

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
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 19, 2024

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. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID#3013000T00E). Located within the NE ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. *(Petitioner/Owner: Hotchkiss AK Commercial Property Trust, Staff: Chris Curlin, Case #2024-009)*

B. **CACHE SUBDIVISION TRACT E-1 & F-1:** The request is to create two tracts from Tract E & F, Cache Subdivision, (Plat # 88-29), to be known as **Cache Subdivision Tract E-1 & F-1**, containing 228.90 acres +/- . (Tax ID 3479000T00E & 3479000T00F) The property is located directly east of Loon Lake, directly north of the Alaska Railroad, and directly south of W. Anastasia Avenue; within the NW ¼ Section 01, Township 17 North, Range 03 West, & NE ¼ Section 2, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District 7. *(Petitioner/Owner: Gary & Jo Ann Stromberg & AK Rec Land Dev Co, Staff: Chris Curlin, Case #2024-067)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 19, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 19, 2024

ABBREVIATED PLAT: HOTCHKISS FARM
LEGAL DESCRIPTION: SEC 16, T17N, R02E, S.M., AK
PETITIONERS: HOTCHKISS AK COMMERCIAL PROPERTY TRUST
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 19.44 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-009

REQUEST:

The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID# 3013000T00E) Located within the NE ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

ADOT&PF
MSB Pre-design and Engineering
MSB Permit Center
Utilities

Exhibit C – 2 pgs
Exhibit D – 3 pgs
Exhibit E – 1 pg
Exhibit F – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots. Lot 1 will contain 10.49 acres, Lot 2 will contain 4.06 acres and Lot 3 will contain 4.89 acres. All lots will take access through a common access easement from E. Outer Springer Loop, an ADOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test hole was excavated for the proposed lots. Test pit location was selected as a representative of the conditions to be expected throughout the proposed subdivision. The test hole was dug to a depth of 12', no ground water was encountered. Soils in the test hole are described as surface to 4.5' of organic silts & organic silty clays of low plasticity. 4.5' to 12' of poorly graded sands, gravelly sands, little/no fines. 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:

ADOT&PF (**Exhibit C**) No objection to the proposed plat.

No new utility connections will be allowed through Outer Springer Loop Road or right of way. Utility connections must be made through existing access easements. Please formalize as plat note.

Subsequent development of Lot 1 will require access to Outer Springer Loop Road through Lot 2/Lot 3 common access easement.

Platting actions invalidate driveway permits. Reapply for driveway permit for existing Lot 1 driveway.

DPW Pre-design and Engineering (**Exhibit D**) It appears the new design does not meet 43.20.300 (E)(3). *Staff notes utility easement is on property to west of proposed subdivision, not in the flagpole portion of proposed lots. Documents attached to this comment.*

MSB Permit Center (**Exhibit E**) No comments from the Permit Center (E Outer Springer Loop is a State road, so no driveway permits needed from us).

Utilities: (**Exhibit F**) ENSTAR has no comments. GCI has no comments or Objections. MTA commented the 100' utility easement should be shown on Tract D, requests the common access easement also be a utility easement, and requests an existing easement be extended across the remaining northern boundary. MEA did not respond.

Staff notes utility easements can be granted 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 Hotchkiss Farm 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.

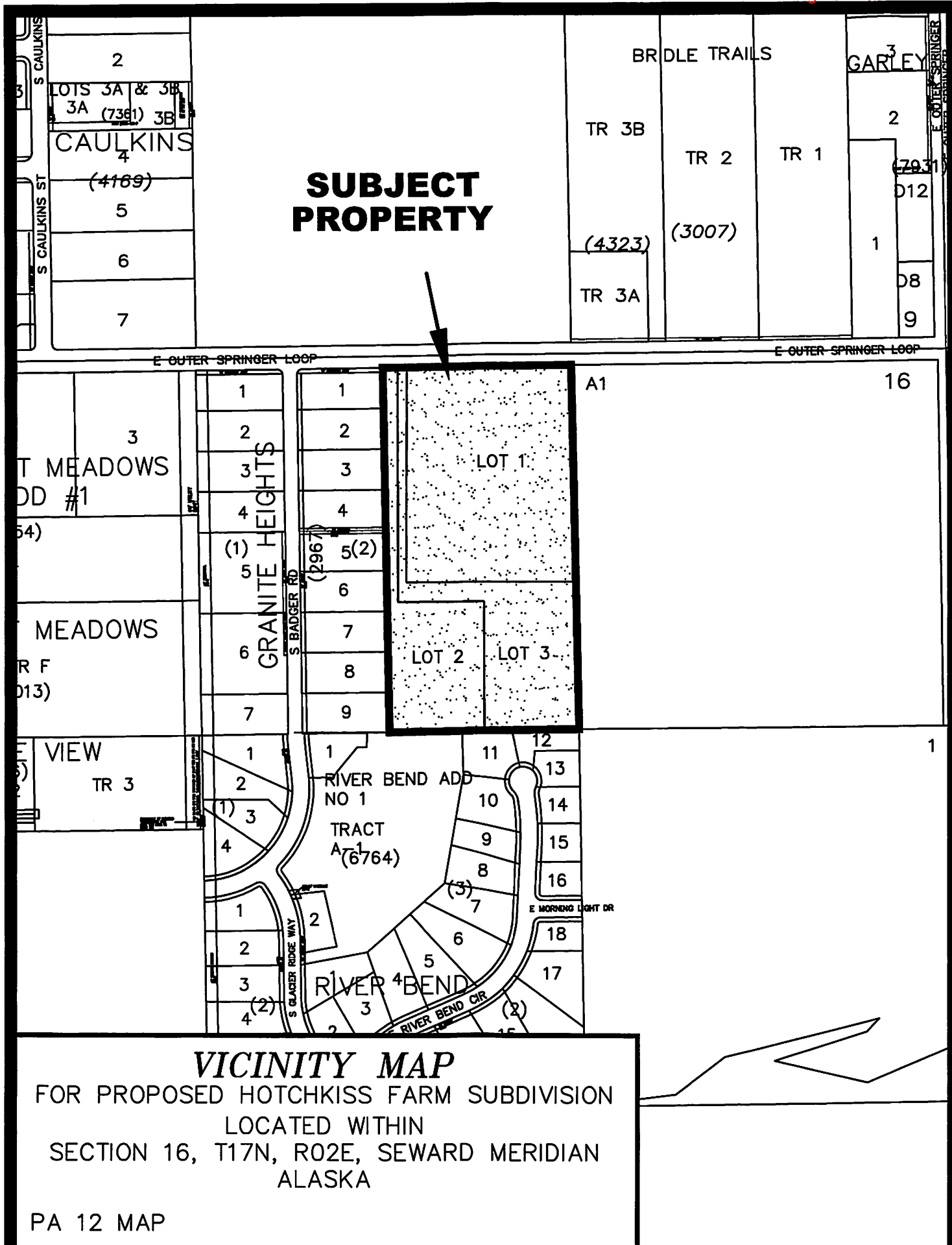
FINDINGS of FACT:

1. The abbreviated plat of Hotchkiss Farm 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; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Hotchkiss Farm 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. Add a plat note stating Lots 2-3 are to share common access easement as will any further development unless authorized by the permitting authority.
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.





750 375 0 750 Feet



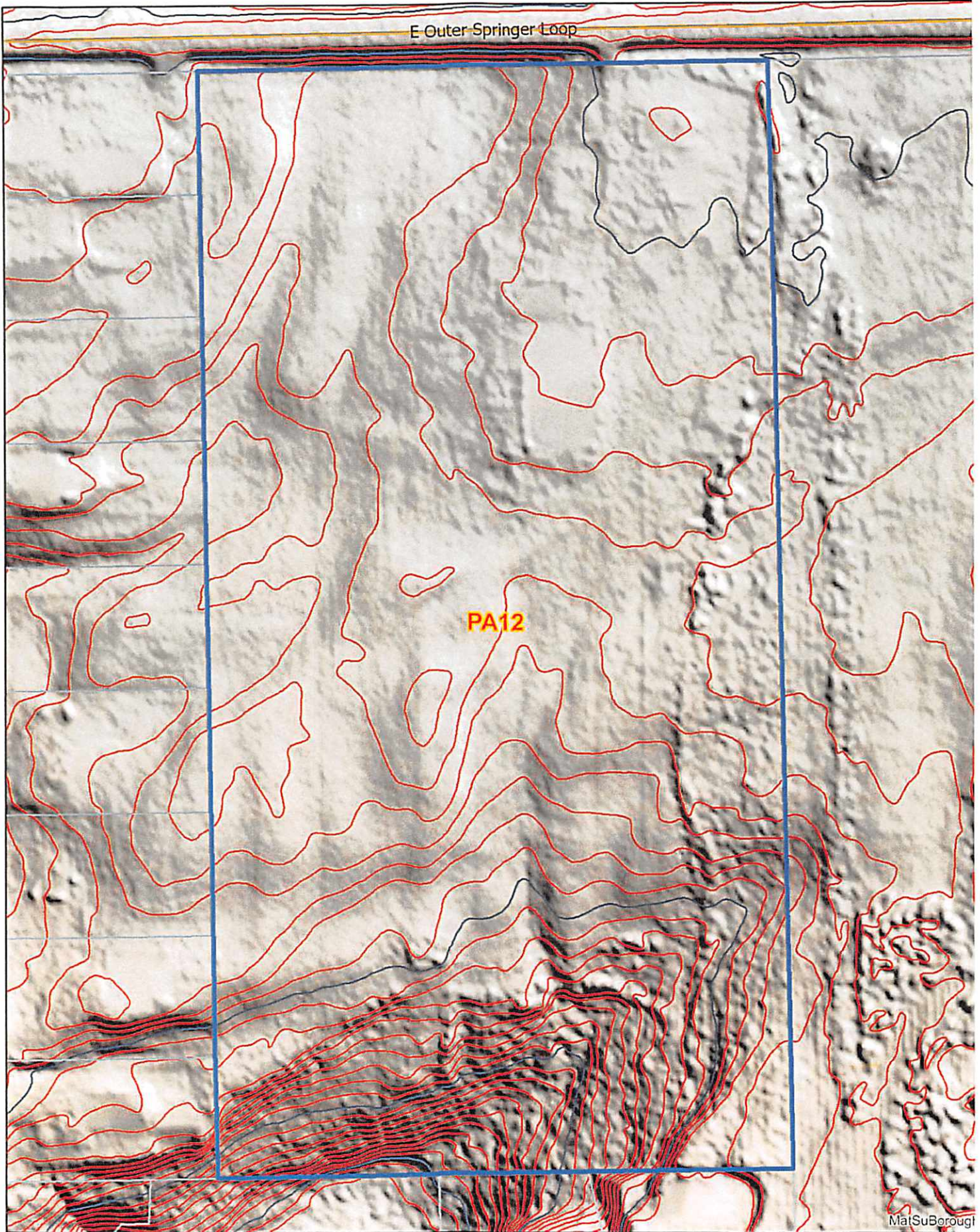
E Outer Springer Loop

PA12

MatSuBorough

130 65 0 130 Feet

EXHIBIT A-3



130 65 0 130 Feet

MatSuBeroug

EXHIBIT A-4

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SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
OCT 04 2023
PLATTING

USEABLE AREA CERTIFICATION

HOTCHKISS FARM

A SUBDIVISION OF

TACT E, FREMONT MEADOWS (PLAT 72-31)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: _____ (GP) TEST HOLES: _____
(SW) TEST HOLES: _____ (SP) TEST HOLES: 1

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: _____ (SM) TEST HOLES: _____

