

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER

Fred Wagner

PLATTING**ADMINISTRATIVE SPECIALIST**

Theresa Taranto

**PLATTING TECHNICIANS**

Amy Otto-Buchanan

Matthew Goddard

Chris Curlin

PLATTING ASSISTANT

Kayla Kinneen

ABBREVIATED PLAT AGENDA**ASSEMBLY CHAMBERS**

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 26, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@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. **PRECISION FRONTIERS, LLC:** The request is to combine lots 11,12 and 13, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known as **Precision Frontiers**, containing 1.41 acres +/- . The property is located north of E. Baker Boulevard, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B07L011, L012, and L013); 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. (Petitioner/Owner: *MSB Land Management, Precision Frontiers, LLC, Staff: Chris Curlin, Case # 2023-075*)
- B. **RYAN'S FINGER LAKE COVE:** The request is to create two lots from Lots 3, 5 & 6, Block 1, Finger Lake Subdivision, Plat No. 60-12, to be known as **Ryan's Finger Lake Cove**, containing 0.46 acres +/- . The property is located south of E. Bogard Road, directly west of N. Keith Street and directly east of Finger Lake (Tax ID # 6017B01L003/ L004/ L005 & L006); within the NE ¼ Section 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (Petitioner/Owner: *Ryan Burke, Staff: Matthew Goddard, Case # 2023-076*)
- C. **DOUGLAS FIR:** The request is to create two lots from Lot 4, Block 4, Devon Wood I, Plat No. 84-232, to be known as **Douglas Fir**, containing 2.75 acres +/- . Parcels are located southwest of E. Schrock Road, north of E. Seldon Road and northwest of N. Lucille Street (Tax ID# 2855B04L004); lying within the NW ¼ SW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: *Amanda Schou, Staff: Amy Otto-Buchanan, Case # 2023-080*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 26, 2023**, in **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
July 26, 2023

ABBREVIATED PLAT: PRECISION FRONTIERS

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

PETITIONERS: MSB LAND MANAGEMENT, PRECISION FRONTIERS, LLC

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC

ACRES: 1.41± PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2023-075

REQUEST: The request is to combine lots 11, 12, and 13, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known as **PRECISION FRONTIERS**, containing 1.41 acres +/- . The property is located north of E. Baker Boulevard, 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 – 1 pg

AGENCY COMMENTS

ADOT&PF

EXHIBIT B – 1 pg

ADF&G

EXHIBIT C – 1 pg

MSB Department of Public Works

EXHIBIT D – 1 pg

MSB Development Services

EXHIBIT E – 1 pg

Utilities

EXHIBIT F – 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:

ADOT&PF: (Exhibit B) has no comments.

ADF&G: (Exhibit C) has no objections.

MSB Department of Public Works: (Exhibit D) has no comment.

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

Utilities: (Exhibit F)

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; 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; GCI, MTA or MEA

CONCLUSION: The plat of **PRECISION FRONTIERS** 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; 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 **PRECISION FRONTIERS**, 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.



SECTION 08, T16N, R02E, SEWARD MERIDIAN
GC02 MAP ALASKA

EXHIBIT A



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

June 28, 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 #76-110, Precision Frontiers, Old Glenn Highway @ Palmer MP 5**

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

- **SU 09 Gatten, Glenn Highway MP 68**
 - DOT&PF concurs with FAA findings.
 - DOT&PF requests right of way verification against recorded plat 2015-16 in the Palmer Recording District.
 - DOT&PF will permit an Approach Road at the flag portion of the unsubdivided remainder west of Block 2, Lots 1, 2, and 3. Block 2, Lots 1, 2 and 3 will not be permitted direct access to the Glenn Highway and must take driveway access via the Approach Road. Equipment and other construction operations for airstrip and airstrip lots should access the Glenn Highway via the Approach Road.
 - DOT&PF will not allow parking or other use of DOT&PF right of way for construction, maintenance, or operations from the subdivision or airstrip.
 - Subsequent development of undivided remainder and all Block 2, 3 and 4 lots will require access and utilities through the approach road that is developed. No direct access to the Glenn Highway will be permitted.
 - DOT&PF will permit a single consolidated access for Block 1, Lots 1 and 2 south of the Glenn Highway at the lot line. DOT&PF requires a dedicated shared access easement for Block 1, Lots 1 and 2. No additional access to the Glenn Highway will be permitted.
 - Utilities should access Block 1, Lots 1 and 2 via shared common access easement.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT B

Jesse Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, July 6, 2023 10:29 AM
To: Jesse Curlin
Subject: RE: Request for comments - Precision Frontiers #2023-075

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

Hi Chris,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton Percy**Habitat Biologist****Access Defense Program**

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, June 26, 2023 3:26 PM
To: Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Carroll, Samantha J (DNR) <samantha.carroll@alaska.gov>; 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; skrcc.sec@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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>
Subject: Request for comments - Precision Frontiers #2023-075

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 to combine 1169B07L011, L012, and L013. Comments are due by **July 6, 2023**. Please let me know if you have any questions.

[MSB Precision Frontiers](#)

Sincerely,

Jesse C. "Chris" Curlin

Jesse Curlin

From: Daniel Dahms
Sent: Thursday, June 29, 2023 1:53 PM
To: Jesse Curlin
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: Request for comments - Precision Frontiers #2023-075

Chris,

No comment from PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, June 26, 2023 3:26 PM
To: David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; samantha.carroll@alaska.gov; 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; skrcc.sec@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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>
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Comments are due by **July 6, 2023**. Please let me know if you have any questions.

[MSB Precision Frontiers](#)

Sincerely,

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

Jesse Curlin

From: Taunnie Boothby
Sent: Monday, July 3, 2023 12:17 PM
To: Karol Riese; Rick Antonio; Jesse Curlin
Subject: RE: Request for comments - Precision Frontiers #2023-075 1169B07L011, L012, and L013 Due: July 6, 2023

These lots are 100% within the Special Flood Hazard Area (SFHA). Any development must comply with MSB 17.29 ([Chapter 17.29 FLOOD DAMAGE PREVENTION \(codepublishing.com\)](#)).

A flood hazard development permit must be obtained before any development begins. Please look at the definition of development under MSB 17.29.040.

Please feel free to contact me if you have any questions,

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

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, June 26, 2023 5:02 PM
To: Karol Riese; Rick Antonio; Taunnie Boothby
Subject: Request for comments - Precision Frontiers #2023-075 1169B07L011, L012, and L013 Due: July 6, 2023
When: Monday, July 3, 2023 12:00 AM to Tuesday, July 4, 2023 12:00 AM (UTC-09:00) Alaska.
Where:

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, June 27, 2023 10:03 AM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: Request for comments - Precision Frontiers #2023-075
Attachments: MSB No Comment Precision Frontiers.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, June 26, 2023 3:26 PM
To: David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; samantha.carroll@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; skrcc.sec@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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>
Subject: Request for comments - Precision Frontiers #2023-075

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The following link contains a Request for Comments to combine 1169B07L011, L012, and L013. Comments are due by **July 6, 2023**. Please let me know if you have any questions.



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

June 27, 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.

