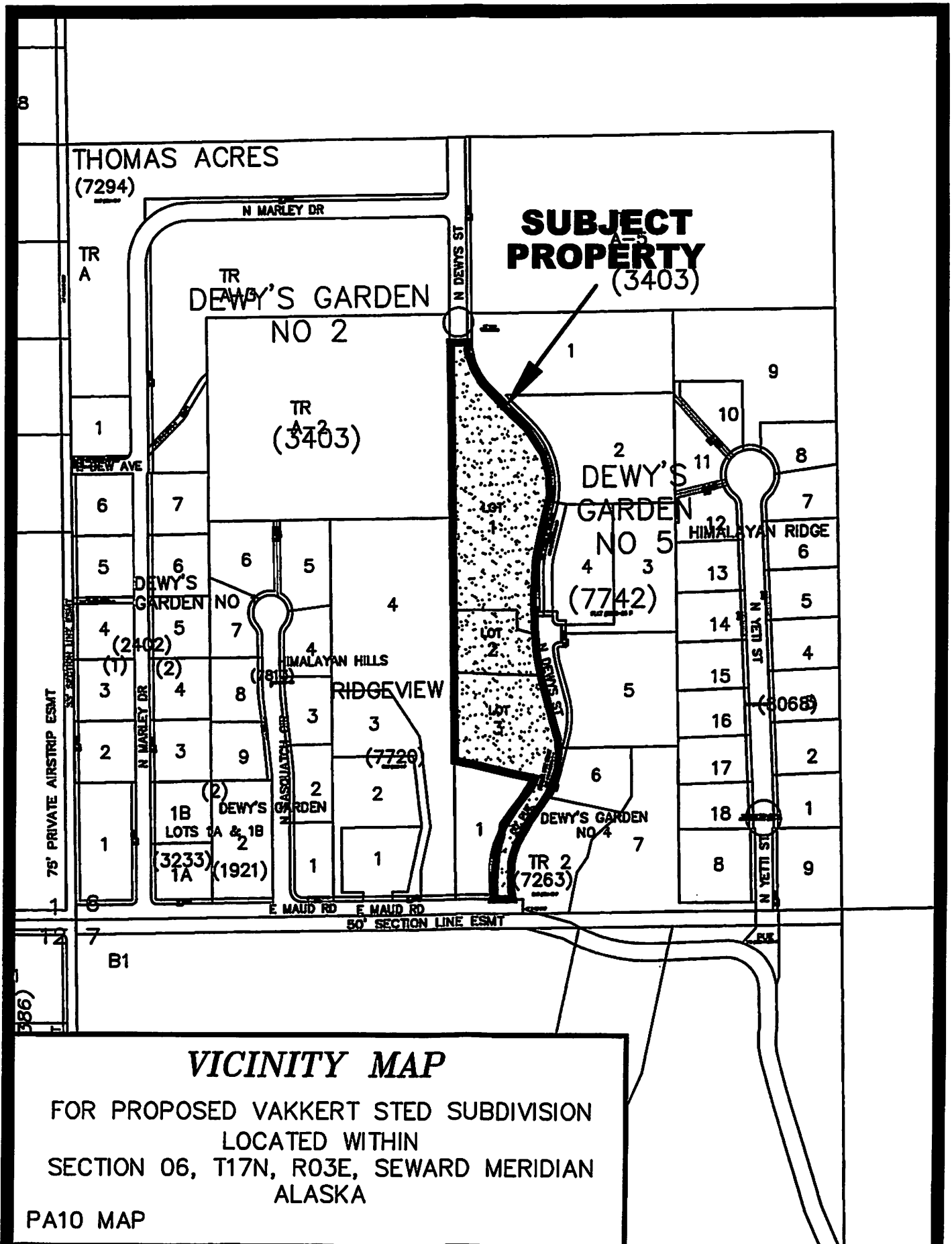
FINDINGS OF FACT:

1. The plat of Vakkert Sted Subdivision consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; Community Council #5 Butte; MSB Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, Assessments or Planning; MTA or MEA
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Vakkert Sted Subdivision, Section 06, Township 17 North, Range 03 East, 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 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. Pursuant to MSB 43.20.100 (F)(2)(a), A note shall be placed on the plat to state if any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided.
4. Provide Platting staff copies of driveway permits/application for all existing accesses.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

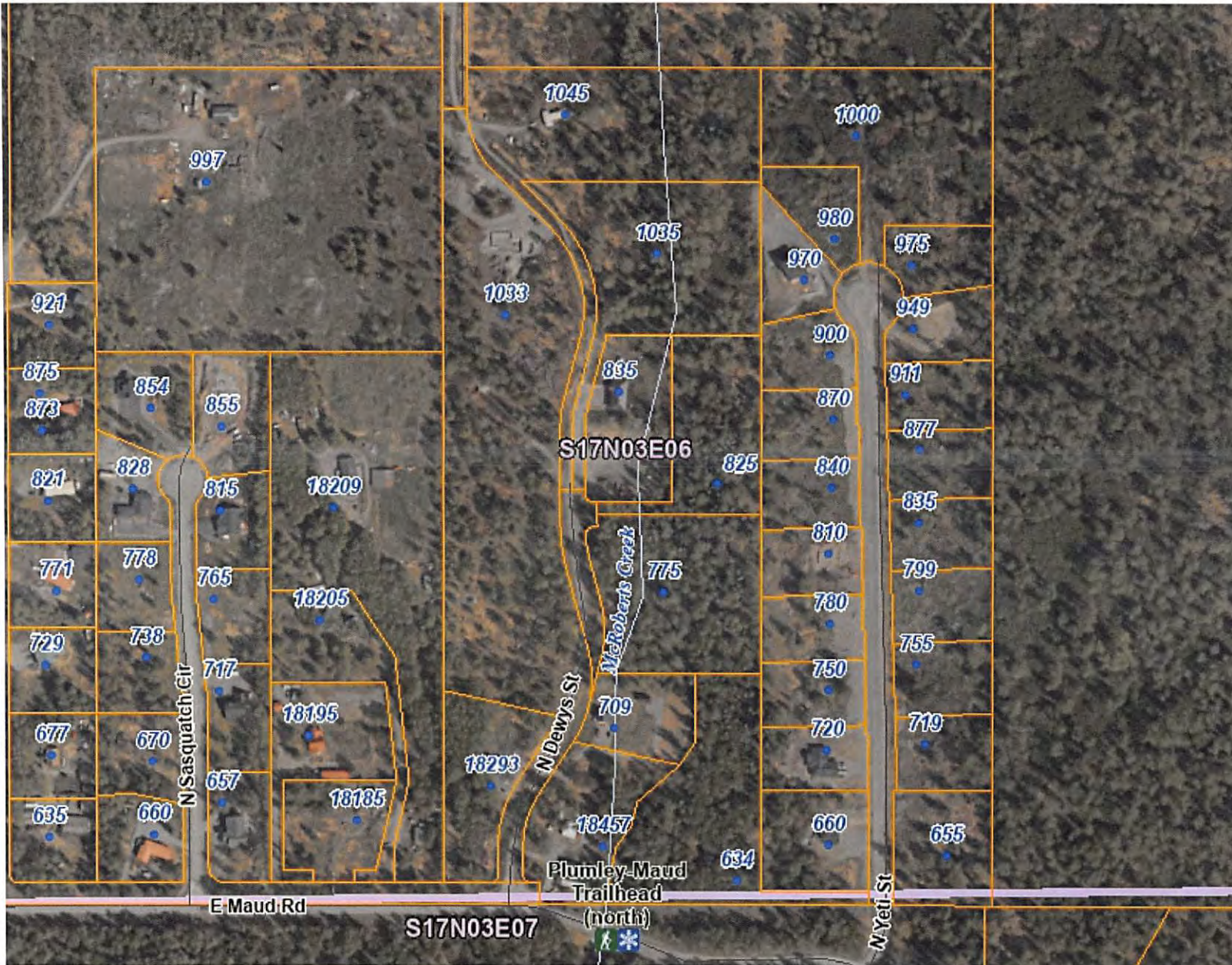




Matanuska-Susitna Borough



EXHIBIT A



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - - Primitive Road
 - - Private Road
 - - Not Constructed
- + Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Government Lot Lines
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines

1: 9,028



0.3 0 0.14 0.28 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Reported on 05/15/2023 09:09 AM

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

This map was automatically generated using Geocortex Essentials.

Tor Anderzen, P.E. AK CE 13106
PO Box 998
Palmer, AK 99645
February 12, 2023

Matanuska-Susitna Borough
Platting Department
350 East Dahlia
Palmer, AK 99645

RECEIVED
MAR 09 2023
PLATTING

RE: Proposed subdivision of Tract A6-1 of Dewy's Garden Subdivision Add. No 3,
Matanuska Susitna Borough, Alaska

To whom it may concern:

The proposed Lot 1 of Tract A6-1, Dewy's Garden Subdivision Add. No 3 contain 5.22 acres.
The proposed Lot 2 of Tract A6-1, Dewy's Garden Subdivision Add. No 3 contain 2.00 acres.
The proposed Lot 3 of Tract A6-1, Dewy's Garden Subdivision Add. No 3 contain 2.60 acres.

The proposed lots are subject to a 25 foot building setback along N Dewy's Street, and 10 foot building setback along the side and rear lot lines, further septic will be held back 50 feet from lot lines. See attached site layout.

The proposed lots contain at least 10,000 square feet of usable building area, and at least 10,000 contiguous square feet of usable septic area.

The three proposed lots meet the requirements of Matanuska-Susitna Borough Municipal code 43.20.281 (A)(1).

I performed a soil investigation on April 26, 2022. For the investigation, five test holes were excavated, at the potential sites of septic systems. The test holes were excavated to a depth of 12 to 15 feet. Encountered conditions are provided in the attached test hole logs.

The proposed lots are located west of Mc Roberts Creek, the distance from closest point of lot lines to the creek vary between 200 feet and 400 feet. The ground is sloping approximately 6-7% in a SSW direction.

Based on these observations, I recommend that:

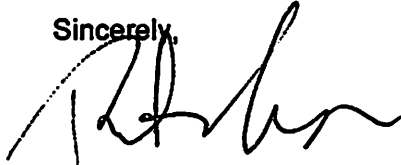
- conventional onsite septic system be designed and installed by Certified Installer or Alaska registered civil engineer, and
- percolation bed is provided 4 feet minimum ground cover.

EXHIBIT B

tjanderz@mtu.edu
February 12, 2023
Page 2

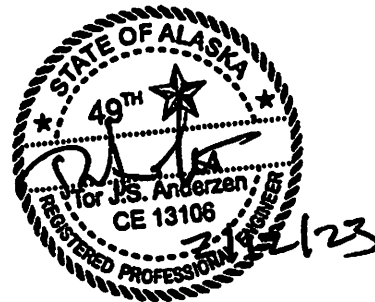
If you have any questions or concerns, you can reach me at (907) 306-3450.

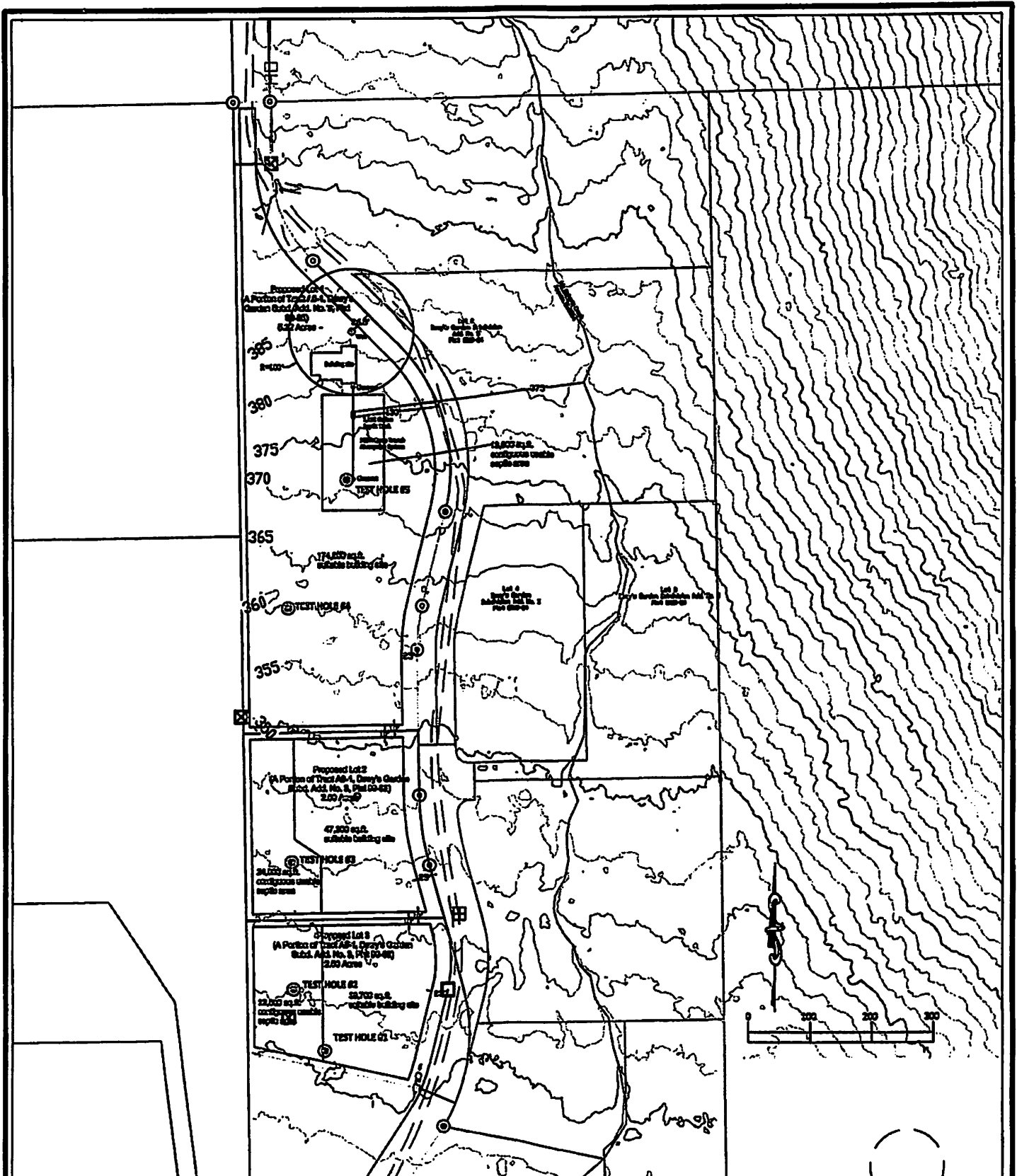
Sincerely,



Tor Anderzen, P.E. AK CE 13106

Attachments: Site sketch, testhole log





Notes:

1. The on-lot septic system does not lie within the protective radius of any known well.
2. Locations based on field survey for proposed subdivision of Tract A6-1.
3. Elevations from MSB LIDAR topo - not verified.
4. Locations of improvements are approximate.
5. The ground is uniformly sloping by 6%-7% in the SSW direction.

**Proposed Subdivision of
Tract A6-1 Dewy's Garden Subdivision
Add No 3 Plat NO 99-88
Areas suitable for Building and Septic**

TESTHOLE LOG

Test Hole #1

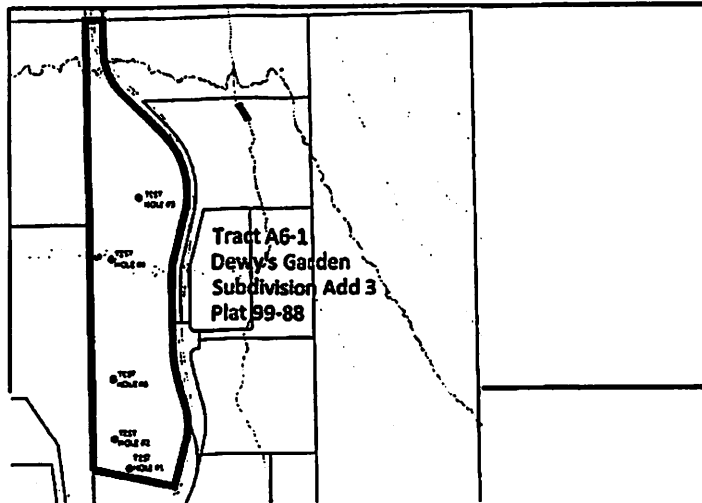
Legal Description: Tract A6-1 Dewy's Garden Subdivision, Add. No. 3, Plat 99-88

Date: 4/26/2022

Inspected By: Tor J.S. Anderzen

Ground level

1ft	organic
2ft	GW
3ft	
4ft	
5ft	
6ft	SW
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



bottom Comments:

of ex. No Impermeable layer was encountered

No groundwater was encountered.

Total Depth of Testhole 12 ft.

Groundwater/Seeps Encountered? Y / ☒ (N) At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y / ☒ (N) At _____ ft.



TESTHOLE LOG

Test Hole #2

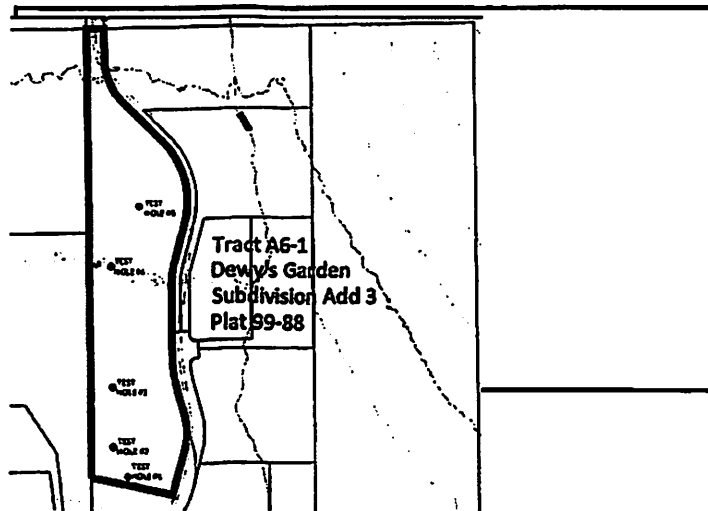
Legal Description: Tract A6-1 Dewy's Garden Subdivision, Add. No. 3, Plat 99-88

Date: 4/26/2022

Inspected By: Tor J.S. Anderzen

Ground level

1ft	organic
2ft	SM
3ft	GW
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	SM
12ft	
13ft	
14ft	bottom of ex.
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



Comments:

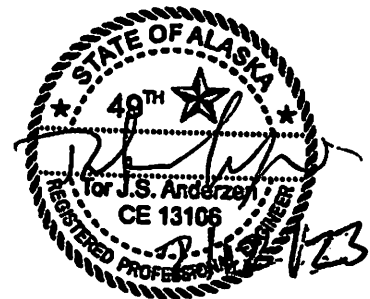
No impermeable layer was encountered.

No groundwater was encountered.

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y / ☒ (N) At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y / ☒ (N) At _____ ft.



TESTHOLE LOG

Test Hole #3

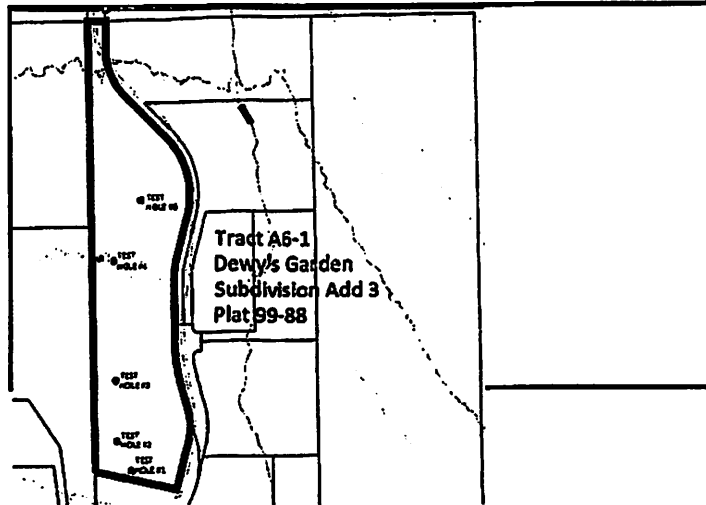
Legal Description: Tract A6-1 Dewy's Garden Subdivision, Add. No. 3, Plat 99-88

Date: 4/26/2022

Inspected By: Tor J.S. Anderzen

Ground level

1ft	organic
2ft	SM
3ft	
4ft	
5ft	ML
6ft	
7ft	SW
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



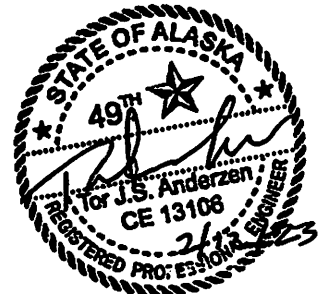
Comments:

Impermeable layer was encountered between 3.5 ft and 5.5 ft.
No groundwater was encountered.

Total Depth of Testhole 13 ft.

Groundwater/Seeps Encountered? Y / ☒ N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? ☒ Y / N At 3.5' to 5.5' ft.



TESTHOLE LOG

Test Hole #4

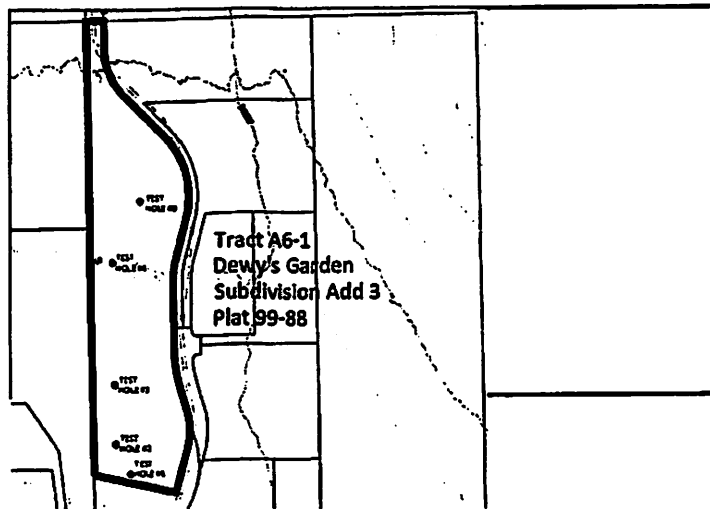
Legal Description: Tract A6-1 Dewy's Garden Subdivision, Add. No. 3, Plat 99-88

Date: 4/26/2022

Inspected By: Tor J.S. Anderzen

Ground level

1ft	organic
2ft	SW
3ft	
4ft	
5ft	ML
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	SW
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



Comments:

Impermeable layer was encountered between 4 ft and 5 ft.

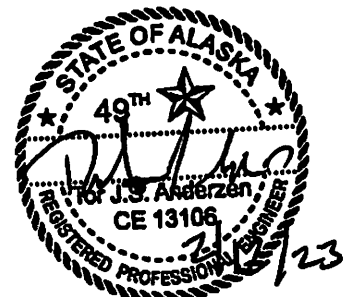
No groundwater was encountered.

bottom
of ex.

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y ☒ N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? ☒ N At 4' to 5' ft.



TESTHOLE LOG Test Hole #5

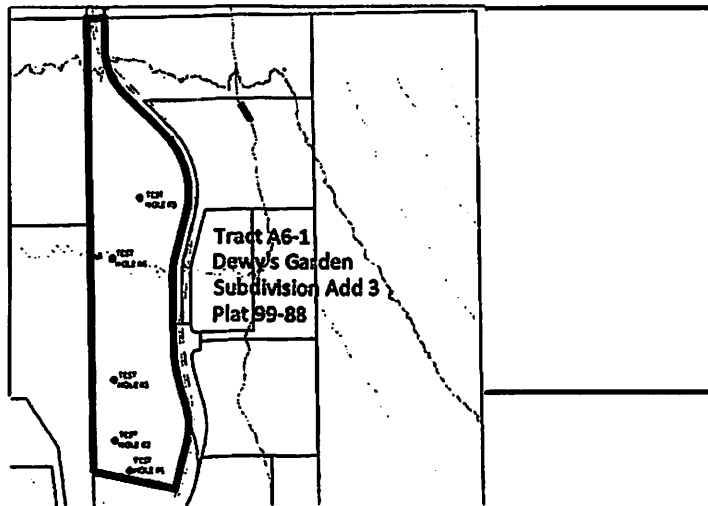
Legal Description: Tract A6-1 Dewy's Garden Subdivision, Add. No. 3, Plat 99-88

Date: 4/26/2022

Inspected By: Tor J.S. Anderzen

Ground level

1ft	organic
2ft	SW
3ft	ML
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	SW
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



Comments:

Impermeable layer was encountered between 3 ft and 4 ft.

No groundwater was encountered.

bottom
of ex.

Total Depth of Testhole 14 ft.

Groundwater/Seeps Encountered? Y/☒N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? ☒Y/☐N At 3' to 3.5' ft.





Jesse Curlin

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, April 24, 2023 4:55 PM
To: Jesse Curlin
Subject: RE: RFC Vakkert Sted #2023-028

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the request for comments for the creation of three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as Vakkert Sted. Currently there are no anadromous or resident fish water bodies present within the boundaries of the subject property, and therefore a fish habitat permit is not required at this time. Should fish presence be discovered, please notify the ADF&G Habitat section at 907-861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2
ADF&G Habitat Section
1801 S Margaret Drive, Suite 6
Palmer AK 99645
Ph: 907-861-3204
[ADF&G Habitat Section Permits Link](#)



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, April 12, 2023 12:29 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; meadow@mea.coop; row@mtasolutions.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Tammy Simmons

Jesse Curlin

From: Daniel Dahms
Sent: Monday, April 24, 2023 11:12 AM
To: Jesse Curlin
Cc: Jamie Taylor; Tammy Simmons; Brad Sworts
Subject: RE: RFC Vakkert Sted #2023-028

Chris,

PD&E has no comments.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, April 12, 2023 12:29 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Vakkert Sted #2023-028

Hello,

The following link contains the Request for Comments for Vakkert Sted, MSB Subdivision Case #2023-028, Tax ID# 4901000T00A6-1, Comments are due by **April 24, 2022**. Please let me know if you have any questions.

[PA 10 Vakkert Sted](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873



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

April 13, 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.

- **VAKKERT STED SUBDIVISION**
(MSB Case # 2023-028)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, April 25, 2023 10:54 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Vakkert Sted #2023-028
Attachments: RFC Packet.pdf; Agenda Plat.PDF

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

Jesse,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, April 12, 2023 12:29 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; timhaldistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Vakkert Sted #2023-028

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

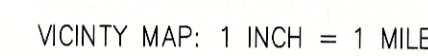
Hello,

The following link contains the Request for Comments for Vakkert Sted, MSB Subdivision Case #2023-028, Tax ID# 4901000T00A6-1, Comments are due by **April 24, 2022**. Please let me know if you have any questions.

