

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 18, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **TEXAS RSB B5 L15&16:** The request is to create one lot from Lots 15 and 16, Block 5, Texas, Plat 63-15, to be known as **LOT 15A**, containing .61 acres +/- . The plat is located directly south of Stepan Lake and directly north of W. Fort Worth Drive, (Tax ID's 6314B05L015 & 6314B05L016) located within the S ½ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Ronald Peterson & Sharon Hart, Staff: Chris Curlin, Case #2024-091)*
- B. **RADFORS RETREAT 2024:** The request is to create two lots from Lots 3 & 4 of Radford's Retreat (Plat# 2006-200), to be known as **RADFORDS RETREAT 2024**, containing 7.05 acres +/- . (Tax ID's 5966000L003, 5966000L004) The property is located directly east of S. Foothills Boulevard and directly north of W. Lone Duck Trail; within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District # 5. *(Petitioner/Owner: Stepham Radford, Staff: Chris Curlin, Case #2024-104)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 18, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2024

ABBREVIATED PLAT: TEXAS RSB B5 L15 & 16
LEGAL DESCRIPTION: SEC 9, T17N, R03W S.M., AK
PETITIONERS: RONALD C. PETERSON & SHARON L. HART
SURVEYOR/ENGINEER: R&K LAND SURVEYING, LLC
ACRES: .61 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-91

REQUEST:

The request is to create one lot from Lots 15 and 16, Block 5, Texas, Plat 63-15, to be known as **LOT 15A**, containing .61 acres +/- . The plat is located directly south of Stepan Lake and directly north of W. Fort Worth Drive, located within the S ½ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of **LOT 15A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

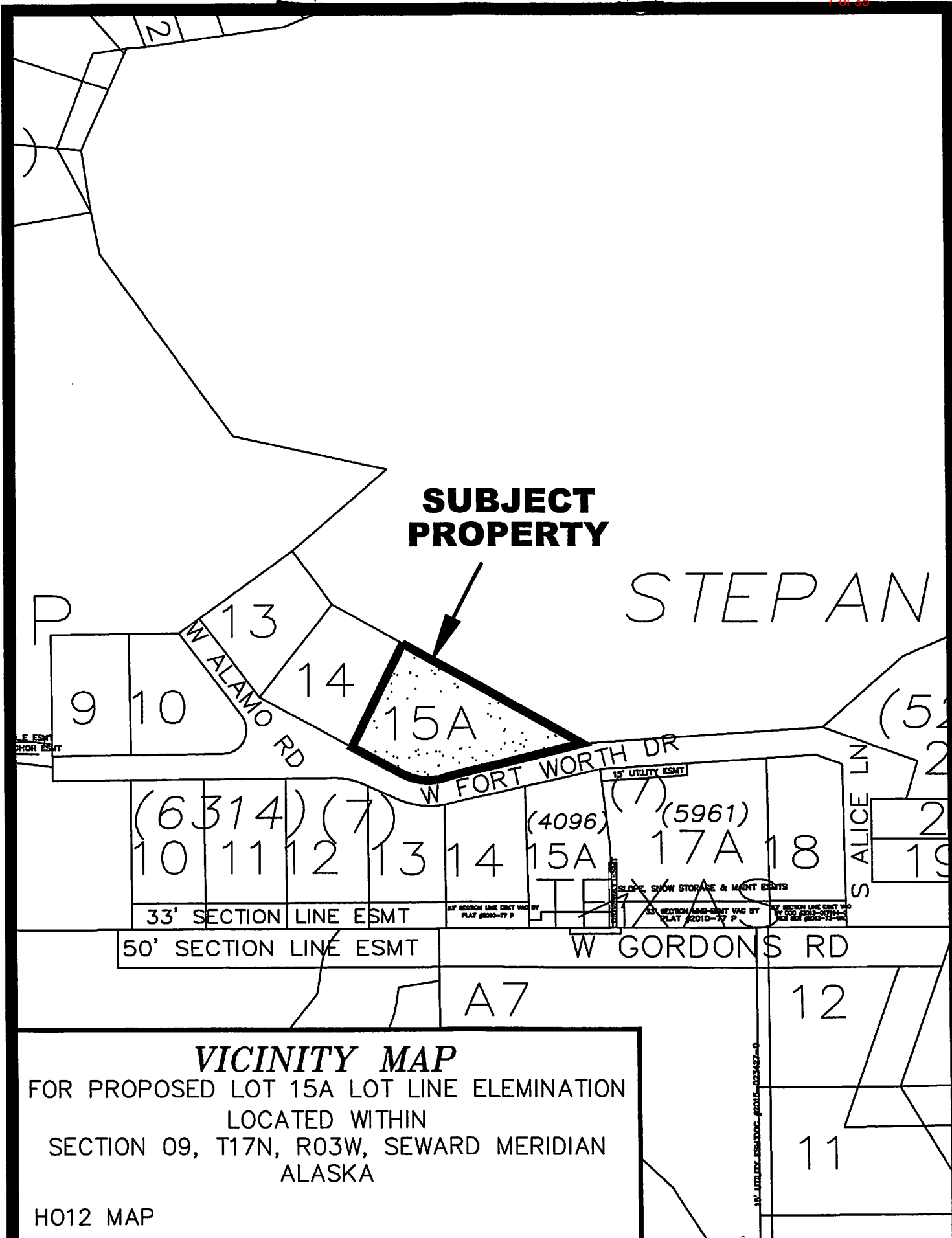
FINDINGS of FACT:

1. The abbreviated plat of **LOT 15A** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Texas Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Texas (Plat #61-25) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **LOT 15A**, contingent on the following recommendations:

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



**SUBJECT
PROPERTY**

STEPAN

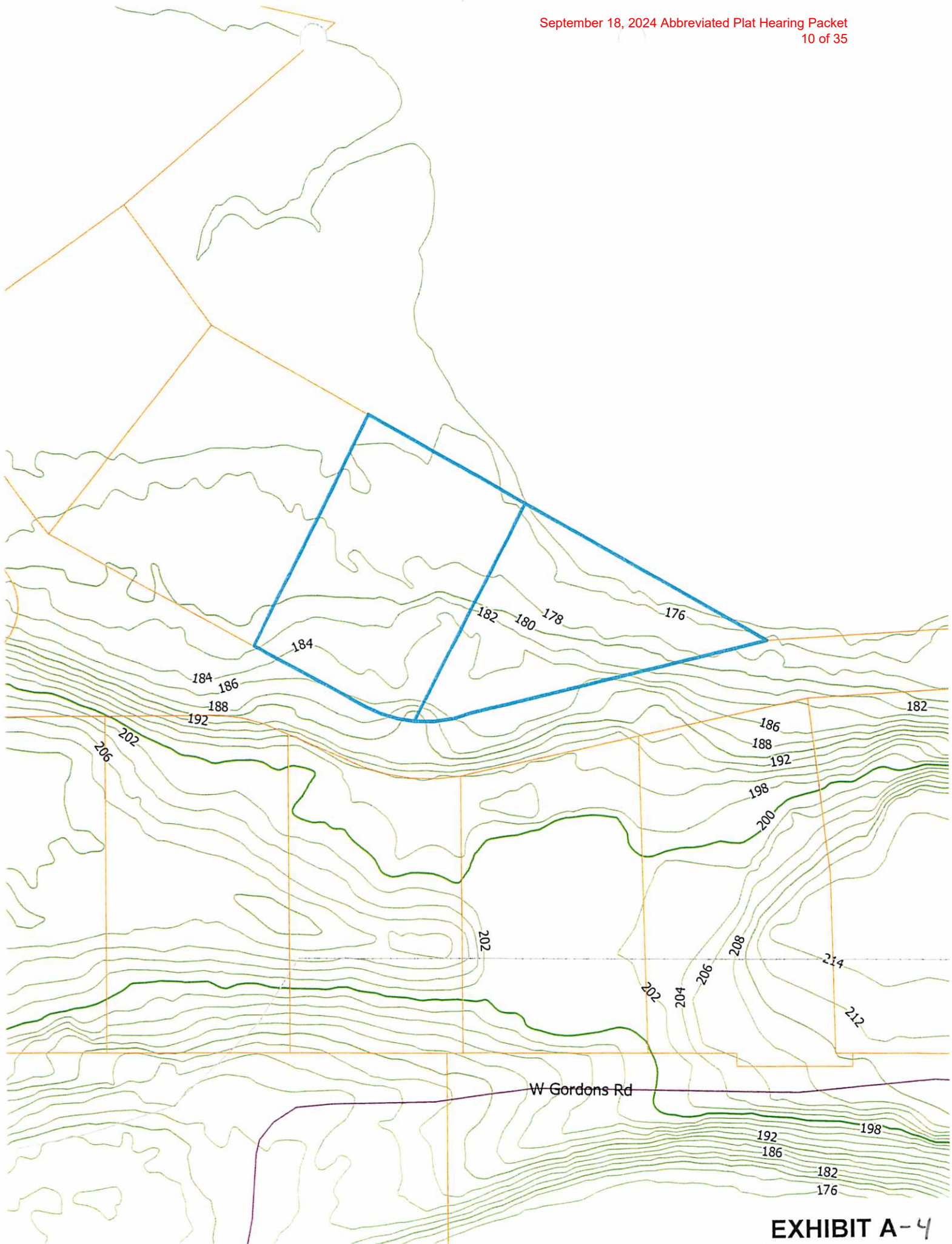
