

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.

October 11 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **I & B:** The request is to create three lots from Tax Parcel A2, be known as **I & B**, containing 82.6 acres +/- . The property is located east of Christiansen Lake, directly north of E. Camelot Place, and Directly east and west of S. Comsat Road; within the SW ¼ SE ¼ and NW ¼ SE ¼ Section 29, Township 26 North, Range 04 West, Seward Meridian, Alaska, (Tax ID # 26N04W29A002). In the Talkeetna Community Council and in Assembly District #7. (Petitioner/Owner: Brian Correria, Staff: Chris Curlin, Case # 2023-108)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 11, 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

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 11, 2023

ABBREVIATED PLAT: I & B

LEGAL DESCRIPTION: SEC 29, T26N, R04W S.M., AK

PETITIONERS: BRIAN CORREIRA

SURVEYOR/ENGINEER: BULL MOOSE SURVEYNG, LLC

ACRES: 82.6 +/- PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2023-108

REQUEST:

The request is to create three lots from Tax Parcel A2, be known as **I & B**, containing 82.6 acres +/- . The property is located east of Christiansen Lake, directly north of E. Camelot Place, and Directly east and west of S. Comsat Road; within the SW ¼ SE ¼ and NW ¼ SE ¼ Section 29, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Topographic Narrative

Exhibit B – 1 pg

COMMENTS:

MSB Pre-design and Engineering

Exhibit C – 1 pg

Talkeetna Community Council

Exhibit D – 2 pgs

Utilities

Exhibit E – 6 pgs

DISCUSSION: The proposed subdivision is creating three lots. Lot 1 will be 39.72 acres, Lot 2 will be 22.80 acres and Lot 3 will be 20.03 acres. All lots have access to S. Comsat Road, an ADOT owned and maintained road. Proposed Lot 1 has additional access from E. Shangrila Drive, a Borough owned R.O.W. Lot 2 has additional access from E. Camelot Place, a Borough owned and maintained road.

Soils Report: A Topographic Narrative (**Exhibit B**) was submitted pursuant to MSB 43.281.20(1)(i)(i), by Owen T. Dicks, PLS.

COMMENTS:

DPW Pre-design and Engineering (**Exhibit C**) has no comment.

Talkeetna Community Council (**Exhibit D**) Noted an easement recorded as ADL 33023, was not on the plat. *Staff notes the easement was vacated in 1994 with Vacation Resolution No. 94-1-V, recorded as document 1994-000154-0, in the Talkeetna Recording District, and found in Book 147, page 6. (Exhibit D-2)*

Utilities: (Exhibit E) ENSTAR has no comments or objections. GCI has no comments or objections. MEA and MTA did not respond.

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

CONCLUSION

The plat of I&B Subdivision is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Topographic Narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