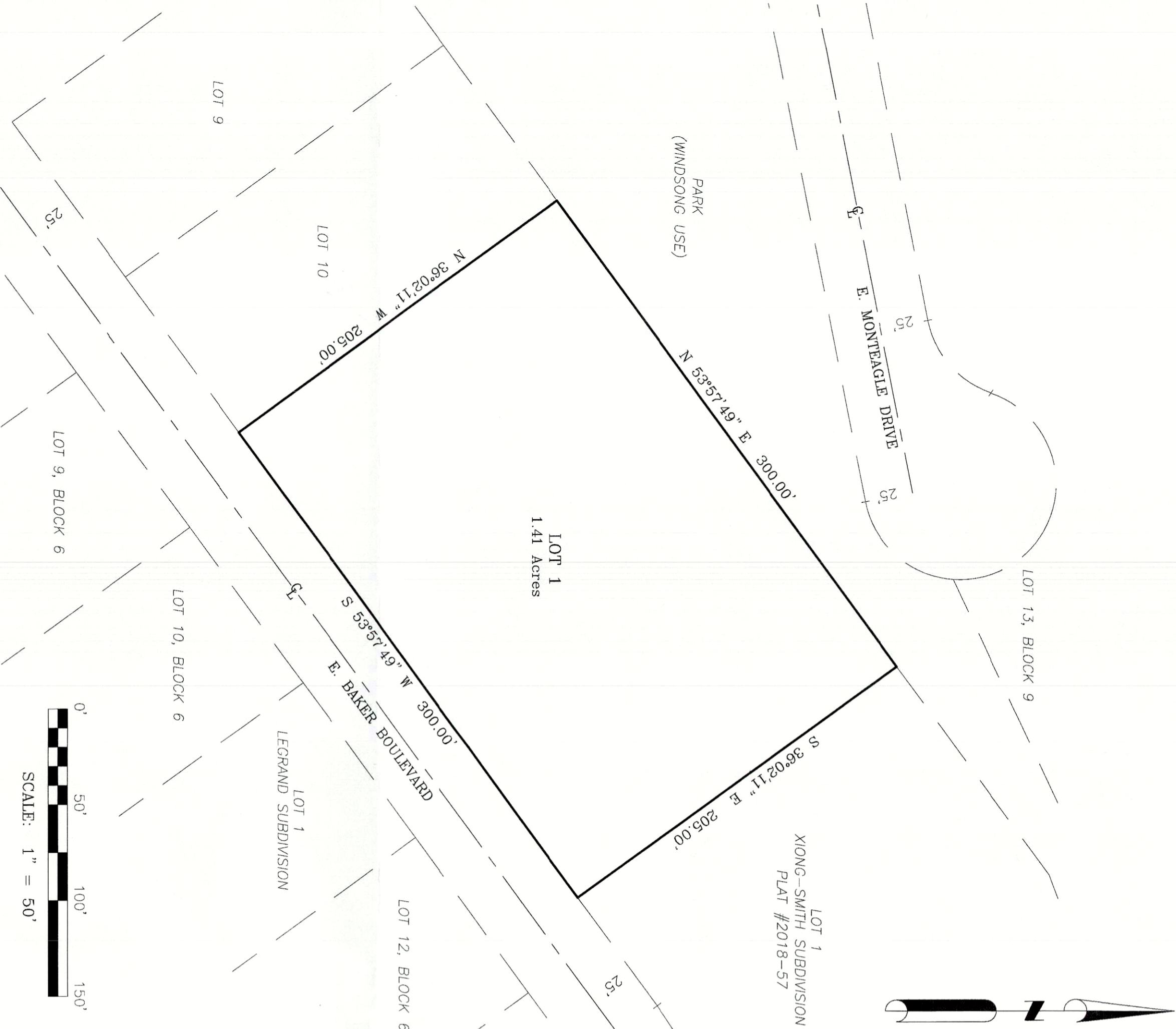
- **PRECISION FRONTIERS**

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

Sincerely,

James Christopher

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



- 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 THE PLAT TO BE RECORDED.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 3. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED JANUARY 24, 1980 IN BOOK 468, PAGE 210
 4. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC.
RECORDED NOVEMBER 21, 1988 IN BOOK 1819, PAGE 486
 5. APPURTENANT EASEMENT FOR CONSTRUCTION OR MAINTENANCE OF RESIDENTIAL WELL OR WASTE WATER DISPOSAL GRANTED TO: DIANE T. LIN AND RECORDED JULY 7, 2006 UNDER RECEPTION NO.: 2006-045261-0
EXTENSION RECORDED OCTOBER 11, 2006 UNDER RECEPTION NO.: 2006-069166-0 AND AFFECTS: LOT 13, BLOCK 7
 6. APPURTENANT EASEMENT FOR CONSTRUCTION OR MAINTENANCE OF RESIDENTIAL WELL OR WASTE WATER DISPOSAL GRANTED TO: DIANE T. LIN AND RECORDED JULY 7, 2006 UNDER RECEPTION NO.: 2006-045262-0
EXTENSION RECORDED OCTOBER 11, 2006 UNDER RECEPTION NO.: 2006-069166-0 AND AFFECTS: LOT 12, BLOCK 7
 6. COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: MAY 17, 1976 IN BOOK 101, PAGE 837
AMENDED: JUNE 11, 1976 IN BOOK 108, PAGE 26

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 – SUSTINA 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

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.

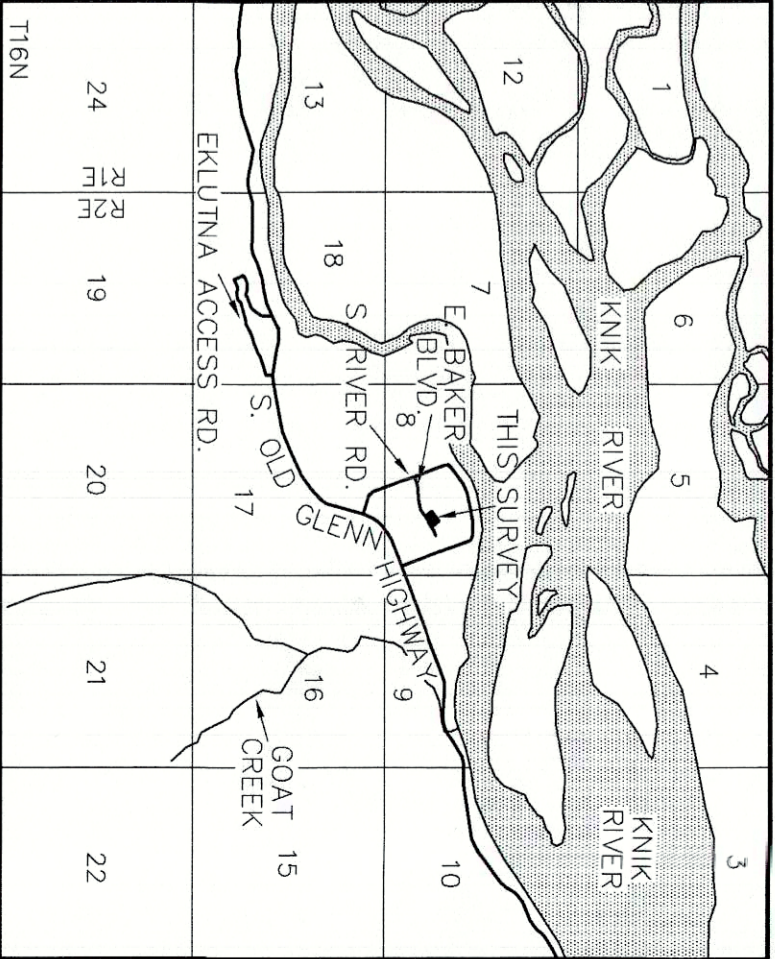
DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #76-110



OWEN T. DICKS
LS 184515 PROFESSIONAL LAND SURVEYOR DATE



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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.

WADE STAHLER, PRECISION FRONTIERS LLC DATE
8660 E EMPIRE CIRCLE
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR WADE STAHLER

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PRECISION FRONTIERS

A REPLAT OF:
LOTS 11, 12, & 13, BLOCK 7
WINDSONG SUBDIVISION
PLAT #76-110

LOCATED WITHIN:
SECTION 08, T16N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.41 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 bob@bullmoosesurveying.com
DRAWN BY: DMW DRAWING SCALE: 1"=50'
DATE: 5/30/2023 SHEET
CHECKED BY: OTD/TGC 1 OF 1

Agenda Copy

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 26, 2023**

ABBREVIATED PLAT: RYAN'S FINGER LAKE COVE

LEGAL DESCRIPTION: SEC 33, T18N, R01E S.M., AK

PETITIONER: RYAN BURKE

SURVEYOR: SOUTHWEST ALASKA SURVEYING

ACRES: 0.46 +/- PARCELS: 2

REVIEWED BY: MATTHEW GODDARD

CASE: 2023-076

REQUEST:

The request is to create two lots from Lots 3, 4, 5 & 6, Block 1, Finger Lake Subdivision, Plat No. 60-12, to be known as **RYAN'S FINGER LAKE COVE**, containing 0.46 acres +/- . The property is located south of E. Bogard Road, directly west of N. Keith Street and directly east of Finger Lake; within the NE ¼ Section 33, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

Exhibit A

COMMENTS:

Code Compliance

Exhibit B

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

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Ryan's Finger Lake Cove 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 borough departments, outside agencies, or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Ryan's Finger Lake Cove is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Treasure Island Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Finger Lake Subdivision (Plat #60-12) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Ryan's Finger Lake Cove, Section 33, Township 18 North, Range 01 East contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 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.

