

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.

November 22, 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. **LAZY BEAR:** The request is to create two lots from Tax Parcel C1 and Tax Parcel C4, NE ¼ NW ¼ SW ¼ and SE ¼ NW ¼ SW ¼, to be known as **Lazy Bear**, containing 20 acres +/- . Parcel is located east of N. Koppenburg Road and south of E. T & T Lane (Tax ID#s 18N02E25C001/C004); lying within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (Petitioner/Owner: Barbara Hunt, Staff: Amy Otto-Buchanan, Case # 2023-125)
- B. **WINDSONG RSB B2 L7-8, B11 L1-2, B10 L45-46:** The request is to create three lots from Lots 1, & 2, Block 11, Lots 7 & 8, Block 2, Lots 45 & 46, Block 10, Windsong, Plat No. 76-110 to be known as **WINDSONG LOT 1A, BLOCK 11, LOT 45A, BLOCK 10, & LOT 7A, BLOCK 2**, containing 2.91 acres +/- . The property is located south of Knik River, west of Goat Creek, and north of S Old Glenn Highway (Tax ID # 1169B02L007 / L008, 1169B10L045 / L046, 1169B11L001 / L002); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2023-128)
- C. **MOUNTAIN GLORY RSB B4 L2 & L3:** The request is to create one lot from Lots 2 and 3, Block 4, Mountain Glory Heights Phase 4, Plat 2022-86 and Parcel 1, Northshore Subdivision, Plat 62-20, to be known as Mountain Glory Heights Lot 2A, Block 4, containing 2.66 acres +/- . The plat is located east of N. Glorious View Street and directly north of E. Arkose Peak Drive

(Tax ID 8293B04L002 and 8293B04L003); located within the SE ¼ Section 1, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Robert Kennerson, Staff: Chris Curlin, Case #2023-132*)

- D. **KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat# 2017- 20), to be known as KUANG GLOBAL, containing 8.53 acres+/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the NE¼ SW 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Sasikan Keawiyom, Staff: Chris Curlin, Case #2023-119*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 22, 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
NOVEMBER 22, 2023

ABBREVIATED PLAT: LAZY BEAR
LEGAL DESCRIPTION: SEC 25, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: BARBARA L. HUNT
SURVEYOR: LAVENDER SURVEYING & MAPPING
ACRES: 20± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-125

REQUEST: The request is to create two lots from Tax Parcel C1 and Tax Parcel C4, NE ¼ NW ¼ SW ¼ and SE ¼ NW ¼ SW ¼, to be known as **LAZY BEAR**, containing 20 acres +/- . Pursuant to MSB 43.15.065, Waiver of Standards for Resubdivision of Substandard Lots, Tax Parcel is considered a “substandard parcel” since it does not have legal or physical access. Therefore, upgrade of E. T & T Lane is not required. Parcel is located east of N. Koppenburg Road and south of E. T & T Lane; lying within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Topographic Narrative; Topographic Mapping & As-Built **EXHIBIT B – 2 pgs**

AGENCY COMMENTS

Department of Public Works Pre-Design Division **EXHIBIT C – 1 pg**
Development Services **EXHIBIT D – 1 pg**
Utilities **EXHIBIT E – 3 pgs**
Public **EXHIBIT F – 1 pg**

DISCUSSION: This platting action is creating two lots from Tax Parcels C1 and C4. This case is being heard under MSB 43.15.065 Waiver of Standards for Resubdivision of Substandard Lots. Tax Parcel C4 was created lawfully at the time; however, it does not have any legal or physical access. Since this platting action is correcting this issue, it is not necessary to upgrade E. T & T Lane, as MSB 43.15.065(A)(3) applies.

Soils Report: A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i). Surveyor of record has provided a detailed topographic narrative, topographic mapping and an as-built (**Exhibit B**).

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) has no comments. Development Services (**Exhibit D**) has no comments.

Utilities: (**Exhibit E**) MTA requested a utility easement along the north 15’ of proposed Lots 1 & 2 adjacent to T and T Lane. *Staff notes if the petitioner chooses, they can grant the easement by document, record and*

show recorded information on the plat. Enstar has no comments or recommendations. GCI has no comments. MEA did not respond.

Public: (Exhibit F) Janice Ray, owner of Tax Parcel B4, directly to the north has “no objection as long as there is no attempt to alter or extinguish the private 10’ wide easement (concurrent with the MEA utility easement) that is held by our trust. It does run with both new parcels along the north border of T & T Lane. Ms. Hust has been made aware of our intention to use some or all of it.”

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; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #9 Lazy Mountain; MSB Emergency Services, Community Development, Planning or Assessments; or MEA.

CONCLUSION: The preliminary plat of **LAZY BEAR** is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.065 Waiver of Standards for Resubdivision of Substandard Lots. 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; one non-objection was received. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

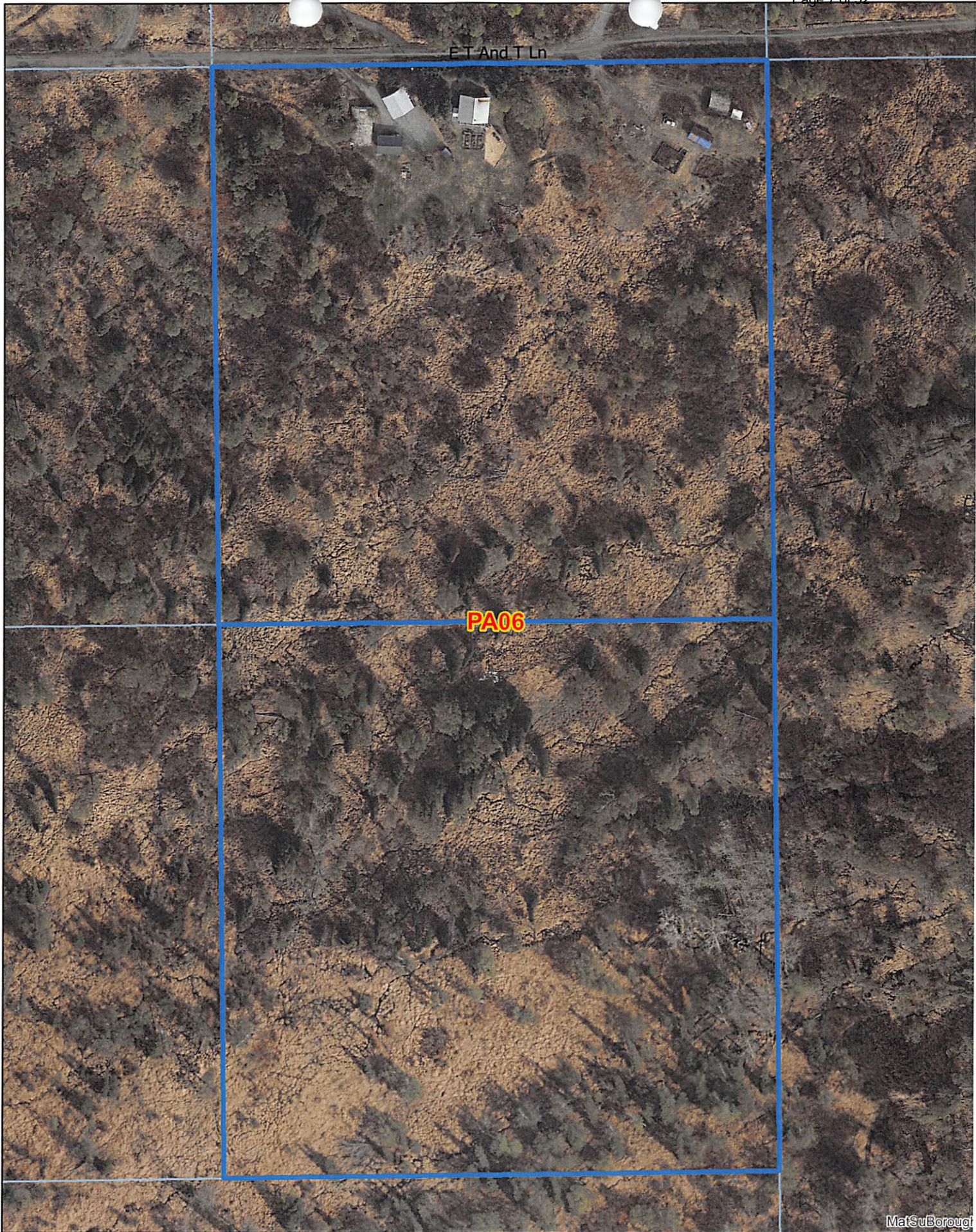
1. The plat of Lazy Bear is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.065 Waiver of Standards for Resubdivision of Substandard Lots.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #9 Lazy Mountain; MSB Emergency Services, Community Development, Planning or Assessments; or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.
6. A driveway permit application is on file with Platting staff.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Lazy Bear, Section 25, Township 18 North, Range 02 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.