VICINITY MAP

FOR PROPOSED LOT 15A LOT LINE ELEMINATION
LOCATED WITHIN
SECTION 09, T17N, R03W, SEWARD MERIDIAN
ALASKA

H012 MAP







PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

RONALD C. PETERSON _____ DATE _____
-

SHARON L. HART _____ DATE _____
-

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



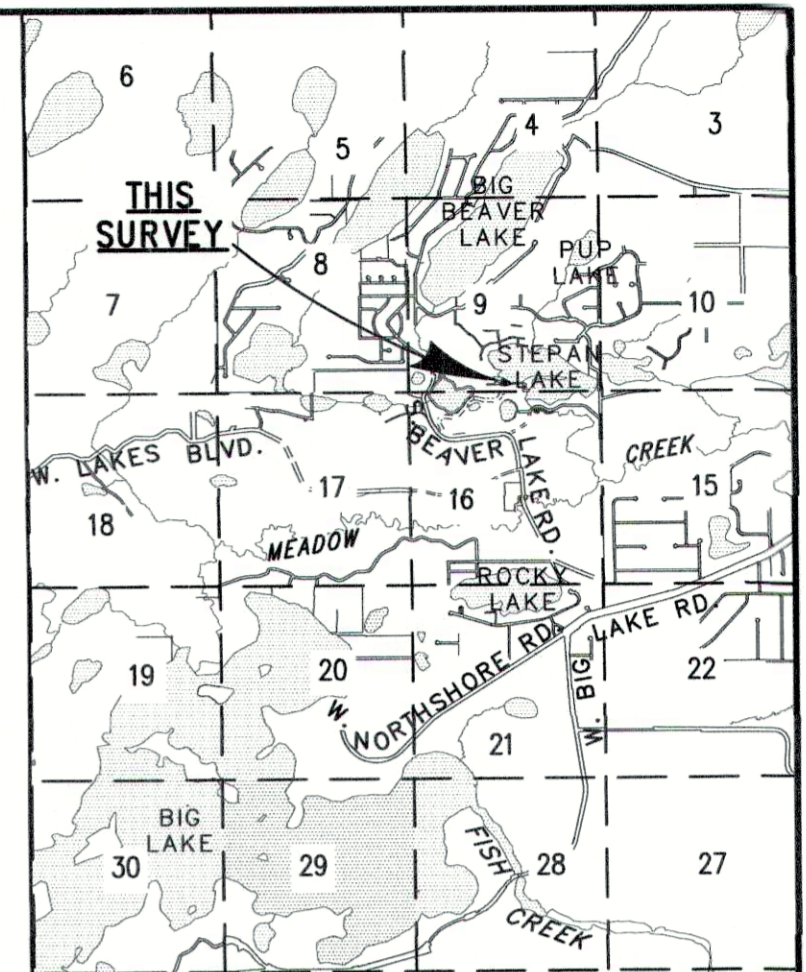
NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.

