

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.

September 4, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **RUMFELT ROOST:** The request is to create one lot from Lots 1 and 2, Block 7, Vance PH 2&3, Plat 81-166, to be known as **RUMFELT ROOST**, containing 2.63 acres +/- . The plat is located directly east of S. Goose Creek Road and north of W. Point MacKenzie, (Tax ID's 2213B07L001 & 2213B07L002) located within the S ¼ Section 36, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and Assembly District #5. (Petitioner/Owner: Herman & Connie Rumfelt, Staff: Chris Curlin, Case #2024-095)

B. **125 SUBDIVISION:** The request is to create two lots from the E1/2 SE1/4 of Section 34, Township 17 North, Range 2 East (Tax Parcel D2) to be known as **125 SUBDIVISION**, containing 80.00 acres +/- . The property is located north of Knik River, west of S. Old Glenn Highway, and south of E. Barwood Avenue (Tax ID # 17N02E34D002); within the SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (Petitioner/Owner: Darrin Hamming/DNS, LLC, Staff: Matthew Goddard, Case #2024-096)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 4, 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
SEPTEMBER 4, 2024

ABBREVIATED PLAT: RUMFELT ROOST
LEGAL DESCRIPTION: SEC 36, T16N, R04W S.M., AK
PETITIONERS: HERMANN & CONNIE RUMFELT
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING
ACRES: 2.63 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-95

REQUEST:

The request is to create one lot from Lots 1 and 2, Block 7, Vance Ph 2 & 3, Plat 81-166, to be known as Rumfelt Roost, containing 2.63 acres +/- . The plat is located directly east of S. Goose Creek Road and north of W. Point MacKenzie Road, located within the S ¼ Section 36, Township 16 North, Range 04 west, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

DISCUSSION: 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 **RUMFELT ROOST** 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.

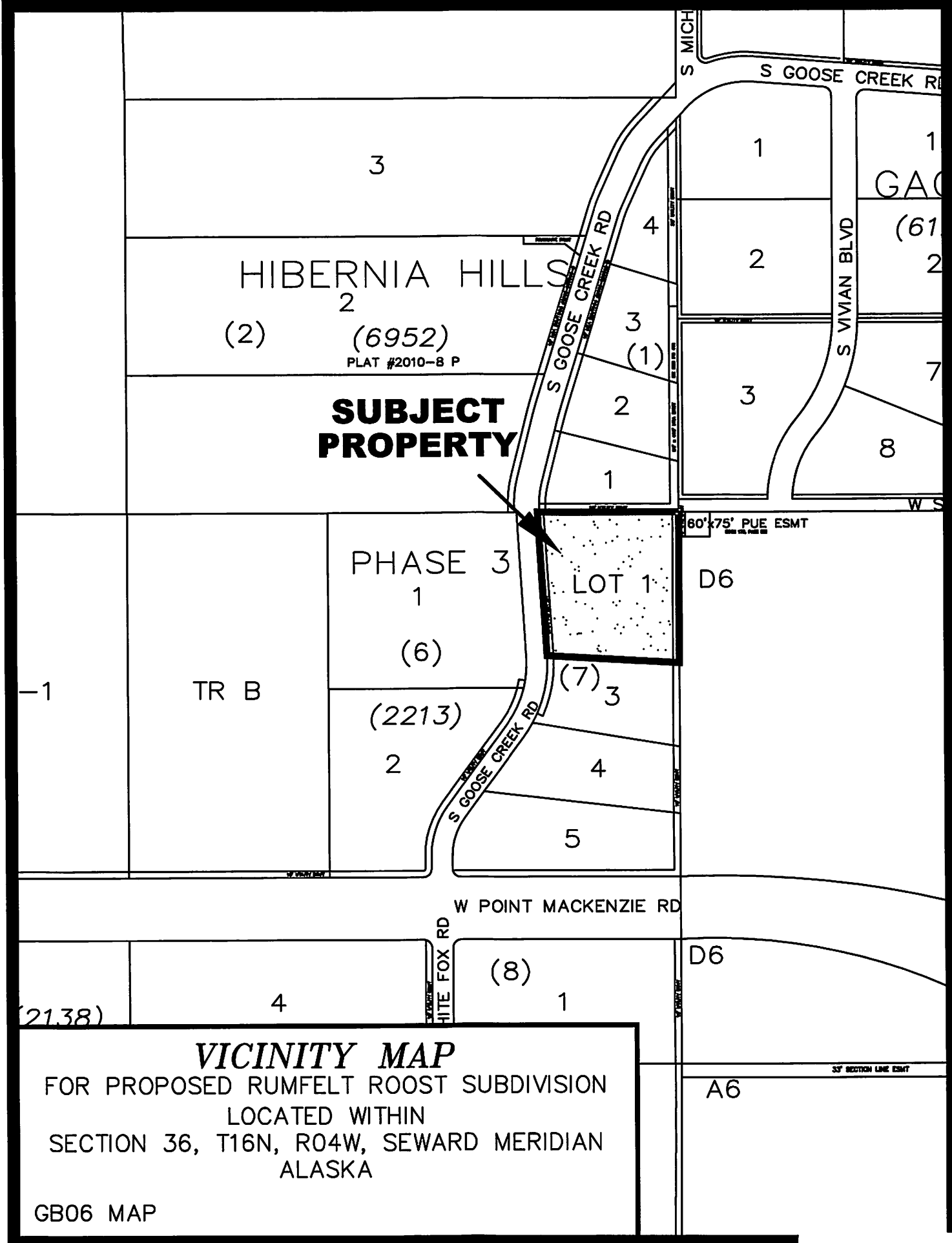
FINDINGS of FACT:

1. The abbreviated plat of **RUMFELT ROOST** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Vance Ph 2 & 3, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 1 and 2, Block 7, Vance Ph 2 & 3, (Plat 81-166) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **RUMFELT ROOST**, contingent on the following recommendations:

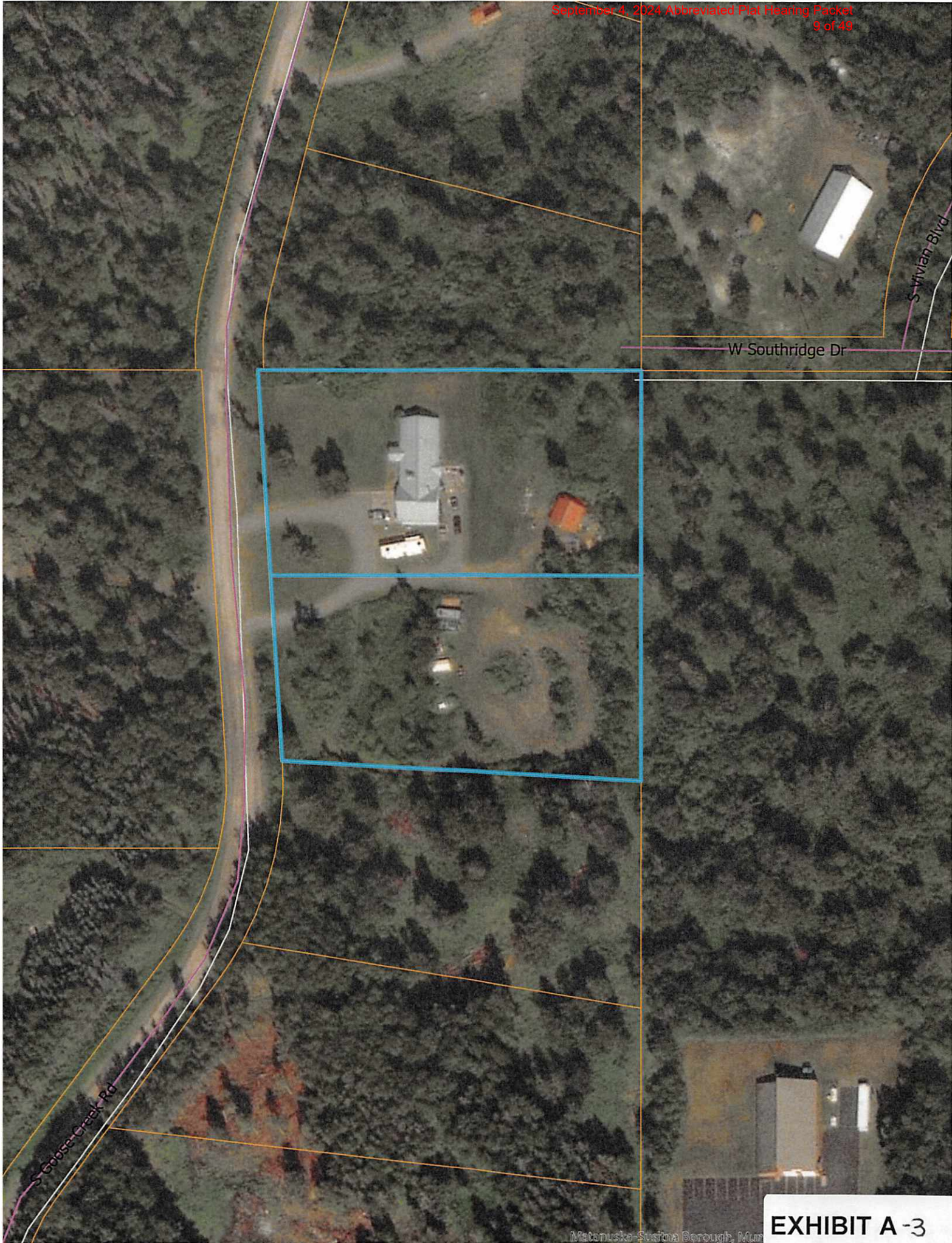
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary 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 RUMFELT ROOST SUBDIVISION
 LOCATED WITHIN
 SECTION 36, T16N, R04W, SEWARD MERIDIAN
 ALASKA