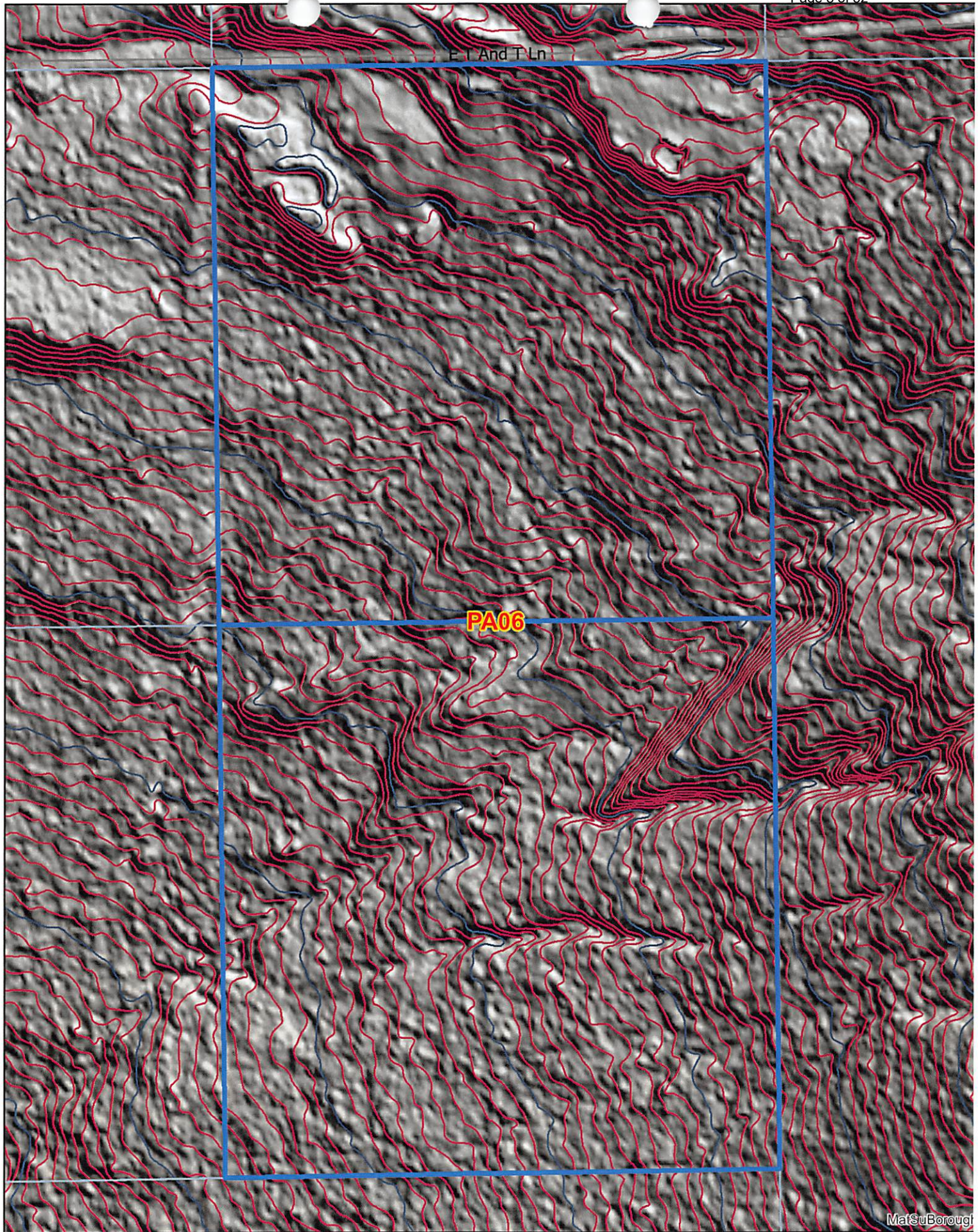
**SUBJECT
PROPERTY**



140 70 0 140 Feet

MatSuBorough

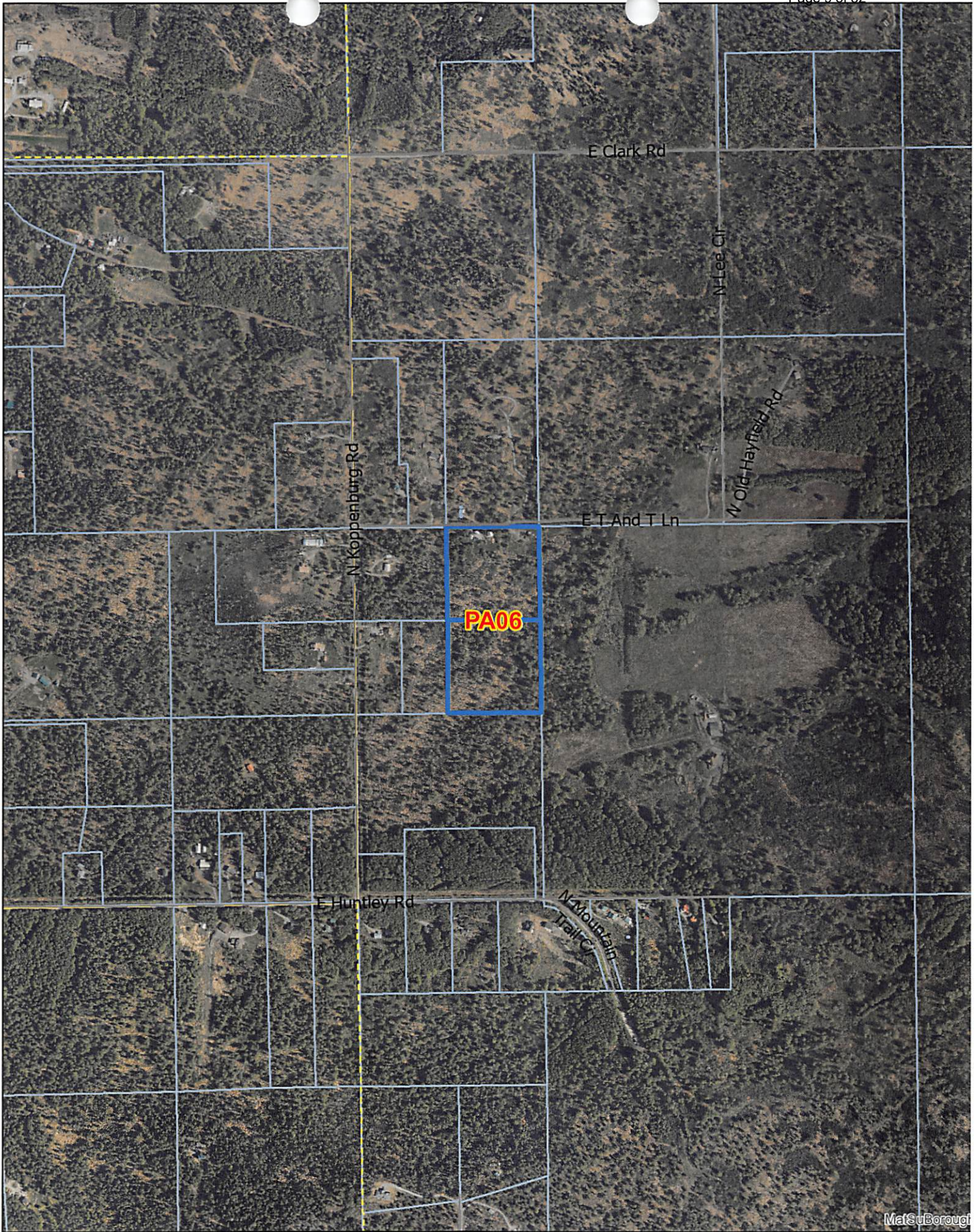




140 70 0 140 Feet

Matsuborough





850 425 0 850 Feet





Lavender Survey & Mapping
720 N Yeti St
Pamer, AK 99645

October 20, 2023

Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645
Platting Division

RECEIVED
OCT 20 2023
PLATTING

Dear Platting,

I, Dayna Rumfelt PLS, certify the proposed subdivision Lazy Bear located in the northeast one-quarter of the northwest one-quarter of the southwest one-quarter (NE1/4 NW1/4 SW1/4) and the southeast one-quarter of the northwest one-quarter of the southwest one-quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 18 North, Range 2 East, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time. The land is largely raw land gently sloping to the southwest with a ridge on the southeast side of the property. North of the ridge are a few wet locations where a natural spring crosses from east to west. The proposed Lot 1 has a sewer treatment plant on it for it's septic system, it is said you can drink the water that comes out of the treatment plant. No septic features were found on Proposed Lot 2.

Thank you,

A handwritten signature in purple ink that reads "Dan M PLS".

Dayna Rumfelt PLS
LS-13322

EXHIBIT B



Amy Otto-Buchanan

From: Daniel Dahms
Sent: Friday, November 17, 2023 10:04 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Lazy Bear #23-125

Amy,

No comments from PD&E.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, October 25, 2023 9:55 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Lazy Bear #23-125

The following link contains a Request for Comments, Lazy Bear, MSB Case #2023-125, to subdivide 118N02E25C001 & C004 into two lots. Comments are due by **November 14, 2023**. Please let me know if you have any questions. Thanks, A.

 [Lazy Bear](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Monday, October 30, 2023 11:37 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Lazy Bear #23-125

No Comments

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, October 25, 2023 9:55 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
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 [Lazy Bear](#)

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



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

November 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.

Lazy Bear
(MSB Case #2023-125)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez".

Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286

EXHIBIT E

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, November 2, 2023 3:33 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Lazy Bear #23-125
Attachments: 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: Wednesday, October 25, 2023 9:55 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Lazy Bear #23-125

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

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 [Lazy Bear](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, October 26, 2023 11:50 AM
To: Amy Otto-Buchanan
Cc: Jessica Burnett
Subject: RE: RFC Lazy Bear #23-125

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

Hi Amy,

Thank you for reaching out. MTA has reviewed Lazy Bear and would like to comment/request a UE along the north 15' of Lot 1 and Lot 2 adjacent to E. T and T Lane.

(I know this is an abbreviated plat, would still like to add the comment)

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, October 25, 2023 9:55 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; loori1991@gmail.com; nmyount@anthc.org; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Lazy Bear #23-125

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

RECEIVED

NOV 16 2023

PLATTING

NOV 01 2023

18N02E25B004 12
BURGIN & RAY TRUST BURGIN JAMES H & RAY J D TRES
PO BOX 232052
ANCHORAGE AK 99523-2052

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BARBARA HUNT

REQUEST: The request is to create two lots from Tax Parcel C1 and Tax Parcel C4, NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, to be known as **LAZY BEAR**, containing 20 acres +/- . Parcel is located east of N. Koppenburg Road and south of E. T & T Lane (Tax ID#s 18N02E25C001/C004); lying within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **November 22, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [] Concern

Name: Janice Ray Address: As above

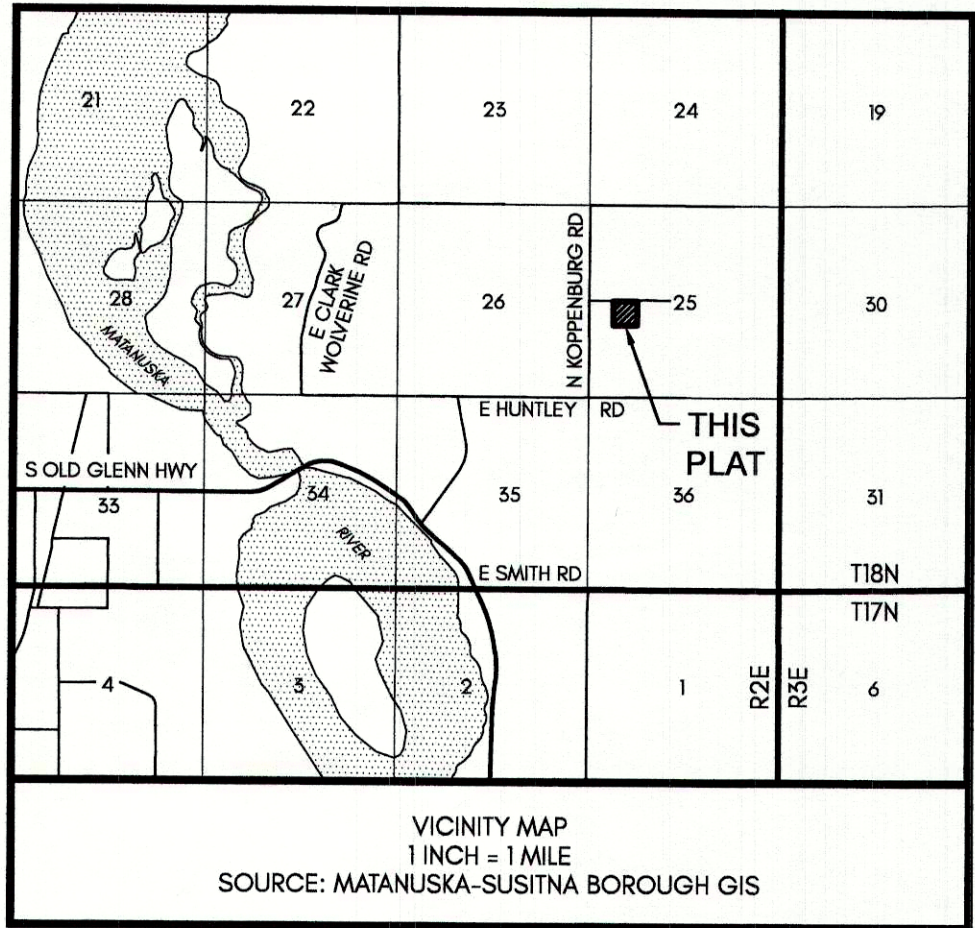
Comments: No objection as long as there is no attempt to alter or
extinguish the private 10 ft easement (concurrent with the MEA
utility easement) that is held by our trust. It ^{does} run with
both new parcels along the north border of T&T lane. Ms. Hunt
has been made aware of our intention to use some or all of it.

Case # 2023-125 AOB

Note: Vicinity map Located on Reverse Side

(Signature) 11/13/2023

EXHIBIT F



CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2023, 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.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

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

BARBARA HUNT _____ DATE _____
P.O. BOX 62
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2023.

FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

- NOTES:**
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - ALL RECORD DIMENSIONS ON THIS PLAT ARE FROM THE RECORD OF SURVEY PLAT 94-32RS ON FILE WITH THE PALMER RECORDING DISTRICT, EXCEPT WHERE OTHERWISE NOTED.
 - EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON MAY 7, 1980, IN BOOK 212 AT PAGE 99. (APPLIES TO NE 1/4 NW 1/4 SW 1/4).
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA, ELECTRIC ASSOCIATION, INC., RECORDED ON MAY 8, 1980 IN BOOK 212-213 AT PAGE 122. (APPLIES TO NE 1/4 NW 1/4 SW 1/4).
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON JANUARY 24, 2013 AT SERIAL NUMBER 2013-001584-0. (APPLIES TO NE 1/4 NW 1/4 SW 1/4).