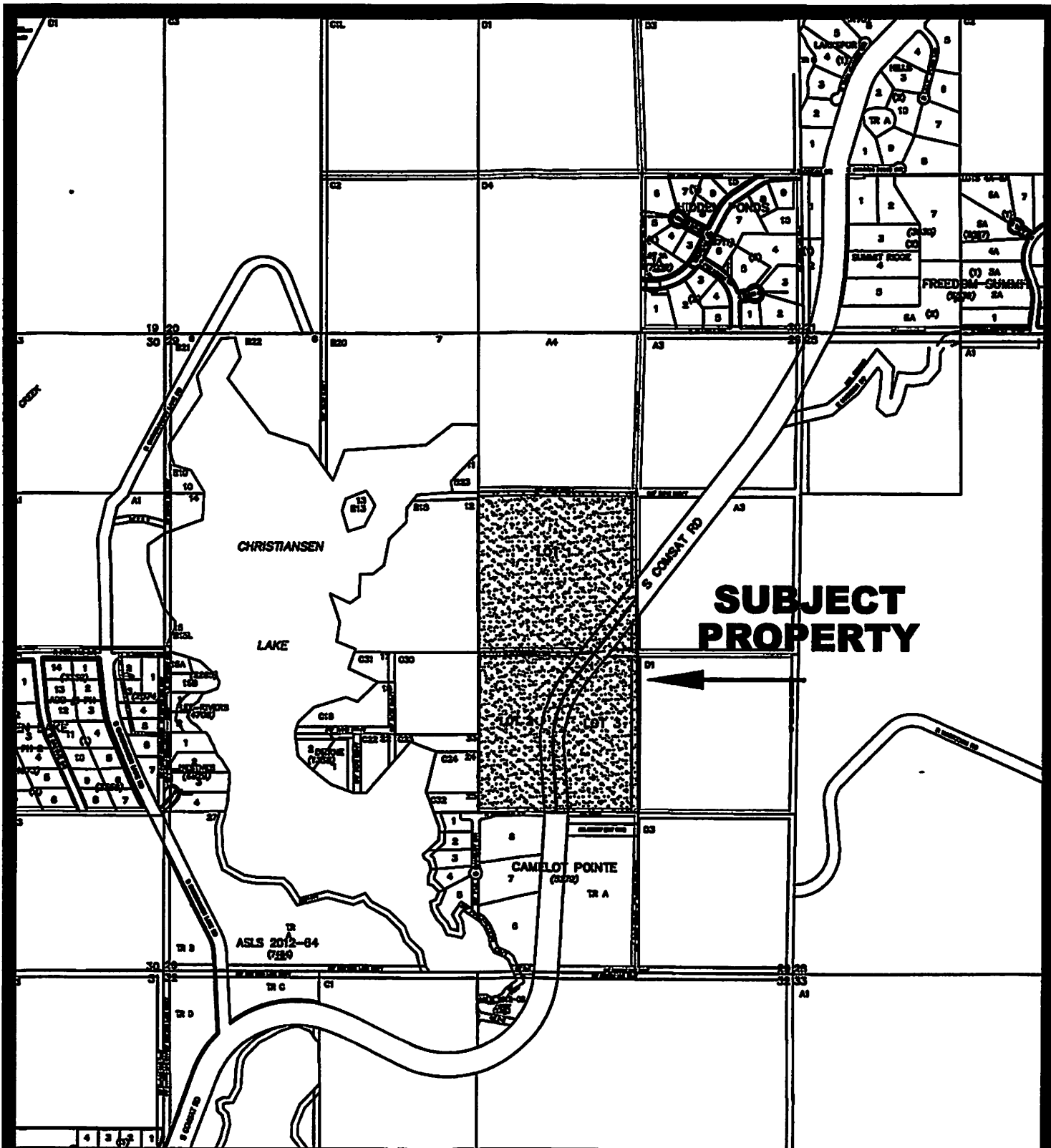
FINDINGS of FACT:

1. The abbreviated plat of I & B is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #24 Talkeetna; Road Service Area #29 