GB06 MAP



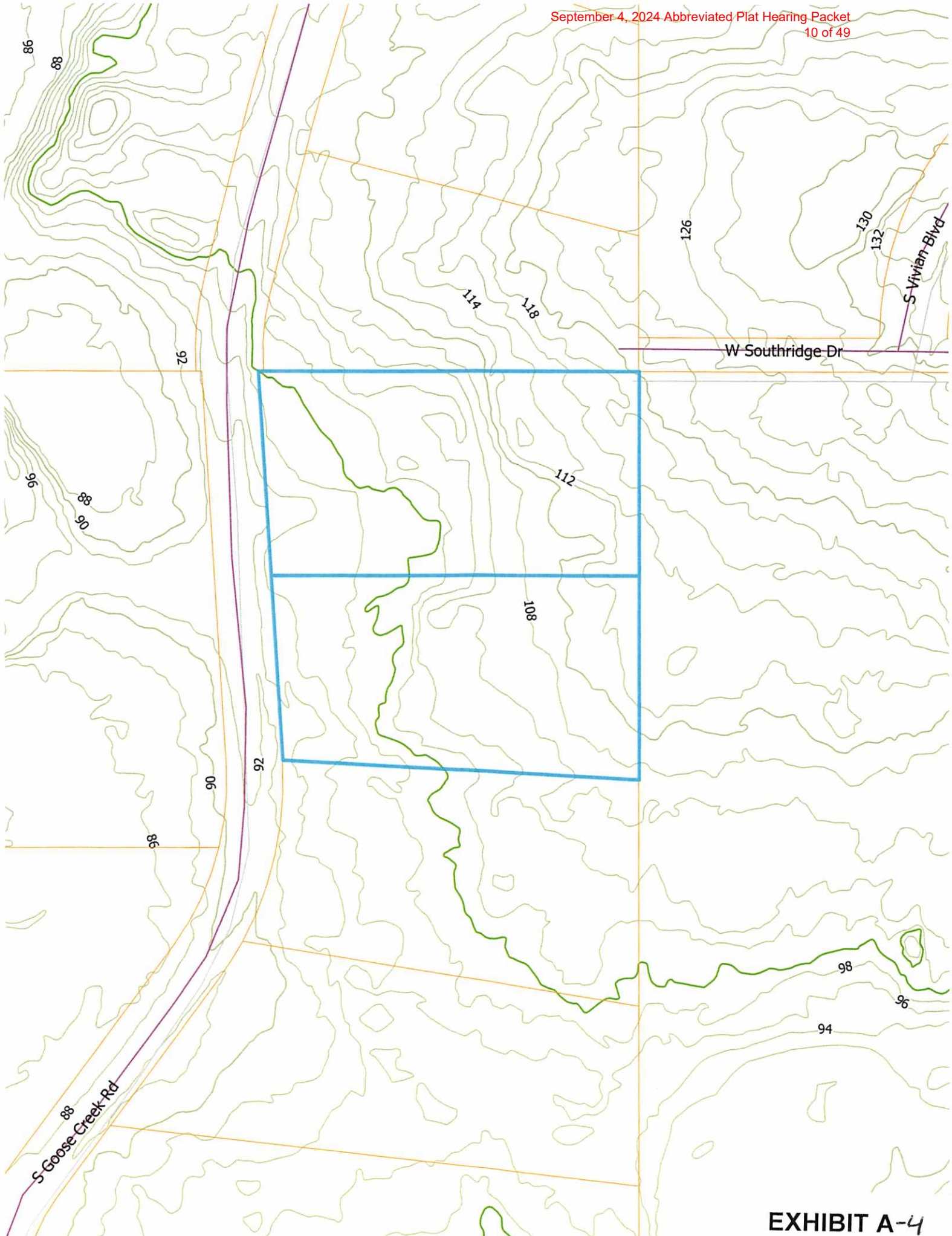


W Southridge Dr

S Vivian Blvd

S Gause Creek Rd





OWNER'S CERTIFICATE

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

HERMANN C. RUMFELT _____ DATE _____
13011 S. GOOSE CREEK RD
WASILLA, AK 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024 FOR HERMANN C. RUMFELT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

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

CONNIE M. RUMFELT _____ DATE _____
13011 S. GOOSE CREEK RD
WASILLA, AK 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024 FOR CONNIE M. RUMFELT.

NOTARY FOR THE STATE OF ALASKA

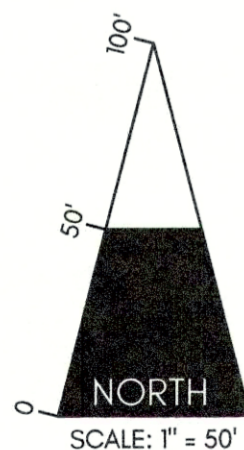
MY COMMISSION EXPIRES _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
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 GOVERNS THOSE SYSTEMS.
3. DIMENSIONS ARE RECORD PER PLAT OF VANCE SUBDIVISION PHASE 2 & 3, PLAT 81-166 UNLESS NOTED OTHERWISE.
4. NATURAL VEGETATION WITHIN 10' BUFFER STRIP SHALL NOT BE REMOVED.
5. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION:
-BOOK 168, PAGE 38, RECORDED JUNE 23, 1978
6. THIS SUBDIVISION IS ENCUMBERED BY A COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON MAY 6, 1981 IN BOOK 232, PAGE 899.

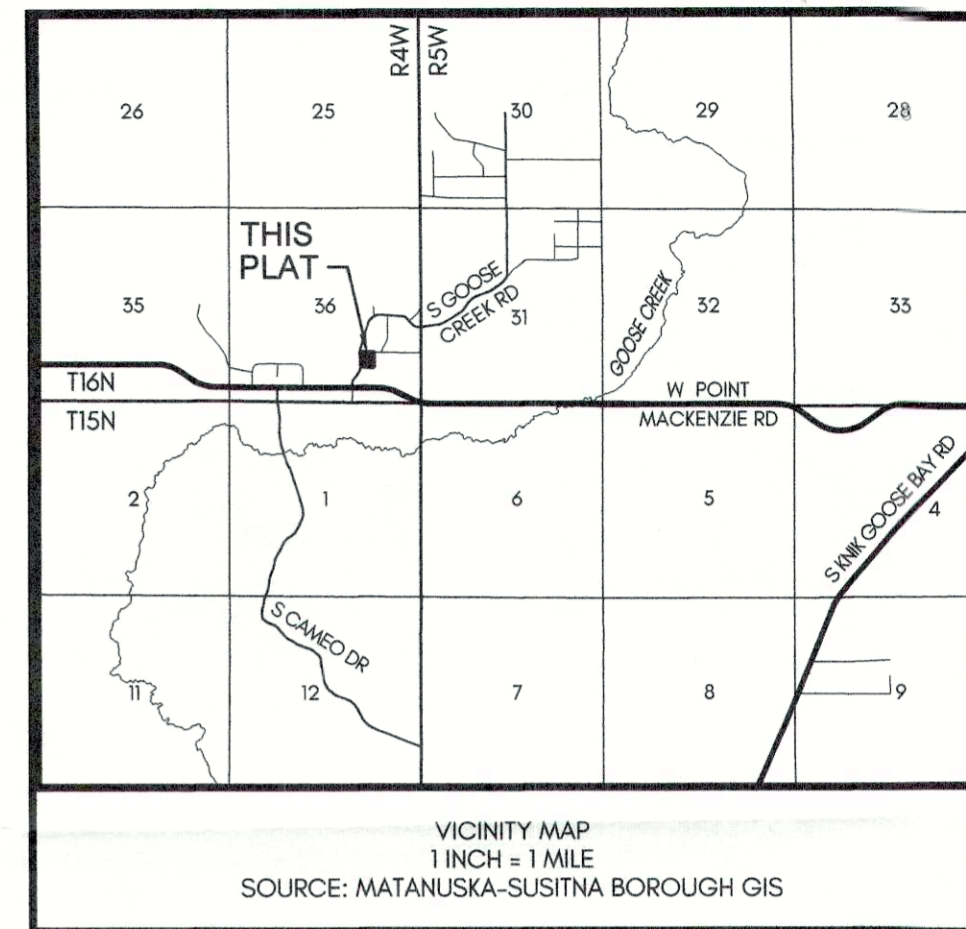
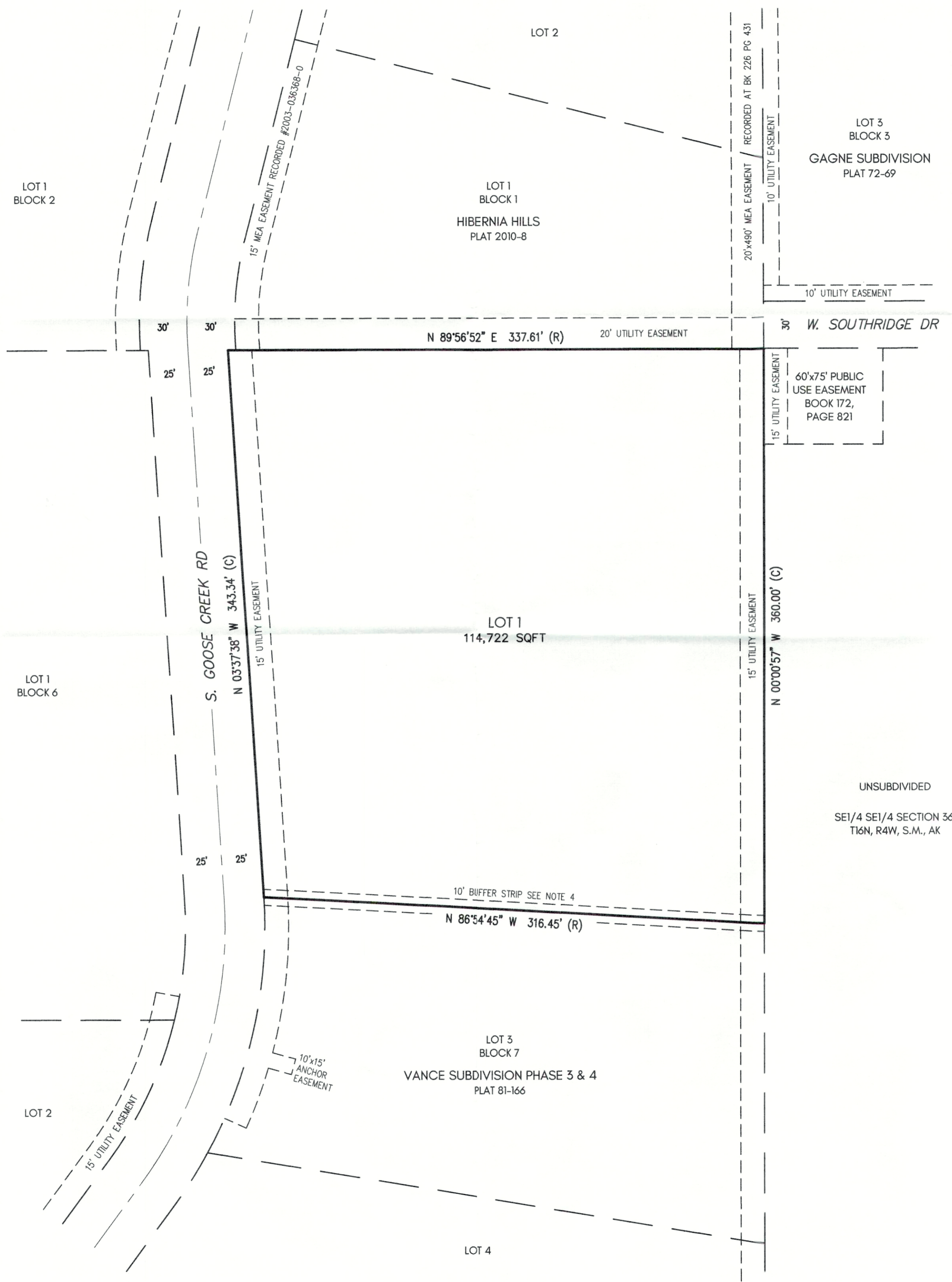
LEGEND

- (R) RECORD PER PLAT 81-166
- (C) COMPUTED PER PLAT 81-166



SURVEYOR'S CERTIFICATE

I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 81-166.



CERTIFICATION OF PAYMENT OF TAXES

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.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

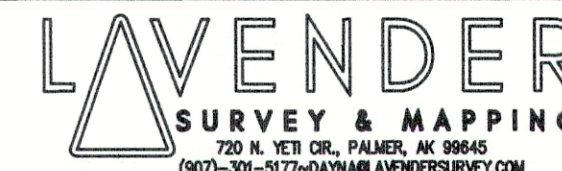
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATE _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

Agenda Copy RECEIVED
AUG 06 2024
PLATTING

PLAT OF
RUMFELT ROOST
A REPLAT OF LOTS 1 & 2, BLOCK 7, VANCE SUBDIVISION PHASE 2 & 3, PLAT NO. 81-166, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SE 1/4 OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, AK
CONTAINING 2.634 ACRES, MORE OR LESS.



