

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 5, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1:** The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3, 4, & 5, Block 1, Irish Hills (Plat#75-11) to be known as **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1**, containing 5.19 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake (Tax ID's 7161B01L001A, 6541B01L003, 6541B01L004, 6541B01L005); within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Brian Brigandi, Staff: Chris Curlin, Case #2023-0149)
- B. **RODDA SUBDIVISION PHASE 2:** The request is to create two lots from Tax Parcel B5, (Tax ID 17N03W22B005) to be known as **Rodda Subdivision, PH 2**, containing 49.00 acres +/- . The property is located directly south of W. Big Lake Road, east of S. Beaver Lake Road, and west of W. Maplewood Road; within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District # 5. (Petitioner/Owner: John Rodda, Debra Rodda, L. Thompson & Susan Rodda Trust, Staff: Chris Curlin, Case #2024-062)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 5, 2024**, 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
JUNE 5, 2024

ABBREVIATED PLAT: IRISH HILLS RSB LOT 1A & LOT 5A Block 1
LEGAL DESCRIPTION: SEC 10, T16N, R04W, S.M., AK
PETITIONERS: BRIAN BRIGANDI
SURVEYOR/ENGINEER: DENALI NORTH / JAMES ROWLAND, P.E.
ACRES: 5.1 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2023-149

REQUEST:

The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3 4, & 5, Block 1, Irish Hills (Plat#75-11) to be known as **IRISH HILLS RSB LOTS 1A-1 & 5A BLOCK 1**, containing 5.1 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake; within the SW ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Soils Report **Exhibit B – 5 pgs**

COMMENTS:

ADF&G **Exhibit C – 1 pg**
MSB Pre-design and Engineering **Exhibit D – 1 pg**
MSB Permit Center **Exhibit F – 1 pg**
Utilities **Exhibit G – 5 pgs**

DISCUSSION: The proposed subdivision is creating two lots. Lot 1A-1 will be 2.54 acres and Lot 5A will be 2.56 acres. Proposed Lots will take access from W. Loc Lohmand Drive, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, P.E., notes that one test hole was excavated for the proposed lots. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 13', no ground water was encountered. Soils in the test hole are described as 1' of topsoil and 12' of various layers, sand and gravels, some cobbles. / SP. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

ADF&G (Exhibit C) The applicant may need a fish habitat permit if water withdrawal is necessary. *Staff notes any construction is outside the realm of this platting action.*

DPW Pre-design and Engineering (Exhibit D) has no comments or objections.

MSB Permit Center (Exhibit E) Has no comment

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

CONCLUSION

The plat of **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**, 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.

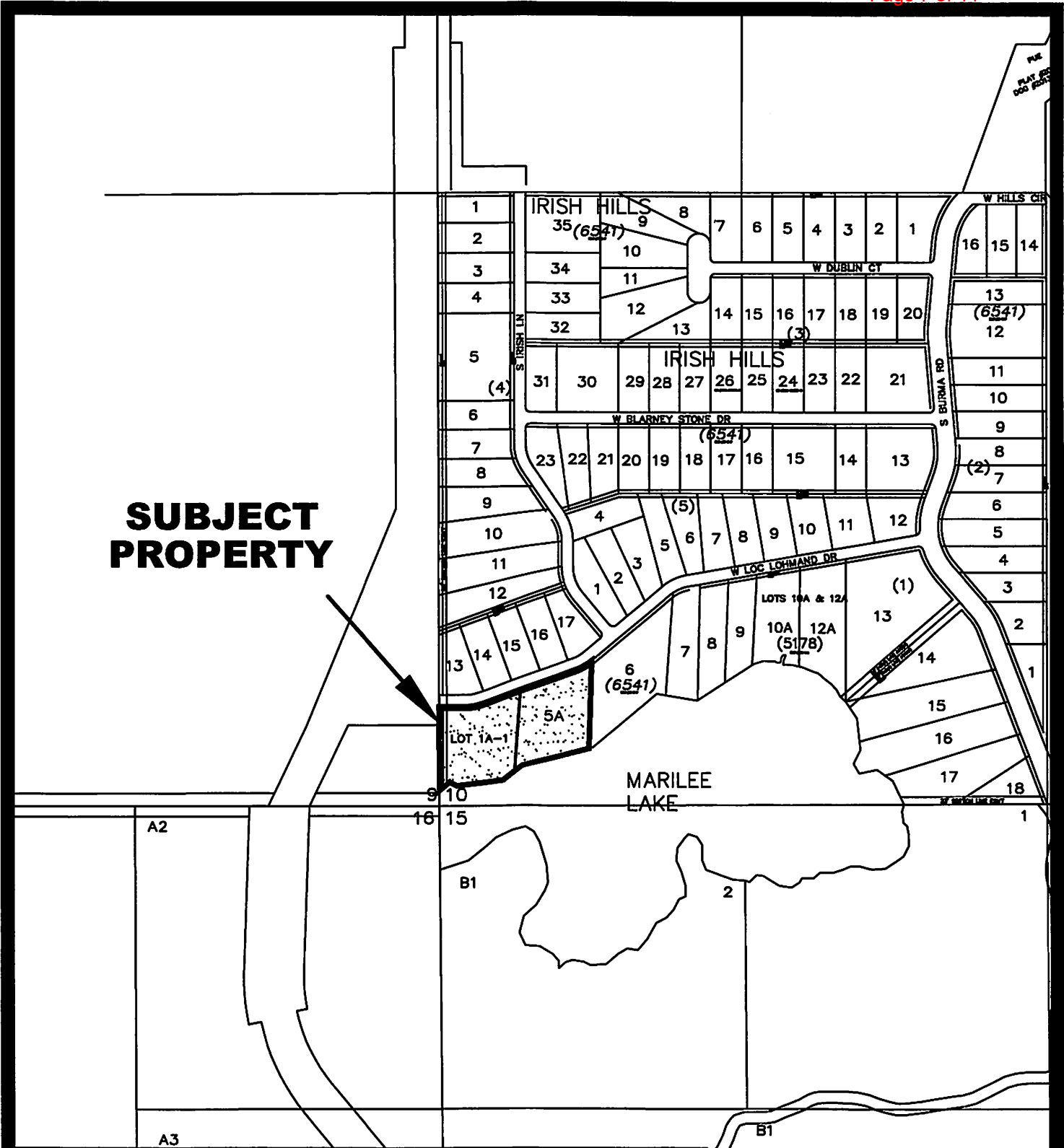
FINDINGS of FACT:

1. The abbreviated plat of **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**, 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; Community Council #4 Big Lake; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, or Assessments; MTA, GCI or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1**, 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.