Agenda Copy RECEIVED
OCT 20 2023
PLATTING

PRELIMINARY

PLAT OF
LAZY BEAR

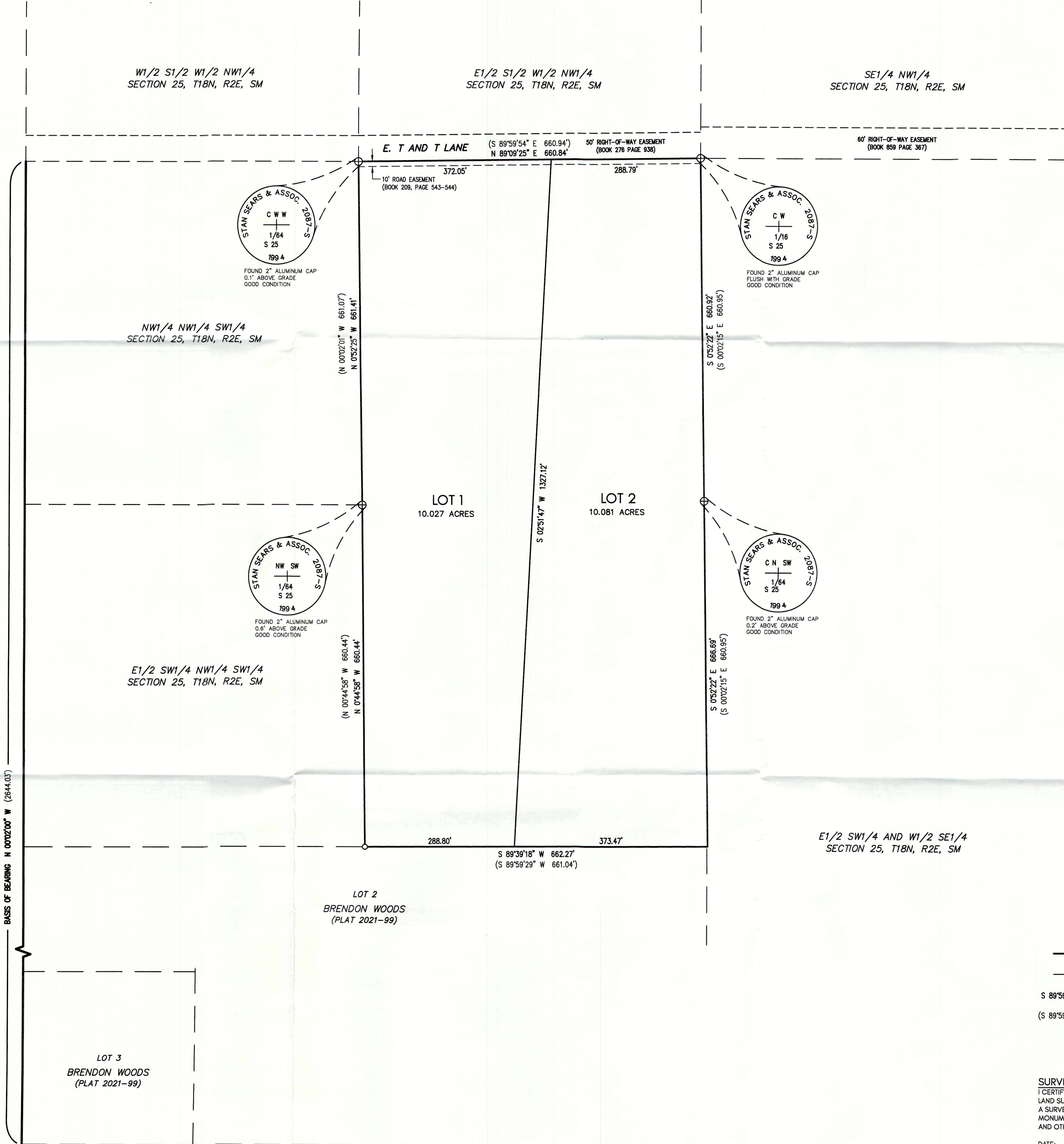
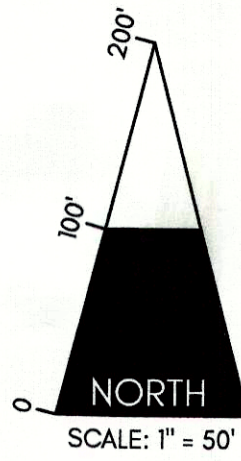
A SUBDIVISION OF NE 1/4 NW 1/4 SW 1/4 AND SE 1/4 NW 1/4 SW 1/4, SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

BOOK 765, PAGE 255, SERIAL No. 94-007429, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 20 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DATN@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: PA06	SCALE: 1" = 100'	SHEET: 1 OF 1
CHECKED BY: DMR	FILE: 23-240	DATE: 10/16/2023	



- LEGEND**
- ⊕ FOUND 2" ALUMINUM CAP
 - ⊙ FOUND 1" IRON PIPE
 - FOUND 5/8" REBAR
 - SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
 - SURVEYED
 - - - UNSURVEYED
 - S 89°59'54" E 660.94' MEASURED
 - (S 89°59'54" E 660.94') RECORD DATA PER PLAT 94-32RS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 13322



3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 22, 2023**

ABBREVIATED PLAT: **WINDSONG RSB B/2, L/7-8, B/11, L/1-2, B/10, L/45-46**

LEGAL DESCRIPTION: **SEC 08, T16N, R02E S.M., AK**

PETITIONER: **MSB LAND MANAGEMENT**

SURVEYOR: **HANSON LAND SOLUTIONS**

ACRES: **2.91 +/-** PARCELS: **3**

REVIEWED BY: **MATTHEW GODDARD**

CASE: **2023-128**

REQUEST:

The request is to create three lots from Lots 1, & 2, Block 11, Lots 7 & 8, Block 2, Lots 45 & 46, Block 10, Windsong, Plat No. 76-110 to be known as **WINDSONG LOT 1A, BLOCK 11, LOT 45A, BLOCK 10, & LOT 7A, BLOCK 2**, containing 2.91 acres +/- . The property is located south of Knik River, west of Goat Creek, and north of S Old Glenn Highway (Tax ID # 1169B02L007 / L008, 1169B10L045 / L046, 1169B11L001 / L002); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

EXHIBITS

Vicinity Maps **Exhibit A**

AGENCY COMMENTS

Code Compliance **Exhibit B**

DISCUSSION: The subject parcels are located within the South Knik River 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 Windsong Lot 1A, Block 11, Lot 45A, Block 10, & Lot 7A, Block 2 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 Windsong Lot 1A, Block 11, Lot 45A, Block 10, & Lot 7A, Block 2 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 creates three lots by combining six lots within Windsong 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 Windsong Subdivision (Plat #76-110), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of WINDSONG LOT 1A, BLOCK 11, LOT 45A, BLOCK 10, & LOT 7A, BLOCK 2 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.

**SUBJECT
PROPERTY**

**SUBJECT
PROPERTY**

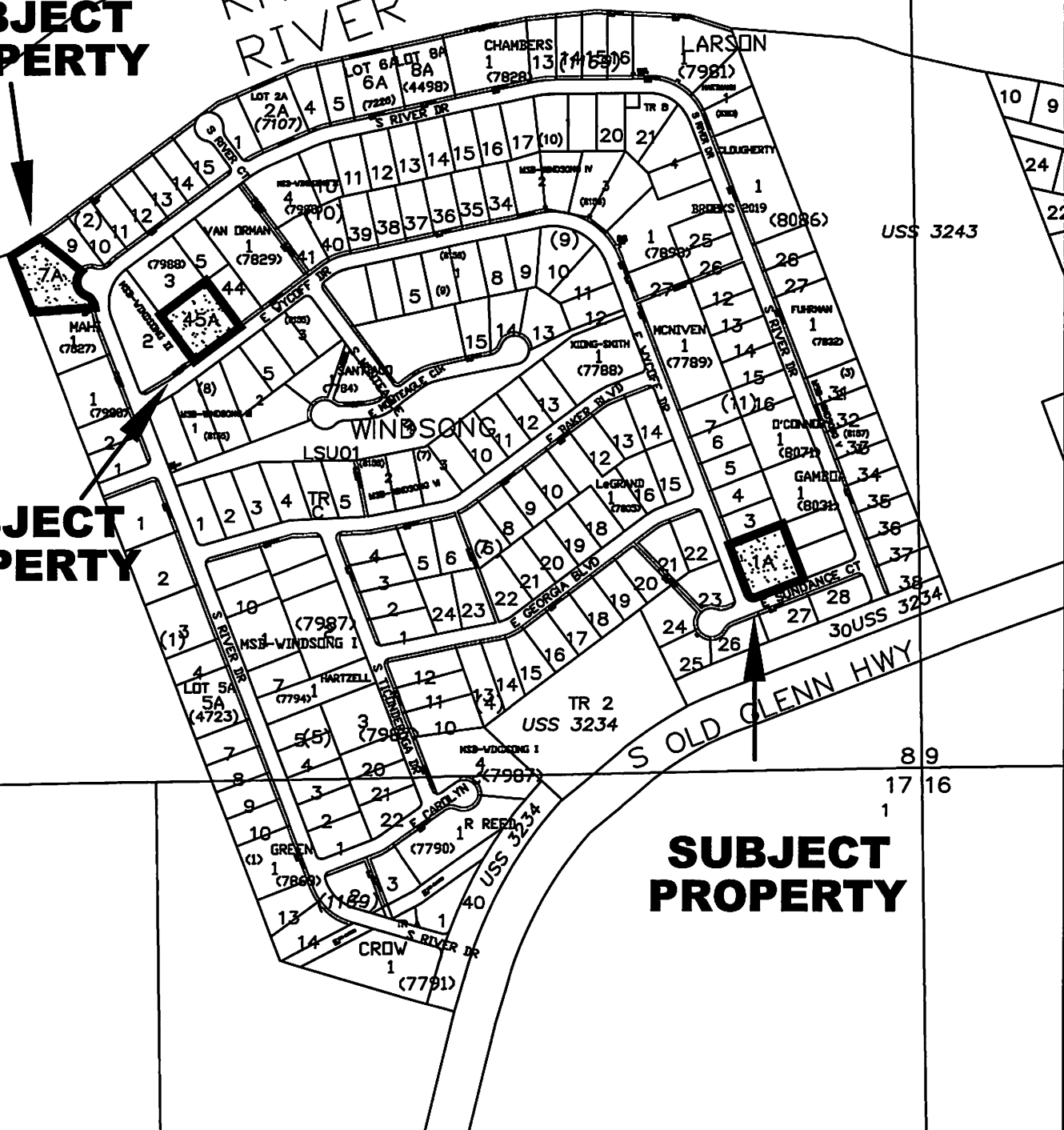
**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED WINDSONG LOT 1A, BLOCK 11,
LOT 45A, BLOCK 10 & LOT 7A BLOCK 2
SUBDIVISION
LOCATED WITHIN
SECTION 08, T16N, R02E, SEWARD MERIDIAN
GC 02 MAP ALASKA

EXHIBIT A

KNIK
RIVER



Matthew Goddard

From: Code Compliance
Sent: Thursday, October 26, 2023 1:34 PM
To: Matthew Goddard
Subject: RE: RFC Windsong L/ 1 & 2, B/11, L/7 & 8, B/2, & L/45 & 46, B/10 (MG)

No comments from Code Compliance

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: Thursday, October 26, 2023 9:41 AM
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 Windsong L/ 1 & 2, B/11, L/7 & 8, B/2, & L/45 & 46, B/10 (MG)

Hello,

The following link is a request to eliminate common lot lines in the Windsong subdivision.

Please ensure all comments have been submitted by November 8, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Windsong RSB](#)

Feel free to contact me if you have any questions.

Thank you,

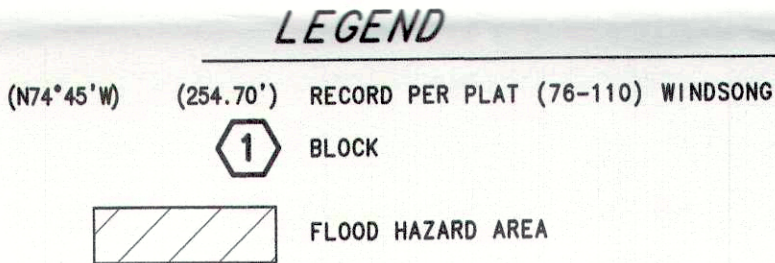
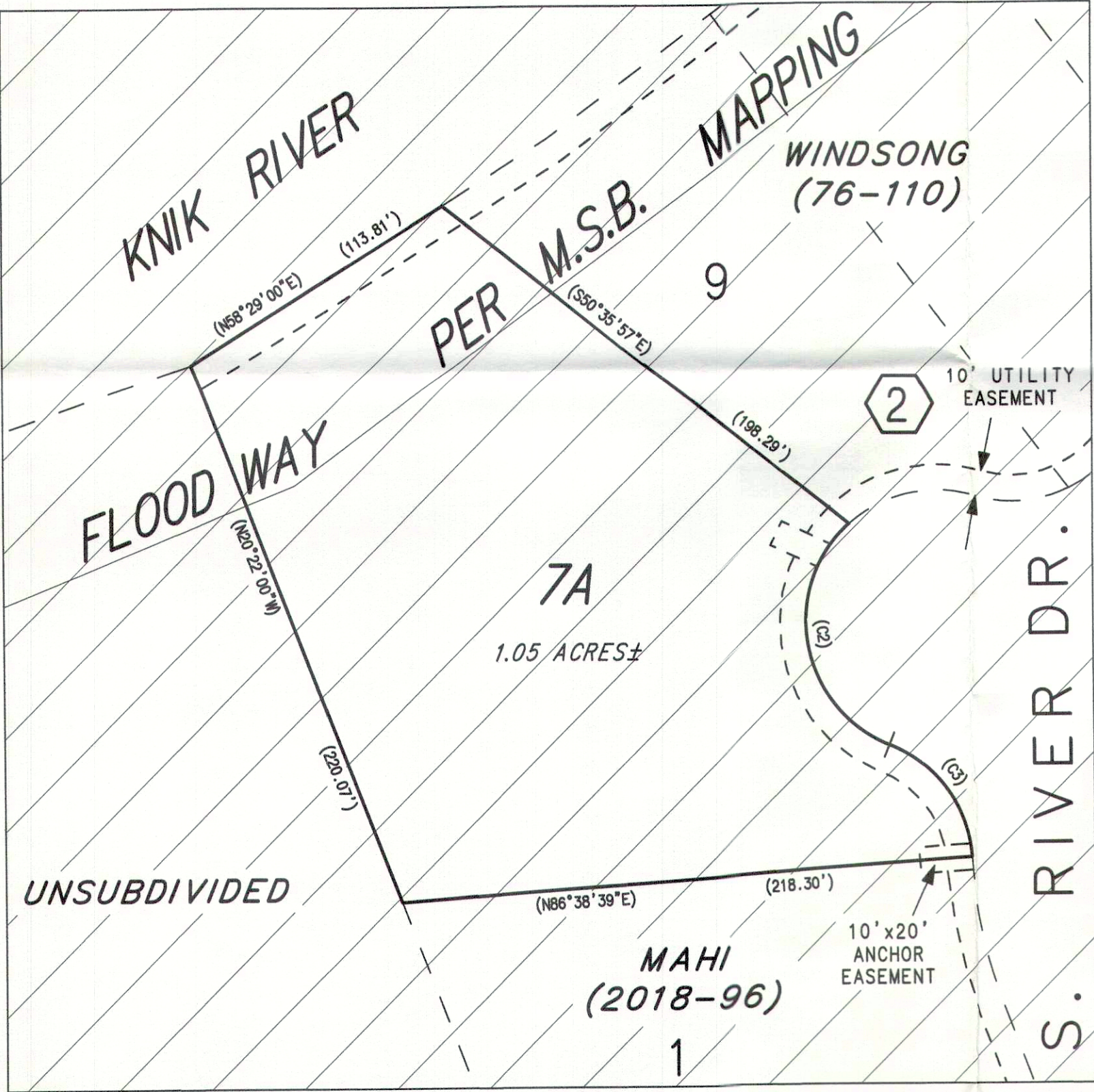
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