[PA 10 Vakkert Sted](#)

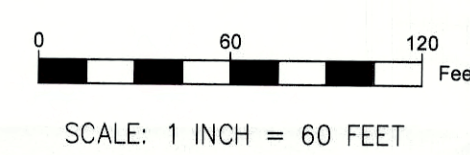
Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873



LEGEND

- ☒ FOUND 1/2" DIAM. REBAR WITH PLASTIC CAP
- ☒ FOUND 1/2" DIAM. REBAR
- ☐ FOUND REBAR WITH ALUMINUM CAP
- ☒ SET 5/8" DIAM. REBAR WITH 1 1/2" DIAM. ALUM. CAP (PROPOSED)



WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE ADOPT THIS PLAT OF SUBDIVISION BY OUR FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JARED F. FOLEY (DATE)	ERIN M. FOLEY (DATE)
13561 E. JENSEN AVE.	
PALMER AK 99645	

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
FOR JARED F. FOLEY AND ERIN M. FOLEY.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

I HEREBY 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, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

DATE: _____

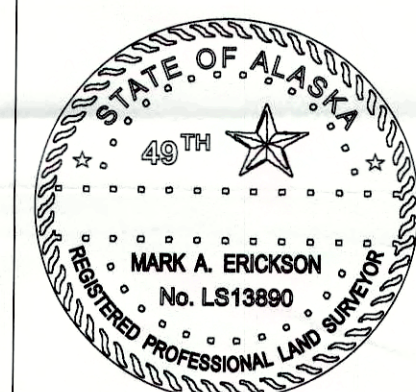
PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)



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

REGISTERED LAND SURVEYOR No. 13890
DATE: 01/17/2023

RECEIVED
MAR 10 2023
PLATTING

PRELIMINARY PLAT OF:
VAKKERT STED SUBDIVISION,
PROPOSED RE-SUBDIVISION OF DEWEY'S ACRES,
TRACT A6-1
INTO 3 LOTS

LOCATED WITHIN U.S. SURVEY No. 5222,
WITHIN SECTION 6, T. 17 N., R. 3 E., S.M., ALASKA
PALMER RECORDING DISTRICT, STATE OF ALASKA
CONTAINING 9.96 ACRES, MORE OR LESS

PREPARED BY: MARK ERICKSON
18140 E. MERRY CIRCLE
PALMER, AK 99645
(906) 370-8915

DATE OF SURVEY: SEPTEMBER 2021
DRAWN BY: MAF



3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 17, 2023

PRELIMINARY PLAT: BARTRON

LEGAL DESCRIPTION: SEC 08, T16N, R02E, SEWARD MERIDIAN AK

PETITIONERS: MSB LAND MANAGEMENT, PAUL & JESSICA BARTRON

SURVEYOR/ENGINEER: FARMER SURVEYING, LLC

ACRES: 1.18± PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-042

REQUEST: The request is to combine lots 10 and 11, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known as **Barton Subdivision**, containing 1.18 acres +/- . The property is located south of E. Wycoff Drive, south of the Knik River and north of S. Old Glenn Highway, within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 2 pgs

AGENCY COMMENTS

MSB Development Services
Utilities

EXHIBIT B – 1 pg

EXHIBIT C – 2 pgs

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.

Soils Report: A soils report was not required. Lot line adjustments and right of way adjustments did not warrant an updated soils report.

Comments:

MSB Development Services (Exhibit B) notes that the lots are in the Special Flood Hazard Area and any development must meet the standards of MSB 17.29.

Utilities: (Exhibit C)

Enstar has no comments or recommendations.
MTA, GCI, and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; ADF&G; USACE; U.S. Postmaster; Community Council #19 South Knik River; MSB Fire Service Area #2 Butte, MSB Road Service Area #26 Greater Butte, MSB Assessments, MSB DPW; GCI, MTA or MEA

CONCLUSION: The plat of **BARTRON SUBDIVISION** 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:

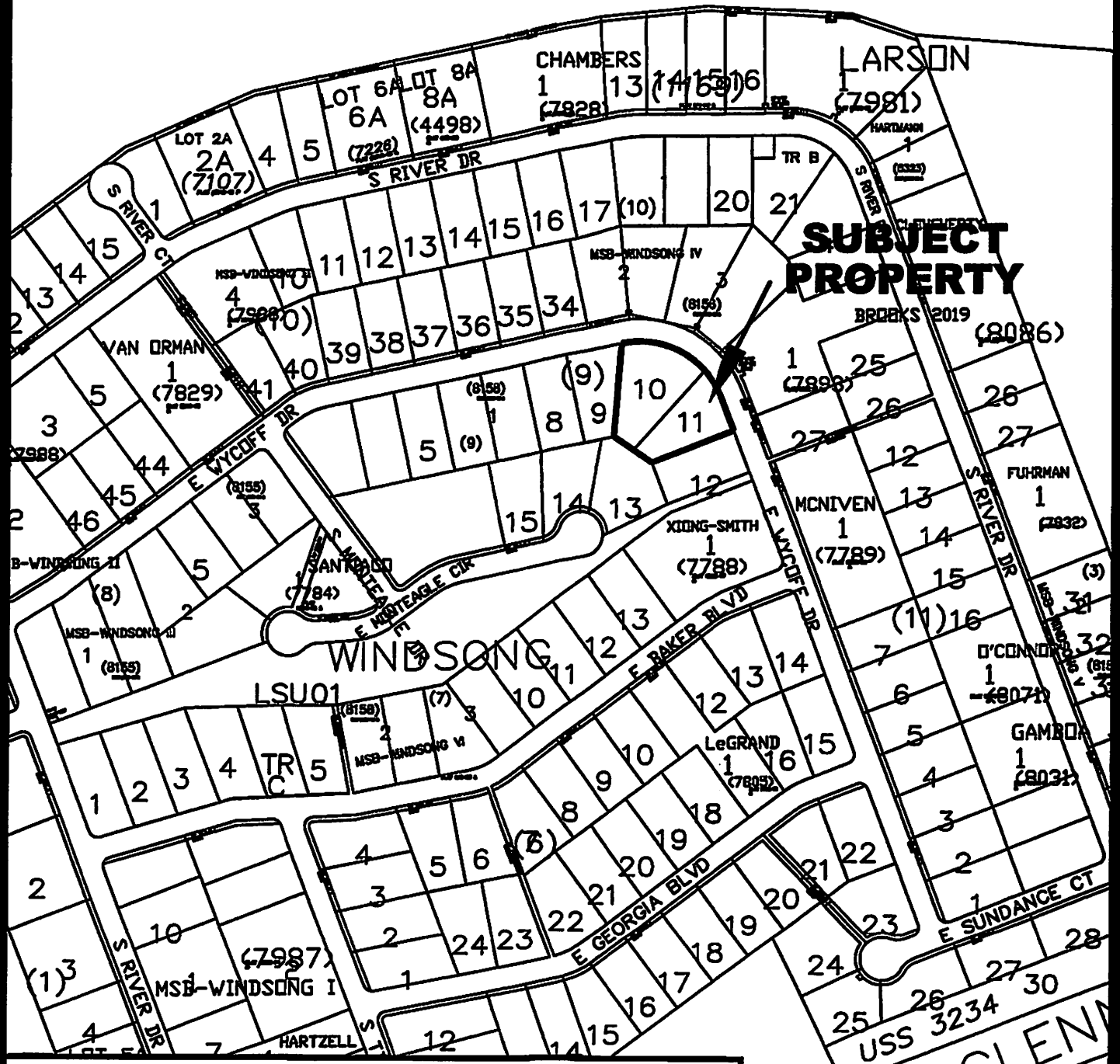
1. All lots will have legal and physical access consistent with MSB 16.20.100, MSB 16.20.120 and MSB 16.20.140.
2. Each lot has the required frontage pursuant to MSB 16.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; Community Council #5 Butte; MSB Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, Assessments or Planning; GCI or MEA
4. There were no objections from any federal or state agencies, or Borough departments or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of **Bartron Subdivision**, Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska, 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. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

KNIK
RIVER



VICINITY MAP
FOR PROPOSED BARTRON SUBDIVISION
LOCATED WITHIN
SECTION 08, T16N, R02E, SEWARD MERIDIAN
ALASKA

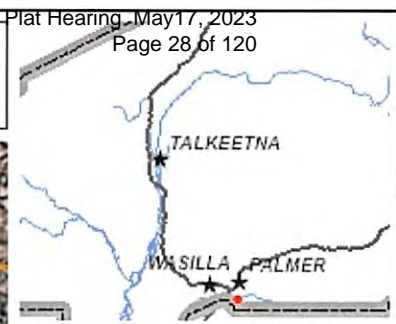
GC02 MAP

EXHIBIT A



Matanuska-Susitna Borough

Abbreviated Plat Hearing May 17, 2023
Page 28 of 120



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - Not Constructed
- + Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Government Lot Lines
- ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
- Lakes and Rivers
- Streams
- Section Lines

1: 2,257



0.1 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Reported on 05/08/2023 02:41 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

This
using

EXHIBIT A

Jesse Curlin

From: Taunnie Boothby
Sent: Friday, April 21, 2023 1:38 PM
To: Karol Riese; Rick Antonio; Jesse Curlin
Subject: RE: Bartron #2023-042 1169B09L010 and 1169B09L011 Due: April 24, 2023

These lots are 100% is the Special Flood Hazard Area and any development must meet the standards of MSB 17.29.
Thank you,

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunnie.boothby@matsugov.us



Please take a moment and give us feedback on the service you received today.
Thank you!

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, April 17, 2023 2:24 PM
To: Karol Riese; Rick Antonio; Taunnie Boothby
Subject: Bartron #2023-042 1169B09L010 and 1169B09L011 Due: April 24, 2023
When: Thursday, April 20, 2023 12:00 AM to Friday, April 21, 2023 12:00 AM (UTC-09:00) Alaska.
Where:

The following link contains a Request for Comments to combine 1169B09L010 and 1169B09L011
Comments are due by **April 24, 2023**. Please let me know if you have any questions.

[GC02 MSB - Bartron](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Thursday, April 13, 2023 3:47 PM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: Request for comments - Bartron #2023-042
Attachments: MSB No Comment 2023-042.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,
Jimmy Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company, LLC
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, April 13, 2023 3:20 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; pamelaj.melchert@usps.gov; snowshark1@hotmail.com; meshie@mtaonline.net; skrcc.sec@gmail.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Request for comments - Bartron #2023-042

CAUTION: This email originated outside of AltaGas. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact itservicedesk@altagas.ca

The following link contains a Request for Comments to combine 1169B09L010 and 1169B09L011
Comments are due by **April 24, 2023**. Please let me know if you have any questions.

[GC02 MSB - Bartron](#)



ENSTAR Natural Gas Company, LLC
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

April 13, 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.

- **BARTRON SUBDIVISION**
(MSB Case # 2023-042)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Jesse Curlin

From: Marcia vonEhr
Sent: Friday, April 14, 2023 10:53 AM
To: Jesse Curlin
Subject: RE: Request for comments - Bartron #2023-042

There are no LIDs associated with parcels *1169B09L010 & L011.

Kind Regards,
Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
Direct 907.861.8632

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: 04/13/2023 03:20
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; pamela.j.melchert@usps.gov; snowshark1@hotmail.com; meshie@mtaonline.net; skrcc.sec@gmail.com; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Request for comments - Bartron #2023-042

The following link contains a Request for Comments to combine 1169B09L010 and 1169B09L011
Comments are due by **April 24, 2023**. Please let me know if you have any questions.

[GC02 MSB - Bartron](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

FLOOD HAZARD AREA

LEGEND

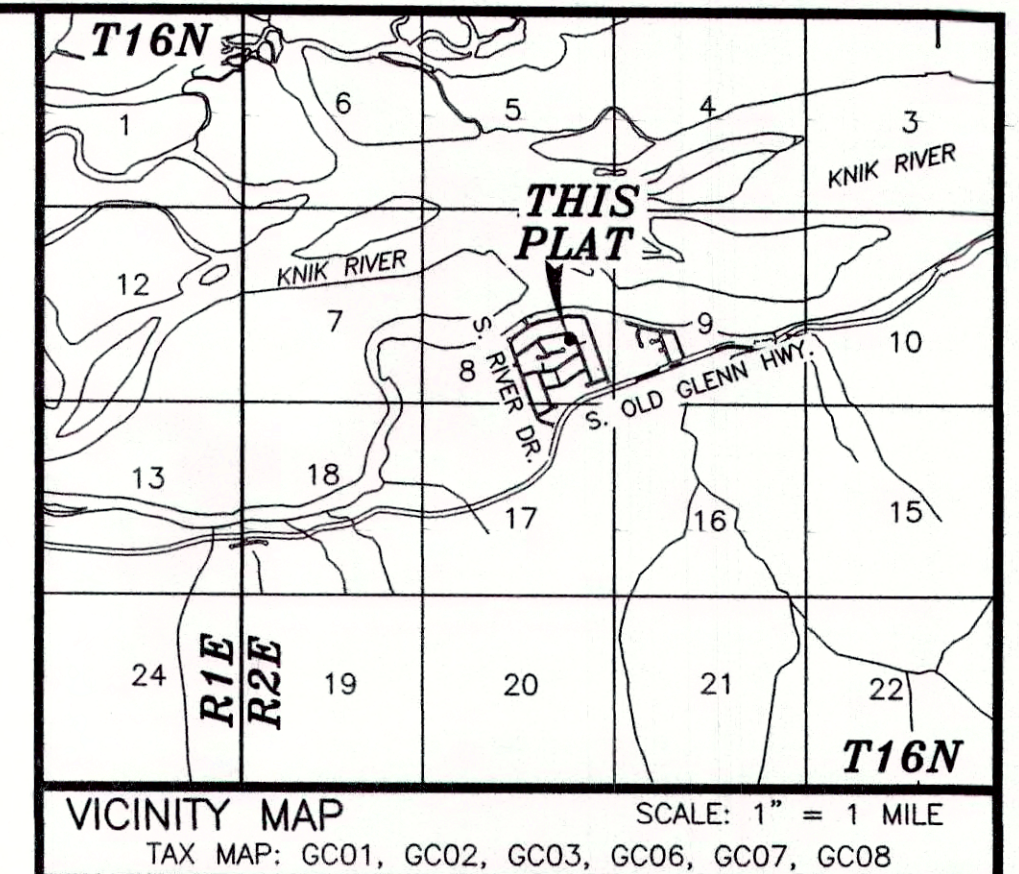
- (R) RECORD DATA DERIVED FROM
PLAT No. 76-110
- HATCHING INDICATES FLOOD
HAZARD AREA

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 No. _____, DATED _____, 202_____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK



CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

PAUL BARTRON JR. _____ DATE _____
8660 E. EMPIRE CIR.
PALMER, AK. 99645

JESSICA BARTRON _____ DATE _____
8660 E. EMPIRE CIR.
PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202_____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

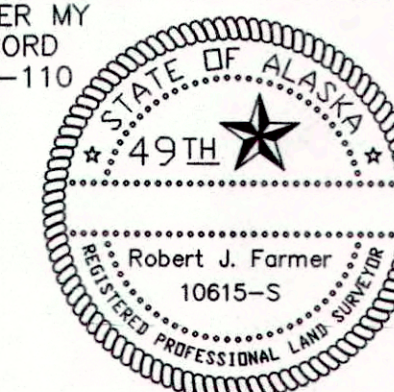
TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

RECEIVED
APR 14 2023
PLATTING

Agenda Copy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 76-110



ROBERT J. FARMER, PLS
LS 10615-S

DATE _____

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 PARCELS SHOWN ON THIS PLAT.
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. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT NO. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED IN BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. F.E.M.A. MAP SHOWS ALL OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8810F & NO. 02170C8830F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
6. A FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
7. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
8. M.E.A. BLANKET EASEMENT RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
9. M.T.A. RIGHT-OF-WAY EASEMENT RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.
10. MSB EASEMENT FOR PURPOSES OF LAYING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING A RESIDENTIAL WATER WELL OR A RESIDENTIAL WASTE WATER DISPOSAL SYSTEM RECORDED OCTOBER 17, 2001, PER RECEPTION NO. 2001-069823-0, AND EXTENDED OCTOBER 11, 2006, PER RECEPTION NO. 2006-069166-0.
11. MSB EASEMENT FOR PURPOSES OF LAYING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING A RESIDENTIAL WATER WELL OR A RESIDENTIAL WASTE WATER DISPOSAL SYSTEM RECORDED OCTOBER 17, 2001, PER RECEPTION NO. 2001-069824-0, AND EXTENDED OCTOBER 11, 2006, PER RECEPTION NO. 2006-069166-0.
12. MSB ORDINANCE SERIAL NO. 17-143 AS DISCLOSED BY AFFIDAVIT, RECORDED APRIL 12, 2022, PER RECEPTION NO. 2022-013948-0.
13. NOTICE OF PUBLIC DEDICATION AND MSB ORDINANCE SERIAL NO. 95-045 RECORDED JUNE 4, 2001, PER BOOK 2855, PAGE 459.

A PLAT OF BARTRON SUBDIVISION A REPLAT OF LOTS 10 & 11, BLOCK 9, WINDSONG SUBDIVISION PLAT No. 76-110 LOCATED WITHIN THE SE1/4, SECTION 8, T16N, R2E, S.M., ALASKA, ANCHORAGE RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 1.18± ACRES	
FARMER SURVEYING, LLC #126467 MAILING: 9131 E. FRONTAGE ROAD, SUITE 16 PALMER, AK 99645 PH: (907)745-0222 : CELL: (907)355-0620 EMAIL: bob@farmersurveying.com ONLINE: WWW.farmersurveying.com	
W.O. 2300046	DATE: MARCH 2023
DRAWN BY: KJA	SCALE: 1" = 100'
FILE: 23-00046PL	SHEET 1 OF 1

30

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 17, 2023

ABBREVIATED PLAT: KOPPENBERG ESTATES

LEGAL DESCRIPTION: SEC 07, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: AARON KOPPENBERG & THEO KOPPENBERG

SURVEYOR: BULL MOOSE SURVEYING

ACRES: 72.61 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-045

REQUEST: The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **KOPPENBERG ESTATES**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive; within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Utilities
Public

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 2 pgs

DISCUSSION: This platting action is creating two lots from existing Lot 5A, Block 1 and Tax Parcel D8. This platting action is splitting Tax Parcel D8 in two and adding Lot 5A to the western lot for access onto S. Foxworth Drive. Access for Lot 1 will be from S. Alix Drive.

Topographic Narrative: (**Exhibit B**) Pursuant to MSB 43.20.281(A)(1)(i)(i), a soils report was not required, since lots are over 400,000 sf and the surveyor has provided a detailed topographic narrative for both proposed lots.

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) notes easement from Book 0757/Page 743 should be included in plat notes for reference. *Staff notes this will be included on the final plat review.* Development Services (**Exhibit D**) has no comments.

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

Public: (Exhibit F) Brian Schetzle, owner of Lot 4, Block 3, Borealis Heights, to the south, objects: “A lot of this land is designated wetlands; not shown is a deep 1/2-3/4 acre lake/pond. It looks like the parcel divide line comes straight down from A Street, so they put in a road across to access the land across the wetlands. A Street is a fairly narrow road, not paved and should not be used to access a major subdivision.”

Laura Baldwin, owner of Lot 5B, Block 1, West Knik, directly adjacent to proposed Lot 2, states: “Sandhill Cranes, federally protected wild fowl species, nest and raise chicks in the exact same area as this proposed subdivision. The development such as this subdivision would cause harm to occur to these nesting grounds to the extent that it would violate federal endangered wildlife regulations.”

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.

CONCLUSION: The preliminary plat of **KOPPENBERG ESTATES** 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 two objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was provided by the surveyor.

FINDINGS OF FACT

1. The plat of Koppenberg Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.28(A)(1)(i)(i), as a detailed topographic narrative was supplied by the surveyor. All lot have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were two objections from the public in response to the Notice of Public Hearing, regarding wetlands, access and wild fowl nesting grounds.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Koppenberg Estates**, contingent on the following recommendations:

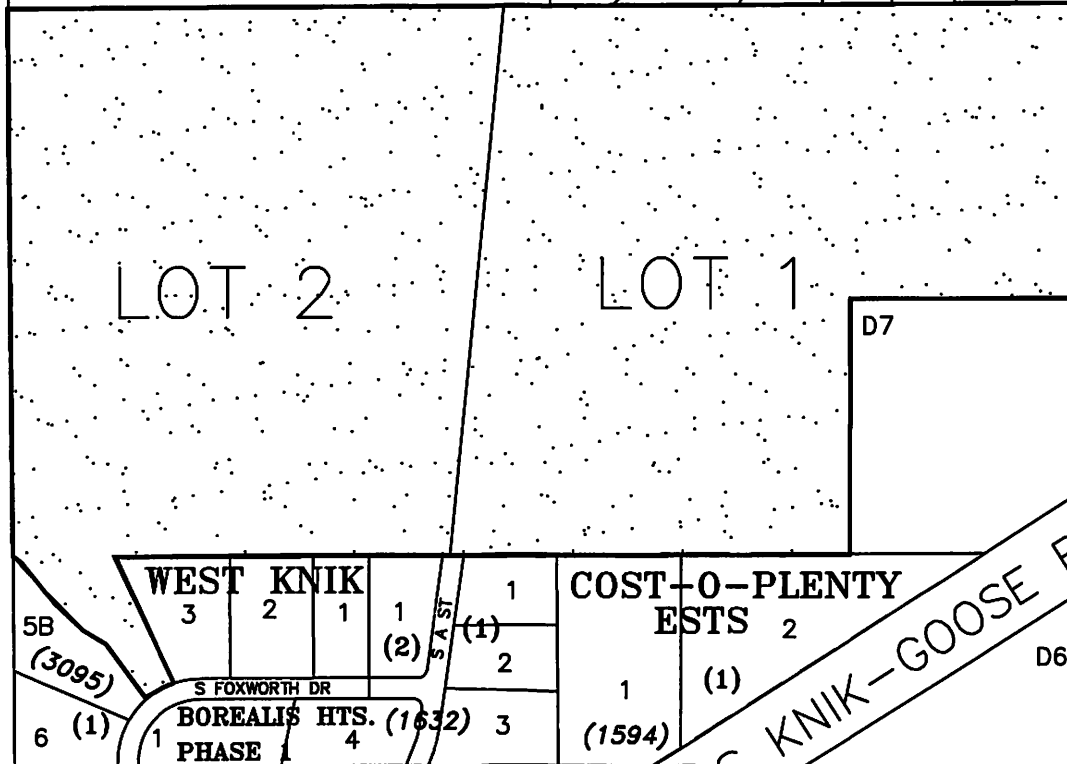
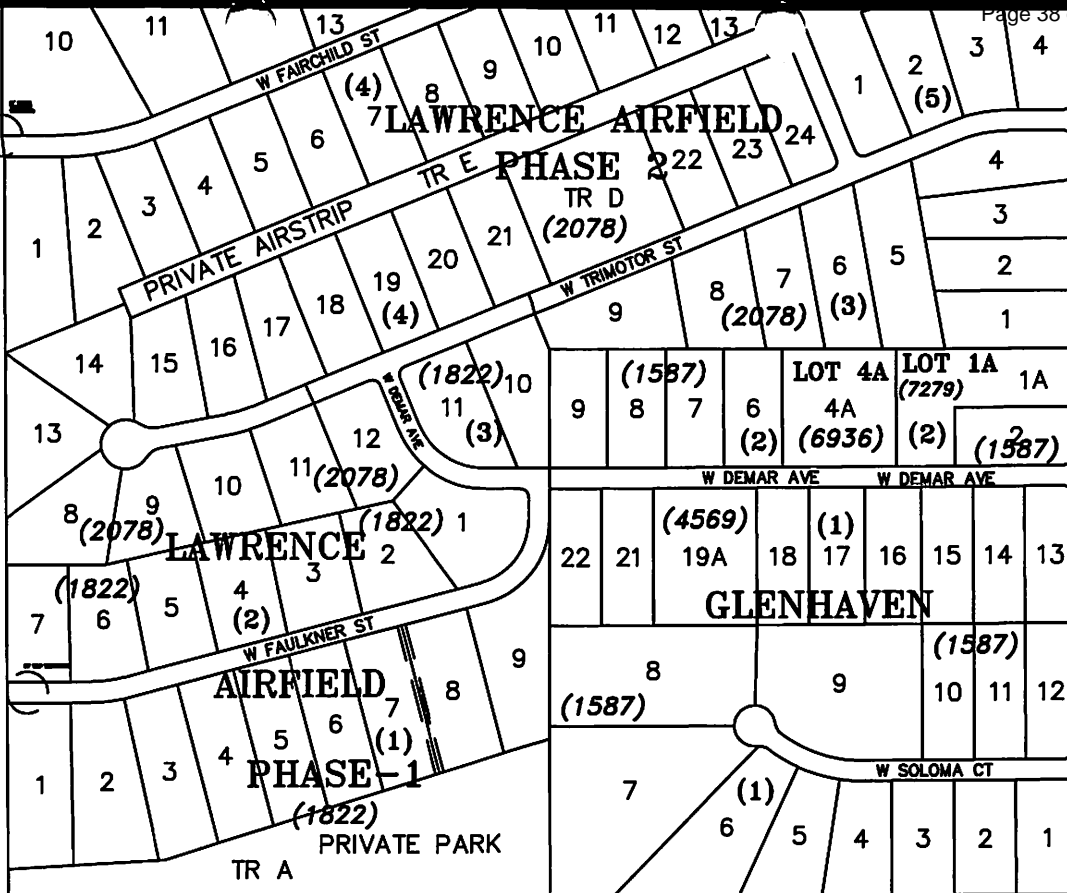
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.