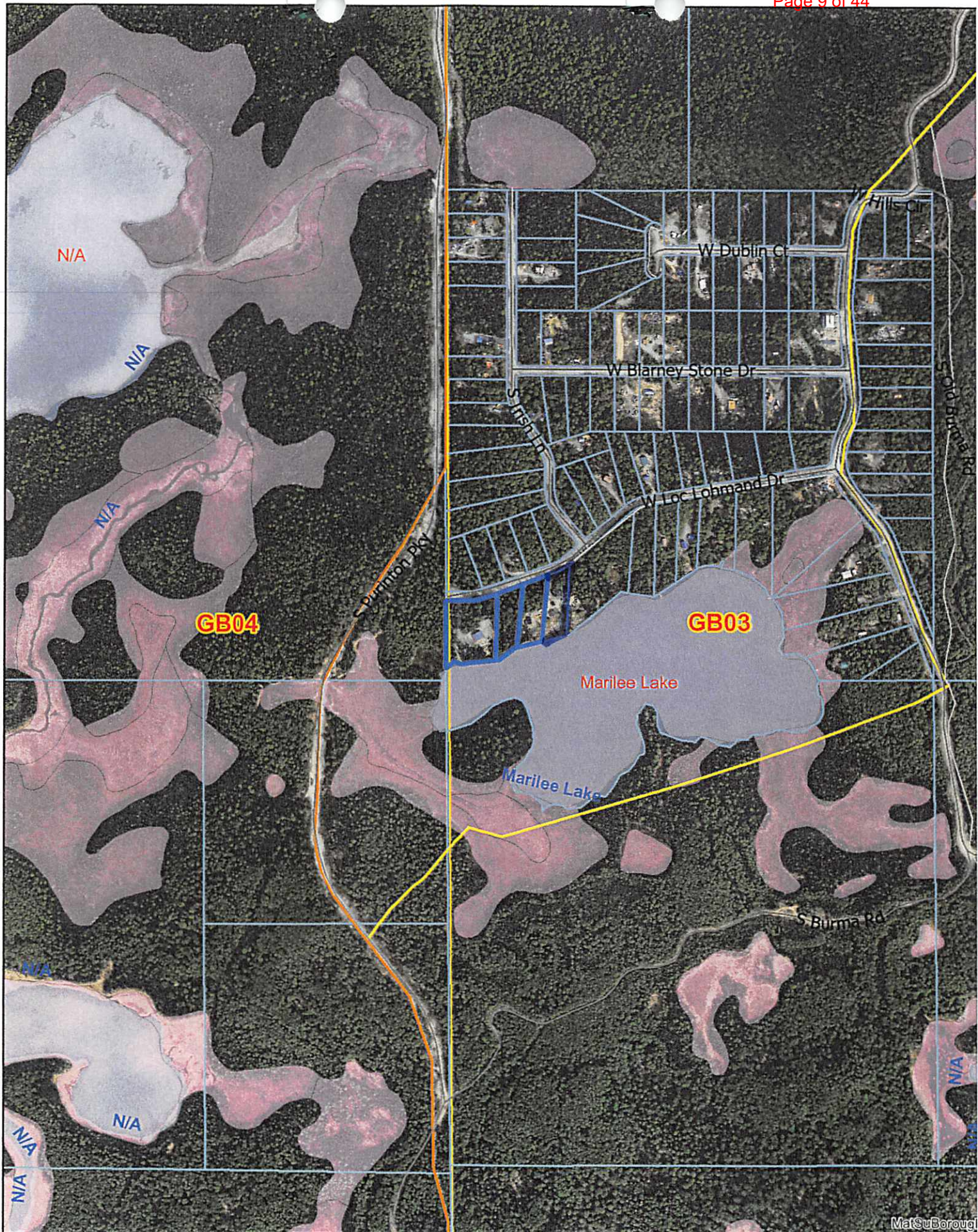
**SUBJECT
PROPERTY**

VICINITY MAP

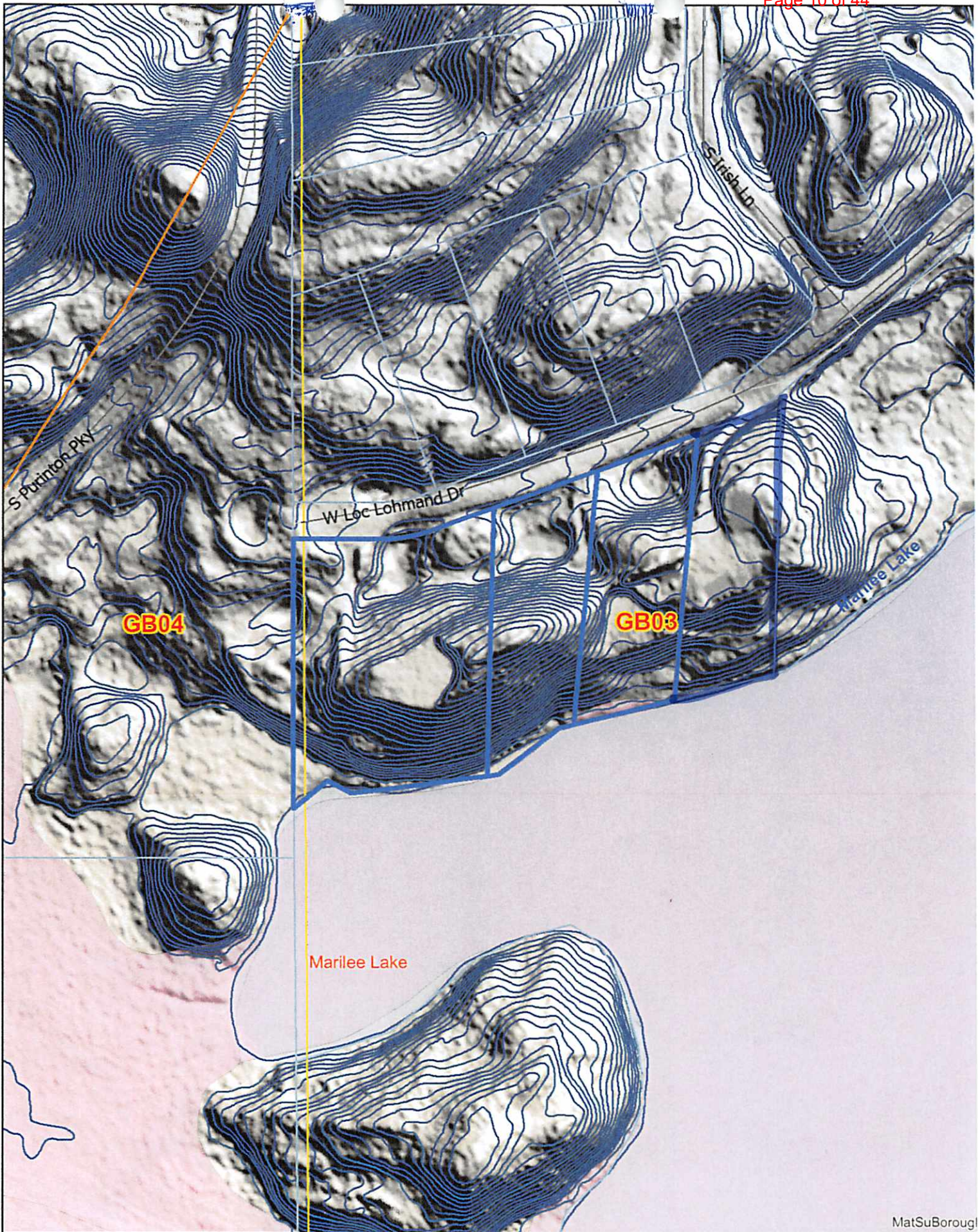
FOR PROPOSED IRISH HILLS RSB LOTS 1A-1 &
LOT 5A BLOCK 1 SUBDIVISION
LOCATED WITHIN
SECTION 10, T16N, R04W, SEWARD MERIDIAN
GB 03 MAP ALASKA



160 80 0 160 Feet



650 325 0 650 Feet



160 80 0 160 Feet

MatSuBoroug

EXHIBIT A-4

October 18, 2023

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

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NOV 29 2023
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RE: Irish Hills Rsb.

SOILS INVESTIGATION:

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

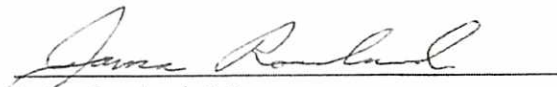
Attached is the test hole log from the existing septic documentation. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of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

SITE PLAN:

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

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

Sincerely


James Rowland, P.E.



SOIL LOG

Job Number: 10-1599.04

Project Location: Irish Hills, Lot 1 Block 1

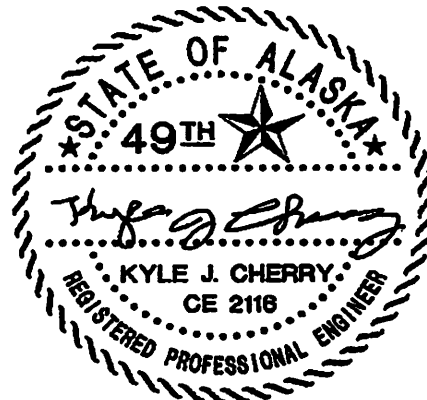
Logged By: Kurt MacKenzie

Date: 8/4/2010



TEST HOLE NO.1

Depth (feet)	Description
0	0-1' Topsoil
1	
2	1-12' Various layers, sand and gravels, some cobbles./ SP
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



DATE: 9-21-2010

TEST HOLE LOCATION:

10' south of bed

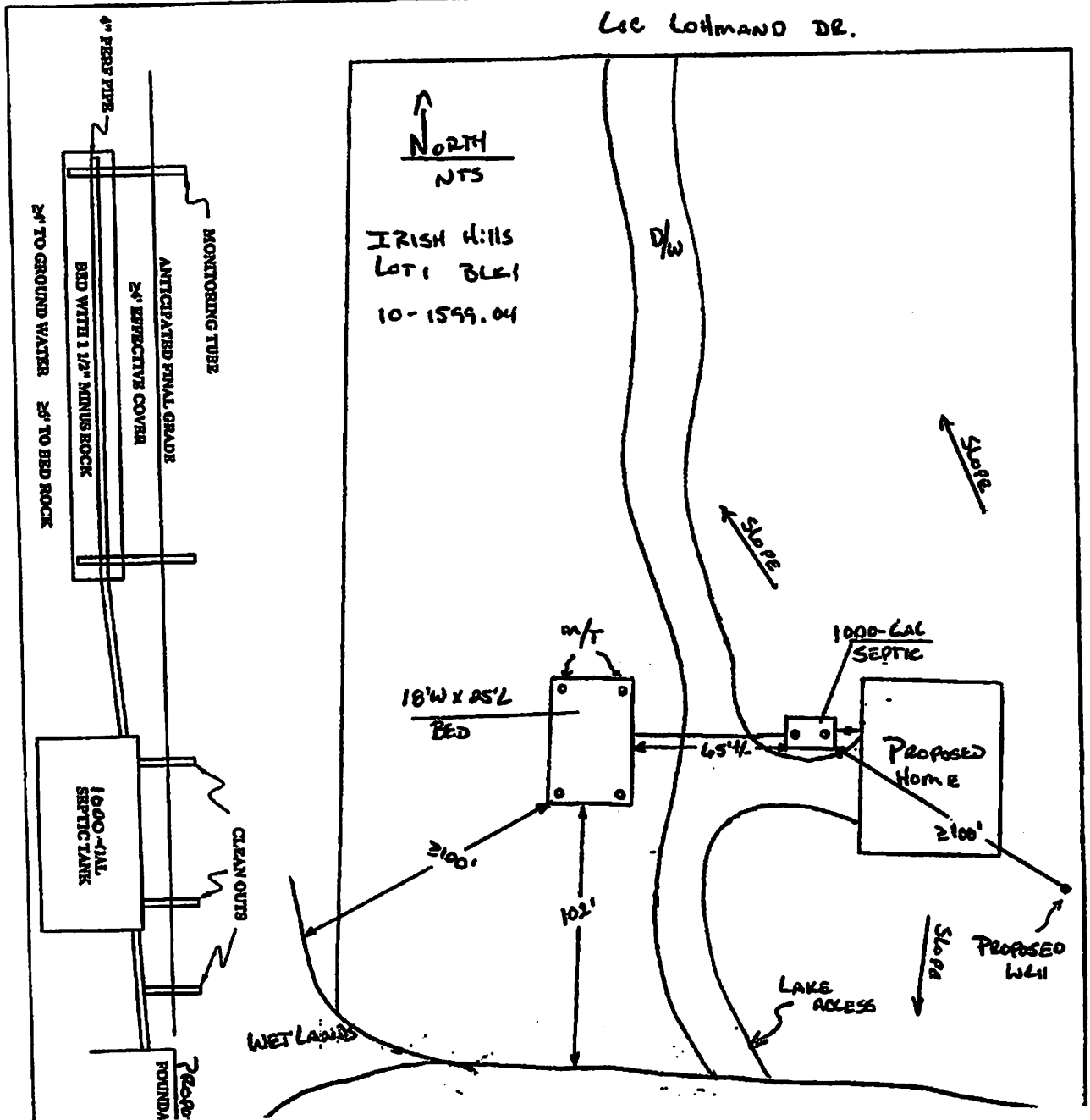
COMMENTS:

No ground water detected, soils were visually rate by the field inspector as an SP soil with an estimated application rate of 150 sqft/day per bedroom.

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

IV. DIAGRAM OF SYSTEM(S) INSTRUCTIONS FOR DIAGRAM

- In plan view, locate and identify each of the following:
 - a) Well
 - b) All Structures
 - c) Septic Tank
 - d) Soil Absorption System (include dimensions)
 - e) Surface Water
 - f) Sources of contamination
 - g) Property Line
 - h) Closest well on adjacent property
 - i) Closest septic tank on an adjacent property
 - j) All cleanouts and monitor tubes
 - k) Closest edge of an absorption field on adjacent property
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - a) Soil Cover
 - b) Absorption Material
 - c) Water Table
 - d) Bedrock
 - e) Discharge pipes
 - f) Insulation



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NOV 29 2023
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STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION DOCUMENTATION OF CONSTRUCTION	
Date Received	
I. GENERAL INFORMATION	
Legal Description of the Location <u>Irish Hills, Lot 1, Block 1</u> Street Address (if known): <u>21592 West Loc Lommond Drive</u>	Submitted by: (Check one) <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner <input checked="" type="checkbox"/> Registered Engineer
Installer Name: <u>Big Lake Landscaping</u> Mailing Address: <u>P.O. Box 250354</u> <u>Big Lake, Alaska 99652</u>	Onsite Wastewater System Serves: <input checked="" type="checkbox"/> Single Family. Number of Bedrooms <u>3</u> <input type="checkbox"/> Duplex. Number of Bedrooms _____ <input type="checkbox"/> Small Commercial Facility With Estimated Design Flow of less than 500 GPD.
II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)	
Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) _____ <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other (Identify) _____ <input type="checkbox"/> Holding Tank	Type of Water Supply System <input checked="" type="checkbox"/> SF/Duplex <input type="checkbox"/> Public
Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other: _____	
Well Data Is the height of the well casing more the 12" above the ground? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is a sanitary seal or well cap installed on the well casing? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is well wire enclosed in conduit? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Date Drilled _____	Depth of Well (Feet) _____
Static Water Level (Feet) _____	Yield (if available) _____
Pump Rate (if available) _____	
Separation Distance from the Well Casing to each of the Following Sources of Contamination:	
Septic/Holding Tank on Lot Feet	Sewer Lines on Lot Feet
Absorption Area on Lot Feet	
Closest Septic/Holding Tank on Adjacent Lot Feet	Closest Sewer Lines on Adjacent Lot Feet
Closest Edge of an Absorption Area on Adjacent Lot Feet	
Indicate separation distance from toxic materials including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides to well casing:	
On Lot Feet	On Adjacent Lot Feet
Water Sample Taken by: (Name) _____	Sampler is: <input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official
Address _____	
Water Sample Results: Attach Copy <input type="checkbox"/> Satisfactory - Date <input type="checkbox"/> Unsatisfactory - Date	
Comments/Recommendations:	
I certify that the above information, and that provided in Section IV is correct:	
Signature _____	Typed/Printed Name _____
Title _____	Date _____

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, Licensed Surveyor or Owner/Builder
 2. All public water systems must receive ADEC plan approval prior to construction. See Alaska State of Alaska Drinking Water Regulations for specific requirements.



III. WASTEWATER DISPOSAL	Legal Description: Irish Hills, Lot 1, Block 1
Type of Wastewater System:	
<input checked="" type="checkbox"/> Septic Tank with Conventional Soil Absorption System	<input type="checkbox"/> Package Treatment Plant (requires engineered design)
<input type="checkbox"/> Holding Tank: Material Type: _____ Size in Gallons: _____ Manufacturer: _____	
<input type="checkbox"/> Other - Specify Type _____	<input type="checkbox"/> Alternate Onsite (requires engineered design)
<input type="checkbox"/> Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Flow of: _____ Gallons Per Day (GPD)	
Criteria Used to Estimate Daily Wastewater Quantity: _____	

<input checked="" type="checkbox"/> NEW SYSTEM	<input type="checkbox"/> REPAIR TO EXISTING SYSTEM	Certified Installer Installation Notification Date:
Name of Installer: Big Lake Landscaping		Date Installed: 8-18-2010
System Installed:	<input type="checkbox"/> By a Registered Engineer	<input checked="" type="checkbox"/> With Inspection by a Registered Engineer
	<input type="checkbox"/> By Approved Homeowner (attach copy of approval letter)	<input type="checkbox"/> By a Certified Installer/Installer Number
Septic Tank: Material:	Manufacturer:	Size (Gallons):
Steel	Greer Tank	1000
		Number of Compartments:
		2
Type of Soil Absorption System:	<input type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench
	<input type="checkbox"/> Mound	<input type="checkbox"/> Other, Specify _____
	<input type="checkbox"/> Seepage Pit	<input checked="" type="checkbox"/> Bed
Soil Classification: SP	Soil Rating: 150	Dimensions/Size of Absorption Area: 18'W x 25'L
Grading/Size of Distribution Rock: 3/4" - 1-1/2"		Thickness/Depth of Distribution Rock: 12"
Percolation Test Results, Attach Copy of Report:		Percolation Test Performed by: Visual Inspection
Minutes per Inch	Sq. ft. per bedroom	percolation test results must be sealed/signed by a registered engineer
List ground cover in feet over:	Septic Tank > 4'	Absorption Area > 4'
		Sewer Pipes > 4' ** See Note
Cleanout Pipes/Caps Installed:	Foundation Cleanout: 1	Septic Tank: 2
		Monitor Tubes: 2
Indicate separation distances from septic tank or absorption area, whichever is closest, to all nearby:		
Public drinking water sources within 200 feet:	>200'	Private drinking water sources within 100 feet: >100'
Nearest water bodies (see 18 AAC 72.020(b)): 102'		Lot line: ± 102' to south lot line (Marlee Lake)
Separation Distance from Onlot Sewer Lines to:	Public Drinking Water Sources: >200'	Private Sources: >100'
Separation Distance From Bottom of Distribution Rock to:	Groundwater Table: >4'	Bedrock: >6'
Separation Distance from Absorption Area to Slope exceeding 25%:	N/A	
Comments/Recommendations		
No percolation test was performed. The soil was classified by field inspector as SP with an estimated application rate of 150 s.f./bedroom. As part of this inspection, the grades of the septic tank and associated lines were verified. No groundwater present at time of inspection. *2" additional foam placed over tight line where it passes under driveway.		
I certify that the above information, and that provided in Section IV, is correct:		
Signature	Typed/Printed Name	Title, Reg./Cert No., Inst. No.
<i>Kyle J. Cherry</i>	Kyle J. Cherry	CE-2116
		Date
		9-21-2010
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submissions.		

