

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel



PLATTING BOARD  
Chair Ron Johnson, District 1  
Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
Dan Bush, District 4  
Michelle Traxler, District 5  
Sandra Kreger, District 6  
Sidney Bertz, District 7  
Karla McBride, Alternate A  
Robert Hallford, Alternate B

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**September 19, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

### **TELEPHONIC TESTIMONY:** (Audio only)

**(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)**

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

### **1. CALL TO ORDER**

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### **2. APPROVAL OF MINUTES**

A. September 5, 2024

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

### 4. UNFINISHED BUSINESS

(None)

### 5. RECONSIDERATIONS/APPEALS

(None)

### 6. PUBLIC HEARINGS

A. **ANCIENT TREE ESTATES B1 L4 SLEV**: The request is to vacate the 33' wide section line easement on the northern boundary of **Block 1, Lot 4, Ancient Tree Estates**, Plat #82-89 excepting the west 86'. The property is located west of Mud Lake, south and east of E. Bogard Road, and directly north of N. Creekview Drive (Tax ID #2327B01L004); within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (Petitioner/Owner: Hans Hanson / Crystal Investments, LLC, Staff: Matthew Goddard, Case # 2024-090)

B. **ALLIANCE COUNTRY HEIGHTS**: The request is to 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street (Tax ID# 17N02W02D014, 17N02W02D004); within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (Petitioner/Owner: Alliance Construction LLC, Staff: Natasha Heindel, Case # 2024-093)

### ITEMS OF BUSINESS & MISCELLANEOUS

(None)

### 7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (if needed)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Kinneen)

- October 3, 2024, Platting Board Meeting; we have two cases to be heard:
  - Victory Gerwig
  - Katagnik Ranch Estates

### 8. BOARD COMMENTS

### 9. ADJOURNMENT

# MINUTES





The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 5, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:01 p.m.

## **1. CALL TO ORDER**

### **A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician

### **B. THE PLEDGE OF ALLEGIANCE**

Platting Member Goodman led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

Chair Johnson inquired if there were any changes to the agenda.

MOTION: Platting Member Kreger made motion to approve the agenda. Platting Member Traxler seconded.

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- August 15, 2024.

MOTION: Platting Membe Traxler made motion to approve August 15, 2024 minutes.  
Platting Member Koan seconded.

Minutes were approved unanimously.

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)

(None)

### 4.UNFINISHED BUSINESS

(None)

### 5.RECONSIDERATIONS/APPEALS

(None)

### 6.PUBLIC HEARINGS

- A. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from August 15<sup>th</sup> Platting Board Hearing.**  
(Petitioner/Owner: Hanson Land Solutions Staff: Chris Curlin, Case #2024-071)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to October 3<sup>rd</sup> Platting Board Meeting.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

Persons who spoke:

- Rod Hanson

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to continue the preliminary plat of Springs West to October 3<sup>rd</sup> 2024. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **CORREIRA ESTATES**: The request is to create 10 lots from Lot 2, I & B (Plat #2023-20), to be known as **CORREIRA ESTATES**. The property is directly west of S. Comsat Road, directly north of E. Camelot Place and directly south of E. Shangrila Drive;(Tax ID# 8461000L002) within the SE ¼ Section 29, T26 North, Range 4 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: Brian Correira Staff: Chris Curlin, Case #2024-073*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 19 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 9 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Stephen Tower
- Chris Zafren

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Correira Estates. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **NORTH 40**: The request is to create 21 lots and two Tracts from Government Lots 1, 2, & 4 in the S ½ NE ¼, SE ¼ NW ¼, NE ¼ SW ¼, Section 15, Township 19 North, Range 04 East, (Tax ID 19N04E15A001), to be known as **NORTH 40**, containing 255 acres +/- . The property is southeast of the Kings River, and directly north and south of N. Glenn Highway at approximately mile 68; within Section 15, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. (*Petitioner/Owner: Brett Gatten Staff: Chris Curlin, Case #2024-085*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 9 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 6 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Ellery Gibbs spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, North 40. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

D. **HOMESTEAD HILLS PH 2**: The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek (Tax ID #16N04E30C003, 7682000T00A, 7682000T00B, & 7682000L004); within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. *(Petitioner/Owner: John & Julie Nystrom Staff: Matthew Goddard, Case #2024-086)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 22 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 10 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner, Julie Nystrom spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner was present but no questions were asked of her .

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Homestead Hills Ph 2. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

## **7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There is 2 cases on September 19th Platting Board Meeting.
  - Ancient Tree Estates B1 L4 SLEV
  - Alliance Country Heights

## **BOARD COMMENTS.**

- Goodman- Clarified the meeting dates in October. We will not have one October 17<sup>th</sup>.
- Bertz- Requests to be excused September 19<sup>th</sup> meeting.
- Chair Johnson- Thanked everyone for coming out.

## **8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:57 PM**.

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RON JOHNSON  
Platting Board Chair

ATTEST:

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KAYLA KINNEEN  
Platting Board Clerk

DRAFT





6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 19, 2024

PRELIMINARY PLAT: ANCIENT TREE ESTATES SECTION LINE EASEMENT VACATION  
LEGAL DESCRIPTION: SEC 06, T17N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: HANS HANSON  
SURVEYOR/ENGINEER: FARMER SURVEYING  
ACRES: 1.35 ± PARCELS: 1  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-090

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**REQUEST:** The request is to vacate the 33' wide section line easement on the northern boundary of **Block 1, Lot 4, Ancient Tree Estates**, Plat #82-89 excepting the west 86'. The property is located west of Mud Lake, south and east of E. Bogard Road, and directly north of N. Creekview Drive; within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
DNR Preliminary Approval	<b>EXHIBIT B</b> – 1 pg
ADOT&PF Preliminary Approval	<b>EXHIBIT C</b> – 6 pgs
Section Line Easement Verification	<b>EXHIBIT D</b> – 15 pgs
Petition to Vacate a Section Line Easement	<b>EXHIBIT E</b> – 2 pgs

**AGENCY COMMENTS**

ADOT&PF	<b>EXHIBIT F</b> – 2 pgs
Department of Public Pre-Design and Engineering Division	<b>EXHIBIT G</b> – 1 pg
Development Services	<b>EXHIBIT H</b> – 2 pgs
Fire Service Area	<b>EXHIBIT I</b> – 1 pg
Utilities	<b>EXHIBIT J</b> – 4 pgs

**DISCUSSION:** The request is to vacate the 33' wide section line easement running the length of the northern boundary of Lot 4, Block 1, Ancient Tree Estates, Plat #82-89, excepting the west 86'. The petitioner has submitted a petition to vacate the section line easement. (**exhibit E**). The State of Alaska Department of Natural Resources has provided preliminary approval of the vacation (**Exhibit B**). Final approval of the vacation will be required prior to recordation (**Recommendation #5**). The State of Alaska Department of Transportation and Public Facilities (ADOT&PF) has been obtained (**Exhibit C**). Documentation verifying the existence of the section line easement is seen at **Exhibit D**. If approved by the Platting Board, approval from the Assembly is required. Per MSB 43.15.035(D) A decision to grant a vacation is not effective unless approved by the city council if the vacated area is a street or public land of

a city, or by the assembly in other cases. The assembly shall have 30 days from the date of notice to either consent to the vacation or veto it. within 30 days of the Platting Board Action Letter (**Recommendation #6**).

**Access:** Legal and physical access exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**Comments:**

ADOT&PF (**Exhibit F**) has no objections to the vacation with the following comments:

- This plat is within the boundary of an active DOT&PF construction project: Seward Meridian Parkway Road Improvements, Phase II Palmer-Wasilla Highway to Seldon Road.
- Please be advised that left turn access from Bogard Road into and out of the property will be eliminated with the Seward Meridian project improvements. This driveway will then become right in and right out only.
- After the project is completed, apply for a shared driveway permit from DOT&PF's ROW division for access to Bogard Road from Lots 3 and 4.
- For future consideration, DOT&PF recommends relocation of driveway from existing location to the section line easement to create a greater distance between the driveway and the Bogard Road and Seward-Meridian Parkway traffic signal and intersection. This will increase safety at the entrance and exit to the property for both those accessing the property and Bogard Road Users.

Department of Public Works Pre-Design and Engineering Division (**Exhibit G**) has no objections to the vacation.

Development Services (**Exhibit H**) notes the petitioner will need to apply for a driveway for the non-permitted access onto N. Creekview Drive (**Recommendation #4**).

Fire Service Area (**Exhibit I**) notes that care should be taken during development to maintain the safest community and buildings possible now and in the future.

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

**Public:** At the time of staff report write up, there were no comments received from the public in response to the notice of public hearing.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #7 North Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary Section Line Easement Vacation plat of Ancient Tree Estates Block 1, Lot 4 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.040 Section Line and State Recognized RS-2477 Easement Vacations. 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, 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. Preliminary approval to vacate the section line easement from State of Alaska Department of Natural Resources was provided pursuant to MSB 43.15.040(B)(1).

### **FINDINGS OF FACT**

1. The preliminary Section Line Easement Vacation plat of Ancient Tree Estates Block 1, Lot 4 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.040 Section Line and State Recognized RS-2477 Easement Vacations
2. Preliminary approval to vacate the section line easement from State of Alaska Department of Natural Resources was provided pursuant to MSB 43.15.040(B)(1).
3. Preliminary approval of the vacation was supplied from ADOT&PF.
4. The 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; US Army Corps of Engineers; Community Council #7 North Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

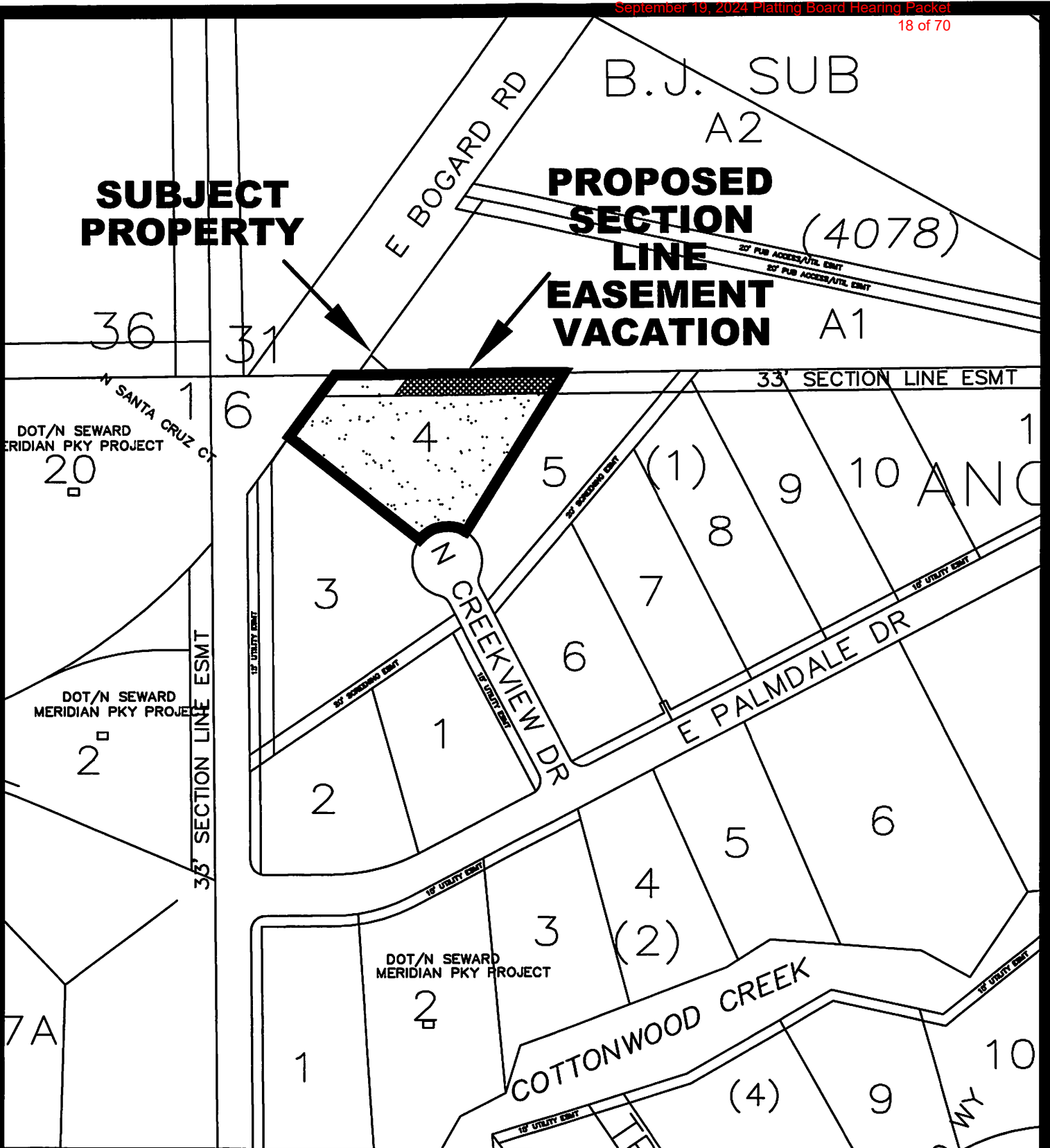
**Suggested motion: I move to approve the Section Line Easement Vacation plat of Ancient Tree Estates Block 1, Lot 4, Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations**

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. Apply for driveway permits for all non-permitted access. Provide platting staff proof of permit/permit application.
5. Obtain final approval for the vacation from the State of Alaska Department of Natural Resources. Provide a copy of the approval to Platting Staff.
6. Show all easements of record on final plat.
7. Obtain Assembly approval of the vacation within 30 days of the Platting Board Action Letter.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43 and DNR Vacation Plat requirements.