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES: _____

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES: _____
 Soil Mottling or Staining Analysis: TEST HOLES: _____

- Depth to seasonal high water is a min. of 8' TEST HOLES: _____

- Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots: _____

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: _____

- Re-Grading will be required to eliminate slopes in excess of 25% Lots: _____

- No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Bill Klebesadel
WILLIAM KLEBESADEL P.E.
Professional Engineer

9-1-23
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HOTCHKISS FARM	TEST HOLE NO.	Date: 08/31/23
Insp. By:	PIONEER	1	Job # 23-193

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP					
1ft		See attached					
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY					
3ft							
4ft							
5ft							
		PERCOLATION TEST					
		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES					
7ft							
8ft							
9ft							
10ft							
11ft							
12ft							
13ft							
14ft							
15ft							
16ft							
17ft							
18ft							
19ft							
20ft							

Perc. Hole Diam. (in.):
Test Run Between:
ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

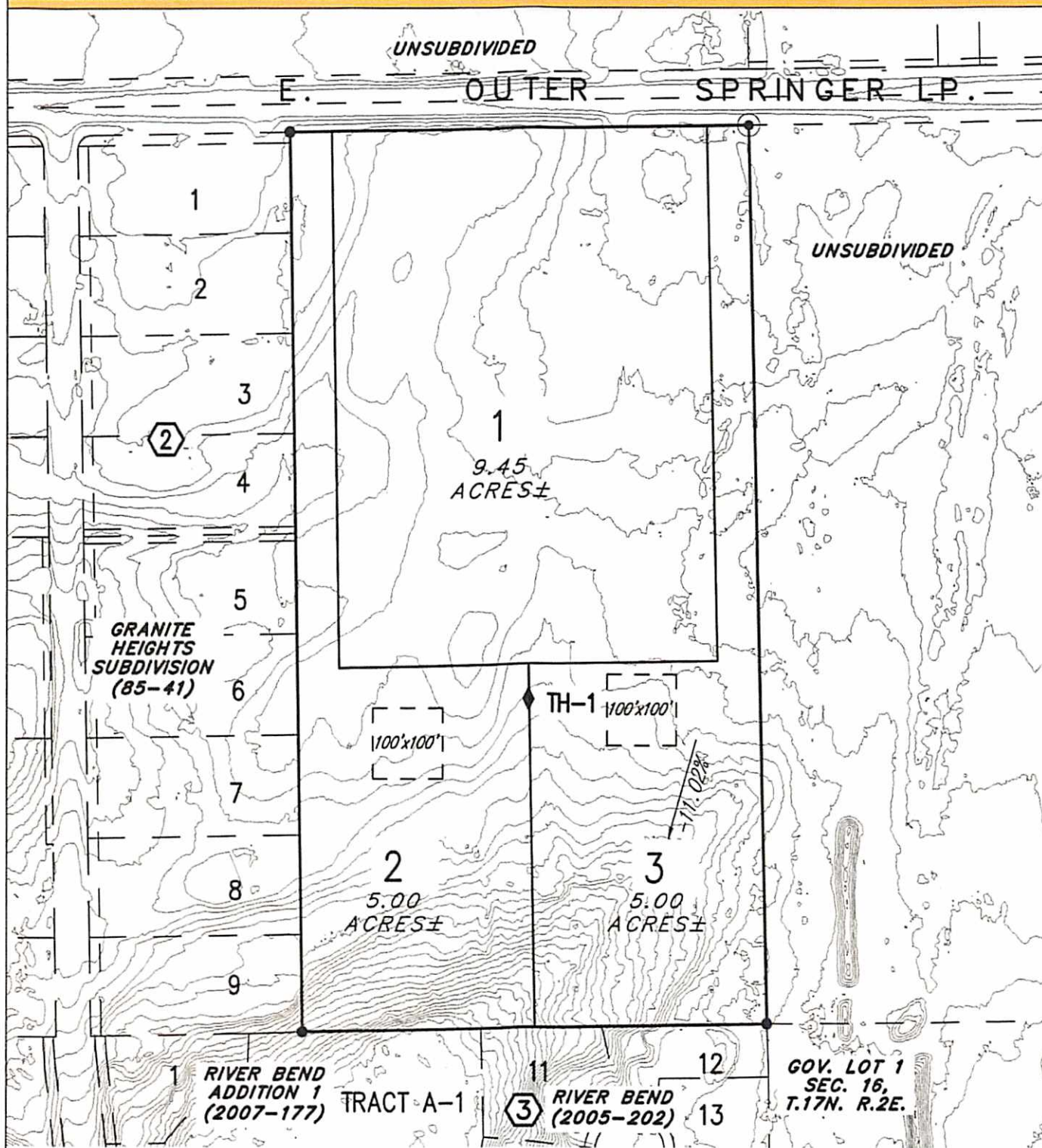
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

HOTCHKISS FARM SUBDIVISION

FILE: 23-193

DRAWN: SDN

08/31/23

EXHIBIT A

Page 1 of 1



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

May 24, 2024

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:

- **Secon Inc Public Use Easement (Grandview Road, Glenn Highway)**

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

- **Hotchkiss Farm, Plat 72-31 (Outer Springer Loop Road)**
 - No objection to the proposed plat.
 - No new utility connections will be allowed through Outer Springer Loop Road or right of way. Utility connections must be made through existing access easements. Please formalize as plat note.
 - Subsequent development of Lot 1 will require access to Outer Springer Loop Road through Lot 2/Lot 3 common access easement.
 - Platting actions invalidate driveway permits. Reapply for driveway permit for existing Lot 1 driveway. Driveway permits and Approach Road Review 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.
- **Pipeline Dream, Petrasek, Plat 2011-21 & 2020-66 (Palmer-Fishhook Road)**
 - Only one access to Palmer-Fishhook Road will be permitted for Lot 1. Please add as plat note.
 - No more than two accesses to Palmer-Fishhook Road will be permitted for Lot 2. Please add as plat note.
 - Subsequent development of Lot 2 will only be permitted two access points to Palmer-Fishhook Road. Develop internal circulation accordingly.

"Keep Alaska Moving through service and infrastructure."

- Clarify ownership to Lot 1 or Lot 2 for southern portion of land east of Palmer-Fishhook Road.
- DOT&PF requests right of way dedication along Palmer-Fishhook Road.
- Please dimension Hatcher Pass Road right of way on plat as depicted on attached Right of Way plan sheet and resubmit plat.
- Platting actions invalidate existing access permits. Reapply for driveway permit(s) for Lot 2. Driveway permits and Approach Road Review 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.

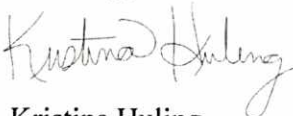
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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, Highway Design Chief, 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
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Jesse Curlin

From: Tammy Simmons
Sent: Monday, May 20, 2024 4:25 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: Re: RFC Hotchkiss Farm (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E comments that the new plat does not reference utility easement Book 14 Page 233 which was previous shown. It appears the new design does not meet 43.20.300 (E)(3).

Thank you,

PD&E Review Team

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, May 17, 2024 5:12 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Hotchkiss Farm (CC)

Hello,

The following link is a request for comments for the proposed new design of Hotchkiss Farm Subdivision. Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Hotchkiss Farm](#)

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, January 25, 2024 11:39 AM
To: Jesse Curlin
Subject: RE: RFC Hotchkiss Farm (CC)

Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Jesse,

Thank you for reaching out.

MTA would like to add the following comments to RFC Hotchkiss Farm:

The labeled common access be common access easement and utility easement. In addition, the north easement be extended across the east boundary. I'd also like to note; the 100' utility easement shown on this plat is labeled on the wrong tract. Reference plat 85-41. The 100' should be along the west boundary of what was Tract D plat 72-31.

Thank you,

Cayla Ronken, Right of Way Agent

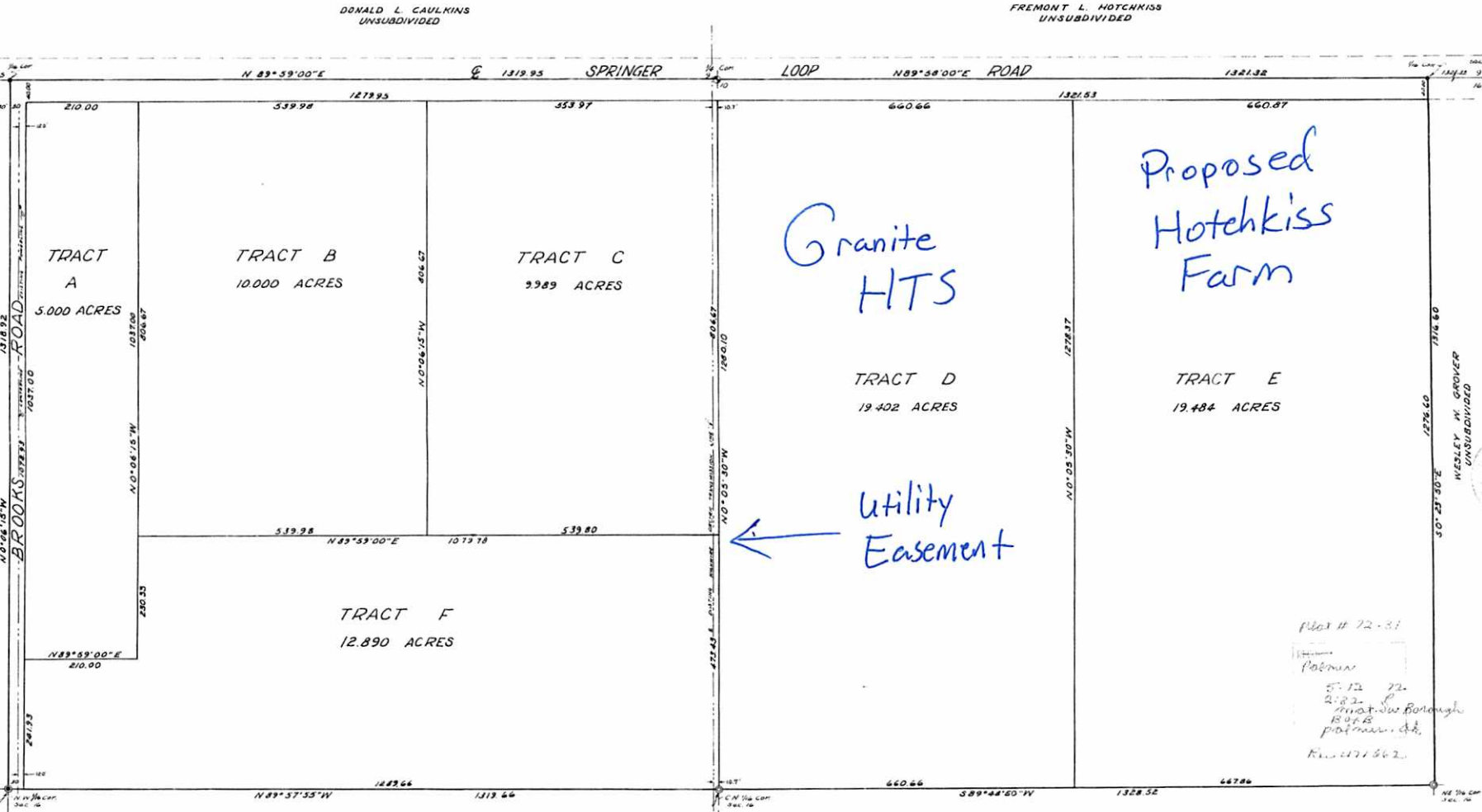
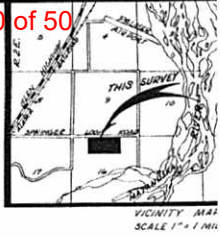
1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, January 23, 2024 4:34 PM
To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; 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>; Elaine Flagg <Elaine.Flagg@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>; US Postmasters <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; USACE <regpagemaster@usace.army.mil>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP



DONALD L. CAULKINS
UNSUBDIVIDED

FREMONT L. HOTCHKISS
UNSUBDIVIDED

131892
BROOKS ROAD
1037.00
1037.00
1037.00
241733

CERTIFICATE OF OWNERSHIP.

