

# 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 31, 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](mailto: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. **RIPJENSON:** The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **Ripjenson**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: McKenna Investments, Staff: Matthew Goddard, Case # 2023-050*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 31, 2023**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - 3-minute time limit per person for members of the public.
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - Testimony is limited to five (5) minutes for the petitioner/applicant.
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
May 31, 2023**

**ABBREVIATED PLAT:** RIPJENSON

**LEGAL DESCRIPTION:** SEC 16, T17N, R01E, SEWARD MERIDIAN AK

**PETITIONERS:** MCKENNA INVESTMENTS

**SURVEYOR/ENGINEER:** BULL MOOSE SURVEYING / DOWL

**ACRES:** 10.00 ±      **PARCELS:** 2

**REVIEWED BY:** MATTHEW GODDARD      **CASE #:** 2023-050

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**REQUEST:** The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway; within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 12 pgs

**AGENCY COMMENTS**

ADF&G  
MSB Department of Public Works  
MSB Development Services  
Utilities  
Public Comments

**EXHIBIT C** – 2 pgs  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 4 pgs  
**EXHIBIT G** – 1 pg

**DISCUSSION:** The proposed subdivision is adjusting the common lot line between Lot 9A, Jensen Subdivision, Plat #2021-133 and Lot 2, RIP Subdivision, Plat #2019-164. This will resolve an encroachment on the existing lot line. Both lots take access from S. Tanya Court, a Borough owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**) giving an overview of the existing lots. A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii) as this action is a lot line adjustment affecting less than 2,000 aggregate square feet.

**Comments:**

Alaska Department of Fish and Game (**Exhibit C**) has no objections.

MSB Department of Public Works (**Exhibit D**) has no objections.

MSB Development Services (**Exhibit D**) has no objections.

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

**Public:** Dan Tucker objects to the flag lot design and has concerns based on potential conflict, snow removal complications and future driveway access degradation.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.

**CONCLUSION:** The abbreviated plat of RIPJENSON 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 was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

#### **FINDINGS OF FACT**

1. The plat of RIPJENSON is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of RIPJENSON, Section 16, Township 17 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. 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.