DRAWN BY: SKT	SCALE: 1" = 50'	DWG: 24-189
CHECKED BY: DMR	DATE: 8/5/2024	SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 4, 2024

ABBREVIATED PLAT: 125
LEGAL DESCRIPTION: SEC 34, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: DARRIN HAMMING / DNS, LLC
SURVEYOR/ENGINEER: FARMER SURVEYING, LLC
ACRES: 80.00 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-096

REQUEST: The request is to create two lots from the E1/2 SE1/4 of Section 34, Township 17 North, Range 2 East (Tax Parcel D2) to be known as **125 SUBDIVISION**, containing 80.00 acres +/- . The property is located north of Knik River, west of S. Old Glenn Highway, and south of E. Barwood; within the SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
As-Built	EXHIBIT B – 1 pg
Topographic Narrative	EXHIBIT C – 1 pg
Section Line Easement Determination	EXHIBIT D – 8 pgs
DNR M/L/W Preliminary Approval	EXHIBIT E – 4 pgs

AGENCY COMMENTS

DNR M/L/W	EXHIBIT F – 1 pg
USACE	EXHIBIT G – 1 pg
MSB Department of Public Works	EXHIBIT H – 1 pg
MSB Permit Center	EXHIBIT I – 1 pg
Utilities	EXHIBIT J – 4 pgs
Public Comments	EXHIBIT K – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots. Each lot will be approximately 40 acres in size. The subject property is a State of Alaska Agricultural Parcel. The petitioner has provided preliminary approval from the Department of Natural Resources Division of Agriculture for the proposed 125 Subdivision (**Exhibit E**). Final approval from DNR Division of Agriculture will be required prior to recordation. Access for proposed Lot 1 will be from E. Our Spur, access for Lot 2 will be from E. Republican Way, both roads are Borough owned and maintained.

As-built: An As-built was submitted, (**Exhibit B**) pursuant to MSB 43.15.016(A).

Topographic Narrative: A Topographic Narrative was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A)(1)(i)(i).

Comments:

DNR M/L/W (**Exhibit F**) Has the following comments:

1. Within the graphics, add the section line easement along the easterly boundary of the subdivision and the SE1/4NE1/4 of section 34 (abutting to the north) as this parcel is also part of the agricultural parent parcel. Once the parcels were acquired by the division of Agriculture (State of Alaska, Department of Natural Resources), a 50 foot section line easement exists along the section lines bounding the agricultural parent parcel per AS 19.10.010 (see also Instrument No. 2004-004873-0). (**Recommendation #6**)
2. Add the following note: This subdivision and the SE1/4NE1/4 of Section 34, T. 17N., R. 2 E., S.M. are subject to reservations and covenants contained in State of Alaska Quitclaim Deed AG 20020A, recorded February 26, 2004 as Instrument No. 2004-004873-0. (**Recommendation #4**)
3. Add the following note: The subdivision shown hereon and the SE1/4NE1/4 of Section 34, T. 17 N., R. 2 E., S.M. are agricultural parcels and as such may be subject to statutory, regulatory and title restrictions, including farm conservation plans and restrictions on further subdivision. Contact the Division of Agriculture, Department of Natural Resources for further information. (**Recommendation #5**)

US Army Corps of Engineers (**Exhibit G**) notes that Department of the Army authorization is required should any work take place in waters of the U.S., including wetlands.

MSB Department of Public Works (**Exhibit H**) notes that the submitted topographic narrative does not state that useable area exists on all lots. *Platting staff notes that certificate of usable area is not a requirement of the topographic narrative.*

MSB Permit Center (**Exhibit I**) has no comments.

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

Public: (**Exhibit K**) At the time the staff report was written two comments were received from the public in response to the notice of public hearing. One with objections and one with concerns.

Martin Martinez, a property owner on the eastern boundary of the proposed subdivision objects to the subdivision of farmland.

Samantha Lanz has concerns about the about the intended use of the property.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

CONCLUSION: The abbreviated plat of 125 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 Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

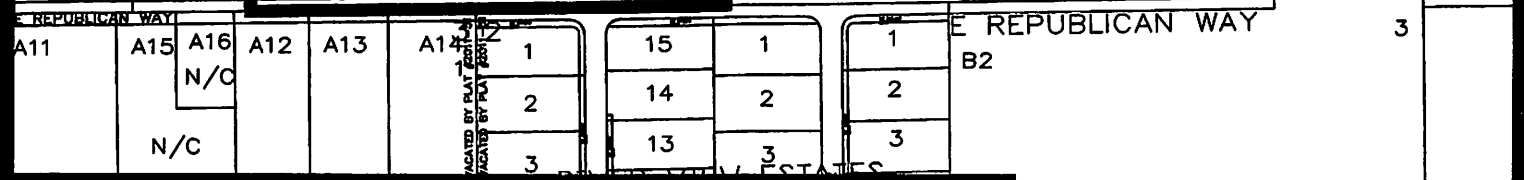
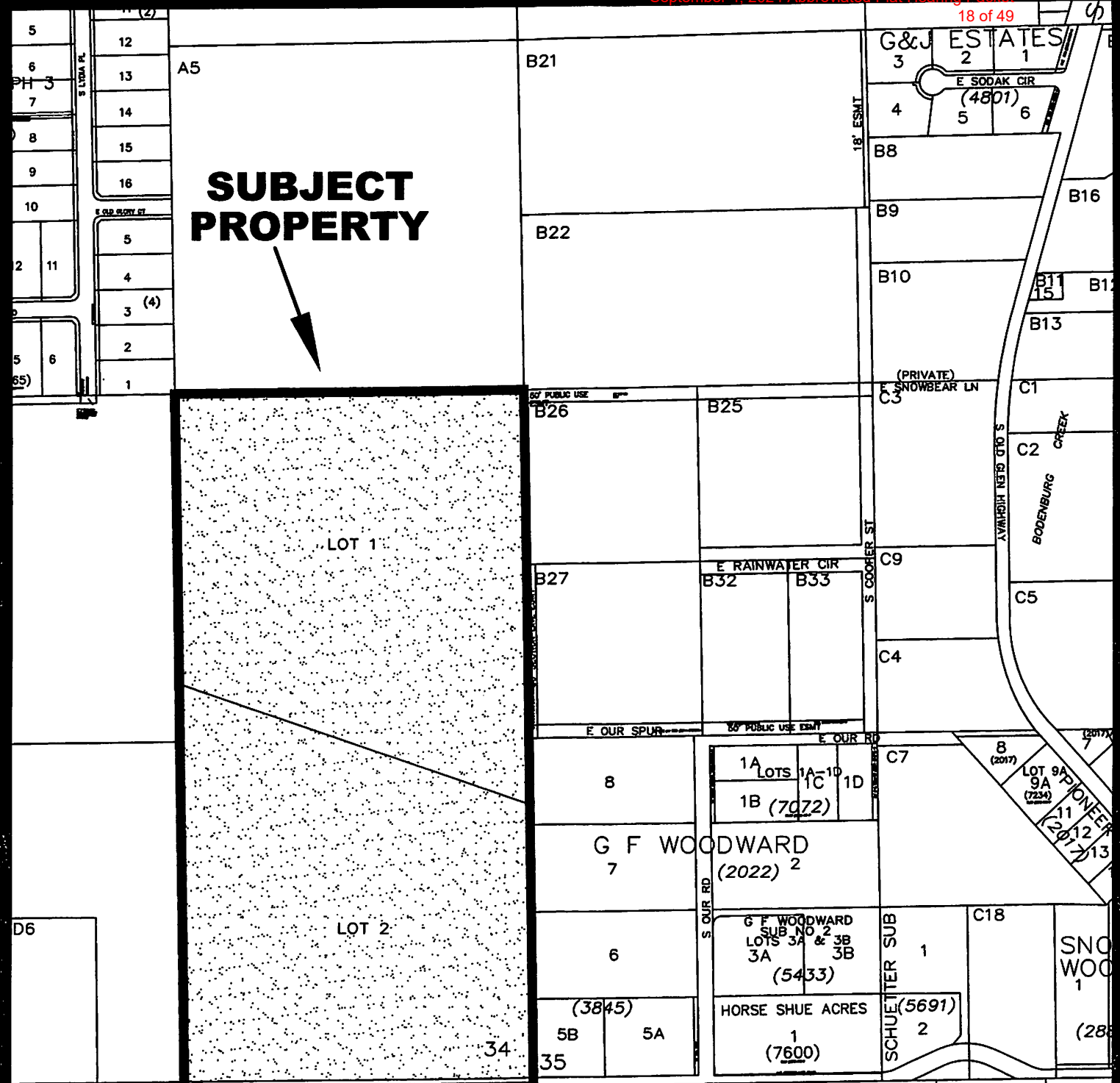
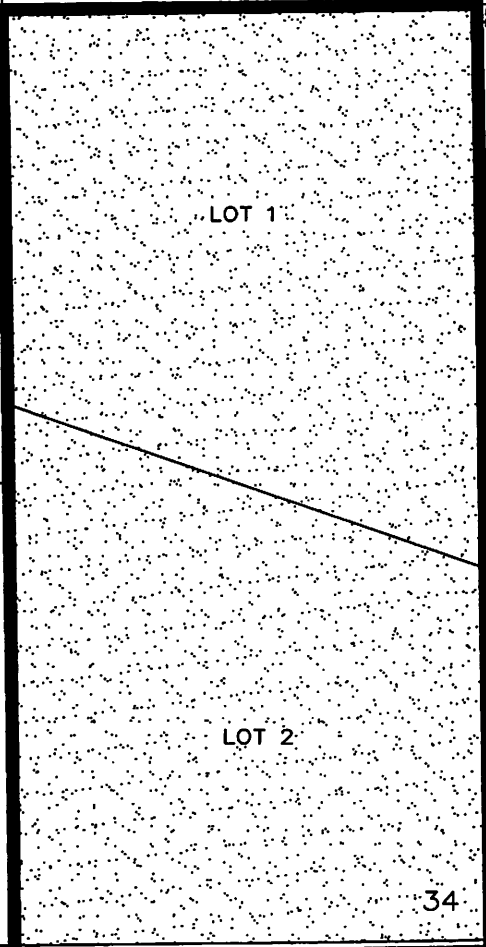
FINDINGS OF FACT

1. The plat of 125 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Both lots 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 ADF&G; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection and one concern received from the public in response to the Notice of Public Hearing.
8. The parent parcel is under Agricultural restrictions/covenants with the SOA DNR Division of Agriculture.
9. Preliminary approval from DNR Division of Agriculture was supplied by the petitioner.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of 125, Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating: This subdivision and the SE1/4NE1/4 of Section 34, T. 17N., R. 2 E., S.M. are subject to reservations and covenants contained in State of Alaska Quitclaim Deed AG 20020A, recorded February 26, 2004, as Instrument No. 2004-004873-0.
5. Add a plat note stating: The subdivision shown hereon and the SE1/4NE1/4 of Section 34, T. 17 N., R. 2 E., S.M. are agricultural parcels and as such may be subject to statutory, regulatory and title restrictions, including farm conservation plans and restrictions on further subdivision. Contact the Division of Agriculture, Department of Natural Resources for further information.
6. Provide platting staff final approval for subdivision from DNR Division of Agriculture.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