We hereby certify that we are the property shown and described here, hereby adopt this plan of subdivision, from consent, and dedicate all public roads, and other open space on private use as shown on this plan.

Fremont L. Hotchkiss Ruby N. Hotchkiss
FREMONT L. HOTCHKISS RUBY N. HOTCHKISS
SPRING ROAD SAME
PALMER, ALASKA

NOTARY'S ACKNOWLEDGE

Subscribed and sworn before me on this 11th day of May, 1972
Malcolm G. Grover Notary for Alaska
Notary for Alaska MY COM. # 1172

CERTIFICATE OF APPROVAL BY THE STATE
I hereby certify that the subdivision herein has been found to comply with the regulations of the Motor Vehicle Planning Commission, and that it has been approved by the Commission under No. 172-216.

DATED this 8th day of May, 1972 and recording with the Recorder on the 11th day of May, 1972.
Malcolm G. Grover
CHAIRMAN PLANNING DIRECTOR
MATANUSKA-SUSITNA BOROUGH
ATTEST:

CLERK

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all the taxes through May 31, 1972 ago, included in the subdivision she paid, in full, of the 1972 taxes.
Date May 9, 1972
Tax col.

CERTIFICATE OF REGISTER

I, the undersigned registered land surveyor, certify that the survey has been made and measurements have been established and their dimensions are true and correct.

DATE May 8, 1972

- LEGEND**
- ⊕ - CASED MONUMENT, EXISTING
 - - 1" IRON PIPE, EXISTING
 - - P.K. NAIL, SET
 - ⊙ - 1/2" REBAR, SET
- REBAR SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

WATER SUPPLY AND SEWAGE DISPOSAL
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 Department of Health. Approval of such system as installed shall be obtained from said authority.

PLAT OF
FREMONT ME
A SUBDIVISION OF
NW 1/4 NE 1/4 & NE 1/4 NW 1/4
T17N, R. 2 E., SEWARD M
CONTAINING 80.081 ACRES
WARREN F. FISCH
REGISTERED LAND SURVEYOR
DATE APRIL 26, 1972
DRAWN: W.F.F.

EXHIBIT D-3

Jesse Curlin

From: Permit Center
Sent: Monday, May 20, 2024 8:36 AM
To: Jesse Curlin
Subject: RE: RFC Hotchkiss Farm (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Chris. No comments from the Permit Center (E Outer Springer Loop is a State road, so no driveway permits needed from us).

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: Friday, May 17, 2024 5:13 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Chad Cameron Contact <cameron@palmerak.org>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Hotchkiss Farm (CC)

Hello,

The following link is a request for comments for the proposed new design of Hotchkiss Farm Subdivision. Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Hotchkiss Farm](#)

Sincerely,



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 20, 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.

- **HOTCHKISS FARM Subdivision**
(MSB Case # 2024-009)

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

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)

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, HEREOF HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

FREMONT L. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

RUBY N. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____
FOR _____

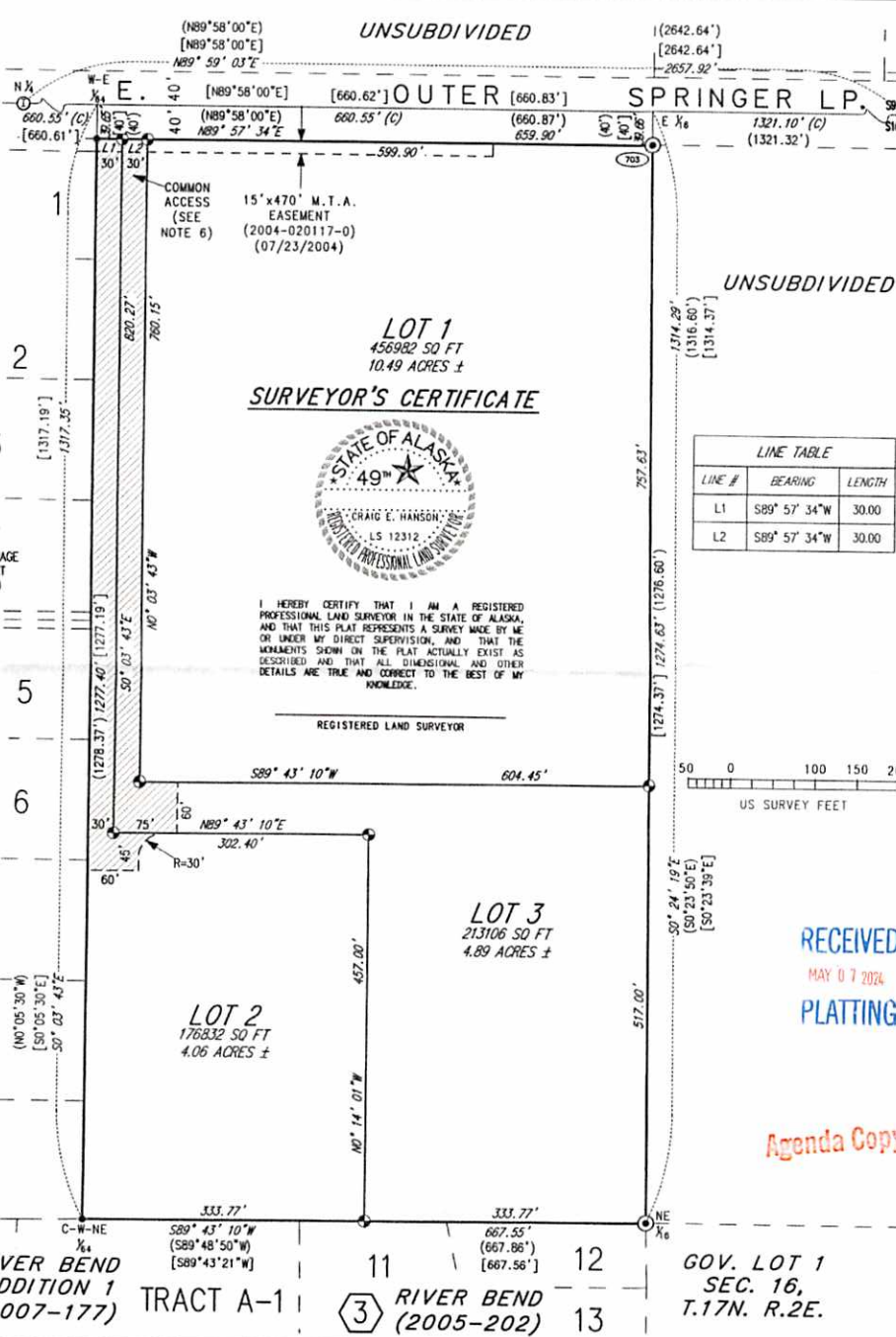
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



TYPICAL SET
1 3/4" PLASTIC
CAP

LEGEND

- ① RECOVERED 1" IRON ROD IN MONUMENT CASE
- ② RECOVERED 1" IRON PIPE
- ③ RECOVERED 1/2" REBAR
- ④ SET PLASTIC CAP ON 3/8"x30" REBAR
- (C) COMPUTED
- M74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER PLAT (72-31) FREMONT MEADOWS
- [N74°45'W] [254.70'] RECORD PER PLAT (85-41) GRANITE HEIGHTS
- ⑦③ SURVEY POINT NUMBER



LOT 1
456982 SQ FT
10.49 ACRES ±

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.

REGISTERED LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89° 57' 34"W	30.00
L2	S89° 57' 34"W	30.00



SOURCE: MSB TAX MAP PA11, PA12, PA13 & PA14 1"=5280'

NOTES

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5. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BOOK 39, PAGE 218.
6. LOTS 1-3 SHALL SHARE A SINGLE COMMON ACCESS EASEMENT TO E. OUTER SPRINGER LOOP AS SHOWN, AS WILL ANY FURTHER DEVELOPMENT, UNLESS OTHERWISE AUTHORIZED BY PERMITTING AGENCY.

RECEIVED
MAY 07 2024
PLATTING

Agenda Copy

A PLAT OF
HOTCHKISS FARM
A SUBDIVISION OF
TRACT E
FREMONT MEADOWS
(PLAT 72-31)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 16, T.17N. R.2E. SM, AK
CONTAINING 19.44 ACRES MORE OR LESS

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

EXHIBIT F-2

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 28, 2024 1:17 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Hotchkiss Farm (CC)
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: Friday, May 17, 2024 5:13 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Hotchkiss Farm (CC)

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

Hello,

The following link is a request for comments for the proposed new design of Hotchkiss Farm Subdivision. Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Hotchkiss Farm](#)

Sincerely,

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)

CERTIFICATE OF PAYMENT OF TAXES

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TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

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FREMONT L. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

RUBY N. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

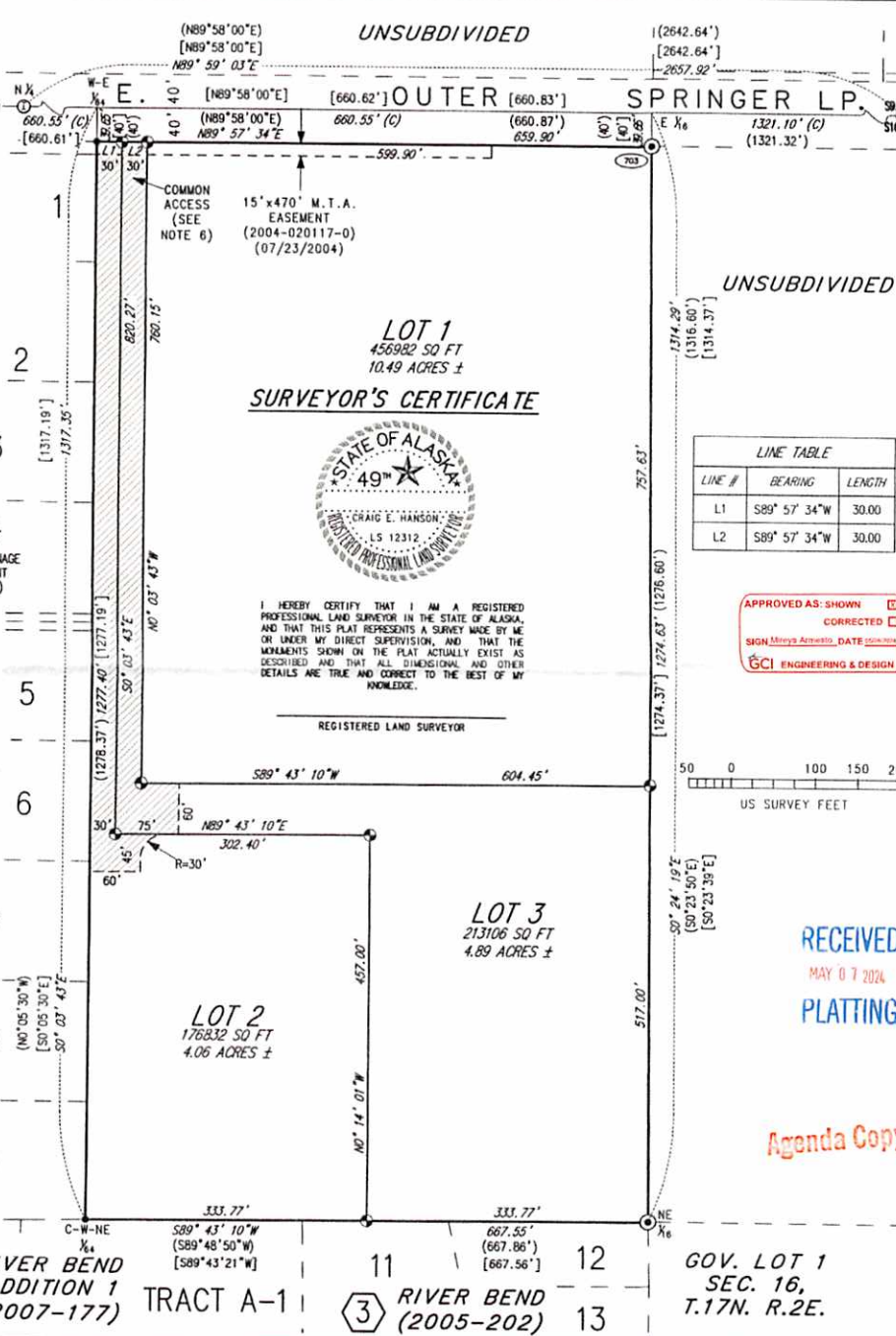
FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