3. Pay postage and advertising fees.
4. 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.

B3

B1

**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED KOPPENBERG ESTATES
LOCATED WITHIN
SECTION 07, T16N, R02W, SEWARD MERIDIAN,
ALASKA

OBRIEN CREEK 04 MAP

EXHIBIT A - 1

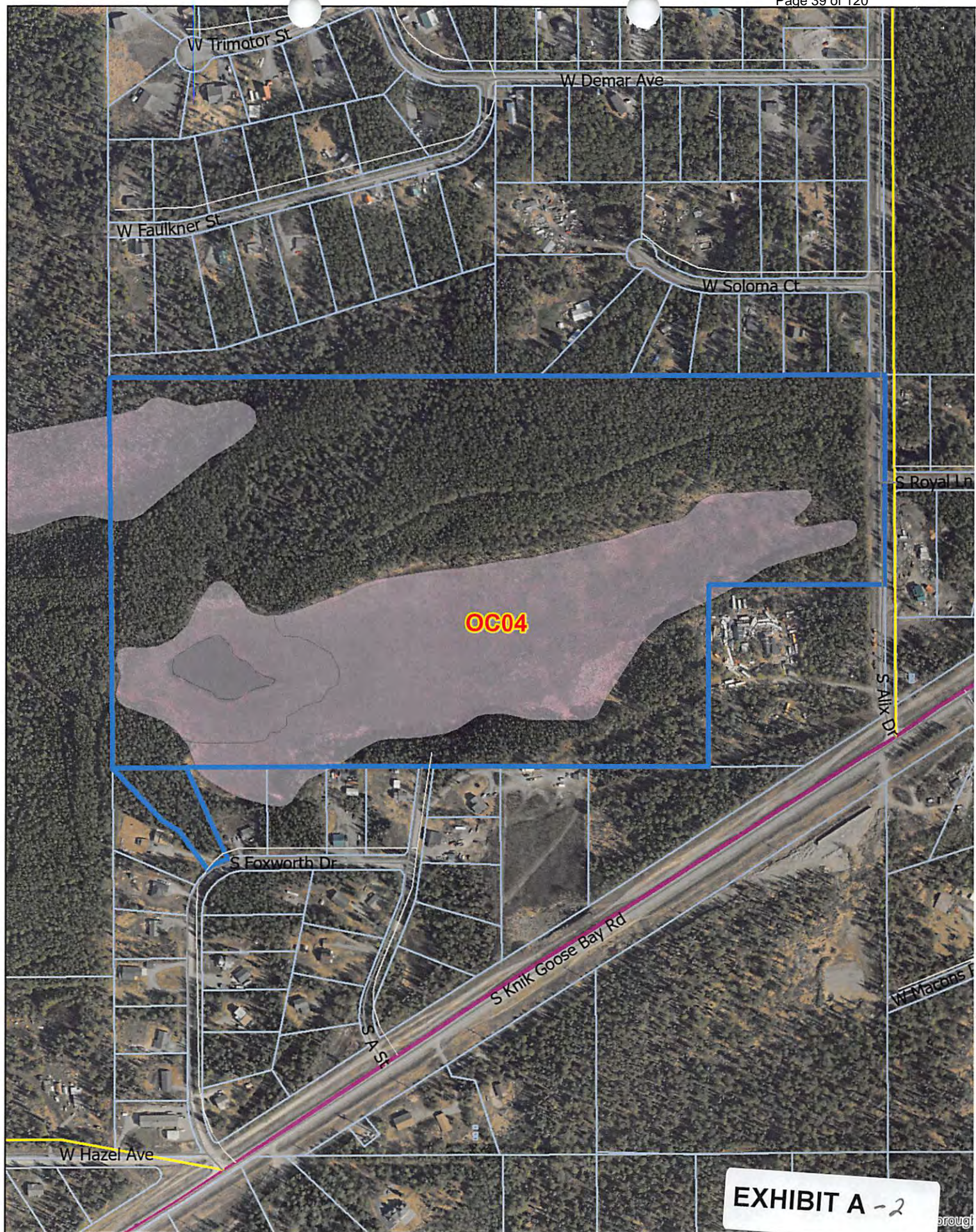


EXHIBIT A -2

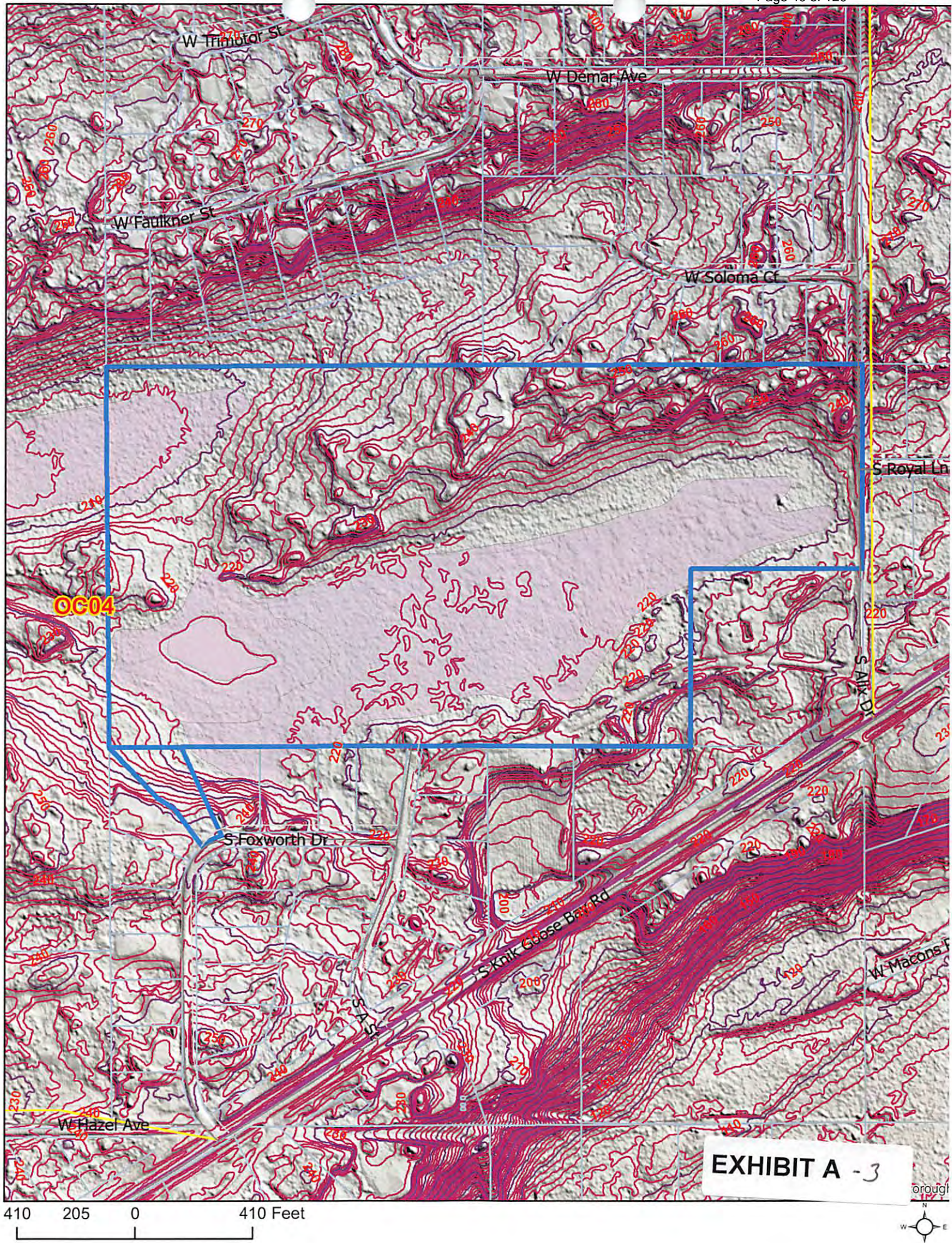


EXHIBIT A -3

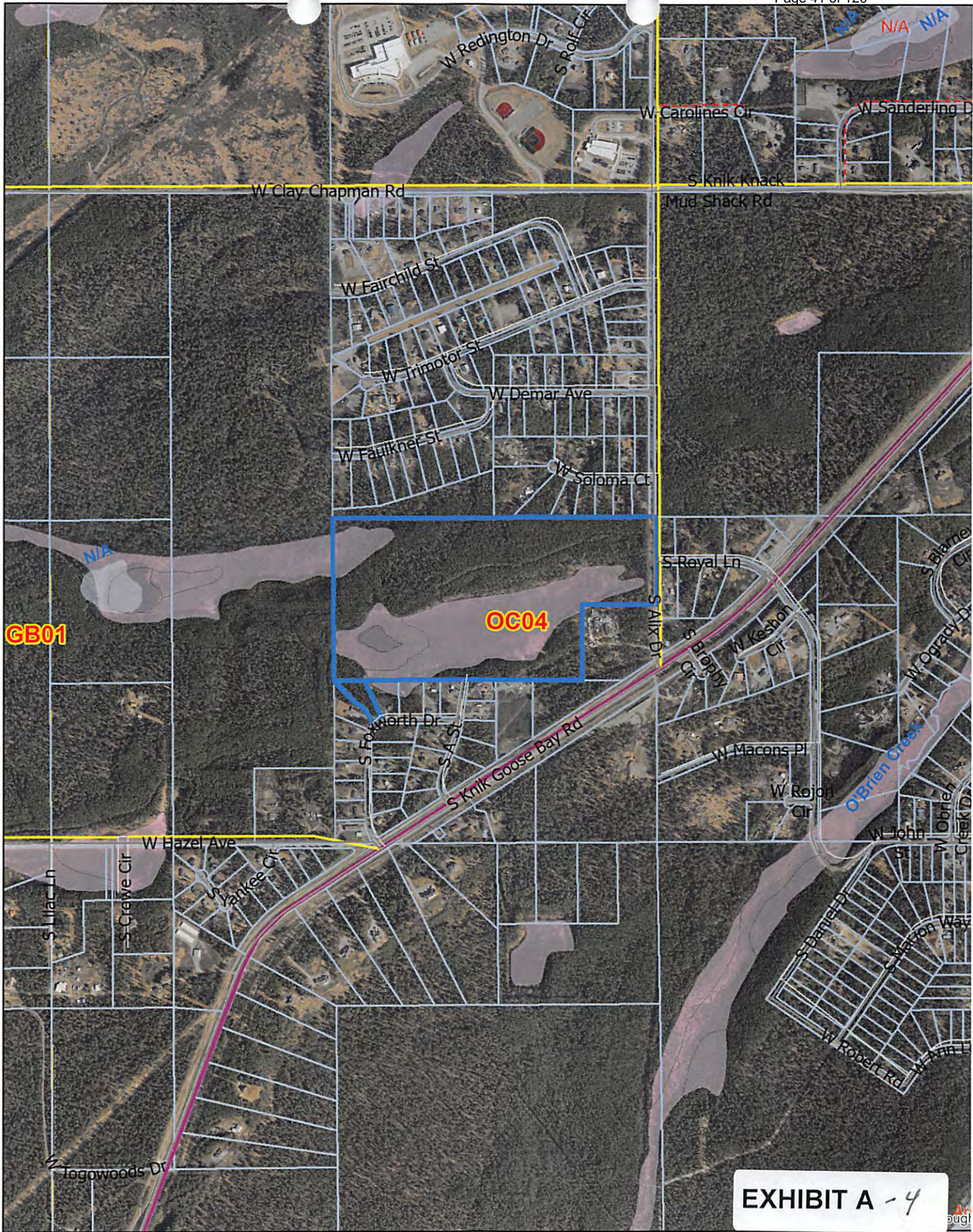


EXHIBIT A - 4

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: bob@bullmoosesurveying.com



RECEIVED

APR 05 2023

PLATTING

Date: 3/27/2023

Topographic Narrative for:

Parcel II, M.S.B. Waiver Resolution No. 79-111-PWm, Recorded as 79-409W
& Lot 5A, Block 1, West Knik Subd. Plat #85-120

The property is primarily undeveloped with elevations beginning approximately at 250' at the North Eastern property corner along S. Alix Drive and decreasing South Westerly to marshland at an elevation of approximately 218'. Slope generally does not exceed 10% North to South, and less than 3% East to West with the Northern 1/2 of the property being generally dense with timber and undergrowth and the Southern 1/2 being flat marshland. Lot 5A is an undeveloped lot that slopes Northerly into Parcel II starting at elevation 242' from S. Foxworth Drive down to elevation of 218' at the marshland of Parcel II where there is also a small pond. Slope generally does not exceed 15% North to South. Both of the Proposed Lots to be created are over 400,000 sq ft and would have over 10,000 Sq Feet of usable septic area.

Thank you,

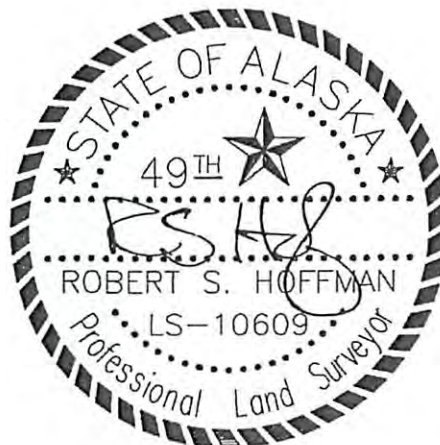


EXHIBIT B

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Monday, April 24, 2023 12:16 PM
To: Amy Otto-Buchanan
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Koppenberg Est #23-045

Amy,

Easement from Book 0757 Page 743 should be included in plat notes for reference.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 18, 2023 4:55 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mokietew@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Koppenberg Est #23-045

The following contains a link to a Request for Comments for Koppenberg Estates, MSB Case #2023-045. Tax ID 216N02W07D008 & 53095B01L005A. Comments are due by **May 10, 2023**. Please let me know if you have any questions. Thanks, A.

[Koppenberg Est](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, April 19, 2023 12:06 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Koppenberg Est #23-045

No Comments

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: Tuesday, April 18, 2023 4:55 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mokietew@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Koppenberg Est #23-045

The following contains a link to a Request for Comments for Koppenberg Estates, MSB Case #2023-045. Tax ID 216N02W07D008 & 53095B01L005A. Comments are due by **May 10, 2023**. Please let me know if you have any questions. Thanks, A.

[Koppenberg Est](#)

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



ENSTAR Natural Gas Company, LLC
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

April 19, 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.

- **KOPPENBERG ESTATES**
(MSB Case # 2023-045)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 9, 2023 2:27 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Koppenberg Est #23-045
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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 18, 2023 4:55 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mokietew@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Koppenberg Est #23-045

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

The following contains a link to a Request for Comments for Koppenberg Estates, MSB Case #2023-045. Tax ID 216N02W07D008 & 53095B01L005A. Comments are due by **May 10, 2023**. Please let me know if you have any questions. Thanks, A.

[Koppenberg Est](#)

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
MAY 05 2023
PLATTING

1632B03L004 60
SCHETZLE BRIAN J
8202 S A ST
WASILLA AK 99623-4926

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: AARON S. KOPPENBERG JR. & THEO KOPPENBERG

REQUEST: The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **KOPPENBERG ESTATES**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive (Tax ID#s 16N02W07D008 & 3095B01L005A); within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #5.

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 **May 17, 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/plattling.

[] No Objection ☒ Objection [] Concern

Name: _____ Address: _____

Comments: A lot of this land is designated Wet Lands,
not shown is a deep 1/2 - 3/4 acre lake-pond. It looks
like the parcel divide line comes straight down
from A street so they put in a road across to
access the land across the wetlands. A street is a

Case # 2023-045 AOB fairley narrow road, not paved, and should
Note: Vicinity map Located on Reverse Side
not be used to access a major Subdivision.

Thanks,

EXHIBIT F - 1

Brian Schetzle

Amy Otto-Buchanan

From: Laura Baldwin <aklaurab@yahoo.com>
Sent: Monday, May 8, 2023 12:55 PM
To: MSB Platting
Subject: Comment on proposed actions

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

Good Afternoon,

I would like to comment on the request being heard on May 17, 2023. The request is to make a subdivision, referred to as Koppenberg Estates, out of Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-408w. Sandhill Cranes, federally protected wild fowl species, nest and raise chicks in the exact same area as this proposed subdivision. The development such as this subdivision would cause harm to occur to these nesting grounds to the extent that it would violate federal endangered wildlife regulations.

Thank you for your consideration.

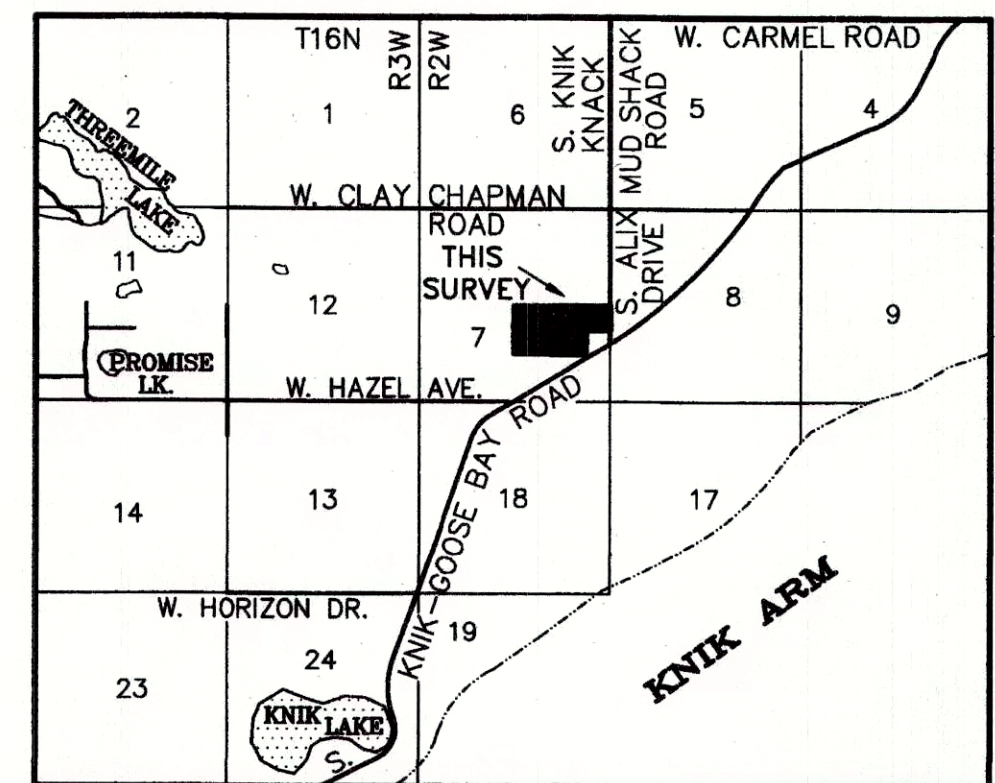
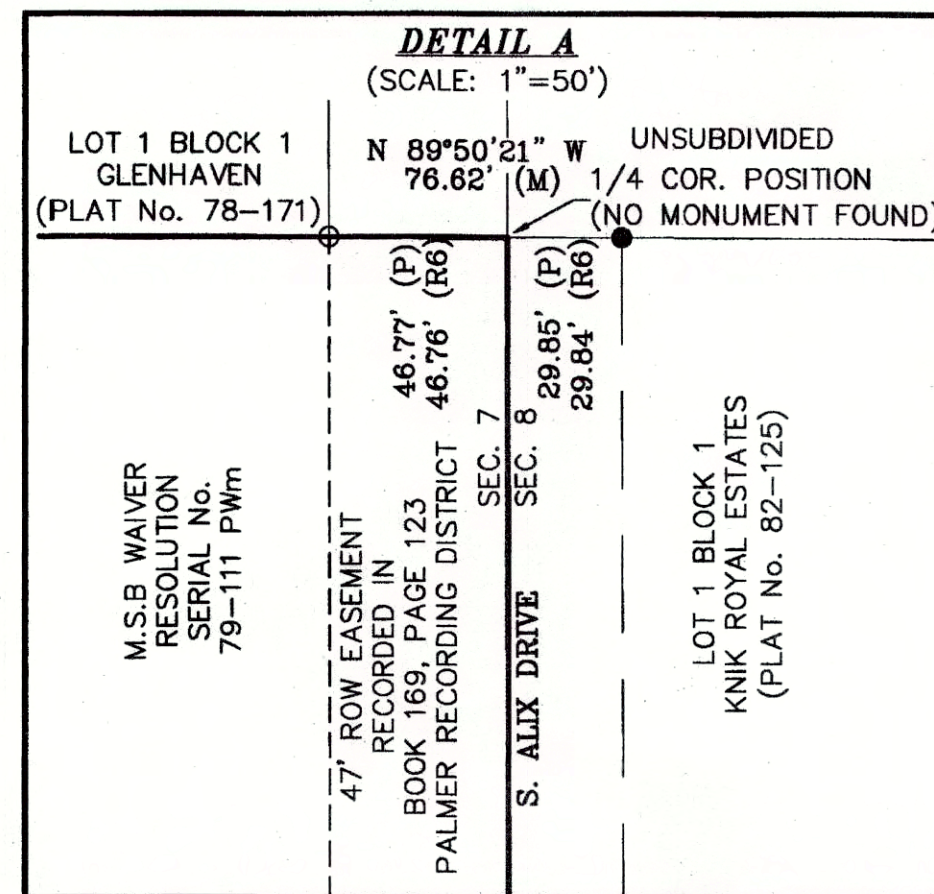
Laura Baldwin
(907) 521-3144
Sent from my iPhone

LEGEND

- FOUND MONUMENT AS NOTED
 FOUND ALUMINUM CAP MONUMENT AS NOTED
 FOUND PLASTIC CAP ON 5/8" REBAR (LS 7064)
 FOUND 5/8" REBAR
 FOUND 1/2" REBAR
 RECORD VALUE PER MSB WAIVER RESOLUTION 79-111PWm (79-409W)
 RECORD VALUE PER BOREALIS HEIGHTS (PLAT #79-315)
 RECORD VALUE PER GLENHAVEN (PLAT #78-171)
 RECORD VALUE PER LAWRENCE AIRFIELD (PLAT #79-466)
 RECORD VALUE PER WEST KNIC (PLAT #84-186)
 RECORD VALUE PER HORNE LAND SURVEYING (PLAT #85-120)
 RECORD VALUE PER BULL MOOSE R.O.S. (PLAT #2018-19)
- (M) MEASURED VALUE THIS SURVEY
 (C) COMPUTED VALUE THIS SURVEY
 SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 GATE BOLLARD
 POWER POLE
 GUY ANCHOR
 PEDESTALS
 POWER METER
 SSCO
 WIRE FENCE
 GRAVEL ROAD

MONUMENTS

- M1**
 FOUND 2" ALUMINUM CAP MONUMENT ON 5/8" REBAR
 CS 1/16 SEC 7
 5318 - LS
 1984
 FOUND 0.1' ABOVE GROUND SCRATCHED ON NORTH SIDE OF CAP
- M2**
 FOUND 2-1/2"x30" ALUMINUM CAPPED PIPE MONUMENT
 3309 S
 C 1/4
 S 7
 1978
 FOUND 2.0' ABOVE GROUND
- M3**
 FOUND 2-1/2"x30" ALUMINUM CAP MONUMENT
 SW COR.
 L7 B1
 GLEN
 3309 S
 1978
 FOUND 0.2' ABOVE GROUND
- M4**
 FOUND 2-1/2" ALUMINUM CAPPED PIPE MONUMENT
 T16N R2W
 S7 S8
 S18 S17
 6925-S
 1994
 FOUND 0.1' ABOVE GROUND GOUGED ON WEST SIDE OF CAP



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE 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.

THEO KOPPENBERG
7886 S. ALIX DRIVE
WASILLA, AK 99623

DATE

AARON KOPPENBERG
7886 S. ALIX DRIVE
WASILLA, AK 99623

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR THEO KOPPENBERG

FOR AARON KOPPENBERG

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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 NO. _____

DATED _____ 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

RECEIVED
APR 05 2023
PLATTING

Agenda Copy

PRELIMINARY

KOPPENBERG ESTATES

A REPLAT OF:
LOT 5A, BLOCK 1,
WEST KNIC SUBDIVISION
PLAT # 85-120

AND
PARCEL 2
M.S.B. WAIVER 79-111-PWm
RECORDED AS 79-409W
LOCATED WITHIN:
SECTION 7, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 72.61 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
bob@bulmoosesurveying.com

DRAWN BY: DMW/TGC

DATE: 3/24/2023

CHECKED BY: RSH

DRAWING SCALE:

1"=200'

SHEET

1 OF 1

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.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

3/27/2023

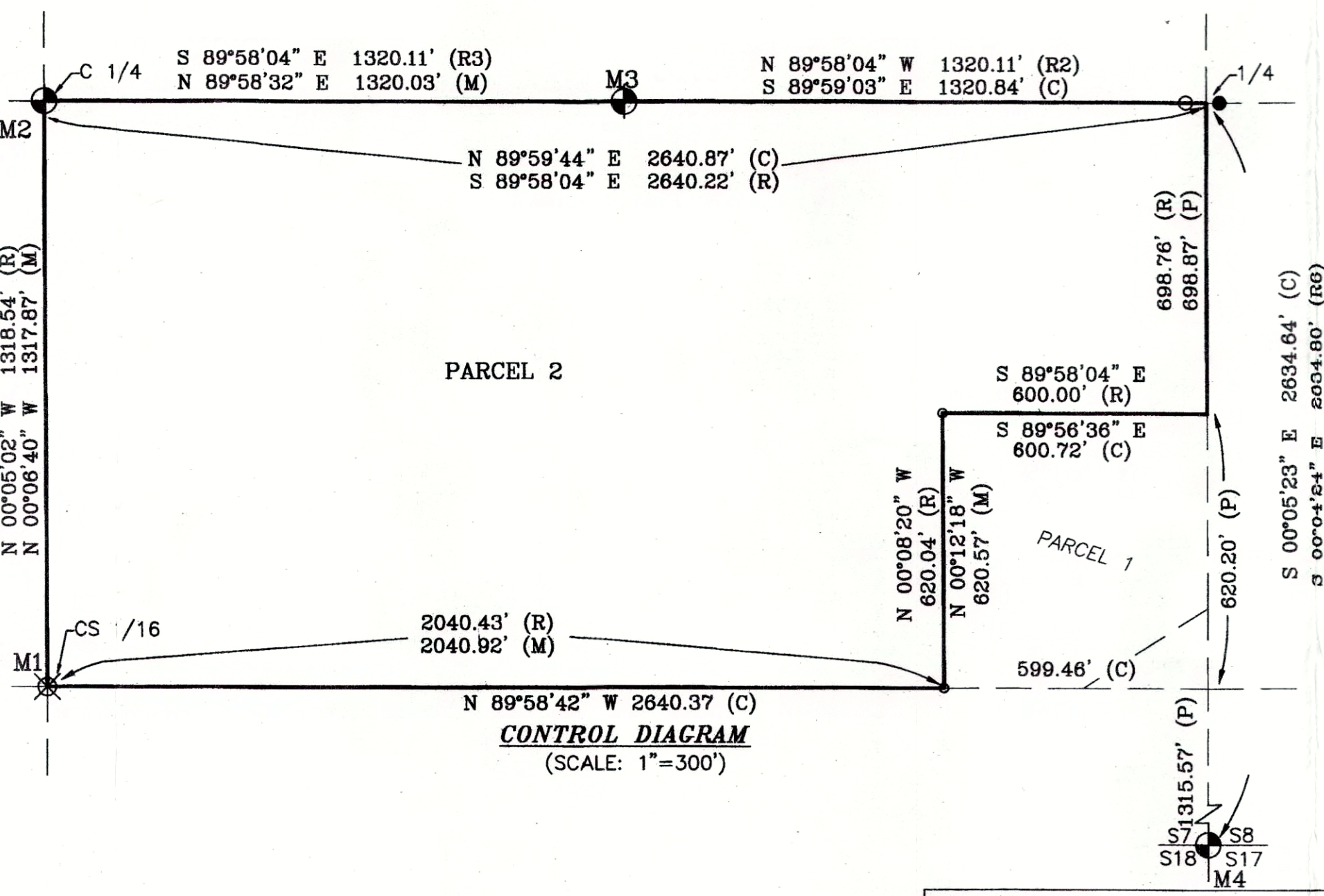
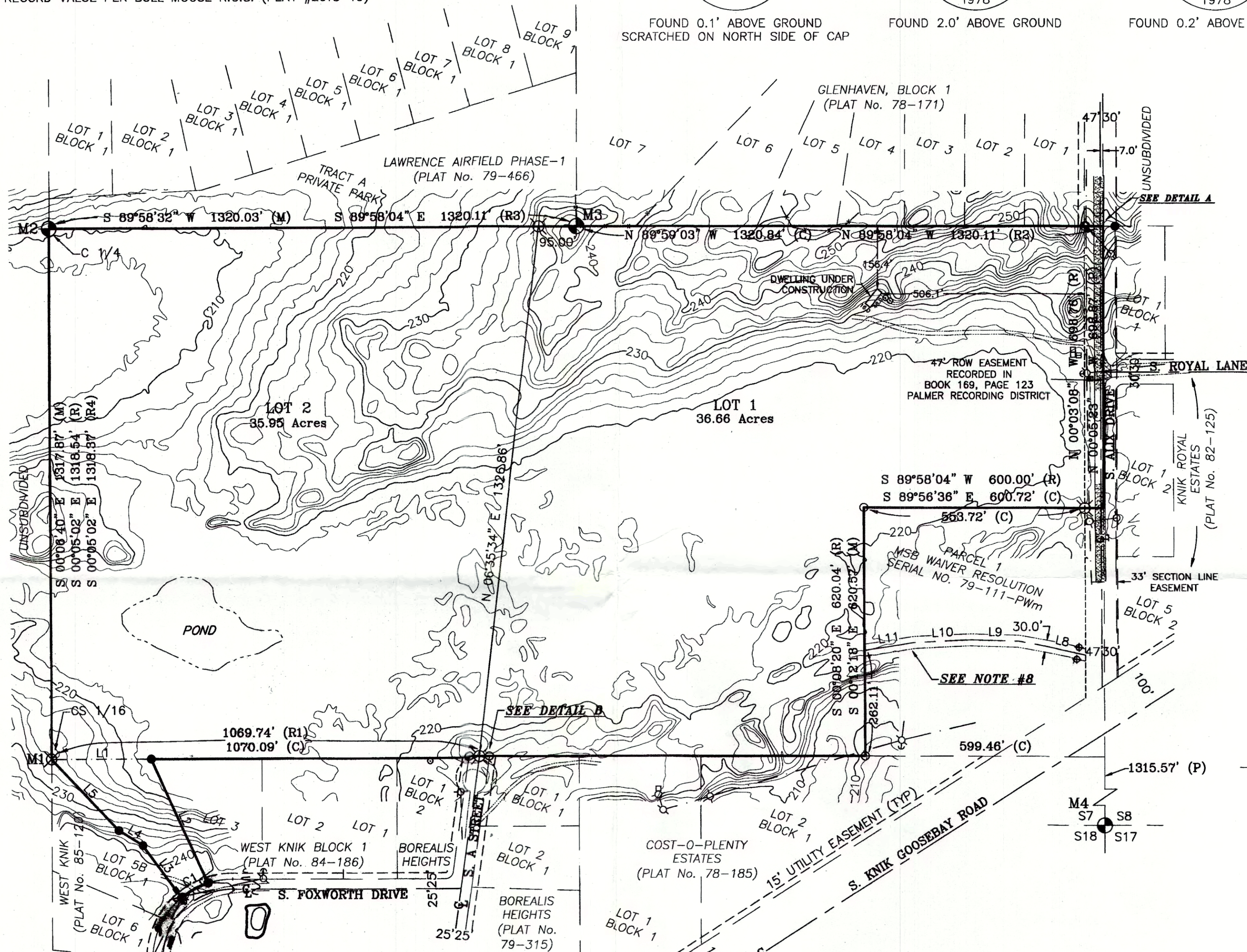
DATE