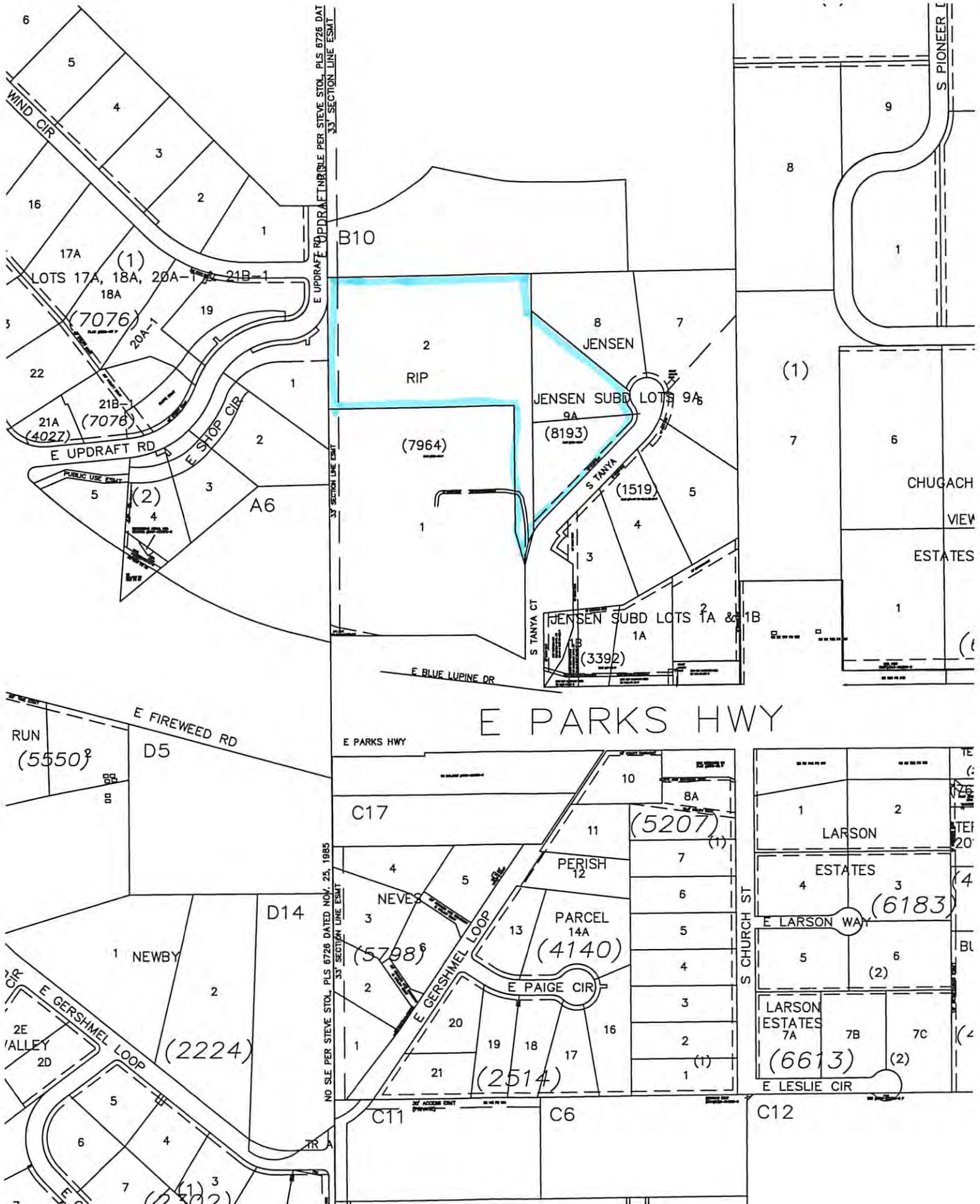


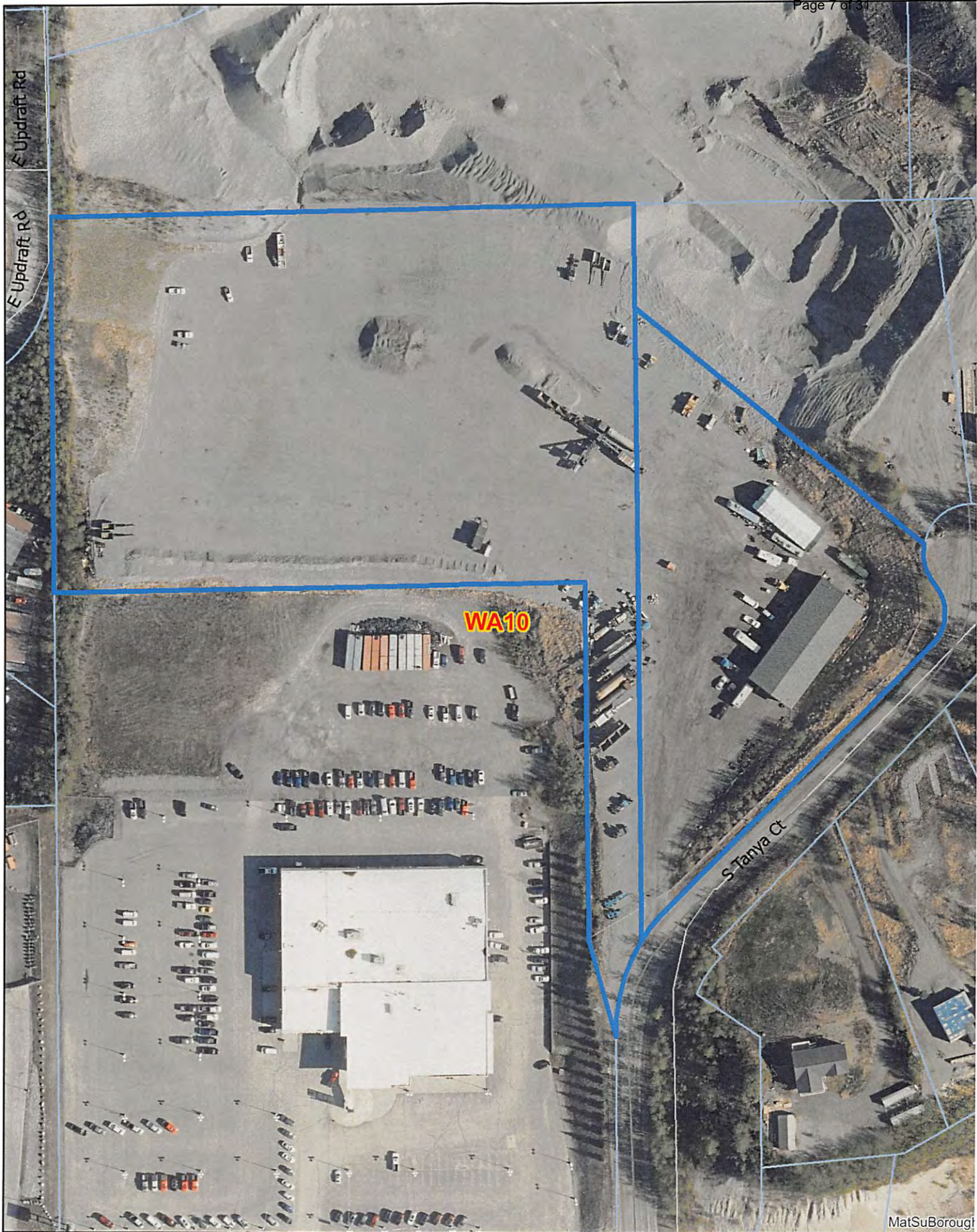
# SUBJECT PROPERTY

WA 10 MAP

## EXHIBIT A

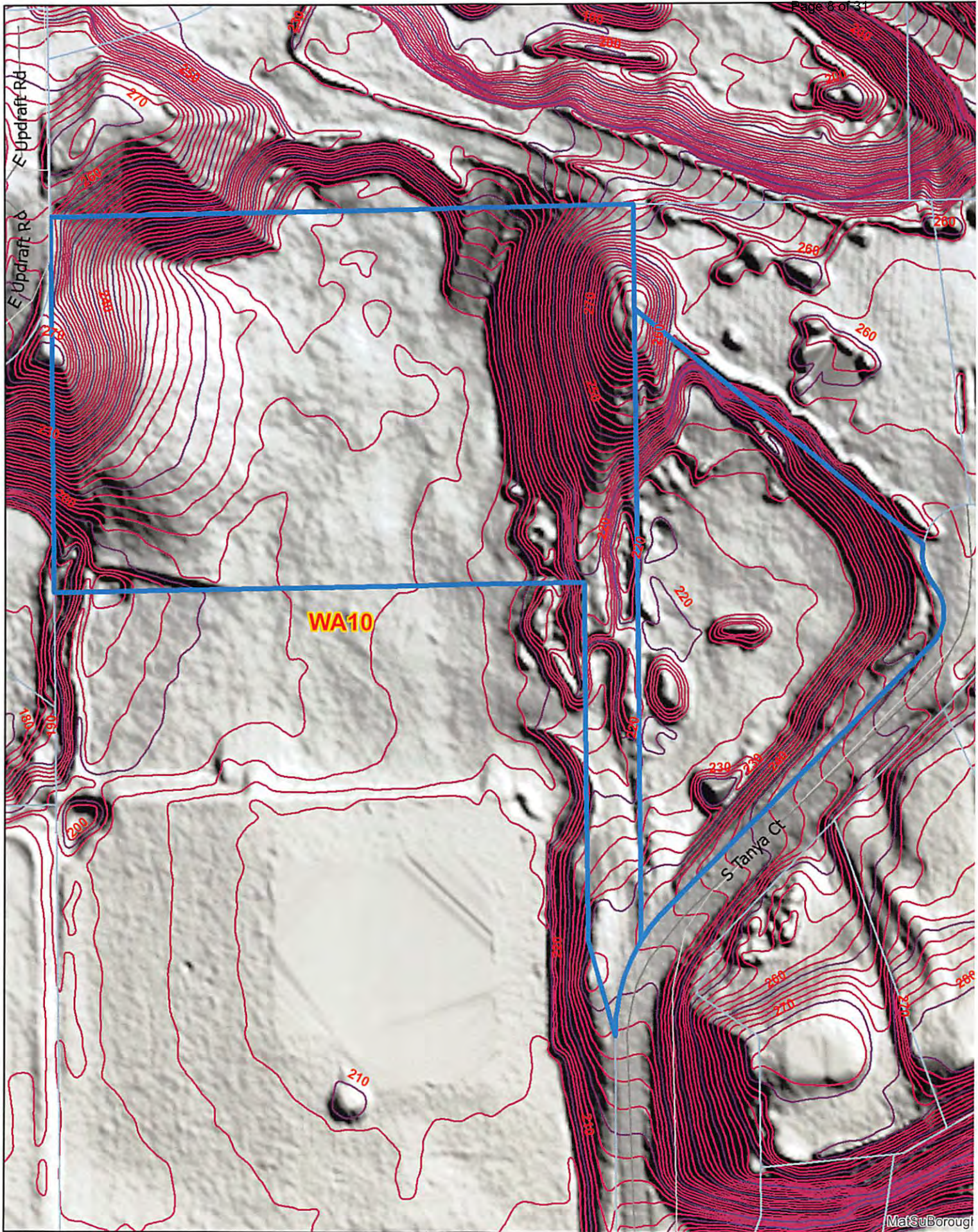
A  
52





130 65 0 130 Feet





130 65 0 130 Feet





490 245 0 490 Feet





RECEIVED  
APR 26 2023  
PLATTING

April 23, 2023

Mr. Fred Wagner  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

**Subject: Lot 2 RIP Subdivision and Lot 9A, Jensen Subdivision  
Preliminary Plat Application**

Dear Mr. Wagner:

The purpose of this letter is to provide the preliminary plat for Lot 2, RIP Subdivision (1672 S. Tanya Court) and Lot 9A Jensen Subdivision (1600 S. Tanya Court). The plat is being completed to adjust the interior property line to provide the required setbacks for an existing fuel tank that is located on the site.

Property Information

McKenna Investments owns both Lot 2, RIP Subdivision and Lot 9A, Jensen (Plat 2021-133) Subdivision. Lot 9A is 2.99 acres and Lot 2 is 7.0 acres (Plat 2019-164). The lots are bounded by Tanya Court to the east, Swickard GMC of Palmer car dealership to the south, Palmer Electric's facility to the west and Quality Sand and Gravel's natural resource extraction operation to the north.