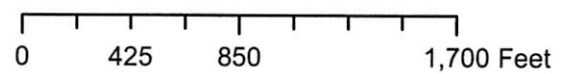
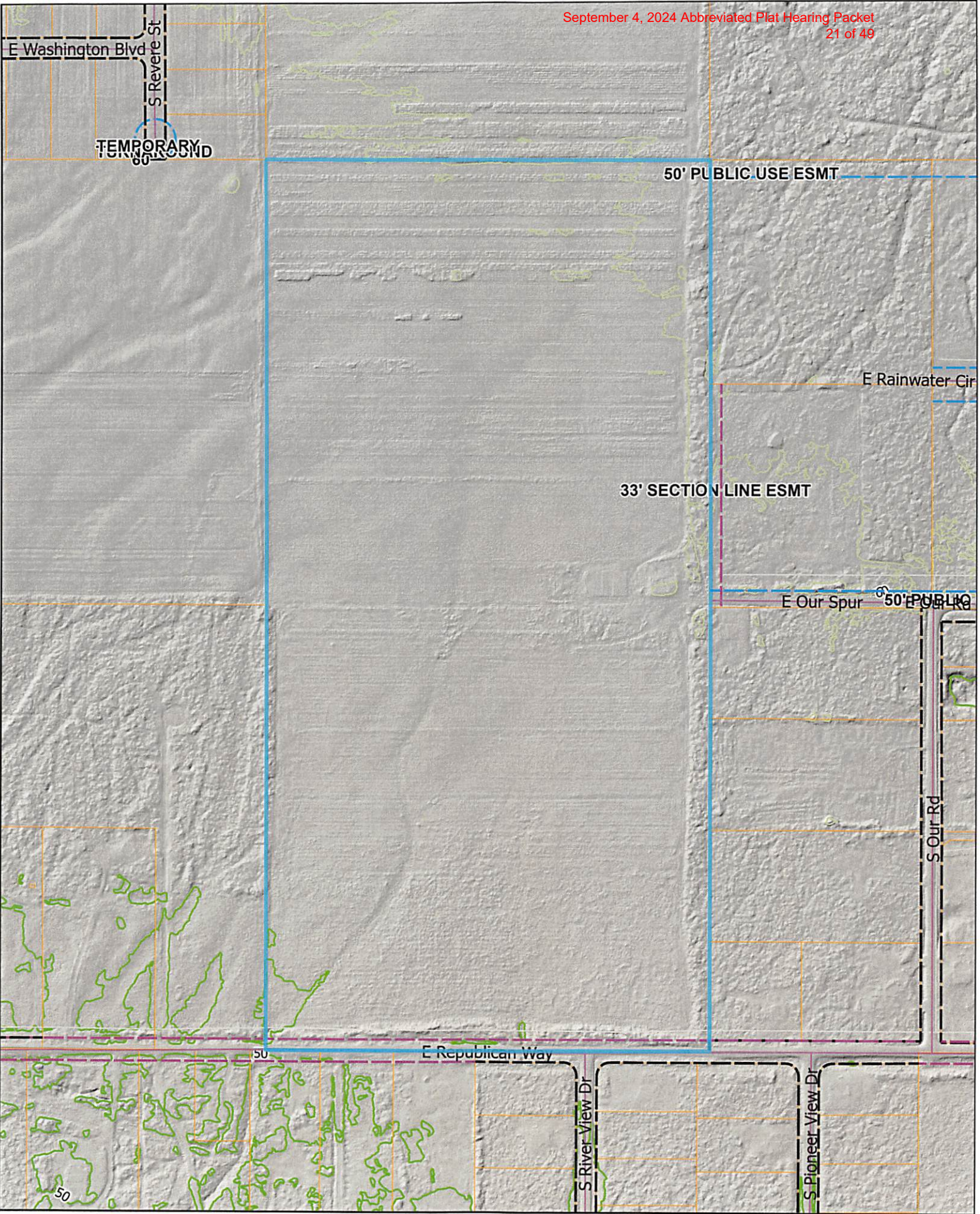
SUBJECT PROPERTY

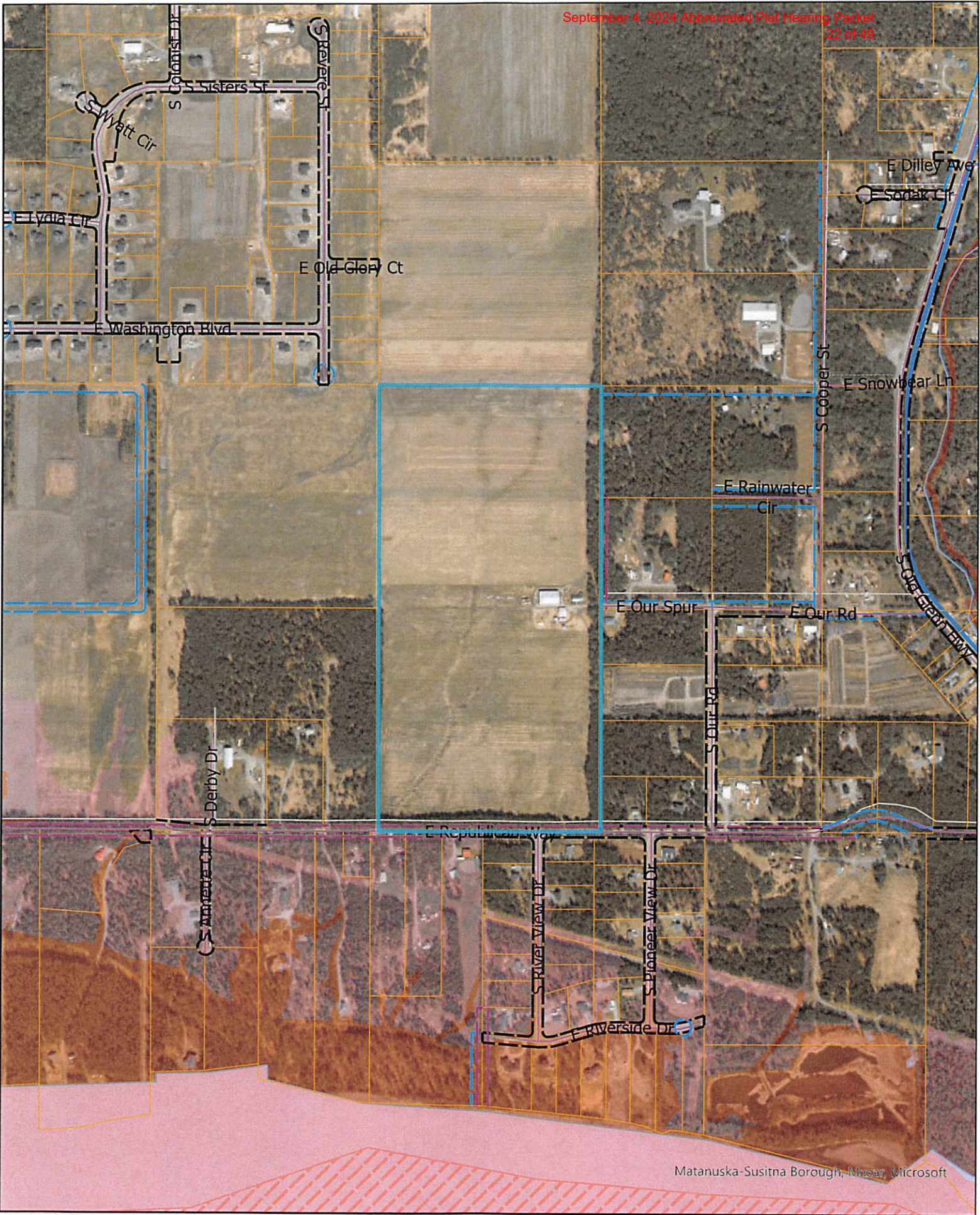


VICINITY MAP
FOR PROPOSED 125 SUBDIVISION
LOCATED WITHIN
SECTION 34, T17N, R02E, SEWARD MERIDIAN
ALASKA

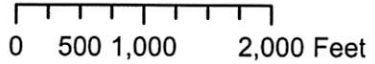


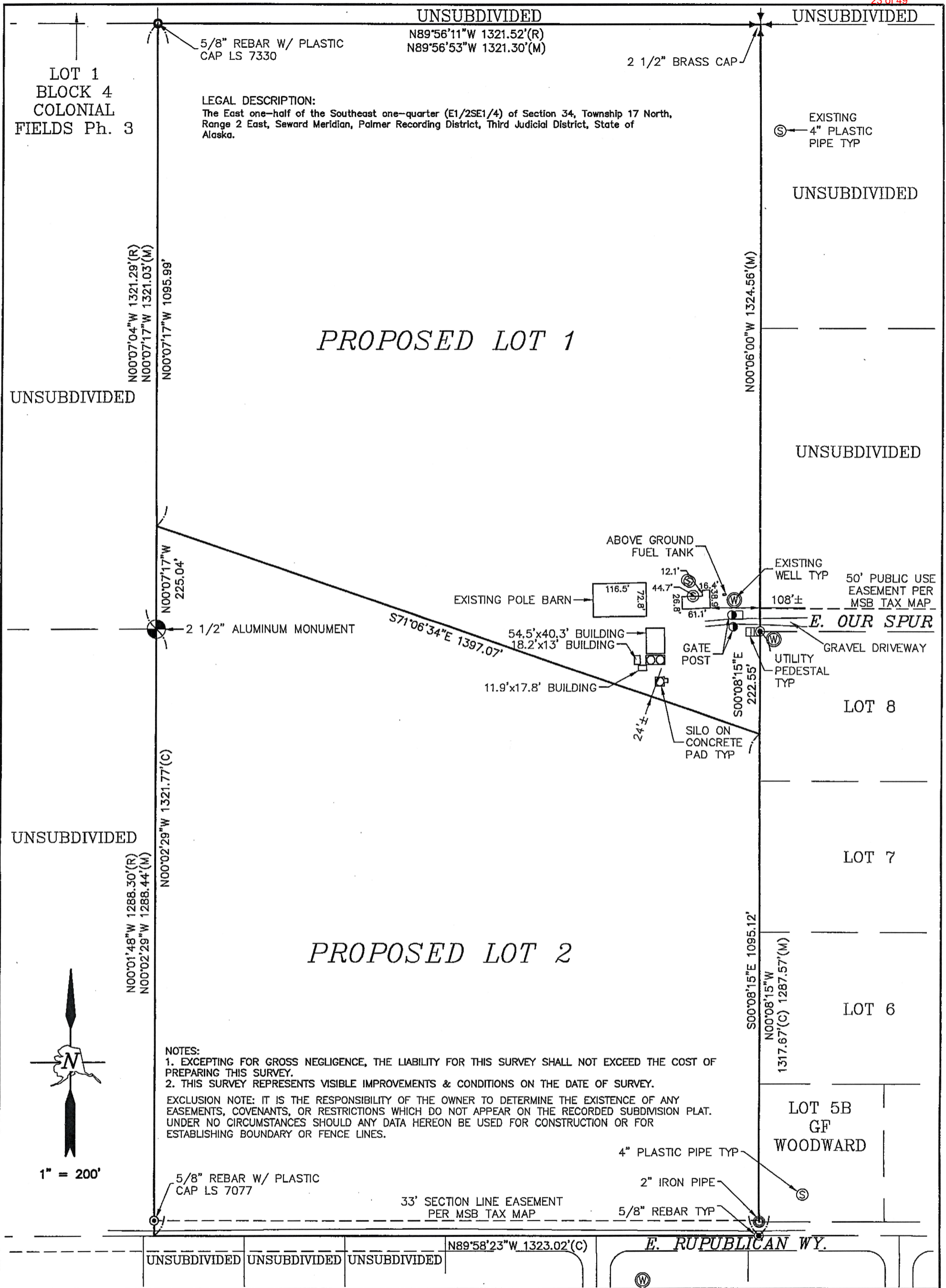
0 425 850 1,700 Feet



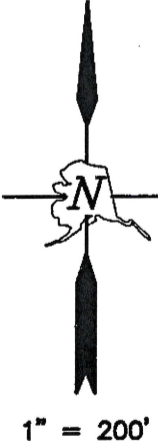


Matanuska-Susitna Borough, Maxar, Microsoft





NOTES:
 1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
 2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



<p>RECEIVED AUG 06 2024 PLATTING</p> <p>7-29-24</p>		<p>AS-BUILT</p> <p>#126467</p>	<p>FARMER SURVEYING 9131 E. FRONTAGE RD. PALMER, ALASKA 99645 PH: (907)745-0222 bob@farmersurveying.com www.farmersurveying.com</p>
		<p>WO: 24-0108 PAGE: 1 of 1 SCALE: 1" = 200'</p>	<p>FB: 24-03 FILE: 240108AS</p>
<p>I HEREBY CERTIFY THAT A MORTGAGE INSPECTION WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY: SEE LEGAL DESCRIPTION ABOVE</p>			<p>2024</p>
<p>SURVEYED ON THE 21st OF JUNE, 2024.</p>			<p>EXHIBIT B</p>

RECEIVED
AUG 06 2024
PLATTING

To whom it may concern,

The project site forms a rectangle north of E. Republican Way. The area is level farmland with a gentle slope to the southwest along the length of the project. The total elevation differential indicated from the topographical map is 10'. No significant steep areas with slopes exceeding 25% existing within the project.

