

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.

July 31, 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. **LOON ISLAND:** The request is to create one lot from Lots 20 & 21, U.S. Survey No. 4591 to be known as **LOON ISLAND**, containing 9.87 acres +/- . The property is located north Lake Louise, lying within Susitna Lake (Tax ID # 4U04591000L020 / L021); within the NE ¼ Section 23, Township 08 North, Range 08W East, Copper River Meridian, Alaska. In the Louise, Susitna, & Tyone Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Rayburn E. Newsome Revocable Trust, Staff: Matthew Goddard, Case #2024-082)*
- B. **RICHISON:** The request is to create two lots from Parcel 4, Waiver #84-47-PWm, recorded as 84-114W to be known as **Richison Subdivision**, containing 10.00 acres +/- . The property is located east of Caswell Lake, north and west of Caswell Creek, and directly west of S Shaman Road (Tax ID # 22N04W02D009); within the SE ¼ Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Allen Richison, Staff: Matthew Goddard, Case #2024-083)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 31, 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
JULY 31, 2024**

ABBREVIATED PLAT: **LOON ISLAND**
LEGAL DESCRIPTION: **SEC 23, T08N, R08W COPPER RIVER MERIDIAN., AK**
PETITIONER: **RAY NEWSOM**
SURVEYOR: **BULL MOOSE SURVEYING**
ACRES: **9.87 +/-** PARCELS: **1**
REVIEWED BY: **MATTHEW GODDARD** CASE: **2024-082**

REQUEST:

The request is to create one lot from Lots 20 & 21, U.S. Survey No. 4591 to be known as **LOON ISLAND**, containing 9.87 acres +/- . The property is located north Lake Louise, lying within Susitna Lake; within the NE ¼ Section 23, Township 08 North, Range 08 West, Copper River Meridian, Alaska. In the Louise, Susitna, & Tyone Lakes Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Maps **Exhibit A**

AGENCY COMMENTS:

USACE **Exhibit B**
MSB Code Compliance **Exhibit C**

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

COMMENTS:

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

CONCLUSION

The plat of Loon Island is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

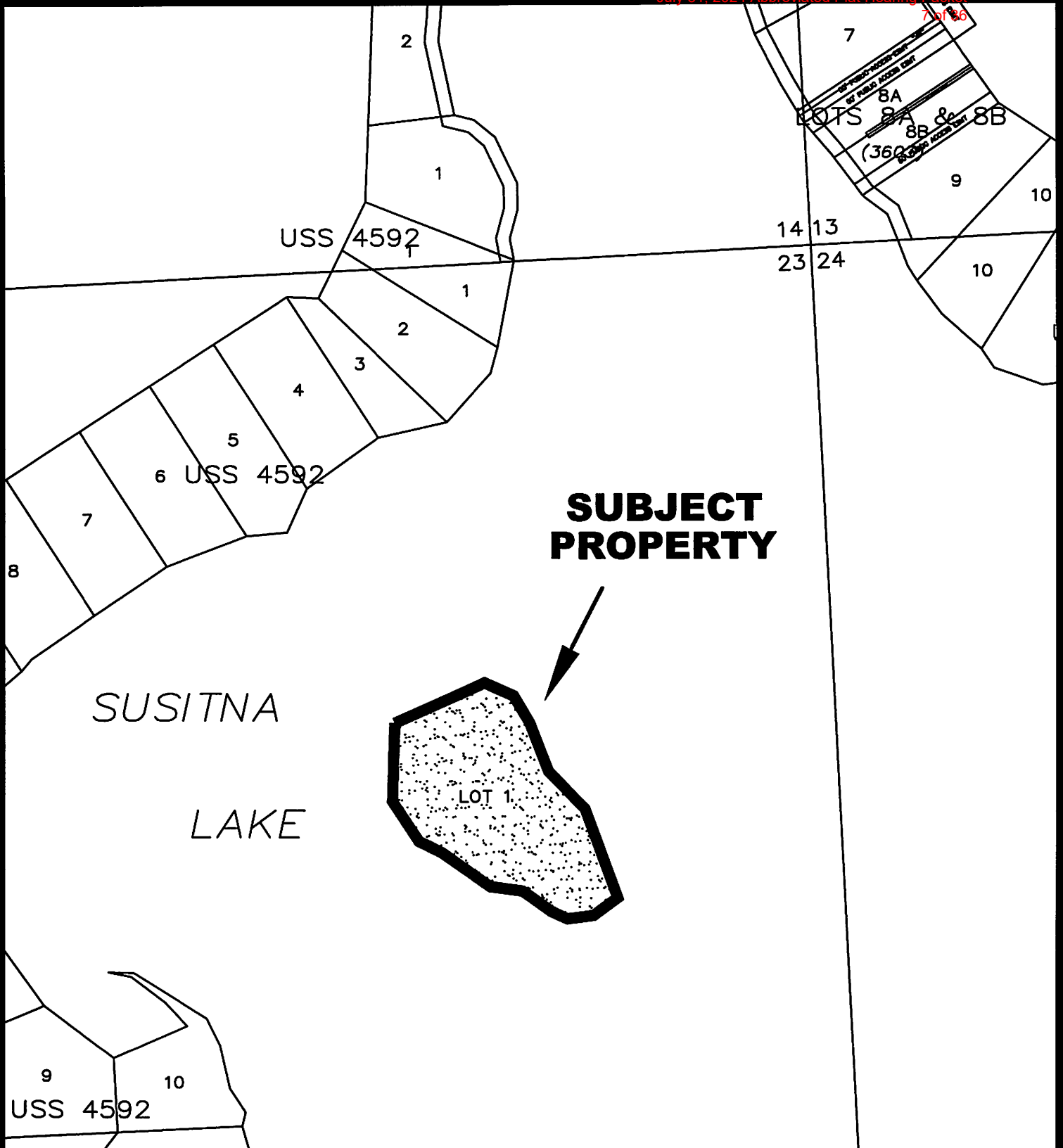
FINDINGS of FACT:

1. The abbreviated plat of Loon Island is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within U.S. Survey No. 4591, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from U.S. Survey #4591 and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Loon Island contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