LEGEND

- ① RECOVERED 1" IRON ROD IN MONUMENT CASE
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- SET PLASTIC CAP ON 3/8"x30" REBAR
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- MEASURED DATA
- RECORD PER PLAT (72-31) FREMONT MEADOWS
- RECORD PER PLAT (85-41) GRANITE HEIGHTS
- 703 SURVEY POINT NUMBER



LOT 1
456982 SQ FT
10.49 ACRES ±

SURVEYOR'S CERTIFICATE



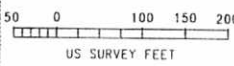
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REGISTERED LAND SURVEYOR

LINE TABLE

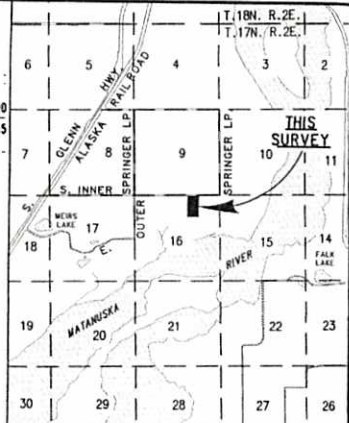
LINE #	BEARING	LENGTH
L1	S89° 57' 34" W	30.00
L2	S89° 57' 34" W	30.00

APPROVED AS SHOWN CORRECTED
SIGN Myra Arnesen, DATE 5/15/24
GCI ENGINEERING & DESIGN



RECEIVED
MAY 07 2024
PLATTING

Agenda Copy



SOURCE: MSB TAX MAP PA11, PA12, PA13 & PA14 1"=5280'

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A PLAT OF
HOTCHKISS FARM
A SUBDIVISION OF
TRACT E
FREMONT MEADOWS
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PALMER RECORDING DISTRICT
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STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 16, T.17N. R.2E. SM, AK
CONTAINING 19.44 ACRES MORE OR LESS

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

EXHIBIT F-4

Jesse Curlin

From: Jesse Curlin
Sent: Monday, May 20, 2024 4:29 PM
To: Tammy Simmons
Subject: FW: RFC Hotchkiss Farm (CC)

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, January 25, 2024 11:39 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Subject: RE: RFC Hotchkiss Farm (CC)

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

Hi Jesse,

Thank you for reaching out.

MTA would like to add the following comments to RFC Hotchkiss Farm:

The labeled common access be common access easement and utility easement. In addition, the north easement be extended across the east boundary. I'd also like to note; the 100' utility easement shown on this plat is labeled on the wrong tract. Reference plat 85-41. The 100' should be along the west boundary of what was Tract D plat 72-31.

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, January 23, 2024 4:34 PM
To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; 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>; Elaine Flagg <Elaine.Flagg@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>; US Postmasters

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

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PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,

FOR _____
FOR _____

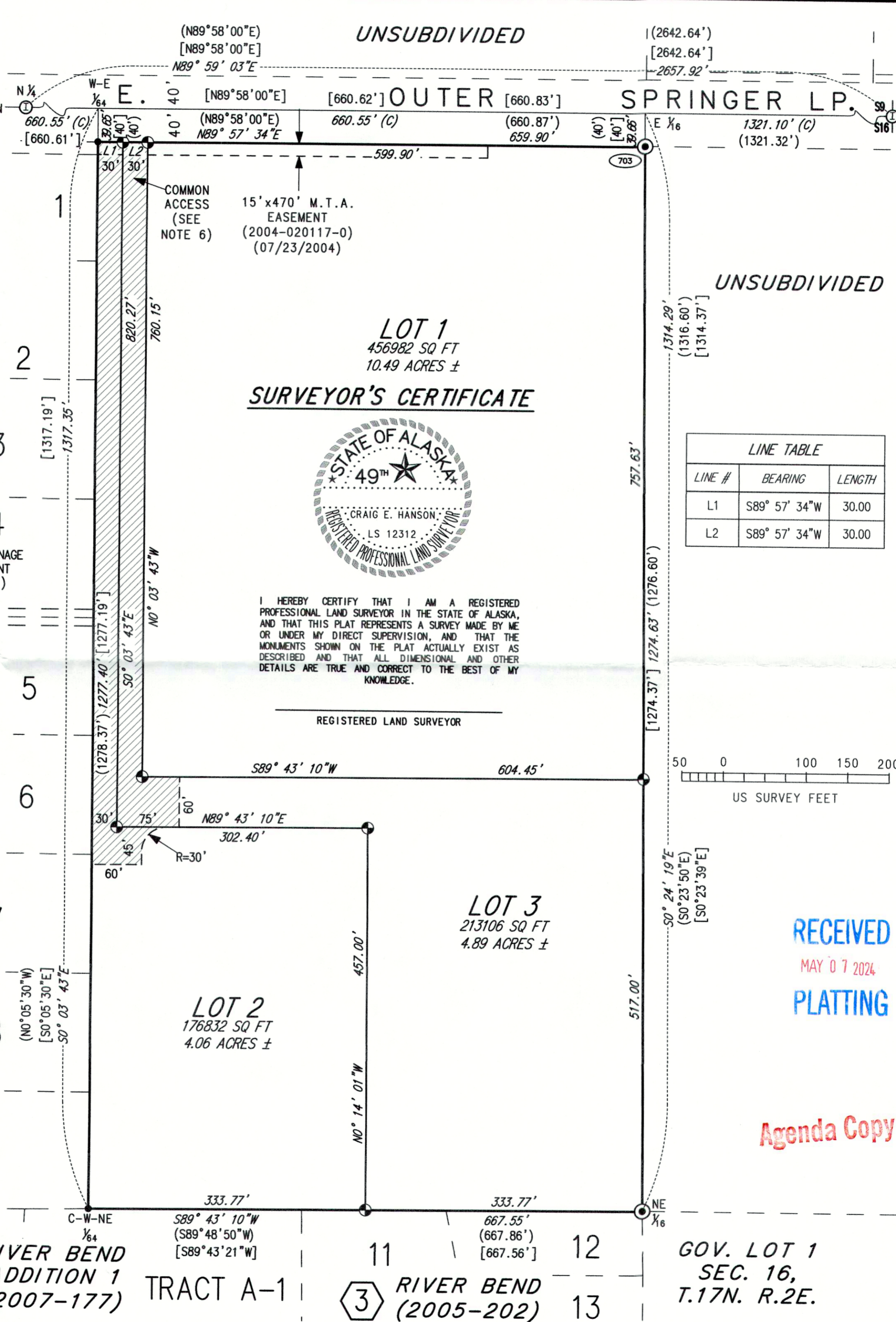
NOTARY FOR THE STATE OF ALASKA
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LEGEND

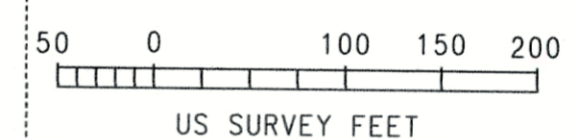
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SDN



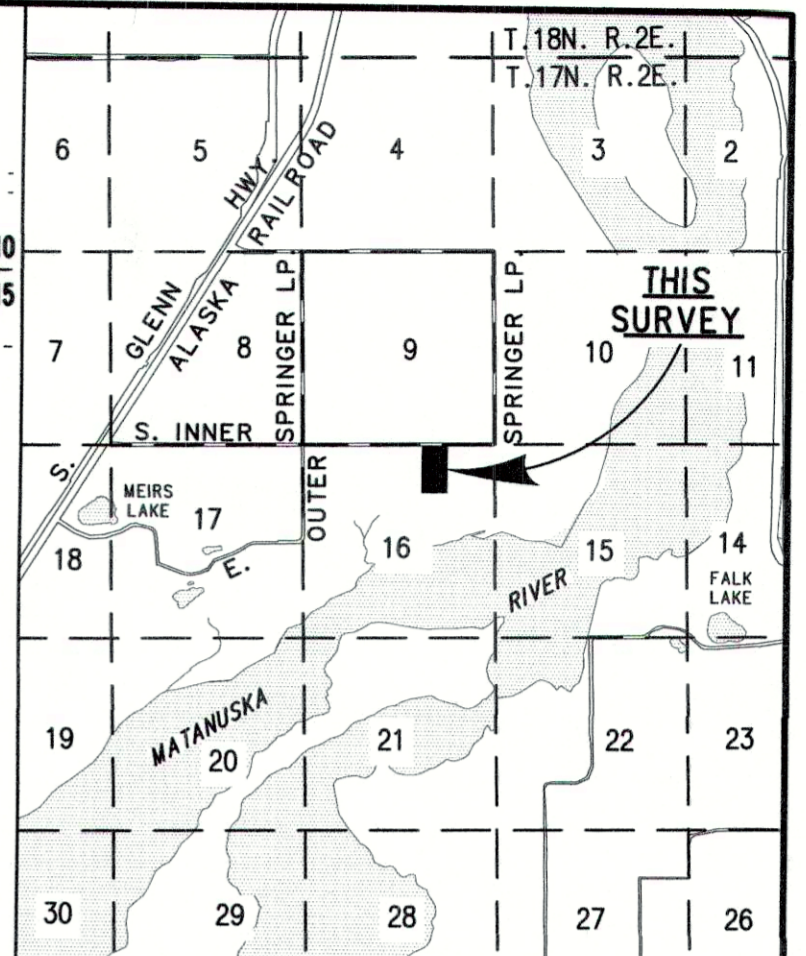
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RECEIVED
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Agenda Copy



SOURCE: MSB TAX MAP PA11, PA12, PA13 & PA14 1"=5280'

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

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 19, 2024

ABBREVIATED PLAT: CACHE SUBDIVISION TRACT E-1 & F-1
LEGAL DESCRIPTION: SEC 1 & 2, T17N, R03W S.M., AK
PETITIONERS: GARY & JO ANN STROMBERG
ALASKA REC LAND DEV CO.
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 228.90 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-67

REQUEST:

The request is to create two tracts from Tracts E & F, Cache Subdivision, (Plat # 88-29), to be known as **Cache Subdivision Tract E-1 & F-1**, containing 228.90 acres +/- . The property is located directly east of Loon Lake, directly north of the Alaska Railroad, and directly south of W. Anastasia Avenue; within the NW ¼ Section 01, Township 17 North, Range 03 West, & NE ¼ Section 2, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Topographic Narrative **Exhibit B – 2 pgs**

COMMENTS:

USACE **Exhibit C – 1 pg**
AKRR **Exhibit D – 1 pg**
ADF&G **Exhibit E – 1 pg**
MSB Pre-design and Engineering **Exhibit F – 1 pg**
MSB Permit Center **Exhibit G – 1 pg**
City of Houston **Exhibit H – 1 pg**
Utilities **Exhibit I – 4 pgs**

DISCUSSION: The proposed subdivision is creating two lots. Tract E-1 will contain 101.80 acres and Tract F-1 will contain 127.09 acres. Both proposed lots will take access from W. Anastasia Avenue, a City of Houston owned and maintained road.