SEAL
Registered Professional
Engineer



Jesse Curlin

From: Evers, Beth A (DFG) <beth.evers@alaska.gov>
Sent: Monday, May 13, 2024 1:23 PM
To: Jesse Curlin
Cc: Myers, Sarah E E (DFG)
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

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

Good afternoon,

Upon basic review of your subdivision project, the applicant may need a fish habitat permit if water withdrawal is necessary.

Please contact the ADF&G office at dfg.hab.infopaq@alaska.gov or at 907-861-3200 for more information.

Sincerely,

Beth Evers
Habitat Biologist
ADF&G Habitat Section, Palmer Office
Ph: 907-861-3203
[*ADF&G Habitat Section Permits Link*](#)

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 8, 2024 4:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

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

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, 6541B01L004 and 6541B01L005. Comments are due by May 21, 2024. Please let me know if you have questions.

[Irish Hills RSB L1A-1 & L5a](#)

Sincerely,

Jesse Curlin

From: Tammy Simmons
Sent: Monday, May 20, 2024 3:34 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: Re: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no comments or objections.

Thank you,

PD&E Review Team

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 8, 2024 4:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net <akchief@mtaonline.net>; clinchnot@yahoo.com <clinchnot@yahoo.com>; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@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>
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, 6541B01L004 and 6541B01L005. Comments are due by May 21, 2024. Please let me know if you have questions.

[Irish Hills RSB L1A-1 & L5a](#)

Sincerely,

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

Jesse Curlin

From: Permit Center
Sent: Wednesday, May 8, 2024 4:30 PM
To: Jesse Curlin
Subject: RE: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

No comments from the Permit Center.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 8, 2024 4:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, 6541B01L004 and 6541B01L005. Comments are due by May 21, 2024. Please let me know if you have questions.

 [Irish Hills RSB L1A-1 & L5a](#)

Sincerely,

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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 15, 2024 5:33 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1
Attachments: Agenda Plat.pdf

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

Jesse,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 8, 2024 4:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

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

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, 6541B01L004 and 6541B01L005. Comments are due by May 21, 2024. Please let me know if you have questions.

[Irish Hills RSB L1A-1 & L5a](#)

Sincerely,

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

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER & WASTEWATER SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

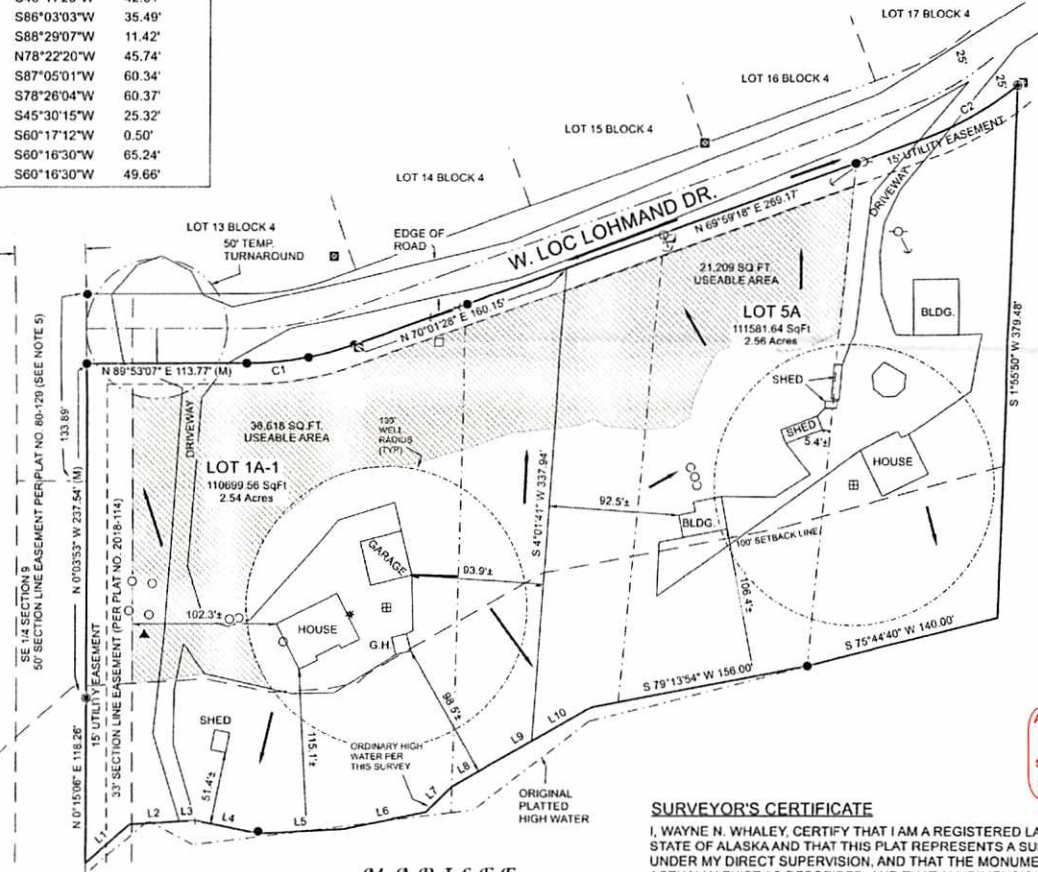
DATE _____ 20____

PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____
PLATTING CLERK

LINE	BEARING	HORIZ DIST
L1	S48°11'20"W	42.01'
L2	S86°03'03"W	35.49'
L3	S88°29'07"W	11.42'
L4	N78°22'20"W	45.74'
L5	S87°05'01"W	60.34'
L6	S78°26'04"W	60.37'
L7	S45°30'15"W	25.32'
L8	S60°17'12"W	0.50'
L9	S60°16'30"W	65.24'
L10	S60°16'30"W	49.66'

PUBLIC USE EASEMENT RECORDED 10/6/99 BK. 1038 PG. 128-143

REPLAT OF TRACT SUPPLEMENTAL STATE OF ALASKA CADASTRAL PLAT NO. 80-128



MARILEE LAKE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N80°05'06"E	77.86'	225.00'	78.25'	19°55'36"	39.53'
C2	N60°40'51"E	78.21'	225.00'	78.61'	20°01'06"	39.71'(C)

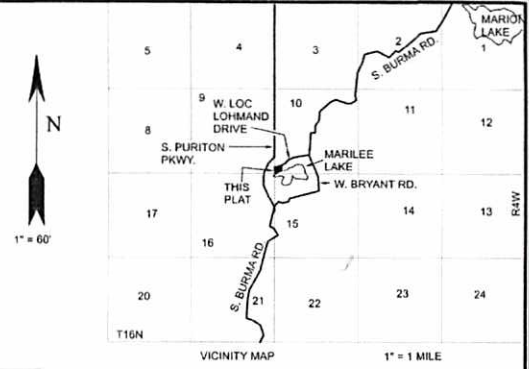
LEGEND

- * ABOVE GROUND FUEL TANK
- POWER POLE
- FOUND 1/2" REBAR
- MEA PEDESTAL
- SEPTIC PIPES
- WELL
- ▲ APPROXIMATE TEST HOLE
- FOUND MONUMENT
- DRAINAGE ARROWS

APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Armenta, DATE 05/15/24
GCI ENGINEERING & DESIGN

SURVEYOR'S CERTIFICATE
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S
DRAINAGE/ASBLT INFO ONLY



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.