SUSITNA
LAKE

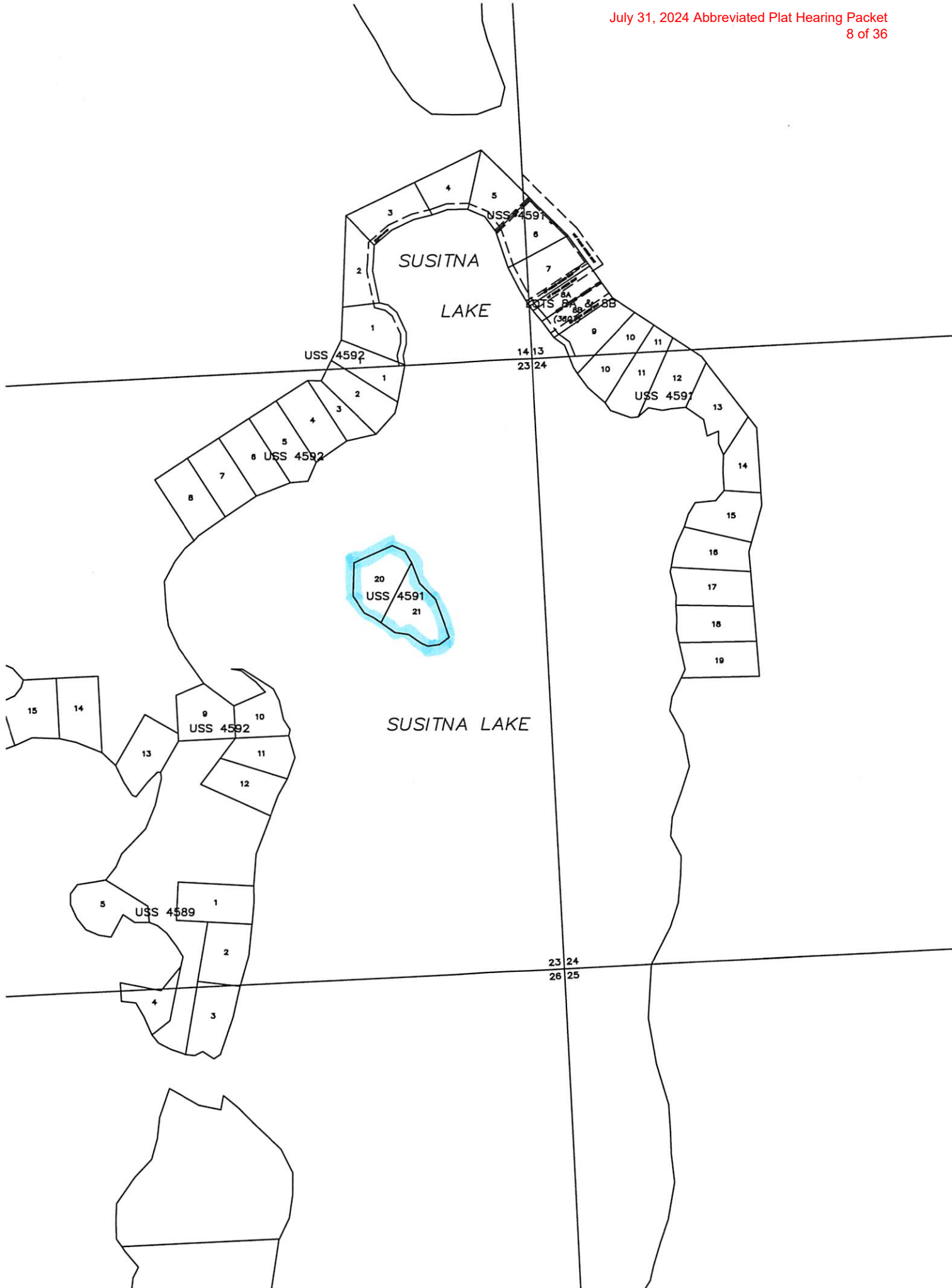
LOT 1

VICINITY MAP

FOR PROPOSED LOON ISLAND SUBDIVISION
LOCATED WITHIN
SECTION 23, T08N, R08W, COPPER RIVER
MERIDIAN
ALASKA

TY 14 MAP

EXHIBIT A



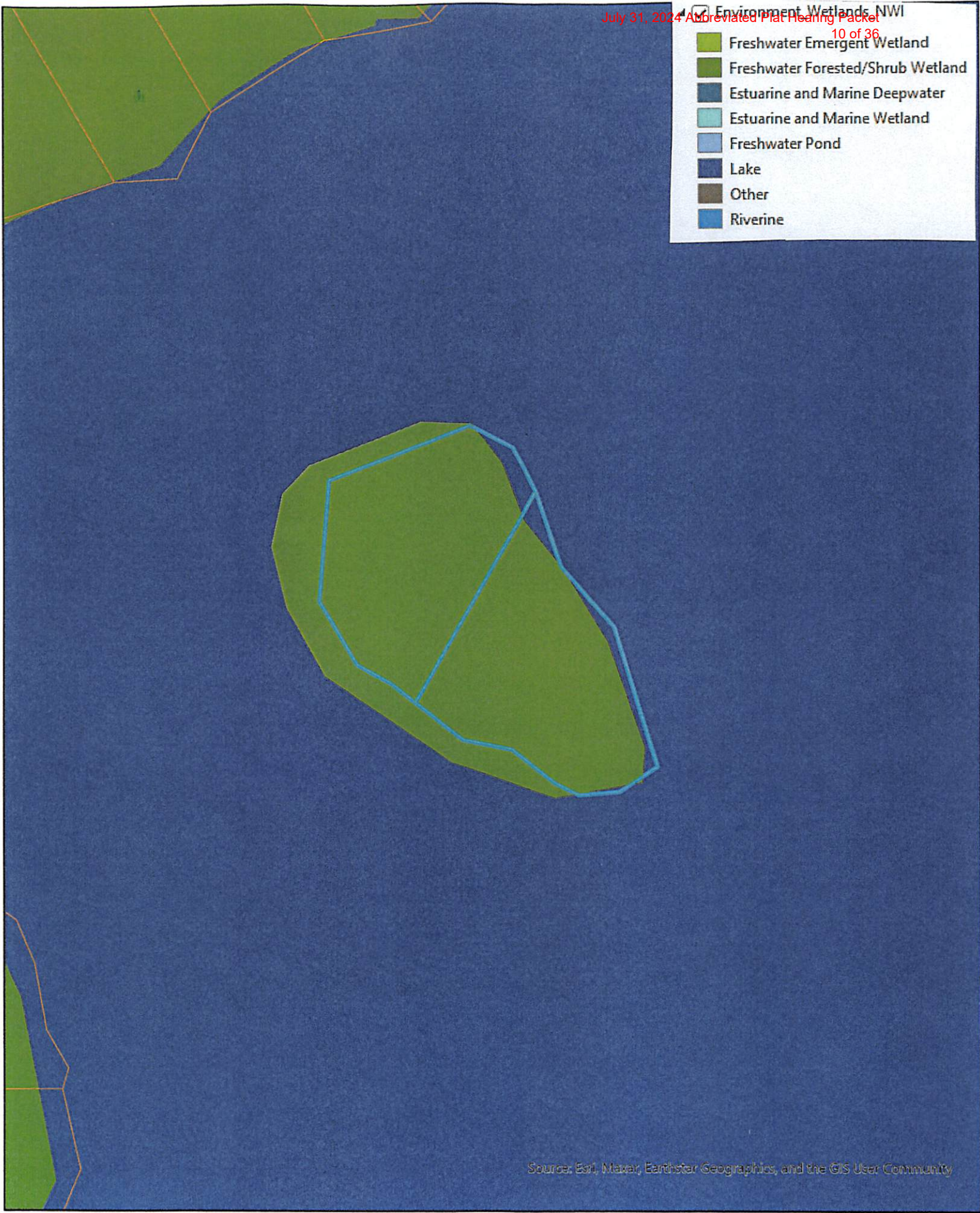


0 355 710 1,420 Feet

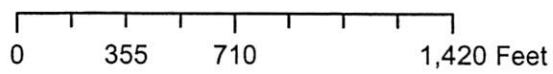
Maxar

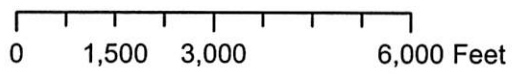
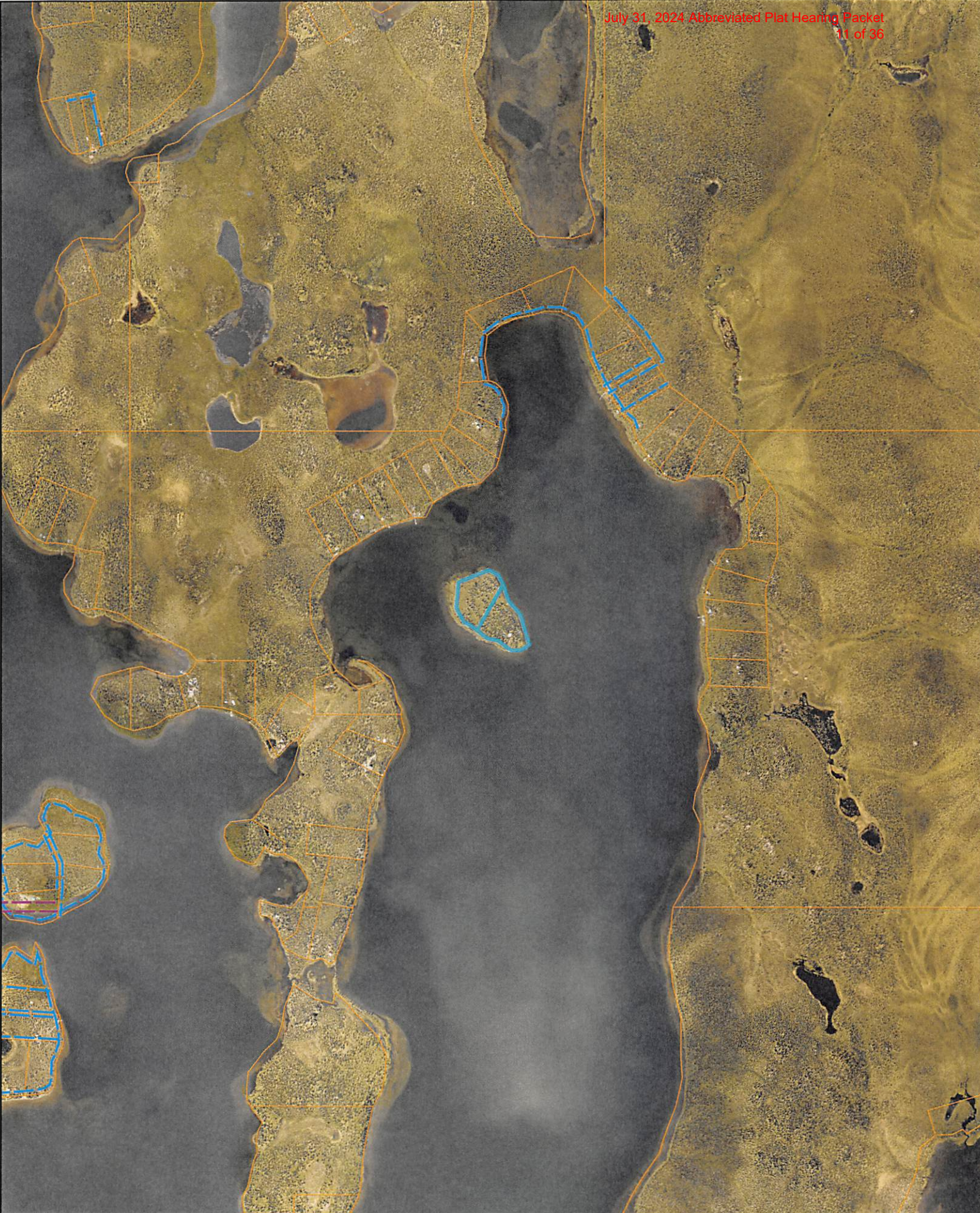
Environment Wetlands NWI

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





Matthew Goddard

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Monday, July 8, 2024 12:09 PM
To: Matthew Goddard
Subject: RE: Regulator of the Day FW: RFC Loon Island (MG)

Good morning Matthew,

The Corps of Engineers (Corps) does not have any specific comments regarding Loon Island subdivision.

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.

The owner 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 they will be assigned a project manager to assist them.

Sincerely,
Carolyn

Carolyn Farmer
Project Manager
North Central Section
U.S. Army Corps of Engineers | Alaska District
Phone 561-785-5634
Email carolyn.h.farmer@usace.army.mil



**US Army Corps
of Engineers®**

RRS REGULATORY
beta REQUEST
SYSTEM

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

rrs.usace.army.mil

Matthew Goddard

From: Code Compliance
Sent: Tuesday, July 2, 2024 8:37 AM
To: Matthew Goddard
Subject: RE: RFC Loon Island (MG)

Good Morning,

No Comments from Code Compliance.