**SUBJECT PROPERTY**

**PROPOSED SECTION LINE EASEMENT VACATION**

(4078)



**VICINITY MAP**

FOR PROPOSED ANCIENT TREE ESTATES BLOCK 1, LOT 4 SECTION LINE EASEMENT VACATION LOCATED WITHIN SECTION 06, T17N, R01E, SEWARD MERIDIAN ALASKA WA 10 MAP

**EXHIBIT A-1**



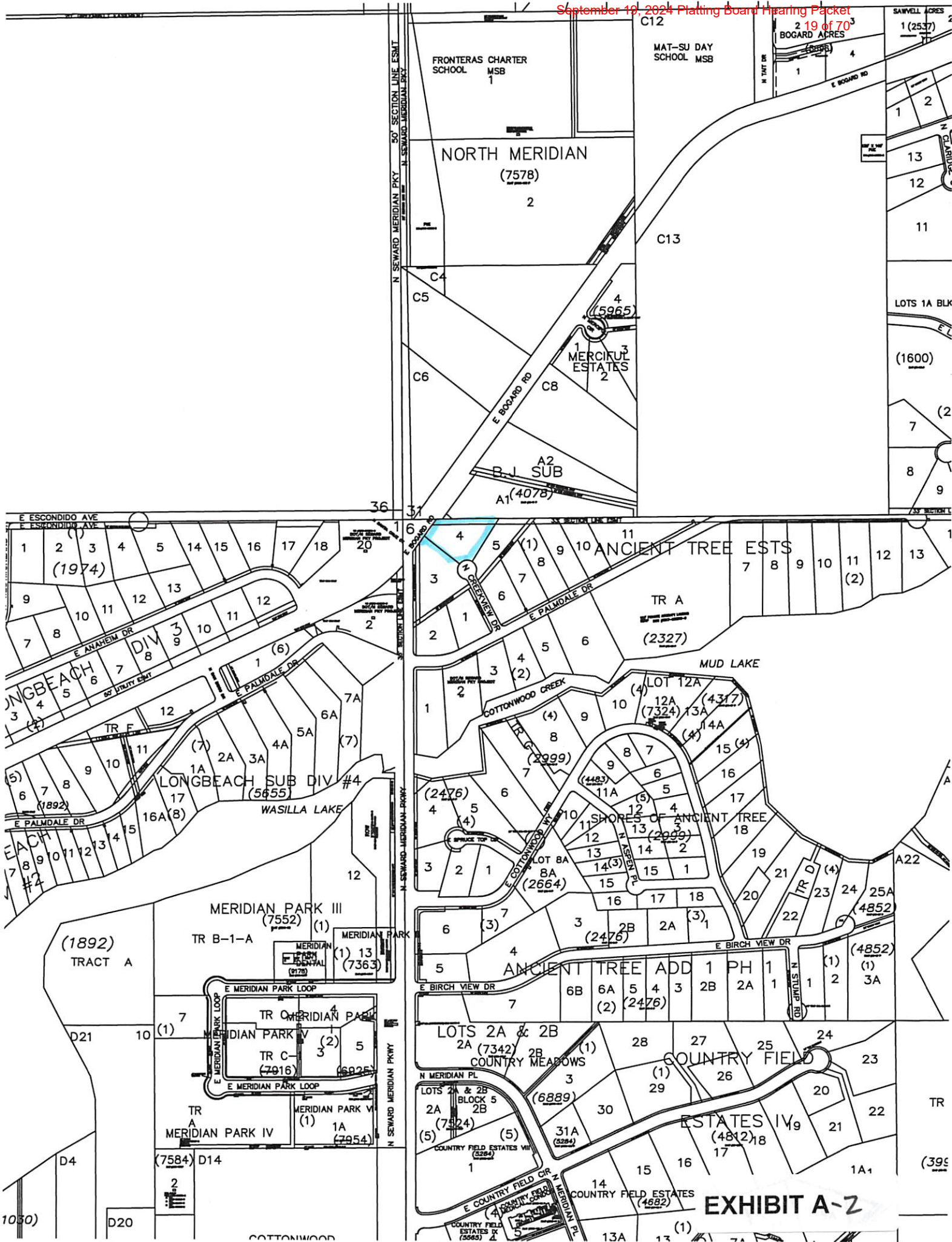


EXHIBIT A-2



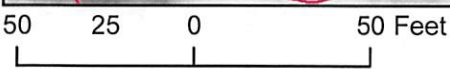
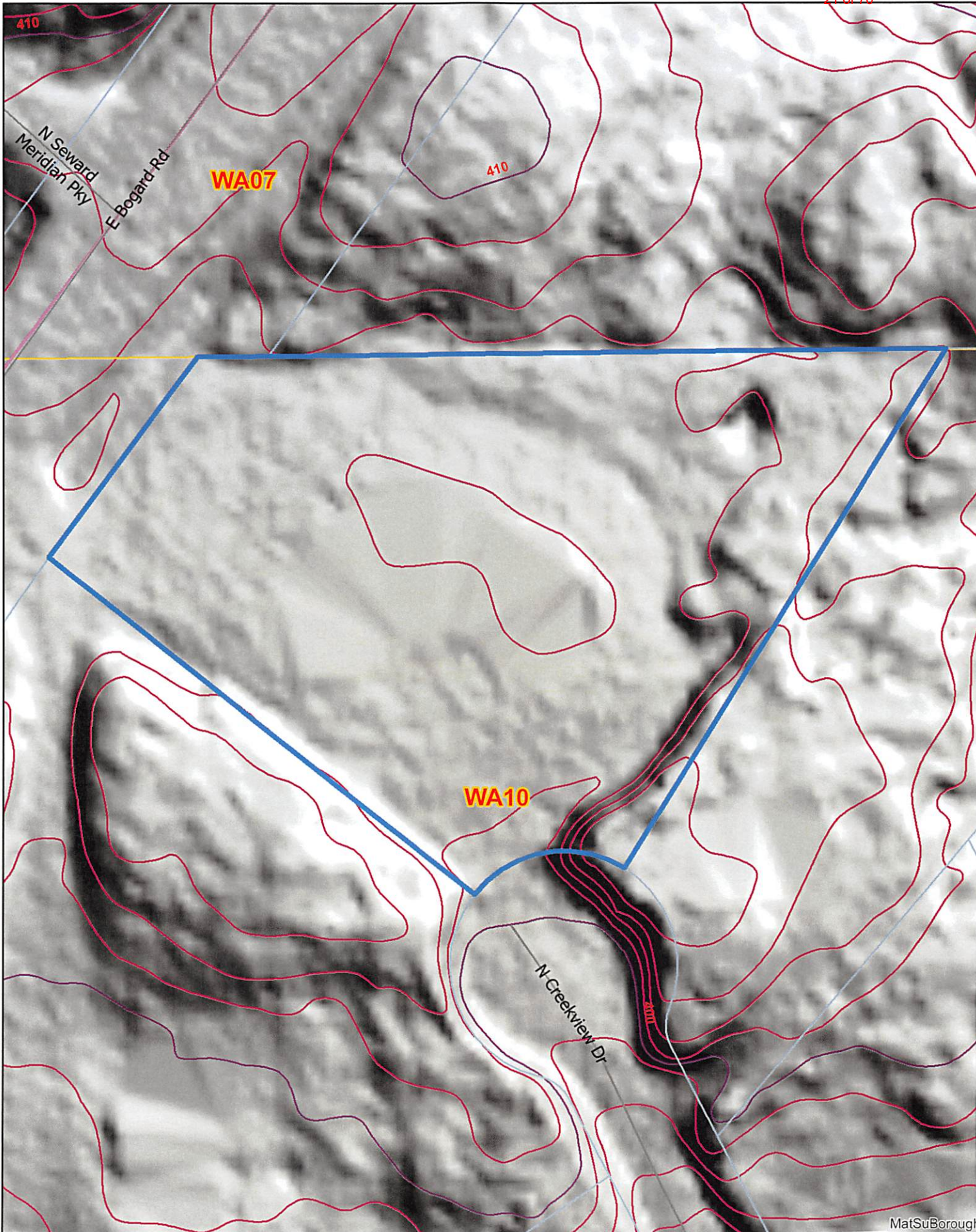


50 25 0 50 Feet

EXHIBIT A-3







MatSuBorough

**EXHIBIT A-4**







190 95 0 190 Feet

EXHIBIT A-5



MatSuBorough



## EV 3-367 Section Line Easement Vacation - Ancient Tree Estates

### PUBLIC NOTICE:

Notice of Preliminary Decision  
Section Line Easement Vacation  
EV-3-367

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate the 33-foot wide section line easement on the north boundary of Lot 4, Block 1, Ancient Tree Estates, Plat No. 82-89, Palmer Recording District (PRD) excluding (retaining) the 86-foot x 33-foot SLE portion adjacent to E. Bogard Road. It is located within Section 6, Township 17 North, Range 1 East, Seward Meridian, Alaska.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/>. Persons wanting to provide comments on this proposed easement vacation can submit their comments in writing or by e-mail. To be eligible to appeal under AS 38.05.035(i)(j), one must respond in writing during the comment period. All comments must be received in writing at DMLW on or before January 24, 2024. Correspondence or questions should be addressed to DNR, DMLW, Survey Section, Attn: Victoria Braun, 550 W. 7th Ave., Suite 650, Anchorage, Alaska 99501. Comments may also be submitted via e-mail at [victoria.braun@alaska.gov](mailto:victoria.braun@alaska.gov). Please reference EV 3-367 in your correspondence, include the date, your name, telephone number, mailing and e-mail address to ensure you receive copies of all subsequent decisions.

If public comment in response to this notice indicates the need for significant changes to the Preliminary Decision, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Finding & Decision.

### [Attachments, History, Details](#)

#### Attachments

[2023.12.20-PD\\_Approved.pdf](#)  
[Attachment\\_A\\_Final.pdf](#)

#### Revision History

Created 12/20/2023 2:51:31 PM by vkbraun

#### Details

Department: Natural Resources  
Category: Public Notices  
Sub-Category:  
Location(s): Statewide  
Project/Regulation #:

Publish Date: 12/20/2023  
Archive Date: 1/25/2024

Events/Deadlines:



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

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

August 23, 2023

Bob Farmer, PLS  
Farmer Surveying LLC  
9131 E Frontage Road  
Palmer, AK 99645

[Sent Electronically]

Re: EV 3-367 Section Line Vacation

Dear Mr. Farmer:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has received your revised response to DOT&PF's agency letter regarding the Department of Natural Resources EV 3-367 Agency Response Letter. Attached is the site plan as sent to the Department on July 10<sup>th</sup>, 2023.

DOT&PF approves this proposal for partial vacation of the section line easement, leaving a remaining 86 feet of the section line that is adjacent to Bogard Road.

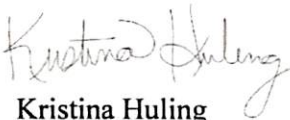
DOT&PF would like to remind applicant that plat note #7 on Plat No. 82-89 stands.

Please be advised that left turn access from Bogard Road into and out of applicants' property will be eliminated with Seward-Meridian Extension project improvements to the Bogard and Seward-Meridian intersection. This driveway access will then become right in and right out only.

DOT&PF recommends applicant relocate driveway to the section line easement. DOT&PF has the position that the driveway would likely function better if moved to the section line. This location would provide a safer entrance and exit point onto applicants' property due to the increased distance from the Bogard and Seward-Meridian traffic signal.

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

Sincerely,

  
Kristina Huling

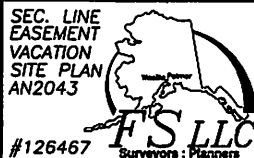
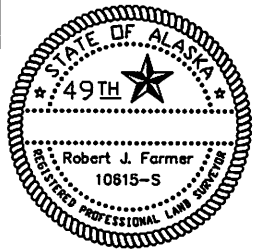
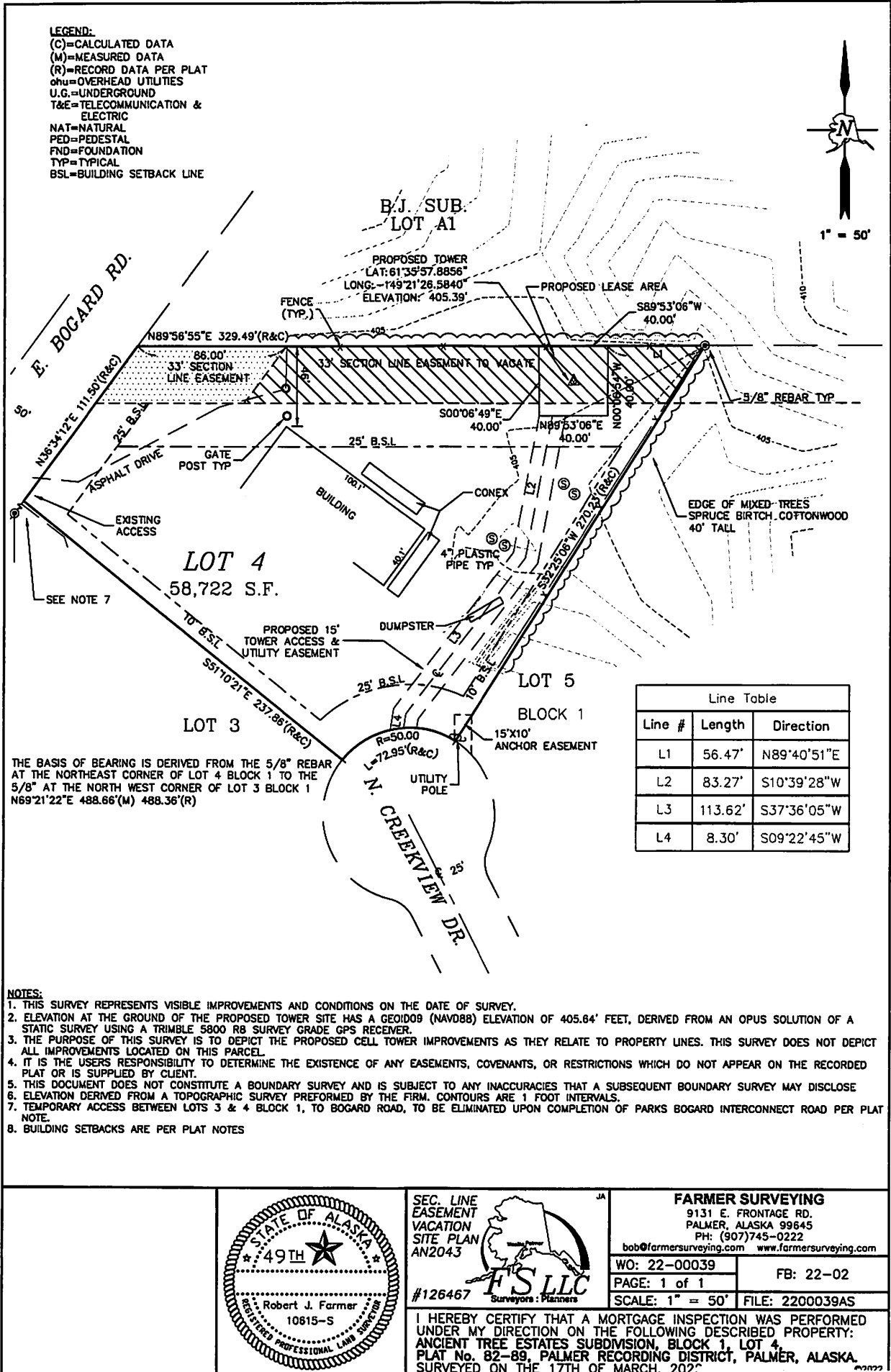
*"Keep Alaska Moving through service and infrastructure."*

**RECEIVED**  
JUL 22 2024  
**PLATTING**

**EXHIBIT C-1**

**Mat-Su Area Planner, DOT&PF**

**cc:** Bob Keiner, PLS, Right of Way, DOT&PF  
Chris Bentz, Highway Design, DOT&PF  
Ben White, Central Region Planning Chief, DOT&PF  
Victoria Braun, DNR



**FARMER SURVEYING**  
 9131 E. FRONTAGE RD.  
 PALMER, ALASKA 99645  
 PH: (907)745-0222  
 bob@farmersurveying.com www.farmersurveying.com

WO: 22-00039  
 PAGE: 1 of 1  
 SCALE: 1" = 50'

FB: 22-02  
 FILE: 2200039AS

I HEREBY CERTIFY THAT A MORTGAGE INSPECTION WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY: ANCIENT TREE ESTATES SUBDIVISION, BLOCK 1, LOT 4, PLAT No. 82-89, PALMER RECORDING DISTRICT, PALMER, ALASKA. SURVEYED ON THE 17TH OF MARCH, 2022.