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 NUMBER _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)



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, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
2. 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.
3. A 5 FOOT MEA CLEARING EASEMENT LIES ADJACENT TO ALL 10 FOOT UTILITY EASEMENTS.
4. THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED ON MAY 17, 1976 IN BK. 101, PG. 837, AMENDED ON JUNE 11, 1976 IN BK. 108, PG. 26.
5. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 02170C8810E & 02170C8830F, DATED SEPTEMBER 27, 2019.
6. THIS SUBDIVISION IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON:
A. JANUARY 24, 1980 IN BK. 468, PG. 210.
B. NOVEMBER 21, 1988 IN BK. 1819, PG. 486.
7. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT 76-110, AMENDED BY MSB PLATTING BOARD RESOLUTION 2001-069, RECORDED ON JUNE, 4 2001 IN BK. 3856, PG. 651, ANCHORAGE RECORDING DISTRICT.
8. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER BK. 3856, PG. 651.

CERTIFICATE OF OWNERSHIP

I HEREBY 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.

WESLEY K. DAVIS DATE _____
439 LEE DAVIS RD.
HOBOKEN, GA 31542-3461

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

I HEREBY 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.

EMPLOYEE(MANAGER) DATE _____
MATANUSKA-SUSITNA BOROUGH
350 E. DAHLIA AVE.
PALMER, AK 99645-6488

NOTARY ACKNOWLEDGEMENT

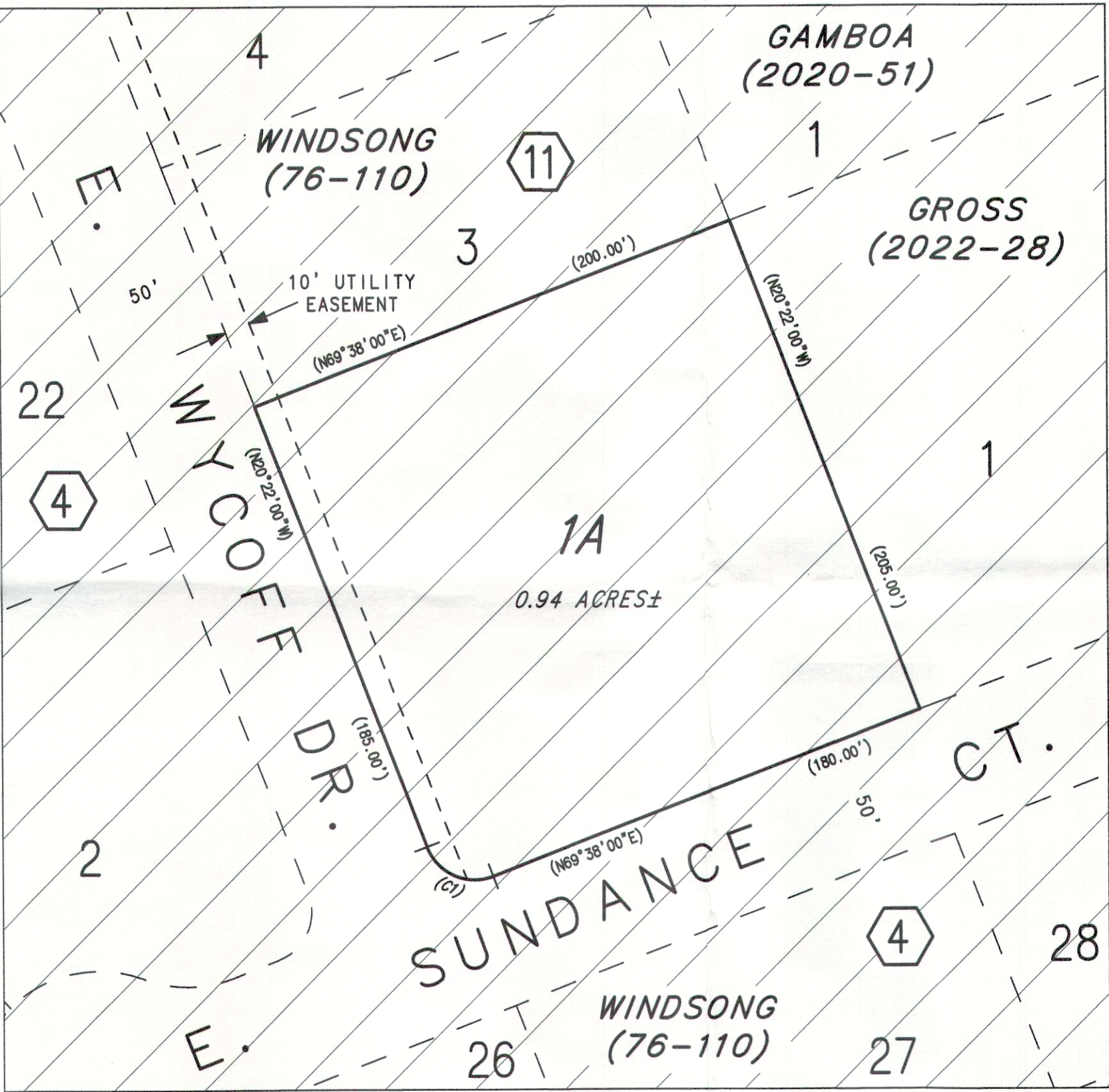
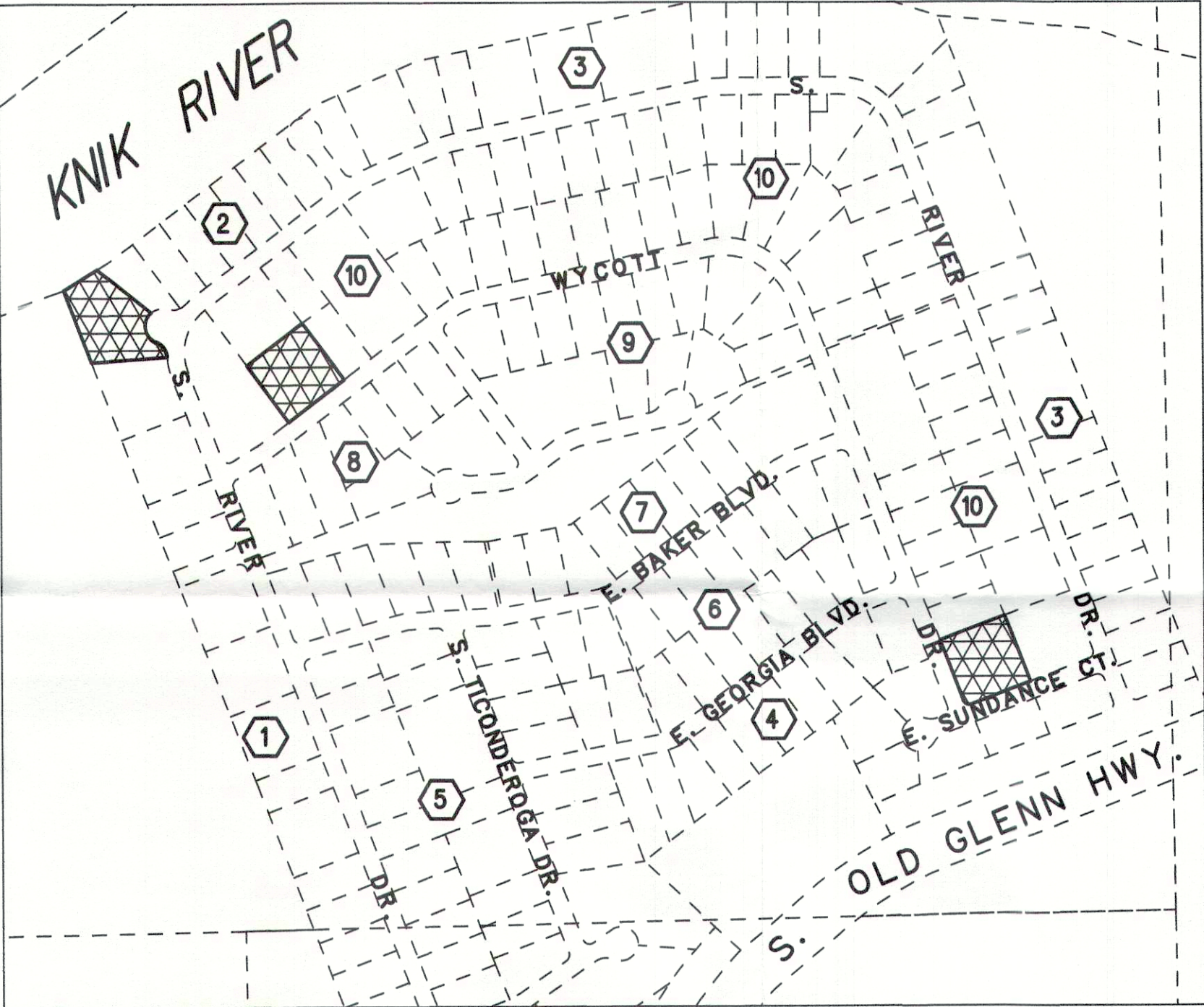
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

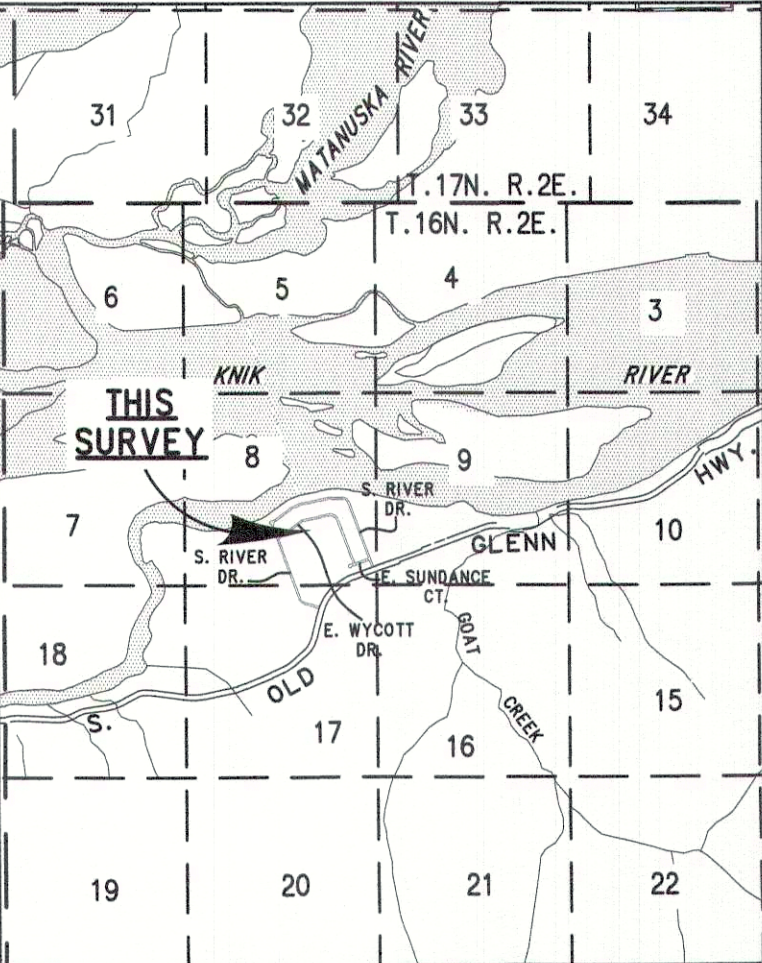
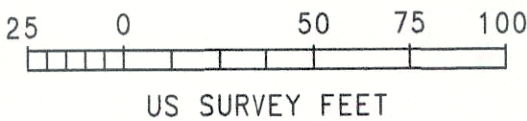
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL DATE _____
(MATANUSKA-SUSITNA BOROUGH)



RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(31.42)	(20.00)	(90°00'00")	(28.28)	(N65° 22' 00"W)	(20.00)
(C2)	(101.63)	(50.00)	(116°27'48")			
(C3)	(55.90)	(50.00)	(64°03'20")	(53.03)	(S35° 23' 01"E)	(31.28)



SOURCE: MSB TAX MAP GC01, GC02, GC07, GC08, 1"=5280'
PA15, & PA16

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 THE PLAT OF WINDSONG SUBDIVISION(76-110).