Talkeetna; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of I & B Subdivision, contingent on the following recommendations:

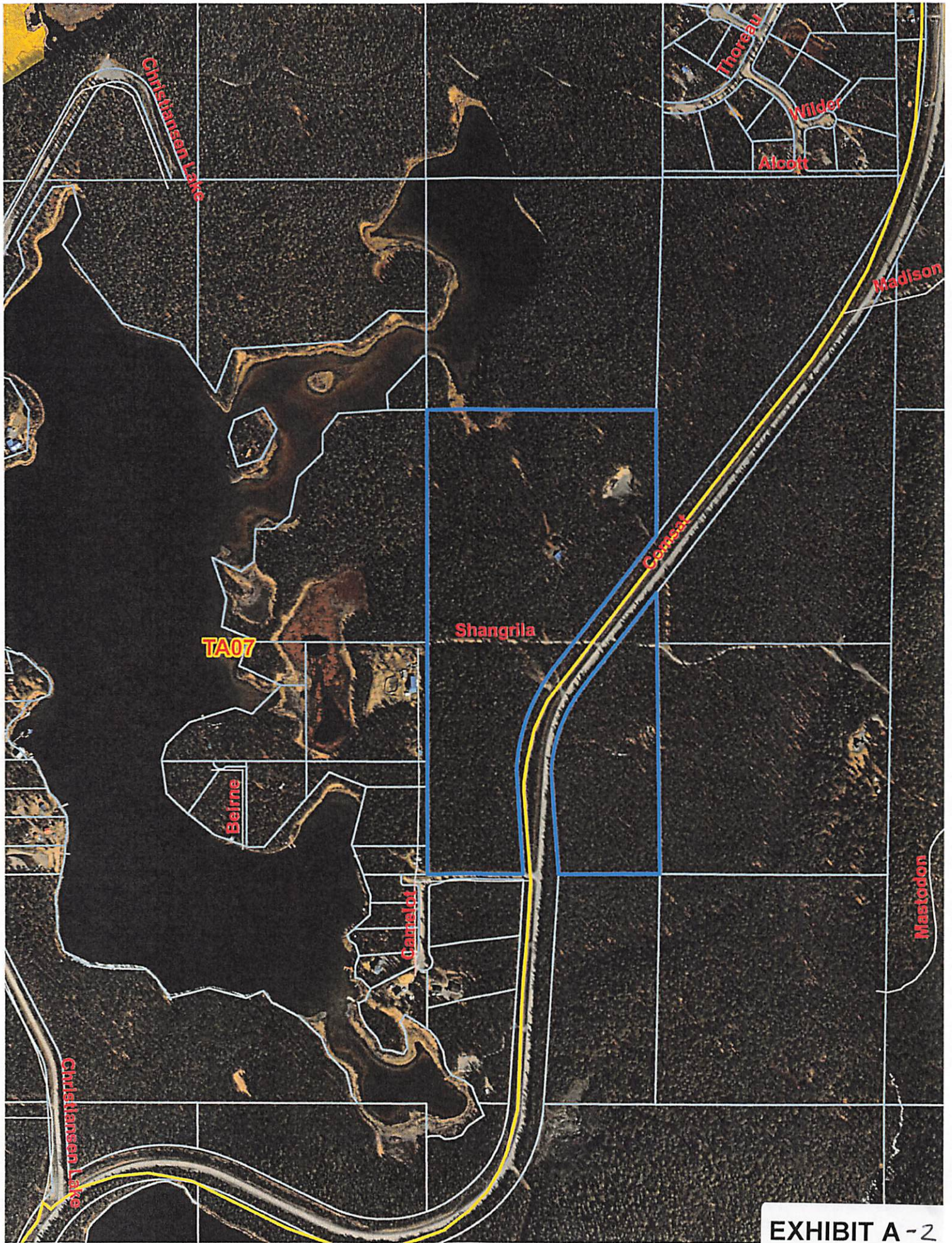
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