**TO: State of Alaska**  
Department of Natural Resources  
Realty Services/ Survey Unit  
550 West 7<sup>th</sup> Ave., Suite 650  
Anchorage, Alaska 99501-3576

**EV No.** \_\_\_\_\_

**PETITION FOR:  
EASEMENT VACATION WITHIN A LOCAL PLATTING AUTHORITY**

**We the undersigned petitioners, being the owners of the property lying within:**

I(We) the undersigned petitioner (petitioners), being the owner (owners) of the property lying within:

Lot 4, Block 1, Ancient Tree Estates, Plat No. 82-89, Palmer Recording District, located within U.S. Govt. Lot 3, Section 6, T17N, R1E, S.M., AK.  
Site Address: 3600 Bogard Road, Wasilla, Alaska

**Request the vacation of:**

A 33 foot Section Line Easement lying on the north boundary of Lot 4, Block 1, Ancient Tree Estates, Plat No. 82-89 Palmer Recording District, located within Govt. Lot 3, Section 6, T17N, R1E, S.M., AK., and depicted on the attached Vacation Plat.

**The alternate right(s)-of-way:**

- 1.) The alternate access for Lot 4, Block 1, Ancient Tree Estates was created by the dedication of rights-of-way on the plat of Ancient Tree Estates, Plat no. 82-89. This plat created the right-of-way for N. Creekview Drive right-of-way which gives access to both Lots 4 and 5, Block 1, Ancient Tree Estates.
- 2.) Alternate access was created to E. Bogard Road from Lots 3 and 4, Block 1, by the common access as shown on the Ancient Tree Estates Plat 82-89.
- 3.) The plat of Ancient Tree Estates created the alternative right-of-way for the traffic in this area with the dedication of E. Bogard Road, N. Seward-Meridian Parkway, and F. Palmdale Drive.
- 4.) The plat of Ancient Tree Estates created the alternative right-of-way for the parcels further to the east with the dedication of E Palmdale Drive. This ROW gives access from the west boundary of Government Lot 3, Section 6, through to the north boundary of Section 6, and then gives continuous access further to the east.
- 5.) The plat of B.J. Subdivision, Plat No. 93-11, located to the north of this vacation, previously vacated the adjoining 50' section line easement per vacation plat EV-2-527, and was accompanied by the B.J. Subdivision Plat 93-11 which dedicated



a public access and utility easement from E. Bogard Road to the remaining section line easements located further to the east.

- 6.) In addition to the existing alternative access easements and rights-of-way created for this area, the future site development for Lot 4 will create a 15' wide access and utility to the proposed cellular tower site to be developed on the north boundary of Lot 4 (see Site Plan AN2043).

**The reasons for this request are:**

- 1.) To allow for the additional development of Lot 4. The vacation would allow for the construction of a proposed cellular communication tower within the northern boundary of Lot 4. This would be located in an undeveloped portion of Lot 4.
- 2.) This remaining portion of section line easement is located on the north 33 feet of Lot 4, and is no longer continuous with other easements to the east.
- 3.) The existing 33 foot section line easement was not depicted on the north boundary of the original subdivision plat of Ancient Tree Estates, Plat No. 82-89, although it was shown on the western boundary of the subdivision located within the dedicated ROW of the N. Seward Meridian Parkway.
- 4.) There is an existing commercial building on Lot 4 that has been constructed 13 feet from the 33' section line easement. The Matanuska Susitna Borough (MSB) requires a 25 foot building setback to public right-of-way easements. This vacation would alleviate the building setback.
- 5.) The section line easement to be vacated is not constructed and there is no evidence of any historical use of this easement.
- 6.) The public is currently using the alternative rights-of-way listed above which gives contiguous legal and physical access through this area.
- 7.) The 33' section line easement has been vacated from Lots 5, 8, 9 and 10, Block 1, Ancient Tree Estates located directly to the east of this proposed vacation per Section Line Easement Vacation Plat EV-2-458.
- 8.) The 50' section line easement located directly to the north of this proposed vacation, located within U.S. Govt. Lot 4, Section 31, T18N, R1E, was vacated per Section Line Easement Vacation EV-2-527.
- 9.) With the previous section line easement vacations per EV 2-458 and EV-2-527, this remaining portion of section line easement no longer gives continuous access to any of the remaining easements or rights-of-way within this portion of Section 6, T17N, R1E, or Section 31, T18N, R1E.
- 10.) If this section line easement were to be developed in the future it would be adding an additional access onto the E Bogard Road Right-of-Way.



The petitioners files this petition under the authority of A.S.29.40.120 and 11 AAC 51.065.

The undersigned petitioners by their signatures certify that they are the owners of and have possessory rights in the property described next to their signatures.

Submitted this 10<sup>TH</sup> day of NOVEMBER, 2022

**PETITIONERS:**

**Name and Signature**

1. Wendal Doss, General Manager  
Tyonek Contractor Services, LLC

Wendal C. Doss Digitally signed by Wendal C. Doss  
DN: cn=Wendal C. Doss, o=Tyonek, ou=Tyonek Contractor Services, email=wendal.doss@tyonek.com, c=US  
Date: 2022.11.10 10:30:17 -0800

11/10/2022

Signature

Date

**Legal Description**

Lot 4, Block 1, Ancient Tree Estates, Plat No.82-89, Palmer Recording District located within the U.S. Govt. Lot 3, Section 6, T17N, R1E, S.M., AK.

**Mailing Address**

1689 C. ST., STE. 219  
ANCH., AK 99501-5131

**Phone Number**

(907) 272-0707

**Petitioner or attorney for the petitioner designated to receive service by mail.**

**Name:** Joy Cypra, Farmer Surveying, LLC.

**Address:** 9131 E. Frontage Rd., Palmer, AK 99645

**Phone:** (907)745-0222

**Email:** Joy@farmersurveying.com

**Attached:**

- Petition for Vacation
- Proposed Vacation Plat showing the area to be vacated, the previous section line easement vacations, and the existing alternate access for this area.
- Section Line Easement Vacation Plats EV-2-527 and EV-2-458
- Plat of Ancient Tree Estates, Plat No. 82-89
- Plat of B.J. Subdivision, Plat No. 93-11
- Vicinity Map showing section-line easements and dedicated rights-of-way within one mile.
- Copy of Site Plan AN2043
- Aerial View with Topo

## Section Line Research

E1/2SW1/4 Section 31, T. 18 N., R. 1 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 18 North, Range 1 East was approved April 2, 1915 by the U.S. Surveyor General in Juneau, AK.
- 2) Application by the State of Alaska was filed November 29, 1963 for a 262730 General Grant
- 3) Patent No. 50-96-0360 was issued to the State of Alaska on April 30, 1996
- 4) On March 26, 1951 the State of Alaska enacted a dedication of easement 100 feet wide centered on each section of land owned by the Territory, state, for public highways.

### Discussion:

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

The land was in State ownership or was disposed of by the State of Alaska after March 26, 1951, and provided for "A tract 100 feet wide between each section of land in the Territory of Alaska for use as public highways..."

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 50 foot wide easement coincident to the south boundary of the E1/2SW1/4 Section 31, T. 18 N., R. 1 E., S. M.

### 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

Form 1860-9  
(January 1988)

# The United States of America

To all to whom these presents shall come, Greeting:

A-060527

## WHEREAS

State of Alaska

is entitled to a Land Patent pursuant to Section 6(b) of the Alaska Statehood Act of July 7, 1958, Pub. L. 85-508, 72 Stat. 339, as amended, for the following described lands:

Seward Meridian, Alaska

T. 18 N., R. 1 E.,  
Sec. 31, E $\frac{1}{2}$ SW $\frac{1}{4}$

Containing 80.00 acres, as shown on plat of survey approved April 2, 1915.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above-named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant forever;

EXCEPTING AND RESERVING TO THE UNITED STATES, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945 (1988).

### THE GRANT IS SUBJECT TO THE FOLLOWING:

1. As to the E $\frac{1}{2}$ SW $\frac{1}{4}$ , Sec. 31, T. 18 N., R. 1 E., Seward Meridian, right-of-way AA-54191, 100 feet in width, for a roadway. The right-of-way was granted to Cross Creek, Inc., on November 14, 1984, under the authority of the Act of October 21, 1976, 43 U.S.C. 1761-1771 (1988), and assigned to the Matanuska-Susitna Borough on December 11, 1986.

Patent Number 50-96-0360

EXHIBIT D-2

Form 1860-10  
(April 1988)

A-060527

2. As to the E $\frac{1}{2}$ SW $\frac{1}{4}$ , Sec. 31, T. 18 N., R. 1 E., Seward Meridian, right-of-way A-044211, 20 feet on each side of the right-of-way center line, for a transmission line for the Matanuska Electric Association, Inc., under the Act of February 15, 1901, 31 Stat. 790, as amended, 43 U.S.C. 959 (1976).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in ANCHORAGE, ALASKA  
the THIRTIETH day of APRIL  
in the year of our Lord one thousand nine hundred and  
NINETY-SIX and of the Independence of the  
United States the two hundred and TWENTIETH.

By /s/ Margaret J McDaniel

Margaret J. McDaniel  
Acting Chief, Branch of 963 Adjudication

Patent Number 50 - 96 - 0360

EXHIBIT D-3

(HTTPS://WWW.BLM.GOV/) ABOUT US (HTTPS://WWW.BLM.GOV/ABOUT) | LEADERSHIP (HTTPS://WWW.BLM.GOV/LEADERSHIP) | MEDIA CENTER (HTTPS://WWW.BLM.GOV/MEDIA) | MAPS (HTTPS://WWW.BLM.GOV/MAPS) | CAREERS (HTTPS://WWW.BLM.GOV/CAREERS) | CONTACT US (HTTPS://WWW.BLM.GOV/CONTACT)



SDMS ALASKA

SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 060527

CASE DATA			
Case Serial Num:	AKA 060527	FRC Site Code:	ANC
Case Type:	262730 General Grant	Accession Num:	49
Case Status:	Pending	Box Num:	661 (of) --
Case Status Actn:	Relq Acknowledged	Disp Date:	--
Case Status Date:	09-FEB-2021	Location Code:	RIP
SM Acres:	0.0000	Abnd Yr:	--
Claim Name:	--		

CUSTOMER DATA			
Cust ID:	000027242		
Customer Name:	AK DEPARTMENT OF NATURAL RESOURCES DIV OF MINING LAND AND WATER	Interest Relationship:	Applicant
Customer Address:	Withheld	Percent Interest:	0.0000

ADMINISTRATIVE/STATUS ACTION DATA						
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
29-NOV-1963	001 Application Filed	--	--	PSA	JD	--
04-MAR-1964	003 Amend/Corr Apln Rqstd	--	--	944	CAG	--
11-MAR-1964	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
14-MAY-1964	003 Amend/Corr Apln Rqstd	--	--	944	CAG	--
21-MAY-1964	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
21-MAY-1964	980 Special Instr Appv-Srv	--	--	SUR	ADP	--
06-JUL-1964	239 Publication Directed	NEWSPAPER	--	AJA	KB	--
17-AUG-1964	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
17-AUG-1964	341 Proof Of Pub Received	--	--	PSA	JD	--
20-AUG-1964	341 Proof Of Pub Received	--	--	PSA	JD	--
04-SEP-1964	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
16-SEP-1964	004 Amend/Corr Apln Recd	--	--	AJA	PAM	--
21-OCT-1964	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
23-DEC-1964	722 Dec Modified	--	--	PSA	JD	--
23-DEC-1964	199 Cases Consolidated	--	--	PSA	JD	--
06-APR-1965	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
28-APR-1965	004 Amend/Corr Apln Recd	--	--	PSA	JD	--
18-MAY-1965	239 Publication Directed	NEWSPAPER	--	PSA	JD	--
24-MAY-1965	004 Amend/Corr Apln Recd	--	--	AJA	PAM	--
12-JUL-1965	341 Proof Of Pub Received	--	--	PSA	JD	--

EXHIBIT D-4

8/29/2022



22-JUN-1990	007 Apln Rej/Denied Part	--	--	967	LGA	--
06-JUL-1990	007 Apln Rej/Denied Part	--	--	AJA	HAC	--
13-JUL-1990	718 Dec Issued	--	--	AJA	KB	--
13-JUL-1990	718 Dec Issued	--	--	DAO	LKB	--
13-JUL-1990	125 Concurrence Requested	DRAFT PA	--	DAO	LKB	--
01-AUG-1990	718 Dec Issued	--	--	AJA	KB	--
01-AUG-1990	125 Concurrence Requested	DRAFT PA	--	AJA	KB	--
28-SEP-1990	879 Patent Issued	--	PA0050900705	DAO	EHG	<a href="#">View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=00509007)</a>
28-SEP-1990	879 Patent Issued	--	PA0050900707	963	TDE	<a href="#">View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=00509007)</a>
17-JAN-1991	984 Srvy Plat Offic'Ly Fil	--	--	SUR	ADP	--
17-DEC-1991	159 Survey Approved	--	--	SUR	ADP	--
17-JAN-1992	984 Srvy Plat Offic'Ly Fil	--	--	SUR	ADP	--
03-FEB-1992	007 Apln Rej/Denied Part	--	--	AJA	SGE	--
20-MAY-1992	199 Cases Consolidated	--	--	AJA	KB	--
30-JUN-1993	239 Publication Directed	SEE AA021155	--	963	PAM	--
19-NOV-1993	341 Proof Of Pub Received	SEE AA021155	--	940	BKM	--
03-DEC-1993	782 Relq Acknowledged	--	--	968	MJM	--
03-DEC-1993	780 Relq Filed	--	--	968	MJM	--
20-DEC-1993	948 Remains Topfiled	--	--	940	BKM	--
20-DEC-1993	953 Topfiled Anilca 906(E)	--	--	940	BKM	--
20-DEC-1993	004 Amend/Corr Apln Recd	--	--	961	BJD	--
30-MAR-1994	780 Relq Filed	20N4WSM	--	944	CAG	--
25-APR-1994	782 Relq Acknowledged	--	--	963	BLJ	--
15-JUL-1994	780 Relq Filed	LAND/RES MINERALS	--	962	KAS	--
02-SEP-1994	948 Remains Topfiled	AA-11814;	--	963	RLJ	--
07-MAR-1995	780 Relq Filed	--	--	962	KAS	--
18-APR-1995	782 Relq Acknowledged	7/15/94, 3/7/95	--	962	KAS	--
16-MAY-1995	404 Conynce Acreage Adjus	+2.50 PA 50670124	--	962	LF	--
24-AUG-1995	948 Remains Topfiled	PLO 659	--	963	JPB	--
07-SEP-1995	948 Remains Topfiled	--	--	963	RLJ	--
14-FEB-1996	125 Concurrence Requested	PROP PA	--	963	MJM	--
14-FEB-1996	718 Dec Issued	--	--	963	MJM	--
12-MAR-1996	205 Consent Or Concur Give	--	--	963	MJM	--
26-MAR-1996	722 Dec Modified	DEC 2/14/96	--	963	MJM	--
30-APR-1996	879 Patent Issued	--	PA0050960360	963	MJM	<a href="#">View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=00509603)</a>
30-JUL-1996	782 Relq Acknowledged	--	--	963	MJM	--
06-JAN-1998	780 Relq Filed	--	--	963	RCB	--
21-JAN-1998	780 Relq Filed	--	--	963	RCB	--
28-JAN-1998	782 Relq Acknowledged	--	--	963	RCB	--
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05-FEB-1998	125 Concurrence Requested	PROP PA	--	963	MJM	--
05-FEB-1998	718 Dec Issued	--	--	963	MJM	--
12-MAR-1998	879 Patent Issued	--	PA0050980265	963	MJM	<a href="#">View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=00509802)</a>
16-DEC-1999	007 Apln Rej/Denied Part	--	--	963	MJM	--
01-MAR-2000	007 Apln Rej/Denied Part	--	--	963	MJM	--
28-DEC-2006	007 Apln Rej/Denied Part	--	--	961	BJD	--
23-JAN-2007	007 Apln Rej/Denied Part	A-050580;	--	961	BJD	--
10-DEC-2008	527 Priorities Recd	PR-1	--	961	JLH	--
29-DEC-2009	974 Automated Record Verif	OVERFILL 1 SEC	--	961	LAN	--
30-JUL-2010	007 Apln Rej/Denied Part	--	--	965	BJD	--
15-APR-2011	974 Automated Record Verif	OVERFILL AUDIT OK	--	961	LAN	--