CERTIFICATE OF PAYMENT OF TAXES

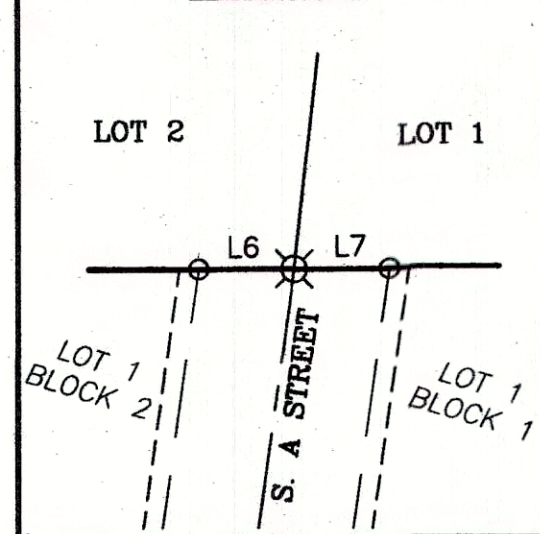
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE

BOROUGH TAX COLLECTION OFFICIAL

**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (M)	N 89°58'42" E	250.00'
L1 (R4)	S 89°58'00" E	250.00'
L2 (M)	N 24°31'42" W	338.40'
L2 (R4)	N 24°30'02" W	338.26'
L3 (M)	S 36°48'18" E	161.67'
L3 (R5)	S 36°45'41" E	161.39'
L4 (M)	N 58°10'33" W	70.64'
L4 (R5)	N 58°09'24" W	70.61'
L5 (M)	S 43°33'11" E	244.34'
L5 (R5)	S 43°31'06" E	244.30'
L6 (M)	N 89°58'42" E	25.05'
L6 (R1)	S 89°57'40" E	25.24'
L7 (M)	N 89°58'42" E	25.05'
L7 (R1)	S 89°57'40" E	25.24'
L8 (M)	N 78°07'00" W	126.33'
L9 (M)	S 88°16'00" E	116.81'
L10 (M)	N 87°07'43" E	144.35'
L11 (M)	N 80°59'45" E	126.43'

DETAIL B

0' 200' 400' 600'
SCALE: 1" = 200'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C (M)	21°28'35"	200.00'	74.97'	37.93'	74.53'	S 61°07'00" W
C1 (R5)	21°30'00"	200.00'	75.05'	37.97'	74.61'	N 61°21'43" E

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JANUARY 19, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
- 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 GOVERN THOSE SYSTEMS.
- RIGHT OF WAY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 328
- RIGHT OF WAY EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED OCTOBER 4, 2000 IN BOOK 1093, PAGE 588
- INGRESS AND EGRESS AND UTILITIES EASEMENT GRANTED TO: GENERAL PUBLIC RECORDED JULY 10, 1978 IN BOOK 169, PAGE 123

- SOURCE DOCUMENTS
PLAT OF BOREALIS HEIGHTS (PLAT #79-315)
PLAT OF COST-O-PLenty ESTATES (PLAT #78-185)
PLAT OF KNIC ROYAL ESTATES (PLAT #82-125)
- 30' R.O.W. EASEMENT 15' EITHER SIDE OF CENTERLINE OF THE OLD KNIC HIGHWAY BK:673 PAGE:360 RECORDED ON 01/31/1992

3D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 17, 2023

ABBREVIATED PLAT: HARRISON NESCI'IZAANI KAE
LEGAL DESCRIPTION: SEC 25, T20N, R05E, SEWARD MERIDIAN AK
PETITIONERS: HUGH KEOGH & LIBBY CLAYTON
SURVEYOR: ALL POINTS NORTH LLC
ACRES: 41 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-047

REQUEST: The request is to create two lots from Tax Parcel B5, to be known as **HARRISON NESCI'IZAANI KAE**, containing 41 acres +/- . The parcel is located north of N. Glenn Highway, north and south of N. Chickaloon Branch Road and north and south of Chickaloon River; within Section 25, Township 20 North, Range 05 East, Seward Meridian, Alaska. Access is from N. Chickaloon Branch Road, within the Alaska Railroad right-of-way. A permit from ARRC has been granted.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Topographic Narrative	EXHIBIT B – 2 pgs
Pioneer Standard Road Certification	EXHIBIT C – 5 pgs
ARRC Special Land Use Permit	EXHIBIT D – 8 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division	EXHIBIT E – 1 pg
Development Services	EXHIBIT F – 1 pg
ADOT&PF	EXHIBIT G – 2 pgs
USACE	EXHIBIT H – 1 pg
Utilities	EXHIBIT I – 3 pgs

DISCUSSION: This platting action is creating two lots from Tax Parcel B5. Access is from N. Chickaloon Branch Road, within the Alaska Railroad right-of-way. ARRC has granted a Special Land Use Permit (see **Exhibit D**). Both lots are 20 acres in size. Pursuant to MSB 43.20.100(F)(2)(a) Access Required, “a note shall be placed on the plat to state that if any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided.” A plat note required to be added to reflect this (see **Recommendation #5**). This parcel is not in a Fire Service Area or a Road Service Area.

Topographic Narrative: (**Exhibit B**) Pursuant to MSB 43.20.281(A)(1)(i)(i), a soils report was not required, since lots are over 400,000 sf and the surveyor has provided a detailed topographic narrative for both proposed lots. Max Schillinger, RPLS, All Points North LLC, notes the land north of the river is sloped southwesterly towards the river, while the land south of the river is sloped northeasterly towards the

river. Both have areas of flat land located between bands of steeply sloped land. The area is comprised of mostly birch and black spruce forests.

Pioneer Standard Road Certification: (**Exhibit C**) The road is part of the historic Alaska Railroad Corporation (ARRC) train route. An ARRC permit is required for use of the right-of-way. The Chickaloon Native Village Special Land Use permit is identified as ARRC Contract No. 20791. The road appears sufficient for the current use of the residences. The road is widest at the beginning where state maintenance ends. Drainage appears sufficient with ditch lines or the road is entirely in fill. The road foreslopes have grown trees due to the lack of maintenance. All parcels for the proposed Harrison Nesc'izaani Kae have physical and legal access. The road within the ARRC right-of-way substantially conforms to the minimum of pioneer standard. A copy of the ARRC Special Land Use Permit is at **Exhibit D**.

Comments: Department of Public Works Pre-Design Division (**Exhibit E**) notes certification as a pioneer standard road is contingent upon concurrent by MSB Department of Public Works Pre-Design and Engineering Division upon inspection (see **Recommendation #5**). Development Services (**Exhibit F**) has no comments.

ADOT&PF: (**Exhibit G**) has no objection to the proposed plat. Request applicant to show the existing 100' PLO Right-of-Way centered on the existing road.

USACE: (**Exhibit H**) There are waters of the US, including wetlands, on the parcel. If activities that result in placement of fill into these waters, authorization from the US Army Corps of Engineers, Alaska District Regulatory program will be required. Placement of fill includes direct dumping, side casting and mechanized land clearing if material is pushed into or through waters of the US. This is not a jurisdictional determination; only advisory in nature.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; ARRC; Community Council Chickaloon; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The abbreviated plat of **HARRISON NESC'IZAANI KAE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was provided by the surveyor.

FINDINGS OF FACT

1. The plat of Harrison Nesc'izaani Kae is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.

2. A soils report was not required, pursuant to MSB 43.20.28(A)(1)(i)(i), as a detailed topographic narrative was supplied by the surveyor. All lots have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; ARRC; Community Council Chickaloon; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. This parcel is not in a Fire Service Area or in a Road Service Area.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Harrison Nesc'izaani Kae**, contingent on the following 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 concurrence from DPW PD&E that the road meets pioneer standard.
5. Add plat note to read: "If any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

23 24

50' SECTION LINE

Page 54 of 120

A4

A22

26 25

B12

B10

B11

A20

A21

E CHICKALOON RD

50' SECTION LINE ESMT

C1

N CHICKALOON BRANCH RD

CHICKALOON RIVER

**SUBJECT
PROPERTY**



LOT 1

ARRC ROW

LOT 2

A2

D2

VICINITY MAP

FOR PROPOSED HARRISON NESCI'ZAANI KAE
LOCATED WITHIN

SECTION 25, T20N, R05E, SEWARD MERIDIAN,
ALASKA

CHICKALOON (CN) 06 MAP

EXHIBIT A

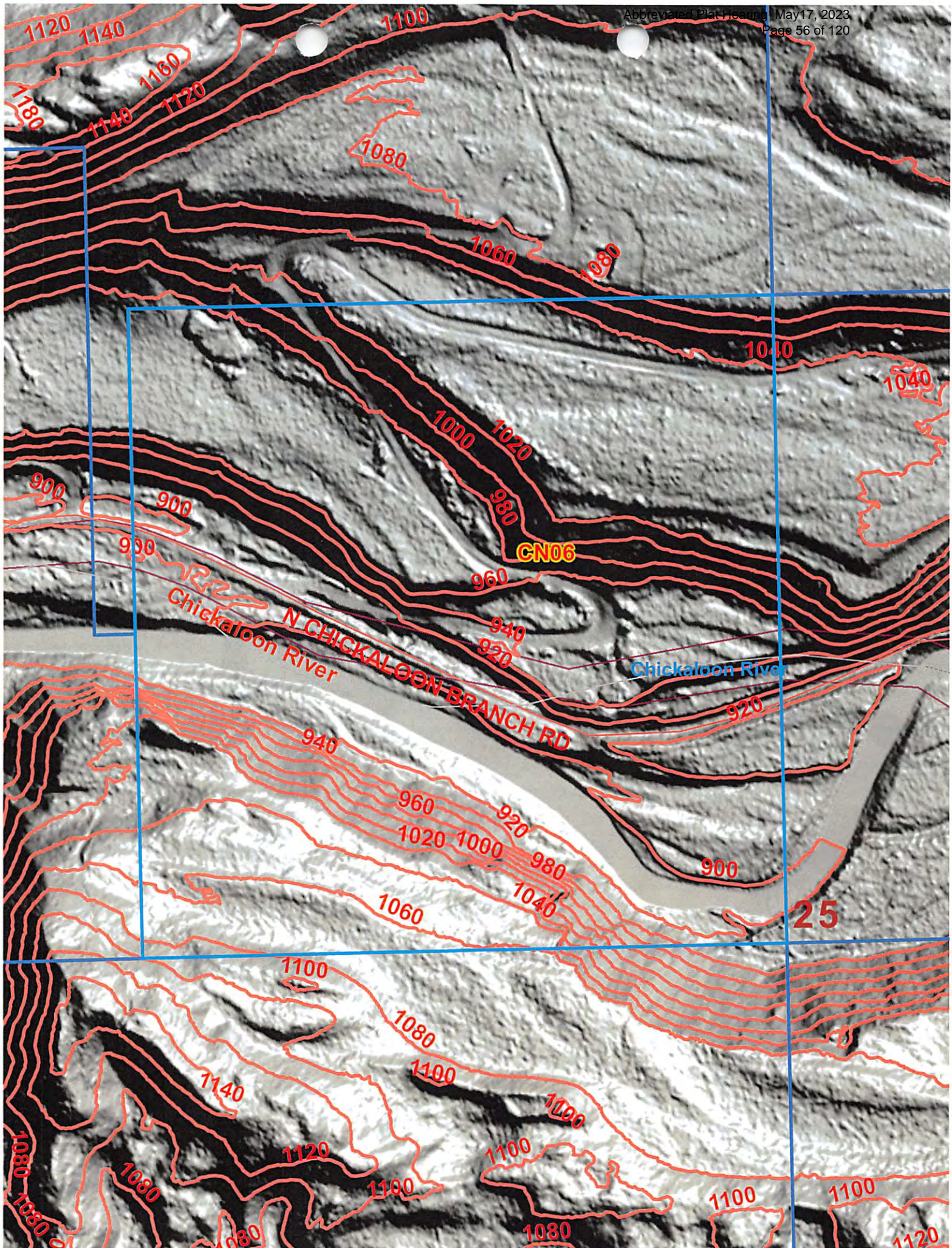
California
Creek

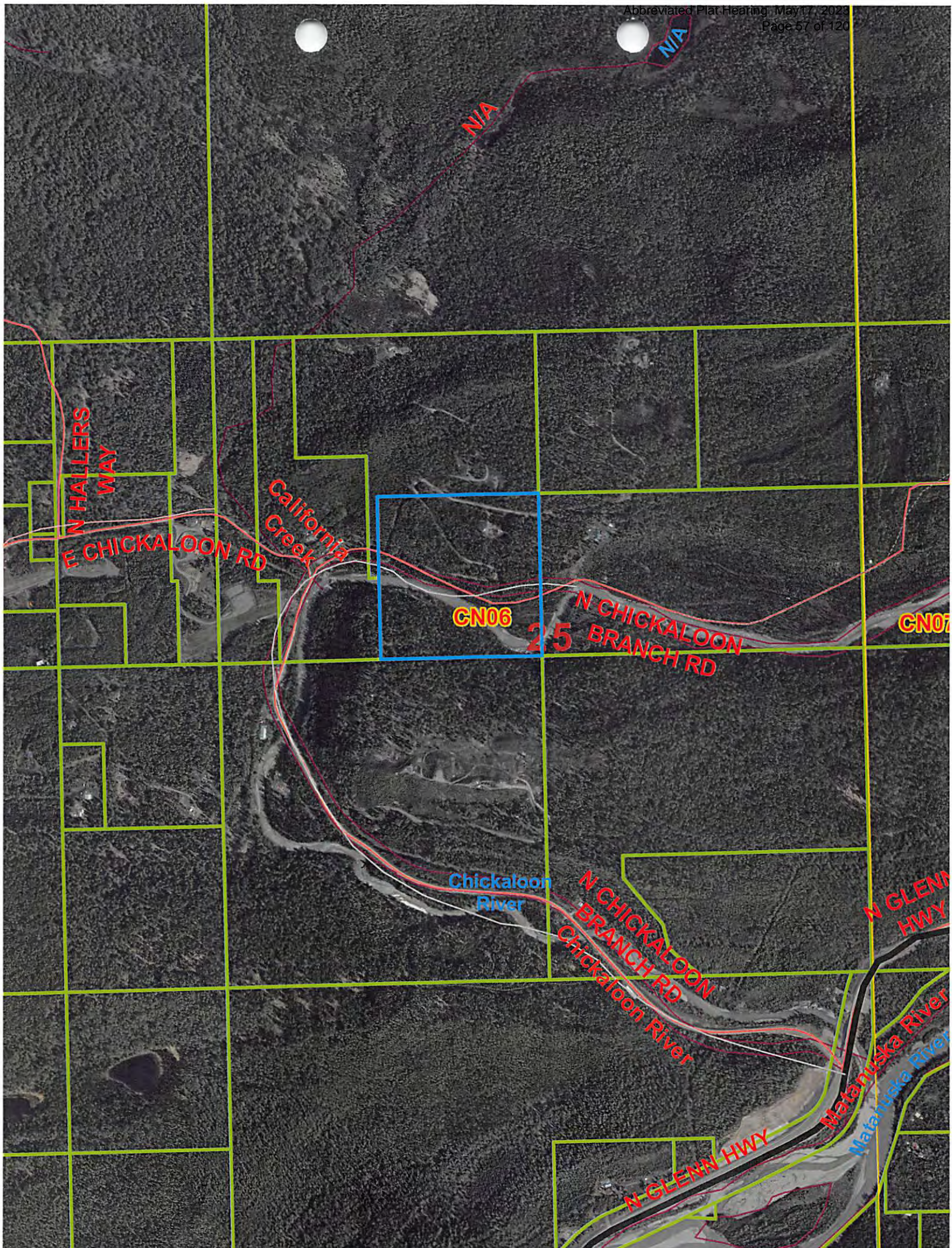
CN06

25

N CHICKALOON BRANCH R

Chickaloon River
N CHICKALOON BRANCH RD







LAND SURVEYING &
CIVIL ENGINEERING

RECEIVED

JAN 23 2023

PLATTING

P: 907-746-4185 | F: 907-746-4186

To: Matanuska Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: 1/20/2023

Job: 20-93 Chickaloon

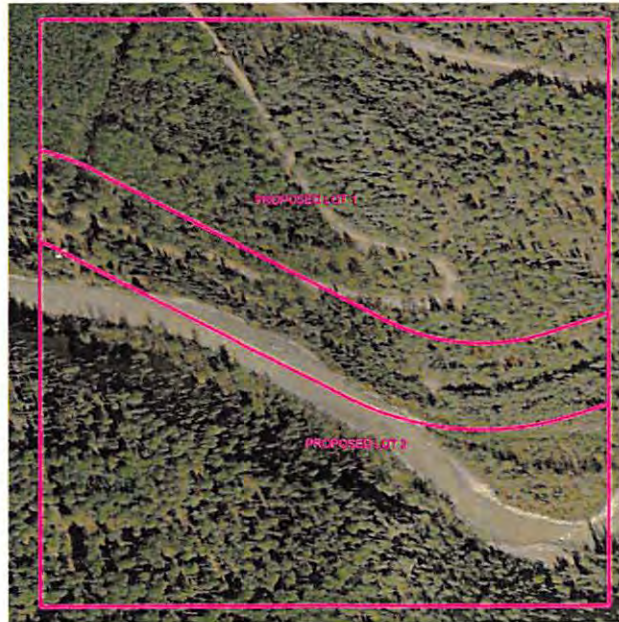
Subject: Chickaloon Graveyard Subdivision, Topographic Narrative
HARRISON NESLIZAANI KAE

Introduction

Pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 s.f. are exempt from soil test holes and engineering data for usable area. At the request of MSB, we have prepared a topographic narrative for TAX I.D. 120N05E25B005 in reference to Chickaloon Graveyard Subdivision.

Existing Topography

The proposed Chickaloon Graveyard Subdivision is an approximately 40 acre parcel located on the Chickaloon River, 30 miles northeast of Palmer. Flowing northwesterly, the Chickaloon River bisects the parcel as can be seen below.



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APR 18 2023

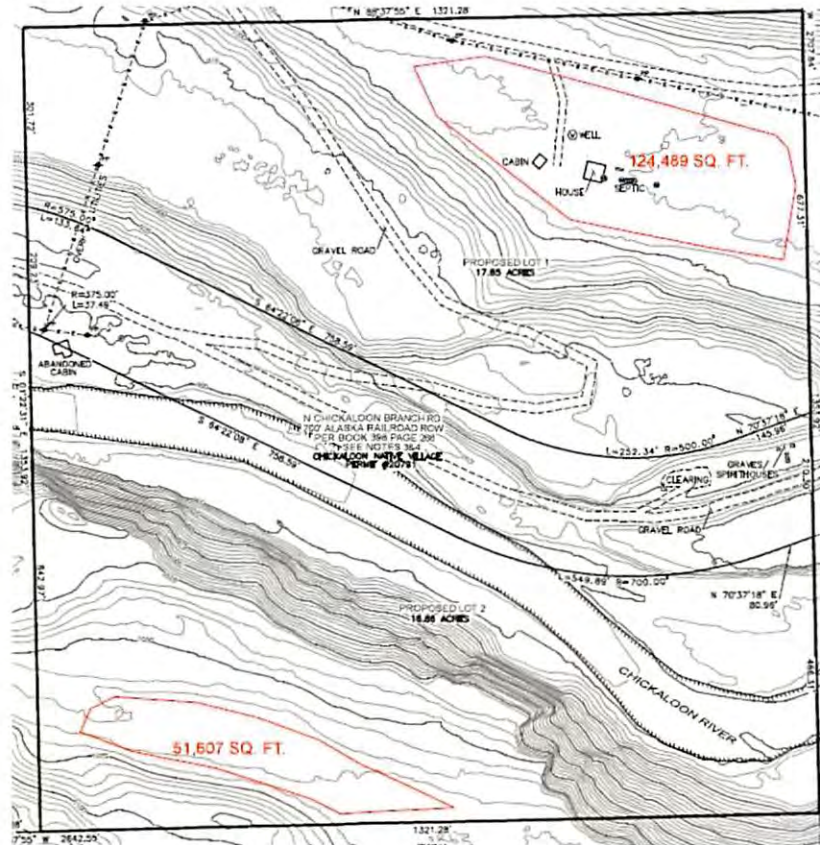
PLATTING

The land to the north of the river is sloped southwesterly towards the river, while the land to the south of the river is sloped northeasterly towards the river. Both sides have areas of flat land (0%-5%) located between bands of steeply sloped land (40%-90%). The area is comprised of mostly birch and black spruce forest.



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Conclusions

All parcels for the proposed Chickaloon Graveyard Subdivision have the required usable area per M.S.B. code.

Please contact me should you have any questions about this narrative.

Max Schillinger

Max Schillinger, P.E., P.S.
Jan. 20, 2023





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CIVIL ENGINEERING

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P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: **Jan. 12 2023**

Job: **20-93 Chickaloon**

RECEIVED
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PLATTING

Subject: **Chickaloon Graveyard Subdivision, Road Memorandum**

HARRISON NESLIZAANI KAE

Introduction

At the request of the Matanuska Susitna Borough, per comment numbers 3 and 5 on the preliminary application conference (pre-app) we have investigated the road for the proposed Chickaloon Graveyard Subdivision. This pre-app requirements state:

"3. Pursuant to MSB 43.20.060(C), right-of-way (ROW) required to be 60' wide. Roads to be constructed to Borough road standards per Subdivision construction Manual (SCM). Construction standards are a minimum of pioneer standard. A registered civil engineer required to document minimum of pioneer standard of the road/street to give all of the parcels physical and legal access. If the road is a minimum of pioneer standard, then no road construction would be required."

"5. N. Chickaloon Branch Road is maintained by ADOT&PF. Proof of pioneer standard road will need to be from where state maintenance ends into the parcel for the required frontage for each lot. As-built the road within the railroad right-of-way and show the railroad right-of-way easement on the plat. Plat. Note on the plat to state: "No use of the ARRC ROW, including roadways, driveways or building structures is allowed without formal permission from ARRC."

The subject parcel is located at 19420 N Chickaloon Branch Rd. The M.S.B. Account Number is 120N05E25B005, located in Chickaloon approximately 32 miles northeasterly from Palmer, Alaska.