Thank you,

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



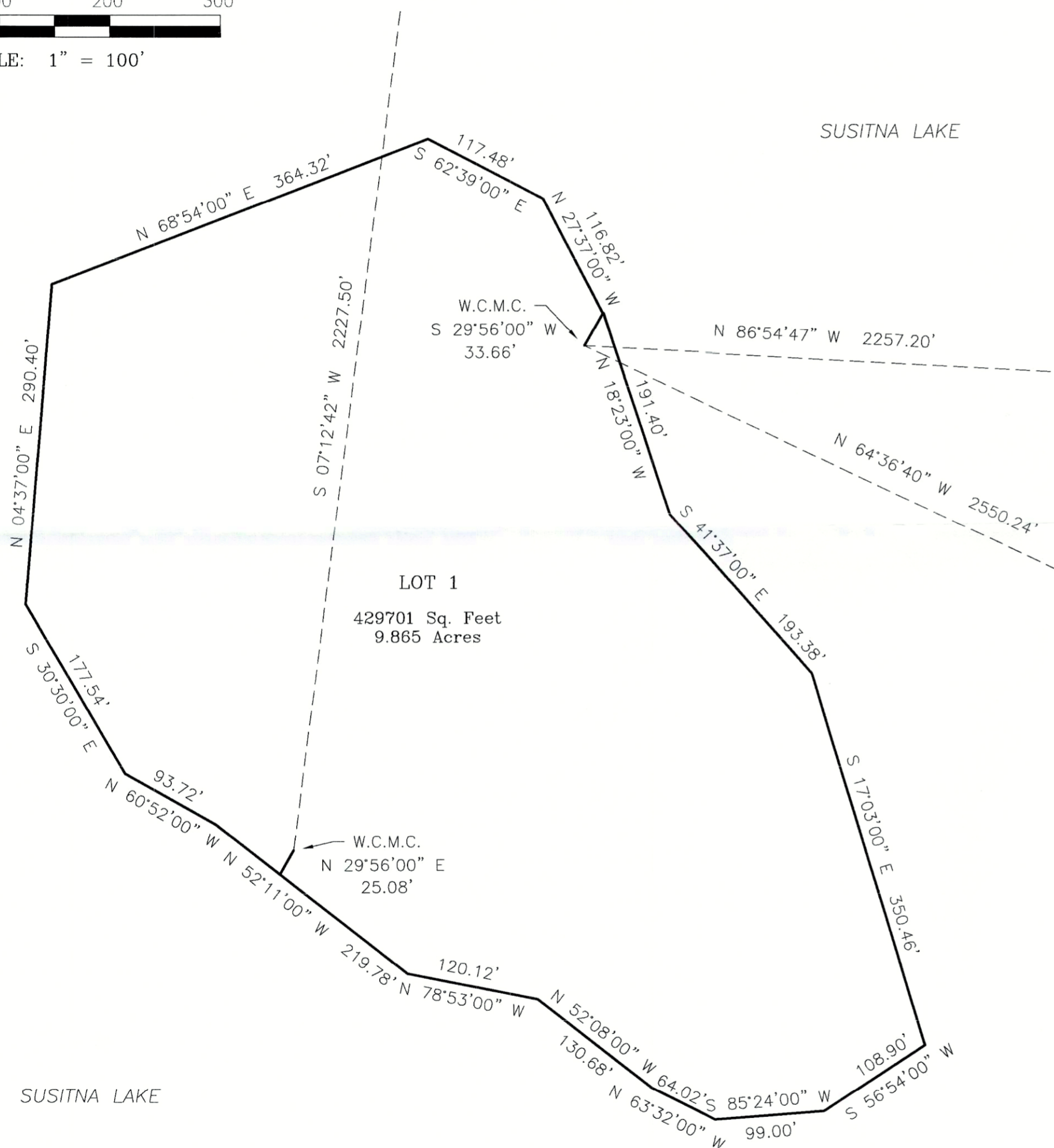
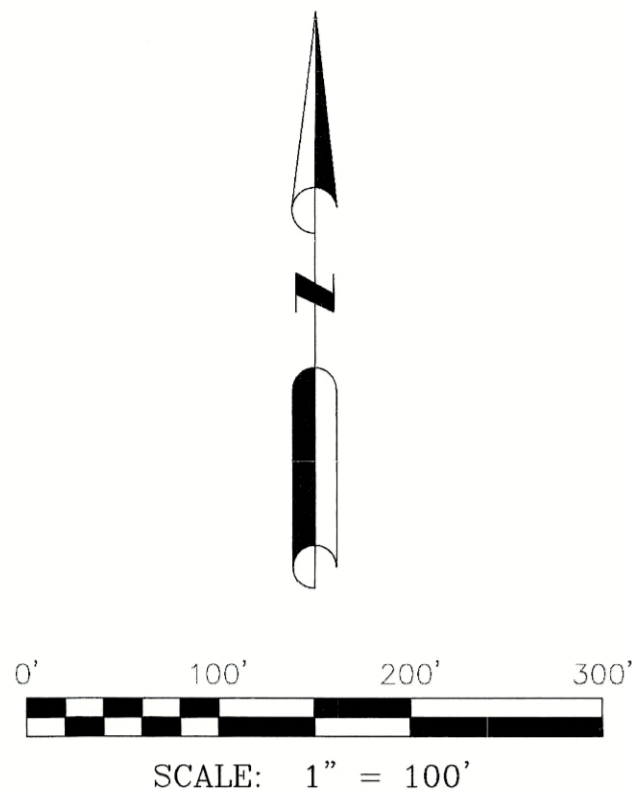
From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 1, 2024 4:34 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>
Subject: RFC Loon Island (MG)

Hello,

The following link is a request for comments on the proposed Loon Island subdivision. Please ensure all comments have been submitted by July 12, 2024 so they can be incorporated into the staff report.

 [Loon Island](#)

Feel free to contact me if you have any questions.



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

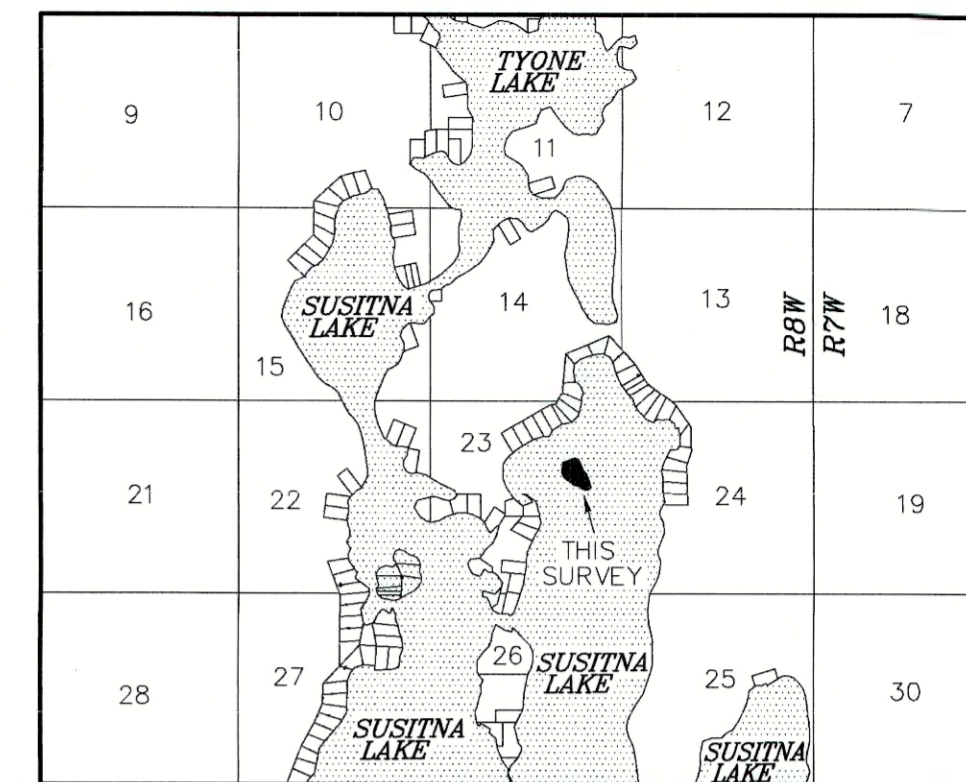
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA – SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

RAYBURN E. NEWSOM _____ DATE _____
HC 1 BOX 1696
GLENNALLEN, AK 99588

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR _____ RAYBURN E. NEWSOM _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY

RECEIVED
JUN 24 2024
PLATTING
Agenda Copy

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM U.S. SURVEY No. 4591 ALASKA.