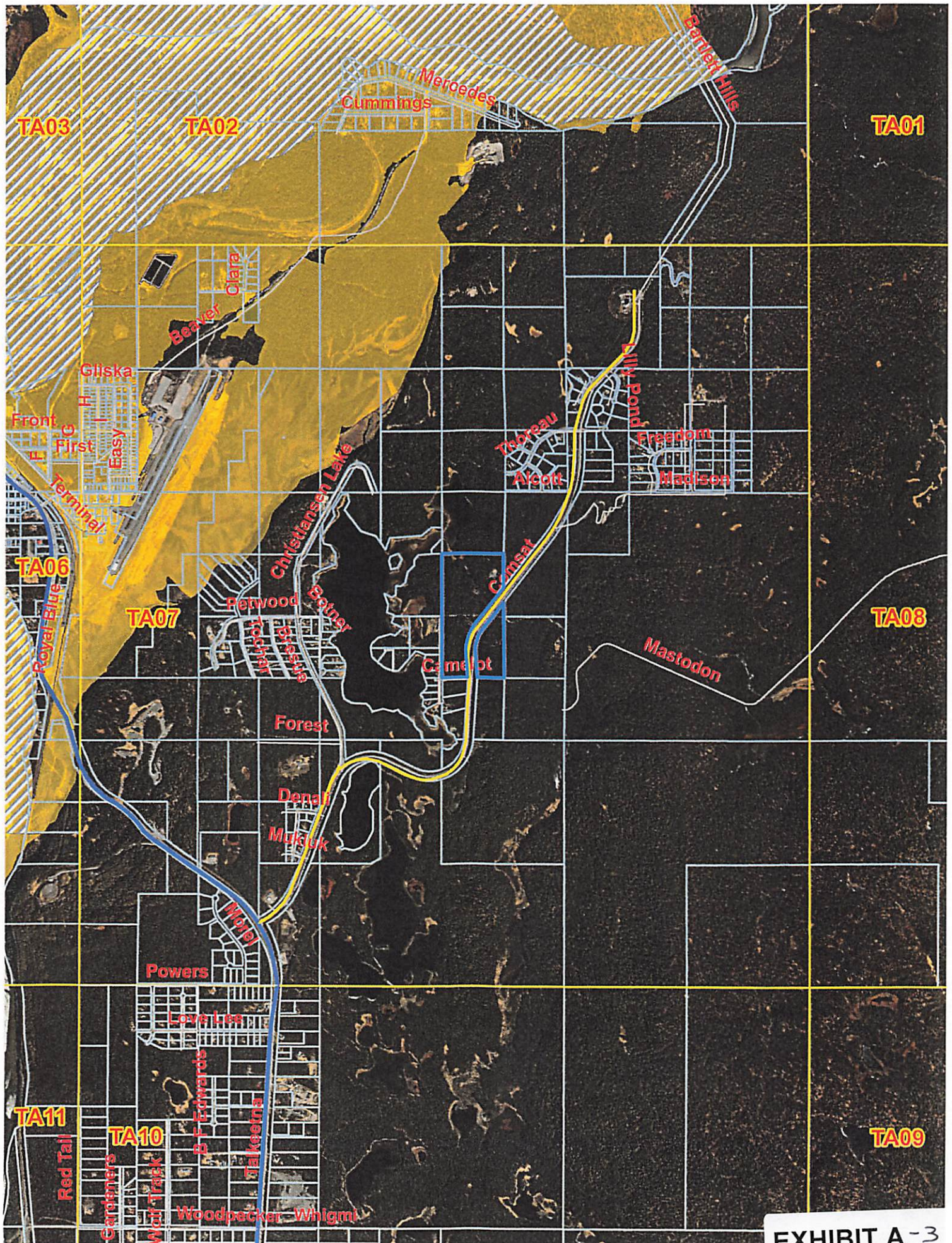


**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED I & B SUBDIVISION
 LOCATED WITHIN
 SECTION 29, T26N, R4W, SEWARD MERIDIAN
 ALASKA

TA07 MAP







Bull Moose Surveying LLC

Tim & Sarah Carmen, Owners

Owen T. Dicks, P.L.S.
200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



RECEIVED
SEP 08 2023
PLATTING

TOPOGRAPHIC NARRATIVE

TO: Fred Wagner, PLS, Platting Officer
RE: I + B Subdivision

The proposed subdivision is 82.6 acres in area. S. Comsat Road runs from the center south property line northeast to just north of the middle of the eastern property line and has E. Shangrila Drive splitting it in the middle east to west. E. Camelot Place runs from Comsat Road on the south property line to the southwestern corner of this subdivision, then turns south into S. Camelot Circle. The southern half of the property slopes and drains to the south and west. The northern half of the property slopes and drains to the northwestern corner of the property and eventually into Christiansen Lake. The topography is best described as gently rolling terrain with mature birch and spruce.

Respectfully,

Owen T. Dicks, PLS

EXHIBIT B

Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, September 20, 2023 11:06 AM
To: Jesse Curlin
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor
Subject: Re: RFC I & B MSB 2023-108

Follow Up Flag: Follow up
Flag Status: Flagged

Chris,

No Comments from PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, September 15, 2023 2:55 PM
To: Alex Strawn <Alex.Strawn@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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org <contact@talkeetnacouncil.org>; Brian Davis <Brian.Davis@matsugov.us>; Eric Chappel <Eric.Chappel@matsugov.us>; jsandrw@matnet.com <jsandrw@matnet.com>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc <board@nlakes.cc>; davemtp@mtaonline.net <davemtp@mtaonline.net>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net <hessmer@mtaonline.net>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov <mark.eiesnman@alaska.gov>
Subject: RFC I & B MSB 2023-108

Good afternoon,

Attached is the updated Request for Comments with a different lot design for I & B, Case 2023-108. Comments are due by **September 25, 2023**.

 [I & B](#)

Jesse Curlin

From: Jesse Curlin
Sent: Tuesday, September 19, 2023 11:44 AM
To: J Stras
Subject: RE: RFC I & B MSB 2023-108
Attachments: Full page photo 33023.pdf

Thank you. I may have found why it's not showing up.
Attached is a document from the recorder's website vacating the easement.

Sincerely,

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

From: J Stras <jstras@mtaonline.net>
Sent: Tuesday, September 19, 2023 11:31 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: John s <jstras@mtaonline.net>
Subject: Re: RFC I & B MSB 2023-108

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

Hi again, Chris I am chair of the Talkeetna RSA 29 road board. I write now regarding Case 2023-108. I wish to call your attention to the existence of a 60' public right of way, ADL 33023, that traverses Lots 1 and 2 of the subject property.

The existence of this ADL 33023 is recognized by the attached Quit Claim Deed (Grantor is DNR; Grantee is Al Sousa). DNR mapper (<https://gis.data.alaska.gov/maps/SOA-DNR::easement-1/explore?location=62.325367%2C-150.037455%2C13.38>) shows (unlabeled) ADL 33023 as the the single purple line running roughly north south between Christiansen Lake and Comsat Road.

Note that the attached DNR – Sousa deed also reserves both ADL 33042 (along the property boundary) and ADL 46013 (Comsat Road), and both of which are shown on the Agenda Plat of the subject property.

ADL 33023 is not, however, shown on the Agenda Plat.

ADL 33023 is a valid existing right and should be shown on the Plat of the subject property and otherwise considered as part of this platting process.