REGISTERED LAND SURVEYOR

RECEIVED
OCT 24 2023
Agenda Copy
PLATTING

A PLAT OF
WINDSONG
LOT 1A, BLOCK 11,
LOT 45A, BLOCK 10,
&
LOT 7A, BLOCK 2

A RESUBDIVISION OF
LOTS 1 & 2, BLOCK 11
WINDSONG SUBDIVISION
(PLAT 76-110)

ANCHORAGE RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN
S½ SEC. 8, T.16N. R.2E. SM, AK
CONTAINING 2.91 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB23-225 OK: CEH SCALE: 1"=50' 10/10/23 1 OF 1

30

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 22, 2023

ABBREVIATED PLAT: MOUNTAIN GLORY HEIGHTS LOT 2A, BLOCK 4
LEGAL DESCRIPTION: SEC 01, T18N, R01E S.M., AK
PETITIONERS: ROBERT KENNERSON
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
ACRES: 2.66 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2023-132

REQUEST:

The request is to create one lot from Lots 2 and 3, Block 4, Mountain Glory Heights Phase 4, Plat 2022-86, to be known as Mountain Glory Heights Lot 2A, Block 4, containing 2.66 acres +/- . The plat is located east of N. Glorious View Street and directly north of E. Arkose Peak Drive, located within the SE ¼ Section 1, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 3 pgs

COMMENTS:

Code Compliance

Exhibit B – 1 pg

DISCUSSION: The subject parcels are located within the Fishhook 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:

MSB Code Compliance (**Exhibit B**) has no comment.

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

CONCLUSION

The plat of Mountain Glory Heights Lot 2A, Block 4 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.

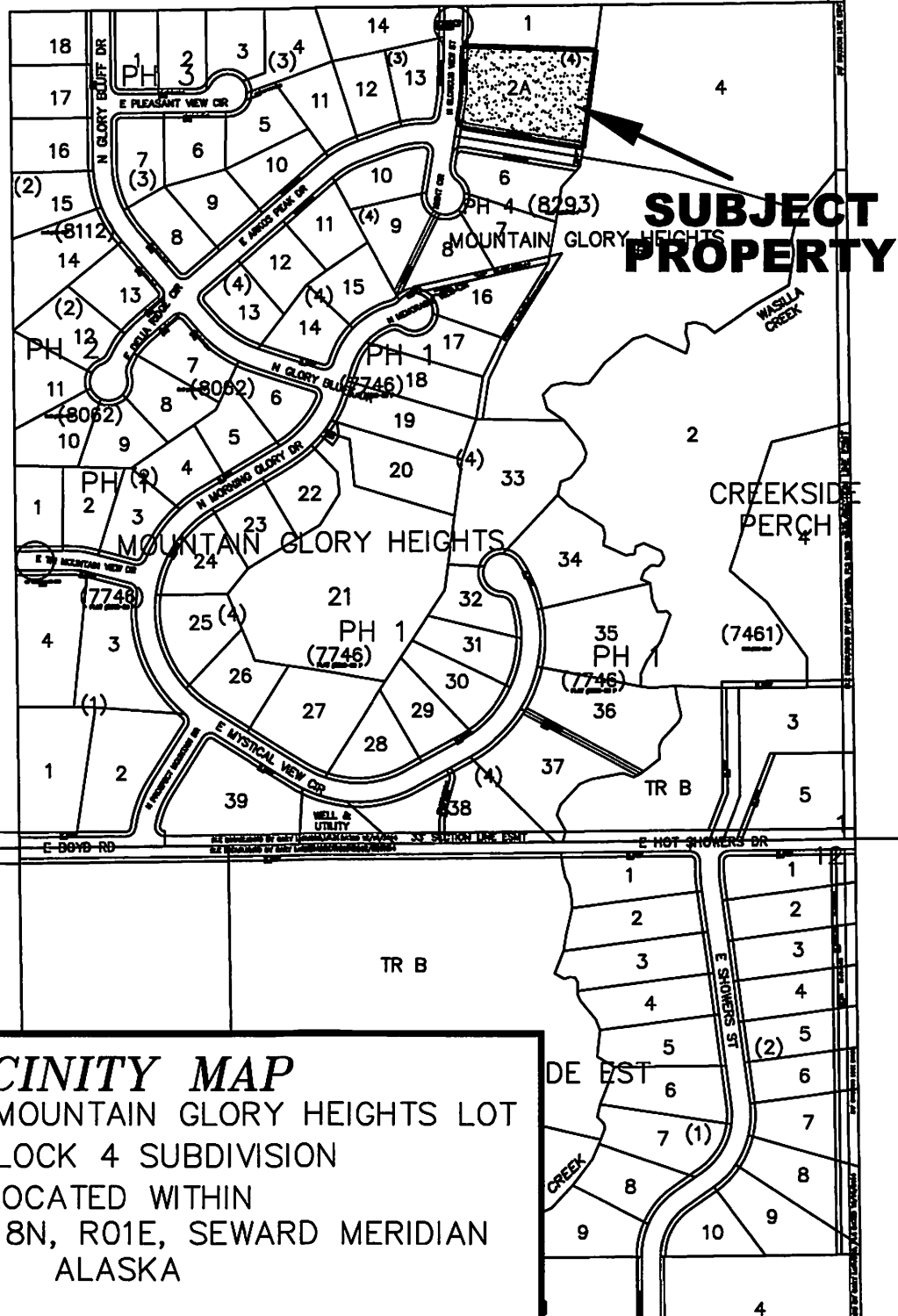
FINDINGS of FACT:

1. The abbreviated plat of Mountain Glory Heights Lot 2A, Block 4 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within the Mountain Glory Heights Subdivision, lessening the lot density in the area.
3. 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.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Mountain Glory Heights Subdivision (Plat #2022-86) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Mountain Glory Heights Lot 2A, Block 4, 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. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final plat in full compliance with Title 43.







Jesse Curlin

From: Code Compliance
Sent: Tuesday, October 31, 2023 8:41 AM
To: Jesse Curlin
Subject: RE: RFC Mountain Glory Heights RSB B4 L2 & L3

No comments

Thank you,

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, October 30, 2023 3:37 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Mountain Glory Heights RSB B4 L2 & L3

Hello,

The following link is a request to eliminate a common lot line in Mountain Glory Heights.

Please ensure all comments have been submitted by November 8, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Mountain Glory Heights RSB B4 L2 & L3](#)

Sincerely,

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

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.

SIGNATURE _____ DATE _____

NAME/TITLE
HOMESITE PROPERTIES, LLC
P.O. BOX 1161
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____
DATE _____, 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.

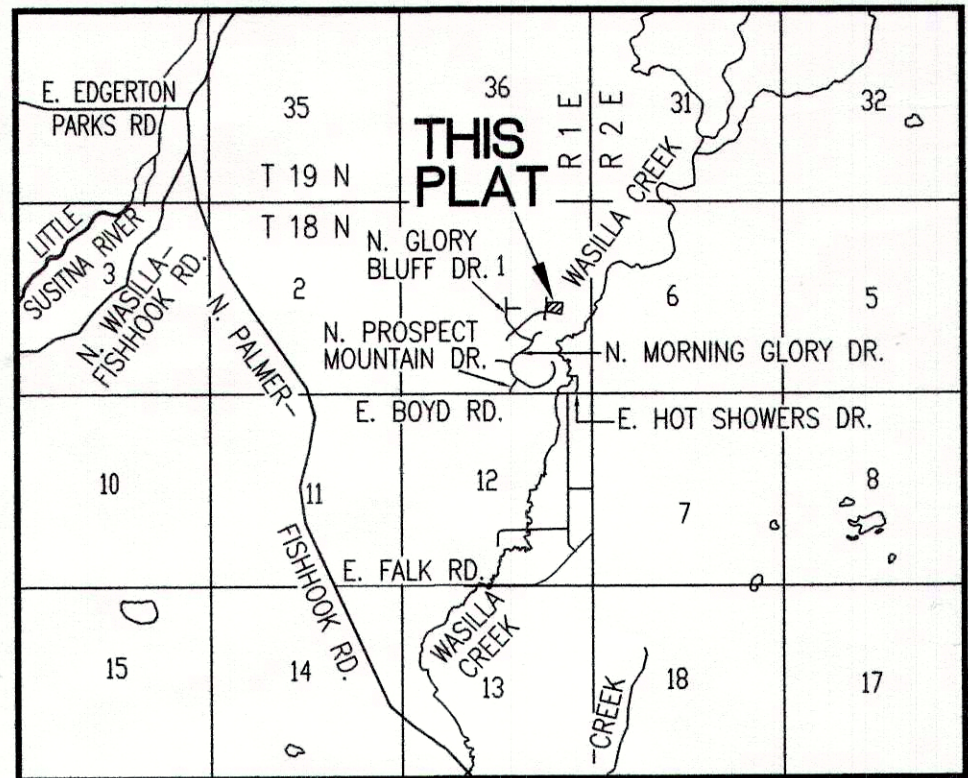
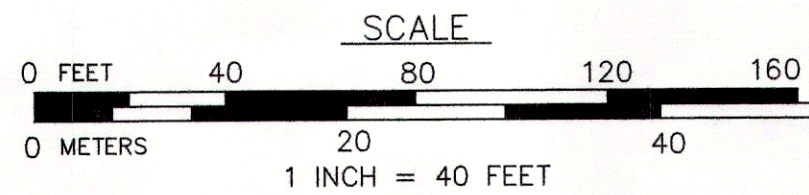
DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____

NOTES

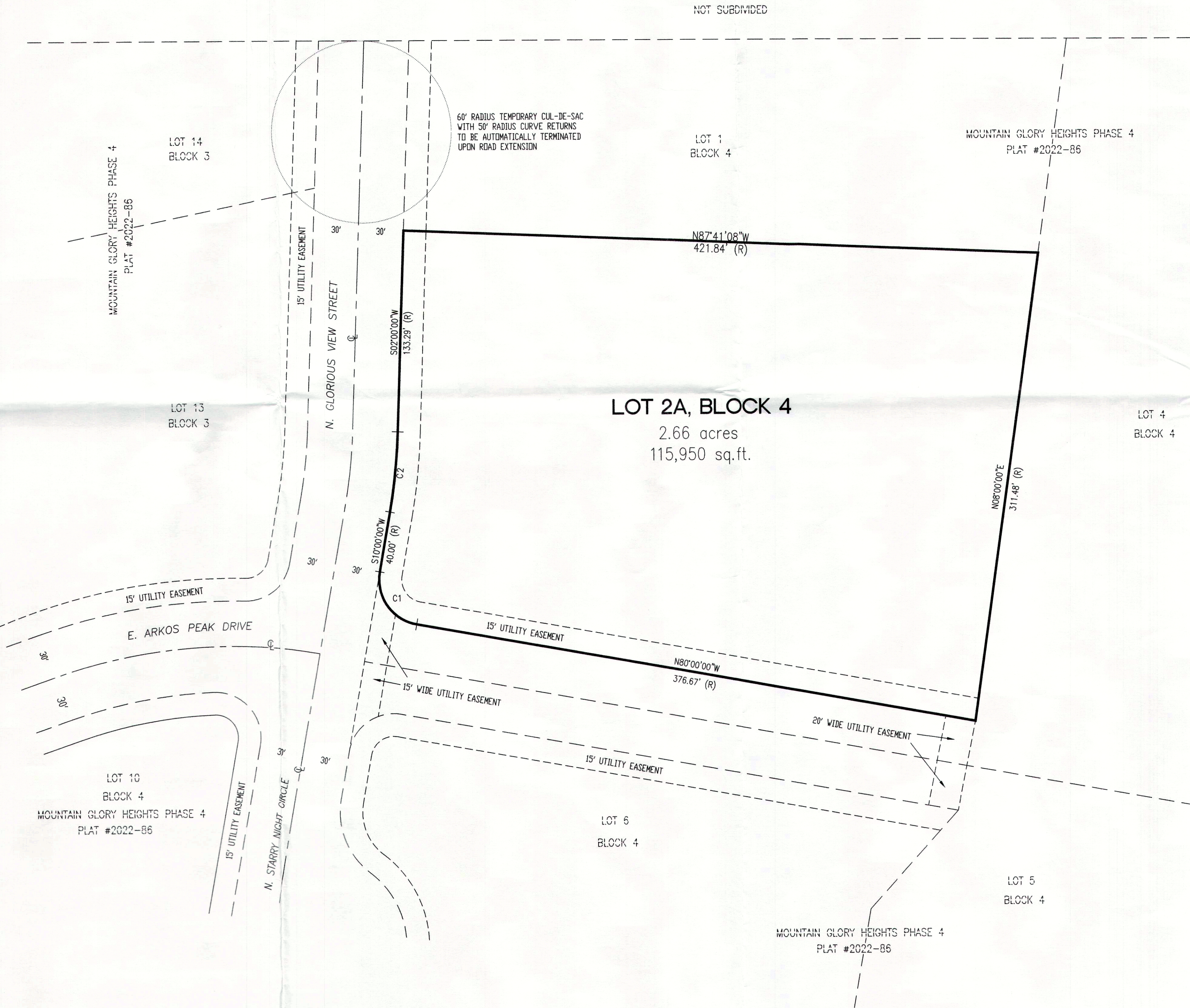
1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. RECORD INFORMATION WAS OBTAINED FROM THE PLAT OF MOUNTAIN GLORY HEIGHTS, PHASE 4, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT #2022-86.