ROBERT S. HOFFMAN, P.L.S. _____ DATE _____
LS-10609 PROFESSIONAL LAND SURVEYOR

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. APPLICATION FOR DETERMINATION OF PRE-EXISTING LEGAL NONCONFORMING STATUS FOR A STRUCTURE, INCLUDING TERMS AND PROVISION THEREOF: MATANUSKA-SUSITNA BOROUGH, RECORDED SEPTEMBER 14, 2009 IN RECEPTION #2009-001239-0

A PLAT OF
LOON ISLAND

A REPLAT OF:
LOTS 20 & 21
U.S. SURVEY No. 4591, ALASKA

LOCATED WITHIN:
SECTION 23, T8N R8W
COPPER RIVER MERIDIAN, ALASKA
TALKEETNA RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 9.87 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: RSD	DRAWING SCALE: 1"=100'
DATE: 6/14/2024	SHEET 1 OF 1
CHECKED BY: TGC	

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 31, 2024

ABBREVIATED PLAT: RICHISON
LEGAL DESCRIPTION: SEC 02, T22, R04W, SEWARD MERIDIAN AK
PETITIONERS: ALLEN RICHISON
SURVEYOR/ENGINEER: FARPOINT LAND SERVICES, LLC
ACRES: 10.0 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-083

REQUEST: The request is to create two lots from Parcel 4, Waiver #84-47-PWm, recorded as 84-114W to be known as **Richison Subdivision**, containing 10.00acres +/- . The property is located east of Caswell Lake, north and west of Caswell Creek, and directly west of S Shaman Road; within the SE ¼ Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

EXHIBITS

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

AGENCY COMMENTS

MSB Department of Public Works **EXHIBIT C – 1 pg**
MSB Permit Center **EXHIBIT D – 1 pg**
MSB Emergency Services **EXHIBIT E – 1 pg**
Utilities **EXHIBIT F – 4 pgs**

DISCUSSION: The proposed subdivision is creating two Tracts. Proposed Tract B will access from S. Waterfowl Lane, a Borough maintained road. Tract A will take access from S. Shaman Road, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, Professional Engineer, notes that on November 22, 2023, a subsurface soils investigation was conducted on the parent parcel. Two test holes were dug, one on proposed Tract A, and the other on Tract B, test holes were visually rated as shown on test hole logs #1 & #2. No impermeable layers or water were encountered in the test holes. The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic area and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1).

Comments:

Department of Public Works (**Exhibit C**) notes that the petitioner will need to verify that Tract B has a minimum of 45' of frontage on the constructed temporary cul-de-sac of Waterfowl Lane (**Recommendation #3**).

MSB Permit Center (**Exhibit D**) has no objections.

MSB Emergency Services (**Exhibit E**) notes that access exists to both new lots and the structures from the existing roads and driveways on Waterfowl Lane and Shaman Road.

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

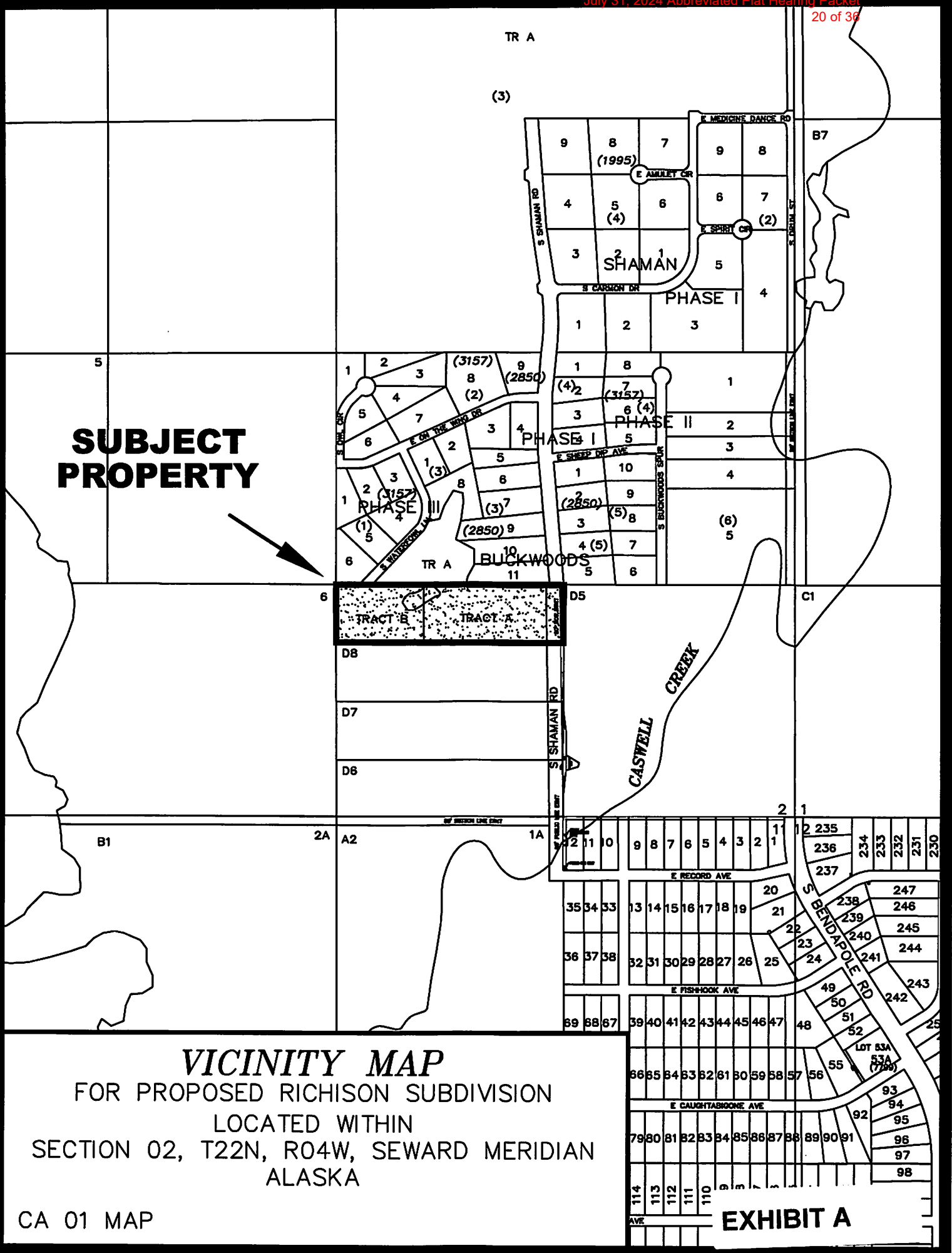
CONCLUSION: The abbreviated plat of Richison is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

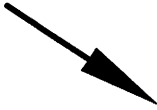
1. The plat of Richison is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Richison, Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide verification that Tract B has the required frontage onto S. Waterfowl Lane.
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.