09-SEP-2013	782 Relq Acknowledged	--	--	944	MJM	--
16-OCT-2014	527 Priorities Recd	AMENDED PRI 1	--	940	LAN	--
22-MAR-2018	782 Relq Acknowledged	--	--	944	RLJ	--
15-MAR-2019	527 Priorities Recd	AMENDED PRI 2	--	944	LAN	--
15-MAR-2019	527 Priorities Recd	AMENDED PRI 1	--	944	LAN	--
09-FEB-2021	782 Relq Acknowledged	EFFECTIVE 3/21/1984	--	944	SJJ	--

**FINANCIAL ACTION DATA**

Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr
29-Nov-1963	072 Filing Fee Received	AJA	KB	10.00	--	--

**GENERAL REMARKS**

6 PART FILE: 1: 1963-77; 2:  
 PLATS ONLY 64-67; 3:  
 PLATS ONLY 1973; 4: 1978-83; 5:  
 1984-90; 6: PLATS 1984-90.  
 13N,4W S COMBINED W/A-061492.  
 6N,11W,S COMBINED W/A-064030.  
 5N,11W,S COMBINED W/A-050604.  
 17N,3W S COMBINED W/A-061469.  
 INCLUDES 5N,8 & 9W FROM AA-8285.  
 PORTIONS RECONVEYED TO US THEN CIRI-NINILCHIK/KENAI  
 POOL  
 REL 100'R/W'S ARE AKRR R/W  
 PAT #50-85-0590 ISSUED UNDER MH APLN A-50580 9/19/85  
 NO ANCSA ESCROW.  
 ALL STATE ESCROW FUNDS RELEASED.  
 ACREAGE CREDIT TO STATE- +2.50 ACRES IN PA#50670124.  
 8/1/96 STATE RL'D MINERAL ESTATES IN LOT 5 SEC 6,  
 LOTS 2, 6, 12 SEC 7, NWNE SEC 18 & S2SE SEC 35.  
 TA ISSUED DOCUMENT NUMBER RETROACTIVELY ASSIGNED FOR  
 RECORD KEEPING PURPOSES AS OF 6/1/09. NOT ALL DOCS  
 ARE SCANNED.

**GEOGRAPHIC NAMES**

GS 1264

**LAND DESCRIPTION**

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**EXHIBIT D-6**  
 8/29/2022



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Doc ID: 29-Nov-1963														
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28	018 N	001 E	023	N2	--	--	--	--	AA	170	07	FR	320.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
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Doc ID: 24-Aug-1995														
28	018 N	001 E	028	--	--	--	--	1	AA	170	07	FR	31.1900	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
Doc ID: 29-Nov-1963														
28	018 N	001 E	028	SENE	--	--	--	--	AA	170	07	FR	40.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
Doc ID: 29-Nov-1963														
28	018 N	001 E	028	SWNW	--	--	--	--	AA	170	07	FR	40.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
Doc ID: 29-Nov-1963														
28	018 N	001 E	029	NE	--	--	--	--	AA	170	07	FR	160.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
Doc ID: 29-Nov-1963														
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Doc ID: 29-Nov-1963														
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Doc ID: 29-Nov-1963														
28	018 N	001 E	031	--	--	--	--	1	AA	170	07	FR	37.2200	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
Doc ID: 29-Nov-1963														
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Doc ID: 29-Nov-1963														
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Doc ID: 29-Nov-1963														
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Doc ID: PA0050960360 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050960360&the_doctype=PA) 30-Apr-1996														
28	018 N	001 E	031	NESE	--	--	--	--	AA	170	07	FR	40.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
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28	018 N	001 E	031	SENW	--	--	--	--	AA	170	07	FR	40.0000	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>
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28	018 N	001 E	032	--	--	--	--	4	AA	170	07	FR	48.4800	<a href="#">MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N001E) TWPLAT (/pe</a>



Land Patent Details						
Accession Nr: 50-96-0360 Document Type: Serial Patent State: Alaska Issue Date: 4/30/1996 Cancelled: No						
<b>Names On Document</b>			<b>Miscellaneous Information</b>			
<input type="checkbox"/> STATE OF ALASKA, <input type="checkbox"/> STATE OF ALASKA			Land Office:	Anchorage		
			US Reservations:	Yes		
			Mineral Reservations:	No		
			Tribes:	---		
			Militia:	---		
			State In Favor Of:	---		
Military Rank: ---			Authority:	July 7, 1958: General Grant (72 Stat. 339)		
<b>Document Numbers</b>			<b>Survey Information</b>			
Document Nr:	50960360		Total Acres:	80.00		
Misc. Doc. Nr:	---		Survey Date:	---		
BLM Serial Nr:	AKA 060527F		Geographic Name:	---		
Indian Allot. Nr:	---		Metes/Bounds:	No		
Land Descriptions						
State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
AK	Seward	018N - 001E	E $\frac{1}{4}$ SW $\frac{1}{4}$	31		Matanuska/Susitna

To Whom It May Concern:

**Section Line Research**

**U.S. Govt. Lot 4, Section 31, T. 18 N., R. 1 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 18 North, Range 1 East was approved April 2, 1915 by the U.S. Surveyor General in Juneau, AK.
- 2) Application by the State of Alaska was filed November 20, 1959 for 262710 AK-Mental Health Grants.
- 3) A patent No. 50-64-0213 was issued to the State of Alaska on June 8, 1964
- 4) On March 26, 1951 the State of Alaska enacted a dedication of easement 100 feet wide centered on each section of land owned by the Territory, state, for public highways.

**Discussion:**

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

The land was in State ownership or was disposed of by the State of Alaska after March 26, 1951, and provided for "A tract 100 feet wide between each section of land in the Territory of Alaska for use as public highways..."

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 50 foot wide easement coincident to the south boundary of the U.S. Govt. Lot 4, Section 31, T. 18 N., R. 1 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.

**Additional Information:**

A portion of the 50 foot section line easement was vacated per Section Line Easement Vacation Plat No. 93-10, File No. EV-2-527, recorded January 21, 1993.

Form 4-1043  
(May 1968)

Anchorage 050606

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under the Act of Congress of July 28, 1956 (70 Stat. 711), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.

- T. 18 N., R. 1 E.,  
Sec. 1, Lots 1, 2, 3, 4,  $S\frac{1}{2}N\frac{1}{2}$ ,  $SW\frac{1}{4}$ ;  
Sec. 12,  $N\frac{1}{2}NW\frac{1}{4}$ ,  $W\frac{1}{2}SW\frac{1}{4}$ ;  
Sec. 31, Lot 4;
- T. 19 N., R. 1 E.,  
Sec. 25, All;
- T. 18 N., R. 2 E.,  
Sec. 3,  $NE\frac{1}{4}$ ;  
Sec. 4,  $N\frac{1}{2}$ ,  $SE\frac{1}{4}$ ;  
Sec. 5, Lots 1, 2, 3, 4,  $S\frac{1}{2}N\frac{1}{2}$ ,  $N\frac{1}{2}S\frac{1}{2}$ ,  
 $S\frac{1}{2}SW\frac{1}{4}$ ,  $SW\frac{1}{4}SE\frac{1}{4}$ ;  
Sec. 6, Lots 1, 2, 3, 4, 5,  $S\frac{1}{2}NE\frac{1}{4}$ ,  
 $SE\frac{1}{4}NW\frac{1}{4}$ ;  
Sec. 7, Lots 3, 4,  $W\frac{1}{2}E\frac{1}{2}$ ,  $E\frac{1}{2}SW\frac{1}{4}$ ,  $NE\frac{1}{4}SE\frac{1}{4}$ ,  
 $N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ ;
- T. 19 N., R. 2 E.,  
Sec. 28,  $N\frac{1}{2}$ ,  $SE\frac{1}{4}$ ;  
Sec. 29, All;  
Sec. 30, Lots 1, 2, 3, 4,  $E\frac{1}{2}$ ,  $E\frac{1}{2}W\frac{1}{2}$ ;  
Sec. 31, Lots 1, 2, 3, 4,  $E\frac{1}{2}$ ,  $E\frac{1}{2}W\frac{1}{2}$ ;  
Sec. 32, All;  
Sec. 33, All.

The areas described aggregate 6,871.46 acres, according to the Official Plats of the Surveys of the said Lands, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tracts of Land 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 State of Alaska, and to its 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.

Patent Number 50-64-0213

Form 4-1844  
(May 1943)

Anchorage 050606

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; 48 U.S.C. Sec. 305).

Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy and use, any part or all of Lot 4, Sec. 31, T. 18 N., R. 1 E., for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063) and subject to the conditions and limitations of Section 24 of said Act, as amended by the Act of August 26, 1935 (49 Stat. 846).

Except that this patent shall not convey the coal, oil and gas rights in the following lands until the coal, oil and gas leases listed shall terminate or be relinquished, but upon such termination or relinquishment of the said leases, all the rights and interests to the coal, oil and gas deposits in the said lands shall automatically vest in the patentee.

As to the following lands, this entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570) and the patent is issued subject to the rights of prior permittees or lessees to use so much of the surface of the said lands as is required for mining operations for the duration of the leases and any authorized extensions thereof, without compensation to the patentee for damages resulting from proper mining operations.

Anchorage  
Serial No.

Land Description

T. 18 N., R. 1 E., S.M.

037849  
(Oil & Gas)  
037856  
(Oil & Gas)  
037867  
(Oil & Gas)

Sec. 1, Lots 1, 2, 3, 4, S $\frac{1}{2}$ N $\frac{1}{2}$ , SW $\frac{1}{4}$ ;  
Sec. 12, N $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Sec. 31, Lot 4;

T. 18 N., R. 2 E., S.M.

037860  
(Oil & Gas)

Sec. 4, E $\frac{1}{2}$ , NW $\frac{1}{4}$ ;  
Sec. 5, Lots 1, 2, 3, 4, S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ ,  
S $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Sec. 6, Lots 1, 2, 3, 4, 5, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
Sec. 7, Lots 3, 4, W $\frac{1}{2}$ E $\frac{1}{2}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

T. 19 N., R. 2 E., S.M.

033416  
(Coal)

Sec. 28, E $\frac{1}{2}$ .

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in Anchorage, Alaska the  
EIGHTH day of JUNE in the year of our Lord  
one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

By Robert P. Robinson

Alaska State Director

Patent Number 50-64-0213

ABOUT US (HTTPS://WWW.BLM.GOV/ABOUT) | LEADERSHIP (HTTPS://WWW.BLM.GOV/LEADERSHIP) | MEDIA CENTER (HTTPS://WWW.BLM.GOV/MEDIA) | (HTTPS://WWW.BLM.GOV/) MAPS (HTTPS://WWW.BLM.GOV/MAPS) | CAREERS (HTTPS://WWW.BLM.GOV/CAREERS) | CONTACT US (HTTPS://WWW.BLM.GOV/CONTACT)



SDMS ALASKA

**SPATIAL DATA MANAGEMENT SYSTEM**

Alaska Case Retrieval Enterprise System (ACRES)

**Case Abstract for: AKA 050606**

CASE DATA			
Case Serial Num:	AKA 050606	FRC Site Code:	ANC
Case Type:	262710 Ak-Mental Health Grants	Accession Num:	RIP
Case Status:	Closed	Box Num:	571 (of) --
Case Status Actn:	Case Closed	Disp Date:	--
Case Status Date:	08-JUN-1964	Location Code:	49
SM Acres:	0.0000	Abnd Yr:	--
Claim Name:	--		

CUSTOMER DATA			
Cust ID:	000027242		
Customer Name:	AK DEPARTMENT OF NATURAL RESOURCES DIV OF MINING LAND AND WATER	Interest Relationship:	Applicant
Customer Address:	Withheld	Percent Interest:	0.0000

ADMINISTRATIVE/STATUS ACTION DATA						
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
20-NOV-1959	001 Application Filed	APPLICATION RECEIVED	--	PSA	BD	--
05-DEC-1963	239 Publication Directed	NEWSPAPER	--	AJA	KB	--
15-JAN-1964	940 Tentative Appv Given	--	TA0019640105	AJA	PAM	Not Available
15-JAN-1964	007 Apln Rej/Denied Part	--	DD0019640115	AJA	KB	Not Available
08-JUN-1964	879 Patent Issued	--	PA0050640213	AJA	BD	<a href="#">View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050640)</a>
08-JUN-1964	970 Case Closed	TITLE TRSF	--	AJA	KB	--
27-JAN-1966	962 Case Sent To Nara	--	--	AJA	KB	--
10-APR-1984	974 Automated Record Verif	--	--	AJA	KB	--
10-APR-1984	410 Pat Verified State/Anc	--	--	AJA	KB	--
13-NOV-1984	411 Case Audit Signed-Blm	--	--	AJA	JJL	--
27-AUG-1992	996 Converted To Prime	--	--	940	BKM	--

FINANCIAL ACTION DATA						
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr
NO FINANCIAL ACTIONS FOUND						

GENERAL REMARKS
LAND DSCRPTN LOCKD 4/10/84.
TA ISSUED DOCUMENT NUMBER RETROACTIVELY ASSIGNED FOR
RECORD KEEPING PURPOSES AS OF JUN 1, 2009. NOT ALL
DOCUMENTS ARE SCANNED.









28	019 N	002 E	031	-	-	-	-	2	AA	170	07	PA	34.4000	MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S019N002E) TWPLAT (/perl-bin/scan
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													Total Case Acres: 7,201.5800	

Report Information/Help

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.  
For case data information/help, contact the BLM Alaska Public Information Center at (907) 271-5960.

**HOME** ([HTTPS://WWW.BLM.GOV/](https://www.blm.gov/))  
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 1849 C STREET NW RM. 5665  
 WASHINGTON DC 20240  
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 PHONE: 202-208-3801  
 BLM\_WO\_NEWMEDIA@BLM.GOV  
 (MAIL TO: BLM\_WO\_NEWMEDIA@BLM.GOV)

**USA.GOV** ([HTTPS://WWW.USA.GOV/](https://www.usa.gov/)) Follow BLM Alaska on:  
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**DEPARTMENT OF THE INTERIOR** ([HTTPS://WWW.DOI.GOV/](https://www.doi.gov/))  
**BUDGET AND PERFORMANCE** ([HTTPS://WWW.DOI.GOV/BPP](https://www.doi.gov/bpp))  
**AGENCY FINANCIAL REPORT** ([HTTPS://WWW.DOI.GOV/PFM/AFR](https://www.doi.gov/pfm/afr))  
**NO FEAR ACT** ([HTTPS://WWW.DOI.GOV/PMB/EO/NO-FEAR-ACT](https://www.doi.gov/pmb/eo/no-fear-act))  
**PRIVACY POLICY** ([HTTPS://WWW.DOI.GOV/PRIVACY](https://www.doi.gov/privacy))

([HTTP://WWW.DOI.GOV](http://www.doi.gov))

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477

WITHIN A SUBDIVISION   X    
OUTSIDE A SUBDIVISION       

**RECEIVED**

**JUL 22 2024**

Comes now the undersigned, Hans Hanson and petitions the  
Matanuska-Susitna Borough to vacate the section line easement lying within the following described  
property, to-wit:  
Lot 4, Block 1, Ancient Tree Estates, plat # 82-89, Palmer Recording District

Said easement being more fully described as (legal description): 33 foot Section Line Easement within  
Lot 4, Block 1, Ancient Tree Estates

*(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)*

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements  
A. Patents      B. Dates of entry      C. Government survey plat      D. Affidavit
3. The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

To allow construction of a proposed cellular tower, to alleviate the building setback encroachment of existing commercial building.