CERTIFICATE OF PAYMENT OF TAXES

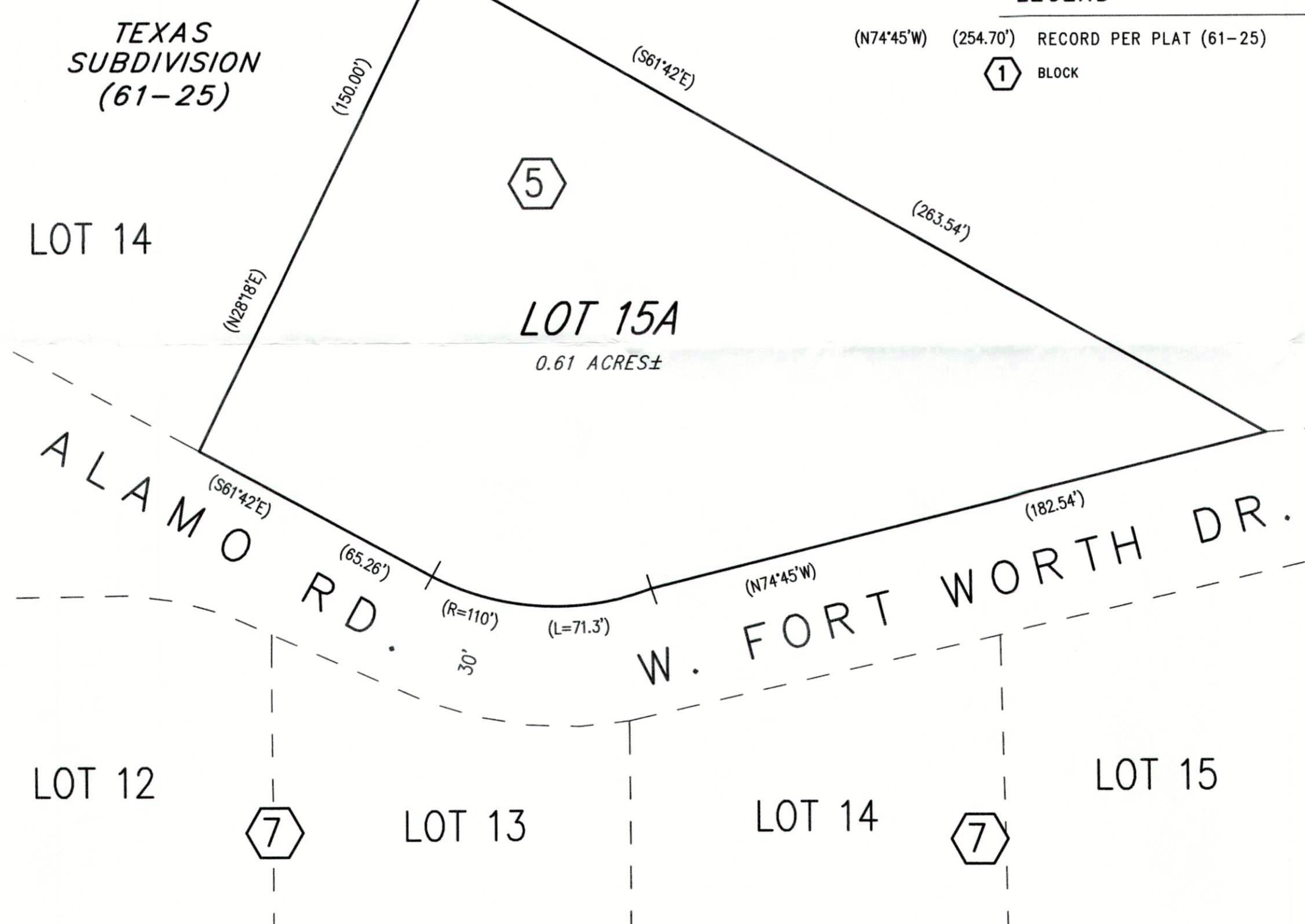
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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



SOURCE: MSB TAX MAP H012 1"=5280'

STEPAN LAKE



LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (61-25)
① BLOCK

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF TEXAS SUBDIVISION(61-25).