SUBJECT PROPERTY

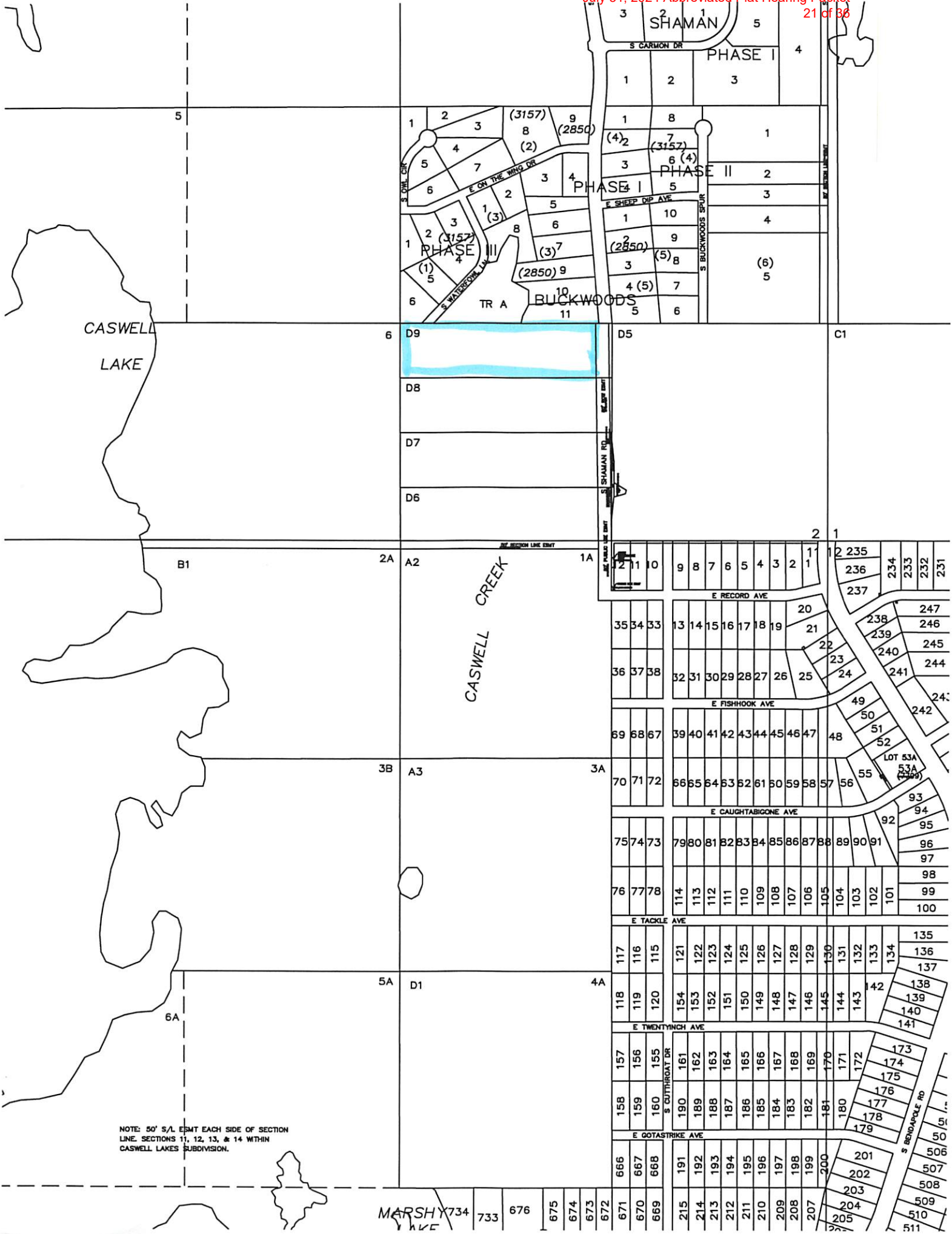


TRACT B **TRACT A**

VICINITY MAP
 FOR PROPOSED RICHISON SUBDIVISION
 LOCATED WITHIN
 SECTION 02, T22N, R04W, SEWARD MERIDIAN
 ALASKA

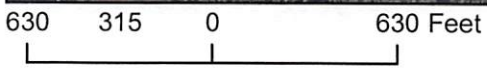
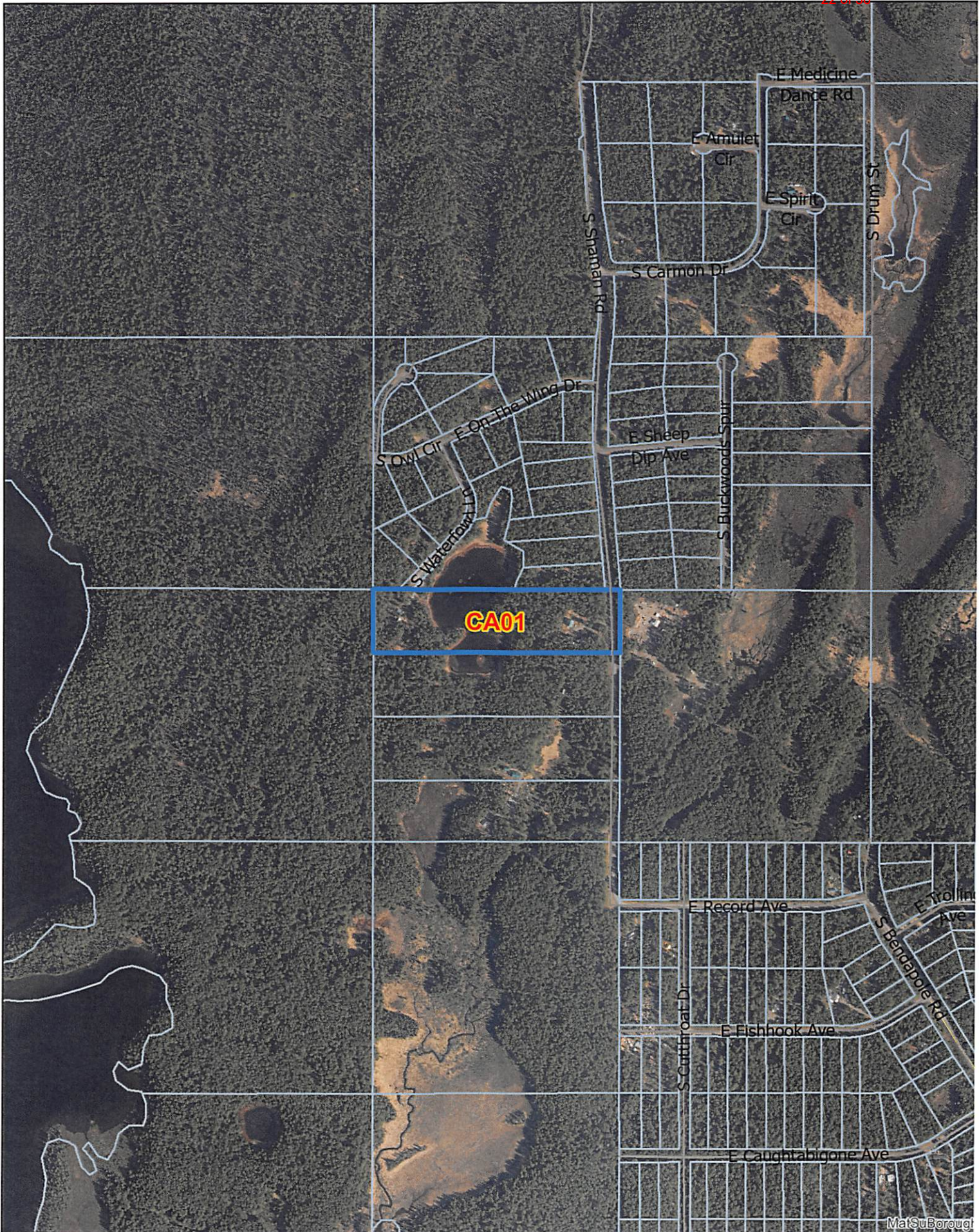
CA 01 MAP

EXHIBIT A

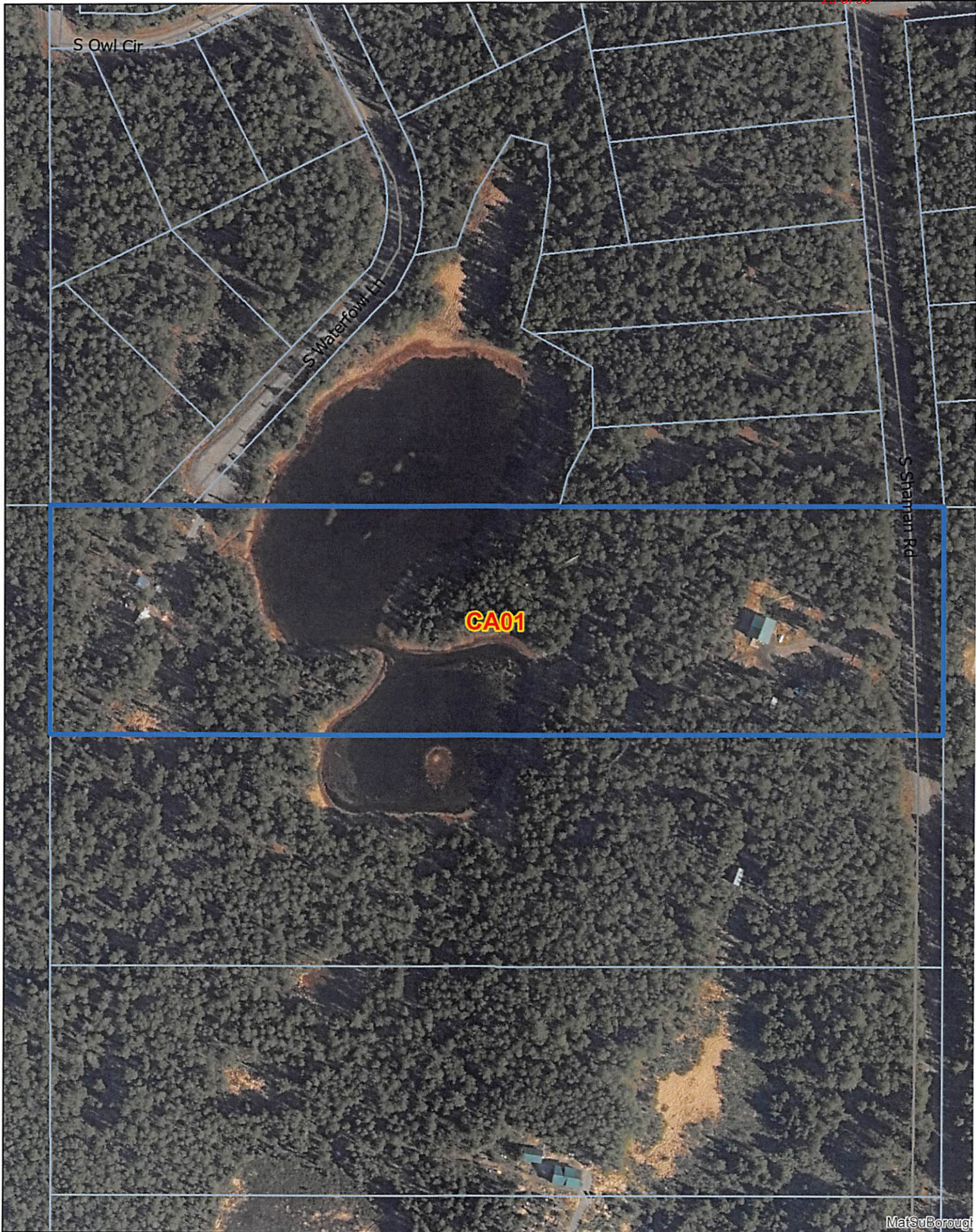


NOTE: 50' S/L ESMT EACH SIDE OF SECTION LINE. SECTIONS 11, 12, 13, & 14 WITHIN CASWELL LAKES SUBDIVISION.