SOILS REPORT: A Topographic Narrative (**Exhibit B**) was submitted pursuant to MSB 43.281.20(1)(i)(i), by Wayne Whaley, PLS.

COMMENTS:

USACE (Exhibit C) Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

AKRR (Exhibit D) The Agenda Plat shows section line easements (SLE) within the Alaska Railroad Corporation Right-of-Way (ARRC ROW). We would like to clarify that the ARRC ROW was reserved in 1914, well prior to the earliest date that SLEs could potentially attach to unreserved, surveyed Federal lands (April 5, 1923) via territorial statutes (Ch 19 SLA 1923). Therefore, the Agenda Plat should not show the SLEs within the ARRC ROW. As part of my review, I discovered that the Matanuska-Susitna Borough (MSB) GIS parcel viewer also depicts a SLE in the same location. I have contacted the MSB GIS department about this matter. I would also like to note that Cache Subdivision Lots D1 and D2 recorded as Plat 2015-62 which is called out on the south side of the ARRC ROW on the Agenda Plat does not depict a SLE within the ARRC ROW. Note that Plat 2015-62 is stamped by the same surveyor as the Agenda Plat.

Finally, the Agenda Plat shows an "Existing Centerline of Road" crossing through the Alaska Railroad Right-of-Way. As there is no legal instrument that grants rights for a road in this location across the Railroad Right-of-way, we request that the linework be removed to avoid any confusion that may arise in the future.

ADF&G (Exhibit E) The ADF&G Habitat Section has no objections to the proposed subdivision. We would only like to remind landowners that Tract F-1 of the subject property adjoins an unnamed anadromous waterbody (AWC# 247-50-10330-2050-3025) and Tract E-1 adjoins resident waterbody Loon Lake. Any bank modifications, dock placements, water withdrawals, or other proposed work below the ordinary high-water line of these waterbodies may require a Fish Habitat permit from the ADF&G Habitat Section. Should there be any questions, or to inquire about such permits, please reach out at 907-861-3200 or dfg.hab.infopaq@alaska.gov.

MSB DPW PD&E (Exhibit F) PD&E recognizes three easement documents in this area, document 2014-011098-0, 2002-023694-0, and 2002-023675-0 and suggests each be depicted on the plat.

MSB Permit Center (Exhibit G) No comments from the Permit Center.

City of Houston (Exhibit H) The following roads are accepted City of Houston roads, W. Anastasia Avenue and N. Anthony Road or N. Claudia Road. We do maintain all of the road that have people living on them year-round. They are not currently Mat-Su Borough standard, but we re working to get them that way. Let me know if you need anything more, we are supportive of the development of the subdivision.

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

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

CONCLUSION

The plat of Cache Subdivision Tract E-1 & F-1 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.

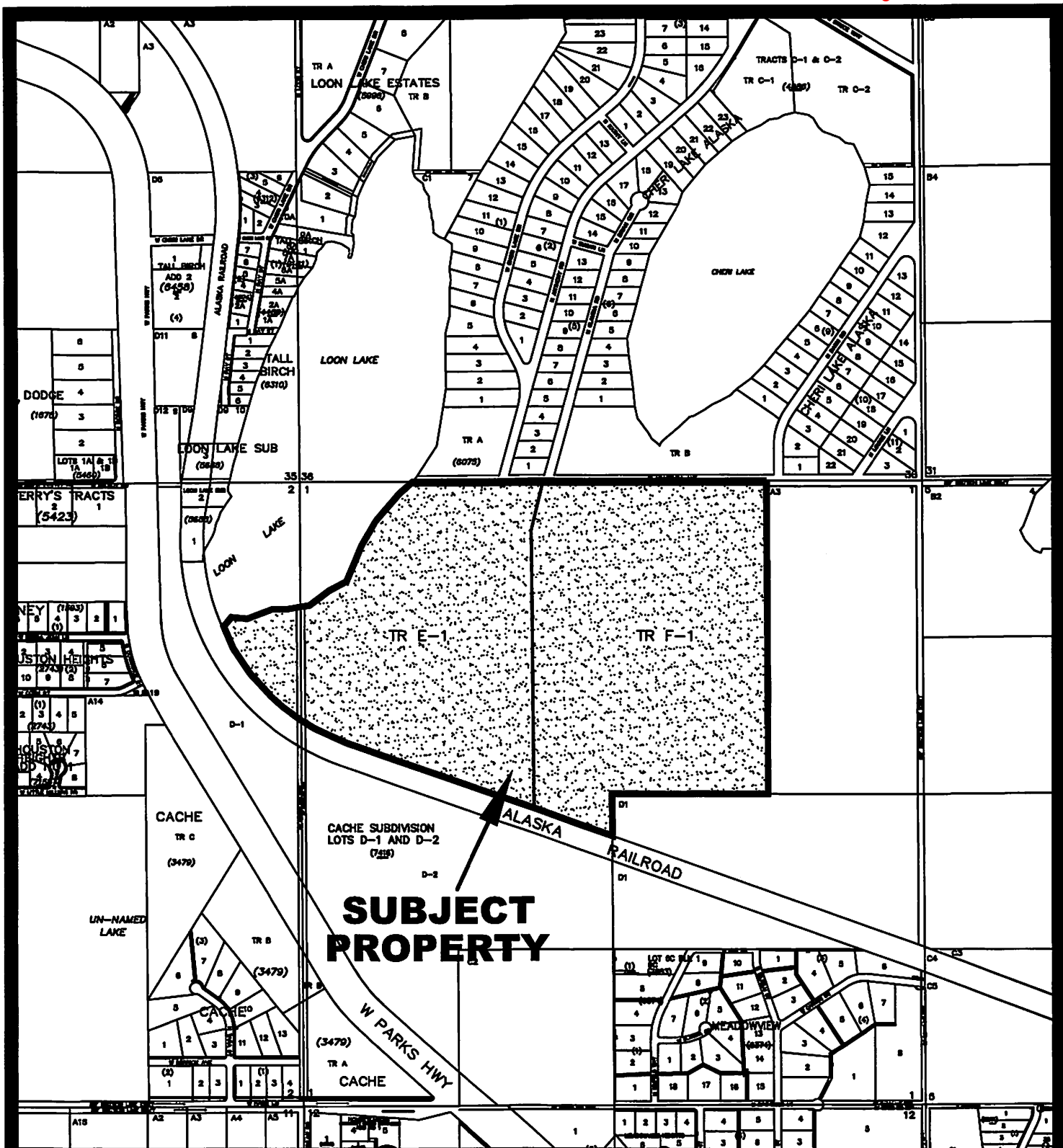
FINDINGS of FACT:

1. The abbreviated plat of Cache Subdivision Tract E-1 & F-1 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
1. A Topographic Narrative was submitted pursuant to MSB 43.281.20(1)(i)(i),
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Cache Subdivision Tract E-1 & F-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.