REGISTERED LAND SURVEYOR

RECEIVED

JUL 24 2024

Agenda Copy PLATTING

A PLAT OF
TEXAS SUBDIVISION
LOT 15A
A REPLAT OF
TEXAS SUBDIVISION
(61-25)

PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
SW¼ SEC. 9, T.17N. R.3W. SM, AK
CONTAINING 0.61 ACRES MORE OR LESS

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

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2024

ABBREVIATED PLAT: RADFORD'S RETREAT
LEGAL DESCRIPTION: SEC 23, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: STEVE RADFORD & SARAH CHANDLER
SURVEYOR/ENGINEER: KEYSTONE/HOLLER
ACRES: 7.05 ± PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-104

REQUEST: The request is to create two lots from Lots 3 & 4 of Radford's Retreat (Plat# 2006-200), to be known as **RADFORDS RETREAT 2024**, containing 7.05 acres +/- . The property is located directly east of S. Foothills Boulevard and directly north of W. Lone Duck Trail; within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
MSB Permit Center
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 5 pgs

DISCUSSION: This platting action is creating two from Lots 3 & 4 of Radford's Retreat. Both lots will take access from W. Lone Duck Trail. Both proposed lots contain adequate useable building and septic area. Both lots will have legal and physical access.

Soils Report: (Exhibit B) A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, The soils evaluation included logging 1 new testhole on the parent parcel, a sieve test, review of the provided topography information, review of aerial imagery, and on-site observations. Testhole locations and log sheets are included in the report. The engineer states based on the available soils and water table information, topography, MSB Title 43 Code definitions, and their observations at the site, the proposed two new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of usable building area.

Comments:

MBS Pre-Design and Engineering: (Exhibit C) As foothills is classified on the OSHP as a major collector, both lots should access Lone Duck Trail.

Recommendation #4.

MSB Permit Center: (Exhibit D) No comment from the Permit Center.

Utilities: (Exhibit E) GCI has no comments or objections. ENSTAR advises that there is an existing natural gas service line which appears to cross proposed Lot 4A to serve proposed Lot 3A. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, “There is a ten foot (10 FT) wide natural gas easement centered on existing service line.” And add, “location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement” to the depiction of the referenced service line.
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

MEA and MTA did not respond.

*Staff recommends petitioner record a natural gas easement and note easement on final plat.
Recommendation #5.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.

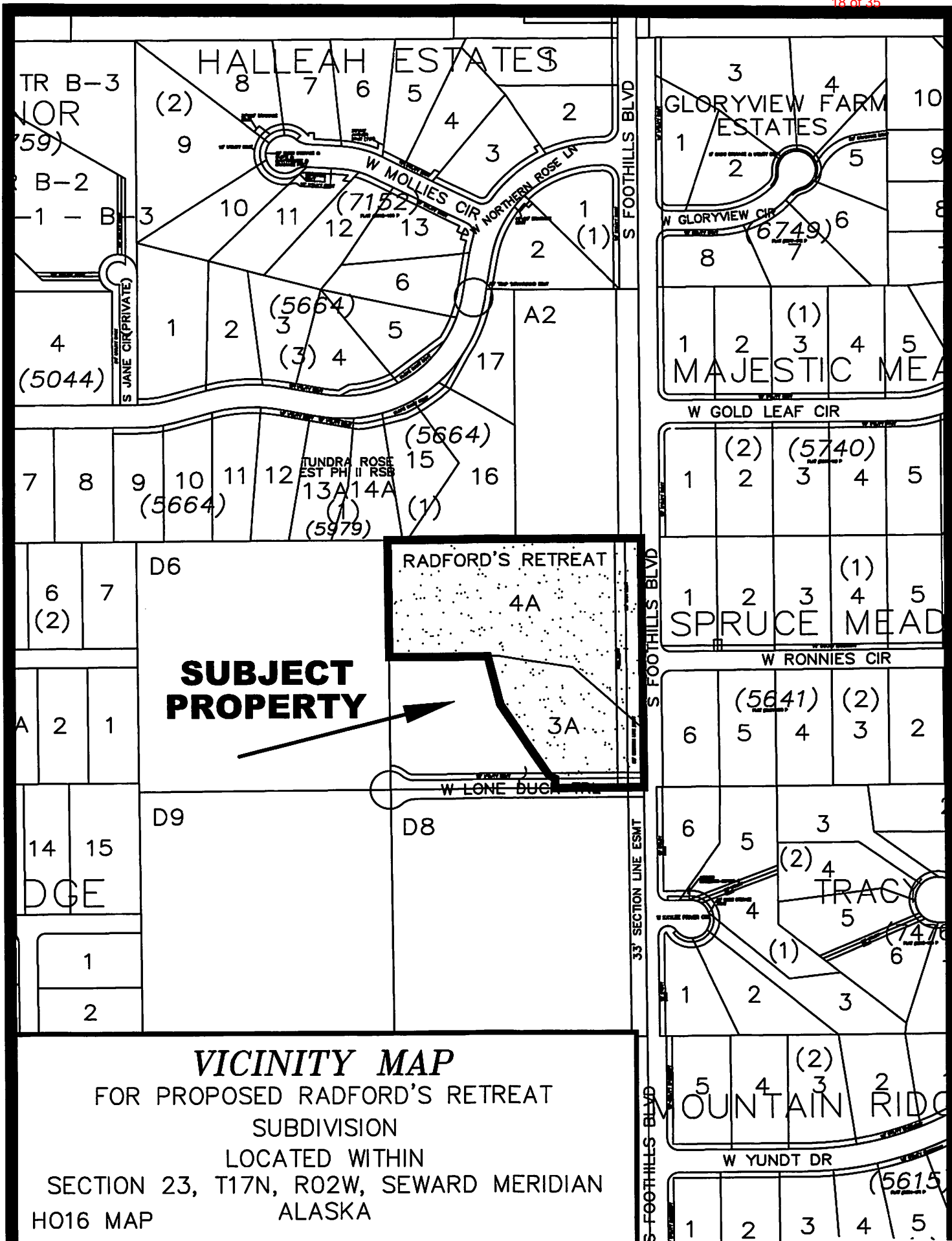
CONCLUSION: The preliminary plat of RADFORD’S RETREAT is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response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