17' HIGHWAY ESMT

E BOGARD RD

50' ELECTRIC
UTILITY
RES208 PG 117

15' UTILITY ESMT

15' UTIL ESMT

DOC #2017-009095-0

40' TRANSMISSION LINE
ESMT

6

RSB

3A

2

1

7

5A
(7587)

(2997)

11

12

ADON DR

(ROW VACATED
PLAT #2018-148 P)

5A

(6018)

13

15

16

17

18

N KEITH ST

TR A-1
FINGER LAKE
SOUTH VIEW
ADD #3

(1)

**SUBJECT
PROPERTY**

E NIKOLE CIR

BARRY'S
FINGER
LAKE

FINGER
LAKE
COVE

LOT 4A

LOT 5A

7 8

E SPIKE CIR

2 1

3 4

E CARTER CIR

6 5

7 8

(3427)

TR A-2

VICINITY MAP

FOR PROPOSED RYAN'S FINGER LAKE COVE
SUBDIVISION

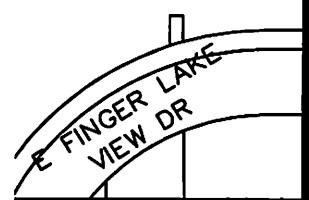
LOCATED WITHIN

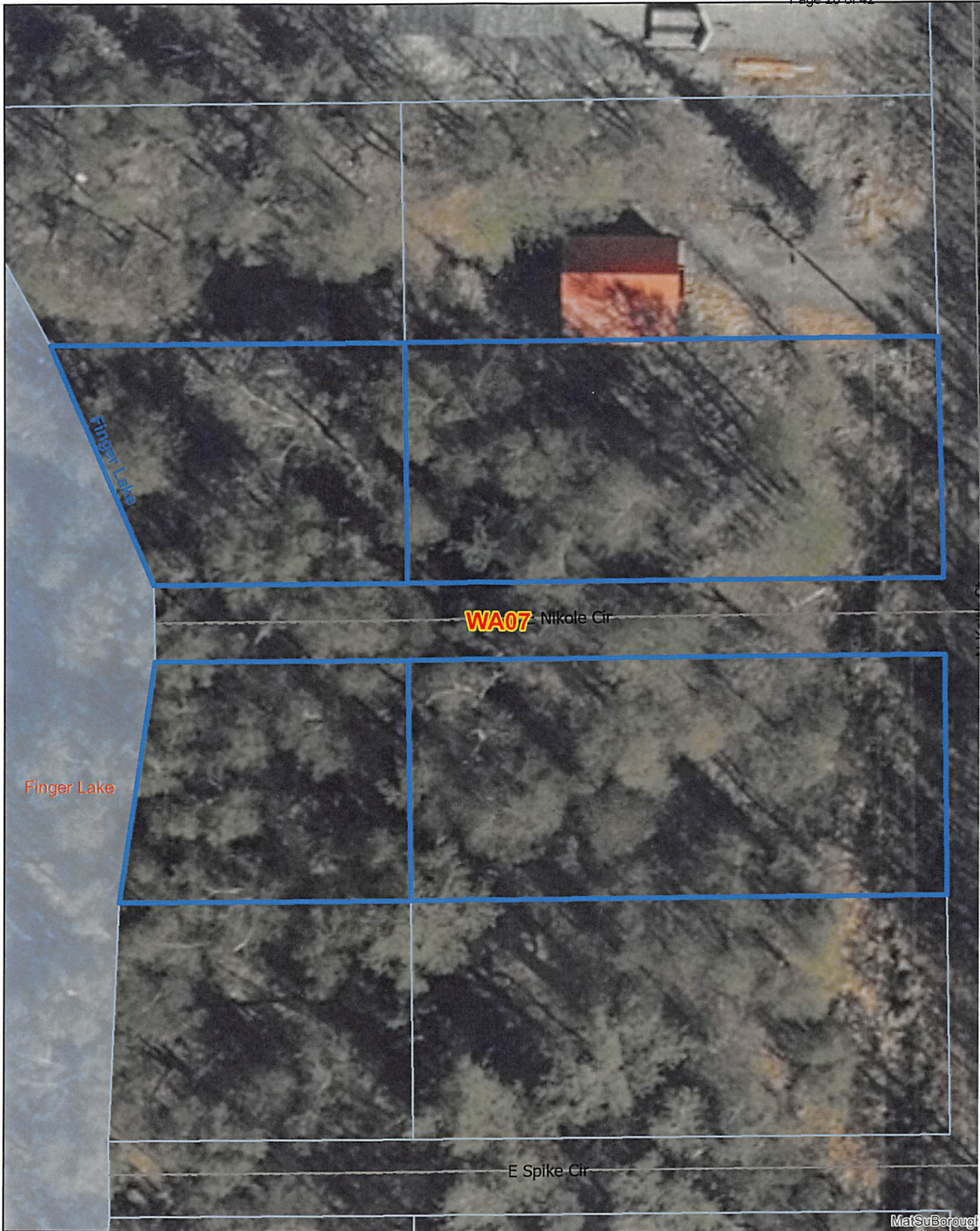
SECTION 33, T18N, R01E, SEWARD MERIDIAN

WA 07 MAP

ALASKA

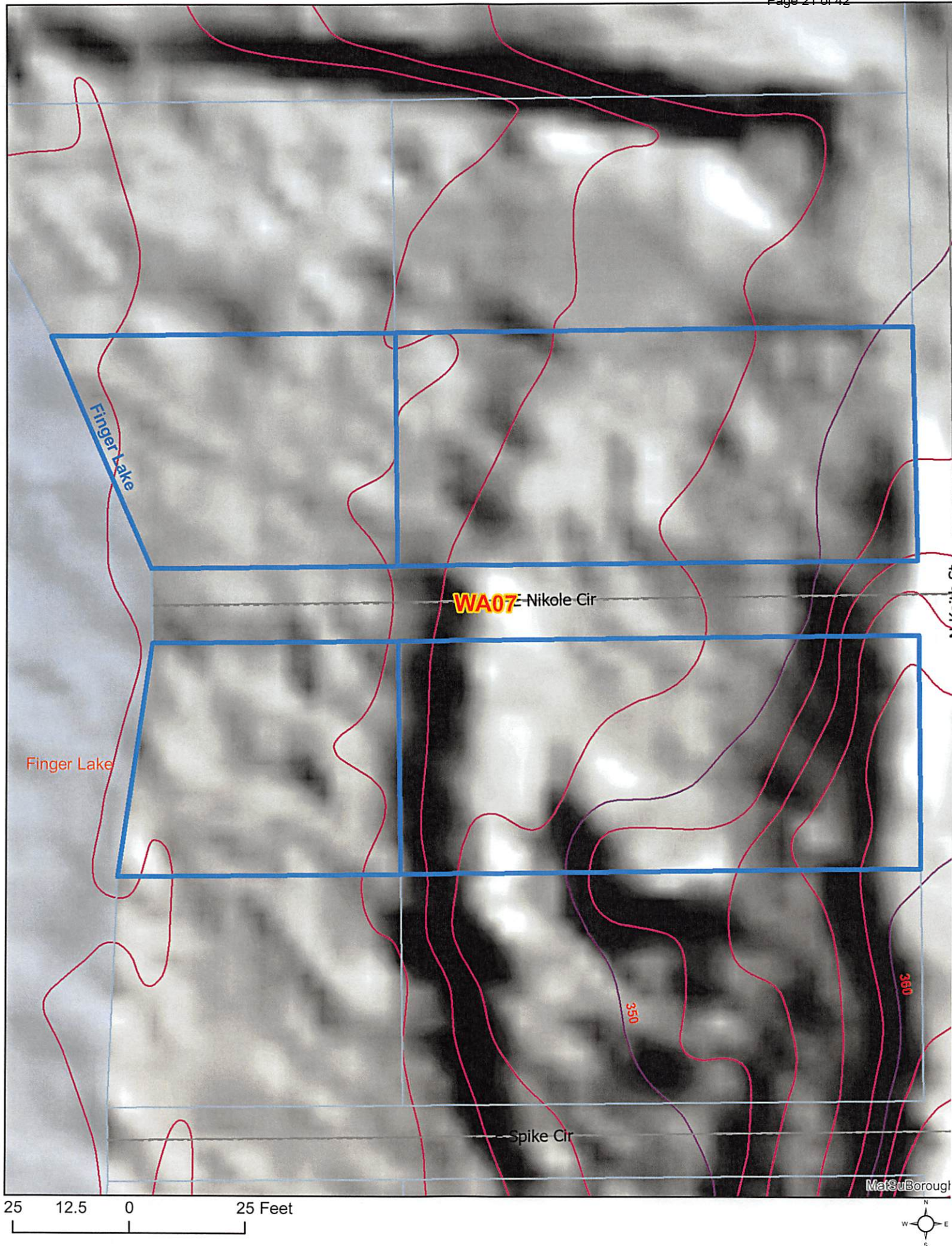
EXHIBIT A





25 12.5 0 25 Feet







MatsSuBorough



Matthew Goddard

From: Code Compliance
Sent: Thursday, June 29, 2023 5:27 PM
To: Matthew Goddard
Subject: RE: RFC Ryan's Finger Lake Cove (MG)

No comments from Code Compliance or Permitting.