8-6-24



RECEIVED
AUG 06 2024
PLATTING

To Whom It May Concern:

Section Line Research

East 1/2 of the Southeast 1/4, Section 34, T. 17 N., R. 2 E., S. M., Alaska

In response to the inquiry as to the width and existence of any section line easements that affect the south boundary of the above referenced property, we find:

Historical Facts:

- 1) The Rectangular Survey of entire Township 17 North, Range 2 East was approved August 10, 1916 by the U.S. Surveyor General in Juneau, AK.
- 2) Legislation to authorize the lease and sale of certain public lands in Alaska enacted by U.S. Congress October 17, 1940.
- 3) Application received and case established by the State of Alaska October 1, 1943.
- 4) A patent No. 1120981 was issued to Alaska Rural Rehabilitation Corporation May 27, 1946.

Discussion:

An offer of easement was enacted by the Federal Mining Law of 1866 on unreserved unappropriated public lands.

The above reflects the position of the State of Alaska through the 1969 opinion of the Attorney General, Opinion No. 7, dated December 19, 1969 and summarized in the ASPLS Standards of Practice Manual.

Conclusion:

There is a 33 foot wide easement coincident to the south and east boundary of the E1/2SE1/4, Section 34, T. 17 N., R. 2 E., S. M., Alaska.

Caveat:

The above information was completed to verify the existence, or nonexistence, of section line easements affecting this property.

The conclusion is based upon the facts as related to the Attorney General's Opinion No. 7 only. This report was performed without the benefit of a title report and does not purport to verify the existence of additional easements which may exist on said parcels.

Sincerely,
Farmer Surveying, LLC

Robert J. Farmer



EXHIBIT D

28	017N	001E	006	--	--	--	6	AA 170 07 PA	37.5700
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	001E	006	--	--	--	7	AA 170 07 PA	14.7900
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	001E	016	W2	--	--	--	AA 170 07 PA	320.0000
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	001E	017	SWSE	--	--	--	AA 170 07 PA	40.0000
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	002E	006	--	--	--	3	AA 170 07 PA	40.0200
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	002E	006	SE	--	--	--	AA 170 07 PA	160.0000
		Doc ID:	PA0001120981		27-MAY-1946			USR: 026	
28	017N	002E	006	SENW	--	--	--	AA 170 07 PA	40.0000
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28	017N	002E	022	SESW	--	--	--	AA 170 07 PA	40.0000
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28	017N	002E	023	E2SW	--	--	--	AA 170 07 PA	80.0000
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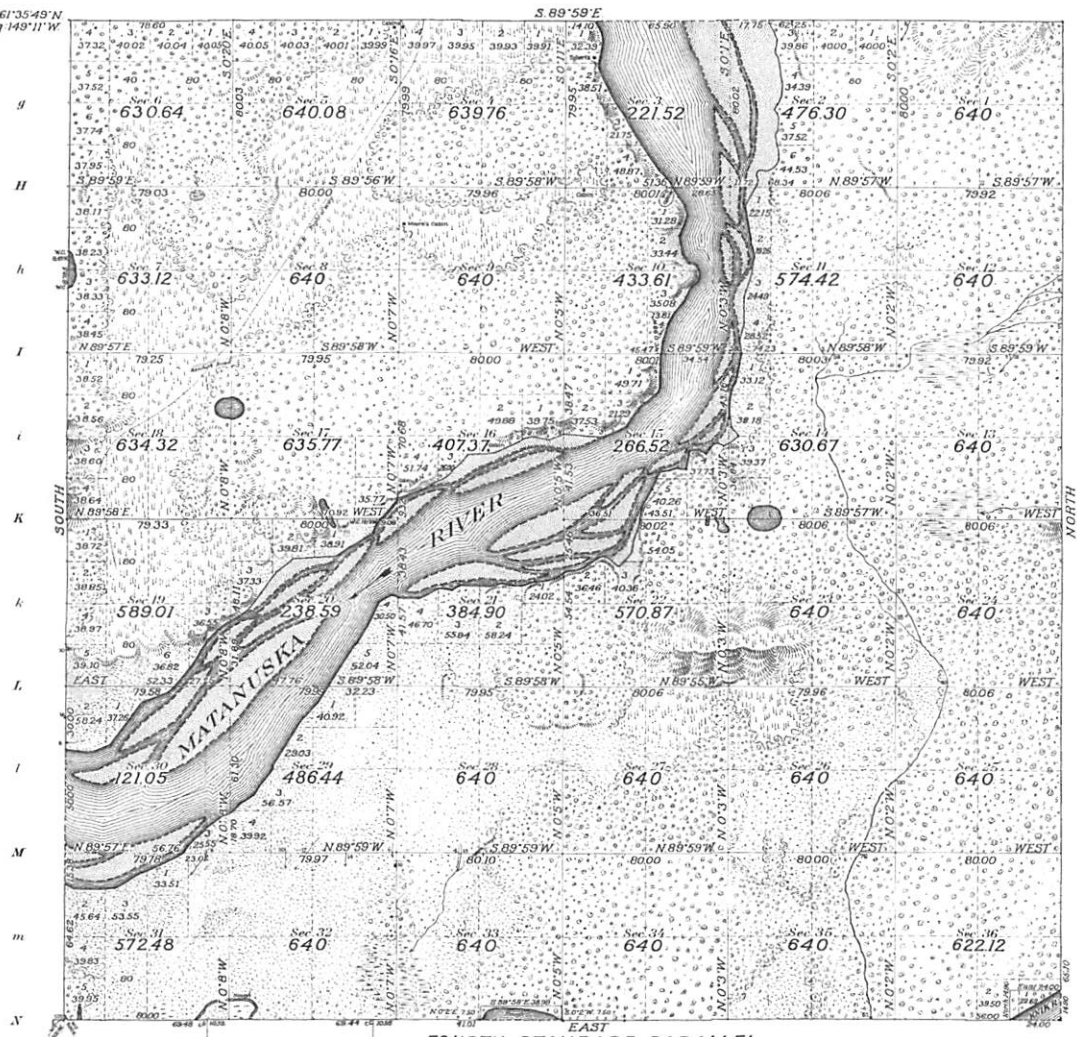
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28	018N 001E 013 W2NW	- -	-- --	--	AA 170 07 PA	80.0000
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28	018N 002E 008 SE	- -	-- --	--	AA 170 07 PA	160.0000
	Doc ID: PA0001120981	27-MAY-1946			USR: 026	

(4-675a)

Township No 17 North, Range No 2 East of the Seward Meridian, Alaska.

G F E D C B A

Lat 61°35'49" N
Long 149°11' W



See Executive Order No. 6957
withdrawing for classification
purposes

- T. 17 N., Rs. 1, 2 and 3 E.
- T. 18 N., Rs. 1, 2 and 3 E.
- T. 19 N., Rs. 1 and 2 E.
- T. 17 N., Rs. 1 and 2 E.
- T. 18 N., R. 1 W.

Amended by Executive Orders
Nos. 7047, 7116, 8372 and 9022
and Public Land Orders Nos. 79,
119 and 272.

Areas in Acres	
Public Land	20009.56
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	3000.52
Total Area	23,010.08

Scale 40 Chains to an inch

Mean Magnetic Declination 27°40' E.

Surveys Designated	By Whom Surveyed	Group			When Surveyed	
		No.	Date of Instructions	Mls. chs. lks.	Began	Completed
North boundary	F.W. Williamson, U.S.S.	5	May 31, 1913	78 60	Sept. 2, 1913	Sept. 22, 1915
South	Hans D. Voigt, U.S.T.	5	Aug. 9, 1915	71 00	Aug. 20, 1915	Sept. 15, -
East	Roy J. Gill, -	6	-	24 00	Sept. 2, 1913	- 20, -
West	F.W. Williamson, U.S.S.	6	May 31, 1913	00 00	July 18, 1915	Sept. 23, 1915
Subdivision	F.W. Williamson, U.S.S.	58	Aug. 9, 1915	77 05	Aug. 20, 1915	Aug. 20, 1915
Measurements	Roy J. Gill, U.S.T.	15	-	42 12	Aug. 21, 1915	Sept. 24, 1915

The above map of Township No 17 North Range No 2 East of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office.
Juneau, Alaska, Aug. 10, 1916

Charles E. Davidson
Surveyor General.

Anchorage 010338

4-1043-R

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Anchorage, Alaska, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of October 17, 1940 (54 Stat. 1191), entitled, "An Act To authorize the lease or sale of certain public lands in Alaska, and for other purposes," full payment has been made by the Alaska Rural Rehabilitation Corporation for the following described lands:

Seward Meridian, Alaska.

Township seventeen north of Range one east.

Lot three of Section five, Lots one, two, three, four, five, six, and seven of Section six, the west half of Section sixteen, and the southwest quarter of the southeast quarter of Section seventeen.

Township eighteen north of Range one east.

The west half of the northwest quarter and the southeast quarter of Section thirteen; the west half of Section fourteen; Lot one, the north half, and the northwest quarter of the southwest quarter of Section twenty-three; the northeast quarter of Section twenty-four; the southeast quarter of Section twenty-five; and Section thirty-six.

~~Township seventeen north of Range two east.~~

Lot three, the southeast quarter of the northwest quarter, and the southeast quarter of Section six; fractional Section sixteen; Lot one of Section seventeen; the northeast quarter of the northeast quarter and the northwest quarter of the northeast quarter of Section nineteen; Lot three of Section twenty; the southeast quarter of the southeast quarter of Section twenty-one; Lot two, the northwest quarter of the southwest quarter, and the southeast quarter of the southwest quarter of Section twenty-two; the east half of the southwest quarter of Section twenty-three; the southwest quarter of Section twenty-six; the northeast quarter of the

53871

RECORD OF PATENTS: Patent Number 1120981

Anchorage 010338

4-1044-R

northeast quarter and the southwest quarter of the northwest quarter of Section twenty-seven; the southeast quarter of the northeast quarter and the southeast quarter of the southeast quarter of Section twenty-eight; the east half of the northeast quarter and the northeast quarter of the southeast quarter of Section thirty-three; the northwest quarter of the northeast quarter, the east half of the northeast quarter of the northwest quarter, the south half of the north half, and the south half of Section thirty-four; and the west half of the northwest quarter of Section thirty-five.

Township eighteen north of Range two east.

The southeast quarter of Section eight; the west half of the southwest quarter of Section sixteen; and the northwest quarter and the west half of the southeast quarter of Section seventeen; and containing, in the aggregate, five thousand eighty-three acres and fourteen hundredths of an acre, according to the Official Plats of the Surveys of the said Lands, on file in the General Land Office:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Alaska Rural Rehabilitation Corporation, and to its successors the tracts above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Alaska Rural Rehabilitation Corporation, and to its successors and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. And there is, also, reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305). Reserving, also, to the United States all the oil, gas and other mineral deposits, together with the right to prospect for, mine and remove the same under such regulations as the Secretary of the Interior may prescribe.