NAME: BRIAN JOSEPH BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: ANN MARIE BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: JILL H. POCK DATE: _____
PO BOX 520102
BIG LAKE, AK 99652

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

DATE _____ 20____ TAX COLLECTION OFFICIAL (BOROUGH)

PRELIMINARY PLAT
A PLAT OF
IRISH HILLS RSB
LOTS 1A-1 & LOT 5A BLOCK 1
A REPLAT OF
LOT 1A BLOCK 1 IRISH HILLS
PLAT NO. 2012-114 & LOTS 3 & 4
BLOCK 1 IRISH HILL PLAT NO. 75-1
LOCATED WITHIN:
SECTION 10 TOWNSHIP 16 NORTH
RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.08 ACRES MORE OR LESS

DEVALI NORTH
1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9535

JOB NO. 23-230 DATE: MARCH 22, 2024 DWN HW CHK WW
SCALE 1" = 60' FB 316 PGS. 61-62 SHEET 1 OF 1

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Thursday, May 9, 2024 10:10 AM
To: Jesse Curlin
Cc: Sterling Lopez; Skylar Furlong
Subject: RE: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1
Attachments: MSB No Comment 2023-149.pdf

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

Hello,

Please see NESTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 8, 2024 4:09 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>
Subject: RFC Irish Hills RSB Lot 1A & Lots 3, 4 & 5 Block 1

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, 6541B01L004 and 6541B01L005. Comments are due by May 21, 2024. Please let me know if you have questions.

[Irish Hills RSB L1A-1 & L5a](#)



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

May 9, 2024

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

To whom it may concern:

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

- **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1**
(MSB Case # 2023-149)

If you have any questions, please feel free to contact me at 907-334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

NOTES

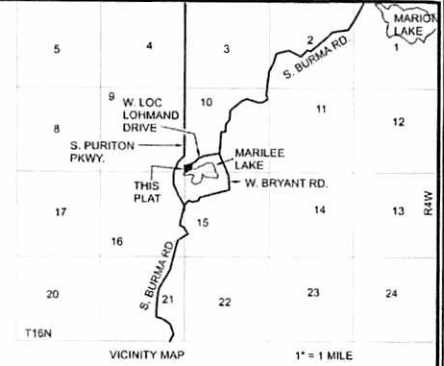
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DATE _____ 20__

PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____
PLATTING CLERK



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.

NAME: BRIAN JOSEPH BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: ANN MARIE BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: JILL H. POCK DATE: _____
PO BOX 520102
BIG LAKE, AK 99652

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20__ TAX COLLECTION OFFICIAL (BOROUGH) _____

PRELIMINARY PLAT

Agenda Copy

A PLAT OF
IRISH HILLS RSB
LOTS 1A-1 & LOT 5A BLOCK 1
A REPLAT OF
LOT 1A BLOCK 1 IRISH HILLS
PLAT NO. 2012-114 & LOTS 3 & 4
BLOCK 1 IRISH HILL PLAT NO. 75-1

LOCATED WITHIN:
SECTION 10 TOWNSHIP 16 NORTH
RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.08 ACRES MORE OR LESS

RECEIVED
MAY 11 2024
PLATTING

DENALI NORTH

1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9535

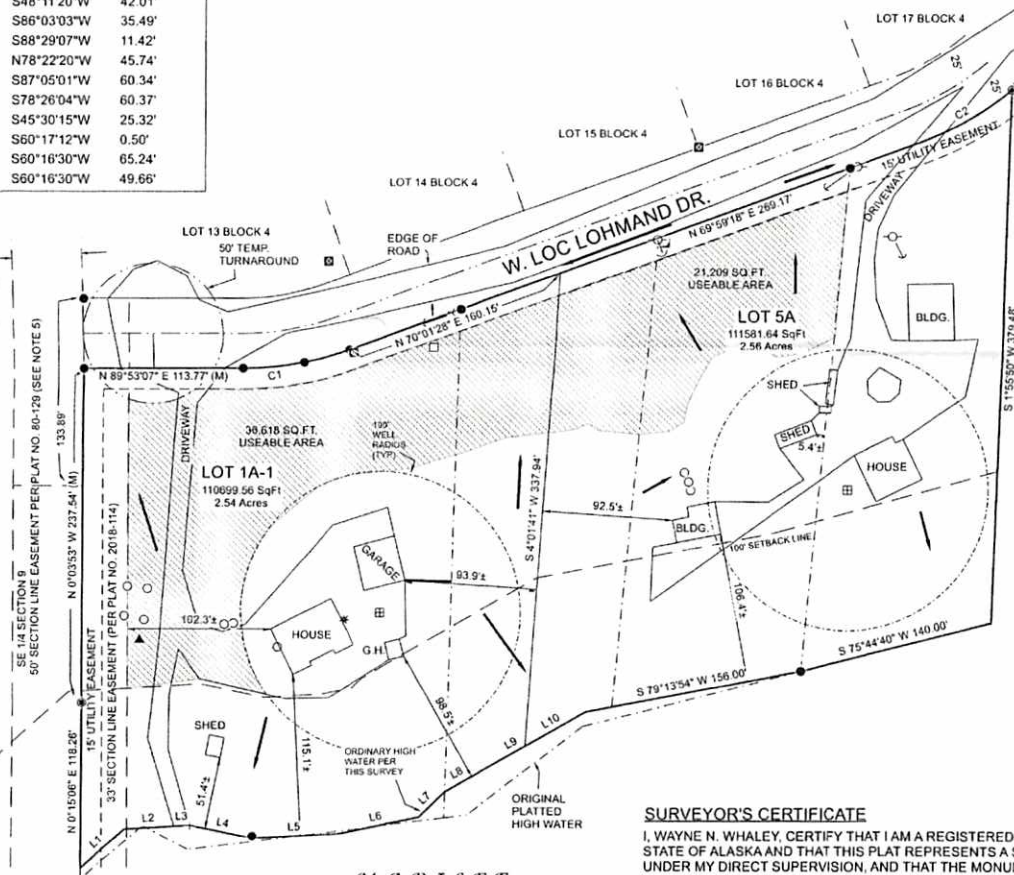
JOB NO. 23-230 DATE: MARCH 22, 2024 DWN HW CHK WW
SCALE 1" = 60' FB 316 PGS 51-62 SHEET 1 OF 1

Line Table

LINE	BEARING	HORIZ DIST
L1	S48°11'20"W	42.01'
L2	S86°03'03"W	35.49'
L3	S88°29'07"W	11.42'
L4	N78°22'20"W	45.74'
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L9	S60°16'30"W	65.24'
L10	S60°16'30"W	49.66'

PUBLIC USE EASEMENT RECORDED 10/6/99 BK. 1038 PG. 128-143

REPLAT OF TRACT E SUPPLEMENTAL STATE OF ALASKA CADASTRAL PLAT NO. 80-129



MARLETT LAKE

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

DRAINAGE/ASBUILT INFO ONLY



Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N80°05'06"E	77.86'	225.00'	78.25'	19°55'36"	39.53'
C2	N60°40'51"E	78.21'	225.00'	78.61'	20°01'06"	39.71'(C)

EXHIBIT F-5

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 5, 2024

ABBREVIATED PLAT: RODDA SUBDIVISION, PHASE 2
LEGAL DESCRIPTION: SEC 22, T17N, R03W S.M., AK
PETITIONERS: JOHN, DEBRA, & SUSAN RODDA & L.
THOMPSON TRUST
SURVEYOR/ENGINEER: JOHN SHADRACH
ACRES: 49.37 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-62

REQUEST:

The request is to create two tracts from Tax Parcel B5 to be known as **Rodda Subdivision, Phase 2**, containing 49.37 acres +/- . The property is located directly south of W. Big Lake Road, directly west of W. Maplewood Drive; within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Topographic Narrative

Exhibit B – 1 pg

COMMENTS:

USACE

Exhibit C – 1 pg

ADOT&PF

Exhibit D – 2 pgs

MSB Pre-design and Engineering

Exhibit E – 1 pg

MSB Permit Center

Exhibit F – 1 pg

Utilities

Exhibit G – 5 pgs

DISCUSSION: The proposed subdivision is creating two tracts. Tract A will contain 32.36 acres and Tract B will contain 17.01 acres. Both proposed lots will take access from W. Big Lake Road, an ADOT&PF owned and maintained road.

Soils Report: A Topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i), in which the topography and soils are described in detail.

COMMENTS:

USACE (**Exhibit C**) Based on a rapid review of aerial imagery, we would like to obtain from you additional information to determine whether a Corps permit is required previous to developing the lots. *Staff notes that development, if any, is outside the realm of this platting action.*

ADOT&PF (**Exhibit D**) recommends shared access for Tract A and Tract B. Big Lake Road is classified as a minor arterial and is a high use road for business, recreational and residential users. As development continues in this area, an increased numbers of driveway accesses along the road increases the conflict points for all users. Keeping in mind the safety of the traveling public, DOT&PF seeks to reduce the number of conflict points along this corridor by recommending the least amount of access points possible. *Staff notes this is recommendation #3.*

DOT&PF recommends right of way dedication at the section line on the western lot line of Tract A south of Beaver Lake Road and to take access from Tract A to Big Lake Road here.

Staff notes the Abbreviated Plat process doesn't allow for dedications of public rights of way.

DOT &PF recommends that Tract B take secondary access through Maplewood Drive.