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 27, 2023 3:24 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; pamelaj.melchert@usps.gov
Subject: RFC Ryan's Finger Lake Cove (MG)

Hello,

The following link is a request for comments for the proposed Ryan's Finger Lake Cove subdivision. Please ensure all comments have been submitted by **July 10, 2023**, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Ryan's Finger Lake Cove](#)

Feel free to contact me if you have any questions.

Thank you,

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

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION ACT AND THE PLANNING AND LAND USE DIVISION'S POLICIES AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER APPROVED FOR RECORD DATE _____ AND THAT THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, DATE OF ALASKA.

202

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 RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: MAYANUSKA-SUSTINA BOROUGH DATE

LEGEND

- SET 2" ALUMINUM CAP ON EXISTING 5/8" REBAR
- 1" IRON PIPE RECOVERED THIS SURVEY
- REBAR RECOVERED THIS SURVEY AS NOTED
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA (BARRY'S FINGER LAKE SUBDIVISION PLAT NO. 60-12)
- (R1) RECORD DATA (BARRY'S FINGER LAKE SUBDIVISION NO.2 PLAT NO. 61-56)

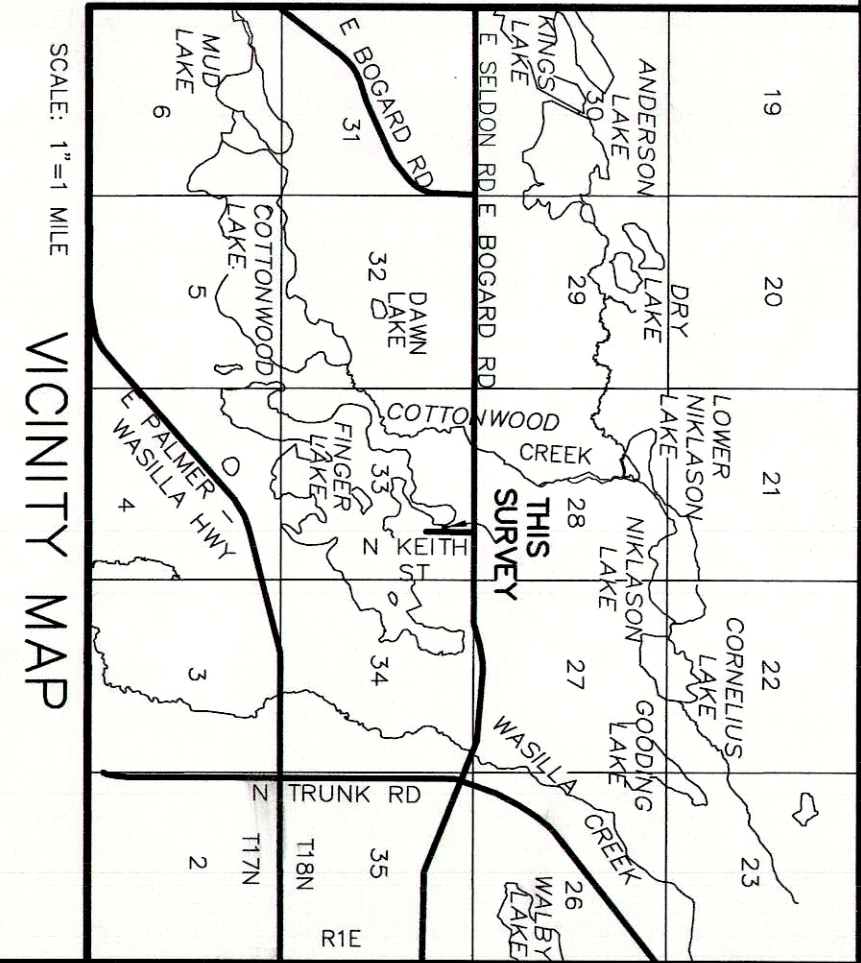
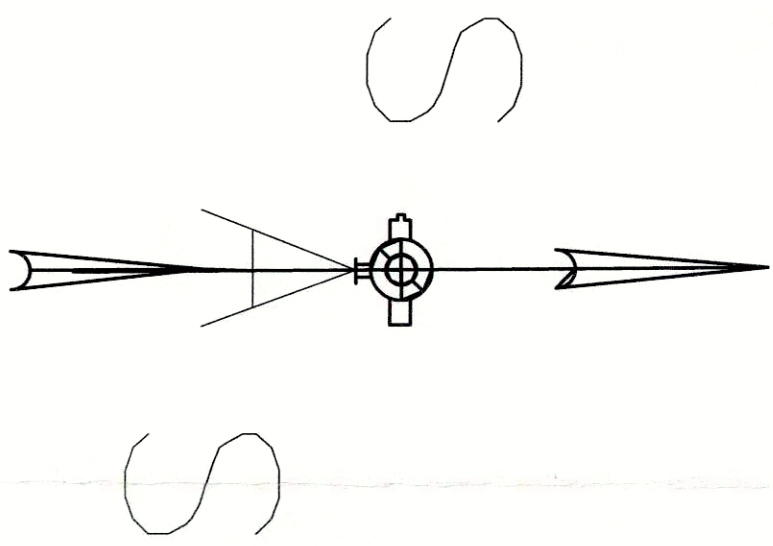
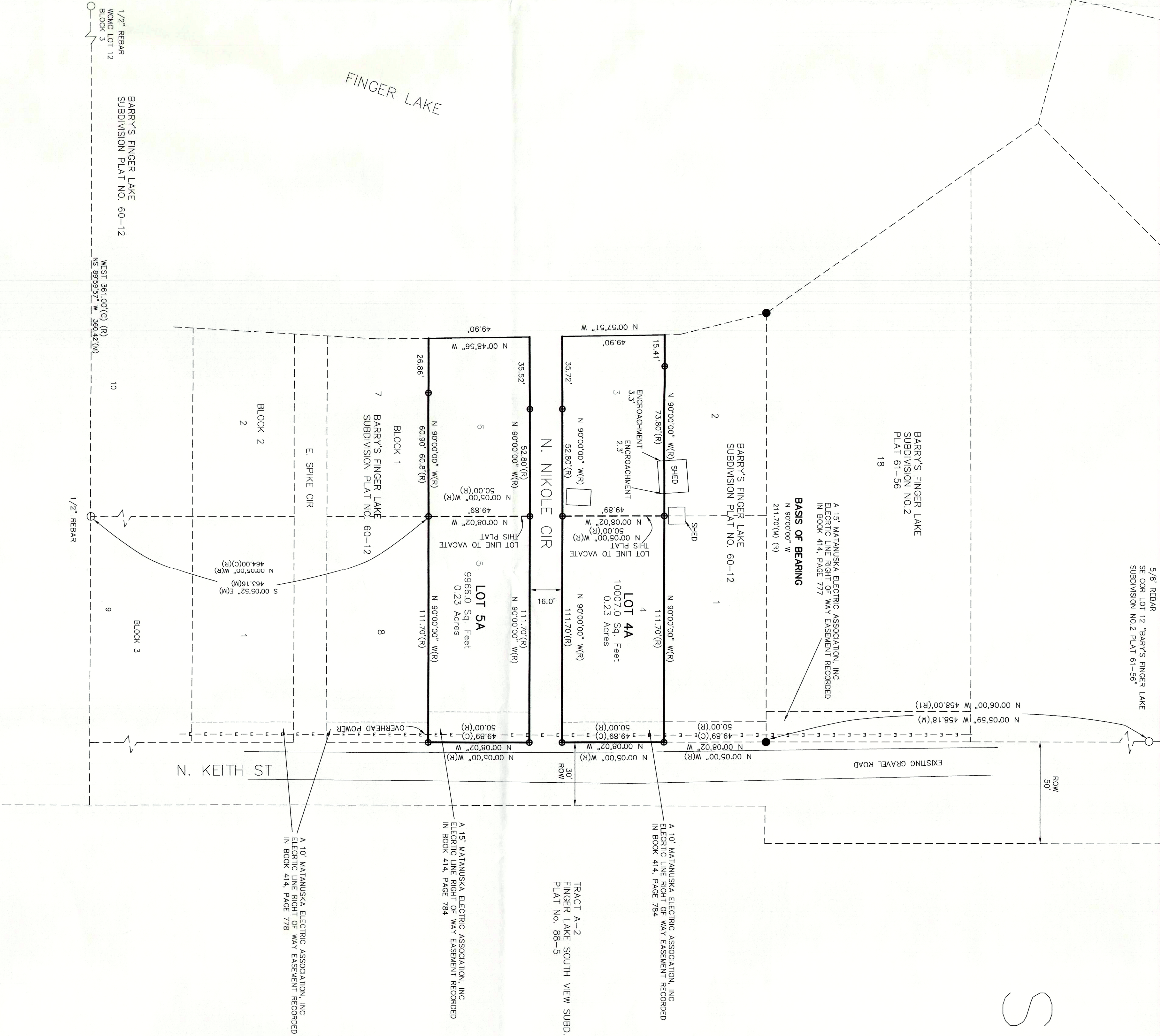
TYPICAL MONUMENT SET