FINDINGS OF FACT

1. The plat of RADFORD’S RETREAT is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report and a topographic narrative were submitted, pursuant to MSB 43.20.28(A)(1). All lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of RADFORD'S RETREAT, Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a common access easement from Lot 4A to W. Lone Duck Trail.
5. Record a Natural Gas Easement and note easement on final plat.
6. Provide platting staff with accepted Driveway Permits from the State of Alaska Department of Transportation.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



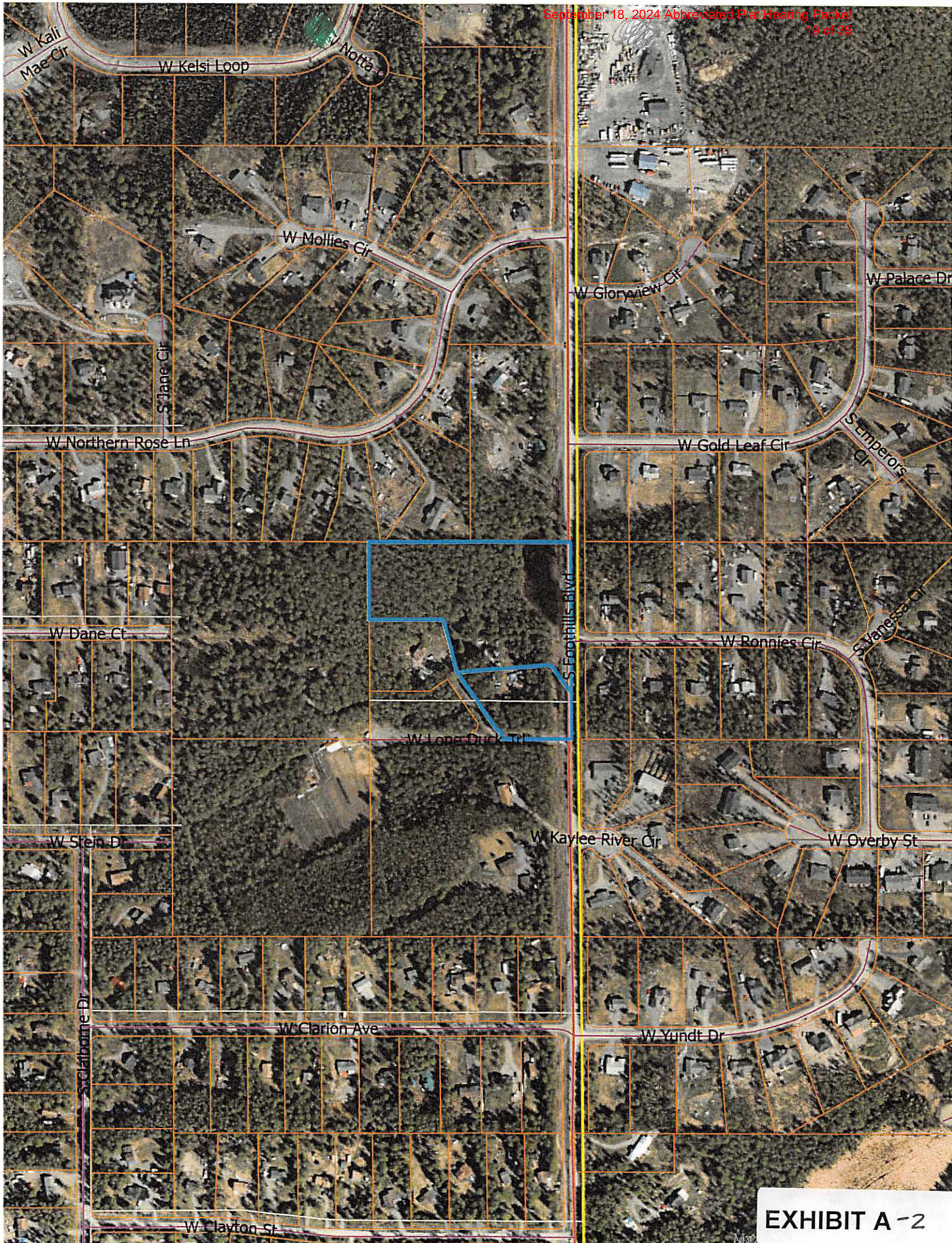
VICINITY MAP

FOR PROPOSED RADFORD'S RETREAT
SUBDIVISION

LOCATED WITHIN

SECTION 23, T17N, R02W, SEWARD MERIDIAN
ALASKA

H016 MAP





S Foothills Blvd

W Ronnies Cir

W Long Duck Ln

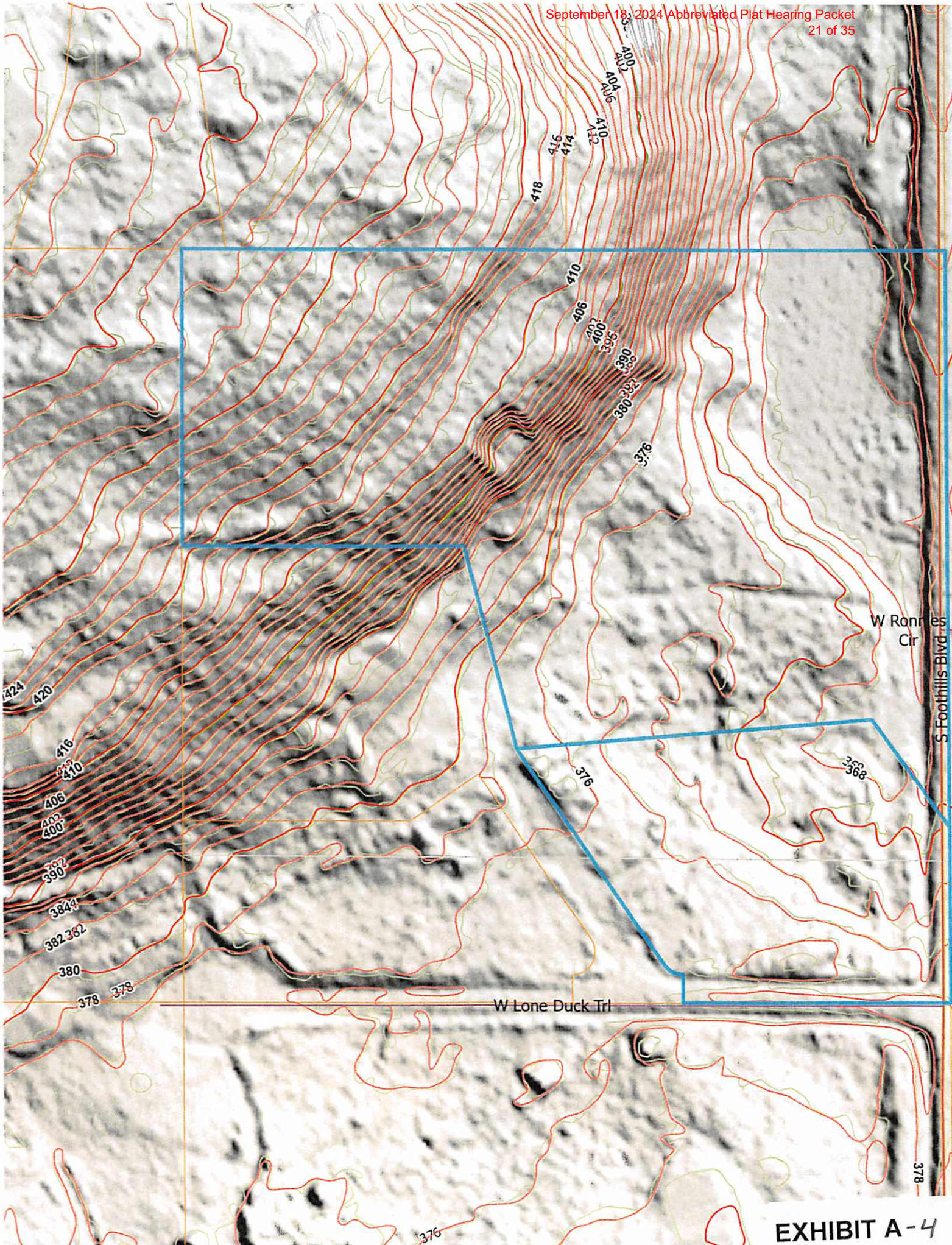


EXHIBIT A-4



August 16, 2024

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Radford's Retreat 2024; Useable Areas and Drainage*
HE #24031

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new re-configured lots from 2 existing lots; the project has a total area of around 6.9 acres. Our soils evaluation included logging 1 new testhole