IN TESTIMONY WHEREOF, I, **Harry S. Truman,**

President of the United States of America, have caused these letters to be made

Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the **TWENTY-SEVENTH**

(SEAL)

day of **MAY** in the year of our Lord one thousand

nine hundred and **FORTY-SIX** and of the Independence of the

United States the one hundred and **SEVENTIETH**

By the President:

Harry S. Truman

By

Ruth W. Tully, Secretary.

R. S. Clinton
Chief, Patents Division, General Land Office.

RECORD OF PATENTS: Patent Number **1120981**



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF AGRICULTURE
Central Office
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645-6736
Main: 907.745-7200
Fax: 907-745-7112
Northern Region Office
3700 Airport Way
Fairbanks, Alaska 99709
Main: 907.374.3716
Fax: 907.328.1951

RECEIVED
AUG 06 2024
PLATTING

June 12, 2024

Matanuska Susitna Borough
Platting Division

Re: Preliminary approval to subdivide

Dear Platting Officer(s):

The Division of Agriculture does not object to the proposed subdivision of agricultural land by DNS LLC.

Please feel free to contact me at 907-761-3863 or the Division of Agriculture at 907-745-7200 should any further clarification be required.

Respectfully,

Erik Johnson
Natural Resource Specialist III



2004-004873-0

Recording Dist: 311 - Palmer
2/26/2004 3:05 PM Pages: 1 of 3

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ccc

State of Alaska Quitclaim Deed

AG 20020A

for

REMAINING INTERESTS IN THE LAND ESTATE SUBJECT TO AN AGRICULTURAL COVENANT

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, Division of Agriculture, Agricultural Revolving Loan Fund, acting by and through the Board of Agriculture and Conservation, whose address is 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645, pursuant to AS 03.10.050(g), AS 38.05.321 and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, Diamond Bar 7 Corporation, an Alaskan Corporation, whose address of record is HC02 Box 7588 Palmer, Alaska 99645, Grantee's successors and assigns, all its interest if any, in the remaining interests in the land estate in fee title, that were reserved by the State of Alaska in the original Agricultural Interest Quitclaim Deed, issued September 4, 1997 and recorded in the Palmer Recording District October 9, 1997 in Book 916 at Page 709, with respect to the following described tract of land which is the tract of land in the original Agricultural Interest Quitclaim Deed issued for AG20020:

The Southeast quarter of the Northeast quarter (S/E ¼ N/E ¼) and the East half of the Southeast quarter (E ½ SE ¼) of Section 34, Township 17 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

Any easements along each side of the boundary line of the section, as disclosed by AS 19.10.010.

ARLF QCD AG20020A

Reservation of all subsurface and mineral interests, if any, to the State of Alaska, Department of Natural Resources, Division of Agriculture, Agricultural Revolving Loan Fund.

Subdivision requirements pursuant to Chapter 20 SLA 1997.

The covenants, as described in the Agricultural Interest Quitclaim Deed, as pertains to the above-described land are hereby released and replaced with new covenants and provisions pursuant to Section 12, Chapter 20, SLA 1997.

THE COVENANTS HEREBY RELEASED ARE:

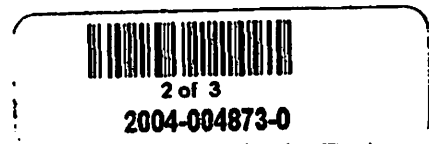
Provided that the Grantee, by acceptance hereof and by agreement with the Grantor, hereby expressly covenants to use the property for agricultural purposes only, which may include personal residential use incidental to farm operations on the property, and to operate in accordance with a Farm Conservation Plan approved by the Director, Division of Agriculture and further agrees that these covenants shall run with the land and shall be binding upon the Grantee and all other persons and parties claiming through the Grantee.

Provided Further, as a condition subsequent to this Quitclaim Deed, that if the property is used for purposes other than agricultural purposes, then the Grantor may enter the property and terminate the estate conveyed herein.

AND REPLACED WITH THE FOLLOWING COVENANTS AND PROVISIONS:

Provided that a perpetual covenant for the benefit of all Alaska residents restricts the use of the land to agricultural purposes only as defined in AS 38.05.321. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.

Provided Further, that a perpetual covenant for the benefit of all Alaska residents permits the owner of the land to subdivide and convey not more than four parcels of not less than 40 acres each, after the obligation to pay for the right to construct housing in each subdivided parcel is either satisfied under AS 38.05.321(e) or, if conveyance is to be made to a member of the owner's immediate family, is acknowledged by a lien placed on the parcel under AS 38.05.321(f) as security for future payment of the amount due. A subdivided parcel may not be further subdivided. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.



Matthew Goddard

From: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Sent: Friday, August 16, 2024 4:26 PM
To: Matthew Goddard; MSB Platting
Cc: Donohue, Joseph M (DNR); Johnson, Erik M (DNR); Brown, Stanley C (DNR)
Subject: RE: RFC 125 Subdivision (MG)

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

On behalf of the Survey Section of the Division of Mining, Land & Water, Department of Natural Resources, I am submitting the following comments regarding 125 Subdivision:

1. Within the graphics, add the section line easement along the easterly boundary of the subdivision and the SE1/4NE1/4 of Section 34 (abutting to the north) as this parcel is also part of the agricultural parent parcel. Once the parcels were acquired by the Division of Agriculture (State of Alaska, Department of Natural Resources), a 50 foot section line easement exists along the section lines bounding the agricultural parent parcel per AS 19.10.010 (see also Instrument No. 2004-004873-0).
2. Add the following note: This subdivision and the SE1/4NE1/4 of Section 34, T. 17 N., R 2 E., S.M. are subject to reservations and covenants contained in State of Alaska Quitclaim Deed AG 20020A, recorded February 26, 2004 as Instrument No. 2004-004873-0.
3. Add the following note: The subdivision shown hereon and the SE1/4NE1/4 of Section 34, T. 17 N., R 2 E., S.M. are agricultural parcels and as such may be subject to statutory, regulatory and title restrictions, including farm conservation plans and restrictions on further subdivision. Contact the Division of Agriculture, Department of Natural Resources for further information.

I realize it is unusual to reference/include parcels outside of the subdivision boundary in the graphics and in the notes; however, the parent parcel was acquired by the Division of Agriculture from private ownership, so the chain of title and agricultural covenants are a bit more complicated to sort out. Adding a detail of the parent agricultural parcel would be helpful if a second sheet is required for other reasons. The inclusion of "the SE1/4NE1/4 of Section 34, T. 17 N., R 2 E., S.M." in the above referenced notes is up to the discretion of the platting officer.

Please feel free to contact me concerning any of my comments if additional clarification is needed.

Respectfully,
Amy

Amy Orange-Posma, PLS, CFedS
Land Surveyor 2
Unorganized Borough Platting Authority
550 W. 7th Ave, Suite 650
Anchorage AK 99501
(907) 269-8524

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

Sent: Thursday, August 8, 2024 8:50 AM

To: carol.fowler@alaska.gov; Johnson, Erik M (DNR) <erik.johnson@alaska.gov>; Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.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>; regpagemaster@usace.army.mil; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>;

Matthew Goddard

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Monday, August 12, 2024 5:24 PM
To: Matthew Goddard
Subject: RFC 125 Subdivision (MG) - USACE Comments

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

Good afternoon,

Thank you for the opportunity to comment.

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.

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.

Requests and applications can be submitted directly to our general mailbox at regpagemaster@usace.army.mil and a project manager will be assigned to assist. Please feel free to contact our main line with questions or concerns at 907-753-2712. Additional information regarding the Corps Regulatory program can be found at: <https://www.poa.usace.army.mil/Missions/Regulatory/>.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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

rrs.usace.army.mil

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, August 20, 2024 2:30 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC 125 Subdivision (MG)

Matthew,

The topographical narrative does state that the required useable area exists on all lots.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, August 8, 2024 8:50 AM
To: carol.fowler@alaska.gov; erik.johnson@alaska.gov; Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>; 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; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; 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>; Amie Jacobs <Amie.Jacobs@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC 125 Subdivision (MG)

Hello,

The following link is a request for comments on the proposed 125 Subdivision.
Please ensure all comments have been submitted by August 19, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Officer.

[125 Subdivision](#)

Feel free to contact me if you have any question.

Thank you and have a great day,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Permit Center
Sent: Thursday, August 8, 2024 9:52 AM
To: Matthew Goddard
Subject: RE: RFC 125 Subdivision (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, August 8, 2024 8:50 AM
To: carol.fowler@alaska.gov; erik.johnson@alaska.gov; Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>; 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; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; 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>; Amie Jacobs <Amie.Jacobs@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC 125 Subdivision (MG)

Hello,

The following link is a request for comments on the proposed 125 Subdivision.
Please ensure all comments have been submitted by August 19, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Officer.

[125 Subdivision](#)

Feel free to contact me if you have any question.

Thank you and have a great day,

Matthew Goddard



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

August 12, 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.

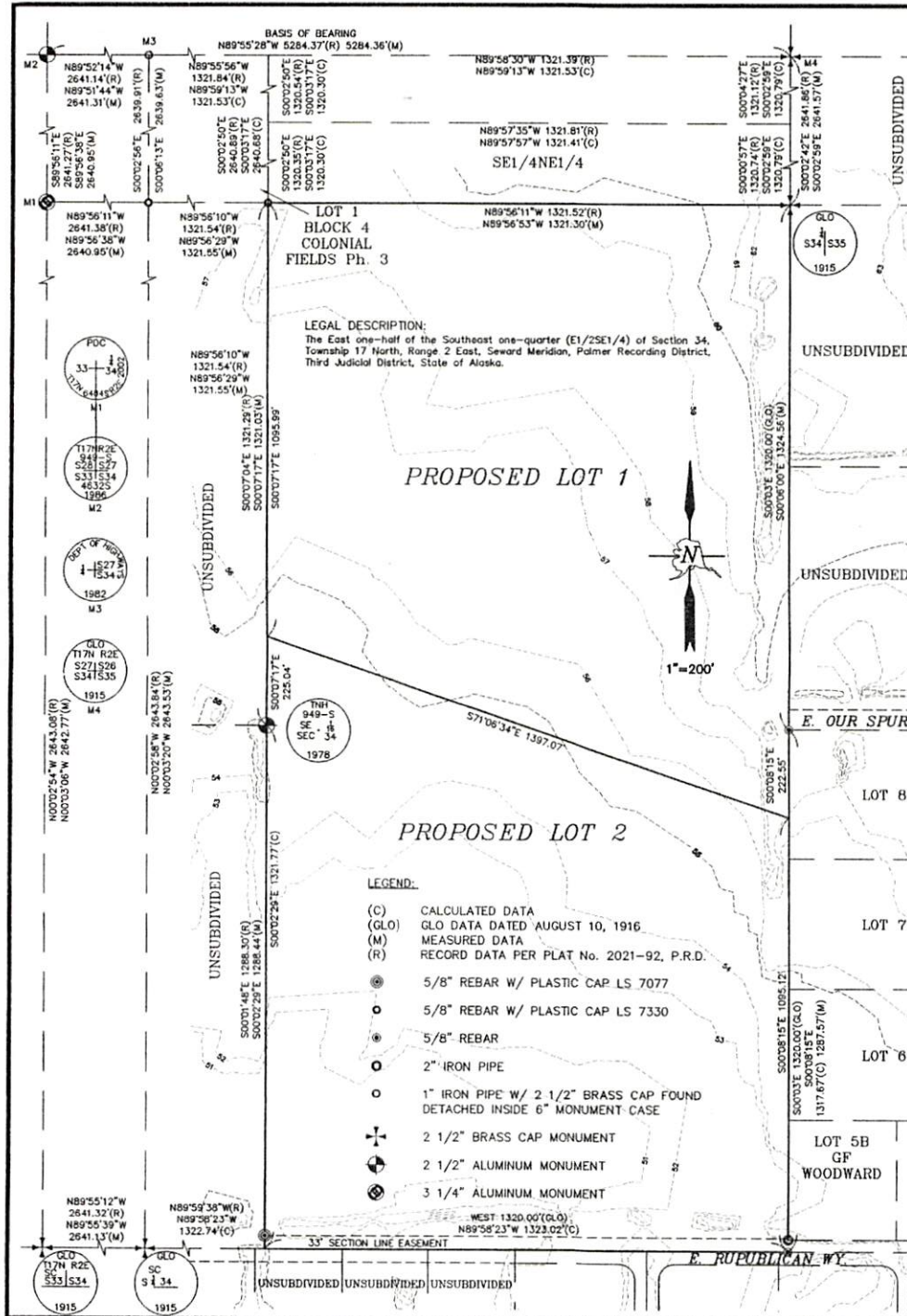
- **125 SUBDIVISION**
(MSB Case # 2024-096)

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



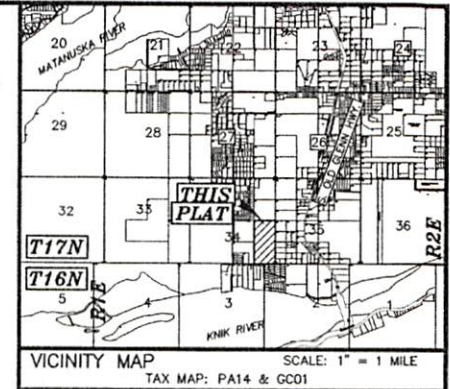
PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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 No. _____ DATED _____ 2024 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

NOTES

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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 GOVERNS THOSE SYSTEMS.
- 3.