CERTIFICATE OF OWNERSHIP & DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.



VICINITY MAP
1 INCH = 1 MILE



CURVE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1(R)	47.12'	30.00'	30.00'	90°00'00"	42.43'	S35°00'00"E
C2(R)	53.06'	380.00'	26.57'	08°00'00"	53.01'	N06°00'00"E

LEGEND

(R) RECORD PER PLAT OF MOUNTAIN GLORY HEIGHTS PHASE 4, PLAT #2022-86 PALMER RECORDING DISTRICT

RECEIVED
OCT 12 2023
PLATTING



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF

MOUNTAIN GLORY HEIGHTS
LOT 2A, BLOCK 4

A RESUBDIVISION OF LOTS 2 AND 3, BLOCK 4.
MOUNTAIN GLORY HEIGHTS PHASE 4,
RECORDED AS PLAT #2022-86
WITHIN THE
SE1/4 SECTION 1, T. 18 N., R. 01 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.66 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 10/10/23	DRAWING 2021-5/MtnGloryL2ABik4
CHECKED BY GLO	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1

3D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 22, 2023

ABBREVIATED PLAT: KUANG GLOBAL

LEGAL DESCRIPTION: SEC 10, T17N, R01W S.M., AK

PETITIONERS: SASIKAN KEAWYOM

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / THE BOUTET COMPANY, INC.

ACRES: 8.53 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-119

REQUEST:

The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **KUANG GLOBAL**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive; within the NE ¼ SE ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 5 pgs

COMMENTS:

ADOT&PF

Exhibit C – 4 pgs

MSB Pre-Design and Engineering

Exhibit D – 1 pg

Utilities

Exhibit E – 1 pg

DISCUSSION: The request is to create two lots from (Parcel 3, MSB Waiver Resolution 78-69, recorded as 78-175-W) and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **KUANG GLOBAL**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive; within the NE ¼ SW 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Tim Alley, P.E., notes that one test hole was excavated, and percolation test results have been prepared and included in this submittal. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The soils within the proposed subdivision consist primarily of silty gravel with sand (GM) to a depth of 12' below ground surface with percolation rate of 39.1 minutes/inch. No groundwater was encountered during the test hole excavation. The topography is sloping from east to west at about a 4 percent grade. Based on the test hole data and observations of topography, the proposed lot, Kuang Global Tract A, contains at least 10,000 square feet of useable

building area and 10,000 square feet of contiguous usable septic area. Proposed Kuang Global Lot 1 contains 10,000 square feet of useable building area and will be served by City of Wasilla's wastewater system. Pursuant to MSB 43.15.049(I)(1) Alaska Department of Environmental Conservation review and approval required. As-built or record drawings are required (see recommendation #5). Service to the lot will be provided from Roberts Street by installation of a service line down the flagpole portion of the lot.

COMMENTS:

ADOT&PF (**Exhibit C**) Recommends dedication of Horvath Drive and Steam Commons Avenue. *Staff notes this dedication can not be done through the Abbreviated Plat process.*
MSB Pre-Design and Engineering (**Exhibit D**) has no comment.

Utilities: ENSTAR (**Exhibit E**) Has no comments or recommendations. GCI, 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 Kuang Global is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report 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:

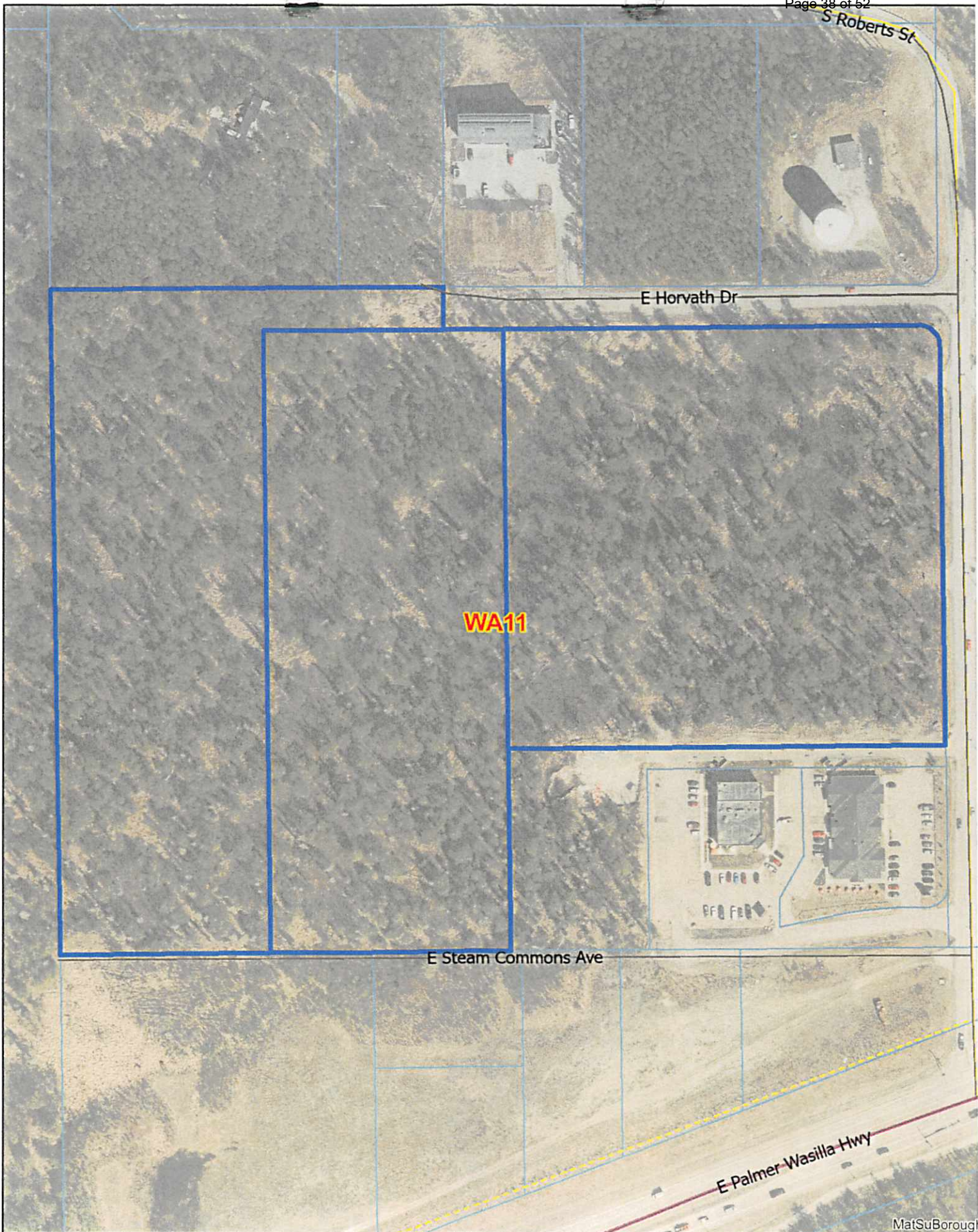
1. The abbreviated plat of Kuang Global is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
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; City of Wasilla; MSB Emergency Services, Community Development, Planning, or Assessments; GCI, MTA or MEA.
6. This plat is in the City of Wasilla.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Kuang Global, 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. Pursuant to MSB 43.15.049(I)(1), prior to final plat approval, ADEC review and approval is required for community wastewater disposal systems, to include a certificate to operate if required by ADEC.
6. Provide City of Wasilla Land Use Permit for subdivision.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