Thank you for this opportunity to comment.

John Strassenburgh

MATANUSKA-SUSITNA BOROUGH
PLANNING AND ZONING COMMISSION
RESOLUTION SERIAL NO. 94 - 1 - V

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE MATANUSKA-SUSITNA BOROUGH APPROVING THE VACATION OF ANY PUBLIC INTEREST IN A PORTION OF A 60' RIGHT OF WAY ALSO KNOWN AS ADL 33023 LOCATED WITHIN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 29, TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA. LOCATED WITHIN THE TALKEETNA RECORDING DISTRICT.

WHEREAS, Alfred L. Sousa petitioned the Planning and Zoning Commission of the Matanuska-Susitna Borough to vacate any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska as Comsat Road now provides access to adjoining property; and

WHEREAS, notice of public hearing for the purpose of vacating any public interest was published and notices sent to affected property owners not signing the petition; and

WHEREAS, the Planning and Zoning Commission heard testimony for or against the petition and considered the merits of the petition; and

WHEREAS, the Planning and Zoning Commission approved the vacation request;

NOW THEREFORE; the Matanuska-Susitna Borough Planning and Zoning Commission resolves that any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska is hereby vacated.

PASSED AND APPROVED by the Planning and Zoning Commission of the Matanuska-Susitna Borough on the 19th day of June, 1972.

January 7, 1993

ATTEST:

Paul B. [Signature]
Planning Director for
Matanuska-Susitna Broough

Marilyn McGuire [Signature]
Marilyn McGuire, Platting Clerk

RETURN TO:

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

94-154

RECORDED - FILED	15
TALKEETNA REC. DIST.	
DATE	2-7-94
TIME	3:50 P.M.
Requested by	ALFRED SOUSA
Address	Box 169
TALKEETNA, AK 99671	



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

September 18, 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.

**I & B SUBDIVISION
(MSB Case #2023-108)**

If you have any questions, please feel free to contact me at (907) 714-7510 or by email at andrew.fraiser@enstarnaturalgas.com.

Sincerely,

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

Andrew Fraiser, SR/WA
Southern Division Operations Manager
ENSTAR Natural Gas Company
36225 Kenai Spur Hwy
Soldotna, AK 99669



Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, September 22, 2023 11:14 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC I & B MSB 2023-108
Attachments: RFC Packet.pdf; Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Jesse,

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

Thanks,

MIREYA ARMESTO


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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, September 15, 2023 2:55 PM
To: Alex Strawn <Alex.Strawn@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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Brian Davis <Brian.Davis@matsugov.us>; Eric Chappel <Eric.Chappel@matsugov.us>; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov
Subject: RFC I & B MSB 2023-108

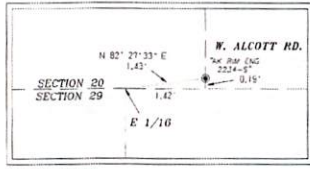
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good afternoon,

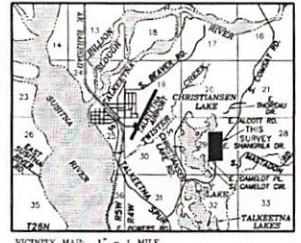
Attached is the updated Request for Comments with a different lot design for I & B, Case 2023-108. Comments are due by **September 25, 2023**.

 [I & B](#)

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 8"x6" YELLOW CONCRETE ADOT RIGHT OF WAY MONUMENT
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - RECORD VALUE PER TOWNSHIP PLAT - DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 29, DATED MARCH 15, 1967
 - RECORD VALUE PER BUSH SURVEY'S UNLIMITED RECORD OF SURVEY (PLAT #34-2395)
 - RECORD VALUE PER TALKEETNA SURVEYING RECORD OF SURVEY (PLAT #38-785)
 - RECORD VALUE PER CAMLOUT PONTE SUBDIVISION (PLAT #2002-22)
 - RECORD VALUE PER HIDDEN PONDS SUBDIVISION (PLAT #2007-5)
 - RECORD VALUE PER ADOT/TAFF PROJECT C-50382 COMSAT EARTH STATION ACCESS HWY. (ALSO RECORDED IN DOC. # 2018-00181-0 AS ADL 86015)
 - MEASURED VALUE THIS SURVEY
 - COMPUTED VALUE THIS SURVEY
 - SET 3-1/4" ALUMINUM CAPPED PIPE MONUMENT, AS NOTED
 - SET 5/8" REBAR WITH 1" RED PLASTIC CAP LABELED "BULL MOOSE LS 184515"