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



NOTES

1. 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 AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED BY THE PLATTING CLERK. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THESE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TARGET OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
5. THE INTENT OF THIS PLAT IS TO ELIMINATE THE DIVISION LINES BETWEEN LOTS 3 AND 4 AND 5 AND 6 OF "BARRY'S FINGER LAKE SUBDIVISION PLAT 60-12"



CERTIFICATE OF OWNERSHIP

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

DATE: _____

RYAN BURKE
1550 WILLOW LEAF CIR
WASILLA, AK 99654

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

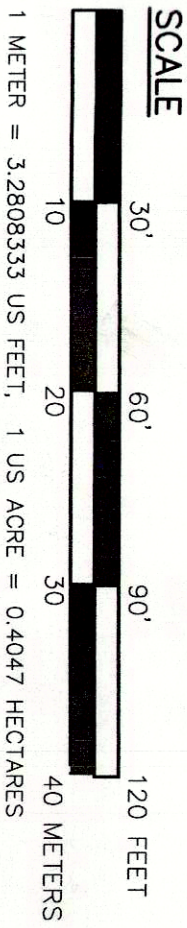
I, JOHN P. O'CONNOR, REGISTRATION NO. 10406, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN DIRECT SUPERVISED BY A DIRECT SUPERVISOR, THAT THE MONUMENTS SHOWN HEREON EXIST AS NOTED AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 6/18/2023

JOHN P. O'CONNOR



RECEIVED
JUN 14 2023
PLATTING
Agenda Copy



PRELIMINARY PLAT OF:-

RYAN'S FINGER LAKE COVE

A REPLAT OF LOTS 3 THROUGH 6
BLOCK 1 OF BARRY'S FINGER LAKE
SUBDIVISION PLAT NO. 60-12

LOCATED WITHIN GOVT. LOT 1, SEC. 33, T18N, R1E, S4, AK
CONTAINING 0.46 ACRES MORE OR LESS.

PREPARED BY:
PALMER RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: MAY 2023
CERTIFICATE OF AUTHORIZATION NO. 74853D
2600 N. PARK DRIVE
WASILLA, AK 99654
PHONE: 907-373-1607 OR 907-631-2503

DRAWN BY: J.O. DATE: 5/31/2023
CHECKED BY: J.O. SCALE: 1"=30' 2023-1 SHEET 1 OF 1

30

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 26, 2023**

ABBREVIATED PLAT: DOUGLAS FIR

LEGAL DESCRIPTION: SEC 27, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: AMANDA SCHOU

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 2.75 ± **PARCELS:** 2

REVIEWED BY: AMY OTTO-BUCHANAN **CASE #:** 2023-080

REQUEST: The request is to create two lots from Lot 4, Block 4, Devon Wood I, Plat No. 84-232, to be known as **DOUGLAS FIR**, containing 2.75 acres +/- . Parcels are located southwest of E. Schrock Road, north of E. Seldon Road and northwest of N. Lucille Street; lying within the NW ¼ SW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

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

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg

DISCUSSION: This platting action is creating two lots from Lot 4, Block 4, Devon Wood I. Access for proposed Lot 4B is from E. Scheelite Drive. Proposed Lot 4A can be accessed by either N. Bonnie Jim Lane or E. Scheelite Drive. Both streets are owned and maintained by MSB, classified as residential and are 60' wide rights-of-way.

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes soils evaluation included logging one new testhole, review of adjacent existing soils information, review of topography information, review of aerial imagery and other observations on site. Testhole location map, drainage map and testhole log are attached. The majority of the parent parcel has rolling terrain with an overall slope preference generally directed to a low region to the northwest and a smaller region to the southwest. Several areas with steep slopes over 25% were noted. Total elevation differential is approximately 24'. There is a moderately level and high elevation region to the northeast serving an existing residence with the remaining regions remaining in a native or near native state. Existing vegetation consists of mature growth cottonwood or birch trees with occasional spruce. The testhole was

excavated on 5/02/23 near the proposed new lot line. Near surface soils encountered included a thin organic mat over a thick layer of silty loess topsoils to 2'. Receiving soils were sands and gravels with a minor to moderate amount of silt. Groundwater was not encountered. One small low wet area exists near N. Bonnie Jim Lane on Lot 4A. Based on available soils and water table information, topography, code definitions and observations on site, each of the proposed lots will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is planned. General existing drainage patterns have been shown on the attached map.

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) notes the slope easement granted by Plat No. 84-232 should be included (see **Recommendation #4**). Development Services (**Exhibit D**) notes a driveway onto E. Scheelite Drive does not have a permit. Petitioner to apply for a driveway permit and provide copy of the application to Platting staff (see **Recommendation #5**). Planning Division (**Exhibit E**) has no objections.

Assessments: (**Exhibit F**) notes two discrepancies: Book and Page is incorrect for the last entry on Note #5. It is Book 1100, not Book 100. Secondly, the 15' wide slope easement created by Plat No. 84-232 is not shown on the new plat (see **Recommendation #4**). *Staff notes these items will be corrected on final plat.*

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

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; Tanaina Community Council; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services or Community Development; MEA, MTA or Enstar.

CONCLUSION: The preliminary plat of **DOUGLAS FIR** 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, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

1. The plat of Douglas Fir consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(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 US Army Corps of Engineers; ADF&G; Tanaina Community Council; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services or Community Development; 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 Douglas Fir, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

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

B5

SUBJECT
PROPERTY

ANTONI EST ADD 1

TR A-1 (7646)

(7)
1
DIV I
(2855)

~~DIV I
(2855)~~

The map shows a residential area with several streets and numbered plots. The main street is labeled 'DEVON WOOD'. Other streets include 'STONEHAVEN C' and 'E STONEHAVEN C'. Numbered plots are visible: 3, 7, 8, 2, and 1. A small inset map in the bottom right corner shows the location of Stonehaven within the Aberdeen City Council area.