4. Copies of the plat showing the section line easement to be vacated.
5. **\$500.00** Section Line Easement Vacation or RS 2477 Vacation Fee or **\$250.00** with Regular Plat.

**APPLICANT  
OR  
OWNER**

Name: Hans Hanson Email: Hans@workzonesafetysupply  
Mailing Address: PO Box 190801, Anchorage, Alaska Zip: 99519  
Contact Person: Hans Hanson Phone: 907-230-0321

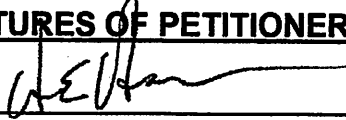
**SURVEYOR**

Name (FIRM): Farmer Surveying Email: Ken@farmersurveying.com  
Mailing Address: 9131 E. Frontage Rd., Palmer, Alaska Zip: 99645  
Contact Person: Ken Anderson Phone: 907-982-4989

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**SIGNATURES OF PETITIONER(S):**



\_\_\_\_\_  
\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

July 30, 2024  
DATE

Matthew Goddard  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: September 19, 2024





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

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

August 19, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Ancient Tree Estates B1 L4 SLEV; Plat #82-89, DNR EV 3-367 (Bogard Road)**
  - No objection to the proposed easement vacation with 86 feet of the easement adjacent to Bogard Road to remain.
  - Please be advised that this plat is within the boundary of an active DOT&PF construction project: [Seward Meridian Parkway Road Improvements, Phase II Palmer-Wasilla Highway to Seldon Road](#). For further information about the project, please reach out to the project manager Ericka Moore at (907) 269-0450 or [ericka.moore@alaska.gov](mailto:ericka.moore@alaska.gov).
  - Please be advised that left turn access from Bogard Road into and out of property will be eliminated with Seward Meridian project improvements. This driveway will then become right in and right out only.
  - After project is completed, apply for a shared driveway permit for access to Bogard Road from Lots 3 and 4. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - For future consideration, DOT&PF recommends relocation of driveway from existing location to the section line easement to create a greater distance between the driveway and the Bogard Road and Seward-Meridian Parkway traffic signal and intersection. This will increase safety at the entrance and exit to the property for both those accessing the property and Bogard Road users.

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

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT F-1**

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

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

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

Sincerely,

Kristina Huling  
Mat-Su Area Planner, DOT&PF

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



## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, August 20, 2024 2:33 PM  
**To:** Matthew Goddard; Daniel Dahms; Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Ancient Tree Estates B1 L4 SLEV (MG)

Hello,

PD&E has no objection to the vacation of the section line easement.

Thank you,

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, July 30, 2024 4:51 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamela.j.melchert@usps.gov <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc <board@nlakes.cc>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net <hessmer@mtaonline.net>; Dmitri Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 <mearow@mea.coop>  
**Subject:** RFC Ancient Tree Estates B1 L4 SLEV (MG)

Hello,

The following link is a request for comments for the proposed section line easement vacation on Lot 4, Block 1, of Ancient Tree Estates.

Please ensure all comments have been submitted by August 20, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[Ancient Tree Estates B1 L4 SLEV](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, August 1, 2024 9:22 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Ancient Tree Estates B1 L4 SLEV (MG)  
**Attachments:** Screenshot 2024-08-01 092134.png

They'll need a DW permit as shown.

### 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:** Tuesday, July 30, 2024 4:51 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Ancient Tree Estates B1 L4 SLEV (MG)

Hello,

The following link is a request for comments for the proposed section line easement vacation on Lot 4, Block 1, of Ancient Tree Estates.

Please ensure all comments have been submitted by August 20, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[Ancient Tree Estates B1 L4 SLEV](#)

Feel free to contact me if you have any questions.





EXHIBIT H-2



## Matthew Goddard

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**From:** Jeffrey Anderson  
**Sent:** Thursday, August 1, 2024 4:39 PM  
**To:** MSB Platting  
**Subject:** RE: RFC Ancient Tree Estates B1 L4 SLEV (MG)

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



### JEFF ANDERSON

Assistant Chief / Fire Marshal  
**CENTRAL MAT-SU FIRE DEPARTMENT**  
Fire & Life Safety Division (907) 861-8383  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

---

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

**Sent:** Tuesday, July 30, 2024 4:51 PM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Ancient Tree Estates B1 L4 SLEV (MG)

Hello,

The following link is a request for comments for the proposed section line easement vacation on Lot 4, Block 1, of Ancient Tree Estates.

Please ensure all comments have been submitted by August 20, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[Ancient Tree Estates B1 L4 SLEV](#)



**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 31, 2024

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

To whom it may concern:

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

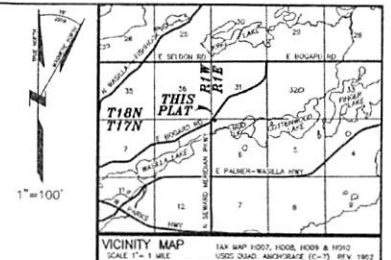
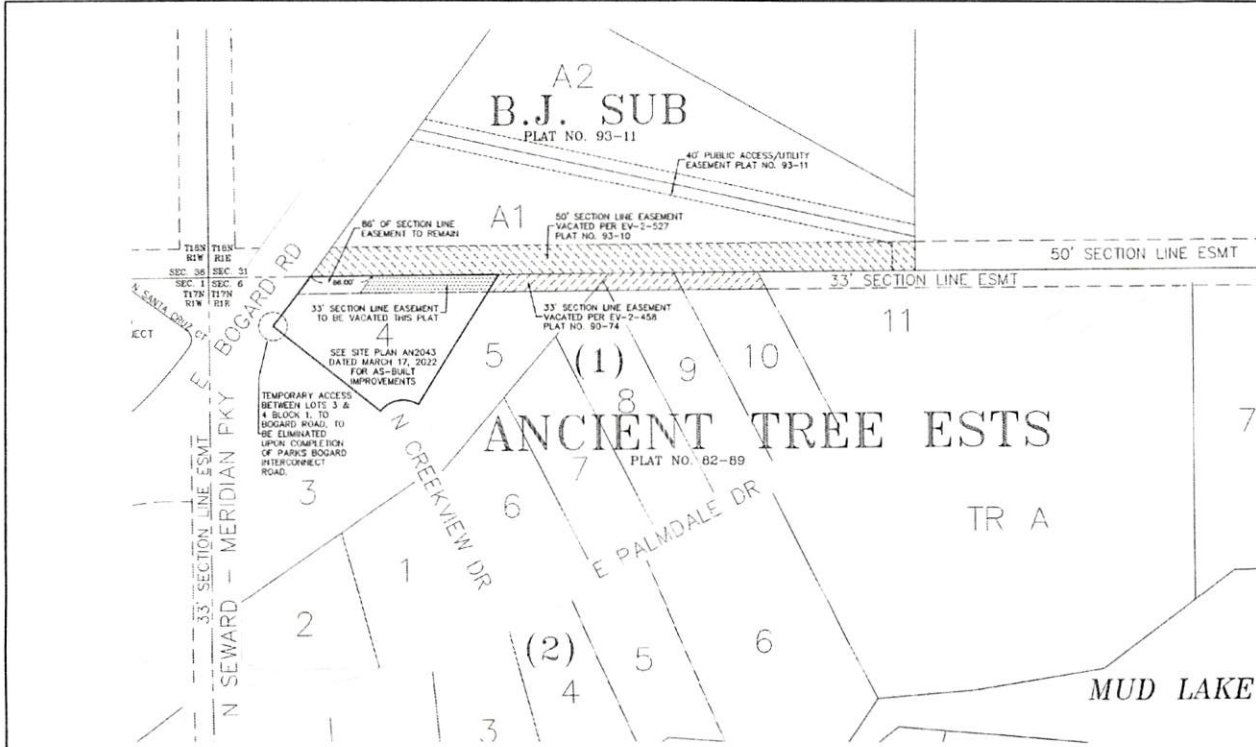
- **SECTION LINE EASEMENT VACATION PLAT  
(MSB Case # 2024-090)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto: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**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF ANCIENT TREE ESTATES, BLOCK 1, LOT 4, AS SHOWN AND DESCRIBED HEREON AND THAT I APPROVE THE SECTION-LINE EASEMENT VACATION PLAT BY MY FREE CONSENT.

DATE: \_\_\_\_\_  
HANS HANSON, MANAGER  
CRYSTAL INVESTMENTS, LLC  
PO BOX 190801  
ANCHORAGE, AK 99519

**NOTARY'S ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_\_\_, FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



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

DATE: \_\_\_\_\_ REGISTRATION NO. 10615-S  
ROBERT J. FARMER  
REGISTERED LAND SURVEYOR

**SECTION-LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (EXCEPT AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF NATURAL RESOURCES

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 202\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS PLAT, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING DIRECTOR'S CERTIFICATE**

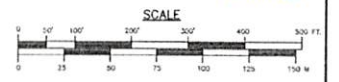
I CERTIFY THAT THE SECTION-LINE EASEMENT VACATION SHOWN HEREON HAS BEEN APPROVED BY THE MATANUSKA-SUSTINA BOROUGH PLATTING AUTHORITY FOR VACATION BY RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 202\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK

- NOTES**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS, AS ORIENTATED TO THE BASIS OF BEARINGS AND ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL FIELD DISTANCES.
  - THE MINIMUM CLOSURE OF THE TRACT BOUNDARY EXCEEDS 1:5,000.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - DIAGONALLY HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENT BEING VACATED WITHIN SECTION 6, T17N, R1E, S1M, ALASKA. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
  - THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EV-\_\_\_\_\_ APPROVED \_\_\_\_\_ 202\_\_\_\_.

RECEIVED  
JUL 22 2024  
PLATTING



Agenda Copy

1 METRE = 3.2808333 US SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE  
DATE OF SURVEY: \_\_\_\_\_ NAME OF SURVEYOR: FARMER SURVEYING, LLC #13647  
RECORDING: 2/17/2022 9131 E. FRONTAGE RD., PALMER, AK 99643  
ENDING: \_\_\_\_\_ OFFICE: (907)749-0222; CELL: (907)250-0620

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
ANCHORAGE, ALASKA  
**SECTION-LINE EASEMENT VACATION PLAT**  
ASSOCIATED WITH  
LOT 4, BLOCK 1 ANCIENT TREE ESTATES, PLAT 82-89  
LOCATED WITHIN THE  
U.S. GOVT. LOT 3, SEC. 6, T. 17 N., R. 1 E., S. 1 M., AK.  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

DRAWN BY: KJA  
DATE: 02/14/2024  
NO. 2200319.MXD  
SCALE: 1" = 100'  
APPROVAL RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
STATE PLATTING SUPERVISOR  
CHECKED BY: KJF FILE NO. EV-\_\_\_\_\_

SHEET NO. 1 OF 1



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, August 9, 2024 7:04 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Ancient Tree Estates B1 L4 SLEV (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](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, July 30, 2024 4:51 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Ancient Tree Estates B1 L4 SLEV (MG)

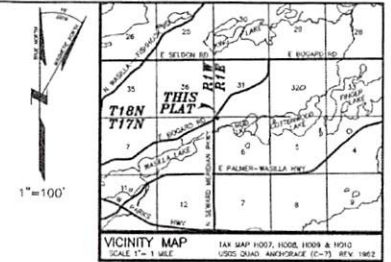
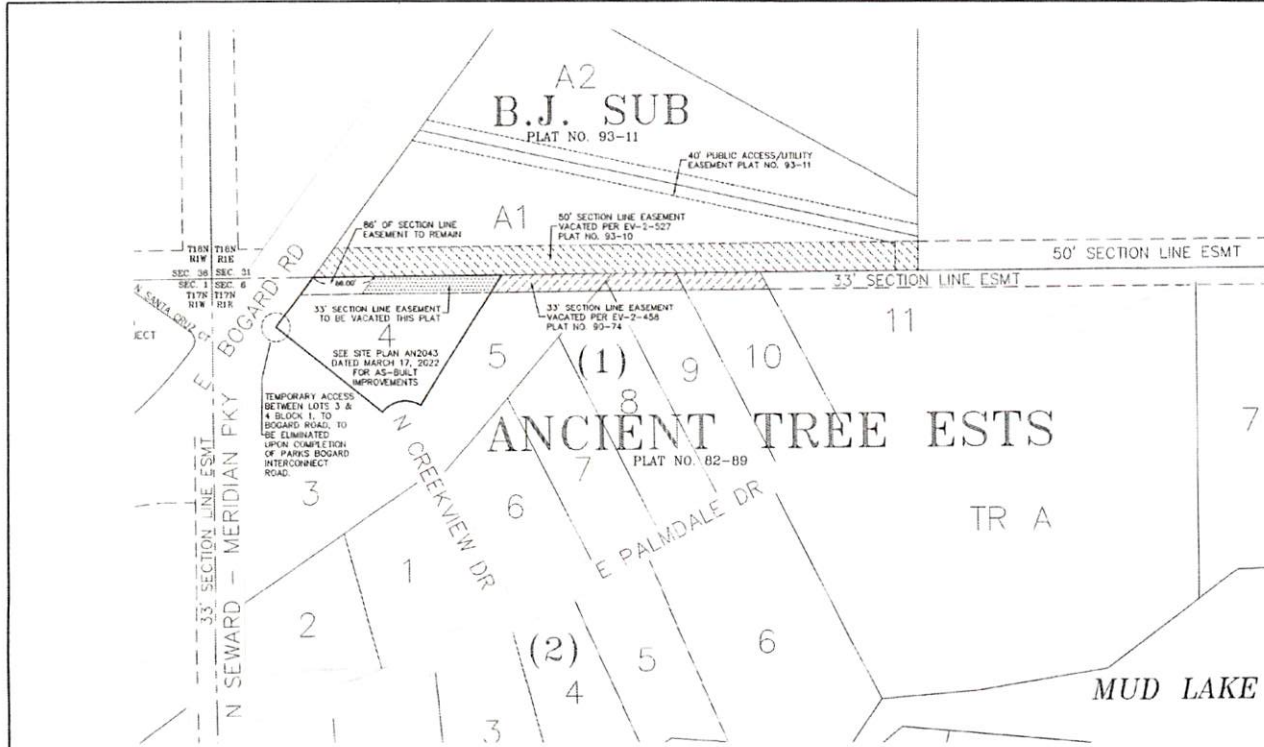
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

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[Ancient Tree Estates B1 L4 SLEV](#)



**CERTIFICATE OF OWNERSHIP**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF ANCIENT TREE ESTATES, BLOCK 1, LOT 4, AS SHOWN AND DESCRIBED HEREON AND THAT I APPROVE THE SECTION-LINE EASEMENT VACATION PLAT BY MY FREE CONSENT.