MARSHY 734 733 676 675 674 673 672 671 670 667 669 668 215 191 192 214 213 193 212 194 211 195 210 196 209 197 208 198 207 200 201 202 203 204 205 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511



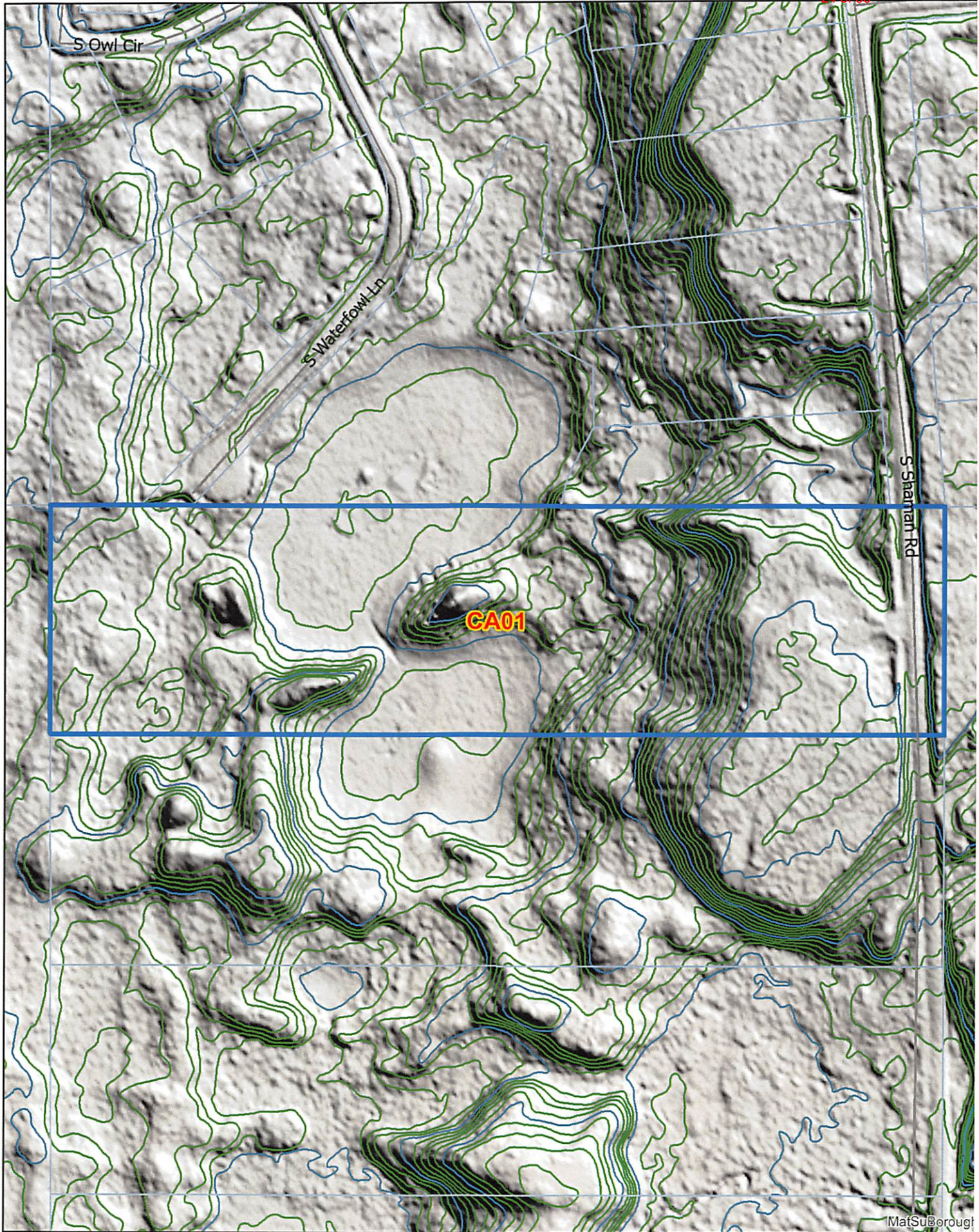
MatSu Borough



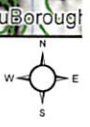
175 87.5 0 175 Feet



MatSu Borough



175 87.5 0 175 Feet





ARE, LLC
dba ALASKA RIM ENGINEERING, LLC.
CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarinengineering.llc@gmail.com

February 1, 2024

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
JUN 03 2024
PLATTING

RE: Proposed, Richison Tract A and Tract B

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 2 lots to be known as Tract A and Tract B, Richison Subdivision. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Access to Tract A is off Shaman Road and Tract B is off Waterfowl Lane.

TOPOGRAPHY & DRAINAGE

The Preliminary Plat shows the topography of the subject lot and surrounding area. Tract A has a slight rise from S. Shamam Road to the existing home. On the back side of the home the lot tapers off to a pond before rising up to the west property line.

There are portions of the parent parcel especially around the pond with slopes greater than 25%; however, there is adequate area on the proposed lots to accommodate development

GEOTECHNICAL FIELD EXPLORATION

On November 22, 2023, a subsurface soils investigation was conducted on the parent parcel. Two test holes were dug, one on proposed Tract A and the other on Tract B, test holes were visually rated (see test hole log #1&2). No impermeable layers or water were encountered in the test holes.

The parent tracts has been developed and has a existing septic system.

The tracts are vegetated with birch, spruce, cottonwood and brush.

SUBDIVISION DESIGN CRITERIA

Professional Consulting --- Practical Solutions

EXHIBIT B

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).
The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

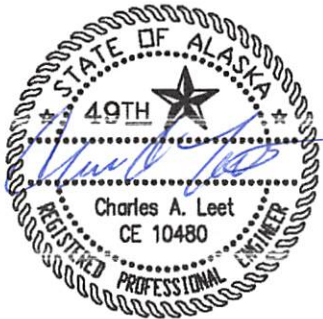
A review of the MSB GIS Mapping would indicate there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sqft. of contiguous area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer



6/3/2024

Attachment:

- Test Hole Location
- Test Hole Log 1 & 2

Charles A. Leet, P.E.
Project Engineer

Cc: Allen & Mayra Richison
Farpoint Land Services, LLC
AK Rim File No. 23-033



SOIL LOG

TEST HOLE 1

ARE, LLC
dba ALASKA RIM ENGINEERING
 CONSULTING CIVIL ENGINEERS – PLANNERS
 1920 Kentucky Derby Dr.
 Palmer, Alaska 99645
 Telephone (907) 775-2347
 Email: alaskarimengineering.llc@gmail.com

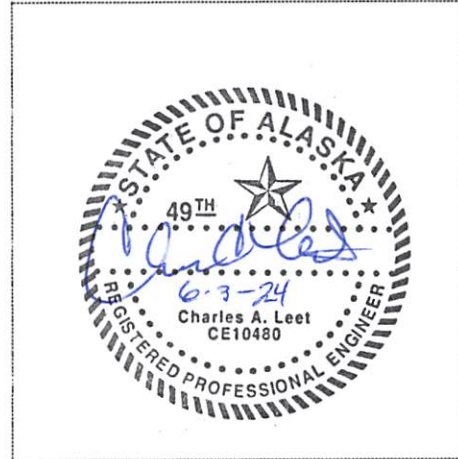
Project: Richison Subdivision Tract A

AK Rim File No. 23-033

Date: 11/12/2023

Logged By: Chuck Leet

Depth (feet)	Description
	0-1.5' Organics, silts/loam, frozen
1	
	1.5'-13' Sand with gravel SW damp
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

2' of snow present

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020



SOIL LOG

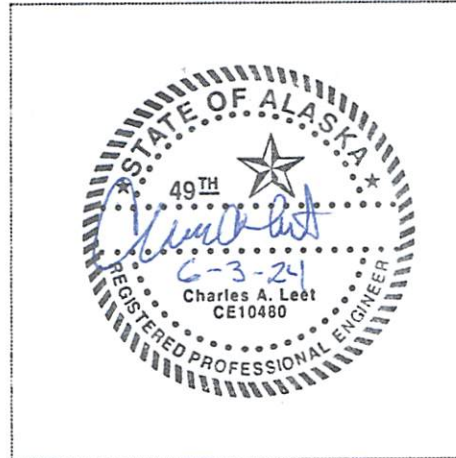
TEST HOLE 2

ARE, LLC
dba ALASKA RIM ENGINEERING
 CONSULTING CIVIL ENGINEERS – PLANNERS
 1920 Kentucky Derby Dr.
 Palmer, Alaska 99645
 Telephone (907) 775-2347
 Email: alaskarimengineering.llc@gmail.com

Project: Richison Subdivision Tract B
 Date: 11/12/2023

AK Rim File No. 23-033
 Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organics, silts/loam, frozen
1	
	1-2' Silty loam SM
2	
	2'-13 Sand with gravel, damp, SP
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

2' of snow present

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020

Matthew Goddard

From: Daniel Dahms
Sent: Monday, July 8, 2024 11:18 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Avry Antonio
Subject: RE: RFC Richison (MG)

Matthew,

Petitioner will need to prove that Tract B has a minimum 45' of frontage on the constructed temporary CDS of Waterfowl Ln.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 3, 2024 4:47 PM
To: dnr.scro@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Richison (MG)

Hello,

The following link is a request for comments for the proposed Richison Subdivision. Please ensure all comments have been submitted by July 15, 2024, so they can be incorporated into the staff report.

 [Richison](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Friday, July 5, 2024 9:28 AM
To: Matthew Goddard
Subject: RE: RFC Richison (MG)

No comments from the Permit Center, sir.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 3, 2024 4:47 PM
To: dnr.scro@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Richison (MG)

Hello,

The following link is a request for comments for the proposed Richison Subdivision. Please ensure all comments have been submitted by July 15, 2024, so they can be incorporated into the staff report.

 [Richison](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,

Matthew Goddard

Matthew Goddard

From: Richard Boothby
Sent: Friday, July 5, 2024 9:53 AM
To: Matthew Goddard
Cc: Brian Davis
Subject: RE: RFC Richison (MG)

The Willow Caswell fire department has no objections. We have access to both new lots and the structures from the existing roads and driveways, Waterfowl Lane, and Shaman Road.

Thank you,

Richard Boothby

District 5 Fire Chief
Willow/Caswell

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 3, 2024 4:47 PM
To: dnr.scro@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Richison (MG)

Hello,

The following link is a request for comments for the proposed Richison Subdivision. Please ensure all comments have been submitted by July 15, 2024, so they can be incorporated into the staff report.

 [Richison](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,



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

July 8, 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.