Please be advised that there is a DOT &PF Pavement Preservation project in design along Big Lake Road from MP 0-3.6.

DPW Pre-design and Engineering (**Exhibit E**) comments this section of Big Lake Road is DOT jurisdiction, resolve any access issues with DOT.

MSB Permit Center (**Exhibit F**) Has no comment.

Utilities: (**Exhibit G**) MTA requests a 15 foot U.E. in the northern boundary of the proposed lots along Big Lake Road. ENSTAR has no comments. GCI has no comments or objections. MEA did not respond. *Staff notes the granting of utility easements should occur outside of this platting action.*

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

CONCLUSION

The plat of Rodda Subdivision, Phase 2 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.

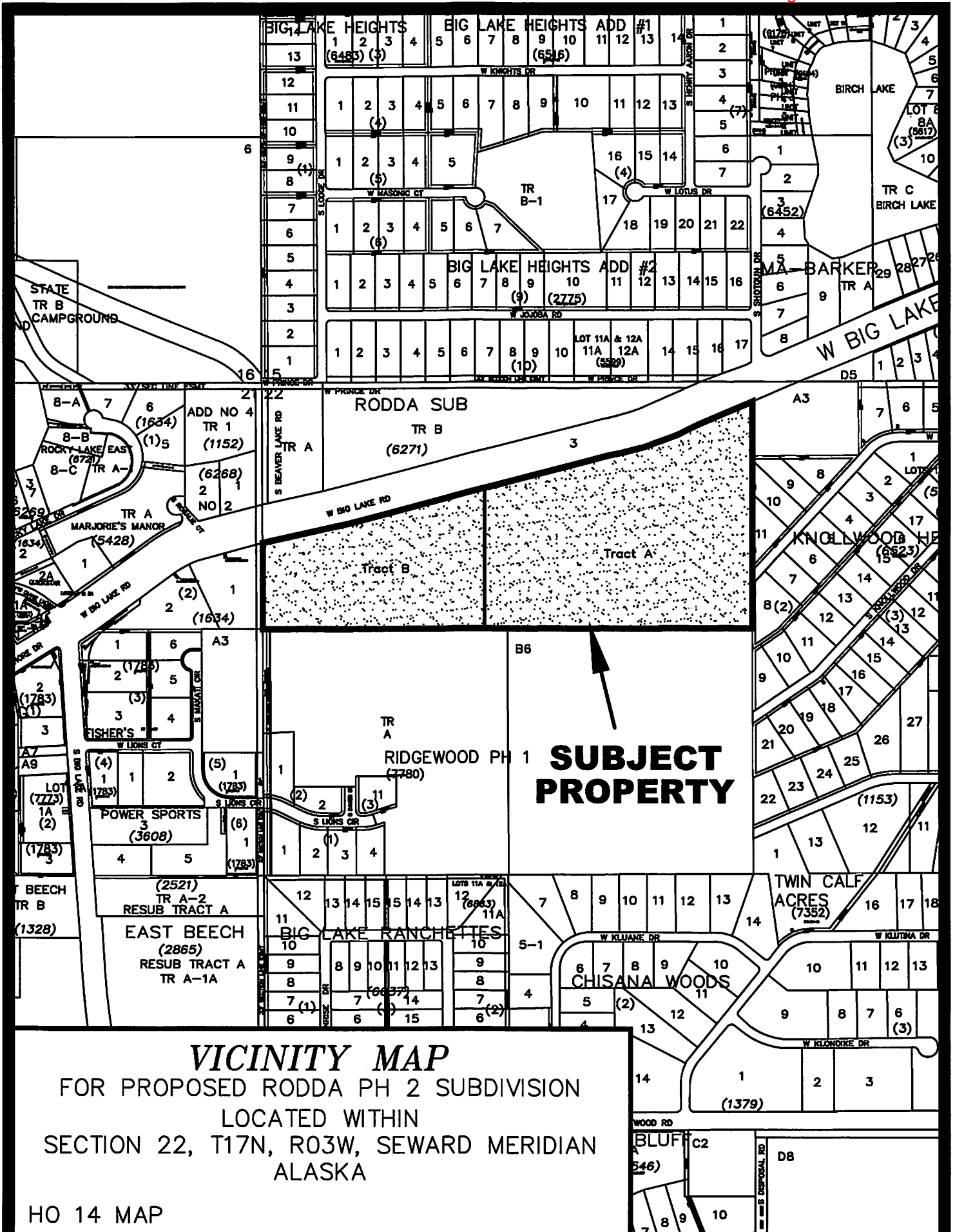
FINDINGS of FACT:

1. The abbreviated plat of Rodda Subdivision, Phase 2 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; Community Council #4 Big Lake; Road Service Area #21 Big Lake; MSB Emergency Services, Planning, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Rodda Subdivision, Phase 2, contingent on the following recommendations:

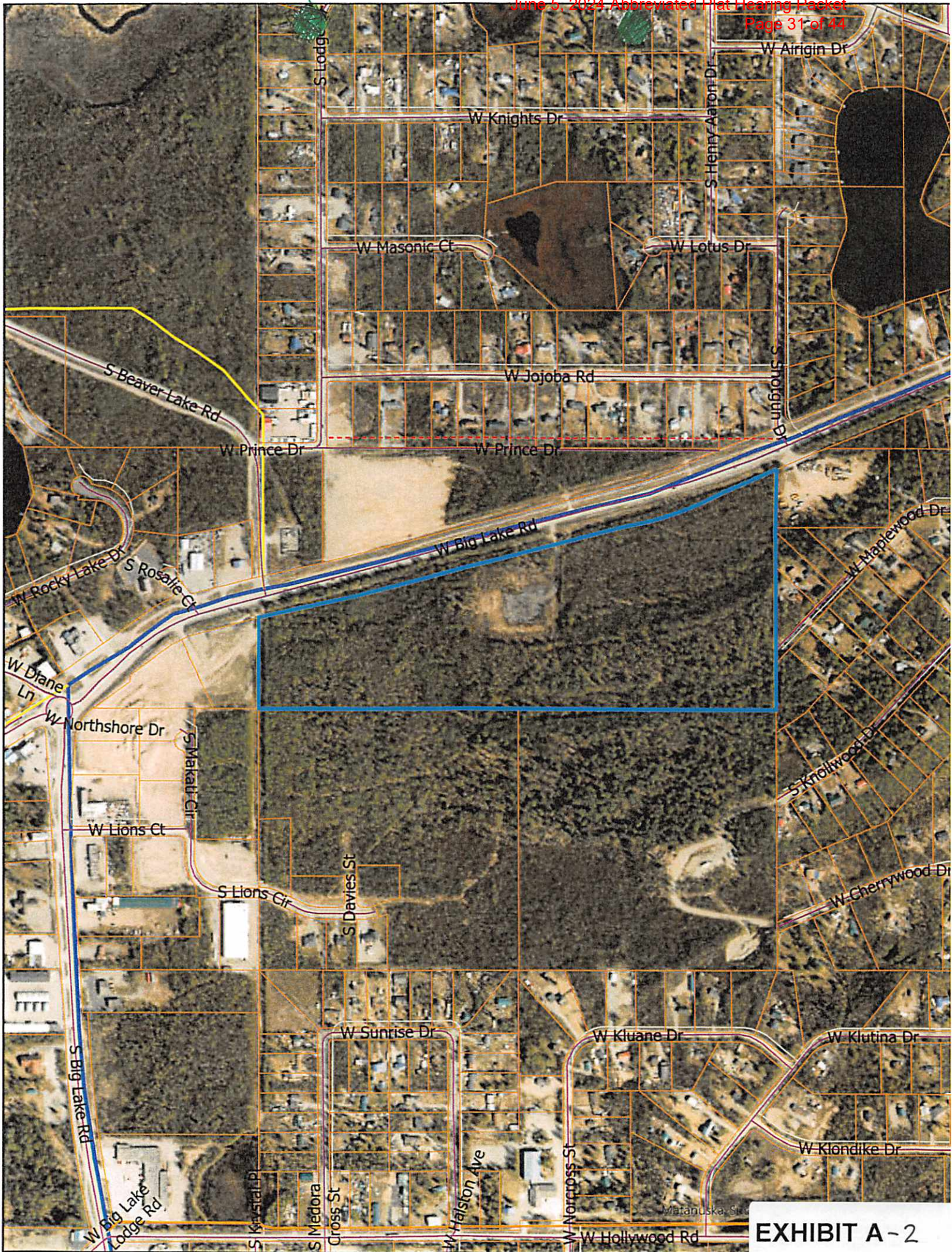
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Grant a Common Access Easement per SCM E01.1
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED RODDA PH 2 SUBDIVISION
LOCATED WITHIN
SECTION 22, T17N, R03W, SEWARD MERIDIAN
ALASKA