DATE: \_\_\_\_\_  
HANS HANSON, MANAGER  
CRYSTAL INVESTMENTS, LLC  
PO BOX 190801  
ANCHORAGE, AK 99519

**NOTARY'S ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



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

DATE: \_\_\_\_\_ REGISTRATION NO. 10015-S  
ROBERT J. FARMER  
REGISTERED LAND SURVEYOR

**SECTION-LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL MATCHING ON THIS PLAT).

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF NATURAL RESOURCES

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022, AGAINST THE PROPERTY, INCLUDED IN THIS PLAT, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING DIRECTOR'S CERTIFICATE**

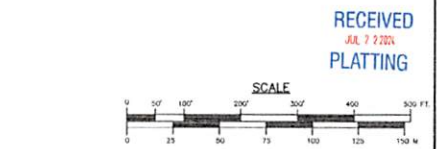
I CERTIFY THAT THE SECTION LINE EASEMENT VACATION SHOWN HEREON HAS BEEN APPROVED BY THE MATANUSKA-SUSTINA BOROUGH PLATTING AUTHORITY FOR VACATION BY RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2022, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK

- NOTES**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS, AS ORIENTATED TO THE BASIS OF BEARINGS AND ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL FIELD DISTANCES.
  - THE MINIMUM CLOSURE OF THE TRACT BOUNDARY EXCEEDS 1:5,000.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - DIAGONALLY MATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENT BEING VACATED WITHIN SECTION 6, T.17N., R.1E., S.M., ALASKA. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OF EASEMENTS.
  - THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EV-\_\_\_\_\_, APPROVED \_\_\_\_\_, 2022.

APPROVED AS SHOWN   
CORRECTED   
SIGN: Myra Armes DATE: 06/20/24  
GCI ENGINEERING & DESIGN



Agenda Copy

1 MILEP = 3,280,833 U.S. SURVEY FEET, 1 U.S. ACRE = 0.04047 HECTARE

DATE OF SURVEY: 2/17/2022 NAME OF SURVEYOR: FARMER SURVEYING, LLC #10467  
RECORDING: 1931 E. FRONTAGE RD., PALMER, AK 99645  
ENDING: 07500.007545-0222; CELL: 1007250-0020

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
ANCHORAGE, ALASKA

**SECTION-LINE EASEMENT VACATION PLAT**  
ASSOCIATED WITH  
LOT 4, BLOCK 1 ANCIENT TREE ESTATES, PLAT 82-89

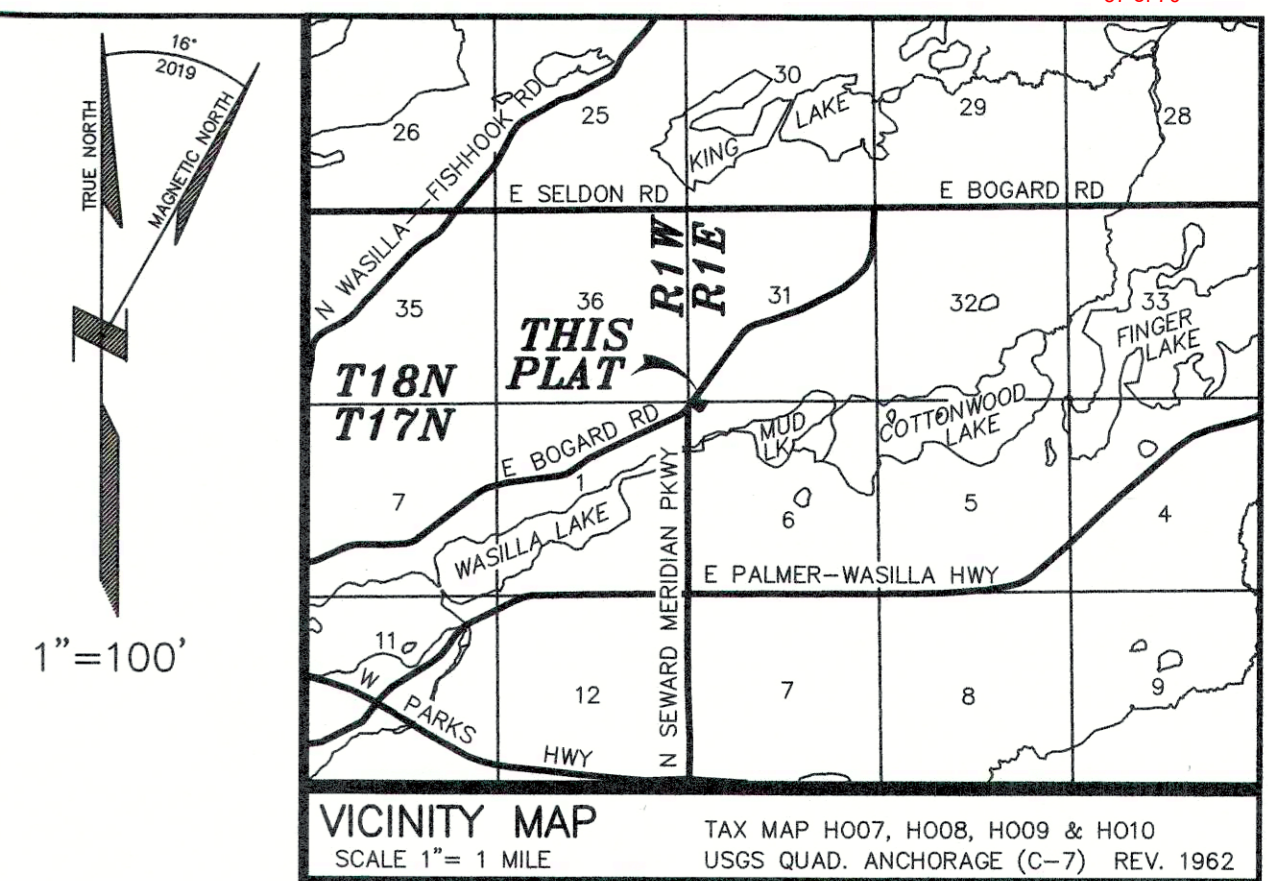
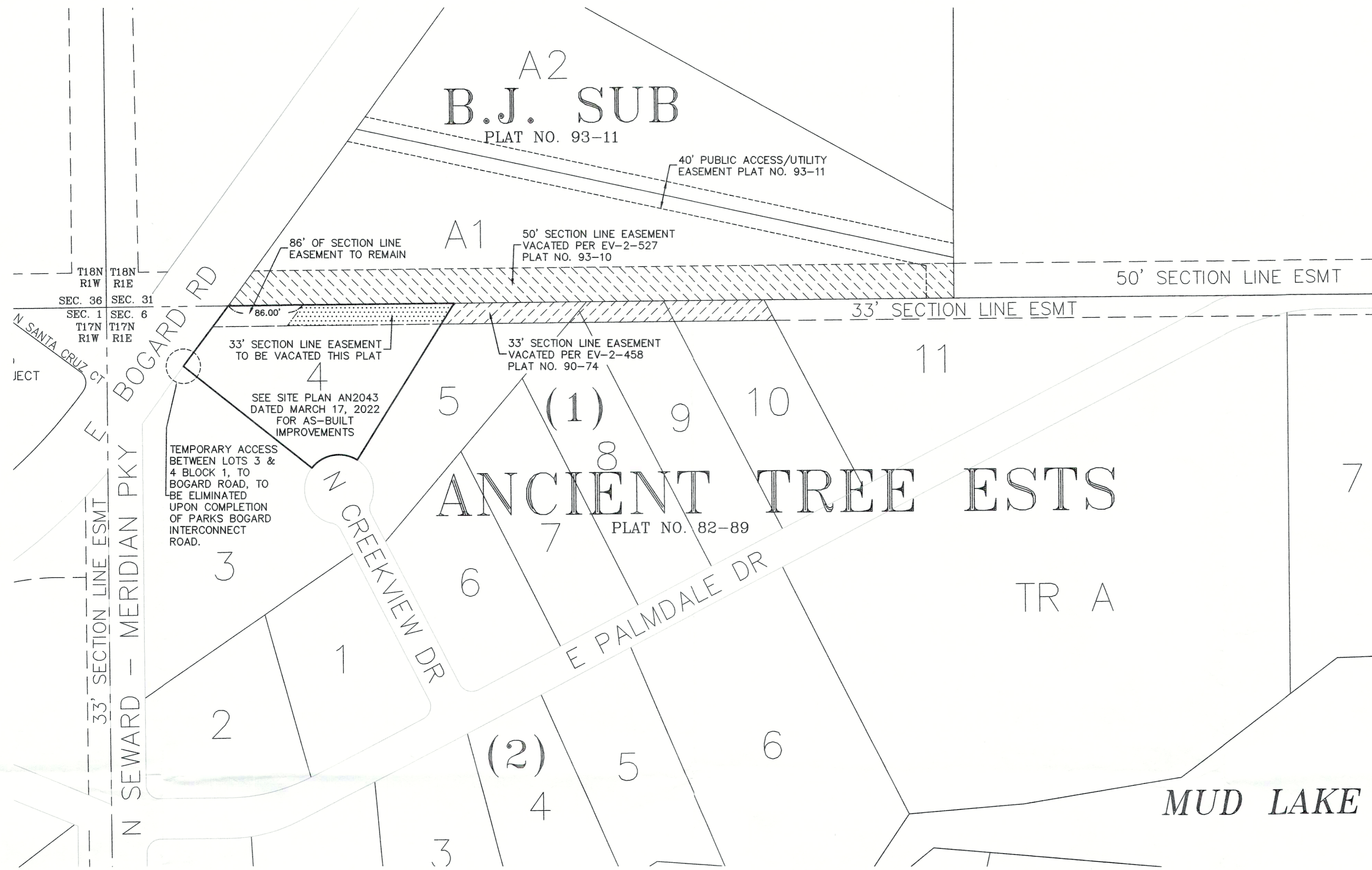
LOCATED WITHIN THE  
U.S. GOVT LOT 3, SEC. 6, T. 17 N., R. 1 E., S. M., AK,  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

DRAWN BY: KJB APPROVAL RECOMMENDED  
DATE: 02/14/2024  
NO. 2700232 AND SYSTEMS CREATING SUBDIVISION DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ FILE NO. \_\_\_\_\_  
1" = 100'

SHEET NO. 1 OF 1

EXHIBIT J-4



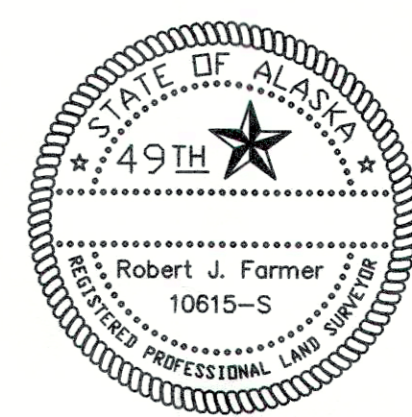


**CERTIFICATE OF OWNERSHIP**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF ANCIENT TREE ESTATES, BLOCK 1, LOT 4, AS SHOWN AND DESCRIBED HEREON AND THAT I APPROVE THE SECTION-LINE EASEMENT VACATION PLAT BY MY FREE CONSENT.

DATE \_\_\_\_\_ HANS HANSON, MANAGER  
 CRYSTAL INVESTMENTS, LLC  
 PO BOX 190801  
 ANCHORAGE, AK 99519

**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 202\_\_, FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_



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

DATE \_\_\_\_\_ REGISTRATION NO. 10615-S  
 ROBERT J. FARMER  
 REGISTERED LAND SURVEYOR

**SECTION-LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
 THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE: REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER  
 THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE: DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 COMMISSIONER  
 DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 COMMISSIONER  
 DEPARTMENT OF NATURAL RESOURCES

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 202\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS PLAT, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SECTION LINE EASEMENT VACATION SHOWN HEREON HAS BEEN APPROVED BY THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY FOR VACATION BY RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 202\_\_, 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.

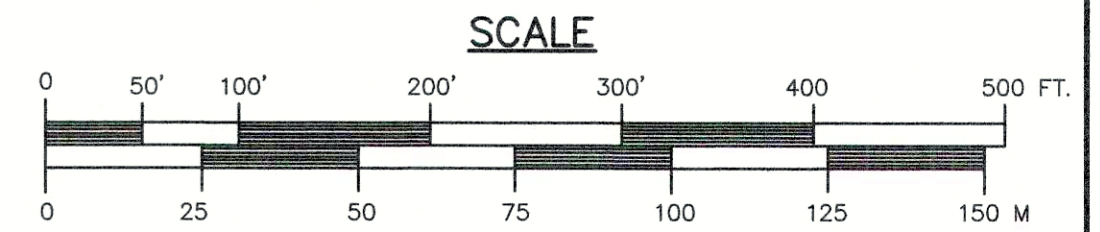
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 PLATTING CLERK

**NOTES**

- ALL BEARINGS SHOWN ARE TRUE BEARINGS, AS ORIENTATED TO THE BASIS OF BEARINGS AND ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE MINIMUM CLOSURE OF THE TRACT BOUNDARY EXCEEDS 1:5,000.
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- DIAGONALLY HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENT BEING VACATED WITHIN SECTION 6, T.17N., R.1E., S.M., ALASKA. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
- THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EV-\_\_-\_\_ APPROVED \_\_\_\_\_, 202\_\_.

**RECEIVED**  
**JUL 22 2024**  
**PLATTING**



**Agenda Copy**

1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY: BEGINNING: 3/17/2022	NAME OF SURVEYOR: FARMER SURVEYING, LLC; #126467
ENDING:	9131 E. FRONTAGE RD., PALMER, AK 99645
	OFFICE: (907)745-0222; CELL: (907)355-0620

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF MINING, LAND & WATER  
 ANCHORAGE, ALASKA

**SECTION-LINE EASEMENT VACATION PLAT**

ASSOCIATED WITH  
 LOT 4, BLOCK 1 ANCIENT TREE ESTATES, PLAT 82-89  
 LOCATED WITHIN THE  
 U.S. GOVT. LOT 3, SEC. 6, T. 17 N., R. 1 E., S. M., AK.  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

DRAWN BY: KJA	APPROVAL RECOMMENDED:
DATE: 02/14/2024	
WO: 2200039_VAC	STATEWIDE PLATTING SUPERVISOR
SCALE: 1" = 100'	CHECKED BY: R/JF
	FILE NO. EV-__-__







**B**



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 19, 2024**

PRELIMINARY PLAT: ALLIANCE COUNTRY HEIGHTS  
LEGAL DESCRIPTION: SEC 02, T17N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: ALLIANCE CONSTRUCTION LLC  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING  
STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
ACRES: 20.04 ± PARCELS: 19  
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-093

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**REQUEST:** The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska.