Current Site Conditions

Both lots are currently developed. Lot 9A contains an operations building and maintenance garage and a gravel parking area extends across both Lot 9A and Lot 2. A fuel tank is located on the interior property line. The fuel tank is located on a concrete pad that provides containment in the case of a spill. The site is served by an on-site well and septic system.

Soils Information

The site was previously developed and is served by well and septic system. Soils information from the original platting to create Lot 2 and 9A has been included as part of this plat. The soils report for RIP Subdivision was completed in 2019 and site was found to have soils suitable for supporting a soil absorption system that meets Alaska Department of Environmental Conservation (ADEC) requirements. The soils report for the Jensen Subdivision was completed in 1977 and the area was found to have soils suitable for supporting a soil absorption system that meets ADEC requirements.

Sincerely,  
DOWL

A handwritten signature in blue ink, appearing to read "LaQuita", followed by a long horizontal flourish.

LaQuita Chmielowski, P.E., LEED AP  
Land Use Planning Manager

5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

June 24, 2019

Fred Wagner  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

RECEIVED  
APR 26 2023  
PLATTING

Re: Engineering Report– Rip Subdivision

Mr. Wagner,

This letter is to serve for the engineering report for the above referenced subdivision and platting action. The platting action is to replat two lots, totaling approximately 17.4 acres into two lots with different lots sizes than currently exists. Lot 1 will be 10.39 acres and lot 2 will be 7 acres. Lot 1 will contain an existing car dealership.

Lot 1 will have access from Blue Lupine Drive, as it currently does. Lot 2 will have access from Tanya Court. Both of these are existing roads. No new roads will be constructed as part of this platting action.

## Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

The proposed Lot 1 has an existing, functioning, septic system that serves the car dealership. A single test hole was excavated within proposed lot 2. There was a layer, approximately 3' thick, of silty sand with gravel and cobbles at the surface. Beneath this layer was encountered gravely sand with cobbles. The test hole was excavated to a depth of 12'. The gravely sand soils encountered are capable of supporting on-site septic systems. No groundwater was encountered in the test hole.

A diagram showing the layout of the lots and the locations of the test hole and a log of the test holes are included with this report.

Mr. Fred Wagner  
Matanuska-Susitna Borough  
Engineering Report – Rip Subdivision

Page 2 of 2

### **Drainage Plan and Site Topography**

This platting action will not require new roads. As a result, the drainage patterns in this subdivision will not change from what currently exists.

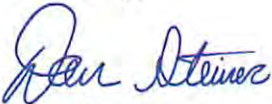
The existing topography will allow construction on each lot and each lot has a minimum of 10,000 square feet of usable building area.

### **Summary**

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough.

The drainage pattern of the existing roads and topography will not be altered by this platting action.

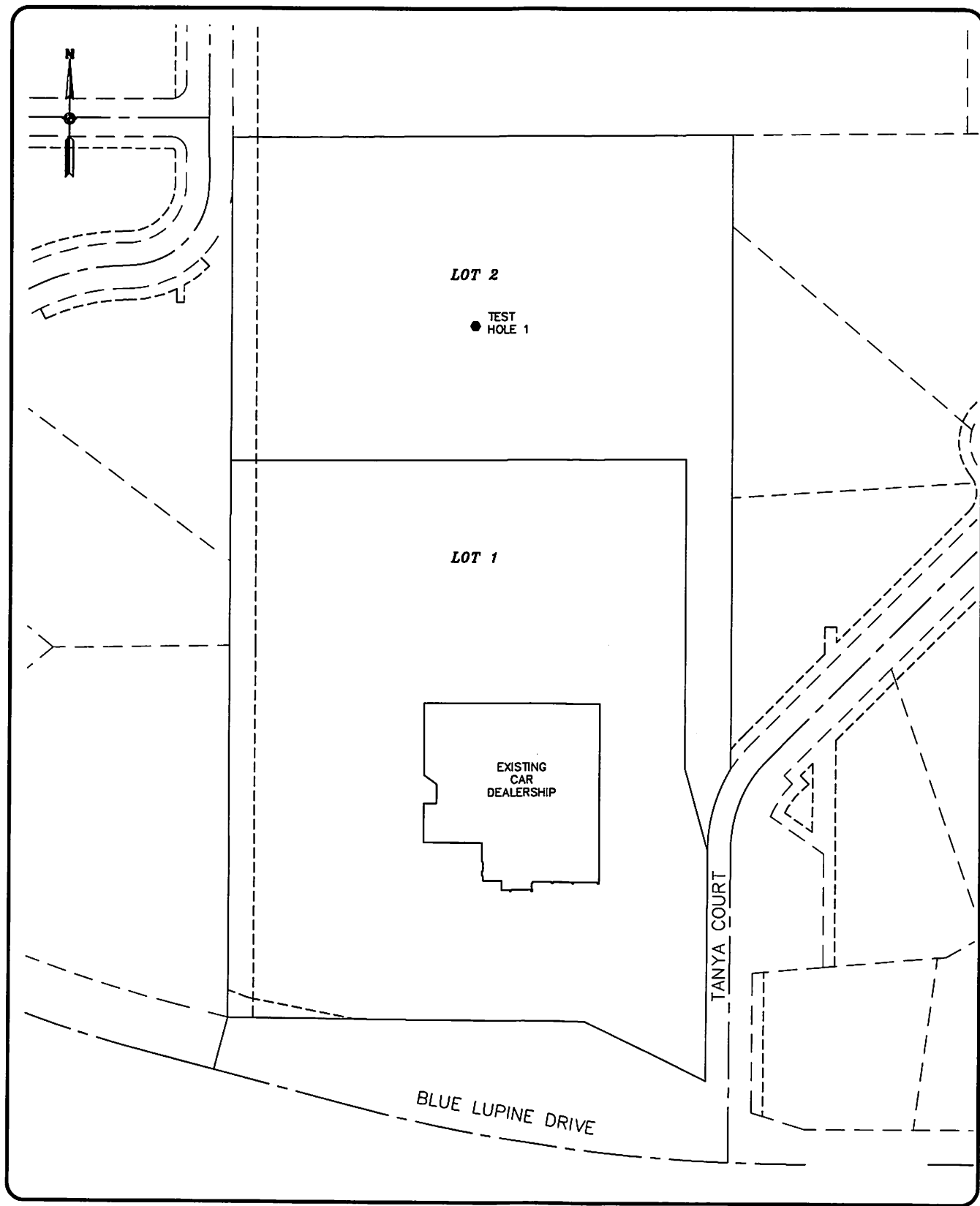
Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl.