HO 14 MAP





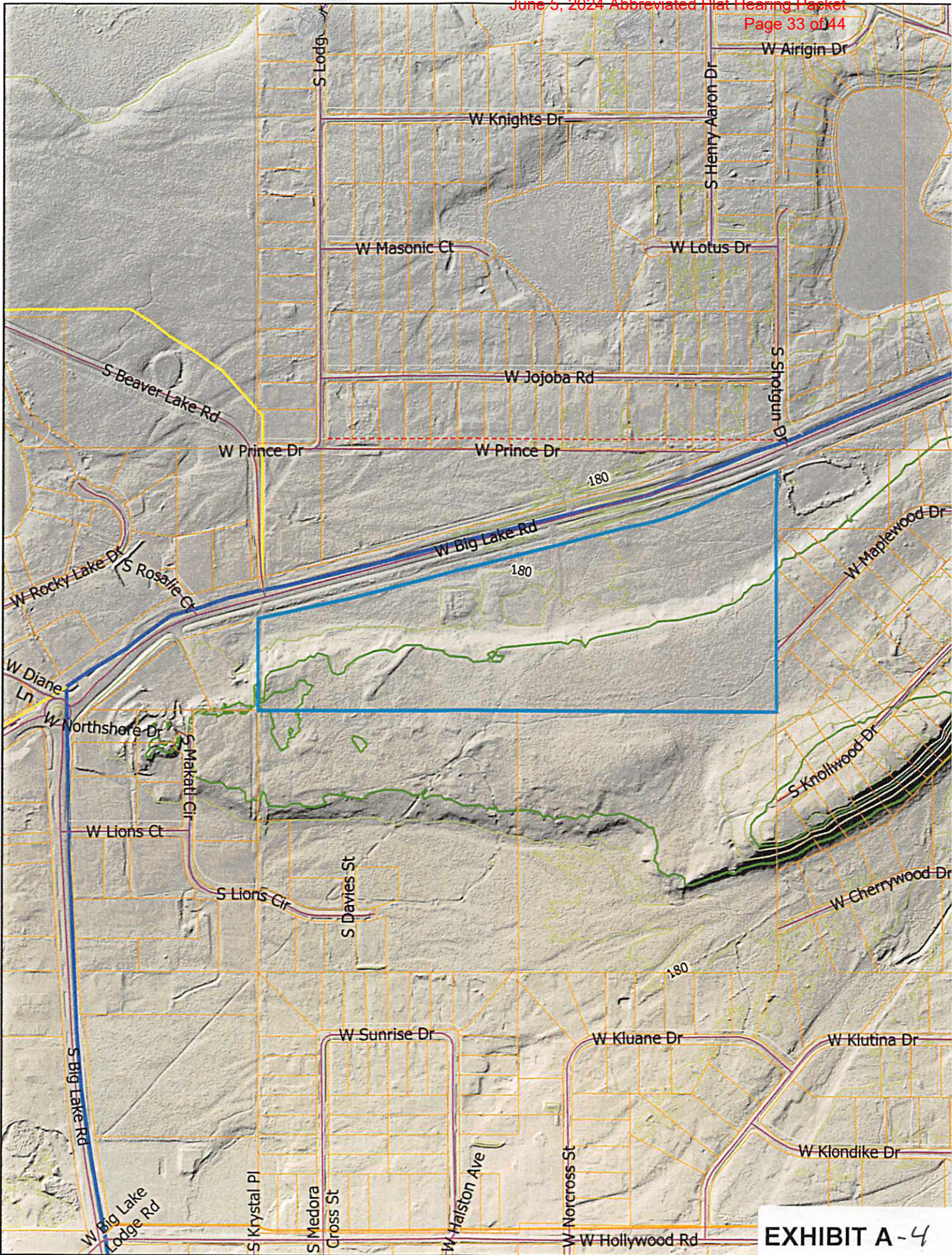


EXHIBIT A-4

JOHN SHADRACH, RLS

P.O. Box 871497
Wasilla, Alaska 99687-1497

5819 E. Frost Cir.
Wasilla, Alaska 99654

Registered Professional Land Surveyor

(907) 376-2260

April 10, 2024

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

RECEIVED
APR 12 2024
PLATTING

Re: Topographic narrative

Legal Description: That portion of the North one-half of the Northwest one-quarter (N1/2 NW1/4) Section 22, Township 17 North, Range 3 West, Seward Meridian, State of Alaska, lying south of the Southern rights-of way of W. Big Lake Road.

Tax Parcels: 17N03W22B005

Dear Mr. Wagner,

In compliance with 43.20.281, I respectfully submit the following topographic narrative regarding the above referenced parcel:

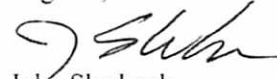
The size of the parcel is forty-nine acres. The topography of the parcel is predominantly slopes of 3-5%, with a ridge of approximately twenty foot rising to the south. The ridge runs East to West through the center of the parcel.

A review of the USDA Soil Survey of Matanuska-Susitna Valley Area shows that the primary soils of the parcel are Kitchatna and Cryods, with lesser amounts comprised of Delyndia and Yohn. A common characteristic of these soils is the drainage class, which is "well drained". The exception is Cryods, of which drainage class varies from "somewhat poorly to somewhat excessively drained". All four soils share common characteristics of the parent material, including a "silty mantle of loess and volcanic ash underlain by varying classes of glacial outwash material" and "firm very gravelly and very cobbly loamy glacial till" (USDA).

A review of the Mat-Su Borough's LIDAR mapping shows the lowest elevation of the property is approximately 180 feet at the northern boundary to 208 feet at the southern boundary. The property is covered entirely by spruce and birch forest, other than a clearing of approximately two acres near the center of the property, north of the ridge. The predominate drainage is from south to north.

I hope this adequately addresses the question of the topography and soils for this parcel. If not, please do not hesitate to contact me. I will immediately respond to any questions or concerns.

Regards,



John Shadrach,
Registered Professional Land Surveyor



Jesse Curlin

From: Campellone, Estrella F CIV USARMY CEPOA (USA)
<Estrella.F.Campellone@usace.army.mil>
Sent: Tuesday, May 14, 2024 1:51 PM
To: Jesse Curlin
Subject: RE: RFC Rodda Subdivision, Ph 2

Hi Jesse,
We looked at the information you provided on Rodda Subdivision Phase 2; based on a rapid review of aerial imagery, we would like to obtain from you additional information to determine whether a Corps permit is required previous to developing the lots.

Respectfully,
Estrella Campellone
Project Manager
South Section
Regulatory Division
USACE AK District
Tel: 907-753-2518



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three



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

August 21, 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 the following comments:

- **Wasilla Holiday, Plat #96-13-PWm (Parks Highway)**
 - No direct access to the Parks Highway will be granted. All proposed lots must take access from Meadow Lakes Loop. Subsequent development and utilities are required to continue to take access from Meadow Lakes Loop.
- **WA 07 Gedz, Plat #75-44 (Wasilla-Fishhook Road)**
 - Only one access to Wasilla-Fishhook Road will be authorized for Lot 6A and Lot 6B. Utilities for Lot 6A and Lot 6B required through singular access. A shared access easement is required. Subsequent development of Lot 6A and Lot 6B requires continued use of the shared access easement for access and utilities. Please add as plat note.
 - Lot 6A and Lot 6B's eastern lot lines are adjacent to a section line. As this section line is developed between Sorrelwood Street and East Pamela Drive, expect Wasilla-Fishhook driveway access to be removed, and access to be required through the section line. Consider this in your site plan development. DOT&PF recommends not to preclude future access to the section line.
 - Please be advised that there is a DOT&PF Pavement Preservation project in design along Wasilla-Fishhook Road from Seldon Road to Tex-Al Drive.
- **PA 12 HLS Hotchkiss, Plat No. 72-31 (Outer Springer Loop)**
 - DOT&PF will authorize one shared access for all three lots – Lot 1, Lot 2, and Lot 3. Subsequent development of Lots 1-3 will continue to require shared access through the shared common access. A shared access easement is required. Please add as plat note.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D-1

- Utility access for Lots 1-3 and utility access for subsequent development of Lots 1-3 required through the shared common access easement.

- **HO 14 Shadrach, Tax Parcel B5 (Big Lake Road)**

- DOT&PF recommends shared access for Tract A and Tract B. Big Lake Road is classified as a minor arterial and is a high use road for business, recreational and residential users. As development continues in this area, an increased numbers of driveway accesses along the road increases the conflict points for all users. Keeping in mind the safety of the traveling public, DOT&PF seeks to reduce the number of conflict points along this corridor by recommending the least amount of access points possible.
- DOT&PF recommends right of way dedication at the section line on the western lot line of Tract A south of Beaver Lake Road and to take access from Tract A to Big Lake Road here.
- DOT&PF recommends that Tract B take secondary access through Maplewood Drive.
- Please be advised that there is a DOT&PF Pavement Preservation project in design along Big Lake Road from MP 0-3.6.