Pioneer Standard

Pioneer Road Standards are shown in the current MSB Subdivision Construction Manual. Pertinent requirements and provided characteristics of the existing road are shown below:

	<u>Required</u>	<u>Provided</u>
ROW Width	60 feet	200 feet
Lane Width	10 feet	10 feet minimum
Shoulder Width	0 feet	0 feet minimum
Paved	not required	none past state maintenance
Foreslope	3:1	3:1, Tree growth, see photo 4
Backslope	2:1	2:1 max
Crown gravel	3%	Visible crown (winter conditions)
Horizontal Curves	Not specified	R=475'+ (subcollector+ std. met)
Tangents	100'	600'+
Grades	10% max	0.5-1.1% see attached profile

Discussion

The road is part of the historic Alaska Railroad Corporation train route. An Alaska Railroad Corporation permit is required for use of the ARRC right-of-way. The Chickaloon Native Village Special Land Use Permit is identified as ARRC Contract No. 20791. While the road appears sufficient for the current use of the residences. The road is widest at the beginning, where state maintenance ends. Drainage appears sufficient with ditch lines or the road is entirely in fill. The road foreslopes have grown trees due to lack of maintenance. See photos:

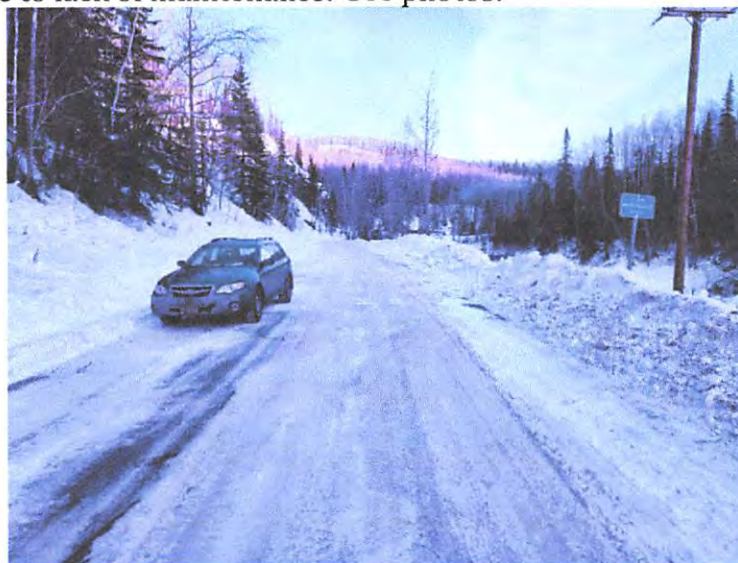


Photo 1. Beginning of road

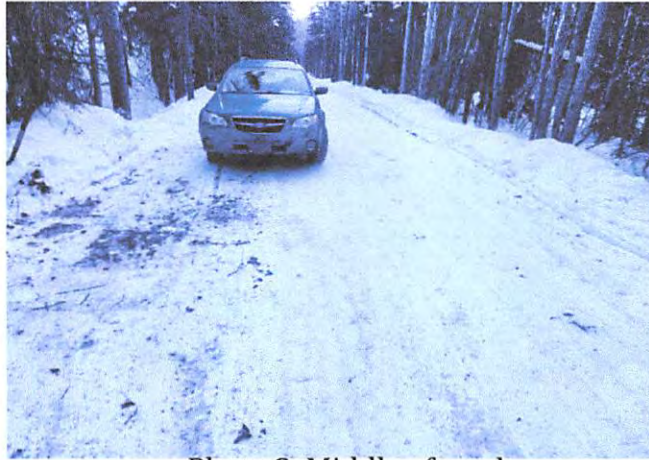


Photo 2. Middle of road

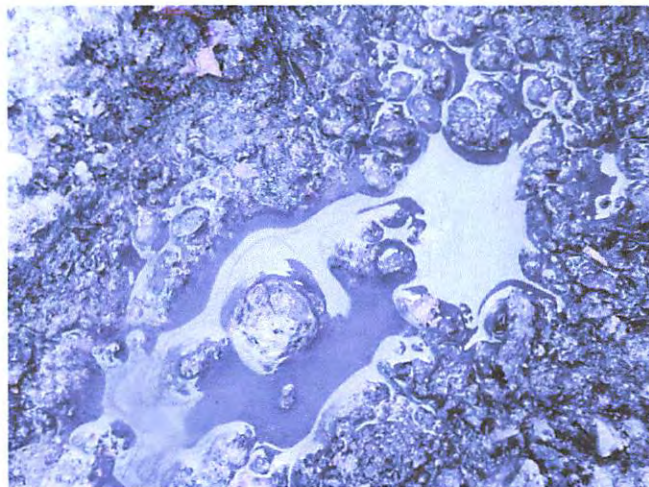


Photo 3. Gravel road surface



Photo 4. Typ. ditch and overgrown fore/back slopes



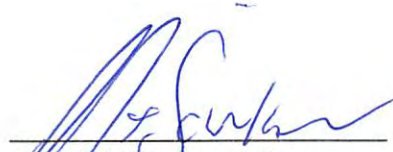
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P: 907-746-4185 | F: 907-746-4186

Conclusions

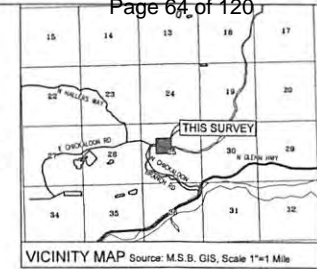
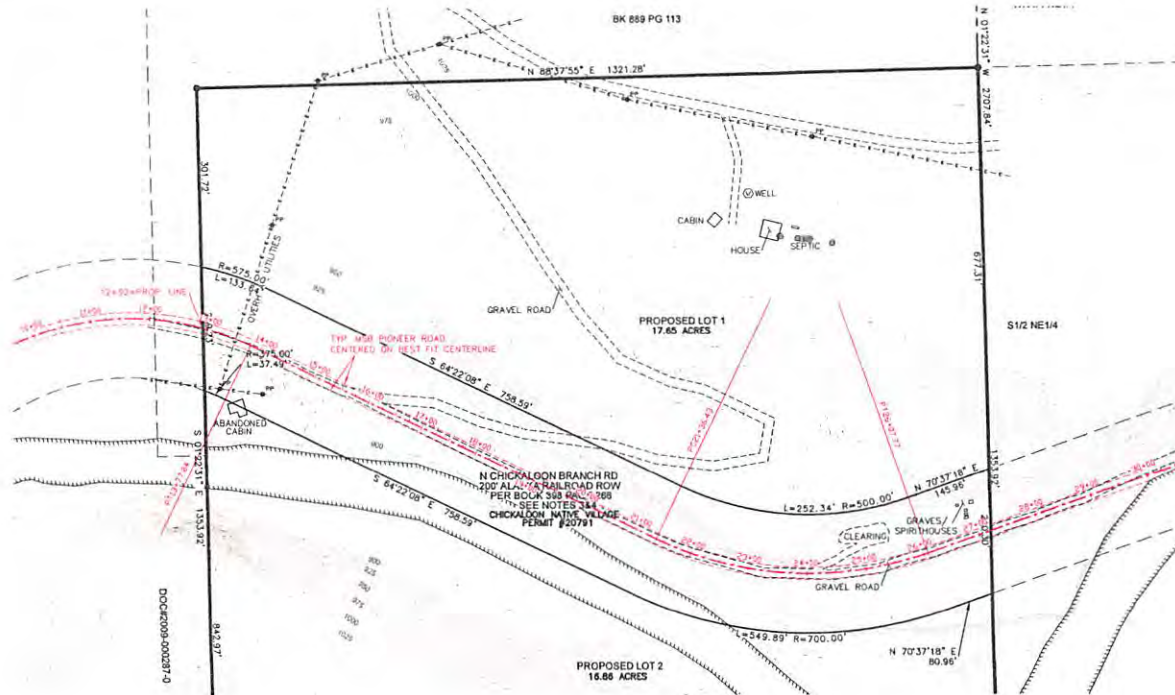
All parcels for the proposed Chickaloon Graveyard Subdivision have physical and legal access. The road within the ARRC right-of-way for the proposed subdivision substantially conforms to the minimum of pioneer standard.

Please contact me should you have any questions about this road memorandum.


Max Schillinger, P.E.
Jan. 12, 2023

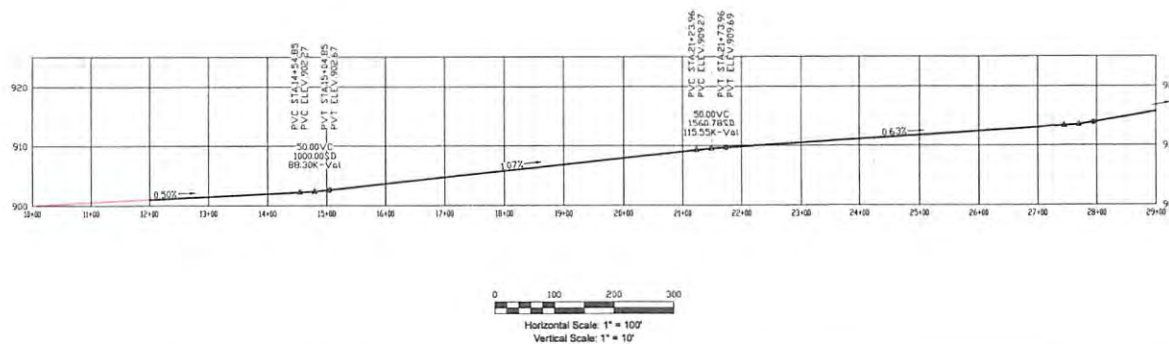


Attachments: Plan and Profile of existing road geometry



NOTES

1) Existing ground surface data per 2011 MBS LIDAR.



ROAD WORKMAP

CHICKALOON GRAVEYARD
A SUBDIVISION OF LANDS DESCRIBED THE
SOUTHEAST ONE-QUARTER OF THE NORTHWEST
ONE-QUARTER, SECTION 25
CONTAINING 34.3 ACRES +/-, WITHIN THE NW1/4 SECTION 25
TOWNSHIP 20 NORTH, RANGE 5 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 12-1-2022 Scale: 1" = 100' Sheet: 1 of 1

RECEIVED
APR 18 2023
PLATTING

ALASKA
RAILROAD

ARRC Contract No. 20791

SPECIAL LAND USE PERMIT

RECEIVED
JAN 13 2023
PLATTING

PERMITTEE: Chickaloon Native Village

ADDRESS: PO Box 1105, Chickaloon, Alaska 99674

PERMIT AREA/DESCRIPTION: An area within the ARRC right-of-way located at approximately Milepost A-37 of the ARRC Palmer Branchline containing an existing access road, abandoned cabin, and an active graveyard, as further described in the drawing attached hereto as "Exhibit A".

RECITALS

A. The land ("Permit Area") subject to this the permit ("Permit") is located within an area of railroad right-of-way ("ROW") that was conveyed to the Alaska Railroad Corporation ("ARRC") by the United States on January 5, 1985 by means of a Quitclaim Deed pursuant to the Section 604 of the Alaska Railroad Transfer Act of 1982.

B. Permittee has made ongoing use of the Permit Area and the cabin located thereon as an active graveyard and spirit house, along with an associated access road. ARRC recognizes this on-going cultural use by Permittee. Permittee wishes to enter into this Permit to enable it to preserve said use and ARRC is amenable to entering into this Permit for that purpose, but only under the terms and conditions herein.

AGREEMENT

1. Use by Permittee: The Alaska Railroad Corporation (ARRC) hereby grants to Permittee a non-exclusive revocable Permit to occupy and use the above-described Permit Area for the limited purposes and upon the terms and conditions set forth herein. The Permittee may use the Permit Area only for the following limited purposes: Use of existing access road, abandoned cabin, and active graveyard.

2. ARRC Use: ARRC reserves for itself, its successors, assigns, permittees and licensees, the right to use the Permit Area for any purpose whatsoever, including without limitation transportation, communication and transmission purposes, which shall be deemed to include but not be limited to the construction, maintenance and operation of existing and additional tracks and of existing and additional pipes, communication and power transmission lines, drainage ditches or any other facilities located upon, over and beneath the Permit Area.

3. Specific Restrictions in Permit Area:

3.01 Permittee acknowledges that safety is a primary consideration and that in any area marked "clear zone" on the drawing of the Permit Area attached to this Permit, no structure will be allowed that would restrict the visibility from the track, or if in the vicinity of road crossings, would restrict the visibility of motor vehicles. The opinion of ARRC's Chief Engineer will be final regarding any disagreement regarding safety issues. No improvement or facility, other than those existing at the time of the issuance of this Permit,

including temporary structures and fences, may be constructed in the Permit Area without prior written approval of ARRC. If the Permit Area is within an area governed by local building or land use regulations, any construction must comply with such regulations.

3.02 The general contour of the Permit Area shall not be altered without prior written approval from ARRC. No excavation work shall be performed upon the Permit Area. Permittee's use of the Permit Area shall not interfere with the construction, maintenance, repair, use or operation of any railroad facility, drainage ditch, or related facilities, which may be located upon, over or under the Permit Area. Watering and irrigation shall be done in such a manner that there will be no flooding or fouling of ARRC's roadbed. The prohibition on excavation work contained in this subsection shall not be construed to prohibit or limit the creation, repair or maintenance of new and existing graves located on the Permit Area in the area indicated for such use.

3.03 Vehicles will be allowed on the Permit Area only, and not on other property of ARRC.

4. Term: The initial Permit term will be five (5) years ("Initial Term"), commencing on the date the last signatory signs this Permit ("Effective Date"). This Permit will automatically renew for five (5) year term(s) unless either party provides at least five (5) years' notice to the other in writing of the party's intention not to renew. In addition to the foregoing right not to renew upon the specified notice, each party shall have the absolute right to terminate this Permit at any time upon at least five (5) years' notice to the other party. In the event of any termination of this Permit pursuant to this Section 4, and in recognition of the cultural significance of the Permit Area and associated use, the parties each agree to work in good faith to achieve termination a transition of the current use to another location in a culturally sensitive and cooperative manner.

5. Assignment: This Permit is personal to Permittee and may not be assigned or transferred in any manner, including by operation of law, without prior written consent of ARRC. Any attempt to assign or transfer this Permit without such prior written consent shall cause immediate termination of the Permit.

6. Permit Fee: In recognition of the mutual benefits of the parties and the public benefits of the permitted use hereunder, ARRC's standard permit fee has been waived.

7. Liability; Indemnification: Except as otherwise stated in this Section 7, Permittee shall be liable for and agrees to release, indemnify, defend and hold harmless ARRC, its employees, officers and representatives from and against any and all losses and any and all claims, demands, payments, suits, actions, liabilities, judgments, damages, recoveries, fines, penalties, costs, legal expenses (including, but not limited to, reasonable attorneys' fees), of whatever kind, including sums paid in settlements of claims, attorney fees, consultant fees, expert fees, or costs incurred, made, brought or recovered against ARRC by any person or entity, including but not limited to Permittee, its agents, contractors, subcontractors, employees, invitees or customers, arising directly or indirectly from, or connected with: (1) this Permit; (2) Permittee's use or occupation of the Permit Area; (3) Permittee's operations on other ARRC property; (4) any act or omission by Permittee, its agents, contractors, employees, invitees, or customers; or (5) any failure of Permittee to comply with all applicable laws, ordinances, rules, regulations, guidelines, or other requirements imposed by any government entity now or hereafter in effect, in connection with the performance of this Permit by Permittee. The provisions contained in this Section

7 shall not be given effect if the active negligence of ARRC or its employees is the sole proximate cause of any injury or damage done to the party asserting the claim. Permittee shall give ARRC reasonable notice of any such claims or actions. Permittee shall use counsel reasonably acceptable to ARRC in carrying out its defense obligations under this Section 7. Permittee's agreement to the release, indemnity and hold harmless obligations in this Section 7 is one of the considerations upon which this Permit is granted. The release, indemnity, hold harmless and defense obligations set forth in this Section 7 shall survive the expiration or earlier termination of this Permit.

8. Insurance:

8.01 Liability Insurance. During the entire Permit Term, and during any holdover thereafter, whether or not authorized by ARRC, Permittee shall keep in full force and effect a policy or policies of general liability insurance which includes bodily injury, property damage, and personal injury acceptable to ARRC with respect to the Permit Area and the operations of Permittee thereon or elsewhere on ARRC property, in which the limits for each shall be not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate or such higher limits as ARRC may specify from time to time consistent with prudent business practice then prevailing in the State of Alaska; provided, however, that no such limit shall in any way limit Permittee's liability or be construed as a representation of sufficiency to fully protect ARRC or Permittee. The policy or policies purchased pursuant to this paragraph shall name ARRC as additional insured in addition to covering the Permittee with respect to the Permit Area and the operations of Permittee on any ARRC property.

8.02 Policy Provisions. Each policy of commercial general liability insurance described in Paragraph 8.01 of this Permit shall:

A. Provide that the liability of the insurer thereunder shall not be affected by, and that the insurer shall not claim, any right of setoff, counterclaim, apportionment, proration, or contribution by reason of any other insurance obtained by or for ARRC, Permittee, or any person claiming by, through, or under any of them.

B. Provide that such policy requires thirty (30) days' notice to ARRC of any proposed cancellation, expiration, or change in material terms thereof and that such policy may not be canceled, whether or not requested by Permittee, unless the insurer first gives not less than thirty (30) days' prior written notice thereof to ARRC.

C. Contain a waiver by the insurer of any right of subrogation to proceed against ARRC or against any person claiming by, through, or under ARRC.

D. Be endorsed with an Alaska Suit Endorsement.

8.03 Proof of Insurance. Permittee shall deliver to ARRC certificates of insurance on or before the effective date of this Permit or at another date as agreed to in writing by ARRC. Additionally, Permittee shall deliver to ARRC photocopies of the policy or policies of insurance, certificates of insurance, or copies of endorsements as requested by the ARRC from time to time.

9. Default and Remedies.

9.01 Default. The occurrence of any one or more of the following events shall constitute a material default by Permittee.

A. The failure by Permittee to observe or perform any covenant, condition or provision of the Permit which, in the reasonable opinion of ARRC, substantially endangers either the person or property of ARRC or a third party, or human health or the environment, where Permittee does not commence curing the default immediately upon written notice thereof from ARRC to Permittee or does not continue to complete the cure within such reasonable time period thereafter as is imposed by ARRC or any governmental body having jurisdiction in the matter;

B. Except as otherwise provided in subparagraph A above, the failure by Permittee to observe or perform any of the covenants, conditions or provisions of this Permit to be observed or performed by Permittee, where such failure shall continue for a period of ten (10) days after written notice thereof from ARRC to Permittee; or

C. Vacation or abandonment of the Permit Area by Permittee.

9.02 Remedies. In the event of any material default by Permittee, ARRC may at any time thereafter, without notice or demand and without limiting ARRC in the exercise of any right or remedy which ARRC may have by reason of such default:

A. Terminate Permittee's rights under this Permit and pursue any other available remedies.

B. Maintain Permittee's rights under this Permit in which case this Permit shall continue in effect. In such event ARRC shall be entitled to enforce all of ARRC's rights and remedies under this Permit.

C. Pursue any other remedy now or hereafter available to ARRC under the laws or judicial decisions of the State of Alaska.

10. Observance of Laws; Environmental Provisions.

10.01 General Compliance. Permittee, at all times during the Permit Term, at its own expense, and with all due diligence, shall observe and comply with all laws, ordinances, rules, and regulations which are now in effect or may later be adopted by any governmental authority, including ARRC, and which may be applicable to this Permit, the Permit Area or any use of the Permit Area by Permittee.

10.02 Environmental Laws. In furtherance and not in limitation of the foregoing paragraph, Permittee must, at its own expense, comply with all laws, ordinances, regulations and administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality related to Permittee's use of the Permit Area. In the event any discharge, leakage, spillage, emission or pollution of any type occurs upon or from the Permit Area during the Permit Term or any holdover thereafter, Permittee shall immediately notify ARRC and shall, at Permittee's own expense, clean and restore the Permit Area to the satisfaction of ARRC and any governmental body or court having jurisdiction of the matter.

10.03 Hazardous Materials on the Permit Area. Permittee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Permit

Area by Permittee, its agents, employees, contractors or invitees without the prior written consent of ARRC, which ARRC shall not unreasonably withhold as long as Permittee demonstrates to ARRC's reasonable satisfaction that such Hazardous Material is necessary or useful to Permittee's business and will be used, kept and stored in a manner that complies with all laws regulating any such Hazardous Materials so brought upon or used or kept in or about the Permit Area.

10.04 Environmental Indemnity. Permittee agrees to indemnify, hold harmless and defend ARRC against all liability, cost and expense (including, without limitation, any fines, penalties, diminution in value of the Permit Area, assessment and clean-up costs, judgments, litigation costs and attorneys' fees) incurred by or levied against ARRC as a result of Permittee's breach of this Section 10 or as a result of any discharge, leakage, spillage, emission or pollution of or by a Hazardous Material by Permittee, its agents, invitees or employees, on, about, or from the Permit Area, without regard to whether such liability, cost or expense arises during or after the Permit Term. The indemnity, hold harmless and defense obligations set forth in this Paragraph 10.04 are in furtherance of and in addition to, and do not serve to limit in any way, the release, indemnity, hold harmless and defense obligations set forth arising under Section 7 of this Permit. The indemnity, hold harmless and defense obligations set forth in this Paragraph 10.04 shall survive the expiration or earlier termination of this Permit.

10.05 "Hazardous Material". For purposes of this Permit, the term "Hazardous Material" means any hazardous or toxic substances, material or waste, including but not limited to those substances, materials and wastes listed in the U.S. Department of Transportation Hazardous Materials Table (49 CFR § 172.101) or by the U.S. Environmental Protection Agency as hazardous substances (40 CFR Part 302) or as hazardous wastes (40 CFR Part 261.3), and amendments thereto, or such substances, materials and wastes that are or become similarly regulated under any applicable local, state or federal law.

10.06 Environmental Testing. ARRC may, upon the expiration or termination of this Permit, conduct environmental testing of the Permit Area to determine if any environmental impairment exists. Permittee shall be responsible for all costs and expenses associated with such tests if such impairment is discovered and the parties agree or a court of competent jurisdiction determines that the impairment resulted from a breach by Permittee of its obligations under this Permit. Payments from Permittee under this subparagraph shall be due within ten (10) days of the rendering of a bill to Permittee therefor, and shall bear interest at the interest rate identified in paragraph 9.03 of this Permit.

11. Restoration of Permit Area on Termination: Upon the expiration or termination of this Permit, the Permittee shall remove from and off the Permit Area, all property owned or controlled by Permittee and shall restore the Permit Area to a condition satisfactory to ARRC. If Permittee fails to meet its obligations under the preceding sentence, ARRC may perform such work at Permittee's expense. Until said property is removed and the Permit Area restored, either by Permittee or by ARRC at Permittee's expense, this Permit, with all terms contained herein, including the payment of the Permit Fee under Section 6, shall, at ARRC's option, remain in effect until said property is removed and the Permit Area is restored. These site restoration obligations are subject to the good faith cooperation requirements set forth in Section 4 of this Permit.

12. No Warranties: ARRC does not warrant or represent that the Permit Area is safe, healthful or suitable for the purpose for which it is to be used under this Permit. The absence of markers does not constitute a warranty by ARRC that subsurface installations do not exist on, in or under the Permit Area or any part thereof.

13. Taxes, Assessments and Charges: If at any time during the Permit Term any new or additional taxes (other than federal or state income taxes or any other taxes existing on the effective date hereof) are assessed against the Permit Area, or any improvement thereon, or any rents payable to ARRC under this Permit, or against ARRC with respect thereto, Permittee shall pay to the taxing authority or ARRC, not less than ten (10) days before they become delinquent and as additional rents, all of such new or additional taxes.

14. Miscellaneous:

14.01 The captions of paragraphs in this Permit are for convenience of reference only and shall not be used in the construction of any term hereof.

14.02 The terms of this Permit shall inure to the benefit of any successors and assigns of ARRC, and, subject to the provisions of Section 5, to the successors and assigns of Permittee.

14.03 This Permit represents the entire agreement of the parties with respect to the subject matter hereof, and it may not be modified except by an agreement in writing signed by both parties.

14.04 Time is of the essence with respect to any obligations to be performed under this Permit.

15. Special Conditions: Any proposed expansion of the graveyard beyond the current footprint shall be subject to review and approval by ARRC.

ALASKA RAILROAD CORPORATION

Dated: 11.8.2022

By: 
Andrew Donovan
Director, Real Estate

CHICKALOON NATIVE VILLAGE

Dated: Oct 21, 2022

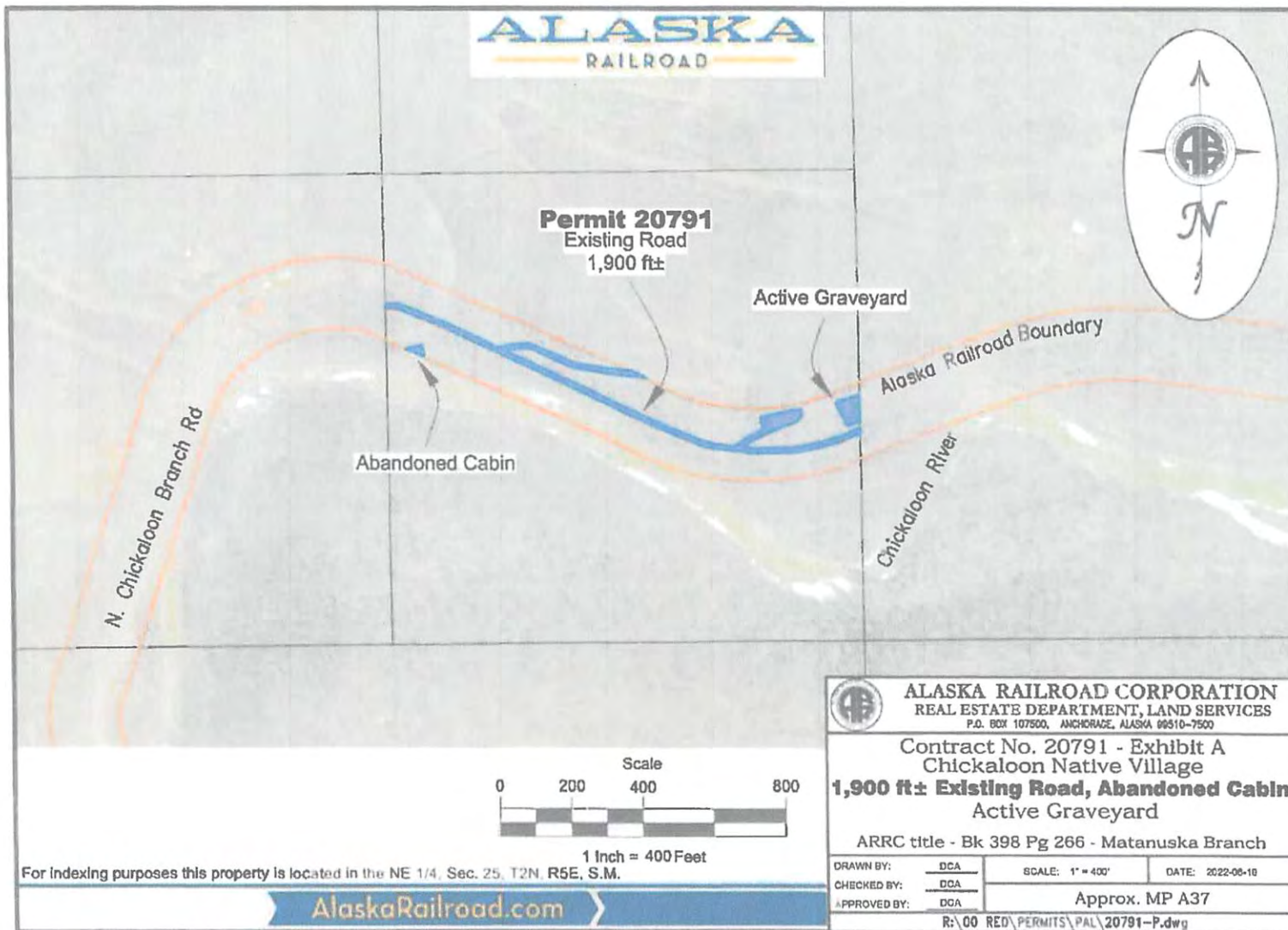
By: 
Chief Gary Harrison (Oct 21, 2022 3:42:22 AM) (P)
(Please SIGN Here)

Chief Gary Harrison
(Please PRINT Name)

Chairman
(Please PRINT Title)

Attachments:

☒ Exhibit A - Drawing



SRealEstate22092708440

Final Audit Report

2022-10-22

Created:	2022-10-22
By:	Samantha Ange (smange@chickaloon-nsn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXP7syKJAtyl-ttKJVbX5xp2jdcBreMMu

"SRealEstate22092708440" History

-  Document created by Samantha Ange (smange@chickaloon-nsn.gov)
2022-10-22 - 0:19:20 AM GMT - IP address: 107.77.205.12
-  Document emailed to chiefgaryharrison@chickaloon-nsn.gov for signature
2022-10-22 - 0:20:08 AM GMT
-  Email viewed by chiefgaryharrison@chickaloon-nsn.gov
2022-10-22 - 0:21:24 AM GMT - IP address: 72.35.120.198
-  Signer chiefgaryharrison@chickaloon-nsn.gov entered name at signing as Chief Gary Harrison
2022-10-22 - 0:22:41 AM GMT - IP address: 72.35.120.198
-  Document e-signed by Chief Gary Harrison (chiefgaryharrison@chickaloon-nsn.gov)
Signature Date: 2022-10-22 - 0:22:43 AM GMT - Time Source: server- IP address: 72.35.120.198
-  Agreement completed.
2022-10-22 - 0:22:43 AM GMT

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Monday, April 24, 2023 12:13 PM
To: Amy Otto-Buchanan
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Harrison Nesc'izaani Kae #23-047

Amy,

Certification as a pioneer standard road is contingent upon concurrence by MSB DPW PD&E upon inspection. Inspection to occur as soon as field conditions allow.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, April 21, 2023 1:40 PM
To: kristina.huling@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; coryandjames@mtaonline.net; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Harrison Nesc'izaani Kae #23-047

The following contains a link for a Request for Comments to subdivide 120N05E25B005 into to lots, Harrison Nesc'izaani Kae, MSB Case #2023-047. Comments are due by **May 10, 2023**. Please let me know if you have questions. Thanks, A.