**SDCS, LLC**  
STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
5900 W. DEWBERRY DR. PH: (907) 357-5609  
WASILLA, AK 99623 FAX: (907) 357-5608

RIP SUBDIVISION  
ENGINEER'S REPORT

FIGURE  
1

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99654

Phone: (907) 357-5609  
Fax: (907) 357-5608



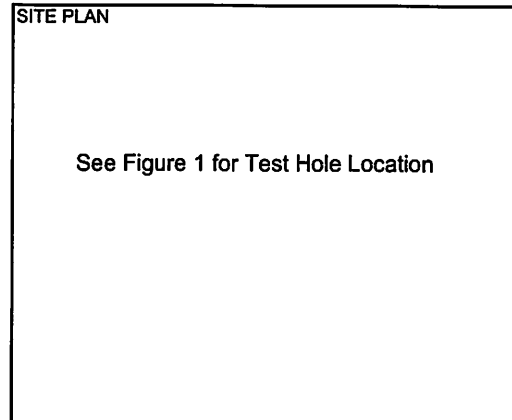
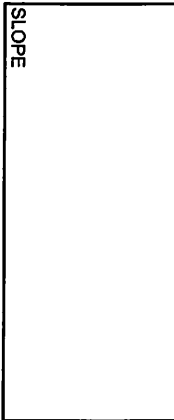
SEAL

## SOILS LOG - PERCOLATION TEST

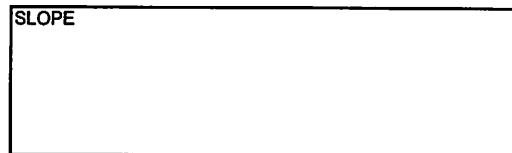
TEST HOLE # 1 DATE: 6/24/2019  
PERFORMED BY: Dan Steiner, PE  
LEGAL DESCRIPTION: Rip Subdivision  
PROJECT NO. 19-011

DEPTH, FT SOIL TYPE

1-  
2- 0-3' Silty Sand w/ Gravel  
3- and Cobbles  
4- (SM)  
5-  
6- 3'-12' Gravely Sand w/  
7- Cobbles  
8- (SP)  
9-  
10-  
11-  
12-  
13- BOH



GROUNDWATER  
ENCOUNTERED? None  
AT WHAT DEPTH? n/a  
DEPTH AFTER  
MONITORING? n/a



PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE \_\_\_\_\_ (min/in) PERC. HOLE DIA. \_\_\_\_\_ APPLICATION RATE: \_\_\_\_\_ g/d/sf

TEST RUN BETWEEN \_\_\_\_\_ ft & \_\_\_\_\_ ft

COMMENTS:

PERFORMED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

JML

John M. Lambe, P.E. 4303 North Star Street Anchorage, Alaska, 99503 907-279-8056

September 5, 1977

DeCamp-Brown Land Surveying  
P.O. Box 1120  
Wasilla, Alaska, 99687

Attention: Richard K. DeCamp, L.S.

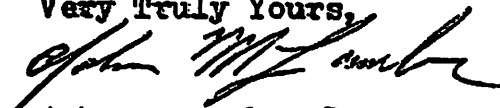
Subject: Soils Investigation - Jensen Subdivision

Gentlemen,

This report presents the results of the soils exploration that we performed on September 3, 1977, for Jensen Subdivision. In accordance with your request, we discussed the soils exploration required of this site with Gary Garthwait of the State of Alaska Dept. of Environmental Conservation. Pursuant to this discussion, six test pits were dug with a JD 450 track backhoe in the approximate locations shown on the preliminary plat. All soils encountered in these excavations were logged in the field by the writer, with the results presented on Plates 2-4. Sieve analyses were performed on selected samples with the results presented on Plate 5. All soils were classified in accordance with the Unified Soil Classification System presented on Plate 6.

In accordance with the criteria presented in the Instructions for Subdivision Plan Review under 18 AAC 72.065, dated May 25, 1977, all areas tested have soils suitable to accept soil absorption wastewater disposal systems, and neither bedrock nor a free water level were encountered within the depth of exploration.

Very Truly Yours,



John M. Lambe, P.E.  
Civil Engineer 4254-E

**LOG OF TEST PIT ONE**

Laboratory Tests

Drill Rate  
(min/ft)

Drill

Pressure (psi)

Blows/for

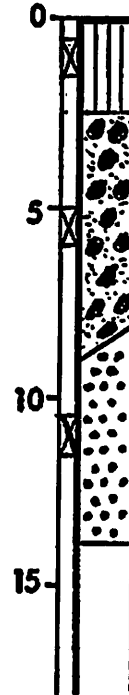
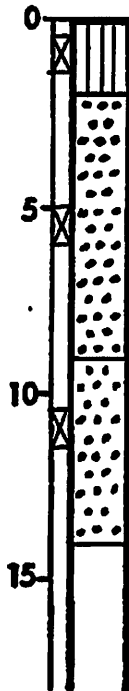
Moisture  
Content (%)

Dry

Density (pcf)

Depth (ft)

Sample

Equipment JD 450 Back HoeElevation 174 ± Date 9/3/77BROWN SILT ML  
soft, dryBROWN SANDY GRAVEL (GP)  
medium dense, moist to dry,  
with occasional cobblesGREY GRAVELLY SAND (SP)  
medium dense, moistTOTAL DEPTH 14'  
NO FREE WATER OBSERVED**LOG OF TEST PIT TWO**Equipment JD 450 Back HoeElevation 250 ± Date 9/3/77BROWN SILT (ML)  
soft, moistGREY GRAVELLY SAND (SP)  
medium dense, moistGREY SAND (SP)  
medium dense, moistTOTAL DEPTH 14'  
NO FREE WATER OBSERVED\* Elevations taken from  
Topographic Map prepared by  
DeCamp-Brown

JOHN M LAMBE P.E.

LOG OF TEST PITS 1&2  
JENSEN SUBDIVISION

PLATE

2

Job No. 77-101 Appr. JML Date 9/5/77

WASILLA

ALASKA

**LOG OF TEST PIT THREE**

Laboratory Tests

Drill Rate  
(min/ft)Drill  
Pressure (psi)