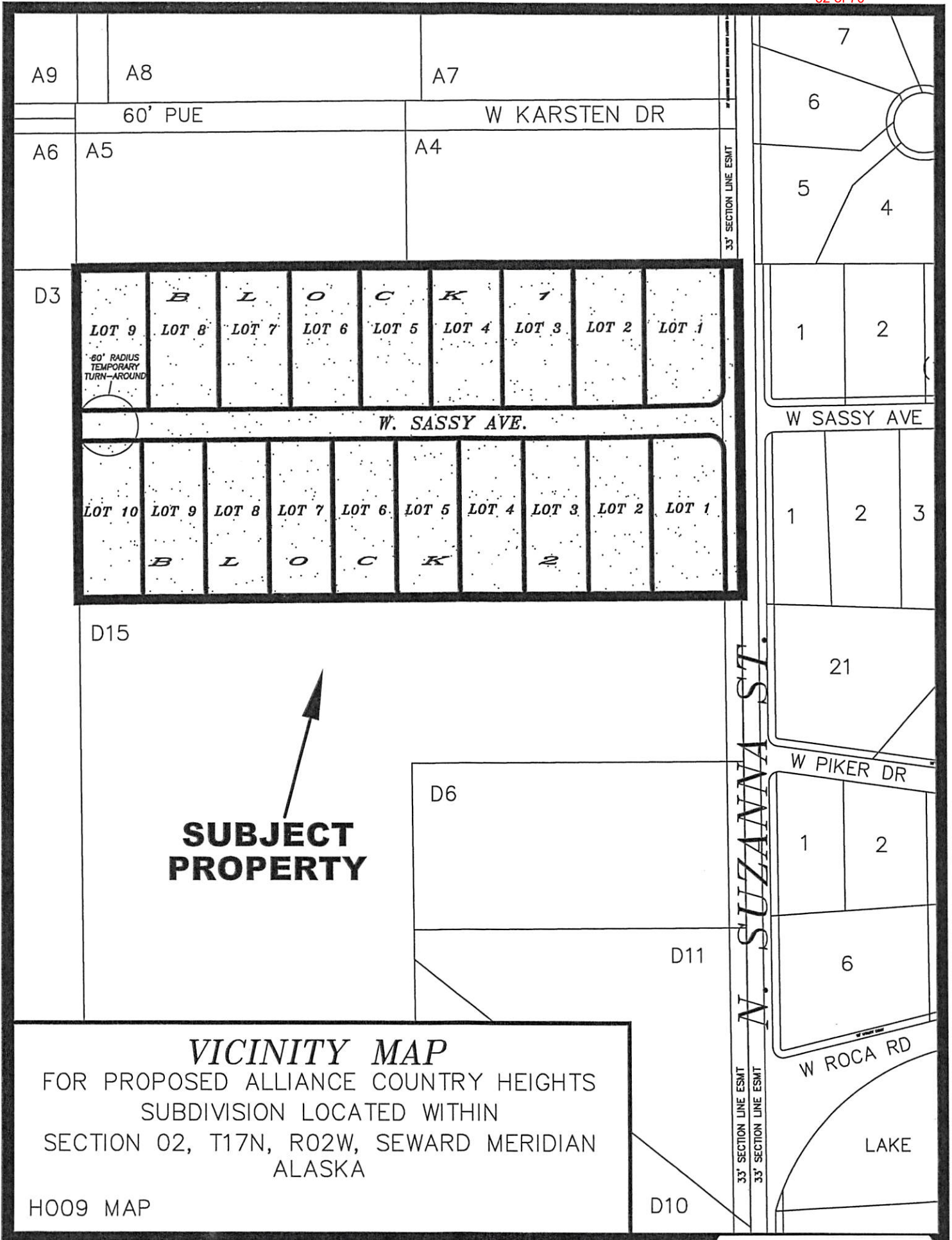
**EXHIBITS & COMMENTS**

Vicinity Map	<b>EXHIBIT A</b> – 1 p
Community Council: #1 Meadow Lakes	<b>EXHIBIT B</b> – 1 p
Public	<b>EXHIBIT C</b> – 3 pp
Request for Continuation	<b>EXHIBIT D</b> – 2 pp

**DISCUSSION:** The petitioner has requested a continuance to October 3, 2024. The request is to allow time to coordinate mitigation for road thresholds and design modification. Staff recommends that the Platting Board grant the continuance as requested.

**RECOMMENDATIONS FOR GRANITNG A CONTINUANCE**

**Suggested motion: I move to approve a continuance to October 3, 2024 of the preliminary plat of Alliance Country Heights, Township 17 North, Range 02 East, Section 02, Seward Meridian, Alaska.**



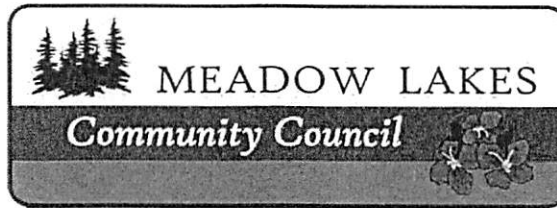
**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED ALLIANCE COUNTRY HEIGHTS  
SUBDIVISION LOCATED WITHIN  
SECTION 02, T17N, R02W, SEWARD MERIDIAN  
ALASKA

H009 MAP





1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623  
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough  
Platting Board and staff  
Attn: Natasha.Heindel@matsugov.us

August 15, 2024

RE: Alliance Country Heights platting action

Dear Platting Board members and staff:

The Meadow Lakes Community Council membership supports the proposed platting action. We also recommend the petitioner request the private easement be vacated or relocated. It is our understanding that it is no longer used and appears to limit development on these proposed parcels.

The Council membership voted to submit these comments at our August 14, 2024, meeting.

Sincerely,

A handwritten signature in cursive script that reads "Camden Yehle".

Camden Yehle  
Meadow Lakes Community Council President  
Camdenyehle@gmail.com

**EXHIBIT B**

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## Natasha Heindel

---

**From:** Stephen Edwards <[sledwards4959@gmail.com](mailto:sledwards4959@gmail.com)>  
**Sent:** Friday, August 23, 2024 8:26 AM  
**To:** Natasha Heindel  
**Subject:** Re: RFC Alliance Country Heights

---

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

Sounds great, thank you!

On Mon, Aug 19, 2024 at 12:17 PM Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)> wrote:  
Good morning Stephen,

I have forwarded your comments along to our PD&E Division.  
Platting staff communicates closely with them and I will be sure we discuss your concerns in our upcoming weekly meeting.

Final comments by MSB Public Works along with any other materials received will be included in the staff report and presented to the Platting Board.

If you have any further questions please don't hesitate to reach out.

Have a good day,

*Natasha Heindel*

Platting Technician  
Mat-Su Borough Planning Department  
350 E. Dahlia Ave. Palmer, Alaska 99645  
Desk: (907) 861-7872  
[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)

---

**From:** Stephen Edwards <[sledwards4959@gmail.com](mailto:sledwards4959@gmail.com)>  
**Sent:** Saturday, August 17, 2024 9:20 AM  
**To:** Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)>  
**Subject:** Re: RFC Alliance Country Heights

---

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

Thanks for the thoughtful discussion and reply. It does help me feel like my concerns are being seen. In an effort to make sure the right people see it, I was wondering if I might learn who in engineering and design is reviewing this so that I could share with them. I assume my comments would be available to platting board in the packet but I'm less sure that MSB engineer staff would see them.

I think Dustin has taken a different position, otherwise I would just contact him directly.

Stephen Edwards  
907 521 0178

**EXHIBIT C - 1**

On Thu, Aug 15, 2024 at 2:24 PM Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)> wrote:  
Hi Stephen,

It was good to speak with you this morning.  
As discussed, I will include your comments as a member of the public and not as a RSA representative.

To recap our conversation, any road construction involved in a subdivision is reviewed closely by engineers in the Mat-Su Borough Pre-Design & Engineering Division. Some subdivisions necessitate additional road construction outside of the subject property depending on average daily traffic counts and the overall limit on a particular road, but in this case it may not be necessary to construct N. Suzanna St. A final determination of what will be required will be included in the staff report which will be presented at the Platting Board meeting.

The private easement is not a matter that the MSB Platting Board has authority to vacate and the intention with the existing private easement is unknown. If the easement exists at the time of recordation then it will be shown on the final plat.

Platting staff is available to clarify the code requirements at hand and the submitted materials for any platting issue. Our goal is always to provide the most accurate information possible to be sure that all parties involved are well informed of the potential platting actions.

Have a good day,

*Natasha Heindel*

Platting Technician  
Mat-Su Borough Planning Department  
350 E. Dahlia Ave. Palmer, Alaska 99645  
Desk: (907) 861-7872  
[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)

---

**From:** Natasha Heindel  
**Sent:** Thursday, August 15, 2024 10:01 AM  
**To:** Stephen Edwards <[sledwards4959@gmail.com](mailto:sledwards4959@gmail.com)>; MSB Platting <[Platting@matsugov.us](mailto:Platting@matsugov.us)>  
**Subject:** RE: RFC Alliance Country Heights

Good morning Stephen,

Thank you for your comment.  
Can you please confirm if you are commenting as a member of the public or in an official capacity as part of the Meadow Lakes RSA?

Thank you,

*Natasha Heindel*

Platting Technician  
Mat-Su Borough Planning Department  
350 E. Dahlia Ave. Palmer, Alaska 99645  
Desk: (907) 861-7872  
[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)



**From:** Stephen Edwards <[sledwards4959@gmail.com](mailto:sledwards4959@gmail.com)>  
**Sent:** Thursday, August 15, 2024 8:01 AM  
**To:** MSB Platting <[Platting@matsugov.us](mailto:Platting@matsugov.us)>  
**Subject:** Fwd: RFC Alliance Country Heights

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

Subject: 2024-093 Alliance Country Heights

Very complex project and I'm thinking there is information intentionally left out that would be helpful. Of course the intended use of the private easement is one, and it's not clear to me if that's being vacated.

As for the waiver, I think I could follow the logic there as the two parcels will be combined and the new configuration will allow access to sassy from each lot. So I think I have no opposition to that.

As for the overall project, I always maintain the same objection to the concept of taking a nice parcel and chopping it into the tiniest and most unusable lots allowed under the law. When I developed my subdivision I chose 5 acres as the minimum size even though small lots would have been much more profitable.

For this particular project I have the following comments.

1. Suzanna street connection should be completed to the south along the section line to prevent such a heavy traffic load being added to Sassy etc. this would also provide alternate access to the subdivision although actual connectivity to the west seems unlikely.
2. The new road will be difficult to maintain with that grade and I think oversized ditching with shallow fore and back slopes and oversized culverts should be required. Infiltration basins should be larger and that space added to the ROW to allow maintenance. A large infiltration basis should be added to the lowest area even it requires removal of an entire parcel.
3. The lots are too small for this area and the septic/ well protection circles will be in conflict creating a race to be the first to place well and septic in desired locations. Space will be insufficient for replacement of drain fields when they fail in the future.
4. The temporary turn around will have the usual problem of driveways being constructed in the area needed for snow storage. Driveway locations should be assigned as a plat restriction.

In summary, I think the plat should be redesigned with fewer lots and more drainage features. All drainage features must include easements to allow future maintenance. Additionally the connection south along Suzanna should be added to requirements.

Stephen Edwards  
RSA 27 Meadow Lakes



## Natasha Heindel

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Monday, September 9, 2024 12:42 PM  
**To:** Natasha Heindel; Bull Moose Surveying; Tim Baletskiy; Dan Steiner; Tim Carmen  
**Cc:** Jamie Taylor; Daniel Dahms; Tammy Simmons; Brad Sworts; Fred Wagner  
**Subject:** Re: Resolutions Needed - Alliance Country Heights, 2024-093

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

Hi Natasha,

We are agreeable to the continuation until the October 3rd Platting Board Meeting and will have a road design for Suzanna from Sassy to Piker along with an updated ADT mitigating the ADT onto Sassy along with something on the cross sections this week for review and acceptance.

Take care,  
Ellery

On 9/6/2024 3:37 PM, Natasha Heindel wrote:

Hi Ellery,

Just confirming with you that I was not able to locate those ADT reports you requested for Blue Hills Overlook and Warness subdivisions. It seems that ADT reports either were not required or are in our offsite storage.

If you would like to see the hardcopy of Blue Hills Overlook you may submit a Public Records Request for the file, but I think Jamie & Daniel will be able to clarify anything needed with the current subdivision.

Thank you for everyone's efforts on this case.

As discussed on the phone, we'll anticipate continuing until the October 3, 2024 public hearing. Looking forward to ironing out all these details together.

Have a great weekend,

Natasha Heindel

Platting Technician  
Mat-Su Borough Planning Department  
350 E. Dahlia Ave. Palmer, Alaska 99645  
Desk: (907) 861-7872  
[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Friday, September 6, 2024 3:01 PM  
**To:** Natasha Heindel <Natasha.Heindel@matsugov.us>; Bull Moose Surveying <office@bullmoosesurveying.com>; Tim Baletskiy <tim\_b1994@yahoo.com>; Dan Steiner <dsteiner@mtaonline.net>; Tim Carmen <tim@bullmoosesurveying.com>  
**Cc:** Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Fred Wagner

<Frederic.Wagner@matsugov.us>

**Subject:** Re: Resolutions Needed - Alliance Country Heights, 2024-093

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

And a quick follow up to the last email - Natasha and I just spoke and I'm now seeing where in the Cartegraph Road Information that W. Roca Road is certified as a Collector road from W. Muffin Street back to N. Suzanna Street. I suspect with the ADT so close to 500 at the intersection of W. Muffin St. and W. Roca Road it wasn't necessary to certify any further north.

Ellery

On 9/6/2024 12:54 PM, Natasha Heindel wrote:

Hi Ellery & Alliance Country Heights team,

Thank you for the update and clarification for cross sections and easement resolution.

MSB team, please see Ellery's most recent comments here below and attached as described.

Regarding the ADT threshold and in response to the updated ADT dated 9/4/2024, there remains to be sections of road which exceed the 1,000 ADT threshold for portions of W. Sassy Ave. & W. Roca Rd.

PD&E has provided additional clarification as follows:

Mitigation would not necessarily be upgrading the existing roads.

Sassy Avenue is not eligible to be upgraded to Residential Collector standard due to existing driveway density.

Mitigation will likely entail construction of alternate access.

Due to the required timeline for case packets to be posted/available for review and the nature of the ADT resolution still needed, it will be necessary to continue this case to allow time to coordinate the proposed mitigation for road thresholds.

It is required that any continuation of public hearing be done to a specific date.