~~DEVON WOOD~~

DIV 1
6 7
(2855)

DIV II
(2974)
(7) /

TRACT A-2

~~DEVONWOOD~~

DIV / III

(2974)
5 (8) 4
DIV I

VICINITY MAP

FOR PROPOSED DOUGLAS FIR

LOCATED WITHIN

SECTION 27, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 06 MAP

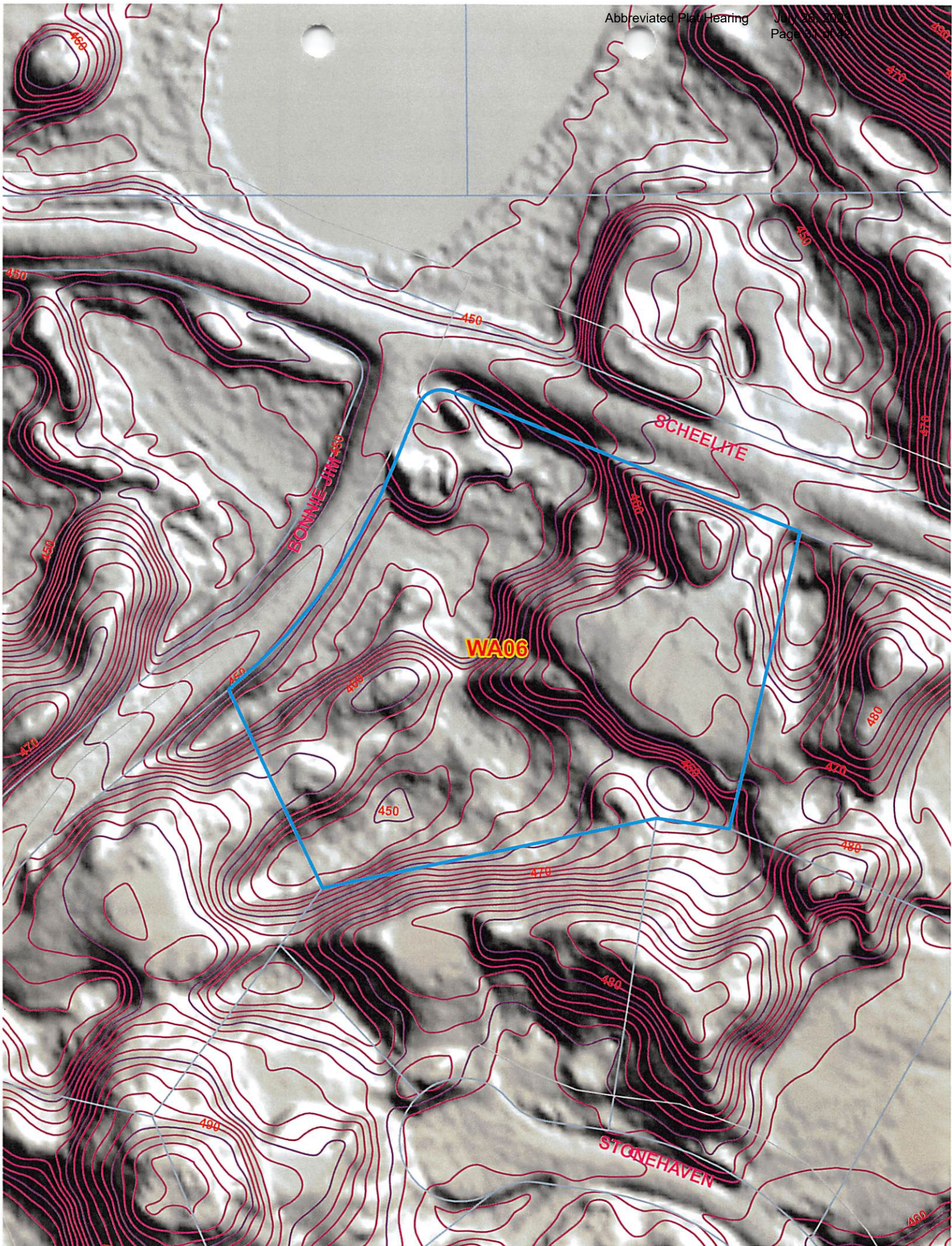
33' SECTION LINE ESMT

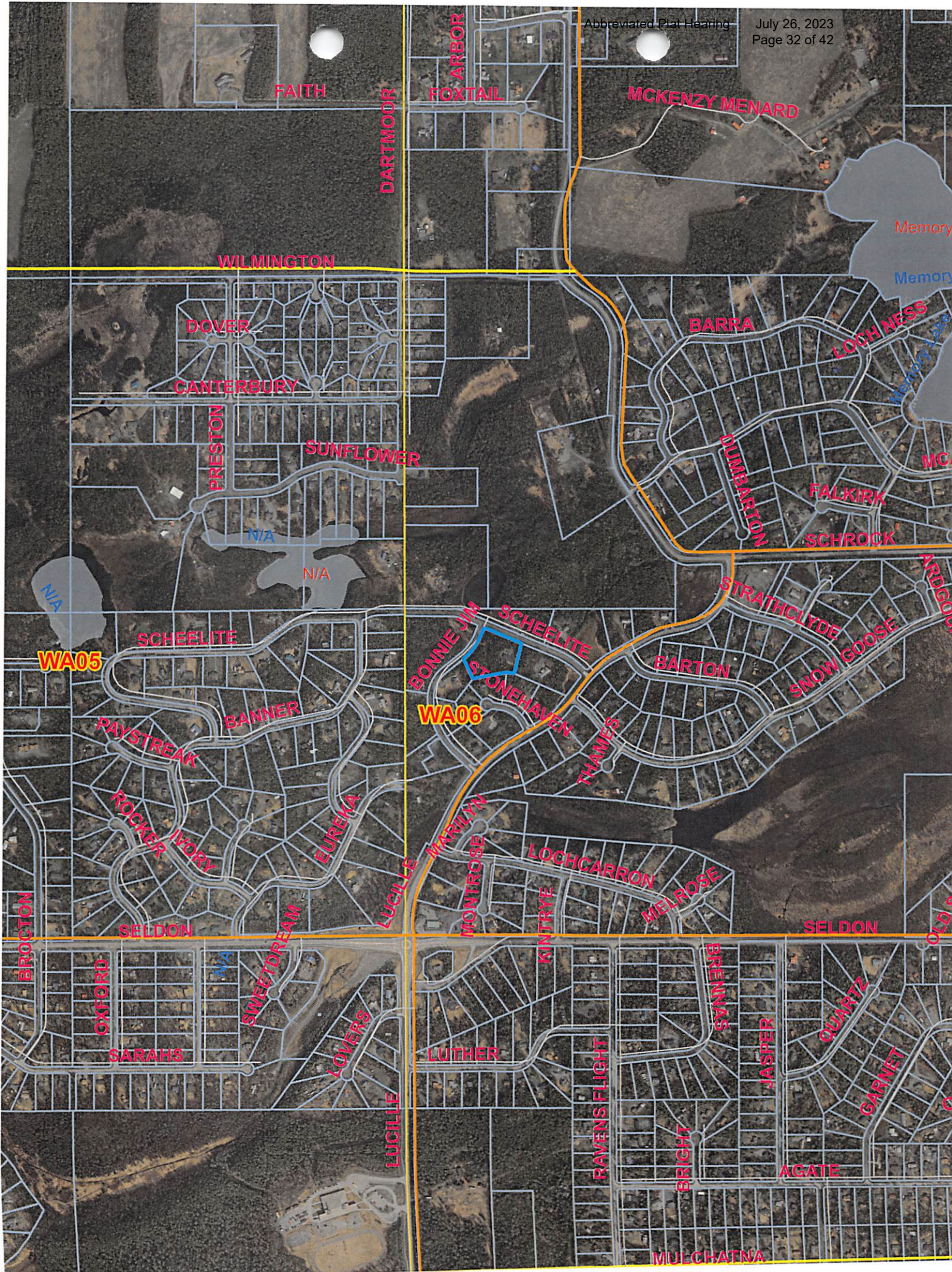
$$\begin{array}{r} 1 \\ (2550) \\ 2 \end{array}$$

13 ADD #1

EXHIBIT A









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

June 13, 2023

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUN 15 2023
PLATTING

Re: *Douglas Fir Subdivision*; Useable Areas, Roads and Drainage
HE #21012

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 2.75 acres. Our soils evaluation included logging one new testhole on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular corner shape south of the intersection of E. Scheelite Drive and N. Bonnie Jim Lane. The majority of the parent parcel has rolling terrain, with an overall slope preference generally directed to a local low region to the northwest or a smaller region to the southwest. Several areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 24'.

Soils & Vegetation. The parent parcel contains a moderately level and high elevation region to the northeast serving an existing residence with the remaining regions remaining in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth cottonwood or birch trees with the occasional spruce tree. One new testhole was dug on 5/03/23 on the parent parcel near the proposed new lotline in order to evaluate existing soil conditions. Near surface soils encountered in the testhole included a thin organic mat over a thick layer of silty loess topsoils which extended down 2'. Receiving soils under the topsoils were sands and gravels with a minor to moderate amount of silt. A copy of the testhole log and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the newly logged testhole which was dug to a depth of 12'. One small low, apparently wet area exists near N. Bonnie Jim Lane on Lot 4A, expected to have a shallow water table. Despite this, groundwater is not

expected to be a substantial limiting factor for development for either of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to water wells, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots as labeled lots 4A & 4B will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

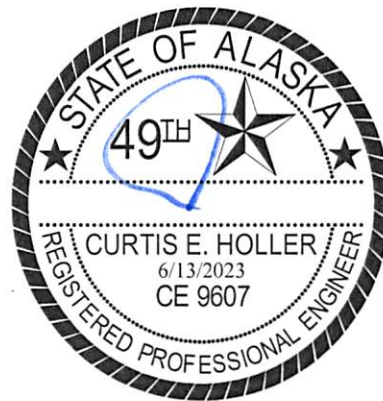
Roads and Drainage. The proposed new lots will be accessed by way of driveways onto existing roads. As no road construction is planned, no drainage plan is required. However general existing drainage patterns have been shown on the attached map.