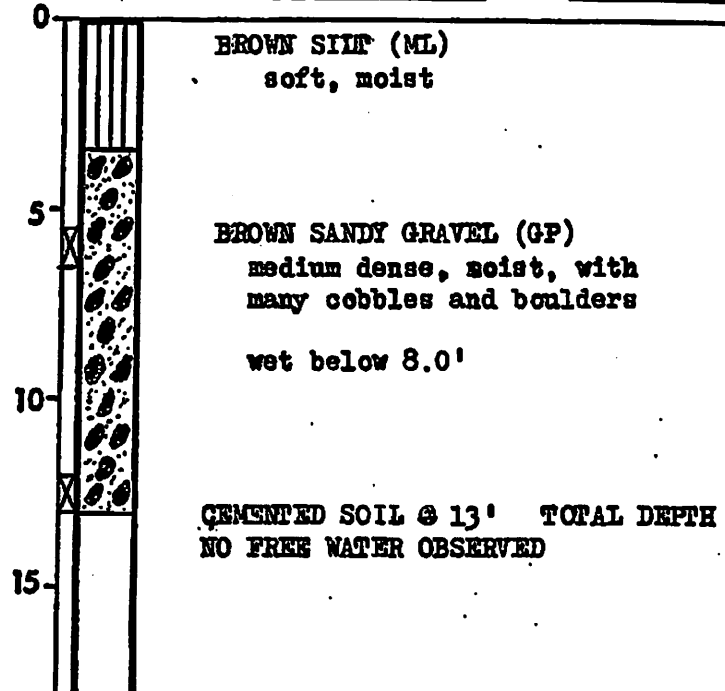
Blows/ft

Moisture  
Content (%)Dry  
Density (pcf)Depth (ft)  
Sample

Equipment JD 450 Back Hoe

Elevation 235±

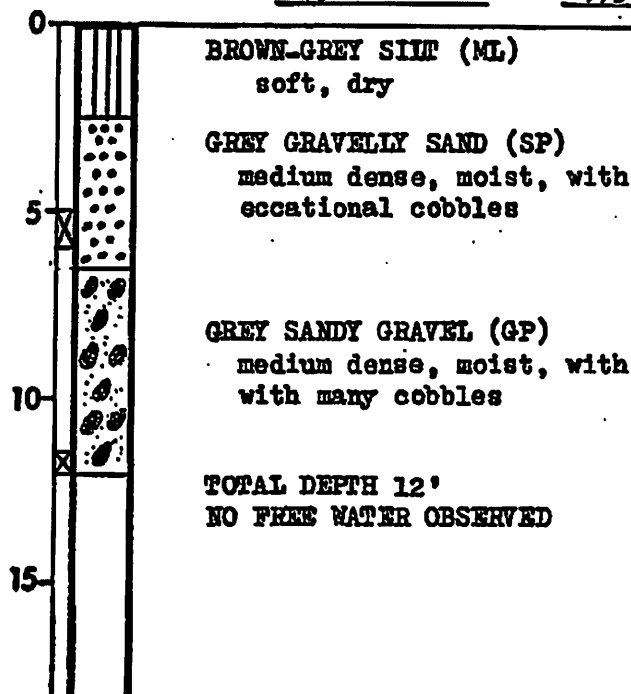
Date 9/3/77

**LOG OF TEST PIT FOUR**

Equipment JD 450 Back Hoe

Elevation 275±

Date 9/3/77



JOHN M LAMBE P.E.

LOG OF TEST PITS 3&4  
JENSEN SUBDIVISION

PLATE

3

Job No. 77-101 Appr. JML Date 9/5/77

WASILLA

ALASKA

Laboratory Tests	Drill Rate (min/ft)	Drill Pressure (psi)	Blows/ft	Moisture Content (%)	Dry Density (pcf)	Depth (ft)	Sample	Equipment	Elevation	Date
						0		JD 450 Back Hoe	215*	9/3/77
						5				
						10				
						15				

**LOG OF TEST PIT FIVE**

BROWN SILT (ML)  
soft, moist

GREY SANDY GRAVEL (GP)  
medium dense, moist, with  
occasional cobbles and boulders  
wet @ 9.0'

TOTAL DEPTH 12'  
NO FREE WATER OBSERVED

Sieve Analysis

<b>LOG OF TEST PIT SIX</b>							
Equipment JD 450 Back Hoe							
Elevation 275* Date 9/3/77							
0							
5							
10							
15							

BROWN SILT (ML)  
soft, dry

GREY SANDY GRAVEL (GP) LAYERED  
WITH GRAVELLY SAND (SP)  
medium dense, moist, with  
occasional cobbles and boulders

GREY SILTY SAND (SM), medium dense, wet

GREY SAND (SP)  
medium dense, wet

TOTAL DEPTH 12'  
NO FREE WATER OBSERVED

JOHN M LAMBE P.E.

LOG OF TEST PITS 5&6  
JENSEN SUBDIVISION

PLATE

4

Job No. 77-101 Appr: JML Date 9/5/77

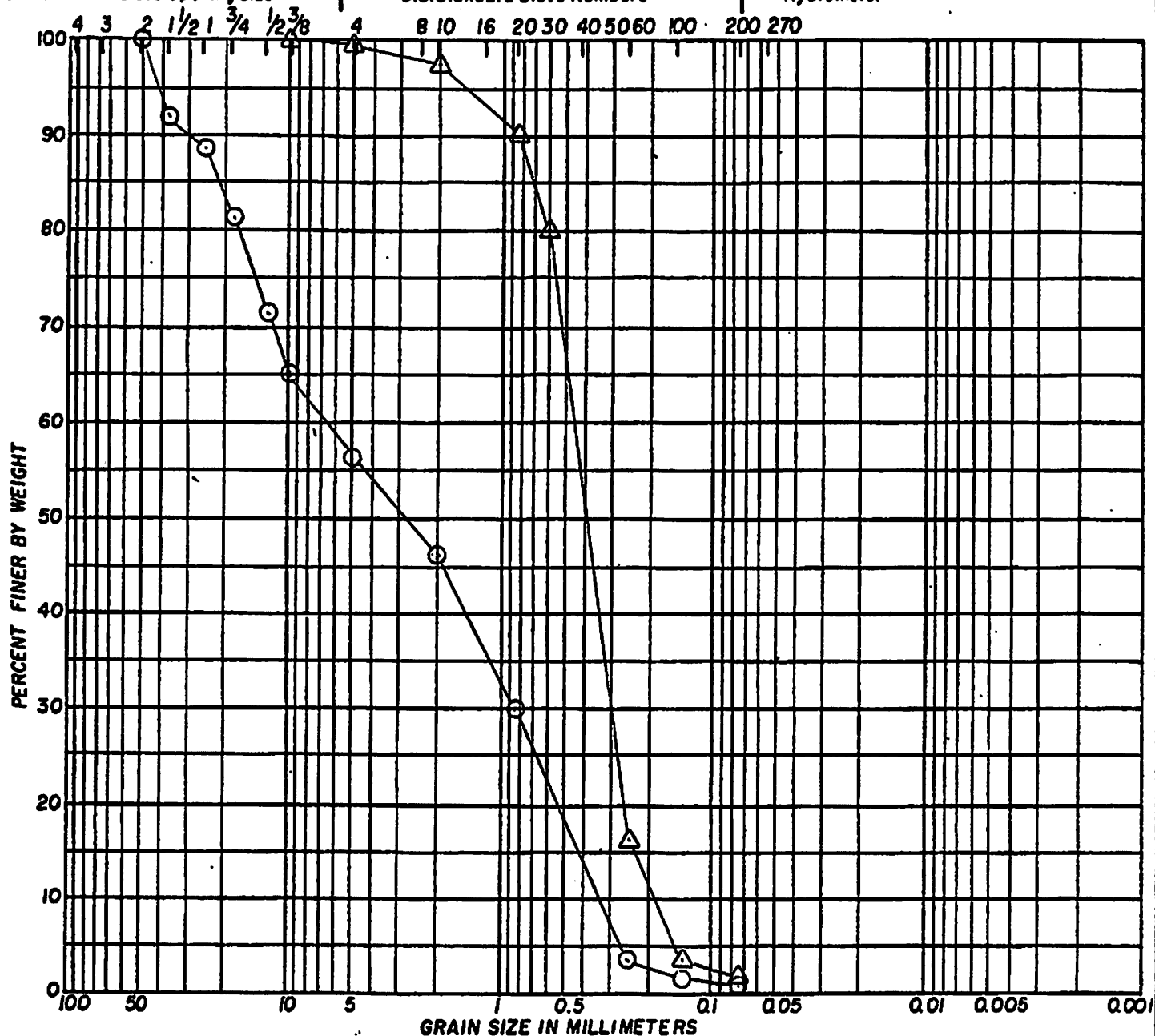
WASILLA

ALASKA

U.S. Standard Sieve Opening Size

U.S. Standard Sieve Numbers

Hydrometer



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

Symbol	Sample Source	Classification
○	Test Pit 6 @ 4.0' to 5.0'	Gravelly Sand SP
△	Test Pit 2 @ 11.0'	Sand SP

JOHN M. LAMBE P.E.