[Harrison Nesc'izaani Kae](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, April 21, 2023 2:48 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Harrison Nesc'izaani Kae #23-047

No comment

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: Friday, April 21, 2023 1:40 PM
To: kristina.huling@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; coryandjames@mtaonline.net; timhaldistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Harrison Nesc'izaani Kae #23-047

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[Harrison Nesc'izaani Kae](#)

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



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.alaska.gov

May 5, 2023

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plat and have no comments:

- **Plat #2021-9 and Plat #2022-9, Snowshoe Woods Phase 3, Talkeetna Spur Road**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plat and have the following comments:

- **Tax Parcel B5, Harrison Nesc'izaani Kae, N Chickaloon Branch Road**
 - No objection to the proposed plat.
 - DOT&PF requests applicant show the existing 100' PLO Right-of-Way centered on the existing road.

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.

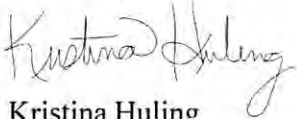
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jacob Ciuffo, 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
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB

Amy Otto-Buchanan

From: Corn, Rania L CIV USARMY USACE (USA) <Rania.Corn@usace.army.mil>
Sent: Thursday, April 27, 2023 9:19 AM
To: Amy Otto-Buchanan
Subject: RFC Harrison Nesc'izaani Kae #23-047

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

Please be advised that if there are waters of the U.S., including wetlands, on the parcel and you are conducting activities that would result in placement of fill into those waters, you may need authorization from the U.S. Army Corps Engineers, Alaska District Regulatory program. Placement of fill includes direct dumping, side casting and mechanized land clearing if material is pushed into or through waters of the U.S. This is not a jurisdictional determination, just advisory in nature.

Very Respectfully,

Rania Corn
Administrative Support Assistant
U.S. Army Corps of Engineers, Regulatory Division
P.O. Box 6896
JBER, AK 99506
(907) 753-5721

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, April 21, 2023 1:40 PM
To: kristina.huling@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; pamela.j.melchert@usps.gov; coryandjames@mtaonline.net; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: [URL Verdict: Neutral][Non-DoD Source] RFC Harrison Nesc'izaani Kae #23-047

The following contains a link for a Request for Comments to subdivide 120N05E25B005 into to lots, Harrison Nesc'izaani Kae, MSB Case #2023-047. Comments are due by **May 10, 2023**. Please let me know if you have questions. Thanks, A.

[Harrison Nesc'izaani Kae](#)

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



ENSTAR Natural Gas Company, LLC
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

April 24, 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.

- **HARRISON NESC'IZAANI KAE**
(MSB Case # 2023-047)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, April 24, 2023 8:54 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Harrison Nesc'izaani Kae #23-047

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

Good morning,

MTA has reviewed the plat for Harrison Nesc'izaani Kae. MTA has no comments to add.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, April 21, 2023 1:40 PM
To: kristina.huling@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; coryandjames@mtaonline.net; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Harrison Nesc'izaani Kae #23-047

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[Harrison Nesc'izaani Kae](#)

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 9, 2023 2:47 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Harrison Nesc'izaani Kae #23-047
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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, April 21, 2023 1:40 PM
To: kristina.huling@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; Kathryn Dueber <DueberK@akrr.com>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; coryandjames@mtaonline.net; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Harrison Nesc'izaani Kae #23-047

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

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[Harrison Nesc'izaani Kae](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: _____ Dated: _____
Hugh Keogh
1425 W 25rd Ave.,
Anchorage, AK 99503

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: _____ Dated: _____
Libby Clayton
1425 W 25rd Ave.,
Anchorage, AK 99503

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 20__.

For: _____

My commission expires: _____

Notary Public: _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 20__.

For: _____

My commission expires: _____

Notary Public: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this 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:

Plat Resolution Number: _____ Dated: _____

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

Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____

Dated: _____

SURVEYOR

Max A. Schillinger
All Points North LLC
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK. 99645
907-746-4185

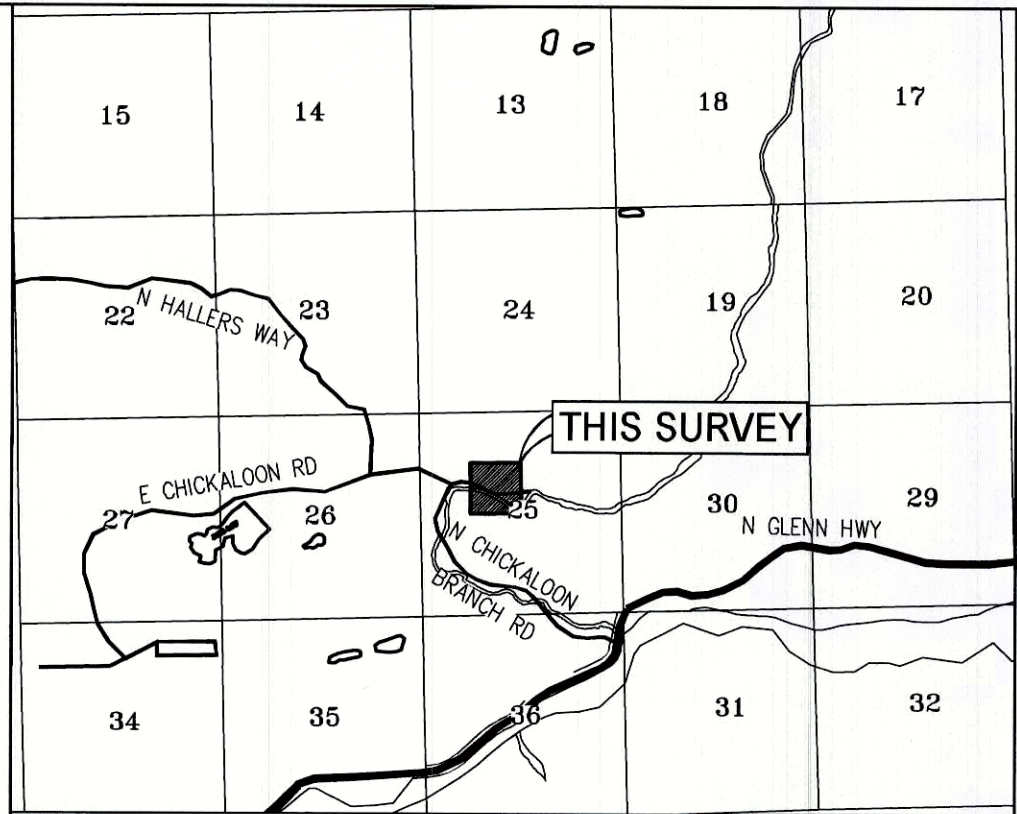
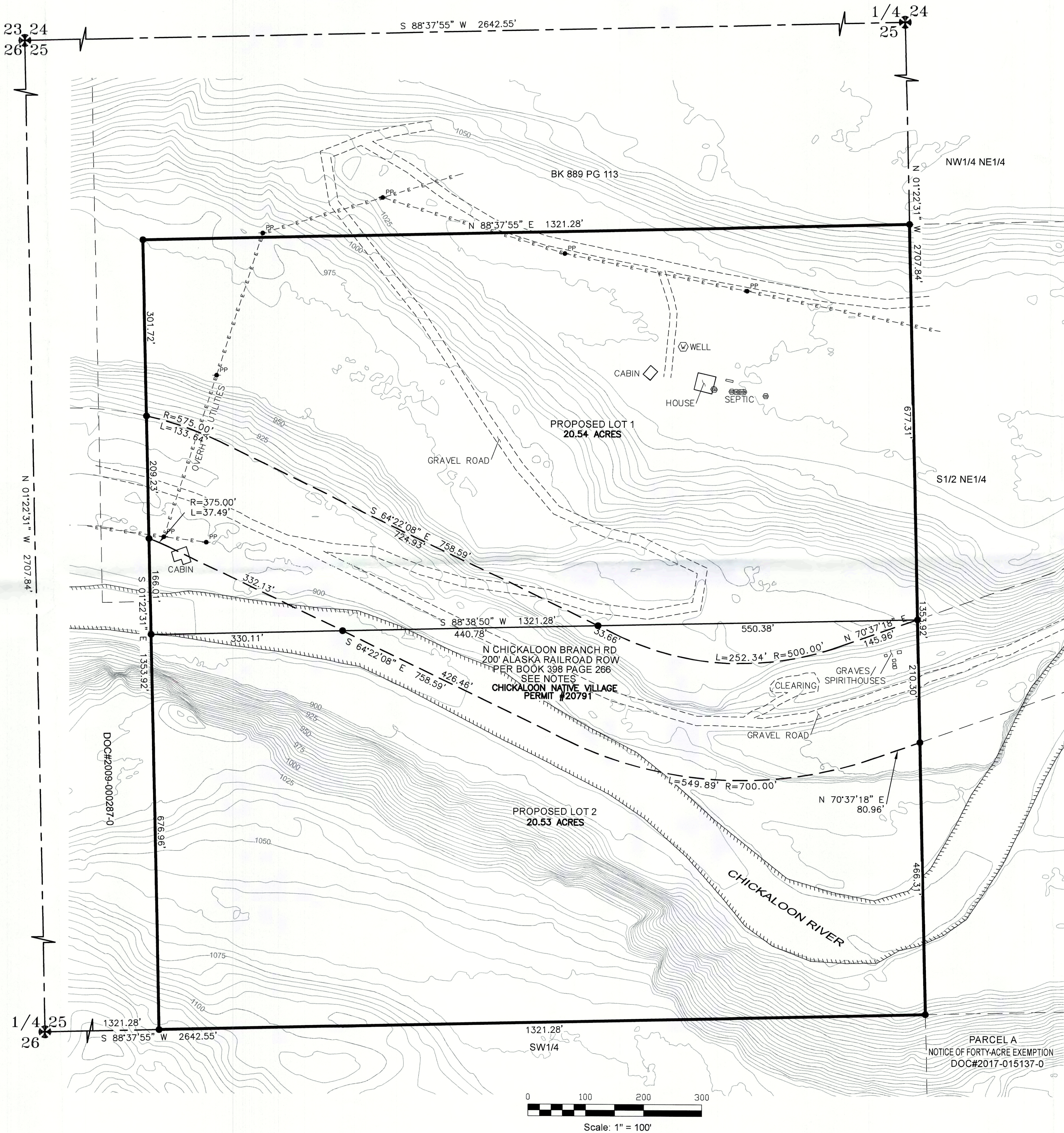


FOR TOPOGRAPHIC
PURPOSES ONLY

SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____



VICINITY MAP Source: M.S.B. GIS, Scale 1"=1 Mile

LEGEND

- Found G.L.O. monument
- Other found monument
- To Be Set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"
- 5' contours per 2011 MSB Lidar data.

NOTES

- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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.
- Subject to MEA Blanket Easement per Bk 37, Pg 255.
- Subject to MEA ROW Easement per Bk 154, Pg 324.
- Subject to MEA Blanket Easement per Bk 874, Pg 547.
- Subject to ingress and egress easement Per Bk 1023, Pg 773.
- Subject to ingress, egress, and utility easement Per Bk 121, Pg 738.
- Subject to road and utility easement Per Bk 700, Pg 611.
- Subject to a Department of Fish and Game Public Access Easement per Book 437, Page 333.
- Subject to a 200-foot-wide surface right-of-way easement for railroad purposes, originally reserved to the United States pursuant to the Alaska Railroad Act of 1914, 38 Stat. 305, and which is depicted on this plat by treating the center of the existing roadway/historic railroad grade as the centerline of the right-of-way, and offsetting 100' to either side to establish the railroad right-of-way limits.

The railroad trackage was removed in 1933-1934 per Alaska Engineering Commission survey "Matanuska Branch, Ste. 200 to Ste.290, Mile 32 to Mile 34", file no. 2525. Area landowners have used the historic railroad grade for ingress and egress following the removal of the trackage.

The 200' surface right-of-way easement for railroad purposes was conveyed in 1985 by a Quit Claim Deed from the United States to the Alaska Railroad Corporation (ARRC), recorded at Book 398, Page 266, Palmer Recording District, Alaska. As a stated condition governing acceptance of this Quit Claim Deed, ARRC on January 5, 1985, formally waived all claim and right to warranty of an exclusive-use easement in any and all of the right-of-way conveyed by that Quit Claim deed, including the segment of the railroad right-of-way easement depicted in this plat.

RECEIVED
APR 18 2023
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PRELIMINARY PLAT OF

Harrison Nesc'izaani Kae

A SUBDIVISION OF LANDS DESCRIBED THE
SOUTHEAST ONE-QUARTER OF THE NORTHWEST
ONE-QUARTER, SECTION 25

CONTAINING 41 ACRES +/-, WITHIN THE NW1/4 SECTION 25
TOWNSHIP 20 NORTH, RANGE 5 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 4-17-2023

Scale: 1" = 100'

Sheet: 1 of 1

3E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 17, 2023

PRELIMINARY PLAT: MIDNIGHT SUN ESTATES

LEGAL DESCRIPTION: SEC 22, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: CHRISTOPHER DEHART

SURVEYOR/ENGINEER: SOUTHWEST ALASKA SURVEYING, LLC

ACRES: 5 ± PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-048

REQUEST: The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **MIDNIGHT SUN ESTATES**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road; within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly district #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Mapping & As-Built

EXHIBIT A – 3 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Pre-Design Division
MSB Land Management
ADF&G Habitat Section
ADF&G Access Defense
Utilities
Public

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

DISCUSSION: This platting action is creating two lots from existing from Parcel #3, Waiver Resolution # 2002-242-PWM. The proposed lot sizes are 1.46 acres and 3.54 acres. The property has legal and physical access, an engineer's report stating that each lot contains the minimum 10,000 sf of contiguous, useable area for septic systems and building.

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering, notes one new test hole was dug on the joint lot line between the two proposed lots. The test hole was dug to 16 feet deep. The test hole had approximately 6' of organic brown silt overlaying 5 feet of sand and gravel. Underneath that was a 1 foot layer of silty sand that was too thin to

perform a percolation test nor would significantly affect the function of a septic system. Next was a 2 foot layer of sand and gravel that extended to the bottom of the test hole at 16'. No groundwater was encountered. Based on the available soils and water table information, topography, code definitions and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and at least 10,000 sf of useable building area. Test hole log information and test hole location map are attached to the report.

Comments: Department of Public Works Pre-Design Division (**Exhibit D**) Notes that the 100 foot PUE along W. Armstrong Road is depicted incorrectly on the plat. Existing driveway to W. Armstrong Road will need to be coordinated with MSB Land Management as it crosses MSB ROW. (see **Recommendation #7**). MSB Department of Land Management (**Exhibit E**) notes applicant should submit an application to Land Management for a public use easement on Tax ID 18N03W22D002 for access to W. Armstrong Road.

ADF&G Habitat Section: (**Exhibit E**) Notes that currently there are no anadromous fish water bodies present within the boundaries of the subject property. Should fish presence be discovered, please contact ADF&G Habitat Section at 907-861-3200.

ADF&G Access Defense Program: (**Exhibit F**) Has no objections.

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

Public: (**Exhibit H**) Kevin A. Adams, owner of the lot on the eastern boundary, has concerns about the end use of the property.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, Assessments or Planning; MEA; There was one response from the public in response to the Notice of Public Hearing.

CONCLUSION: The preliminary plat of **MIDNIGHT SUN ESTATES** 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. One public comment was a question of end use rather than platting. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E). A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

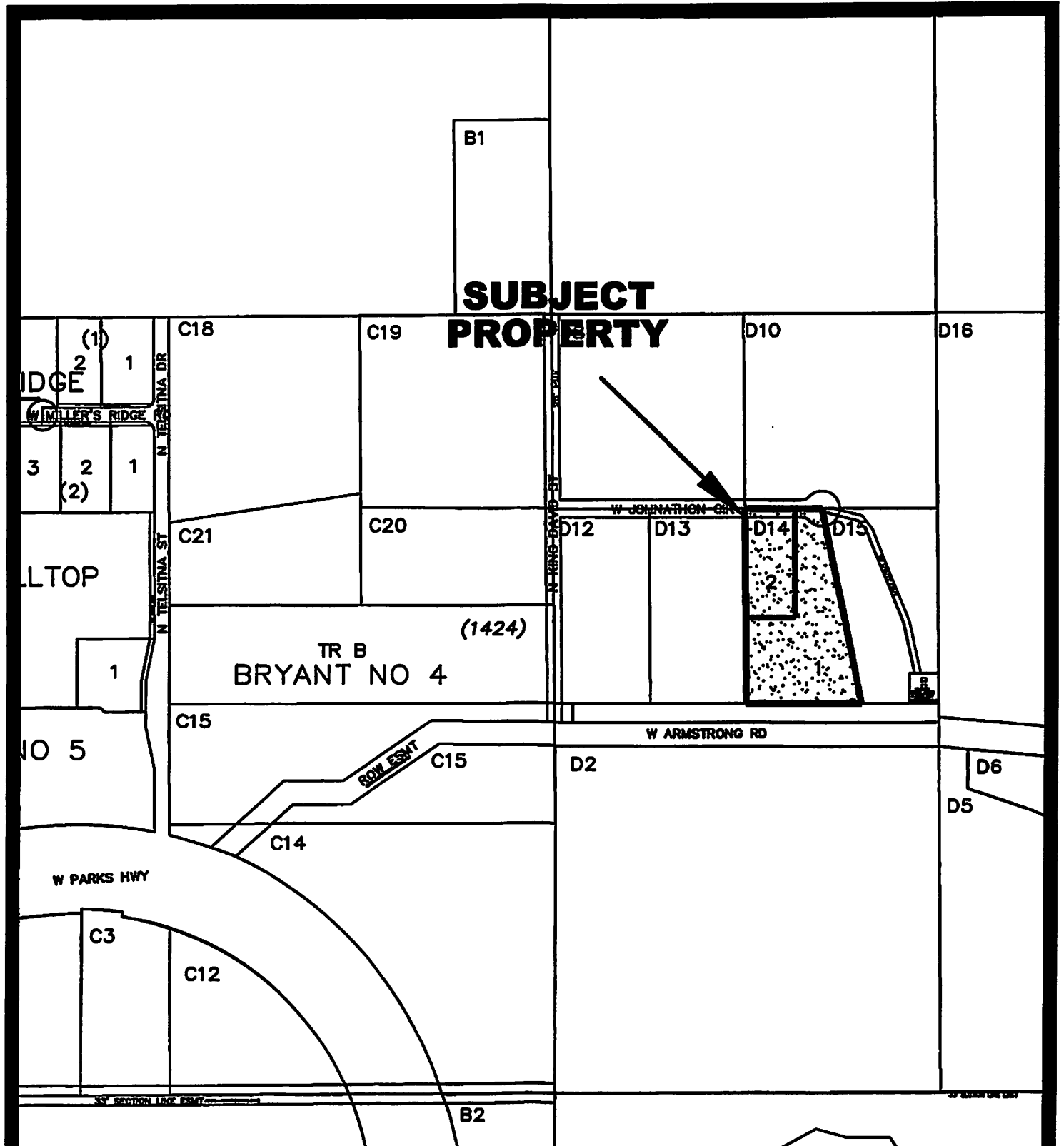
FINDINGS OF FACT

1. The plat of Midnight Sun Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). All lots have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. The southern boundary of proposed Lot 1 will need a permit from Land Management to access W. Armstrong Road, otherwise access will be restricted to W. Johnathan Circle.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, or utilities.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Midnight Sun Estates**, contingent on the following 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. Show all easements of record on final plat.
5. Depict W. Armstrong Road R.O.W. correctly on final plat.
6. Provide platting staff copies of driveway permits/applications for all existing accesses.
7. Obtain permission from MSB Land Management to access W. Armstrong Road.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED MIDNIGHT SUN EST SUBDIVISION
LOCATED WITHIN
SECTION 22, T18N, R03W, SEWARD MERIDIAN
ALASKA

HO 06 MAP

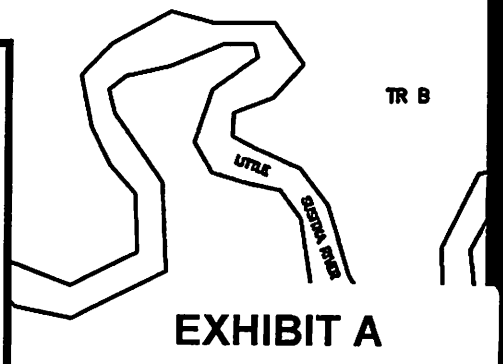


EXHIBIT A

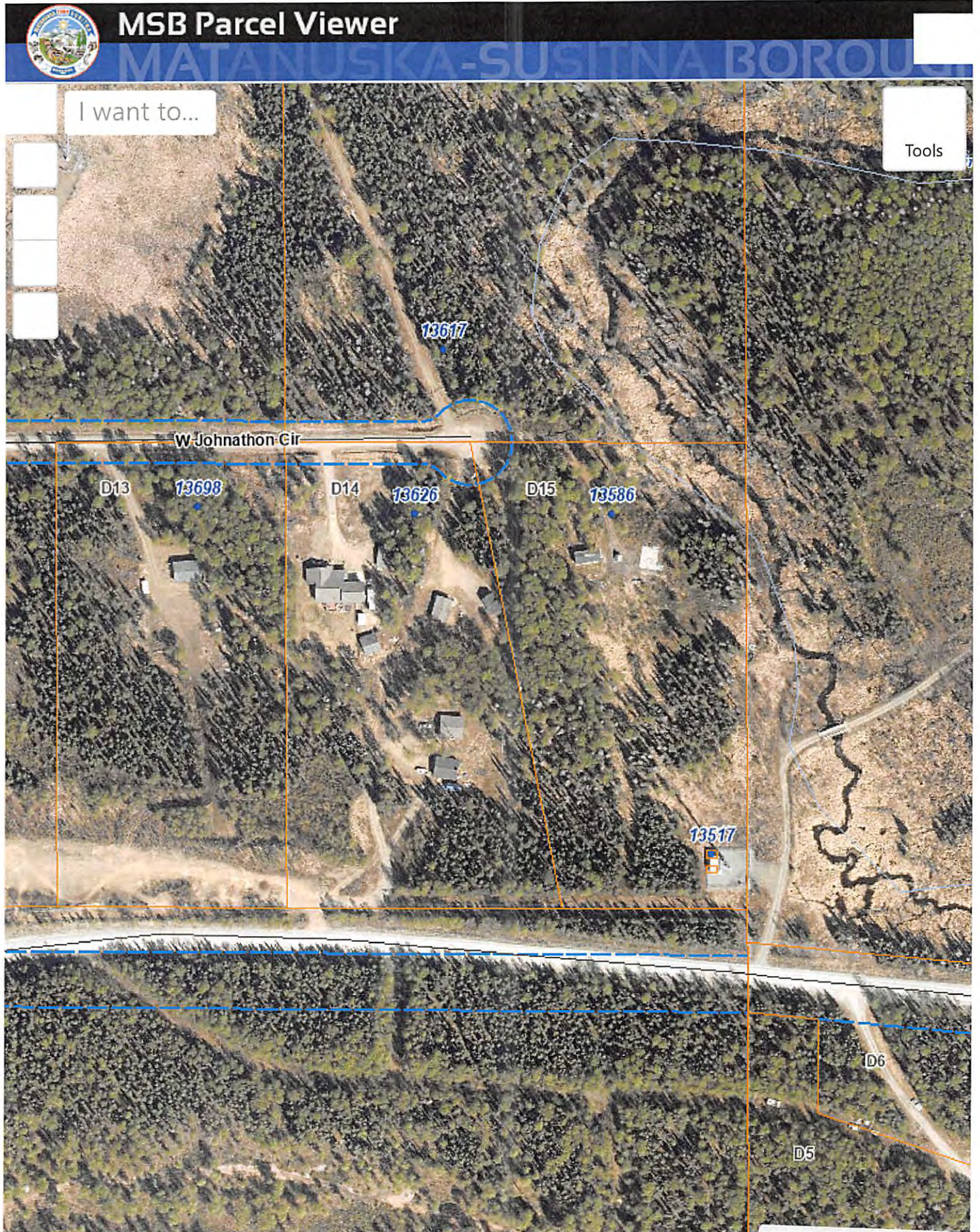


EXHIBIT A

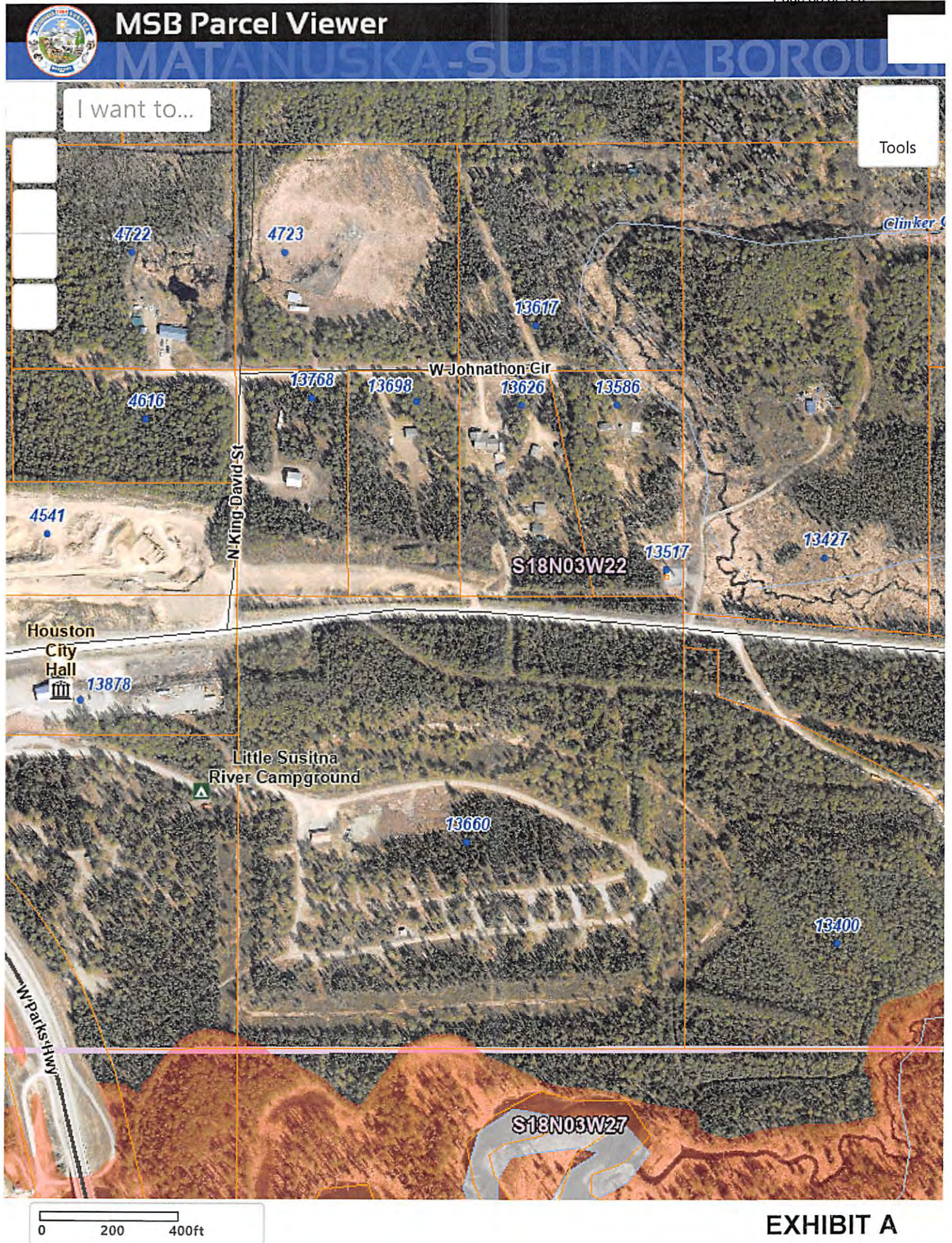


EXHIBIT A



Pioneer Engineering LLC
Professional, Reliable, Local

April 7, 2023

RE: Usable Area Report for Dehart Acres
T18N R3W Section 22, S.M. Tax Parcel D14
13626 W Johnathon Circle

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Southwest Alaska Surveying LLC, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 5.00-acre parent parcel into 2 new lots as follows: Lot 1 (3.54 acres) and Lot 2 (1.46 acres).