E 1/16 DETAIL
SCALE: 1" = 1'



CERTIFICATE OF OWNERSHIP AND DEDICATION
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

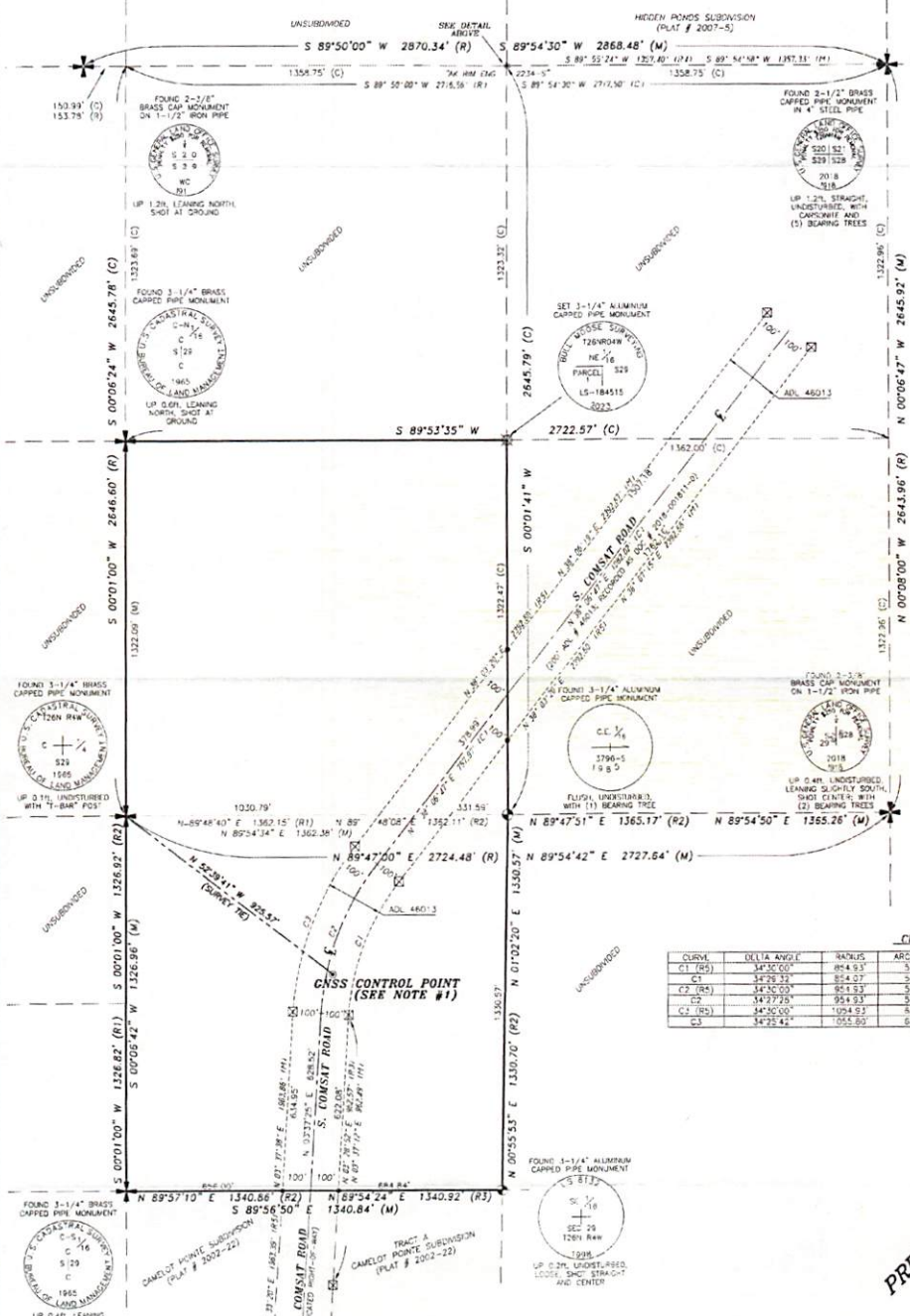
BRIAN CORRIERA DATE
23092 S. COMSAT ROAD
TALKEETNA, AK 99551

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR **BRIAN CORRIERA**

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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY

PLAT RESOLUTION NO.
DATE
AND THAT THIS PLAN 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: PLATING CLERK



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R5)	34°32'00"	854.53'	514.79'	265.44'	N 20°48'20" E	507.04'
C2 (R5)	34°28'22"	854.53'	514.13'	265.11'	N 20°51'58" E	506.42'
C3 (R5)	34°28'22"	854.53'	515.00'	266.31'	N 20°48'20" E	568.35'
C4 (R5)	34°27'35"	954.53'	574.28'	296.12'	N 20°52'48" E	565.67'
C5 (R5)	34°28'00"	1094.53'	675.21'	327.58'	N 20°48'20" E	625.86'
C6	34°25'42"	1055.53'	634.42'	327.11'	N 20°53'24" E	624.92'

APPROVED AS SHOWN
CORRECTED
SIGN: Minnie Amato, DATE: 8/29/2023
CCI ENGINEERING & DESIGN

PRELIMINARY

RECEIVED
SEP 8 2023
PLATTING

CONTROL DIAGRAM

I & B SUBDIVISION

A SUBDIVISION OF THE
SW 1/4 NE 1/4
AND
NW 1/4 SE 1/4
SECTION 29, T26N R4W

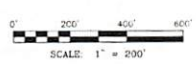
SEWARD MERIDIAN, ALASKA
TALKEETNA RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 80.6 ACRES MORE OR LESS

BULL MOOSE SURVEYING, LLC
200 HYDRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6937
OFFICE: bullmoosesurveying.com
DRAWN BY: ELO
DATE: 8/29/2023
CHECKED BY: GID
DRAWING SCALE: 1"=200'

- NOTES**
- THE "BACKS OF BEARING" IS BEARING NORTH AS OBSERVED ON MAY 10, 2023 AT CONTROL POINT SHOWN. CONTROL POINT IS A 5/8" REBAR WITH 1" YELLOW "BULL MOOSE" LS 184515 PLASTIC CAP AND HAS A LATITUDE OF 63°18'48.5300"N AND A LONGITUDE OF 150°03'04.5915"W. THIS SURVEY WAS CONDUCTED USING LEICA MIA DGN5 (GLOBAL NAVIGATION SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) GEOID FOR (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 43.15.130(a).
 - BLANKET ELECTRICAL & TELECOMMUNICATIONS EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JANUARY 24, 1992 IN BOOK 138, PAGE 271.
 - ELECTRICAL & TELECOMMUNICATIONS EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 20, 1995 IN BOOK 156, PAGE 135.

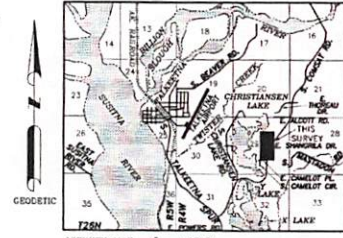
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH AGAUST 31, 2023 INCLUDED IN THE SUBDIVISION OR RELIED UPON HEREIN HAVE BEEN PAID.
DATE: 8/29/2023
BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS DRAWING 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.
DAVID THOMAS DICKS, P.L.S.
LS 184515 PROFESSIONAL LAND SURVEYOR
DATE: 8/29/2023



- LEGEND**
- ✚ FOUND MONUMENT AS NOTED
 - ✚ FOUND 6"X6" YELLOW CONCRETE ADOT RIGHT OF WAY MONUMENT
 - ✚ FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER TOWNSHIP PLAT - DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 23, DATED MARCH 15, 1967
 - (R1) RECORD VALUE PER BUSH SURVEYS UNLIMITED RECORD OF SURVEY (PLAT #91-2365)
 - (R2) RECORD VALUE PER TALKEETNA SURVEYING RECORD OF SURVEY (PLAT #56-783)
 - (R3) RECORD VALUE PER CAMELOT PONTE SUBDIVISION (PLAT #2003-22)
 - (R4) RECORD VALUE PER HOOKER FORDS SUBDIVISION (PLAT #2007-5)
 - (R5) RECORD VALUE PER AKDOT/ATM PROJECT C-50382 CONSIST EARTH STATION ACCESS HWY.
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ✚ SET 5/8"X6" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
 - ⊕ POWER POLE
 - ⊕ GUY ANCHOR
 - ⊕ POWER JUNCTION BOX
 - ⊕ POWER METER
 - ⊕ PEDESTAL
 - ⊕ TRAFFIC SIGN

1" = 100'