VICINITY MAP

FOR PROPOSED CACHE SUBDIVISION TRACT E-1
& F-1
LOCATED WITHIN
SECTION 1&2, T17N, R03W, SEWARD MERIDIAN
ALASKA
H011 MAP

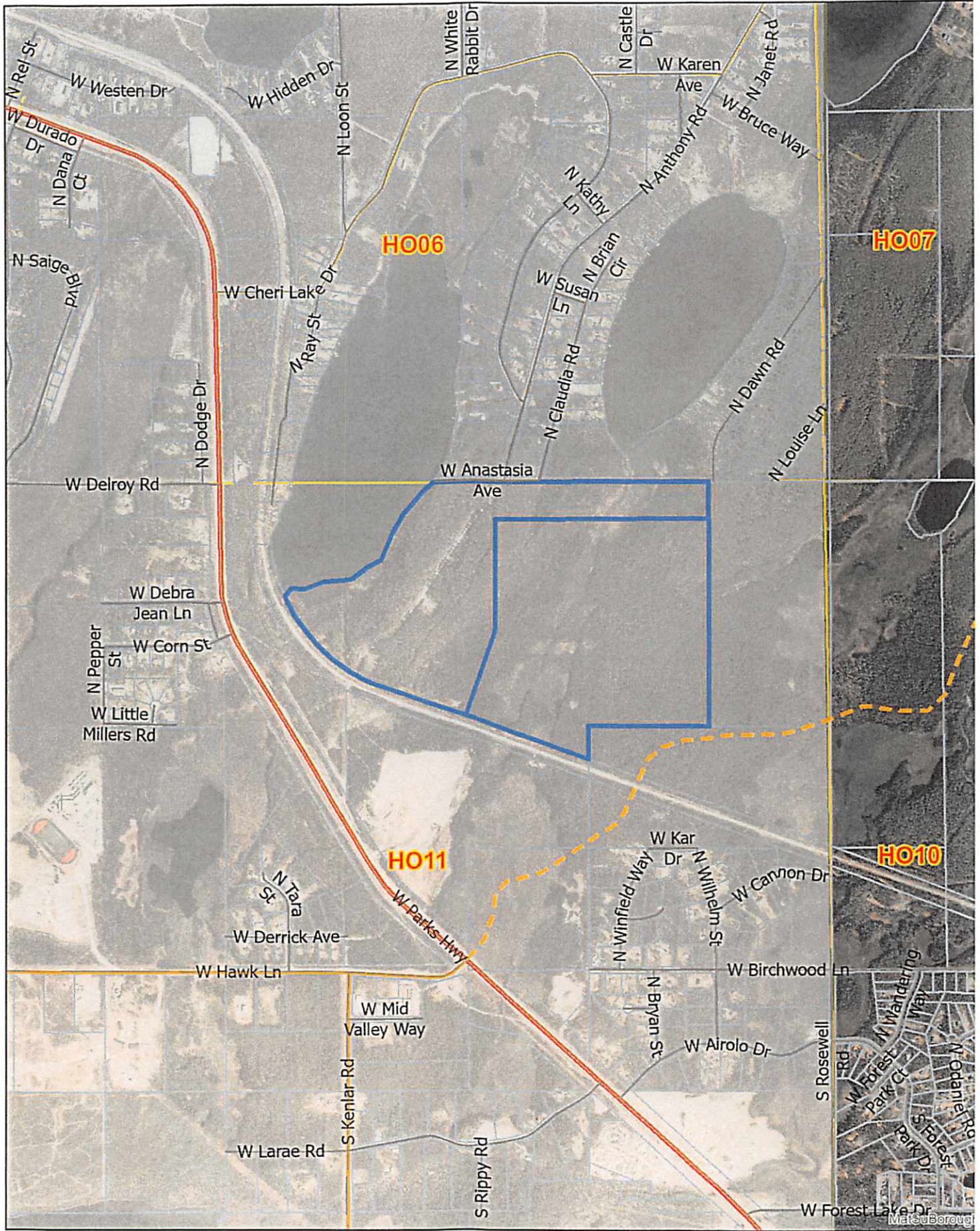


EXHIBIT A-2

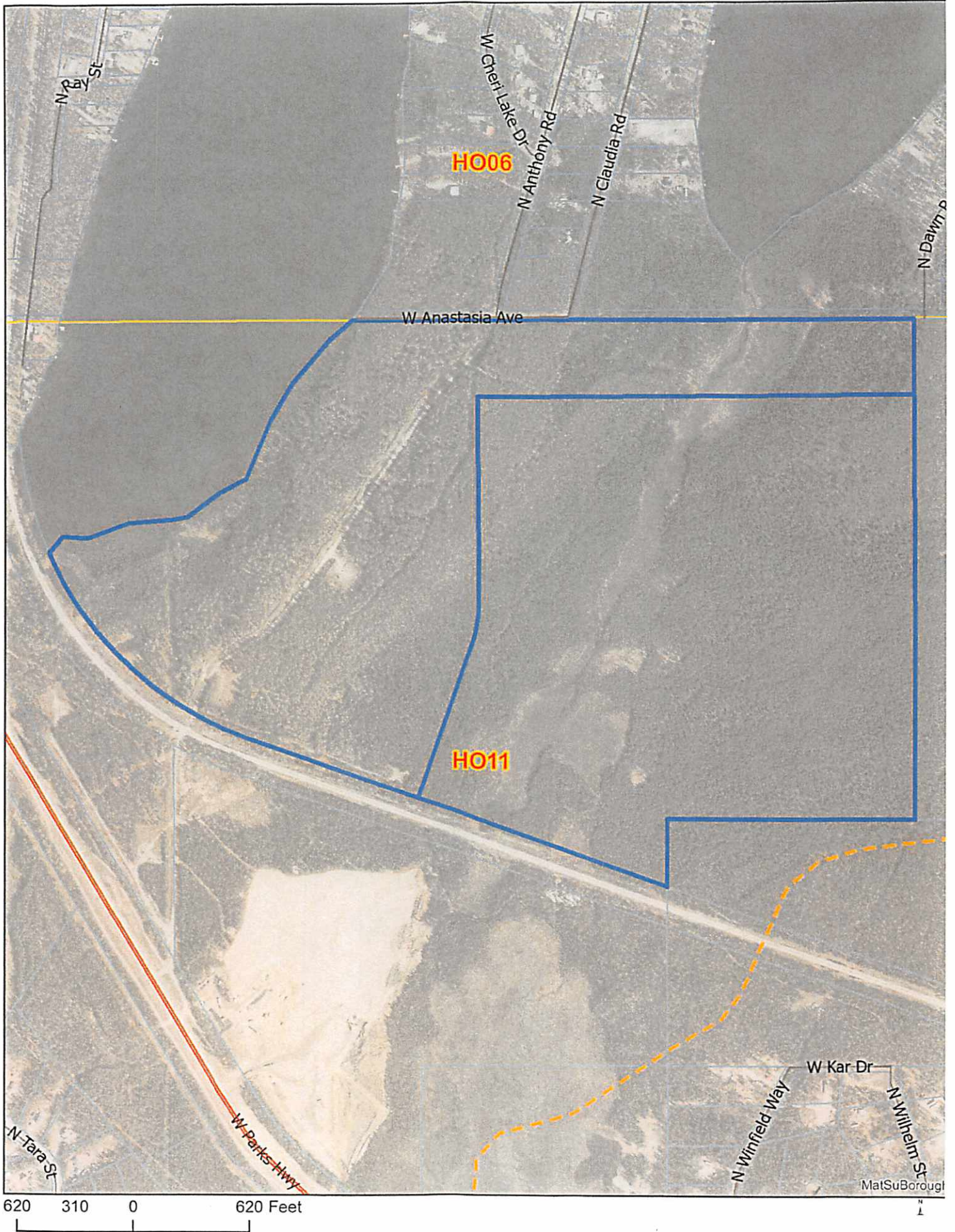


EXHIBIT A-3

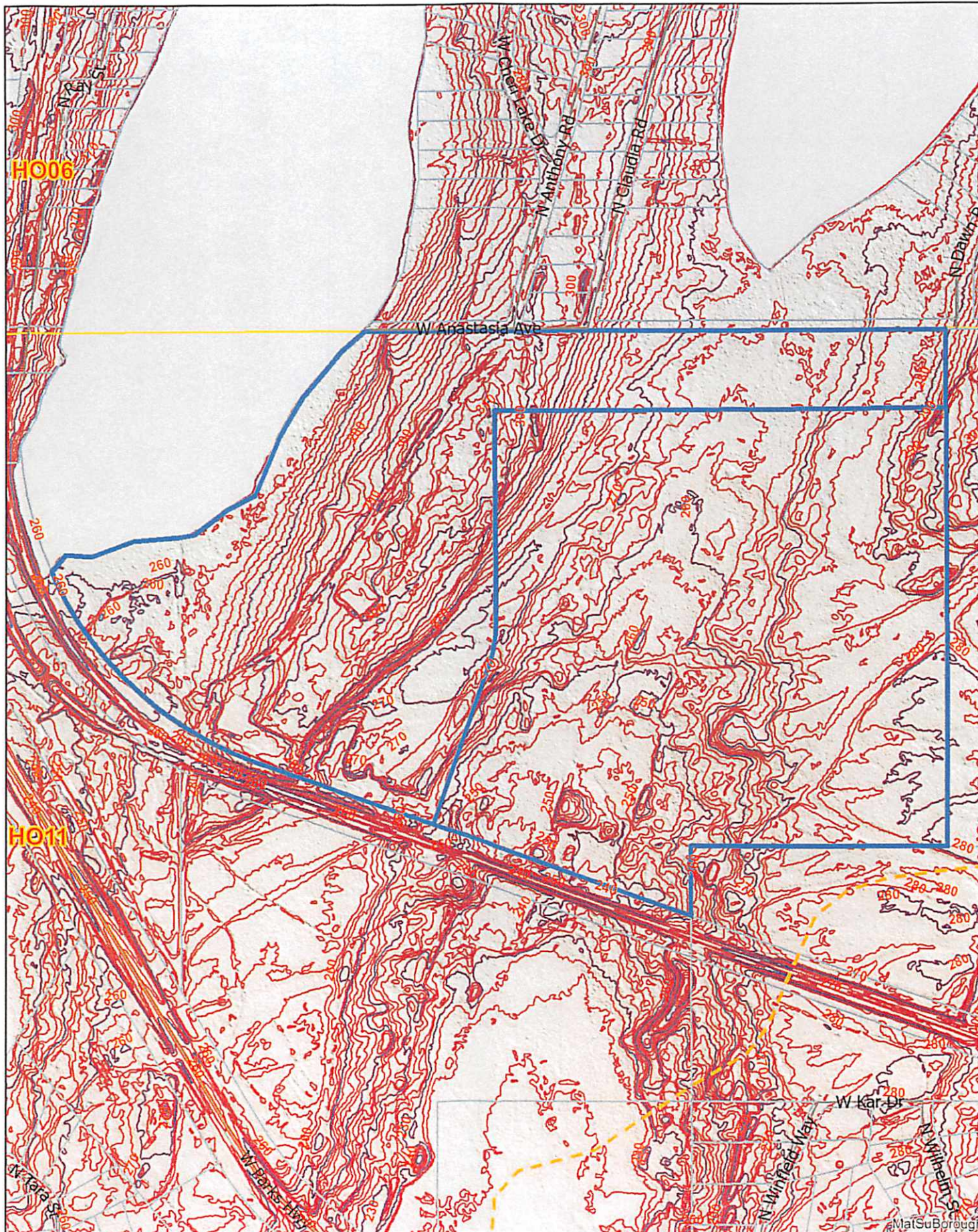


EXHIBIT A-4

March 22, 2024

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

ATTN: Fred Wagner P.L.S.
RE: Cache Subdivision Tracts E-1 & F-1

RECEIVED
MAR 26 2024
PLATTING

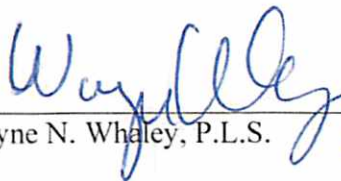
Dear Mr. Wagner,

The topography is relatively flat with grades between flat to 13 %. Tract E-1 has higher ground with a small ridge and Tract F-1 is relatively flat.

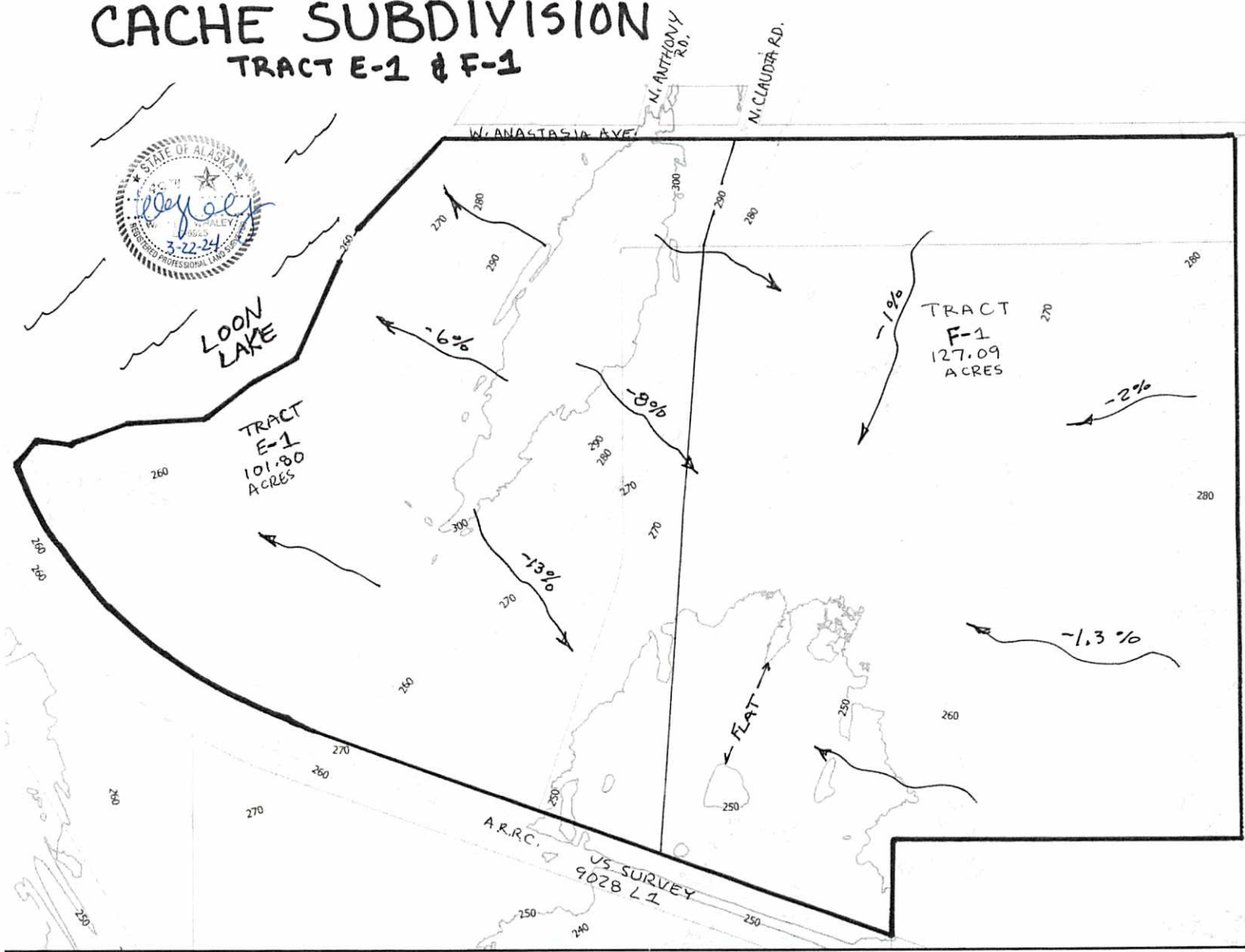
This topo map (attached) is from the Mat Su Borough 2019 Lidar.