Test Holes: One new test hole was dug as shown on the attached test hole map. The test hole was sited on the joint lot line between the two proposed lots to best represent the soils in both future lots. The test hole showed approximately 6 feet of organic brown silt (OL) overlaying 5' of sand & gravel (SP/GP). Underneath that was a 1' layer of silty sand (SM) that was too thin to perform a percolation test nor would significantly affect the function of a septic system. Next was a 2-foot layer of sand & gravel (SP/GP) that extended to the bottom of the test hole at 16 feet deep. No groundwater was encountered in the test hole.

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

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

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

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



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EXHIBIT B

SOIL LOG

Job Number: 2023-SW-035

Project Location: T18N R3W Section 22, Tax Parcel D14

Logged By: Steve Wilson

Date: 3-20-23

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	
5	
6	
7	Sand & gravel (SP/GP)
8	
9	
10	
11	
12	Silty sand (SM)
13	Sand & gravel (SP/GP)
14	
15	Bottom of test hole No groundwater
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
13626 W Johnathan Circle

COMMENTS:
Soils should be able to support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

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UNSUBDIVIDED

Dehart Acres Test Hole Map

SE EASEMENT
01-001525-0

SEE DETAIL "A"

PUBLIC USE EASEMENT
DOCUMENT No. 2002-001525-0
RECORDED ON 1/24/2002

W. JOHNATHON CIR

9.83'
DOC. No. 2001-022558-0

MSB WAIVER 2002-242-PWm
DOCUMENT No. 2002-030265-0

TEST HOLE

LOT 2
1.46 Acres

LOT 1
3.54 Acres

PARCEL 4

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APR 07 2023
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S 00°04'38" E 659.32'

PARCEL 2

100' PUBLIC USE EASEMENT
RECORDED IN BOOK 386, PG 296

EXHIBIT B

UNSUBDIVIDED

I HEREBY CERTIFY THAT ALL COMBINING TARIFFS AND SPECIAL ASSESSMENTS, THROUGHOUT THE YEAR 2002, AGAINST THE PROPERTY, INCURRED BY THE SUBTENANT OR RE-Sub-TENANT, HEREON HAVE BEEN PAID.

DATE _____

CLARITY THE SOLUTION PLAT HAS BEEN GRANT TO CLARITY WITH THE LAND SURVEYOR REGULATION OF THE MATANUSKA-SITKA BOROUGH, AND "PLAT" THE PLAT HAS BEEN APPROVED BY THE MATING AUTHORITY BY PLAT RECORD NUMBER 102, AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PLAT RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

202

ATTN: Mr. J. J. ...

EVALUATING CUES

THEY DON'T REQUIRE 302 _____ AGAINST THE PROPERTY, ENCLOSED
IN THE SUBDIVISION OR THE SUBDIVISION. HEREON HAVE BEEN PAID.

THE COLLECTION OF THE
CITY OF HOUSTON, ALASKA

Part

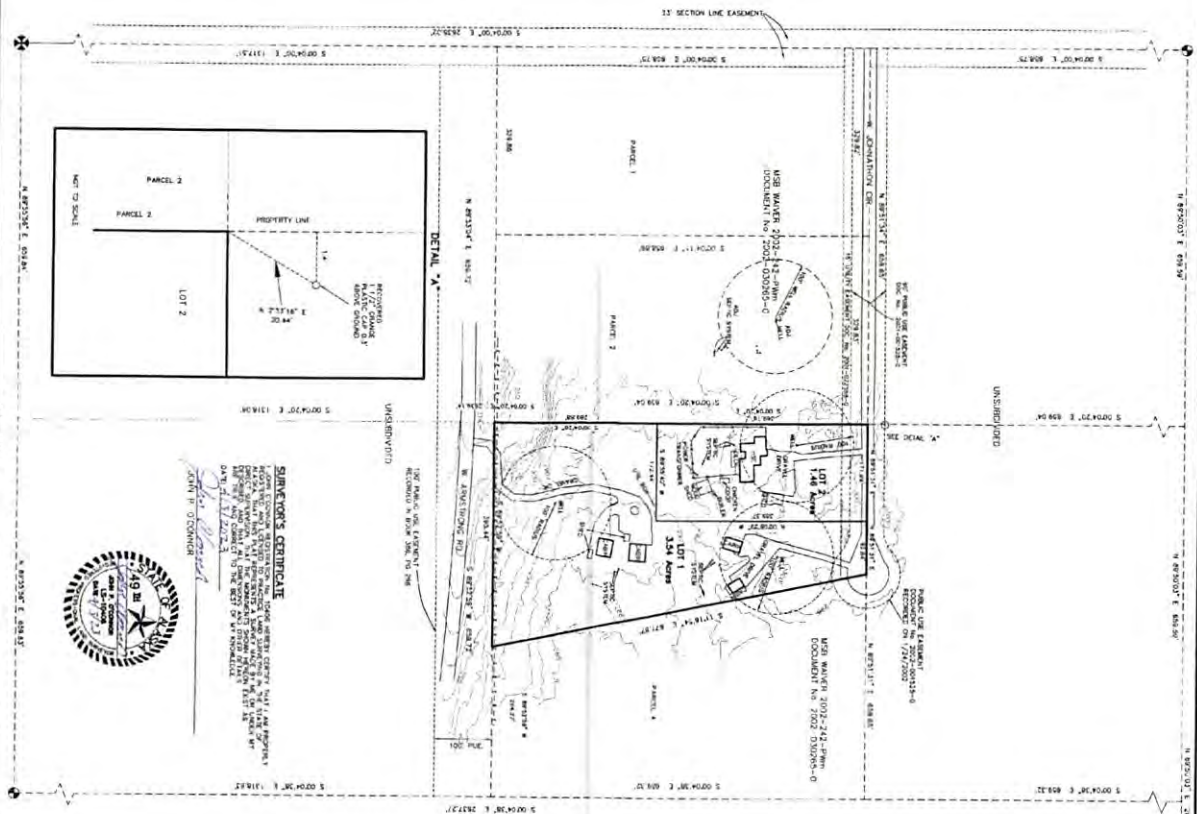
3 1/4" ALD BRASS CAP MOUNTED RECOVERED THIS SURVEY
SET 2" ALUMINUM CAP ON 5/8" REBAR
PRIMARY MOUNT RECOVERED THIS SURVEY
PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY

— **THE**
— **OUTING AND POWER**

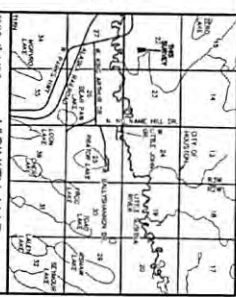
27" ALUMINUM CAP ON EXISTING 5/8" IRON 30" LONG

THE FEDERAL WATER SUPPLY SYSTEM ON SEWER DISPOSAL SYSTEMS SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE STATE OF ALABAMA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.

THESE DATA ARE THE RESULT OF A STUDY OF THE BASIS OF BLENDING AND THE DOMINANT STRESS ARE REDUCED TO HORIZONTAL DISTANCE.

VICINITY MAP
SCALE: 1"=1 MILE

SCALE (°=1 mm)



DATE, _____

NO. 1022 (4-10-54)
 WASHINGTON, DC 20504-0024

ARMY'S ACKNOWLEDGMENT

RECEIVED AND SHOWN TO RECORD AT THIS _____ DAY
 1952 BY _____

FOR THE STATE OF ALASKA

COMMISSION EXPIRES _____

FOR THE STATE OF ALABAMA
 DEPOSITION TAKEN:

FOR THE STATE OF ALABAMA
 DEPOSITION TAKEN:

Agenda Copy

RECEIVED
APR 11 2023
PLATTING

MIDNIGHT SUN ESTATES

A SUBDIVISION OF PAGE 3 USB MAVER RESOLUTION 2002-242-PH-
DOCUMENT No. 2002-030265-0 RECORDED ON 12/31/2002.

LOCALITY WITHIN 51/24W/45E/4, SEC 22 T19N, R3W, S4. AC
CONTAINING 5.00 ACRES MORE OR LESS.

SOUTHWEST ALASKA SERVING LLC
 CERTIFICATE OF AUTHORIZATION No. 744550
 2800 N. P. AIN DRIVE
 SUITE 100
 ANCHORAGE, ALASKA 99503

DATE	DATE	DATE
10	2/25/2025	2025-1
10	2/25/2025	2025-1

EXHIBIT C

Jesse Curlin

From: Daniel Dahms
Sent: Monday, April 24, 2023 11:50 AM
To: Jesse Curlin
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Midnight Sun Estates #2023-048

Chris,

100' PUE along W Armstrong Road is depicted incorrectly on the plat.
Existing driveway to W Armstrong Road will need to be coordinated with MSB Land Management as it crosses MSB ROW.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

The following link contains a Request for Comments for Midnight Sun Estates, MSB Case #2023-048, Tax ID# 18N03W22D014. Comments are due by **May 1, 2023**. Please let me know if you have any questions.

[Midnight Sun EST](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Lisa Gray
Sent: Tuesday, May 9, 2023 1:18 PM
To: Jesse Curlin
Subject: RE: Question

Hi Chris,

The property owner will need to submit an application to Land Management for a public use easement on 18N03W22D002. Currently the Borough owns this property, but the City of Houston manages it and has requested the Borough transfer title to the city. The Borough Assembly approved the transfer in 2017 under Ordinance 17-147. This property was developed with Land and Water Conservation Funds requiring National Park Service approval to transfer ownership. Therefore, this request may require multiple agencies to approve a public use easement. Please direct them to Land Management.

Thanks,

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
907-861-7848

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, May 9, 2023 11:27 AM
To: Lisa Gray <Lisa.Gray@matsugov.us>
Subject: Question

Hi Lisa,

Not sure who to ask so let me know if it's someone else.

What is the process for getting approval to cross borough land with a driveway?

We have a road built outside of the right of way, on borough owned land, with an existing driveway accessing it.

Getting this cleared up will most likely be a condition of approval for this subdivision and I'd like to direct them to the right place.

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, April 24, 2023 5:17 PM
To: Jesse Curlin
Subject: RE: RFC Midnight Sun Estates #2023-048

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the request for comments to create two lots from parcel #3 to be known as Midnight Sun Estates. Currently there are no anadromous or resident fish water bodies present within the boundaries of the subject property, and therefore a fish habitat permit is not required at this time. Should fish presence be discovered, please notify the ADF&G Habitat section at 907-861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2
ADF&G Habitat Section
1801 S Margaret Drive, Suite 6
Palmer AK 99645
Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole <mayor@houston-ak.gov> <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; andrew.fraiser@enstarnaturalgas.com;

Jesse Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, May 1, 2023 9:19 AM
To: Jesse Curlin
Subject: RE: RFC Midnight Sun Estates #2023-048

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

Hi Chris,

Alaska Department of Fish and Game has reviewed the proposed platting action and has no objections. The proposed action 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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

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 Midnight Sun Estates, MSB Case #2023-048, Tax ID# 18N03W22D014. Comments are due by **May 1, 2023**. Please let me know if you have any questions.

[Midnight Sun EST](#)

Sincerely,

Chris Curlin
Platting Technician

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 1, 2023 9:26 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Midnight Sun Estates #2023-048
Attachments: RFC Packet.pdf; Agenda Plat .PDF

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

Jesse,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

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[Midnight Sun EST](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, April 24, 2023 2:30 PM
To: Jesse Curlin
Subject: RE: RFC Midnight Sun Estates #2023-048

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

Good afternoon,

MTA has review the plat for Midnight Sun Estates. MTA has no comments.

Thank you for reaching out,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

The following link contains a Request for Comments for Midnight Sun Estates, MSB Case #2023-048, Tax ID# 18N03W22D014. Comments are due by **May 1, 2023**. Please let me know if you have any questions.

[Midnight Sun EST](#)

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Monday, April 24, 2023 8:24 AM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Midnight Sun Estates #2023-048
Attachments: MSB No Comment 2023-048.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,
Jimmy Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company, LLC
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, April 21, 2023 1:16 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

CAUTION: This email originated outside of AltaGas. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact itservicedesk@altagas.ca

The following link contains a Request for Comments for Midnight Sun Estates, MSB Case #2023-048, Tax ID# 18N03W22D014. Comments are due by **May 1, 2023**. Please let me know if you have any questions.

[Midnight Sun EST](#)

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

RECEIVED
MAY 10 2023
PLATTING

18N03W22D015 8
ADAMS KEVIN A
501
200 W 34TH AVE
ANCHORAGE AK 99503

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHRISTOPHER DEHART

REQUEST: The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **MIDNIGHT SUN ESTATES**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road (Tax ID# 18N03W22D014); within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska.

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 **May 17, 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: plattting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

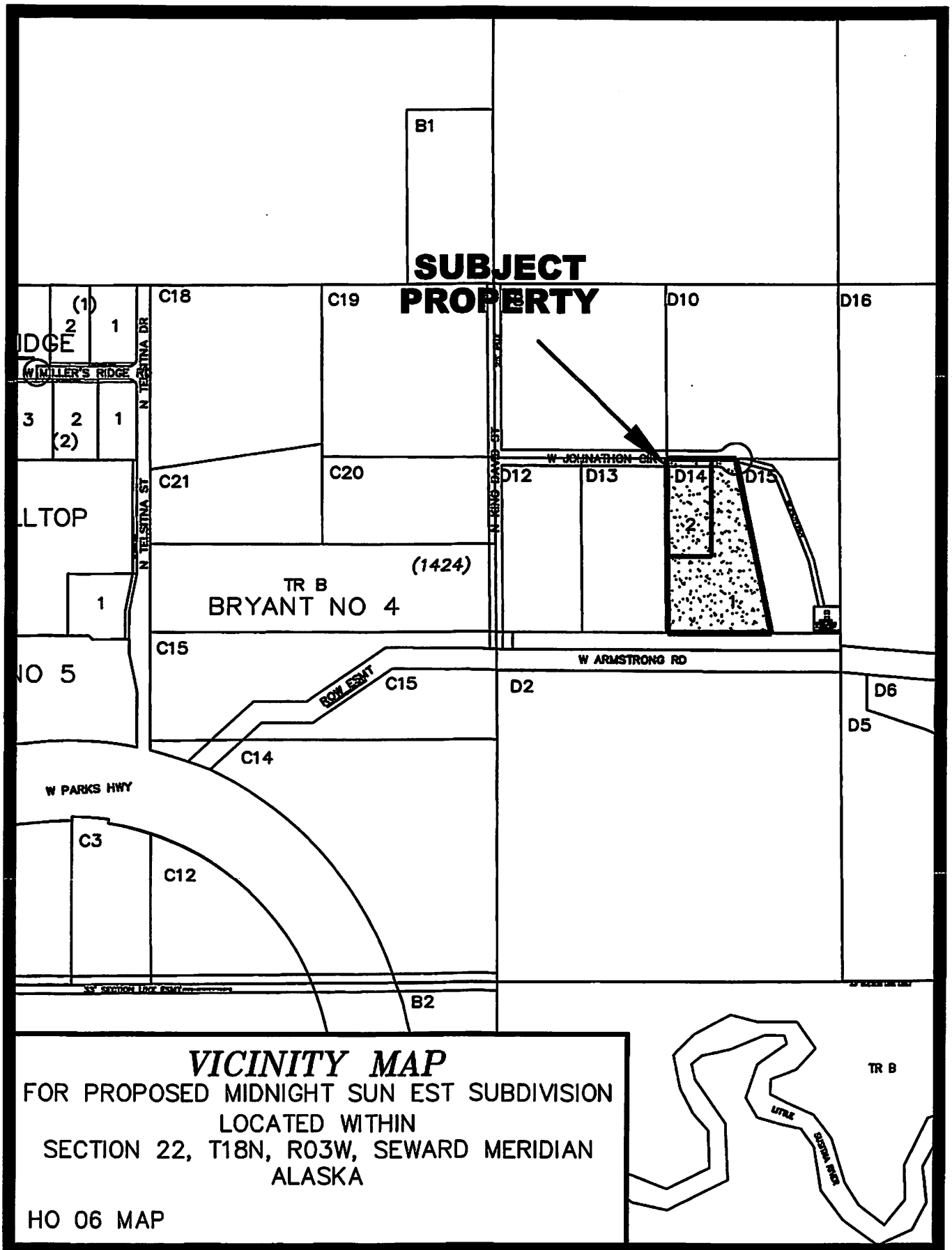
☐ No Objection ☐ Objection ☒ Concern

Name: Kevin A. Adams Address: 200 W 34th Ave #501, Anchorage, AK 99503

Comments: My only concern is ~~that~~ to the reason for dividing the lot? I want to ensure single family homes remain as they currently exist.

Case # 2023-048 CC
Note: Vicinity map Located on Reverse Side

EXHIBIT I



Jesse Curlin

From: Marcia vonEhr
Sent: Friday, April 21, 2023 2:13 PM
To: Jesse Curlin
Subject: RE: RFC Midnight Sun Estates #2023-048

There are no LIDs associated with parcel 18N03W22D014.

Kind Regards,
Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
Direct 907.861.8632

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: 04/21/2023 01:16
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Lisa Gray <Lisa.Gray@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; regpagemaster@usace.army.mil
Subject: RFC Midnight Sun Estates #2023-048

The following link contains a Request for Comments for Midnight Sun Estates, MSB Case #2023-048, Tax ID# 18N03W22D014. Comments are due by **May 1, 2023**. Please let me know if you have any questions.

[Midnight Sun EST](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL, DATE
MATANUSKA-SUSITNA BOROUGH

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THIS 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 PLAT RESOLUTION
NUMBER 2022 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.

2022

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

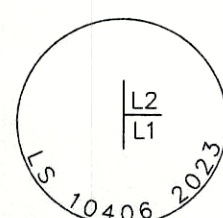
TAX COLLECTION OFFICIAL, DATE
CITY OF HOUSTON, ALASKA

LEGEND

- 3 1/4" GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- SET 2" ALUMINUM CAP ON 5/8" REBAR
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
- 5/8" REBAR RECOVERED THIS SURVEY
- (M) MEASURED DATA THIS SURVEY
- (C) CALCULATED DATA THIS SURVEY
- (R) RECORD DATA (MSB WAIVER 2002-242-PWm DOCUMENT No. 2002-030265-0)
- FENCE
- OVERHEAD POWER

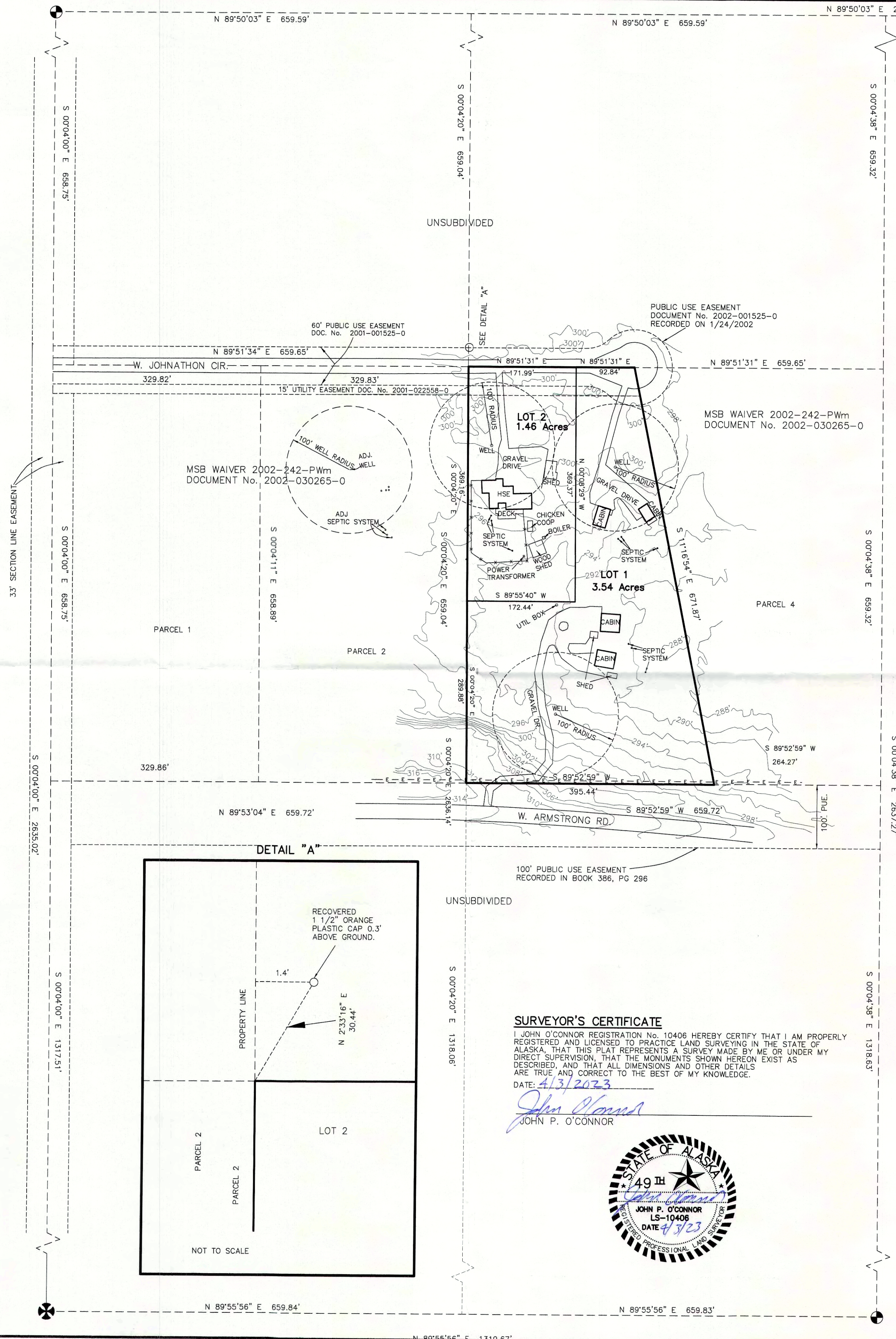
TYPICAL MONUMENT SET

2" ALUMINUM CAP ON EXISTING 5/8" REBAR 30" LONG



NOTES

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL
SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED,
CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS
AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
WHICH GOVERNS THOSE SYSTEMS.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT
EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED
TO THE BASIS OF BEARING AND THE DISTANCES SHOWN
ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING
LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER
TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY
TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. FLOOD
ZONE INFORMATION WAS TAKEN FROM FEMA. NFIP. MAP No. 02170C7143F
PANEL 7143F EFFECTIVE DATE 9/27/2019.
- THIS SUBDIVISION IS SUBJECT TO BLANKET MEA UTILITY EASEMENTS AS RECORDED
IN BOOK 37, PAGE 249 RECORDED ON 8/18/1961 AND DOCUMENT No. 2015-016341-0
RECORDED ON 8/4/2015.