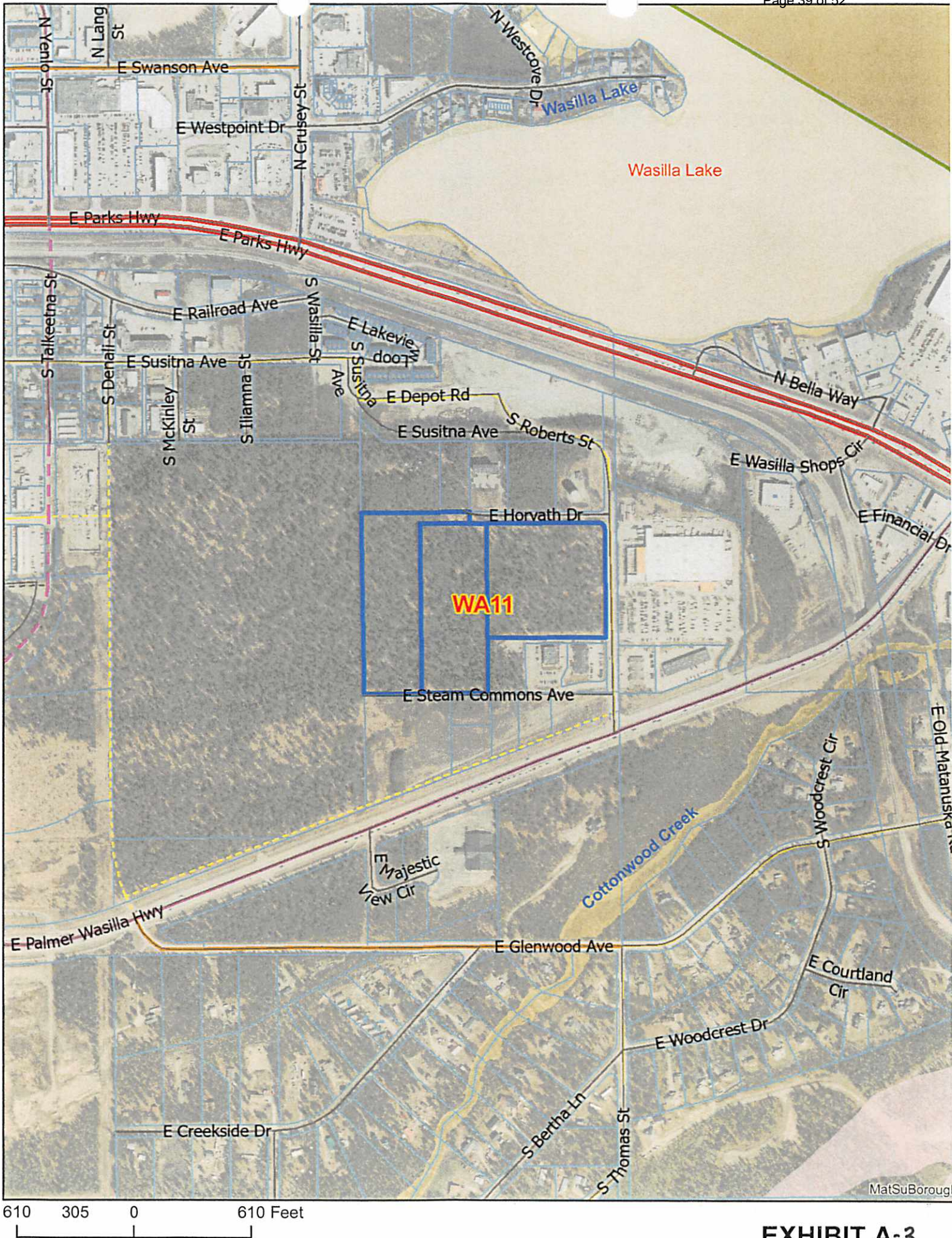
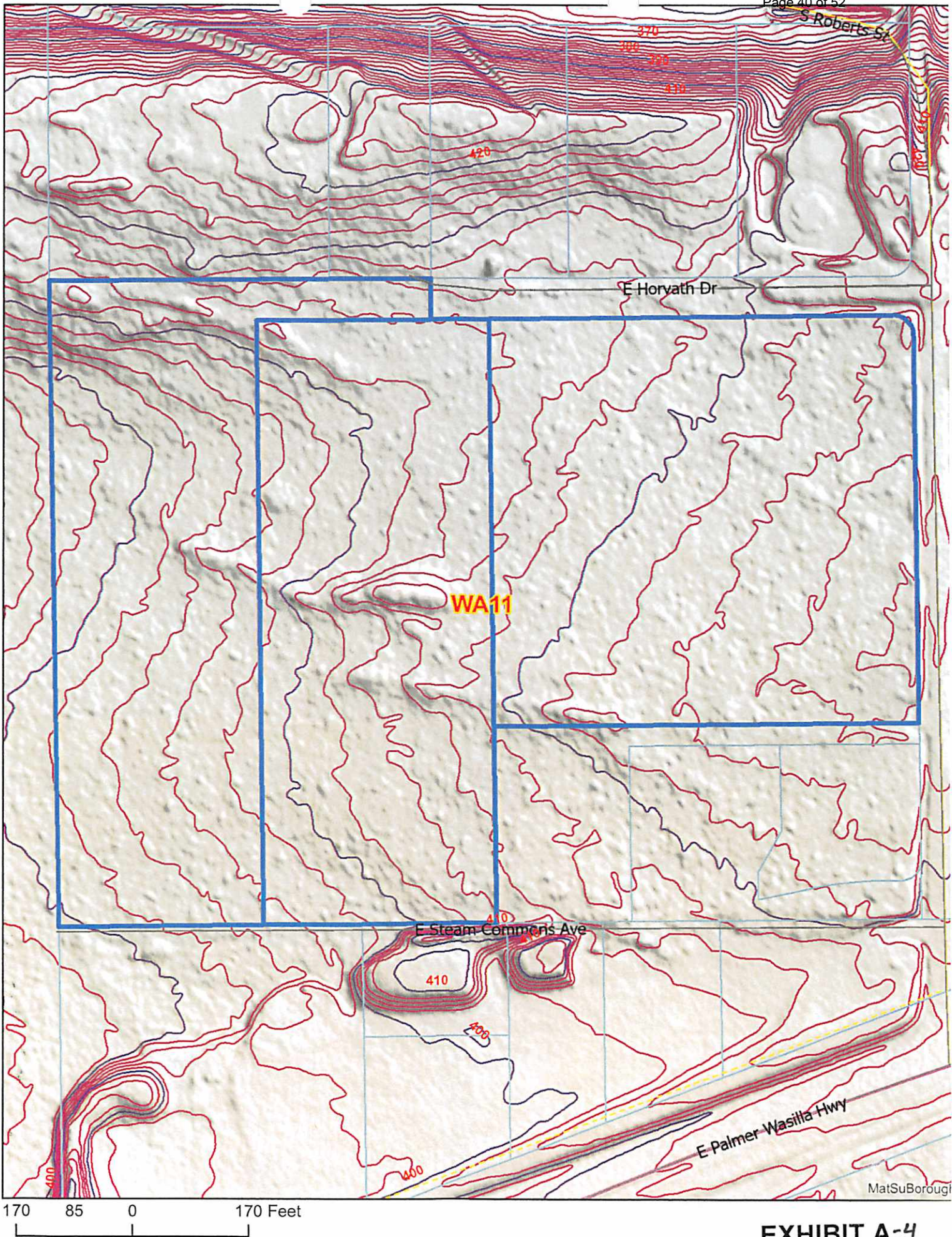


EXHIBIT A-3





The Boutet Company, Inc.
1508 E. Bogard Rd #7
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbcaak.com

September 20, 2023

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

RECEIVED
SEP 27 2023
PLATTING

RE: Proposed Kuang Global Subdivision
Usable Area Report

Dear Mr. Wagner,

A soils investigation for the referenced proposed subdivision was performed by the Boutet Company in September 2023. The investigation was conducted as per MSB 43.20.281, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the State's Regulatory Requirements, 18 AAC 72 Wastewater Disposal Regulations. This plat is proposed to transfer approximately 0.5 acres from Lot A16 Township 17N Range 1W Section 10 (proposed Kuang Global Tract A) owned by Mat-Su Industrial Group, LLC to TD Office Park Lot 3 (proposed Kuang Global Lot 1) owned by Sasikan Keawiyom.

The investigation included logging one test hole and percolation test, located as shown on the attached map (Attachment 1). The test hole log (Attachment 2) and percolation test (Attachment 3) results have been prepared and included with this submittal. The soils within the proposed subdivision consist primarily of silty gravel with sand (GM) to a depth beyond 12' below ground surface with percolation rate of 39.1 minutes/inch. No groundwater nor bedrock was encountered during the test hole excavation. The topography is sloping from east to west at about 4 percent grade.

Based on the test hole data and observations of topography, the proposed remainder lot, Kuang Global Tract A, contains at least 10,000 square feet of usable building area and 10,000 square feet of contiguous useable septic area, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43. Proposed Kuang Global Lot 1 contains 10,000 SF of usable building area and will be served by City of Wasilla's wastewater system. Service to the lot will be provided from Roberts Street by installation of a service line down the flagpole portion of the lot. No DEC approval is required for installation of this service line.

September 20, 2023
Mr. Fred Wagner, LS
Proposed Kuang Global Subdivision
Usable Area Report
Page 2 of 2

If you have any questions feel free to give me a call at (907) 357-6760.

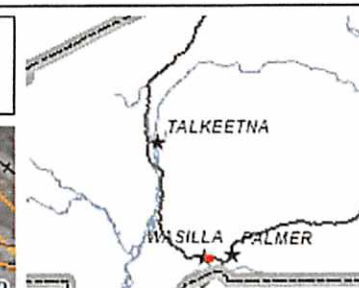
Sincerely,



Tim Alley, P.E.
Civil Engineer
TBC, Inc.



Enclosures:	Attachment 1	Vicinity Map and Test Hole Location
	Attachment 2	Soil Investigation Test Hole Log
	Attachment 3	Soil Percolation Test Result



- # Legend
- Road Mileposts
 - Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - - Not Constructed
 - + Alaska Railroad
 - ▣ Mat-Su Borough Boundary
 - ▣ Incorporated Cities
 - * Address Numbers
 - ▣ Parcels
 - Lot and Block Numbers
 - Government Lot Lines
 - Government Lot Numbers
 - ROW and Easements Description
 - ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
 - ▣ Lakes and Rivers
 - Streams
 - ▣ 100 year Flood Zone
 - ▣ Section Lines

1: 8,180



Notes

This map was automatically generated using Geocortex Essentials.


THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

S_1984_Web_Mercator_Auxiliary_Sphere
Matanuska-Susitna Borough

Reported on 09/19/2023 04:18 PM

EXHIBIT B-3

Project: Kuang Global Plat		Project Number:		Client: Kuang Global		Test Hole No. 1		
Address, City, State: 950 Horvath Dr, Wasilla, AK				Drilling Contractor: Chulitna, Inc.		Excavator Type: Kubota KX080		
Logged By: Tim Alley		Date	Started: 9/15/2023		Bit Type: 24" Bucket		Diameter: N/A	
			Completed 9/15/2023		Hammer Type: N/A			
			Backfilled: 9/20/2023		Hammer Weight: N/A		Hammer Drop: N/A	
			Groundwater Depth: Not Encountered		Elevation: Approx. 408'		Total Depth of Boring: 12 FT	
Depth (feet)	Sample Type	Sample Number	Ground Water	Graphic Log	Lithology			
					<p>Soil Group Name; modifier, color, moisture, density/consistency, grain size, other descriptors</p> <p>Rock Description; modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.</p>			
			N/A		<p>Organic Overburden and Topsoil</p> <p>OM: Organic silt, light brown/tan, low dense</p> <p>GM: Silty Gravel with sand, Gray, Moist, Medium Dense</p>			
					Total Depth: 12 FT Groundwater not encountered			
					Dry Density (pcf)	Moisture Content (%)	Additional Test	

Boring Log: Sheet 1 of 1

Perc Test

Location/Legal:

Date: 09/18/23

950 Horvath Drive, Wasilla, Alaska 99654

T17N R1W SEC 10 Lot A16

Location: TH 1

* map attached

Test Performed By: Tim Alley

Test Top Level: 25

(in) top of water level

Soak start: 9/18/2023 12:16

Depth location: 5 **feet**

Soak end: 9/18/2023, 17:15

Perc Test							
Time	Water Level	Water reading	Drop	perc rate (min/in)			Comments
17:00	25						Start
17:15:00	25	25 7/16"	7/16"	34.29			
17:30:00	25	25 3/8"	3/8"	40.00			
17:45:00	25	25 5/16"	5/16"	48.00			
18:00:00	25	25 7/16"	7/16"	34.29			End
		Perc Rate =	39.14	min/in			

Comments:

Review by: Tim Alley, PE

Date: 9/19/2023



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

October 17, 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 plats and have no comments:

- Parcel #2, Waiver Resolution #83-130-PWm, Simmons, Delroy Road
- Stringfield Subdivision Plat #2020-96, WA 08 MSB Land Management, Stringfield Road and Trunk Road

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

- Plat #66-4 Tract 1A, South Big Lake Alaska Subdivision, Big Lake Road (revised)
 - No objection to the vacation of 50' public use easement.
- PA 03 Rumfelt Lavender Survey for Ken Peltier, Glenn Highway
 - No objection to the proposed lot division.
 - Please add as plat note: "No direct access to the Glenn Highway will be given to the 10-acre lot. 10-acre lot required to take access from E Street."
 - Subsequent development of either lot may require an approach road.
 - Please contact the Bureau of Land Management (BLM) for driveway permit onto E Street as E Street is a BLM facility.
- Plat #-82-89 Ancient Tree Estates, WA 10 Doss, Bogard Road
 - No objection to section line easement vacation.
 - DOT&PF requires remaining 86 feet of SLE adjacent to Bogard Road be noted on plat.

"Keep Alaska Moving through service and infrastructure."

- DOT&PF recommends relocating driveway to remaining section line easement.
- Reminder that Plat note #7 still stands.
- Please be advised that left turn access from Bogard Road into and out of applicants' property will be eliminated with Seward-Meridian Extension project improvements to the Bogard and Seward-Meridian intersection. This driveway access will then become right in and right out only.
- **Waiver Resolution #96-3, PA 06 Windy Mountain Acres, Clark Wolverine Road**
 - One driveway per lot will be permitted. Please apply for driveway permits through DOT&PF's Right of Way section. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF requests a ROW dedication that is half the width of Clark Wolverine Road into the centerline.
 - DOT&PF requests consolidated utility services in one common alignment.
- **Plat #2017-20, Kuang Global, Palmer-Wasilla Highway and Parks Highway**
 - DOT&PF recommends dedication of Horvath Dr and Steam Commons Avenue.
 - DOT&PF recommends MSB evaluate potential upgrades needed on Roberts Street due to commercial development and local road connectivity in this area.
- **MSB Waiver 83-36-PWM (83-63w) and Two Few Acres Plat No. 89-1, SU14 HLS-Overby, Jonesville Mine Road**
 - No objection to the proposed lot re-division.
 - Lots 2 & 3 required to continue to take access through Doo Dah Avenue. No direct access to Jonesville Mine Road will be granted.
 - Lot 1 will be permitted one access to Jonesville Mine Road.
 - Subsequent development of all lots will require continued use of existing access.
- **Waiver Resolution #200-80PWm, Settlers Bay South Subdivision, Knik-Goose Bay Road**
 - No objection to the proposed plat.
 - Please add as plat note: "No direct access will be given from Tract A to Knik-Goose Bay Road. Tract A must take access from Donna Marie Lane."
 - No objection to the vacation of the section line easement.
 - No objection to variance.
- **MSB Waiver Resolution #84-65-PWm, #85-32-PWm, #91-17-PWm, #91-24-PWm; AR 08 HLS for Chuck Gerwig, Victory Road**
 - No objection to redrawn lot lines.
 - DOT&PF requests all lots dedicate right of way along Victory Road and Glenn Highway.
 - DOT&PF requests right of way across Lot 5 be shown or dedicated. Please see attached documents for reference. Questions regarding Lot 5 right of way can be directed to Krysta Gard at krysta.gard@alaska.gov or (907) 269-0676.
 - Please add as plat note: "No direct access to the Glenn Highway will be permitted for Lots 2, 3 & 4. Access must be taken from Victory Road. Subsequent subdivision of these lots will require continued access through Victory Road."