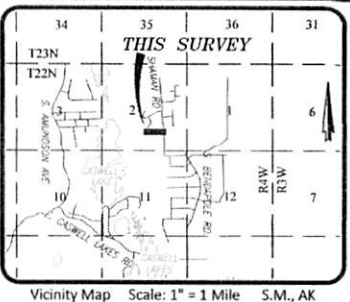
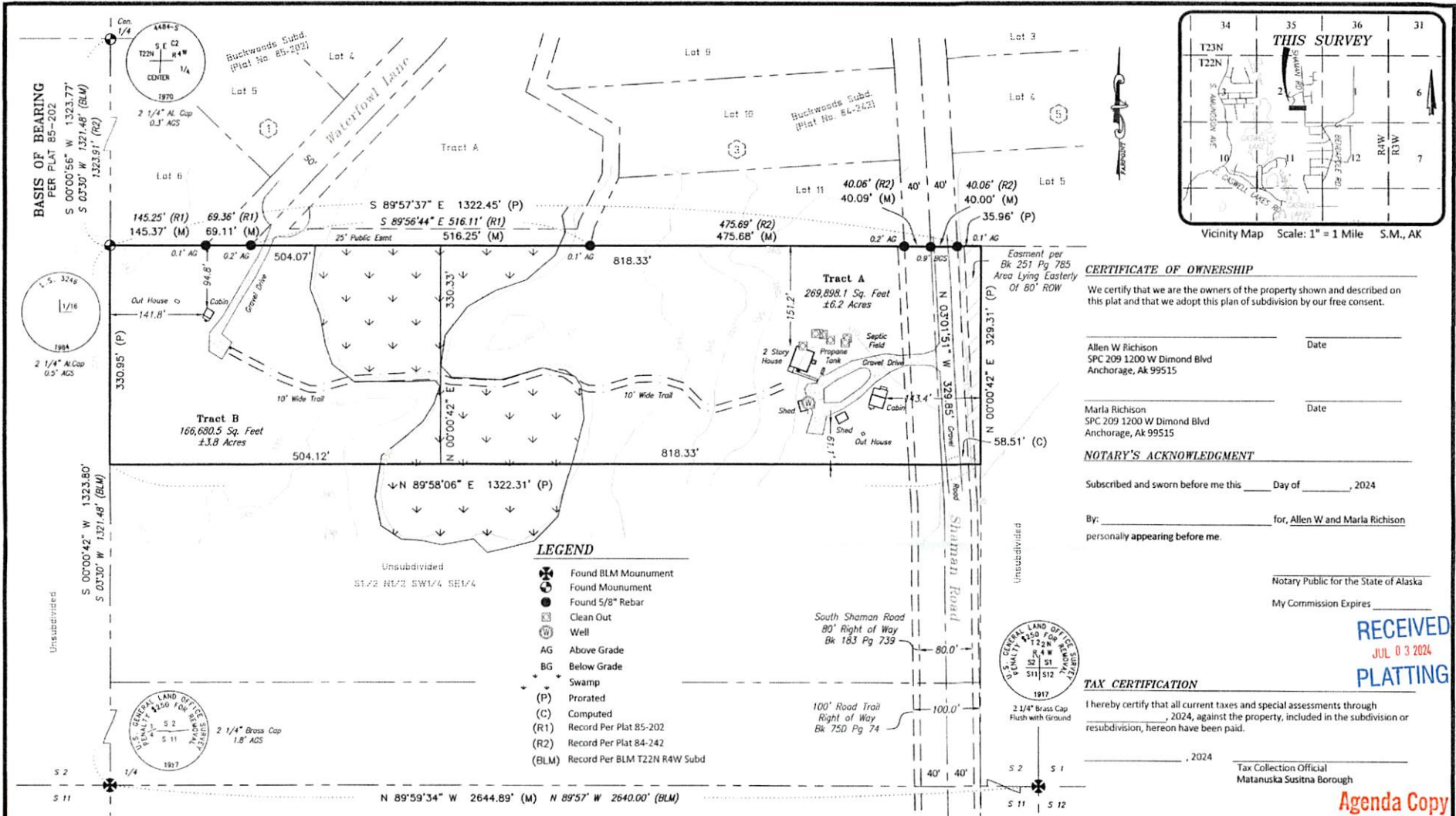
- **RICHISON SUBDIVISION TRACT A and TRACT B
(MSB Case # 2024-083)**

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



CERTIFICATE OF OWNERSHIP
We certify that we are the owners of the property shown and described on this plat and that we adopt this plan of subdivision by our free consent.

Allen W Richison _____ Date _____
SPC 209 1200 W Dimond Blvd
Anchorage, Ak 99515

Marla Richison _____ Date _____
SPC 209 1200 W Dimond Blvd
Anchorage, Ak 99515

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2024

By: _____ for, Allen W and Marla Richison
personally appearing before me.

Notary Public for the State of Alaska
My Commission Expires _____

RECEIVED
JUL 03 2024
PLATTING

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2024, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2024 Tax Collection Official
Matanuska Susitna Borough

Agenda Copy

- LEGEND**
- Found BLM Moundment
 - Found Moundment
 - Found 5/8" Rebar
 - Clean Out
 - Well
 - Above Grade
 - Below Grade
 - Swamp
 - Prorated
 - Computed
 - Record Per Plat 85-202
 - Record Per Plat 84-242
 - Record Per BLM T22N R4W Subd

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I certify that the subdivision plan as been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough and that the plat has been approved by the platting authority by plat resolution no. _____ dated _____, 2024 and that this plat has been approved for recording in the Office of the Recorder in the Palmer Recording District, in which the plat is located.

Planning and Land Use Director _____
Attest: _____
Planning Clerk _____
Date: _____, 2024

NOTES

- The error of closure of this survey does not exceed 1:5000.
- All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- 80' Right Of Way Easement (Bk183 Pg739) for South Shaman Road is shown for reference and is not dedicated by this plat.
- Contours here are interperloated from the MSB Lidar database.

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.



Preliminary Plat of
Richison Subdivision
Tract A and Tract B
A Subdivision of the N1/2, N1/2, SW1/4, SE1/4 Section 2
(Parcel 4, Waiver 84-47PMW, recorded as 84-114W)
Located within
Section 2, Township 22 North, Range 4 West, Seward Meridian, Alaska
Containing 10.0 acres more or less.
Palmer Recording District, Third Judicial District, State of Alaska

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101, Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23047 Date: Jun 3, 2024 Scale: 1"=100' Platting Case No.
Drawn: CB Checked: ROL Fb/Pg: 166/23 Sheet: 1 of 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 10, 2024 5:05 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Richison (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, July 3, 2024 4:47 PM

To: dnr.scro@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Richison (MG)

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

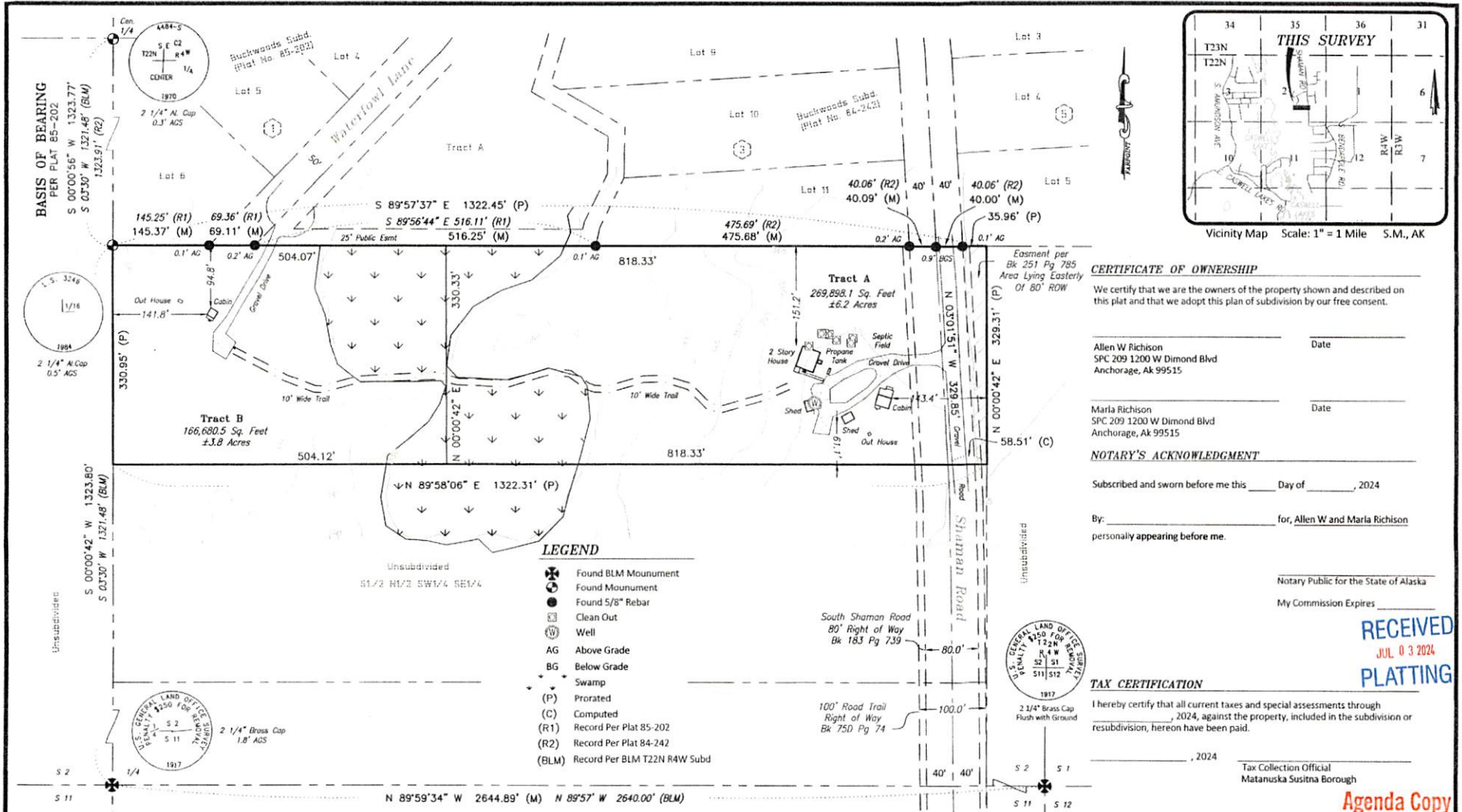
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Please ensure all comments have been submitted by July 15, 2024, so they can be incorporated into the staff report.