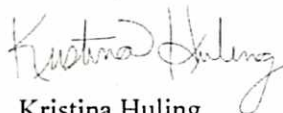
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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: Jacob Ciuffo, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB

Jesse Curlin

From: Tammy Simmons
Sent: Monday, May 20, 2024 3:42 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: Re: RFC Rodda Subdivision, Ph 2

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E comments this section of Big Lake Road is DOT jurisdiction, resolve any access issues with DOT.

Thank you,

PD&E Review Team

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net <akchief@mtaonline.net>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com <clinchnot@yahoo.com>; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@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>
Subject: RFC Rodda Subdivision, Ph 2

Hello,

The following link is a request for comments on the proposed Rodda Subdivision, Ph 2.
Please ensure all comments have been submitted by May 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Rodda Ph 2](#)

Jesse Curlin

From: Permit Center
Sent: Thursday, May 9, 2024 3:39 PM
To: Jesse Curlin
Subject: RE: RFC Rodda Subdivision, Ph 2

No comments from the Permit Center.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rodda Subdivision, Ph 2

Hello,

The following link is a request for comments on the proposed Rodda Subdivision, Ph 2.
Please ensure all comments have been submitted by May 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Rodda Ph 2](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, May 14, 2024 10:49 AM
To: Jesse Curlin
Subject: RE: RFC Rodda Subdivision, Ph 2

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

Hi Chris,

The only thing MTA would like to comment/request is a 15' UE in the north boundary of the purposed lots along Big Lake Rd.

Thank you for reaching out-

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rodda Subdivision, Ph 2

Hello,

The following link is a request for comments on the proposed Rodda Subdivision, Ph 2.

Please ensure all comments have been submitted by May 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, May 14, 2024 7:51 AM
To: Jesse Curlin
Cc: Skylar Furlong; Sterling Lopez
Subject: RE: RFC Rodda Subdivision, Ph 2
Attachments: MSB No Comment 2024-062.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>
Subject: RFC Rodda Subdivision, Ph 2

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,

The following link is a request for comments on the proposed Rodda Subdivision, Ph 2.



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

May 14, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated plat and has no comments or recommendations.

- **RODDA SUBDIVISION, PHASE 2
(MSB Case # 2024-062)**

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

OWNERSHIP CERTIFICATE

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

BY AFFIDAVIT
LINA RENEE RODDA THOMPSON, TRUSTEE OF THE TRUST AGREEMENT OF SUSAN K. RODDA
DATED SEPTEMBER 14, 2018
18100 NUNIVAK CIR, EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____ 20____ FOR LINA RENEE RODDA THOMPSON

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

OWNERSHIP CERTIFICATE

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

BY AFFIDAVIT
DEBRA ANNI RODDA, TRUSTEE OF THE TRUST AGREEMENT OF SUSAN K. RODDA
DATED SEPTEMBER 14, 2018
18100 NUNIVAK CIR, EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____ 20____ FOR DEBRA ANNI RODDA

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

OWNERSHIP CERTIFICATE

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

BY AFFIDAVIT
JOHN HOWARD RODDA, TRUSTEE OF THE TRUST AGREEMENT OF SUSAN K. RODDA
DATED SEPTEMBER 14, 2018
18100 NUNIVAK CIR, EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____ 20____ FOR JOHN HOWARD RODDA

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

OWNERSHIP CERTIFICATE

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

BY AFFIDAVIT
SUSAN K. RODDA, TRUSTEE OF THE TRUST AGREEMENT OF SUSAN K. RODDA
DATED SEPTEMBER 14, 2018
18100 NUNIVAK CIR, EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____ 20____ FOR SUSAN K. RODDA

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCELS OWNERS TO OBTAIN A DETERMINATION AND THEN SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No _____

DATED _____ AND THAT THE PLAN SHOWN HEREON 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 PLAN IS LOCATED.

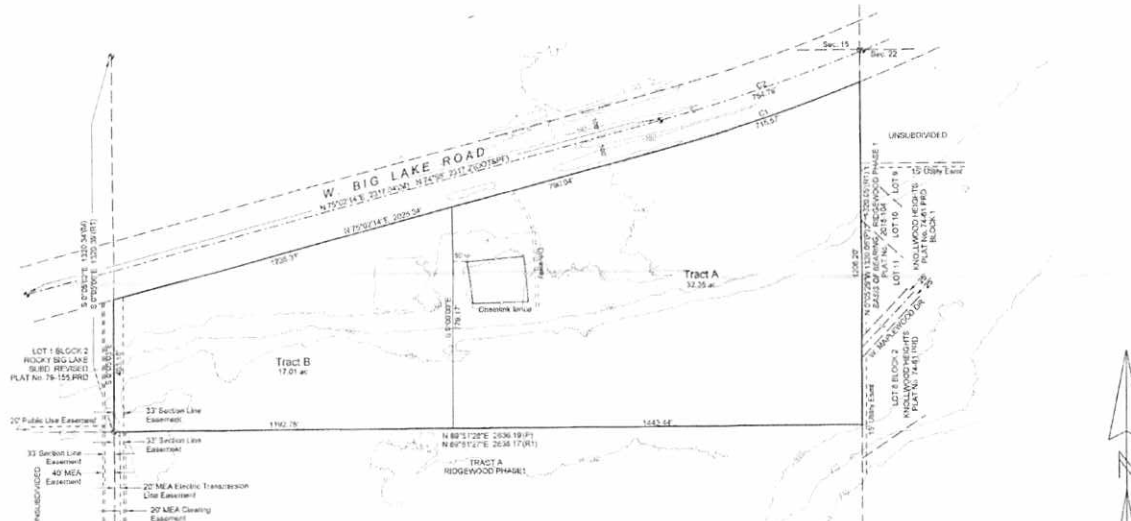
DATE _____ PLANNING AND LAND USE DIRECTOR

ATTEST: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

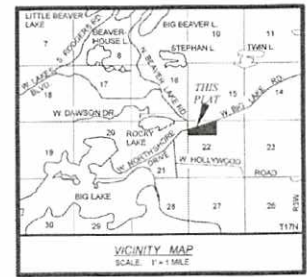
DATE _____ BOROUGH TAX COLLECTION OFFICIAL



CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	73°00'	609.22	715.57	356.24	714.12	N 71°31'21\"
C2	73°03'31\"	579.32	754.78	377.94	754.23	N 71°18'02\"

- LEGEND**
- ★ FOUND PRIMARY ALIGNMENT
 - (R1) RECORD INFORMATION PER THE PLAT OF RIDGEWOOD PHASE I, PLAT No. 2018-104 PH2
 - (M) MEASURED DIMENSION
 - (P) PHOTOGRAPHED DIMENSION
 - (H) FIELD DIMENSION PER THE PLAT OF RIDGEWOOD PHASE I, PLAT No. 2018-104 PH2
 - PH2 PALMER RECORDING DISTRICT



Agenda Copy RECEIVED
MAY 01 2024
PLATTING

SCALE BAR
0 FEET 200 400 600

JOHN SHADRACH, R.L.S.
5818 E. Front Cir. P.O. Box 874897
Wasilla, Alaska 99594 Wasilla, Alaska 99587

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION THAT THE DIMENSIONS SHOWN HEREON ACTUALLY EXIST AND ARE CORRECT, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHN SHADRACH
REGISTERED LAND SURVEYOR DS-5120

**A PRELIMINARY PLAT OF
RODDA SUBDIVISION, PHASE 2**

A SUBDIVISION OF THAT PORTION OF THE 1/2 NW/4 SEC. 22 TOWNSHIP 11 NORTH, RANGE 3 WEST LYING SOUTH OF THE SOUTH RIGHTS OF WAY OF W. BIG LAKE ROAD, LOCATED WITHIN SECTION 22, T. 11 N., R. 3 W., SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 49.37 ACRES, MORE OR LESS.

DRAWN BY: JS	FIELD BOOK:	PROJECT:
DATE: 4/22/2024		RODDA-PH2
CHECKED: JS	DRAWING SCALE: 1" = 200'	SHEET: 1 OF 1

EXHIBIT G-4

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 15, 2024 5:56 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Rodda Subdivision, Ph 2
Attachments: Agenda Plat.pdf

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

Jesse,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, May 9, 2024 12:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rodda Subdivision, Ph 2

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

Hello,

The following link is a request for comments on the proposed Rodda Subdivision, Ph 2.

Please ensure all comments have been submitted by May 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Rodda Ph 2](#)

Sincerely,