PARTICLE SIZE ANALYSIS

JENSEN SUBDIVISION

PLATE

5

Job No. 77-101 Appr: JML Date 9/5/77

MAJOR DIVISIONS				TYPICAL NAMES
COARSE GRAINED SOILS MORE THAN HALF IS LARGER THAN #200 SIEVE	GRAVELS  MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL - SAND MIXTURES
			GP	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL - SAND - SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL - SAND - CLAY MIXTURES
	SANDS  MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, POORLY GRADED SAND - SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN HALF IS SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH	INORGANIC SILTS, MUCACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
HIGHLY ORGANIC SOILS		PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	

### UNIFIED SOIL CLASSIFICATION SYSTEM

		Shear Strength, psf	
		Confining Pressure, psf	
Consol — Consolidation	*T <sub>u</sub>	320 (2600)	Unconsolidated Undrained Triaxial
LL — Liquid Limit (In %)	T <sub>u</sub> CU	320 (2600)	Consolidated Undrained Triaxial
PL — Plastic Limit (In %)	DS	2750 (2000)	Consolidated Drained Direct Shear
G <sub>s</sub> — Specific Gravity	FVS	470	Field Vane Shear
SA — Sieve Analysis	*UC	2000	Unconfined Compression
<input type="checkbox"/> "Undisturbed" Sample	LVS	700	Laboratory Vane Shear
<input checked="" type="checkbox"/> Bulk Sample			
Notes: (1) All strength tests on 2.8" or 2.4" diameter samples unless otherwise indicated.			
(2) * Indicates 1.4" diameter sample.			

### KEY TO TEST DATA

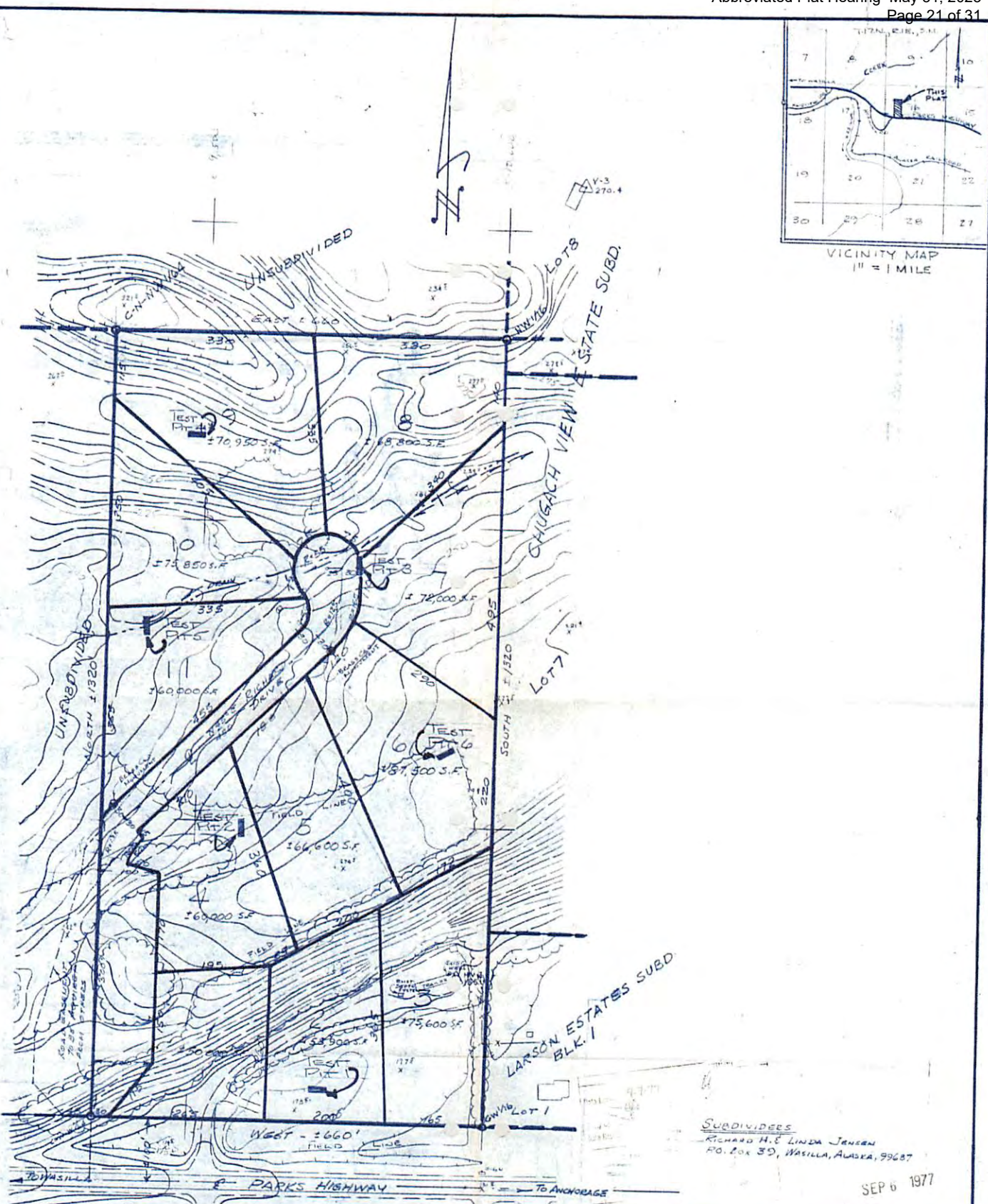
JOHN M LAMBE P.E.

SOIL CLASSIFICATION CHART  
AND  
KEY TO TEST DATA

PLATE

6

Job No. 77-101 Appr. JML Date 9/5/77



**NOTES**  
1- Ground Water available @ 60' Depth, as verified by an existing well on proposed lot 1.  
2- All lot areas shown are usable under terms of the definition.

**SUBDIVIDERS**  
RICHARD H. & LINDA JENSEN  
P.O. Box 39, WASILLA, ALASKA, 99687

SEP 6 1977

Preliminary Plat of <b>JENSEN SUBDIVISION</b> Located Within <b>E1/2 SW1/4 NW1/4, Sec. 16, T. 17N, R. 1E., S. 1M.</b>			
Prepared By DeCamp - Brown, Land Surveyors P.O. Box 1180, Wasilla, Alaska, 99687, Alaska 99687			
Drawn R.R.D.	Scale 1" = 100'	PRIN. 1	NO. 6
CHECKED J.L.B.	DATE 8/20/77	Drawn No. 145	SHEET 1 OF 1

## Matthew Goddard

---

**From:** Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>  
**Sent:** Monday, May 8, 2023 8:44 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC RIPJENSON (MG)

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

Good Morning,

The ADF&G Habitat Section has reviewed the RFC packet and associated documents to the common lot lines between two lots to be known as RIPJENSON. 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:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [gatewaycommunitycouncil@gmail.com](mailto:gatewaycommunitycouncil@gmail.com); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [antiquetuck@gmail.com](mailto:antiquetuck@gmail.com); Dolores McKee <[Dee.McKee@matsugov.us](mailto:Dee.McKee@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Jamie Taylor <[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, May 15, 2023 8:12 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC RIPJENSON (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@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 Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <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 RIPJENSON (MG)

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

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision. Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [RIPJENSON](#)

Thank you,

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, May 3, 2023 12:49 PM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** RE: RFC RIPJENSON (MG)

Matthew,

PD&E has no comments.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@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 Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <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 RIPJENSON (MG)

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Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [RIPJENSON](#)

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, May 2, 2023 3:37 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC RIPJENSON (MG)

No comment

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@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 Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <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 RIPJENSON (MG)

Hello,

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Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [RIPJENSON](#)