 [Richison](#)

Feel free to contact me if you have any questions.



CERTIFICATE OF OWNERSHIP

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Allen W Richison _____ Date _____
 SPC 209 1200 W Dimond Blvd
 Anchorage, Ak 99515

Marla Richison _____ Date _____
 SPC 209 1200 W Dimond Blvd
 Anchorage, Ak 99515

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2024

By: _____ for Allen W and Marla Richison
 personally appearing before me.

Notary Public for the State of Alaska
 My Commission Expires _____

RECEIVED
 JUL 0 3 2024
PLATTING

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2024, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2024 Tax Collection Official
 Matanuska Susitna Borough

PLANNING AND LAND USE DIRECTORS CERTIFICATE

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 Planning and Land Use Director

Attest:

 Planning Clerk

Date: _____, 2024

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I, Robert O Lumpkin, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

APPROVED AS: SHOWN
 CORRECTED
 SIGN Mireya Armesto, DATE 07/30/2024
GCI ENGINEERING & DESIGN

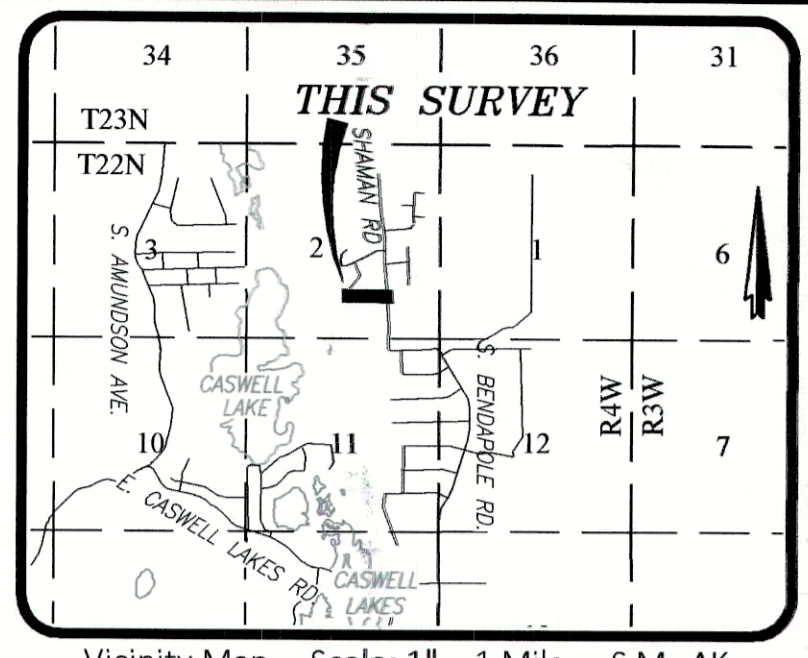
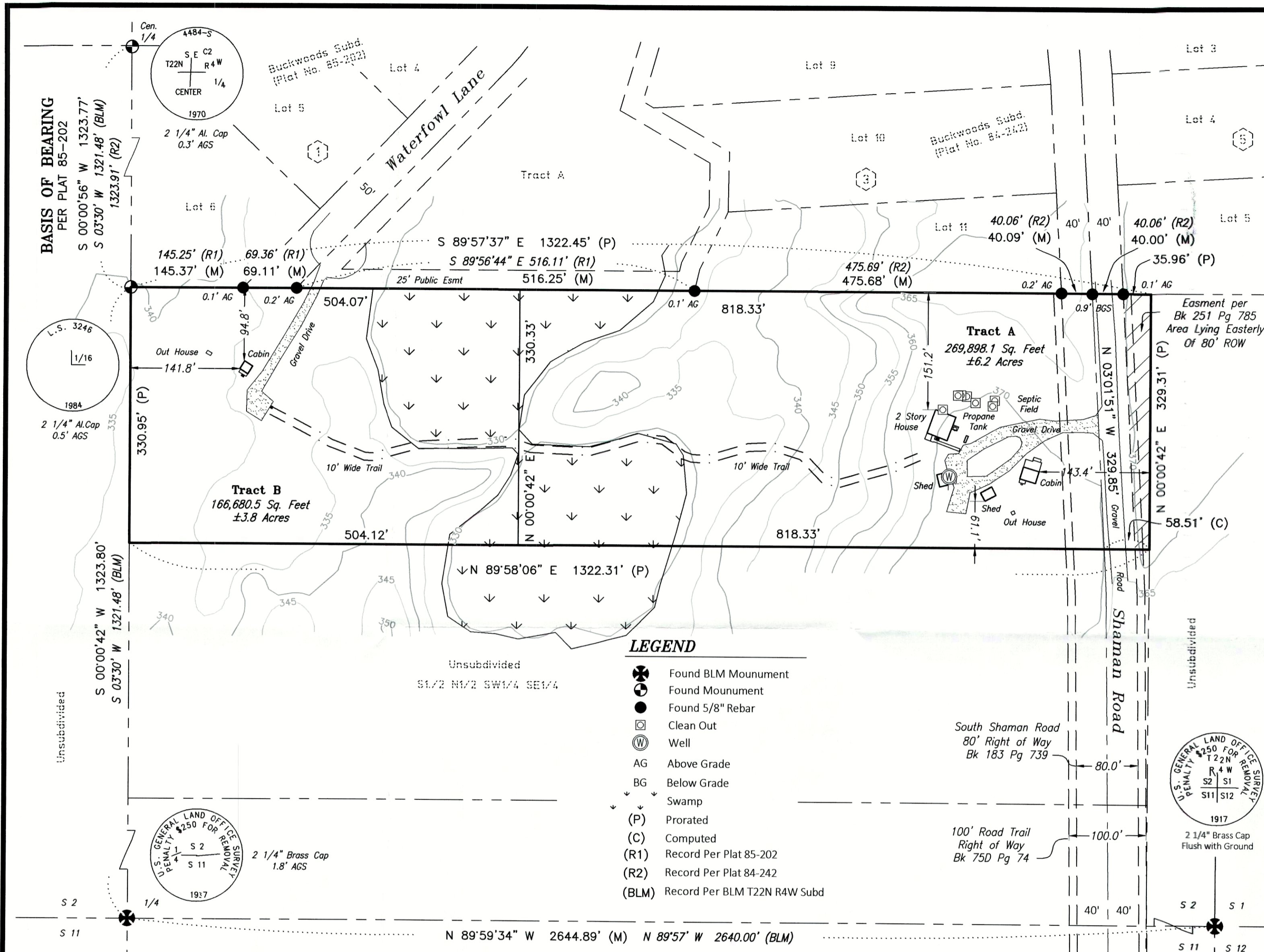


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Richison Subdivision
 Tract A and Tract B
 A Subdivision of the N1/2, N1/2, SW1/4, SE1/4 Section 2
 (Parcel 4, Waiver 84-47PMW, recorded as 84-114W)
 Located within
 Section 2, Township 22 North, Range 4 West, Seward Meridian, Alaska
 Containing 10.0 acres more or less.
 Palmer Recording District, Third Judicial District, State of Alaska

Farpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS
 1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
 FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23047 Date: Jun 3, 2024 Scale: 1"=100' Platting Case No.
 Drawn: CB Checked: ROL Fb/Pg: 166/23 Sheet: 1 of 1

Agenda Copy



Vicinity Map Scale: 1" = 1 Mile S.M., AK

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Anchorage, Ak 99515

Marla Richison _____ Date _____
SPC 209 1200 W Dimond Blvd
Anchorage, Ak 99515

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2024

By: _____ for, Allen W and Marla Richison
personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires _____

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_____, 2024
Tax Collection Official
Matanuska Susitna Borough

LEGEND

- ⊗ Found BLM Mounment
- ⊙ Found Mounment
- Found 5/8" Rebar
- Clean Out
- ⊕ Well
- AG Above Grade
- BG Below Grade
- ↕ Swamp
- (P) Prorated
- (C) Computed
- (R1) Record Per Plat 85-202
- (R2) Record Per Plat 84-242
- (BLM) Record Per BLM T22N R4W Subd

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Planning and Land Use Director

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Planning Clerk

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5. 80' Right Of Way Easement (Bk183 Pg739) for South Shaman Road is shown for reference and is not dedicated by this plat.
6. Contours here are interplotted from the MSB Lidar database.

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.



Agenda Copy

RECEIVED
JUL 08 2024
PLATTING

Preliminary Plat of
Richison Subdivision
Tract A and Tract B
A Subdivision of the N1/2, N1/2, SW1/4, SE1/4 Section 2
(Parcel 4, Waiver 84-47PMw, recorded as 84-114W)
Located within
Section 2, Township 22 North, Range 4 West, Seward Meridian, Alaska
Containing 10.0 acres more or less.
Palmer Recording District, Third Judicial District, State of Alaska

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23047	Date: Jun 3, 2024	Scale: 1"=100'	Platting Case No.
Drawn: CB	Checked: ROL	Fb/Pg: 166/23	Sheet: 1 of 1