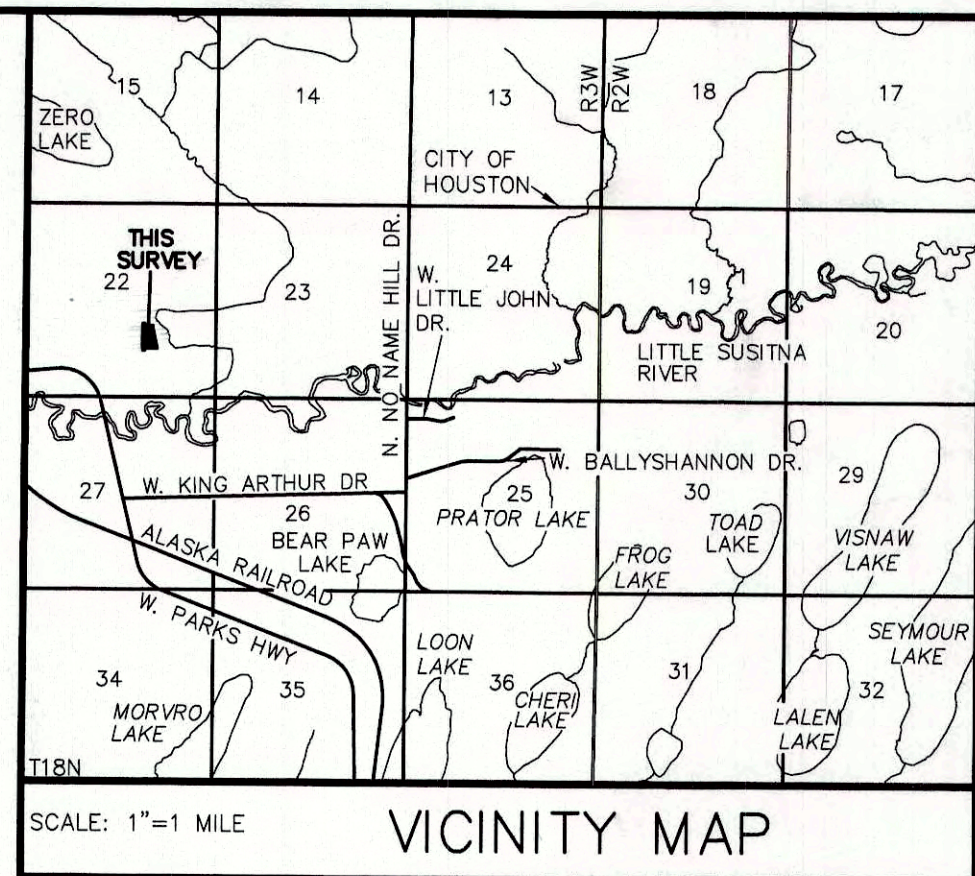


SURVEYOR'S CERTIFICATE

I JOHN O'CONNOR REGISTRATION No. 10406 HEREBY CERTIFY THAT I AM PROPERLY
REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF
ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS
DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 4/3/2023

John P. O'Connor
JOHN P. O'CONNOR



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE
PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT. I HEREBY ADOPT
THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

CHRISTOPHER DEHART
P.O. BOX 940304
HOUSTON, AK 99604-0304

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

ANGELA M. DEHART
P.O. BOX 940304
HOUSTON, AK 99604-0304

NOTARY'S ACKNOWLEDGMENT

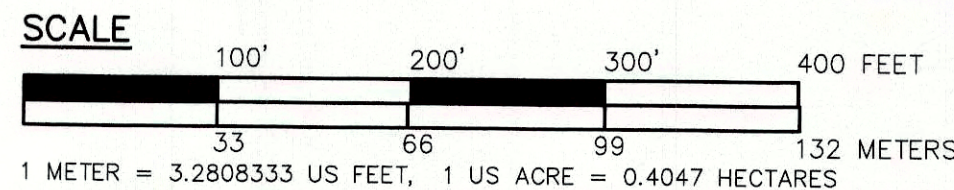
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2022, BY _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED
APR 07 2023
PLATTING



PRELIMINARY PLAT OF:

MIDNIGHT SUN ESTATES

A SUBDIVISION OF PARCEL 3 MSB WAIVER RESOLUTION 2002-242-PWm
DOCUMENT No. 2002-030265-0 RECORDED ON 12/31/2002.

LOCATED WITHIN S1/2NW1/4SE1/4, SEC 22 T18N, R3W, SM., AK
CONTAINING 5.00 ACRES MORE OR LESS.

PALMER RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: AUGUST 2022 ENDING:		PREPARED BY: SOUTHWEST ALASKA SURVEYING LLC CERTIFICATE OF AUTHORIZATION No. 74853D 2800 N.PARK DRIVE WASILLA, AK 99654 PHONE 907-373-1607 OR 907-631-2503	
DRAWN BY: J.O.	DATE: 2/23/2023	GRID: F.B.	REVISION NO. 2020-1 1
CHECKED BY: J.O.	SCALE: 1"=100'	SHEET 1 OF 1	

3F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 17, 2023

ABBREVIATED PLAT: SPOTH JUNCTION

LEGAL DESCRIPTION: SEC 13, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: THOMAS SPOTH; JEAN SPOTH

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 9.9 ± **PARCELS:** 2

REVIEWED BY: CHRIS CURLIN **CASE #:** 2023-025

REQUEST: The request is to create two lots from Lot 1, Block 5, Tabernash, Plat #79-453 to be known as **SPOTH JUNCTION**, containing 9.9 acres +/- . The property is located east of N. Palmer – Fishhook Road, north of N. Yale Court, and directly south of N. Bains Jordan Drive. (Tax ID # 1812B05L001); within the NE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report and Topo/Drainage

EXHIBIT A – 2 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Public Works
ADF&G Access Defense
ADF&G Habitat Section
Utilities

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

DISCUSSION: The proposed subdivision is creating two lots. Lot 1 is 8.96 acres and Lot 2 is 1.0 acres. Access is N. Bains Jordan Drive, a borough owned and maintained road.

Soils Report: Petitioner supplied a soils report completed by James Rowland, P.E. stating there is a minimum of 10,000 sq ft of contiguous usable area for septic systems and buildable area on each proposed lot. The test hole depth was determined to be inadequate and a new report will be supplied.
(Recommendation # 3)

Comments: Department of Public Works (**Exhibit C**) Notes an easement recorded in document number 2017-023448-0 needs to be added to the plat and applicant needs to supply a soils report.

ADF&G Access Defense Program: (Exhibit D) has no objections.

ADF&G Habitat Section: (Exhibit E) Notes the property contains at least two fish bearing water bodies and advises any work below the ordinary high water such as culvert installation, water withdrawal, or bridge construction may require a permit from ADF&G. ADF&G Habitat Section also requests land owner permission to conduct fish sampling efforts on these water bodies.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, Development Services; or MEA.

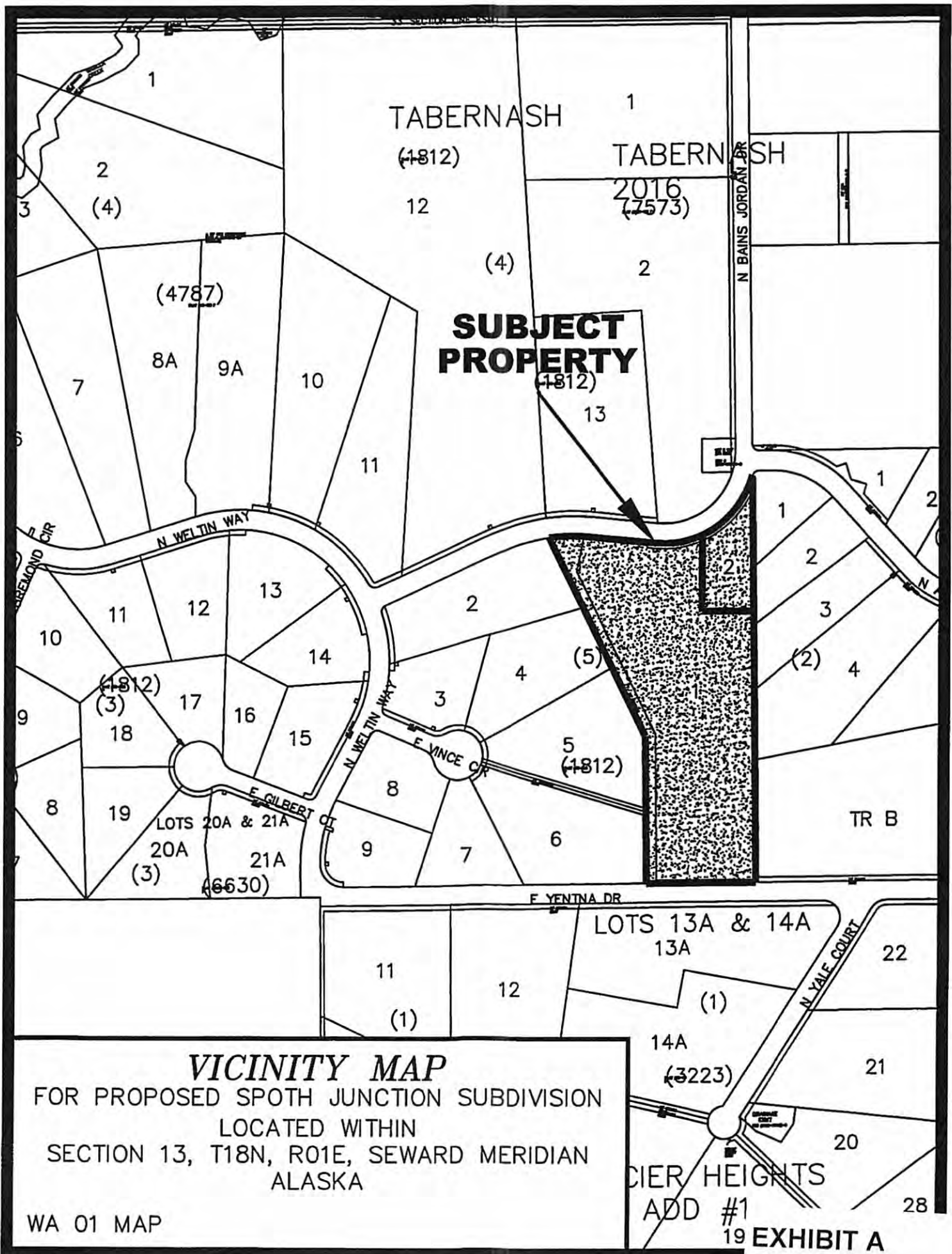
CONCLUSION: The abbreviated plat of **Spoth Junction** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, and will be amended prior to recording.

FINDINGS OF FACT

1. The plat of Spoth Junction is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted and found to be insufficient to meet code. A new soils report will be required.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. An easement recorded in document number 2017-023448-0 needs to be added to the plat
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council # 10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Spoth Junction, Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. 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. Submit a soils/usable area report in full compliance with MSB 43.20.281
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





January 16, 2023

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Spoth Junction

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached is a test hole log from June 24, 2019 located as shown on the attached drainage/topo map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

These proposed lots both have existing wells, septic's and houses. Attached is a copy of the existing ADEC document for Lot 1 Block 5 Tabernash.

SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



RECEIVED

MAR 02 2023

PL EXHIBIT B

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST

☒ SOIL LOG *TH #1*
☐ PERCOLATION
TEST

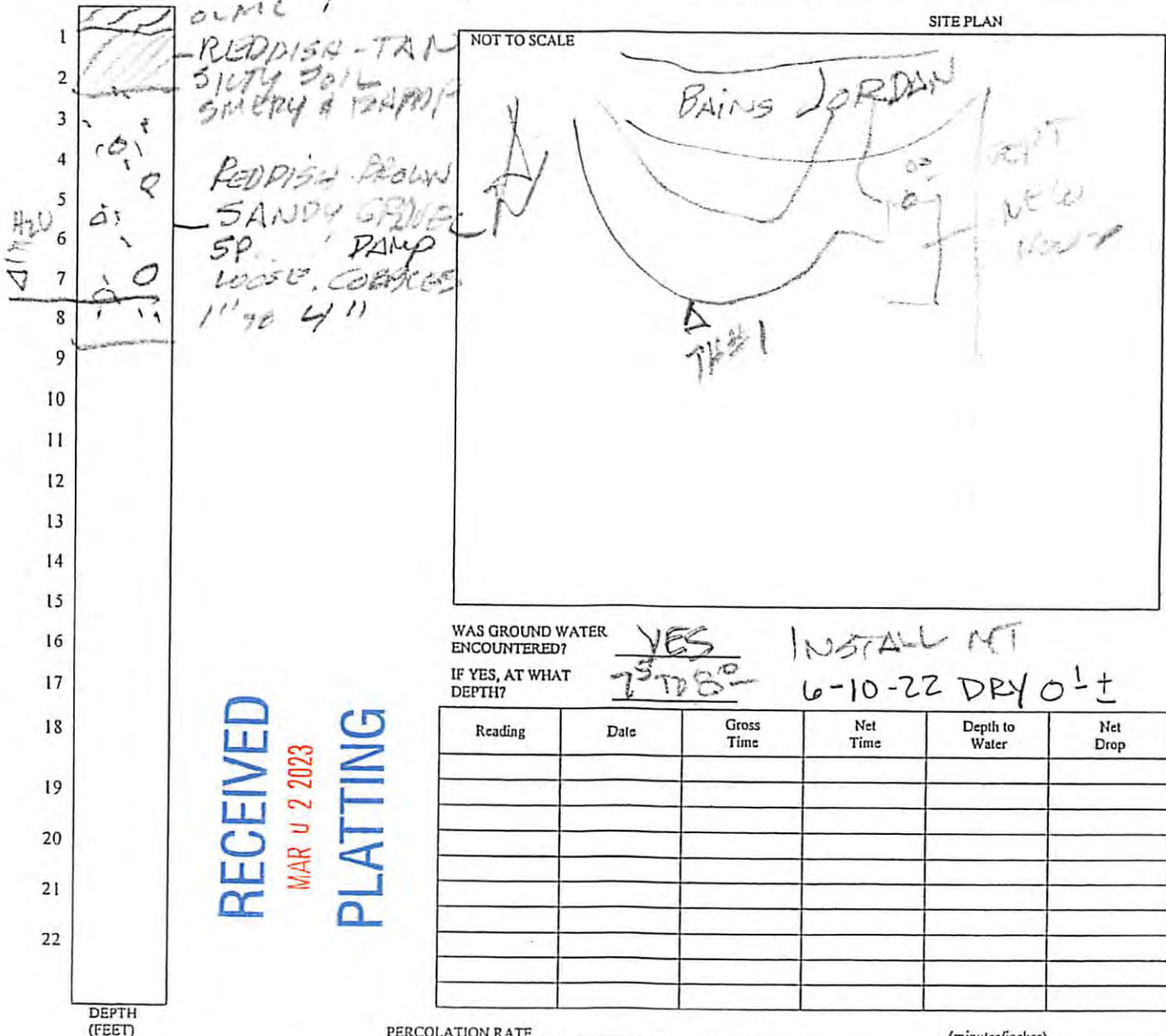
 BEDROOMS

PERFORMED FOR: SPOTH PROPERTY

JOB NUMBER: 18-231

DATE PERFORMED: 6-24-19

LEGAL DESCRIPTION: LOT 1, TABERNASH SUB



COMMENTS SOIL KATING 150 SO FT. BEDROOM

PERFORMED BY: _____ CERTIFIED BY: _____ DATE: _____

EXHIBIT B

TEPC/ASBULT



Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, April 26, 2023 11:24 AM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Spoth Junction # 2023-025

Chris,

Add easement recorded in document number 2017-023448-0 to the plat.
Applicant will need to submit a soils report for DPW PD&E review.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, April 24, 2023 11:50 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com
Subject: RFC Spoth Junction # 2023-025

Hello,

The following link contains the Request for Comments for Spoth Junction, MSB Subdivision Case #2023-025, Tax ID# 1812B05L001,
Comments are due by **May 4, 2022**. Please let me know if you have any questions.

[WA 01 Spoth Junction](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Jesse Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, May 4, 2023 9:49 AM
To: Jesse Curlin
Subject: RE: RFC Spoth Junction # 2023-025

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

Hi Chris,

Alaska Department of Fish and Game has reviewed this proposed platting action 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: Jesse Curlin <Jesse.Curlin@matsugov.us>

Sent: Monday, April 24, 2023 11:50 AM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; 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; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com

Subject: RFC Spoth Junction # 2023-025

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

Hello,

The following link contains the Request for Comments for Spoth Junction, MSB Subdivision Case #2023-025, Tax ID# 1812B05L001,

Comments are due by **May 4, 2022**. Please let me know if you have any questions.

[WA 01 Spoth Junction](#)

Jesse Curlin

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, April 24, 2023 5:56 PM
To: Jesse Curlin
Subject: RE: RFC Spoth Junction # 2023-025

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the request for comments to subdivide one lot into two, to be known as Spoth Junction. The subject property contains at least two fish bearing waterbodies. Please be advised that any work below ordinary high water such as culvert installation, water withdrawal, or bridge construction may require a permit from the ADF&G Habitat Section. The Habitat Section would also like to request land owner permission to conduct fish sampling efforts on these water bodies. If this is a possibility, please let us know. For permit applications, or questions please contact the ADF&G Habitat Section at (907) 861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, April 24, 2023 11:50 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG)

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Monday, April 24, 2023 2:39 PM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Spoth Junction # 2023-025
Attachments: MSB No Comment 2023-025.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,
Jimmy Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company, LLC
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, April 24, 2023 11:50 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com
Subject: RFC Spoth Junction # 2023-025

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Hello,

The following link contains the Request for Comments for Spoth Junction, MSB Subdivision Case #2023-025, Tax ID# 1812B05L001,
Comments are due by **May 4, 2022**. Please let me know if you have any questions.

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 24, 2023 3:55 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Spoth Junction # 2023-025

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

Gci has no comment on this

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, April 24, 2023 11:50 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com
Subject: RFC Spoth Junction # 2023-025

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

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Comments are due by **May 4, 2022**. Please let me know if you have any questions.

[WA 01 Spoth Junction](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, April 25, 2023 8:47 AM
To: Jesse Curlin
Subject: RE: RFC Spoth Junction # 2023-025

Follow Up Flag: Follow up
Flag Status: Completed

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

Good morning,

Thank you for the opportunity to comment.

MTA has reviewed the plat for Spoth Junction. MTA has no comment.

Regards,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, April 24, 2023 11:50 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; timhaledistrict1@gmail.com
Subject: RFC Spoth Junction # 2023-025

Hello,

Jesse Curlin

From: Marcia vonEhr
Sent: Tuesday, April 25, 2023 10:05 AM
To: Jesse Curlin
Subject: RE: RFC Spoth Junction # 2023-025

Follow Up Flag: Follow up
Flag Status: Completed

There are no active LIDs associated with parcel 1812B05L001.

Kind Regards,
Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
Direct 907.861.8632

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: 04/24/2023 11:50
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; stark@mtaonline.net; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; timhaledistrict1@gmail.com
Subject: RFC Spoth Junction # 2023-025

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Comments are due by **May 4, 2022**. Please let me know if you have any questions.

[WA 01 Spoth Junction](#)

Sincerely,

NOTES

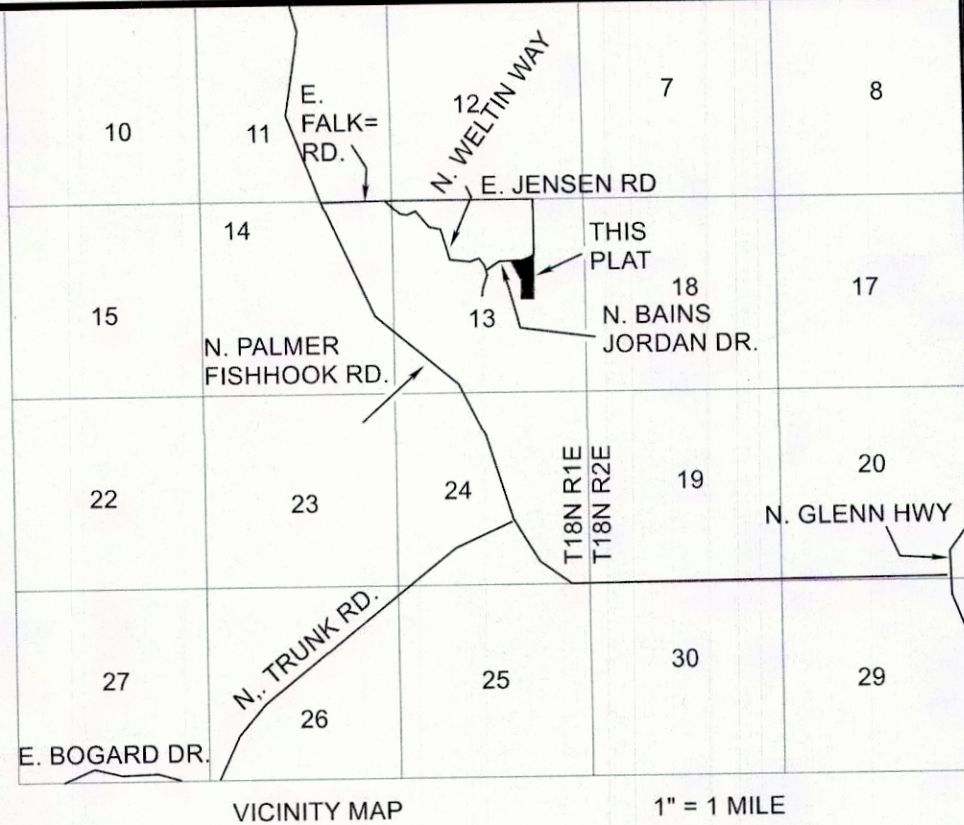
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS EFFECTED BY AN MEA BLANKET EASEMENT RECORDED JUNE 29, 1984 IN BOOK 365 PAGE 983.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 10/19/1979 IN BOOKJ 201 PAGE 715.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____

TAX COLLECTION OFFICIAL
(BOROUGH)



CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

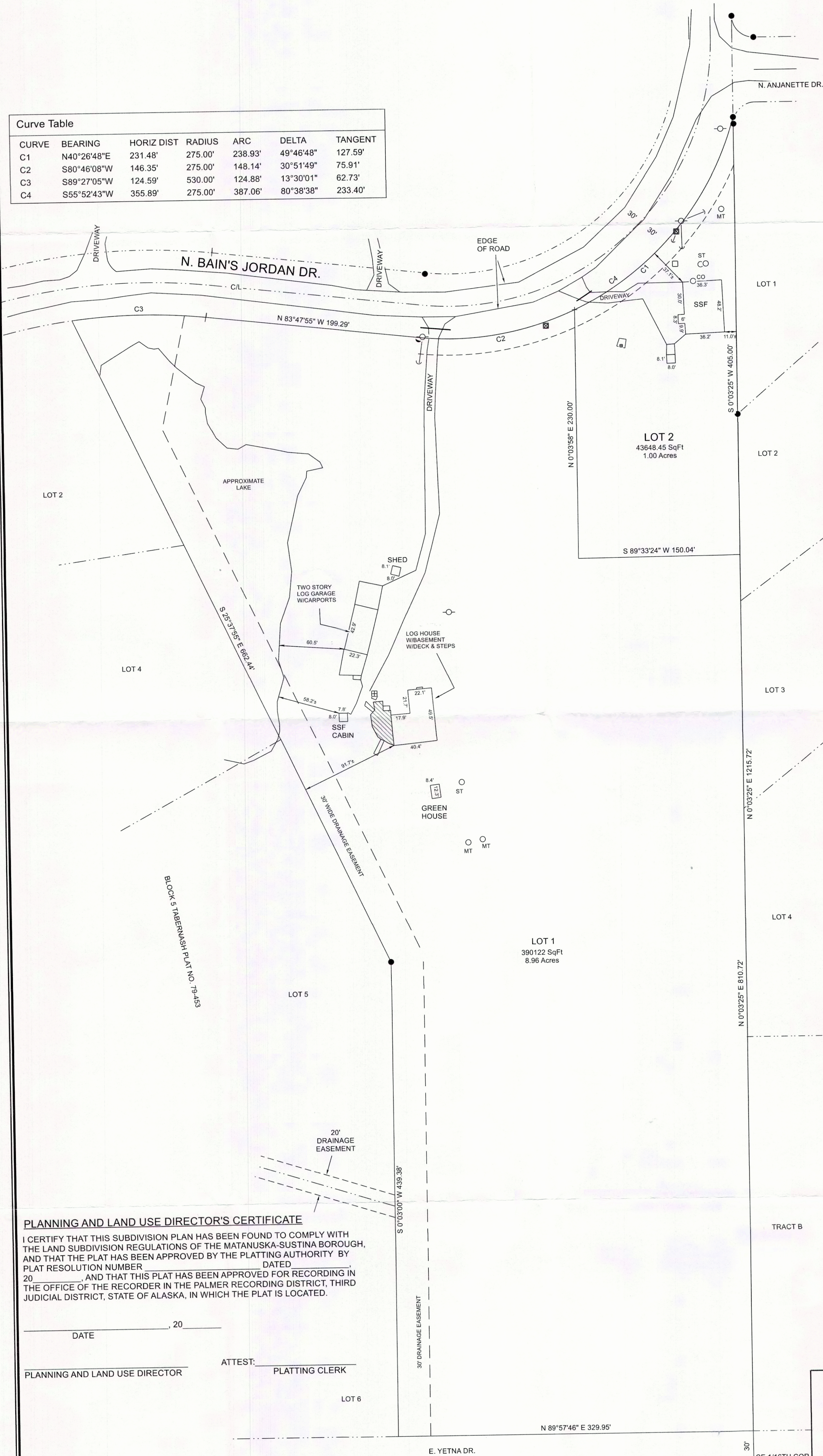
NAME: JEAN E. SPOTH
PO BOX 2004
PALMER, AK 99645

DATE:

NAME: THOMAS W. SPOTH
PO BOX 2004
PALMER, AK 99645

DATE:

Curve Table						
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N40°26'48"E	231.48'	275.00'	238.93'	49°46'48"	127.59'
C2	S80°46'08"W	146.35'	275.00'	148.14'	30°51'49"	75.91'
C3	S89°27'05"W	124.59'	530.00'	124.88'	13°30'01"	62.73'
C4	S55°52'43"W	355.89'	275.00'	387.06'	80°38'38"	233.40'



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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.

DATE _____, 20____

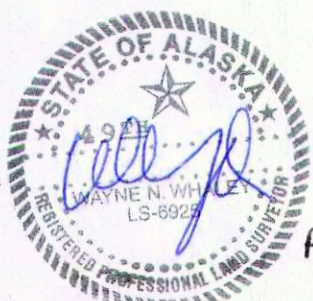
PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 2-24-2023
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



ASBUILT E TOP O
ONLY

LEGEND

- FOUND 5/8" REBAR
- METERBASE
- ▣ MTA PEDESTAL
- ⊞ WELL
- FOUND MONUMENT
- SEPTIC PIPES
- POWER POLE
- W/ANCHOR

Agenda Copy
RECEIVED
MAR 0 2 2023
PLATTING

PRELIMINARY PLAT
A PLAT OF
SPOTH JUNCTION
A REPLAT OF

LOT 1 BLOCK 5
TABERNASH PLAT NO. 79-453

LOCATED WITHIN:
SECTION 13 TOWNSHIP 18 NORTH
RANGE 1 EAST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 9.9 ACRES MORE OR LESS

DENALI NORTH

230 E. PAULSON AVE. STE 67 WASILLA, AK 99654
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 18-231	DATE: FEBRUARY 9, 2023	DWN HW	CHK	WW
SCALE 1" = 50'	FB. 305(WW) PGS. 14,15	SHEET 1	OF 1	