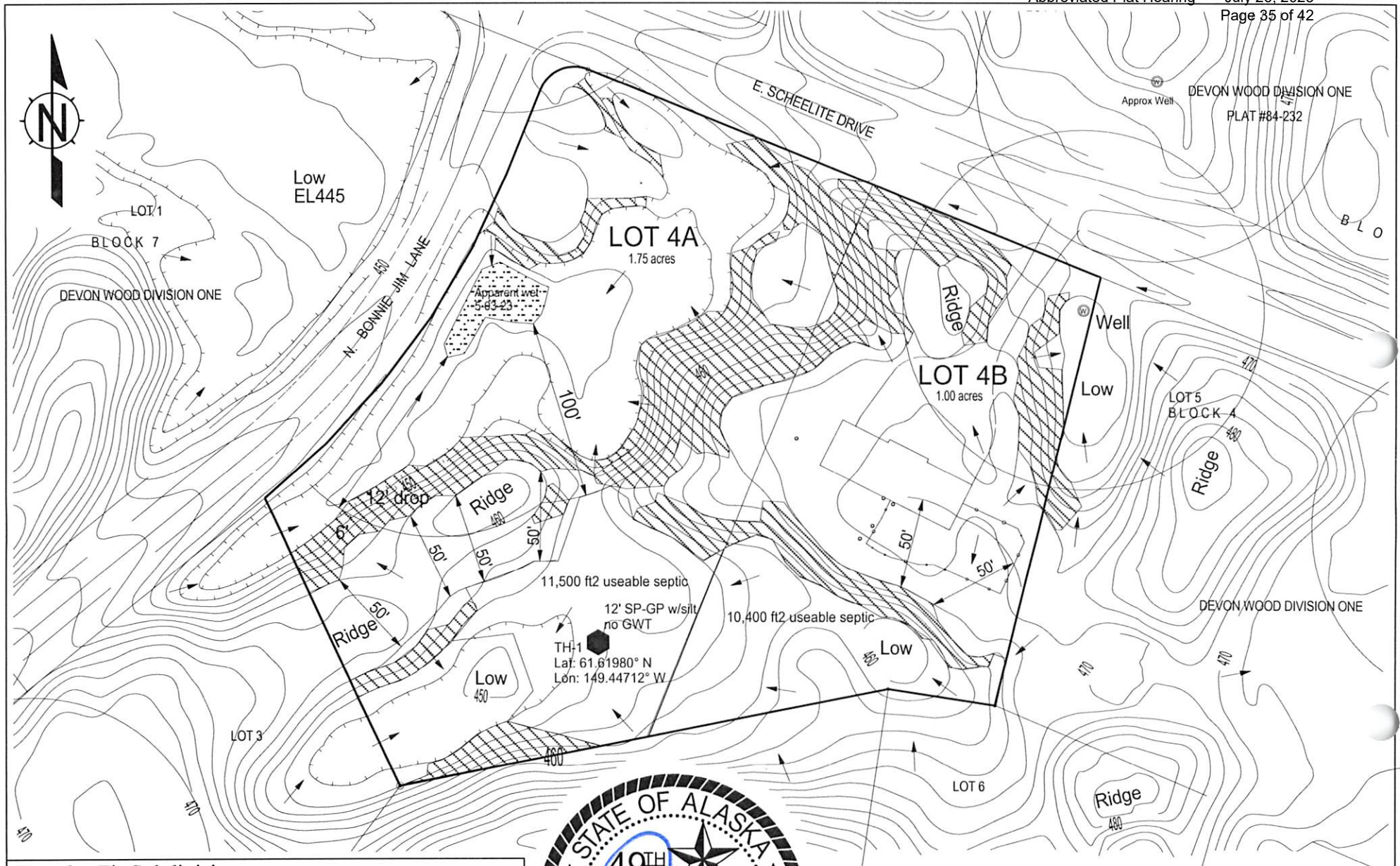
Please do not hesitate to call with any questions you may have.

Sincerely,

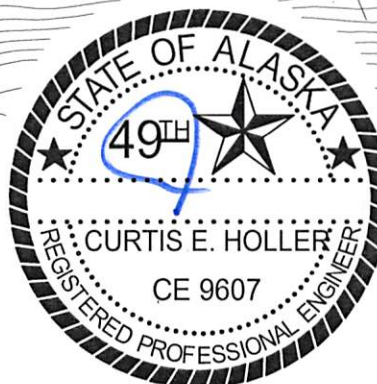
Curtis Holler, PE

c: A. Shou, w/attachments





Douglas Fir Subdivision
Testhole, Useable Area, Drainage, & Topography



Notes

1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Location of improvements approximate.



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Amanda Shou

Legal Description: Douglas Fir Subdivision

Seal

Depth, feet

Soil Type

Slope

Site Plan

↑
N
|

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

No groundwater
No Impermeables

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 5-03-23

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, July 19, 2023 10:43 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Douglas Fir #23-080

Amy,

Include slope easement from plat 84-232.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 4:03 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Douglas Fir #23-080

The following link contains a Request for Comments for Douglas Fir, Case #2023-080, Tax ID#52855B04L004. Comments are due **July 20, 2023**. Please let me know if you have any questions. Thanks, A.

[Douglas Fir](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Monday, July 3, 2023 1:11 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Douglas Fir #23-080

Good Afternoon,

This parcel has a driveway our onto Scheelite Drive without a permit. Please have your applicant apply for their driveway permit.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 4:03 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Douglas Fir #23-080

The following link contains a Request for Comments for Douglas Fir, Case #2023-080, Tax ID#52855B04L004. Comments are due **July 20, 2023**. Please let me know if you have any questions. Thanks, A.

[Douglas Fir](#)

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

Amy Otto-Buchanan

From: Rick Antonio
Sent: Monday, July 17, 2023 10:54 AM
To: Amy Otto-Buchanan
Cc: Kim Sollien
Subject: RFC Douglas Fir #23-080 52855B04L004

Douglas Fir

The Planning Division has no objection to the proposed action.

Rick Antonio

Planner II

Planning & Land Use Division

Matanuska-Susitna Borough

rick.antonio@matsugov.us

stormwater@matsugov.us

Office- 907.861.7815

Remote- 907.707.4591

Amy Otto-Buchanan

From: Katrina Kline
Sent: Tuesday, July 11, 2023 11:01 AM
To: Amy Otto-Buchanan
Cc: Charlyn Spannagel
Subject: RE: RFC Douglas Fir #23-080

Re: A Request for Comments for Douglas Fir, Case #2023-080, Tax ID#52855B04L004 Due by 07/20/2023

There are two things I'm finding with this:

- 1) RFC: Agenda Plat has the wrong Book and Page for the last comment on Note #5. It should be Book 1100 pg. 252.
- 2) I'm not sure where the 15' Slope Easement went that was on Plat 84-232, I don't see it on the new plat.

Thanks!

Katrina Kline
Appraisal Technician
Matanuska-Susitna Borough
907-861-8644

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 4:03 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
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[Douglas Fir](#)

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 19, 2023 6:38 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Douglas Fir #23-080
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 III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

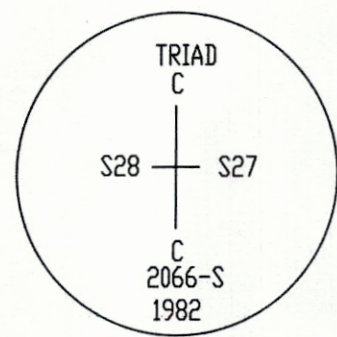
From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 4:03 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Douglas Fir #23-080

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

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[Douglas Fir](#)

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



FOUND 2-1/2" ALUMINUM CAP MONUMENT
0.9' BELOW GROUND

CERTIFICATE OF OWNERSHIP

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.