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

Sincerely,


Wayne N. Whaley, P.L.S. 6925-S

CACHE SUBDIVISION TRACT E-1 & F-1



RECEIVED
MAR 26 2024
PLATTING

→ DRAINAGE ARROWS

TOPO MAP

TOPO Information
taken from 2019
MSB Information

Jesse Curlin

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Thursday, June 6, 2024 5:23 PM
To: Jesse Curlin
Subject: RE: Regulator of the Day FW: RFC Cache Subdivision Tract E-1 & F-1 (CC)

Good afternoon Jesse,

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high-water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



Streamline the permitting process with the Regulatory Request System (RRS) — your new online platform for permit applications.

rrs.usace.army.mil

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 15, 2024 5:04 PM



5/30/2024

Chris Curlin
Matanuska-Susitna Borough
Platting Technician

Real Estate, Land Services
TEL 907.265.2411

Dear Mr. Curlin,

This letter is in response to your Abbreviated Plat Request for Comments for the Cache Subdivision Tract E-1 & F-1 ("Agenda Plat") due by May 31, 2024.

The Agenda Plat shows section line easements (SLE) within the Alaska Railroad Corporation Right-of-Way (ARRC ROW). We would like to clarify that the ARRC ROW was reserved in 1914, well prior to the earliest date that SLEs could potentially attach to unreserved, surveyed Federal lands (April 5, 1923) via territorial statutes (Ch 19 SLA 1923). Therefore, the Agenda Plat should not show the SLEs within the ARRC ROW. As part of my review, I discovered that the Matanuska-Susitna Borough (MSB) GIS parcel viewer also depicts a SLE in the same location. I have contacted the MSB GIS department about this matter. I would also like to note that Cache Subdivision Lots D1 and D2 recorded as Plat 2015-62 which is called out on the south side of the ARRC ROW on the Agenda Plat does not depict a SLE within the ARRC ROW. Note that Plat 2015-62 is stamped by the same surveyor as the Agenda Plat.

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Sincerely,

A handwritten signature in blue ink that reads "Jonathon Roder".

Jonathon Roder
Manager, Land Service and Geospatial Programs

Cc: Kate Dueber, Director ROW & Public Projects

Jesse Curlin

From: Evers, Beth A (DFG) <beth.evers@alaska.gov>
Sent: Friday, May 17, 2024 12:56 PM
To: Jesse Curlin
Subject: RFC Cache Subdivision Tract E-1 & F-1 (CC)

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

Good afternoon,

The ADF&G Habitat Section has no objections to the proposed subdivision. We would only like to remind landowners that Tract F-1 of the subject property adjoins an unnamed anadromous waterbody (AWC# 247-50-10330-2050-3025) and Tract E-1 adjoins resident waterbody Loon Lake. Any bank modifications, dock placements, water withdrawals, or other proposed work below the ordinary high-water line of these waterbodies may require a Fish Habitat permit from the ADF&G Habitat Section. Should there be any questions, or to inquire about such permits, please reach out at 907-861-3200 or dfg.hab.infopaq@alaska.gov.

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 15, 2024 5:04 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Public Works <publicworks@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; clerk@houston-ak.gov; Carter Cole <ccole@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; 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>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Ron Bernier <Ron.Bernier@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 Cache Subdivision Tract E-1 & F-1 (CC)

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

Hello,

Jesse Curlin

From: Tammy Simmons
Sent: Monday, May 20, 2024 4:32 PM
To: Jesse Curlin
Subject: Re: RFC Cache Subdivision Tract E-1 & F-1 (CC)

Hello,

PD&E recognizes three easement documents in this area, document 2014-011098-0, 2002-023694-0, and 2002-023675-0 and suggests each be depicted on the plat.

Thank you,

PD&E Review Team

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 15, 2024 5:03 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Public Works <publicworks@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; clerk@houston-ak.gov <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; 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>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Ron Bernier <Ron.Bernier@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 Cache Subdivision Tract E-1 & F-1 (CC)

Hello,

The following link is a request for comments on the proposed Cache Subdivision Tract E-1 & F-1. Please ensure all comments have been submitted by May 31, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Cache Tract E-1 & F-1](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough

Jesse Curlin

From: Permit Center
Sent: Thursday, May 16, 2024 8:05 AM
To: Jesse Curlin
Subject: RE: RFC Cache Subdivision Tract E-1 & F-1 (CC)

Good morning Chris. No comments from the Permit Center. Thanks.

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 15, 2024 5:04 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Public Works <publicworks@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; clerk@houston-ak.gov; Carter Cole <ccole@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Ron Bernier <Ron.Bernier@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 Cache Subdivision Tract E-1 & F-1 (CC)

Hello,

The following link is a request for comments on the proposed Cache Subdivision Tract E-1 & F-1. Please ensure all comments have been submitted by May 31, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Cache Tract E-1 & F-1](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician



Denali North <denalinorth6925@gmail.com>

Road acceptance

1 message

Carter Cole <ccole@houston-ak.gov>

Tue, Apr 2, 2024 at 8:46 AM

To: "Jesse.Curlin@matsugov.us" <Jesse.Curlin@matsugov.us>

Cc: Denali North <denalinorth6925@gmail.com>, Jared Eison <jeison@houston-ak.gov>

Jesse,

The following roads are accepted City of Houston roads, W. Anastasia Avenue and N. Anthony Road or N. Claudia Road. We do maintain all of the road that have people living on them year-round. They are not currently Mat-Su Bourgh standard, but we are working to get them that way.

Let me know if you need anything more, we are supportive of the development of the subdivision.

Thank you,

Carter R. Cole

Mayor

City of Houston, Alaska

PO Box 940027, Houston, AK 99694

OFFICE: (907) 892-6869 FAX: (907) 892-7677

<http://www.houston-ak.us/>

Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.

Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

EXHIBIT H



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 20, 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.

- **CACHE SUBDIVISION TRACT E-1 & F-1**

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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

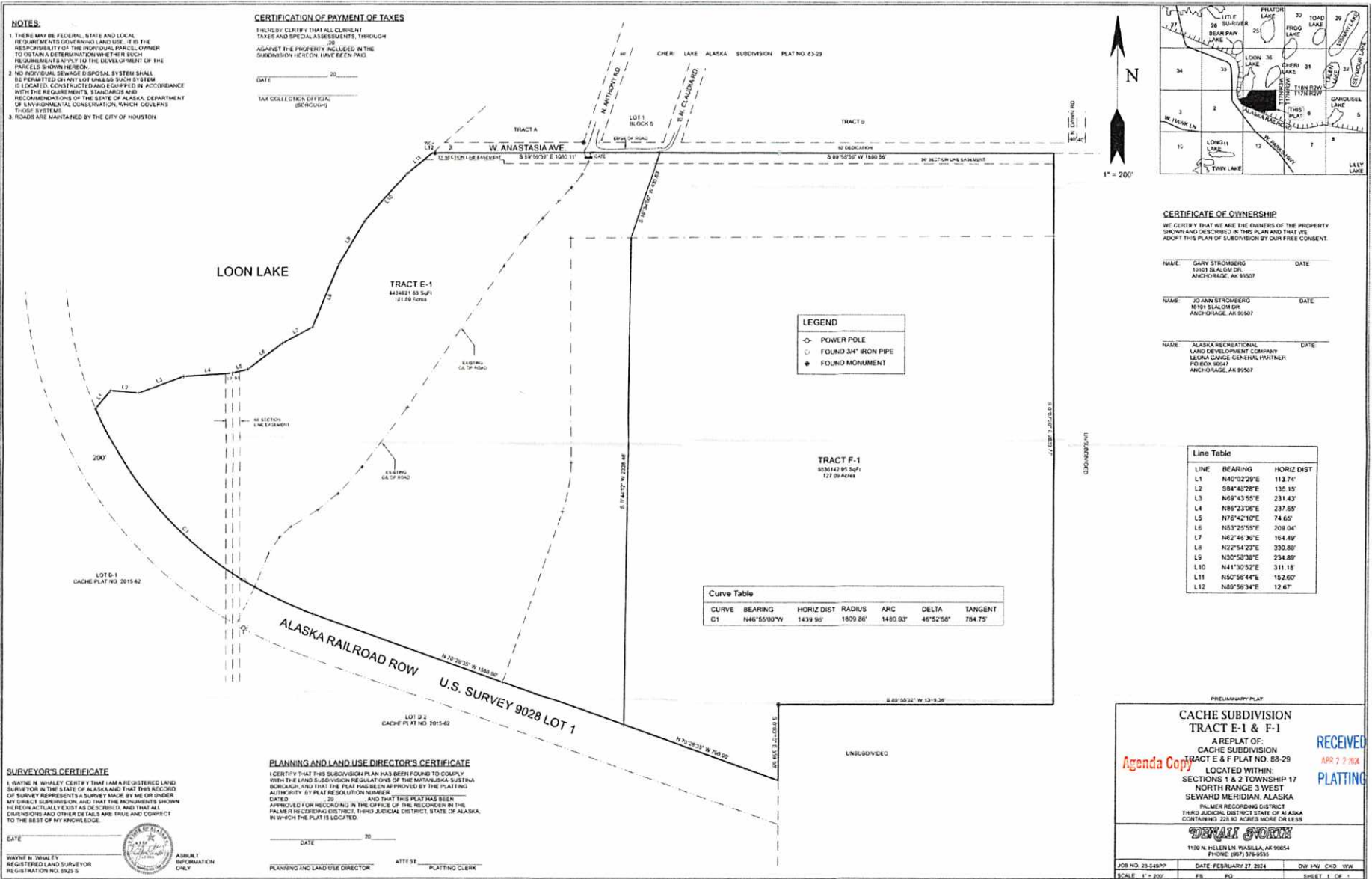


EXHIBIT 1 - 2

RECEIVED
Agenda Copy APR 7 2024
PLATTING

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 28, 2024 3:29 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Cache Subdivision Tract E-1 & F-1 (CC)
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 15, 2024 5:04 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Public Works <publicworks@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; clerk@houston-ak.gov; Carter Cole <ccole@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; Ron Bernier <Ron.Bernier@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 Cache Subdivision Tract E-1 & F-1 (CC)

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

Hello,

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Please ensure all comments have been submitted by May 31, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Cache Tract E-1 & F-1](#)