- Please add as plat note: "DOT&PF will permit one singular access onto the Glenn Highway for Lot 1. Subsequent development of Lot 1 will require continued use of this existing access."
- MSB pre-application packet indicates that petitioners will need to upgrade Victory Road to borough standards. Victory Road is a DOT&PF facility that currently has a project in design for improvements along this corridor. Petitioners not required to upgrade.
- **WC 11 Pilch-Cottrell, Willow-Fishhook Road**
 - No objection to proposed lot division.
 - DOT&PF requests clarification of ownership of existing road between Willow-Fishhook and Locke Lane that currently serves as a driveway or access road for multiple lots in the vicinity.
 - DOT&PF requires dedication of existing road and to establish and maintain it as an approach road or shared access easement shown on plat. Approach Roads can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF will permit one shared access or road onto Willow-Fishhook Road for use by both lots. No additional access will be permitted.
 - Subsequent subdivision of both lots will require continued use of shared access or road.
 - DOT&PF requests the Mat-Su Borough clarify line mapping source for right of way in this area, as per DOT&PF records, MSB GIS in this area is incorrect.
- **WI 09 Pilch-Pierce, Willow-Fishhook Road**
 - DOT&PF requests consolidated access to Willow-Fishhook Road for all four lots, with internal circulation, in consideration of reducing future conflict points along Willow-Fishhook Road.
 - DOT&PF will allow one singular utility crossing of Willow-Fishhook Road. Please plan accordingly and dedicate a utility easement.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: **Sean Baski, Chief, Highway Design, DOT&PF**
 Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
 Devki Rearden, Engineering Associate, DOT&PF
 Morris Beckwith, Right of Way, DOT&PF
 Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
 Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

Jesse Curlin

From: Daniel Dahms
Sent: Thursday, November 16, 2023 7:45 PM
To: Jesse Curlin; Brad Sworts; Elaine Flagg; Jamie Taylor; Tammy Simmons
Subject: Re: Kuang Global Update

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: Wednesday, November 15, 2023 11:05 AM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: FW: Kuang Global Update

Hello,

Please find attached the updated Kuang Global with new design.

Sincerely,

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

From: Ellery Gibbs <ellery@bullmoosesurveying.com>
Sent: Wednesday, November 15, 2023 10:34 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Subject: Re: Kuang Global Update

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

Hi Chris,

Here is the PDF of the revised subdivision. I will be over shortly with the paper copy.



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

October 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.

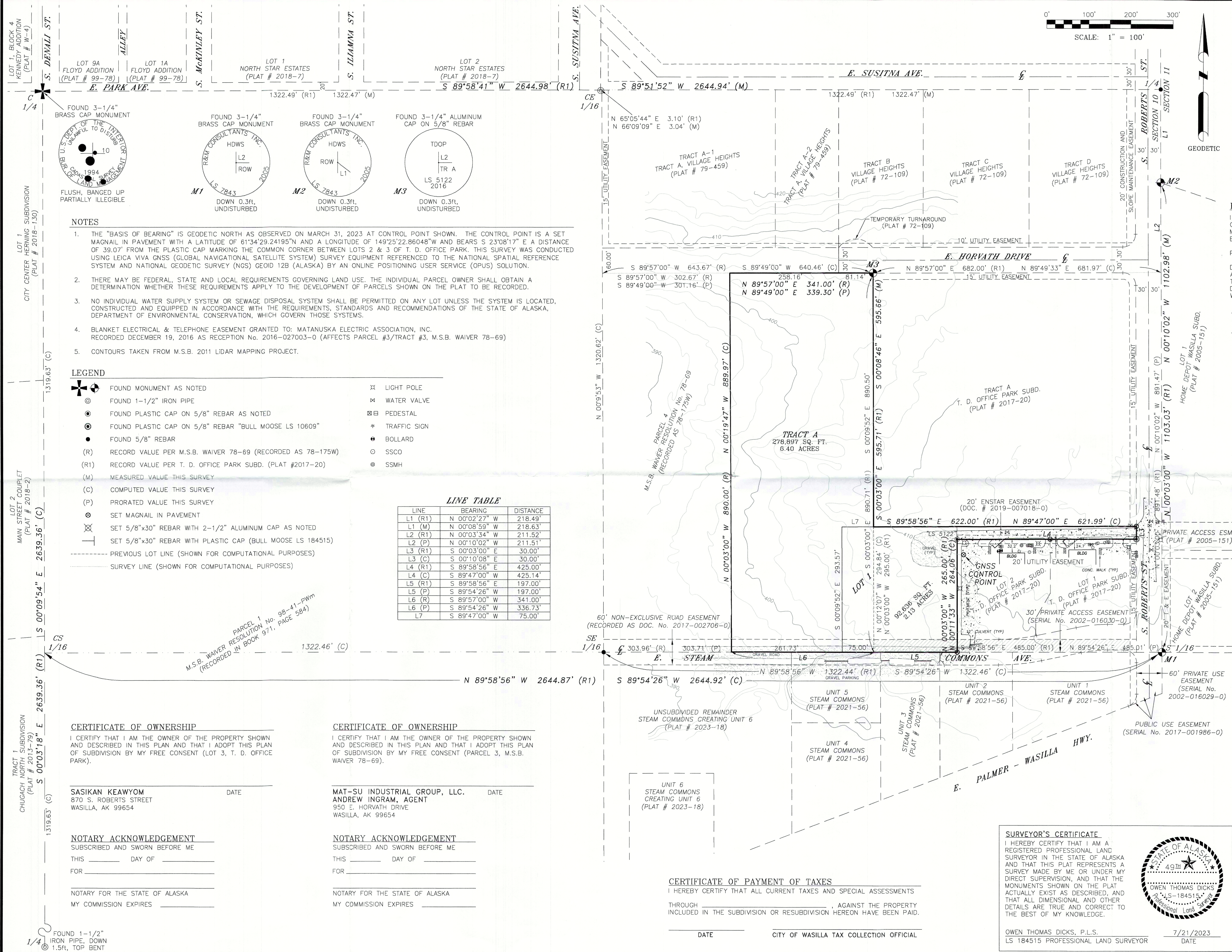
**KUANG GLOBAL SUBDIVISION
(MSB Case #2023-119)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez".

Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286



- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 31, 2023 AT CONTROL POINT SHOWN. THE CONTROL POINT IS A SET MAGNAIL IN PAVEMENT WITH A LATITUDE OF 61°34'29.24195"N AND A LONGITUDE OF 149°25'22.86048"W AND BEARS S 23°08'17" E A DISTANCE OF 39.07' FROM THE PLASTIC CAP MARKING THE COMMON CORNER BETWEEN LOTS 2 & 3 OF T. D. OFFICE PARK. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 19, 2016 AS RECEPTION No. 2016-027003-0 (AFFECTS PARCEL #3/TRACT #3, M.S.B. WAIVER 78-69)
 - CONTOURS TAKEN FROM M.S.B. 2011 LIDAR MAPPING PROJECT.

LEGEND

⊕	FOUND MONUMENT AS NOTED	⊕	LIGHT POLE
⊙	FOUND 1-1/2" IRON PIPE	⊕	WATER VALVE
⊙	FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED	⊕	PEDESTAL
⊙	FOUND PLASTIC CAP ON 5/8" REBAR "BULL MOOSE LS 10609"	*	TRAFFIC SIGN
●	FOUND 5/8" REBAR	●	BOLLARD
(R)	RECORD VALUE PER M.S.B. WAIVER 78-69 (RECORDED AS 78-175W)	○	SSCO
(R1)	RECORD VALUE PER T. D. OFFICE PARK SUBD. (PLAT #2017-20)	⊙	SSMH
(M)	MEASURED VALUE THIS SURVEY		
(C)	COMPUTED VALUE THIS SURVEY		
(P)	PRORATED VALUE THIS SURVEY		
⊕	SET MAGNAIL IN PAVEMENT		
⊕	SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED		
⊕	SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)		
---	PREVIOUS LOT LINE (SHOWN FOR COMPUTATIONAL PURPOSES)		
---	SURVEY LINE (SHOWN FOR COMPUTATIONAL PURPOSES)		

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R1)	N 00°02'27" W	218.49'
L1 (M)	N 00°08'59" W	218.63'
L2 (R1)	N 00°03'34" W	211.52'
L2 (P)	N 00°10'02" W	211.51'
L3 (R1)	S 00°03'00" E	30.00'
L3 (C)	S 00°10'08" E	30.00'
L4 (R1)	S 89°58'56" E	425.00'
L4 (C)	S 89°47'00" E	425.14'
L5 (R1)	S 89°58'56" E	197.00'
L5 (P)	S 89°54'26" W	197.00'
L6 (R)	S 89°57'00" W	341.00'
L6 (P)	S 89°54'26" W	336.73'
L7	S 89°47'00" W	75.00'

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 (LOT 3, T. D. OFFICE PARK).

SASIKAN KEAWYOM
870 S. ROBERTS STREET
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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 (PARCEL 3, M.S.B. WAIVER 78-69).

MAT-SU INDUSTRIAL GROUP, LLC.
ANDREW INGRAM, AGENT
950 E. HORVATH DRIVE
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

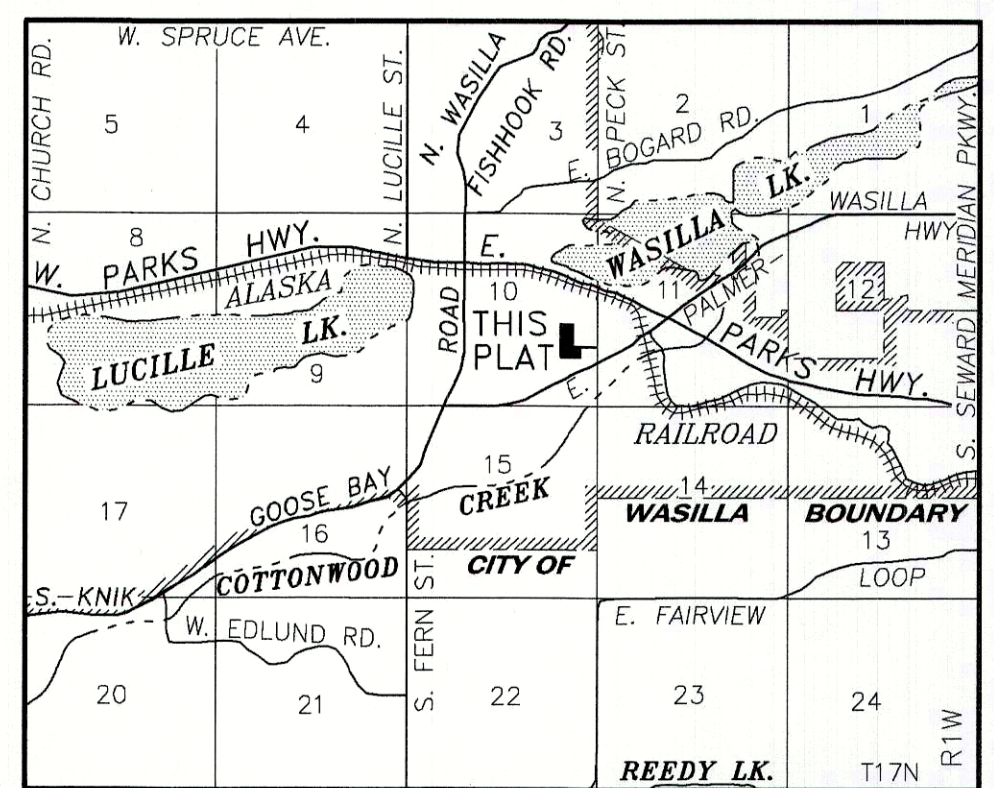
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ CITY OF WASILLA 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 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.
LS 184515 PROFESSIONAL LAND SURVEYOR

7/21/2023
DATE



VICINITY MAP: 1" = 1 MILE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATTING CLERK

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

PRELIMINARY
RECEIVED
AUG 08 2023
PLATTING

A PLAT OF
KUANG GLOBAL SUBDIVISION
A REPLAT OF:
PARCEL 3, M.S.B. WAIVER 78-69
RECORDED AS 78-175-W
AND
LOT 3 T.D. OFFICE PARK SUBDIVISION
PLAT # 2017-20
LOCATED WITHIN:
SECTION 10, T17N R1W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 8.53 ACRES MORE OR LESS

BULL MOOSE SURVEYING, LLC.
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
VISIT US AT www.bullmoosesurveying.com

DRAWN BY: EEG DRAWING SCALE:
DATE: 7/21/2023 1"=100'
CHECKED BY: OTD/TGC SHEET
1 OF 1