AMANDA SCHOU DATE
199 E. NELSON AVENUE
WASILLA, ALASKA 99654-6462

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE DATE

NAME/TITLE
MORTGAGE ELECTRIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MICHIGAN 48501-2026

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF MICHIGAN
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 _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

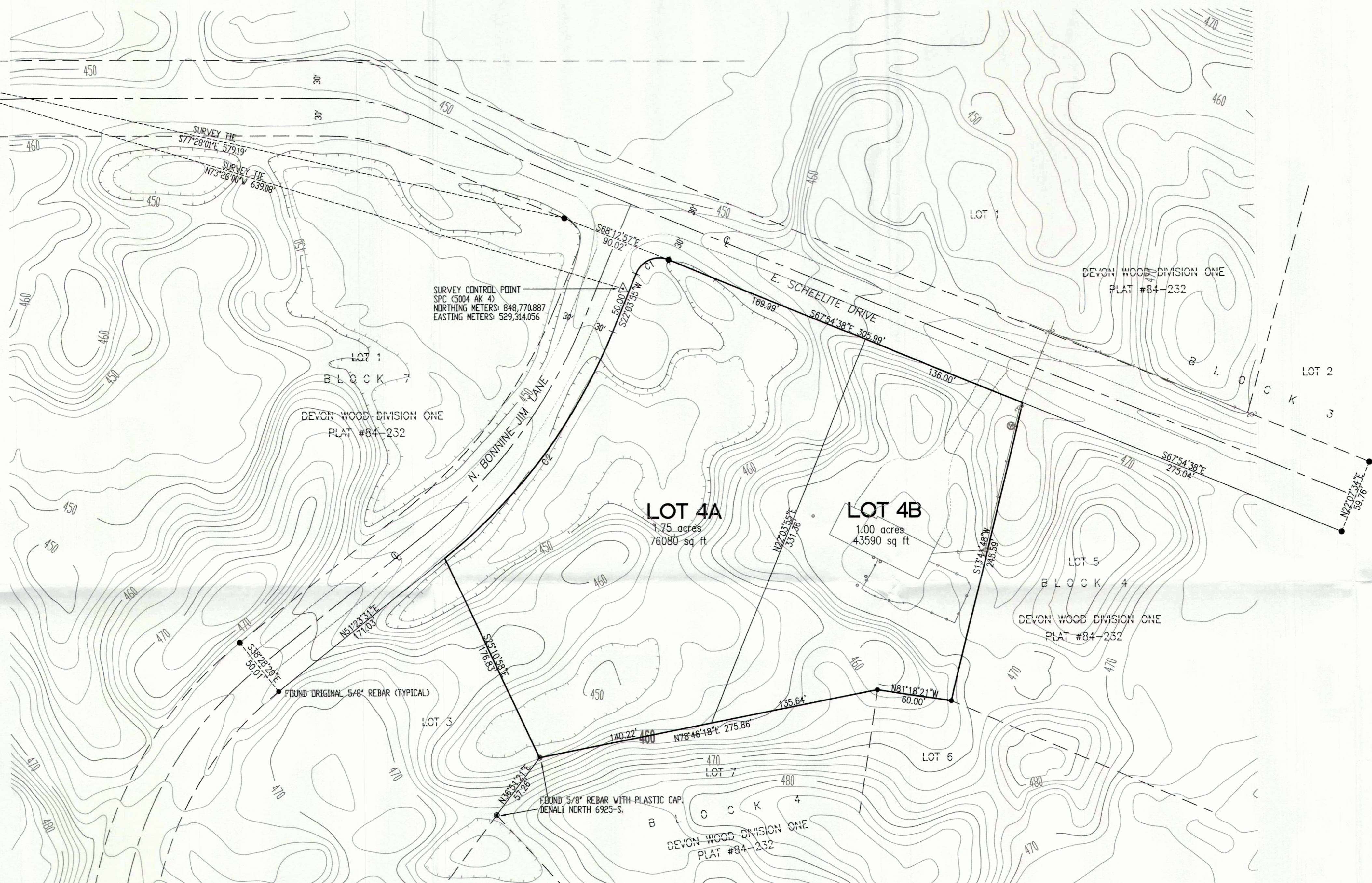
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	31.63'	20.00'	20.21'	90°36'03"	28.43'	S66°43'15"W
C2	227.97'	445.39'	116.54'	29°19'36"	225.49'	N36°43'43"E

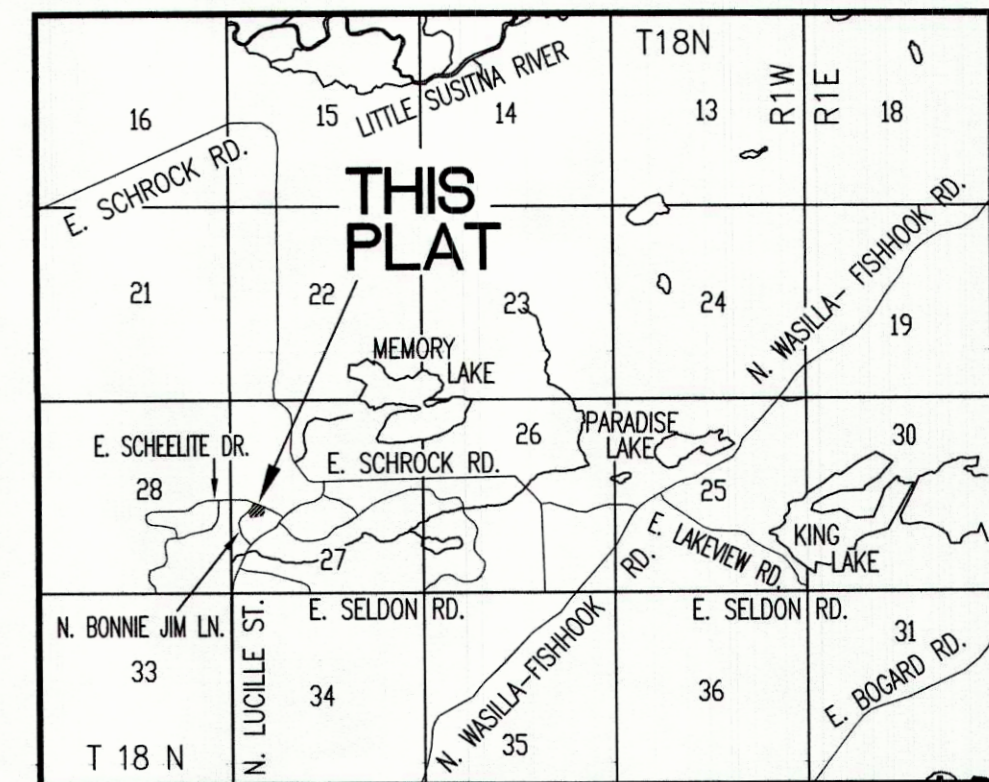
LEGEND

- FOUND 2-1/2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ORIGINAL 5/8" REBAR
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- SURVEY CONTROL POINT



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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE



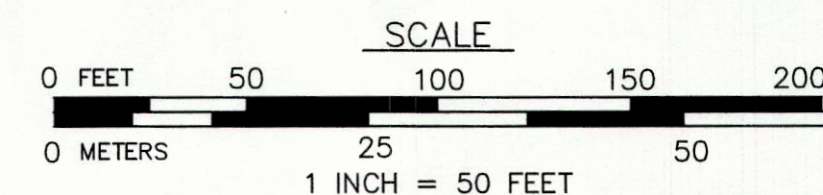
VICINITY MAP
SCALE 1" = 1 MILE

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 PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON AUGUST 24, 1972 IN BOOK 64, PAGE 640; WITH AMENDMENTS THERETO: RECORDED MAY 9, 1973 IN BOOK 71, PAGE 778, DECEMBER 30, 1985 IN BOOK BOOK 450, PAGE 356, DECEMBER 30, 1985 IN BOOK BOOK 450, PAGE 365, RECORDED DECEMBER 10, 1999, IN BOOK 1048, PAGE 199, RECORDED NOVEMBER 15, 2000 IN BOOK 100, PAGE 252

Agenda Copy

RECEIVED
JUN 14 2023
PLATTING



A PLAT OF DOUGLAS FIR

A SUBDIVISION OF LOT 4, BLOCK 4
DEVON WOOD DIVISION ONE, PLAT #84-232
WITHIN THE NW1/4 SW1/4 SECTION 27, T. 18 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.75 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 3/25/21	DRAWING: 2021-12/DouglasFir
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1