CERTIFICATE OF OWNERSHIP

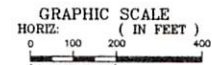
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

DARRIN HAMMING _____ DATE _____
 15455 DOC MCKINLEY AVE
 PALMER, AK. 99645
 SHERI HAMMING _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 2024 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____



If this measurement is not 1" = 200' this sheet is assumed to be not to scale

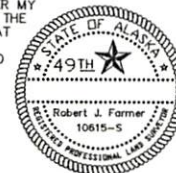
NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED 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.



ROBERT J. FARMER, PLS _____ DATE _____
 LS 10615-S

RECEIVED
 AUG 06 2024
 PLATTING
 Agenda Copy

A PLAT OF	
125 SUBDIVISION	
LOCATED WITHIN THE E1/2 OF THE SE1/4 OF SECTION 34, T17N, R2E, S.M., ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 80± ACRES	
FARMER SURVEYING, LLC #126467	
MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK. 99645	
PH: (907)745-0222 ; CELL: (907)355-0820	
FAX: (907)745-0222 ; ONLINE: WWW.FARMERSURVEYING.COM	
W.O. 24010B	DATE: JULY 2024
DRAWN BY: KJA	SCALE: 1" = 200'
FILE: 24-0108PL	SHEET 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Saturday, August 10, 2024 2:59 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC 125 Subdivision (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: Thursday, August 8, 2024 8:50 AM

To: carol.fowler@alaska.gov; erik.johnson@alaska.gov; Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>; 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; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; 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>; Amie Jacobs <Amie.Jacobs@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC 125 Subdivision (MG)

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

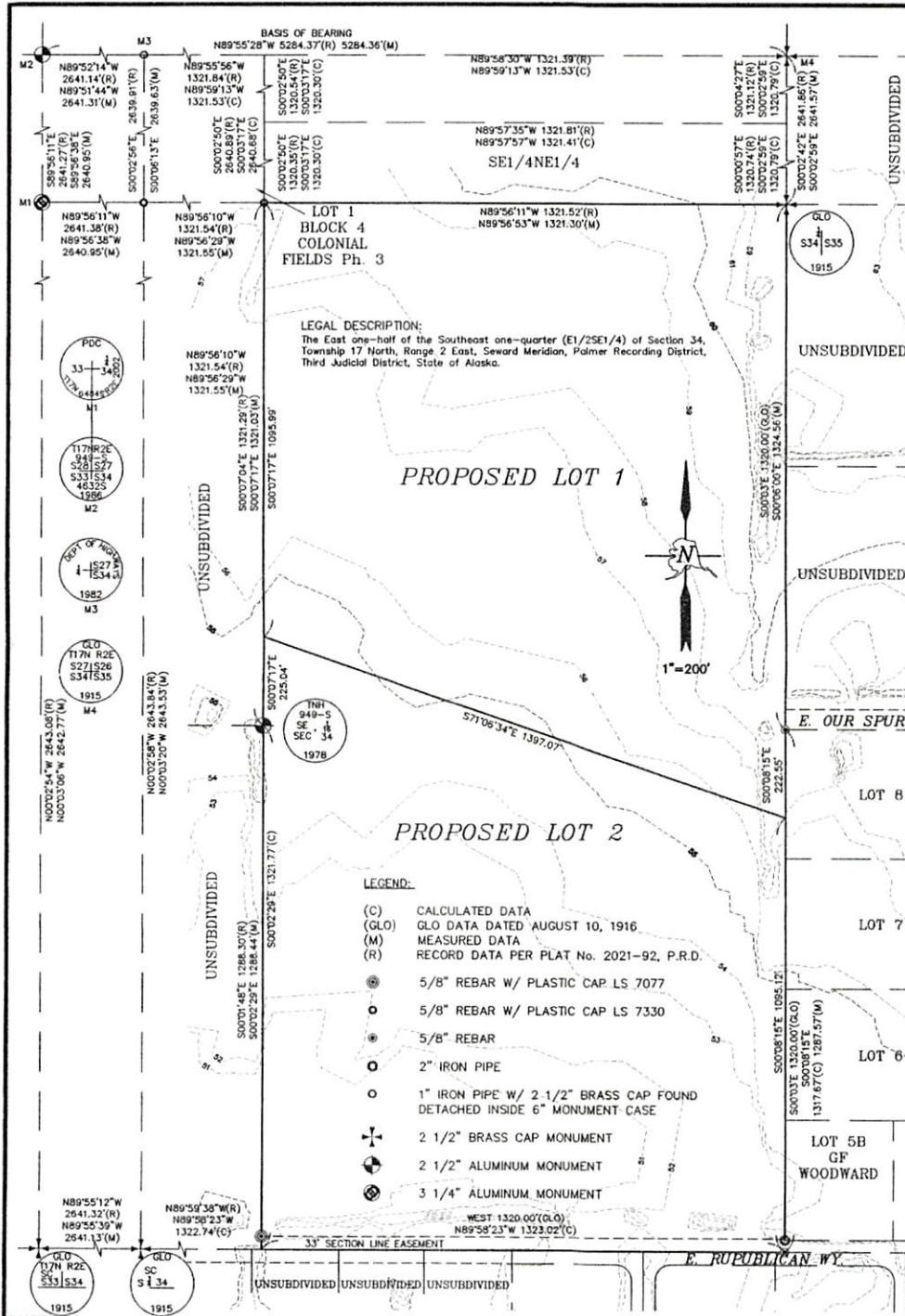
Hello,

The following link is a request for comments on the proposed 125 Subdivision.

Please ensure all comments have been submitted by August 19, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Officer.

[125 Subdivision](#)

Feel free to contact me if you have any question.



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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- 3.

MICHAEL L. BROWN, BOROUGH MANAGER _____ DATE _____
MATANUSKA-SUSITNA BOROUGH
350 E. DAHLIA AVE.
PALMER, AK. 99645-6488

NOTARY'S ACKNOWLEDGEMENT

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

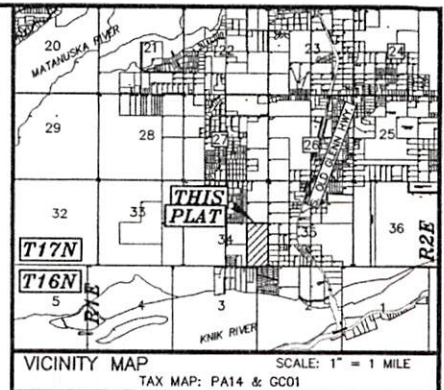
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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ROBERT J. FARMER, PLS _____ DATE _____
LS 10615-S



CERTIFICATE OF OWNERSHIP

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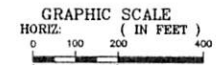
DARRIN HAMMING _____ DATE _____
14545 DOC MCKINLEY AVE
PALMER, AK. 99645

APPROVED AS: SHOWN
CORRECTED
SIGN: Mirya Armenta, DATE: 08/06/2024
GCI ENGINEERING & DESIGN

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 2024 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____



If this measurement is not 1" this sheet is assumed to be not to scale

Agenda Copy

RECEIVED
AUG 06 2024
PLATTING

A PLAT OF
125 SUBDIVISION

LOCATED WITHIN THE E1/2 OF THE SE1/4 OF SECTION 34, T17N, R2E, S.M., ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 80± ACRES

FARMER SURVEYING, LLC #126467
MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK. 99645
PH: (907)745-0222 ; CELL: (907)355-0620
EMAIL: Rob@farmersurveying.com, ONLINE: www.farmersurveying.com

W.O. 240108	DATE: JULY 2024
DRAWN BY: KJA	SCALE: 1" = 200'
FILE: 24-0108PL	SHEET 1 OF 1

Matthew Goddard

From: Matthew Goddard
Sent: Wednesday, August 14, 2024 1:11 PM
To: Sammy Lanz
Subject: RE: Darrin Hamming/ DNS, LLC question

Good afternoon Samantha,

The proposed 125 subdivision is creating two 40-acre parcels. The petitioner is working with the State of Alaska Department of Natural Resources, Division of Agriculture for approval to divide this tract.

Platting code does not require the intended land use as a part of the case submittal, as such I am unaware of the intended purpose of this split.

For more information on State Agricultural Land, you can contact the State of Alaska Department of Natural Resources Division of Agriculture at 907-745-7200.

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

-----Original Message-----

From: Sammy Lanz <sammylanz29@gmail.com>
Sent: Tuesday, August 13, 2024 7:56 PM
To: MSB Platting <Platting@matsugov.us>
Subject: Darrin Hamming/ DNS, LLC question

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

Hello and good evening!

I am a member of the Colonial Fields subdivision.

Regarding the 125 Subdivision letter I received in the mail,

Is the 80 acres to be built for agriculture in 40 acre plots?

I wouldn't object to this.

However, I would object to a large housing development of rental properties.

Firstly, the Butte is a beautiful place, and I feel an industrial complex of many houses placed in close proximity would detract from its natural beauty.

Furthermore, rental properties are, in my opinion, a detriment to a community that would benefit from homes available to purchase. Large rental property establishments are contributing to housing inflation, making the American dream of owning a home more unobtainable for the average American.