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881



**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

May 3, 2023

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **RIPJENSON SUBDIVISION**  
**(MSB Case # 2023-050)**

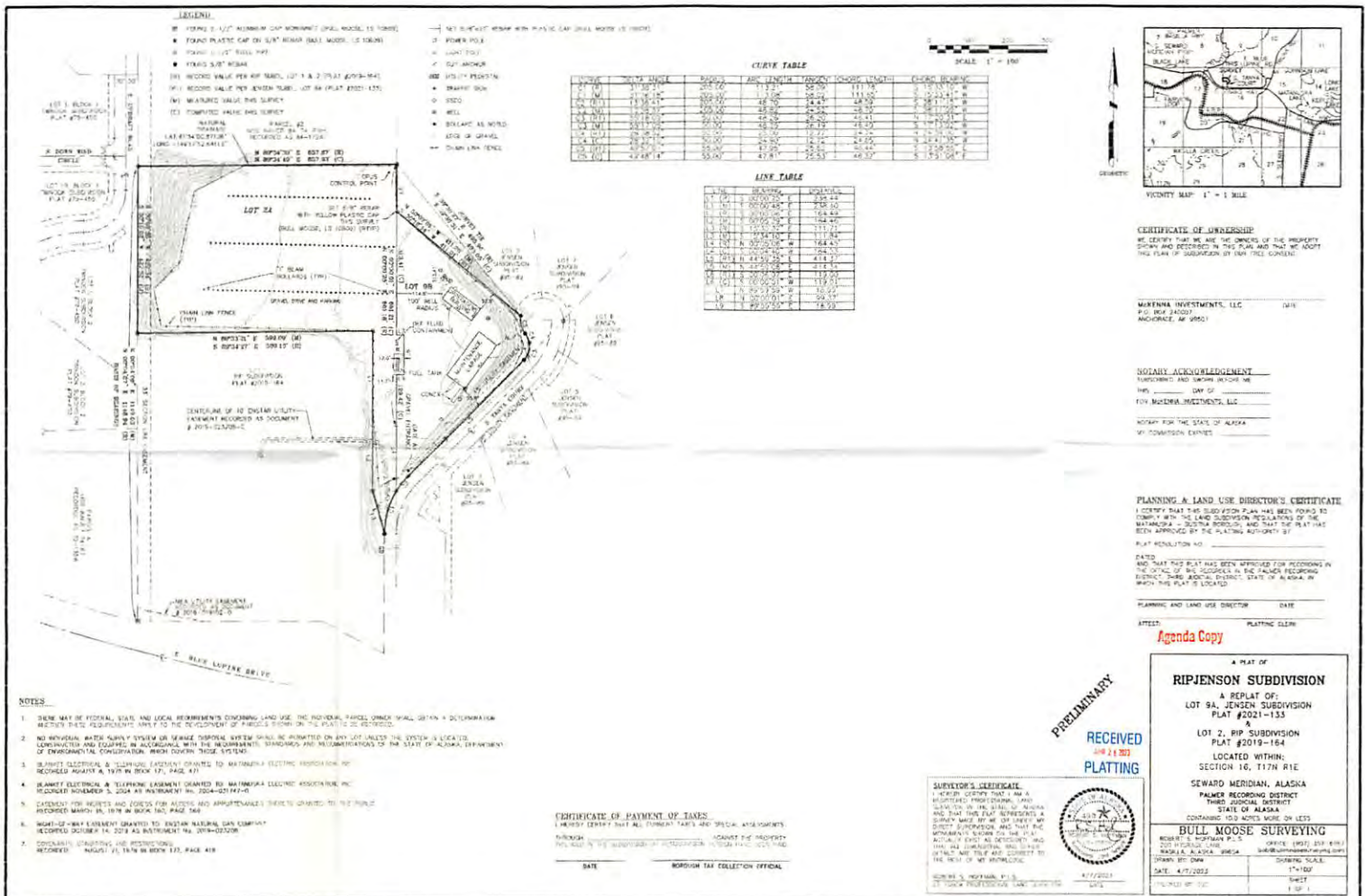
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in 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

**EXHIBIT F**



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, May 2, 2023 3:41 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC RIPJENSON (MG)

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

GCI has no comment on this proposed subdivision

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@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 Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <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 RIPJENSON (MG)

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

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Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [RIPJENSON](#)

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, May 3, 2023 9:19 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC RIPJENSON (MG)

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

Good morning,

MTA has reviewed RIPJENSON subdivision. MTA has no comments to add.

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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, May 2, 2023 3:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@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 Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <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 RIPJENSON (MG)

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision.

Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

## Matthew Goddard

---

**From:** Dan Tucker <antiquetuck@gmail.com>  
**Sent:** Wednesday, May 3, 2023 6:54 PM  
**To:** Matthew Goddard  
**Subject:** Re: RFC RIPJENSON (MG)

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

For years, as both an RSA and FSA board member I've fiercely despised and rejected any and all 'flag lot' platting for numerous practical and very real reasons of conflict avoidance. The rewrite of Title 43 to alter them even to what is allowed now is still not to my liking.

After living within the 'wind tunnel' that effects this general area, it also does not escape me that prevailing winds in this particular vicinity are south-westerly in direction and will naturally force any snow that is not moved to the northeast will cascade down the steep bank and encroach on the adjoining property owner on Lot 1. It will literally mandate a situation that will require the snow be plowed in the most unfavorable direction, with the obvious effects. This simply defies justification.

While both lots in this proposed replat happen to be owned and controlled by the same owner, it does not alter the fact that there is potential for the current and convenient 'seamless line' between them, eliminating unrestricted snow removal toward the northeast from the 'driveway (as plotted)', to become restricted.

Further, there is opportunity for the present owner of both lots to sell either lot, setting the stage for a clearly restricted and conflicted snow removal problem.

Likewise, natural erosion and gravity will tend to allow the steep embankment on the Lot 1 edge of the driveway of Lot 2A to slide downhill, narrowing the driveway/access for the rest of Lot 2A, possibly even to the degree of insufficient width to allow passage from Tanya Ct. to the bulk of the property. This would be unacceptable under all circumstances.

I can imagine that with the current owner of the properties being a road contractor, the problems with managing the situation presently is not a thought – it's simple for them to overlook because they've got the equipment to overcome it. But that sets a poor precedent for the future.

I would propose, if any changes to accommodate the stated problem are made that a 'land trade' be made. Replat the proposed 'leg' or 'flagpole driveway' of Lot 2 to Jensen Lot 9A and replat the lot line between Jensen lots 8 and 9 to be the driveway for access into Lot 2 (or 2A, as shown on the replat).

It just makes a lot more sense to me.

(My comment has not been through a RSA#9 Board review – it is my comment alone.)