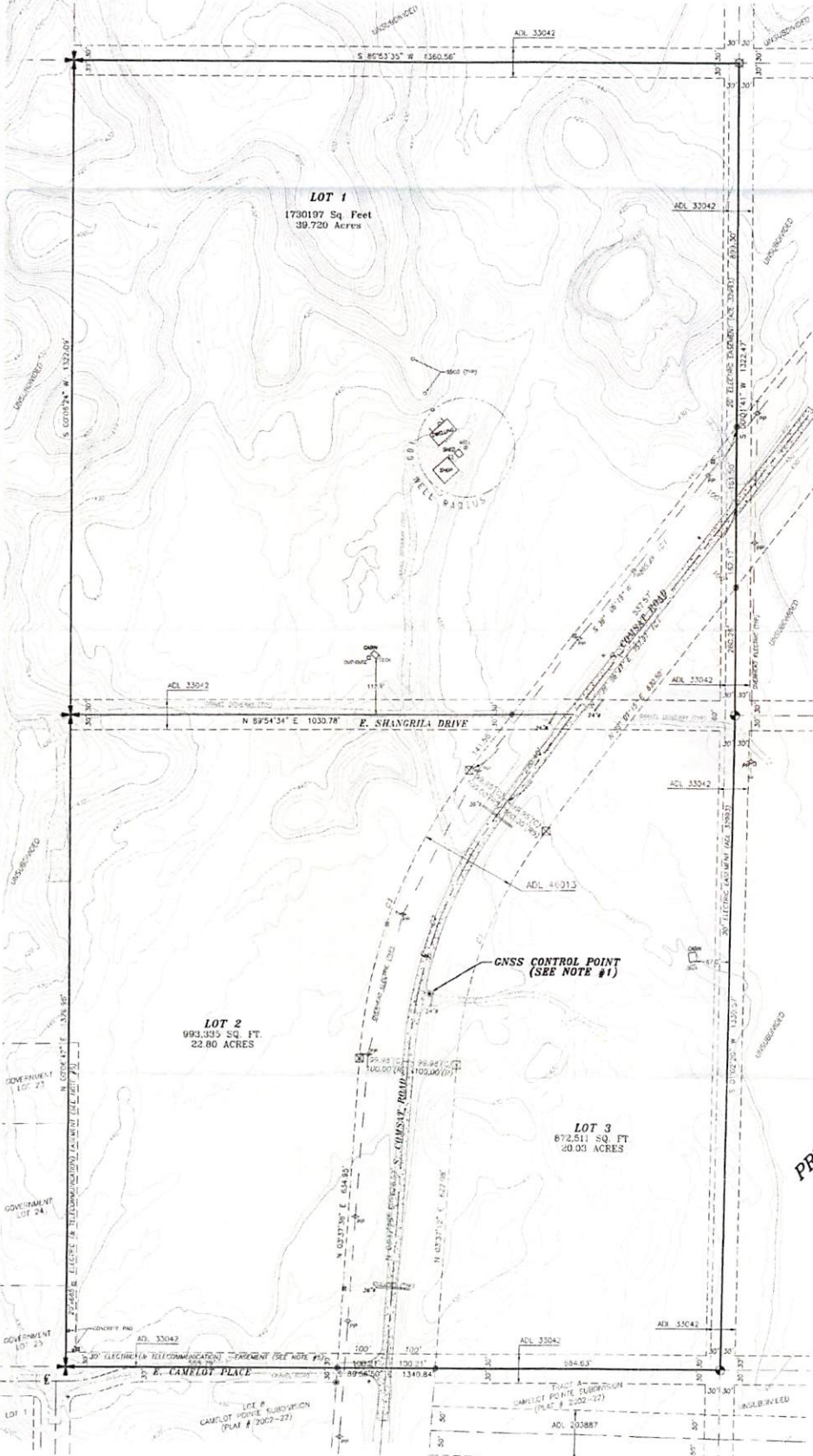
VICINITY MAP: 1" = 1 MILE

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.



OWEN THOMAS DICKS, P.L.S.
15 184515 PROFESSIONAL LAND SURVEYOR

8/29/2023
DATE



APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN: Mireya Armenta, DATE: 08/22/2023
GCI ENGINEERING & DESIGN

PRELIMINARY

RECEIVED
Agenda Copy SEP 9 8 2023
PLATTING

AS-BUILT & PROPERTY BOUNDARY
A PLAT OF
I & B
SUBDIVISION
A SUBDIVISION OF THE
SW 1/4 NE 1/4
AND
NW 1/4 SE 1/4
SECTION 29, T26N R4W
SEWARD MERIDIAN, ALASKA
TALKEETNA RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 82.6 ACRES MORE OR LESS
BULL MOOSE SURVEYING, LLC.
200 HYDRAULIC LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
VTS#1 US: A1 www.bullmoosesurveying.com
DRAWN BY: ETC
DATE: 8/29/2023
CHECKED BY: OTD

EXHIBIT E-6