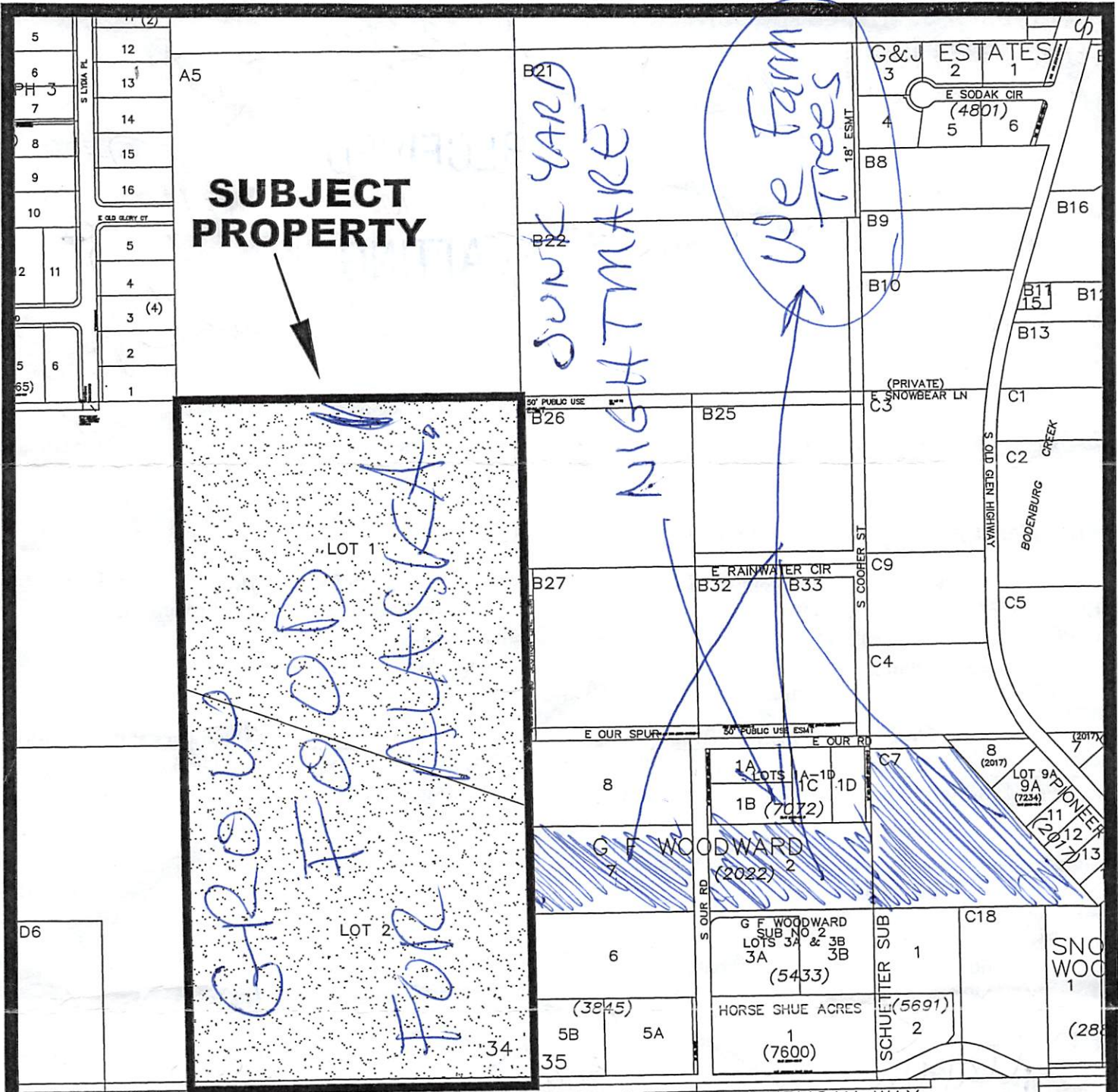
All of this being said,

I'm seeking clarity as to the intentions of the 125 Subdivision.

Thank you!

Respectfully,

Samantha Lanz

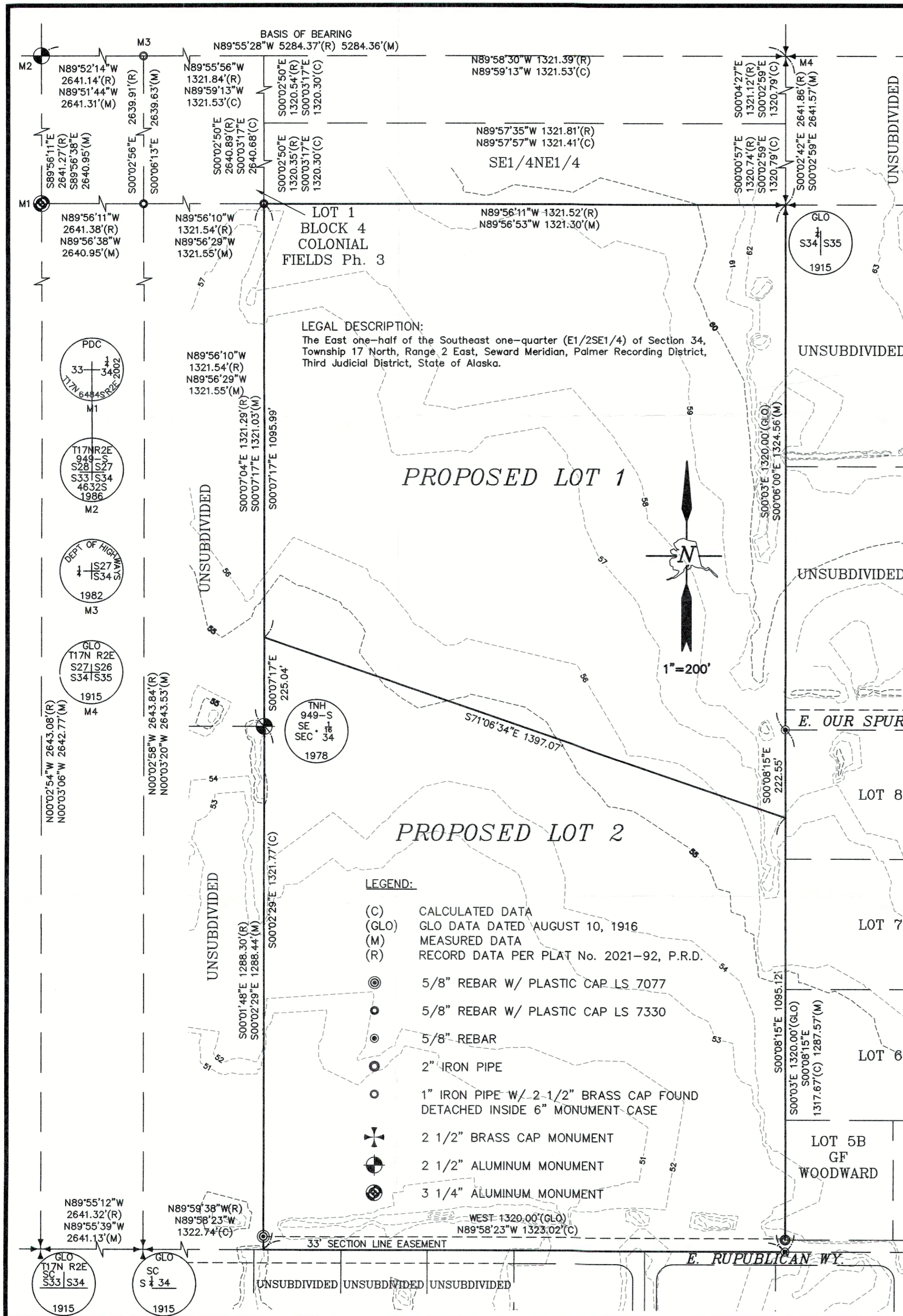


E REPUBLICAN WAY					E REPUBLICAN WAY				
A11	A15	A16	A12	A13	A14	15	1	1	3
	N/C				1	14	2	2	
	N/C				2	13	3	3	
					3				

VICINITY MAP
 FOR PROPOSED 125 SUBDIVISION
 LOCATED WITHIN
 SECTION 34, T17N, R02E, SEWARD MERIDIAN
 ALASKA

PA 14 MAP

NIGHTMARE



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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MICHAEL L. BROWN, BOROUGH MANAGER _____ DATE _____
 MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE.
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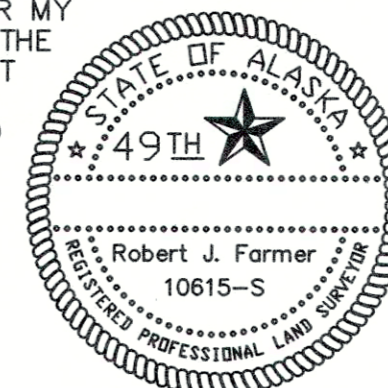
NOTARY'S ACKNOWLEDGEMENT

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

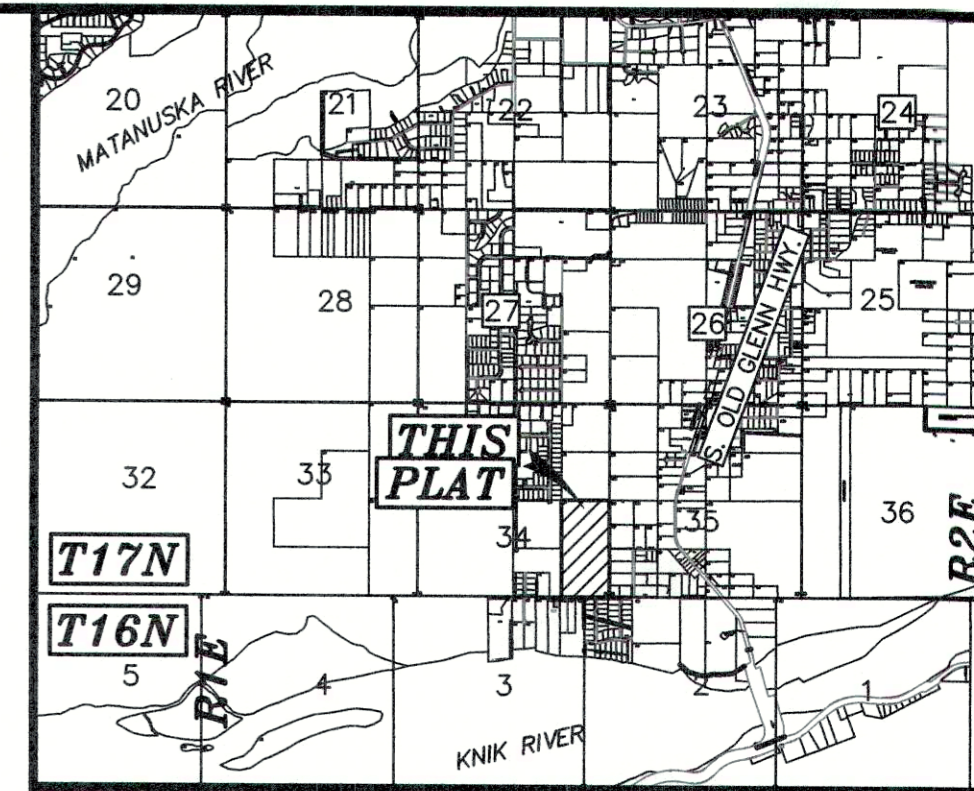
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 MY COMMISSION EXPIRES _____

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ROBERT J. FARMER, PLS _____ DATE _____
 LS 10615-S



VICINITY MAP SCALE: 1" = 1 MILE
 TAX MAP: PA14 & GC01

CERTIFICATE OF OWNERSHIP

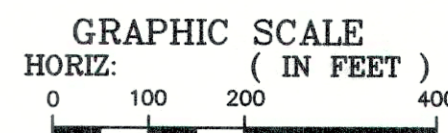
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 SHERI HAMMING

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 AUG 06 2024
 PLATTING

A PLAT OF
125 SUBDIVISION

LOCATED WITHIN THE E1/2 OF THE SE1/4 OF SECTION 34, T17N, R2E, S.M., ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 80± ACRES

FARMER SURVEYING, LLC #126467

MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK 99645
 PH: (907)745-0222 : CELL: (907)355-0620
 EMAIL: Bob@farmersurveying.com ONLINE: WWW.farmersurveying.com

W.O. 240108	DATE: JULY 2024
DRAWN BY: KJA	SCALE: 1" = 200'
FILE: 24-0108PL	SHEET 1 OF 1