Please let me know what hearing date you would like to plan for. Some options are as follows:

- October 3, 2024
  - Any updated materials would need to be received by 9/16/24. This would allow a brief time period for review and concurrence by PD&E followed by the finalization of staff report and recommendations.
- November 7, 2024
  - Updated materials would need to be received no later than 10/21/24.
- November 21, 2024 or later

Talk to you soon,

Natasha Heindel

Platting Technician

Mat-Su Borough Planning Department

350 E. Dahlia Ave. Palmer, Alaska 99645

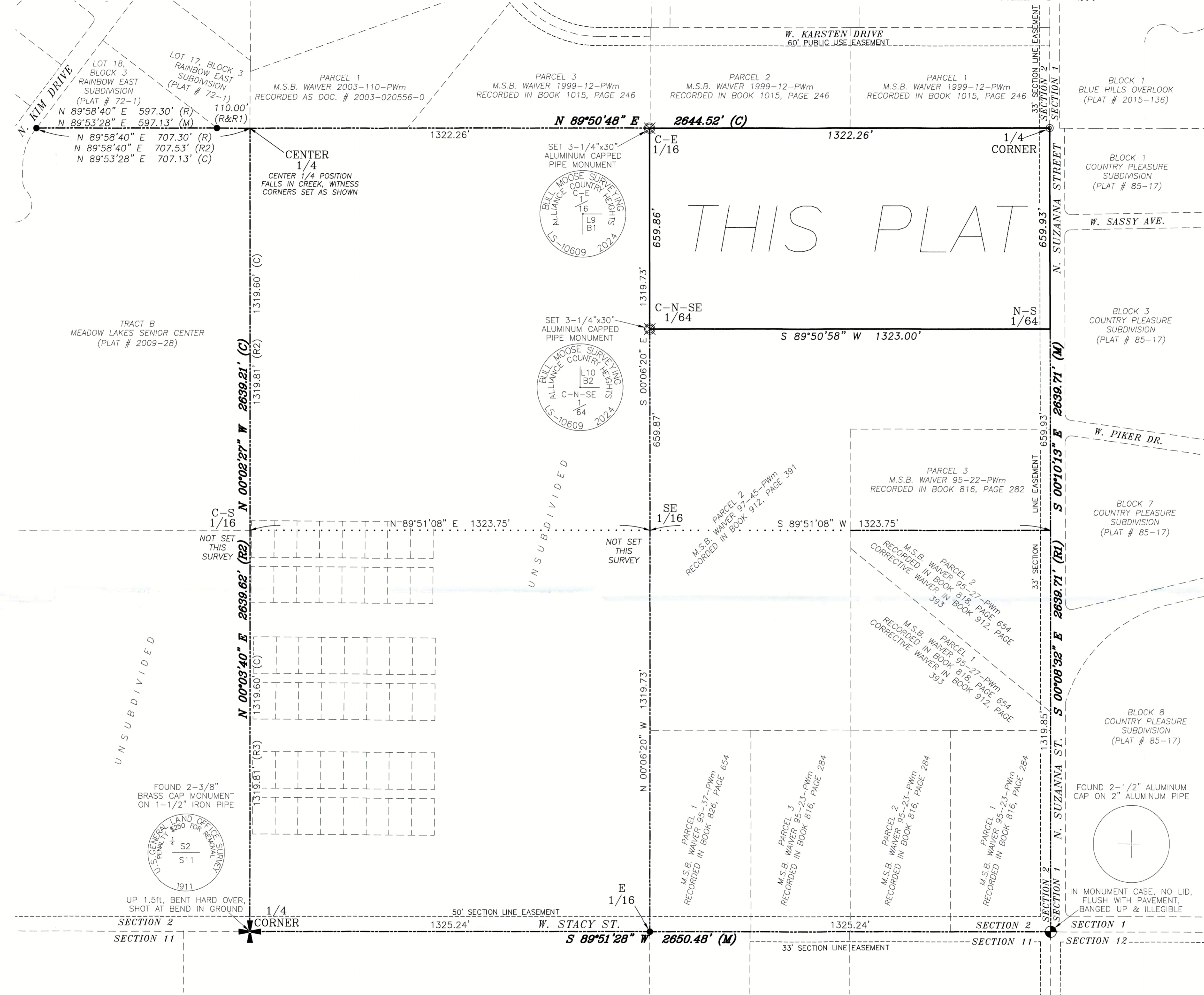
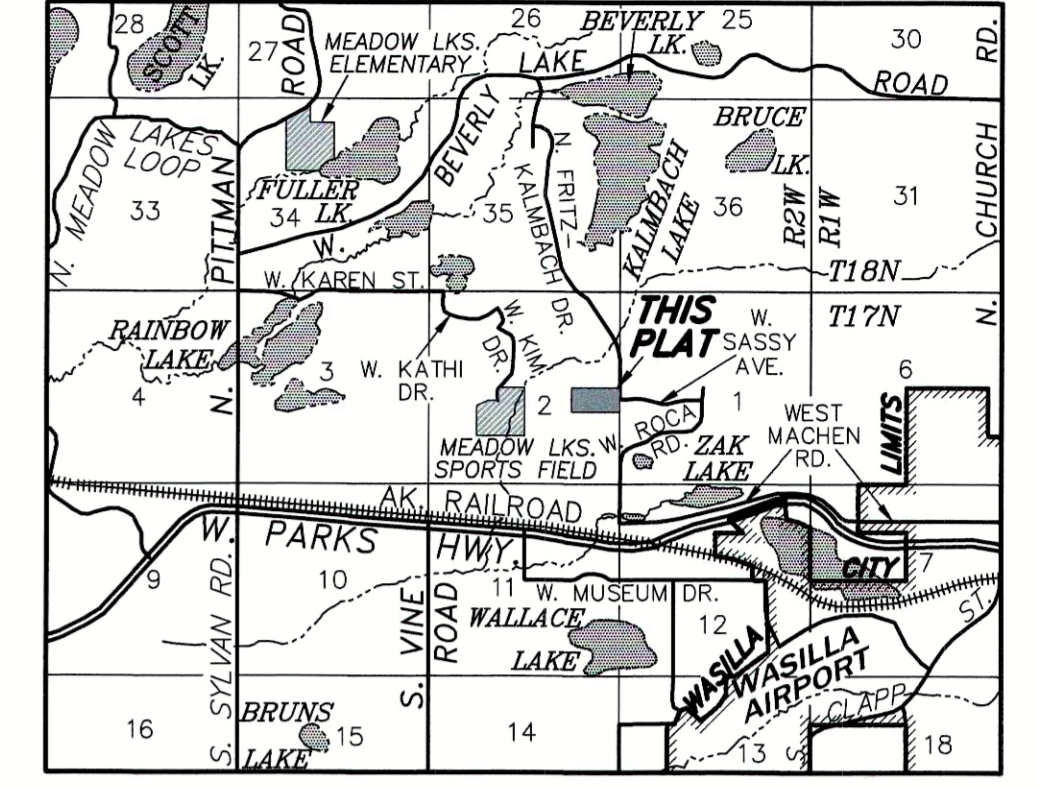
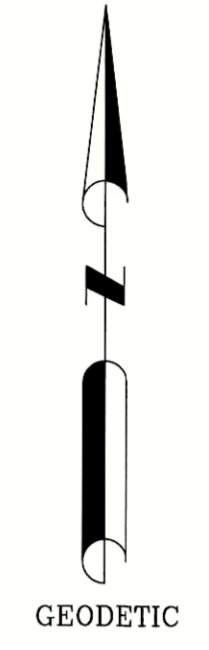
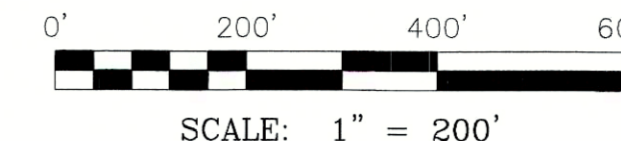
Desk: (907) 861-7872

Natasha.Heindel@matsugov.us



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON APRIL 29, 2024 AT THE SET 1" YELLOW PLASTIC CAP ON 5/8" REBAR WITH A LATITUDE OF 61°35'30.00340"N AND A LONGITUDE OF 149°34'23.79000"W. THE CONTROL POINT BEARS N 59°17'46" E 359.98' FROM THE NORTHEASTERN CORNER OF THIS SUBDIVISION. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED APRIL 27, 1998 IN BOOK 954, PAGE 821
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECORDED SEPTEMBER 18, 1995 IN BOOK 820, PAGE 615 AMENDMENTS: RECORDED AUGUST 9, 1999 IN BOOK 1028, PAGE 777
- CONTOURS TAKEN FROM MATANUSKA-SUSITNA BOROUGH 2011 LIDAR PROJECT.



- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
  - ⊙ FOUND 1-1/2" IRON PIPE
  - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
  - FOUND 5/8" REBAR
  - (R) RECORD VALUE PER RAINBOW EAST SUBDIVISION (PLAT #72-1)
  - (R1) RECORD VALUE PER COUNTRY PLEASURE SUBDIVISION (PLAT #85-17)
  - (R2) RECORD VALUE PER MEADOW LAKES SENIOR CENTER (PLAT #2009-28)
  - (M) MEASURED VALUE THIS SURVEY
  - (C) COMPUTED VALUE THIS SURVEY
  - ⊗ SET PRIMARY MONUMENT AS NOTED
  - ⊔ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
  - ⊕ TEST HOLE
  - ⊕ POWER POLE
  - ✓ GUY ANCHOR
  - ⊕ PEDESTAL
  - \* TRAFFIC SIGN
  - ⊕ SATELLITE DISH

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 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 AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMA BALETSKIY, MEMBER  
 ALLIANCE CONSTRUCTION, LLC.  
 P.O. BOX 871793  
 WASILLA, AK 99687

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR TIMA BALETSKIY

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**Agenda Copy  
 RECEIVED  
 JUL 22 2024  
 PLATTING**

**PRELIMINARY**

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

PLAT RESOLUTION NO. \_\_\_\_\_

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**PRELIMINARY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



7/17/2024  
 DATE

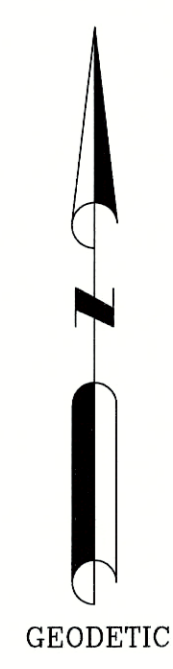
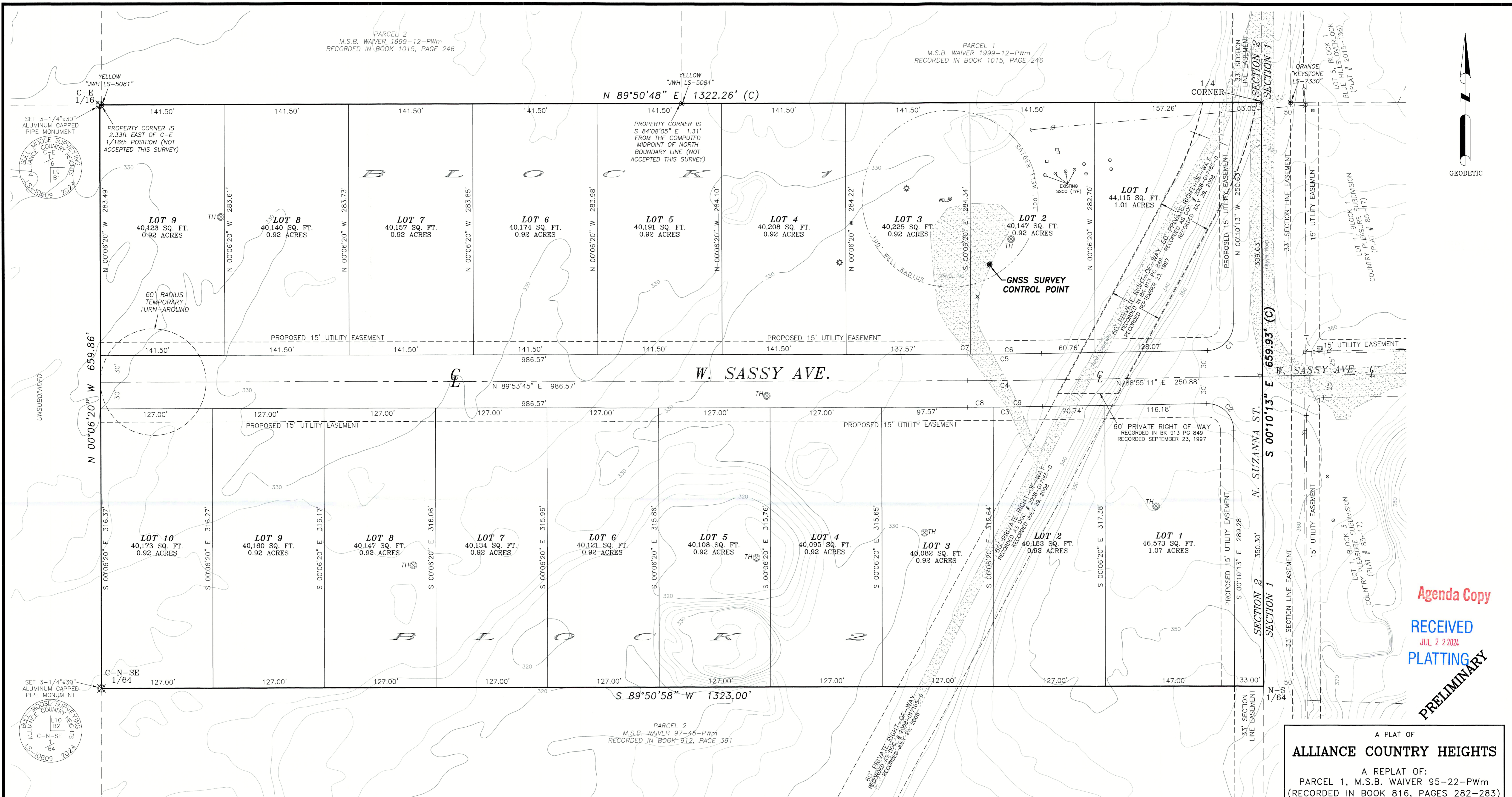
**A PLAT OF  
 ALLIANCE COUNTRY HEIGHTS**

A REPLAT OF:  
 PARCEL 1, M.S.B. WAIVER 95-22-PWm (RECORDED IN BOOK 816, PAGES 282-283)  
 AND  
 PARCEL 1, M.S.B. WAIVER 97-45-PWm (RECORDED IN BOOK 912, PAGES 391-392)  
 LOCATED WITHIN:  
 SECTION 2, T17N R02W

SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 20.04 ACRES MORE OR LESS

<b>BULL MOOSE SURVEYING LLC</b> LICENSE #200746	
200 HYGRADE LANE WASILLA, ALASKA 99654	OFFICE: (907) 357-6957 office@bulldmoosesurveying.com
DRAWN BY: EEG	DRAWING SCALE:
DATE: 7/17/2024	1"=200'
CHECKED BY: RSH	SHEET
	1 OF 2

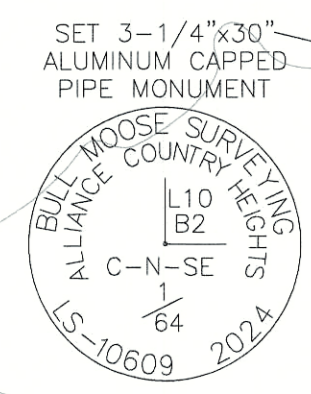
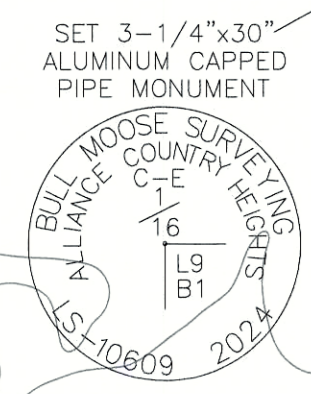




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  - POWER POLE
  - GUY ANCHOR
  - PEDESTAL
  - TRAFFIC SIGN
  - SATELLITE DISH

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°05'24"	30.00'	46.85'	29.53'	N 44°22'29" E	42.09'
C2	80°54'36"	30.00'	47.60'	30.48'	N 45°57'31" W	42.74'
C3	0°58'34"	5030.00'	85.70'	42.85'	S 89°24'28" W	85.70'
C4	0°58'34"	5000.00'	85.19'	42.60'	N 89°24'28" E	85.19'
C5	0°58'34"	4970.00'	84.68'	42.34'	N 89°24'28" E	84.68'
C6	0°55'51"	4970.00'	80.75'	40.38'	S 89°23'06" W	80.75'
C7	0°02'43"	4970.00'	3.93'	1.96'	N 89°52'23" E	3.93'
C8	0°20'07"	5030.00'	29.43'	14.71'	N 89°43'42" E	29.43'
C9	0°38'28"	5030.00'	56.27'	28.14'	N 89°14'24" E	56.27'

SCALE: 1" = 50'

**PRELIMINARY SURVEYOR'S CERTIFICATE**

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

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LICENSE #200746

200 HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

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	2 OF 2