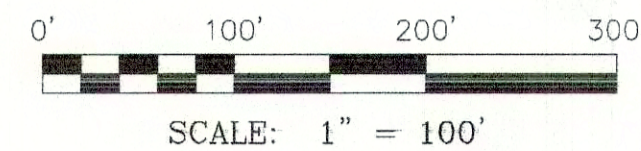
--

Daniel J. Tucker  
RSA #9 Road Services Board Primary Member  
(907) 376-2630 home  
(907) 863-1313 cell  
MatSu Problem Reporter link  
<https://survey123.arcgis.com/share/166cb8a69f8441908700860c85bbc6ee>

LEGEND

- ✕ FOUND 2-1/2" ALUMINUM CAP MONUMENT (BULL MOOSE, LS 10609)  
● FOUND PLASTIC CAP ON 5/8" REBAR (BULL MOOSE, LS 10609)  
⊙ FOUND 1-1/2" STEEL PIPE  
● FOUND 5/8" REBAR  
(R) RECORD VALUE PER RIP SUBD., LOT 1 & 2 (PLAT #2019-164)  
(R1) RECORD VALUE PER JENSEN SUBD., LOT 9A (PLAT #2021-133)  
(M) MEASURED VALUE THIS SURVEY  
(C) COMPUTED VALUE THIS SURVEY

- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)  
⊘ POWER POLE  
⊘ LIGHT POLE  
✓ GUY ANCHOR  
⊘ UTILITY PEDESTAL  
\* TRAFFIC SIGN  
○ SSCO  
● WELL  
◆ BOLLARD AS NOTED  
— EDGE OF GRAVEL  
— CHAIN LINK FENCE



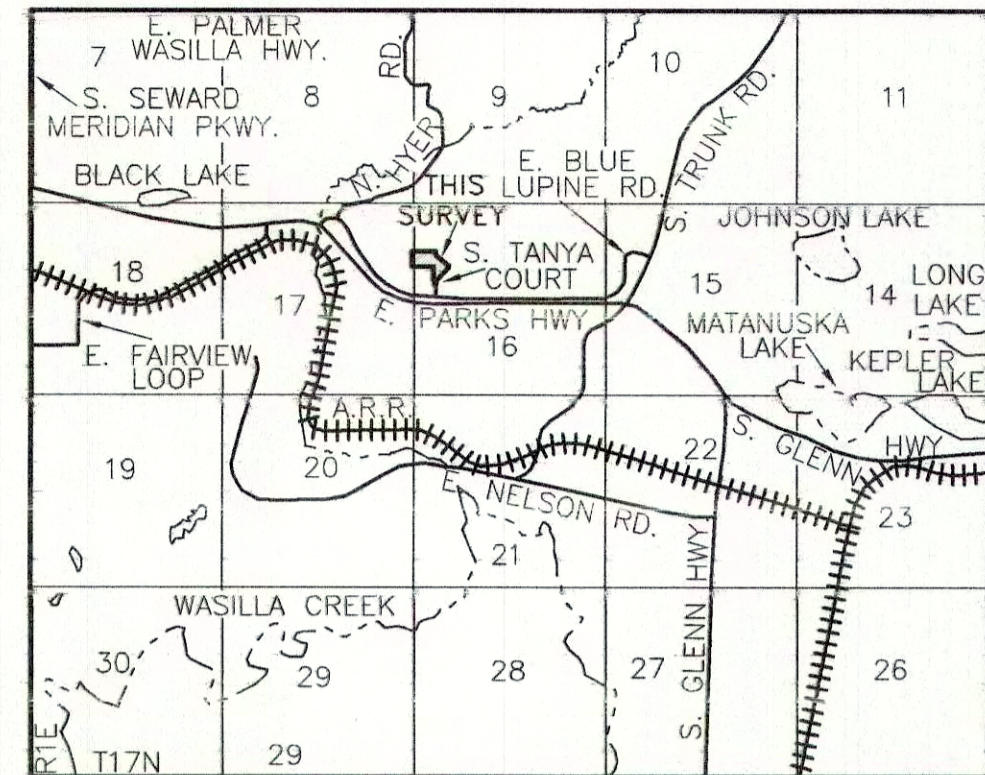
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (R)	31°38'31"	205.00'	113.21'	58.09'	111.78'	S 15°33'10" W
C1 (M)	31°36'18"	205.00'	113.08'	58.02'	111.65'	S 15°33'41" W
C2 (R1)	13°36'41"	205.00'	48.70'	24.47'	48.59'	S 38°11'15" W
C2 (M)	13°38'37"	205.00'	48.82'	24.52'	48.70'	S 38°11'09" W
C3 (R1)	55°18'09"	50.00'	48.26'	26.20'	46.41'	N 17°20'31" E
C3 (M)	55°17'05"	50.00'	48.25'	26.19'	46.40'	S 17°13'02" W
C4 (R1)	28°38'52"	50.00'	25.00'	12.77'	24.74'	N 24°38'00" W
C4 (C)	28°32'10"	50.00'	24.90'	12.72'	24.65'	N 24°41'35" W
C5 (R1)	49°57'01"	55.00'	47.95'	25.62'	46.44'	S 13°58'56" E
C5 (C)	49°48'14"	55.00'	47.81'	25.53'	46.32'	S 13°51'08" E

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R)	S 00°00'25" E	238.44'
L1 (M)	S 00°00'48" E	238.40'
L2 (R)	S 00°05'06" E	164.49'
L2 (M)	S 00°05'29" E	164.46'
L3 (R)	S 15°35'37" E	111.71'
L3 (M)	S 15°34'10" E	111.84'
L4 (R)	N 00°05'06" W	164.45'
L4 (C)	S 00°04'40" W	164.53'
L5 (R1)	N 44°59'35" E	414.37'
L5 (M)	N 44°59'06" E	414.34'
L6 (R1)	S 00°06'07" E	119.00'
L6 (C)	S 00°00'01" W	119.01'
L7	N 89°59'59" W	18.99'
L8	N 00°00'01" E	99.37'
L9	S 89°59'59" E	18.99'

GEODETIC



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.

McKENNA INVESTMENTS, LLC DATE  
P.O. BOX 240007  
ANCHORAGE, AK 99501

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS DAY OF  
FOR McKENNA INVESTMENTS, LLC

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 PLAN 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

Agenda Copy

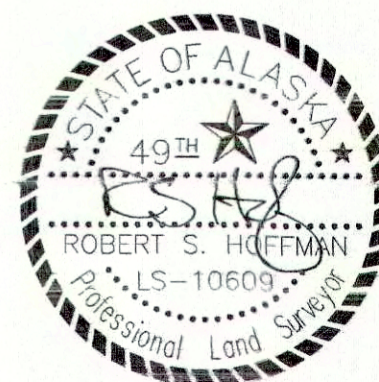
PRELIMINARY

RECEIVED  
APR 26 2023  
PLATTING

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



4/7/2023  
DATE

A PLAT OF  
RIPJENSON SUBDIVISION

A REPLAT OF:  
LOT 9A, JENSEN SUBDIVISION  
PLAT #2021-133  
&  
LOT 2, RIP SUBDIVISION  
PLAT #2019-164  
LOCATED WITHIN:  
SECTION 16, T17N R1E

SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 10.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING

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

DRAWN BY: DMW DRAWING SCALE:  
DATE: 4/7/2023 1"=100'  
CHECKED BY: TGC SHEET  
1 OF 1

NOTES

- 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.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 8, 1978 IN BOOK 171, PAGE 471
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 5, 2004 AS INSTRUMENT No. 2004-031747-0
- EASEMENT FOR INGRESS AND EGRESS FOR ACCESS AND APPURTENANCES THERETO GRANTED TO: THE PUBLIC RECORDED MARCH 16, 1978 IN BOOK 160, PAGE 569
- RIGHT-OF-WAY EASEMENT GRANTED TO: ENSTAR NATURAL GAS COMPANY RECORDED OCTOBER 14, 2019 AS INSTRUMENT No. 2019-023208
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: AUGUST 21, 1978 IN BOOK 172, PAGE 419

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