Sincerely,

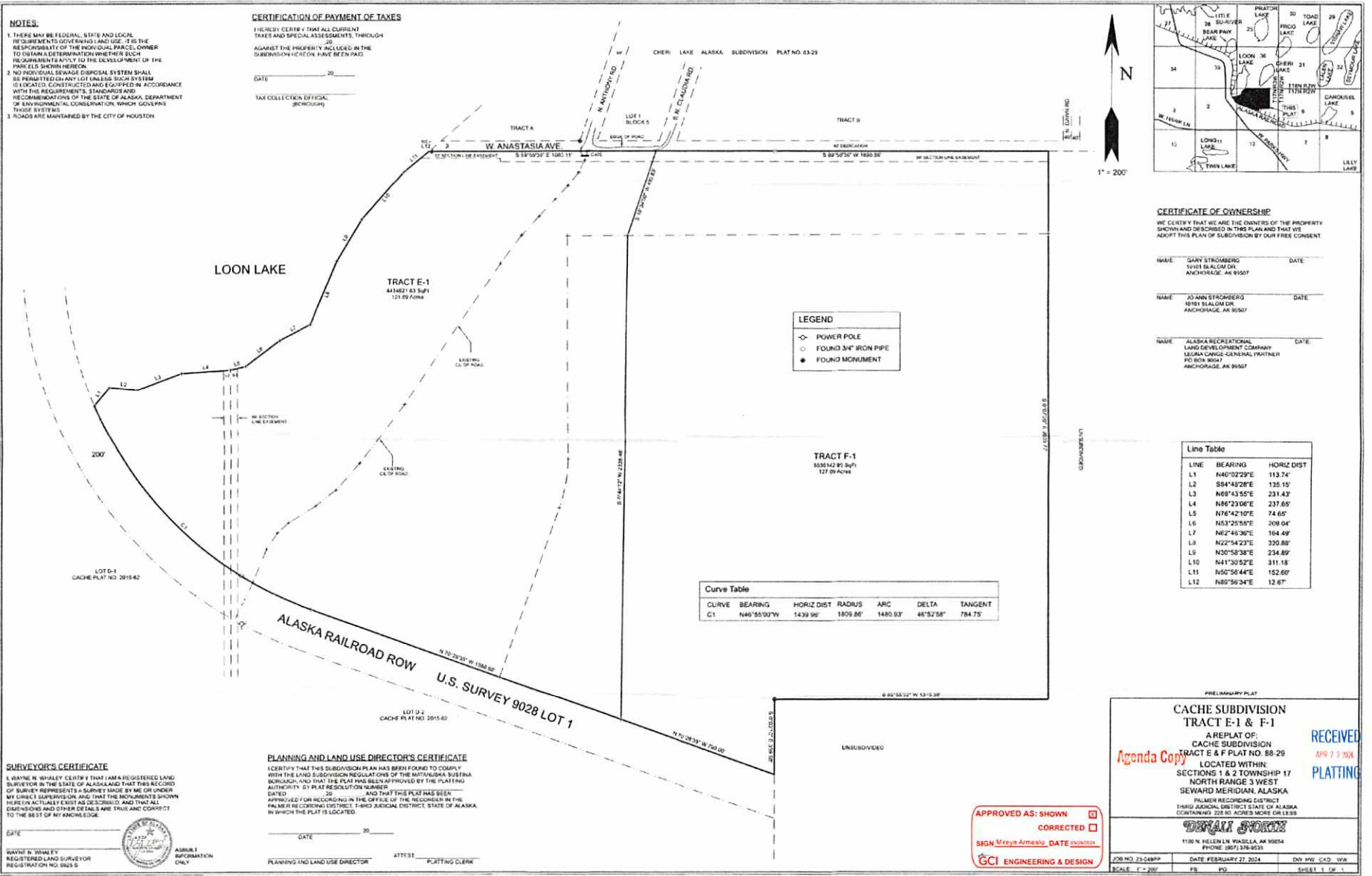


EXHIBIT 1-4

NOTES:

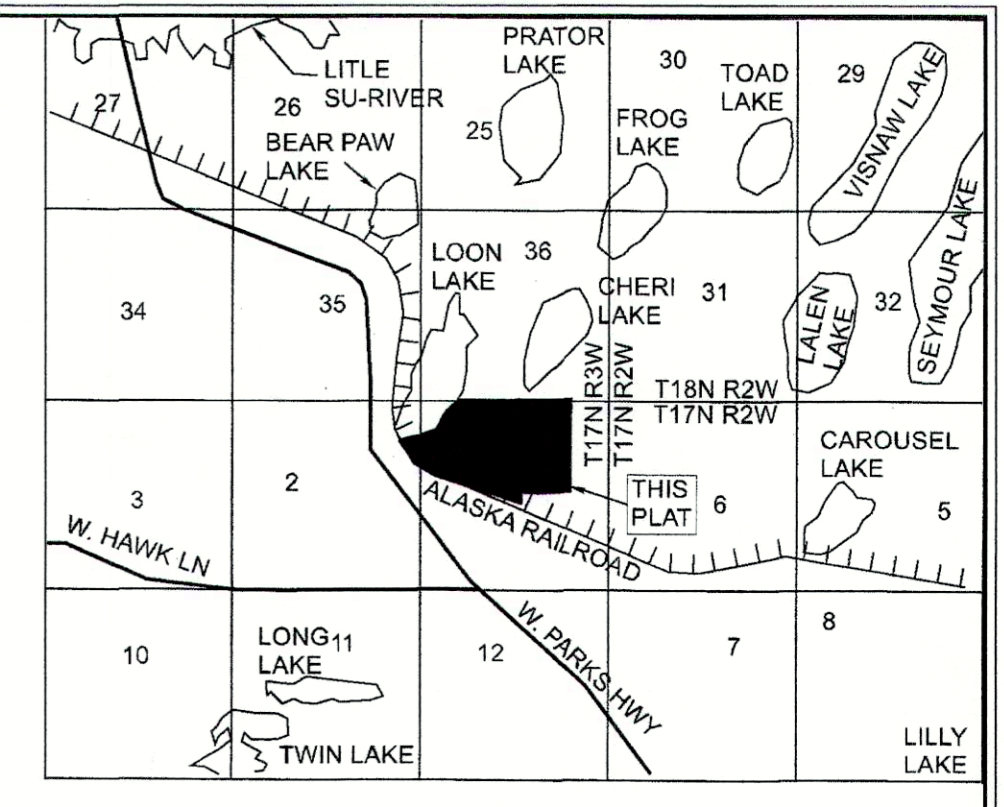
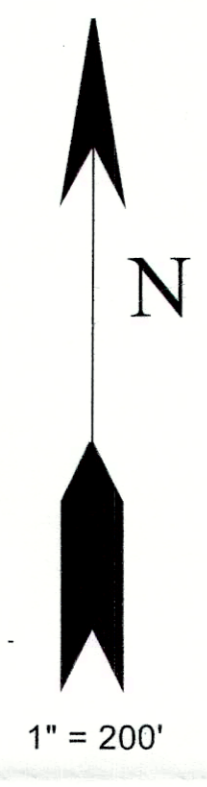
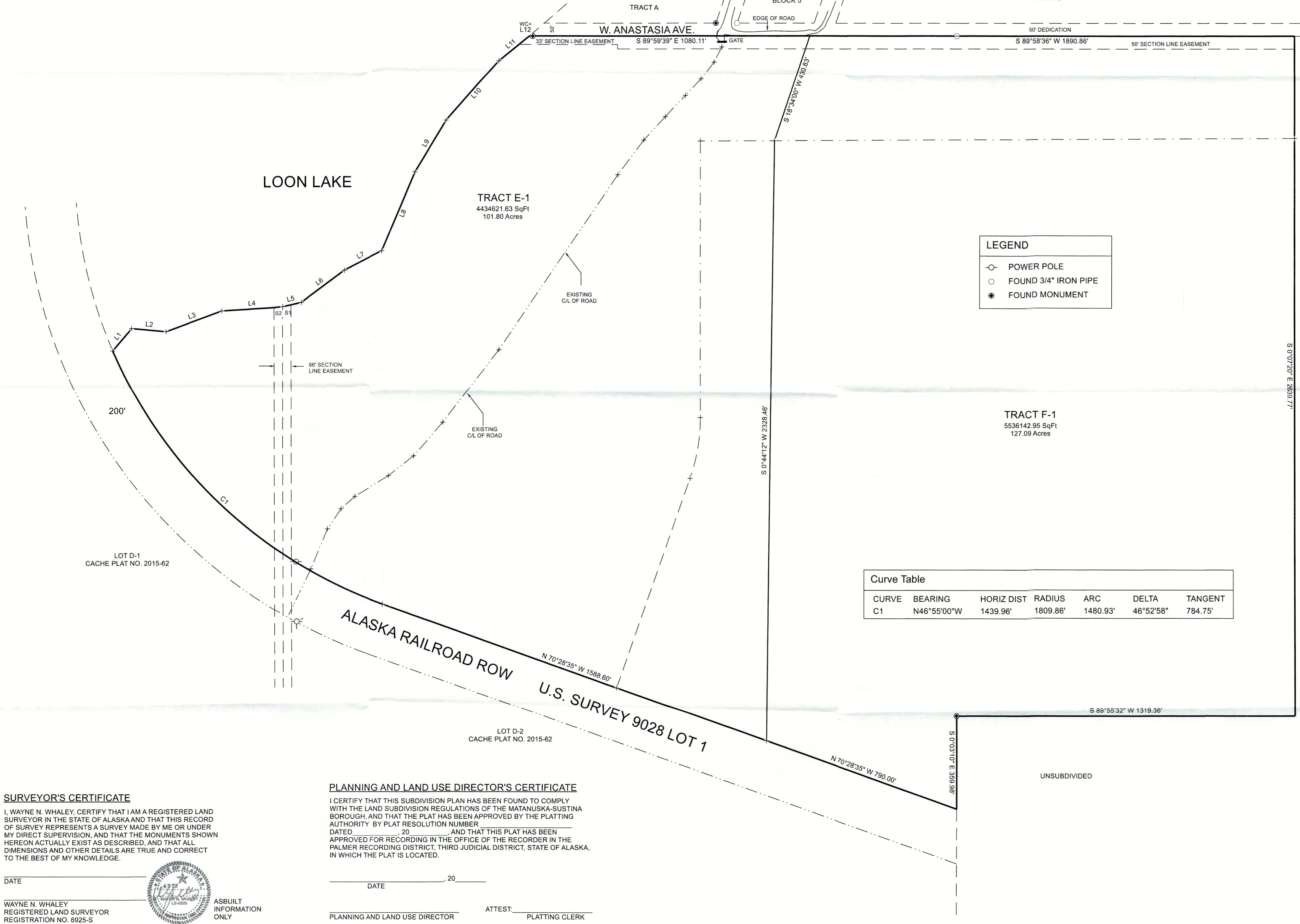
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY 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.
3. ROADS ARE MAINTAINED BY THE CITY OF HOUSTON.

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGHOUT THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE: _____, 20____

TAX COLLECTION OFFICIAL (BOROUGH): _____



CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NAME: GARY STROMBERG DATE: _____
10101 SLALOM DR.
ANCHORAGE, AK 99507

NAME: JO ANN STROMBERG DATE: _____
10101 SLALOM DR.
ANCHORAGE, AK 99507

NAME: ALASKA RECREATIONAL LAND DEVELOPMENT COMPANY DATE: _____
LEONA CANGE-GENERAL PARTNER
PO BOX 90647
ANCHORAGE, AK 99507

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS RECORD OF SURVEY 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: _____, 20____

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



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: _____

PRELIMINARY PLAT

CACHE SUBDIVISION TRACT E-1 & F-1

A REPLAT OF:
CACHE SUBDIVISION TRACT E & F PLAT NO. 88-29
LOCATED WITHIN:
SECTIONS 1 & 2 TOWNSHIP 17 NORTH RANGE 3 WEST SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT STATE OF ALASKA
CONTAINING 228.90 ACRES MORE OR LESS

DENALI NORTH
1190 N. HELEN LN. WASILLA, AK 99654
PHONE: (907) 376-9535

RECEIVED
Agenda Copy
APR 22 2024
PLATTING

JOB NO. 23-049PP DATE: FEBRUARY 27, 2024 DW: HW CKD: WW
SCALE: 1" = 200' FB: PG: SHEET 1 OF 1