on the parent parcel, a sieve test, review of existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an approximate square shape, lying north of W. Lone Duck Circle and west of N. Foothills Boulevard. The entire parent parcel has rolling terrain, with moderate slopes on the northwest end and minimal slopes on the southeast end. Drainage is generally directed northeastward, to a large pond. A few areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is around 74'.

Soils & Vegetation. The parent parcel contains one developed residence on a lot which will be slightly re-configured, and several other outbuildings on the remaining lots, which will also be re-configured. The remaining areas are mostly undeveloped and appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth spruce and birch trees, and some Devil's Club. One new testhole was dug on 7/16/24 and previously existing testholes were reviewed to evaluate soil conditions; the earlier subdivision project had been verified by our firm in 2006. Near surface soils encountered in the testholes included a thin organic mat over a thicker layer of silty loess topsoils which extended down to between 1' and 3'. Receiving soils under the topsoils in the higher ground portion were generally found to be dense, silty sands and gravels. The lower areas had a substantial, +8' thick layer of relatively clean sand and gravel over the silty soils. A sieve test was performed on the new testhole,

with a silt content of 18% returned. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the proximate testhole logs, the sieve test and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the new or adjacent testholes. The testholes on this project were dug to depths of 15.5' to 19'. The area near the northeast corner is a pond, with areas immediately adjacent expected to have a relatively shallow water table. Otherwise, groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells and surface water, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *the proposed 2 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. The proposed 2 new lots will be accessed as they were previously, one from W. Lone Duck Circle and one from N. Foothills Boulevard. As no road construction is required, no drainage plan is needed. However, existing drainage patterns are shown on the attached map.

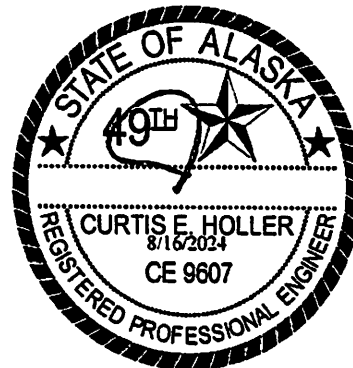
Please do not hesitate to call with any questions you may have.

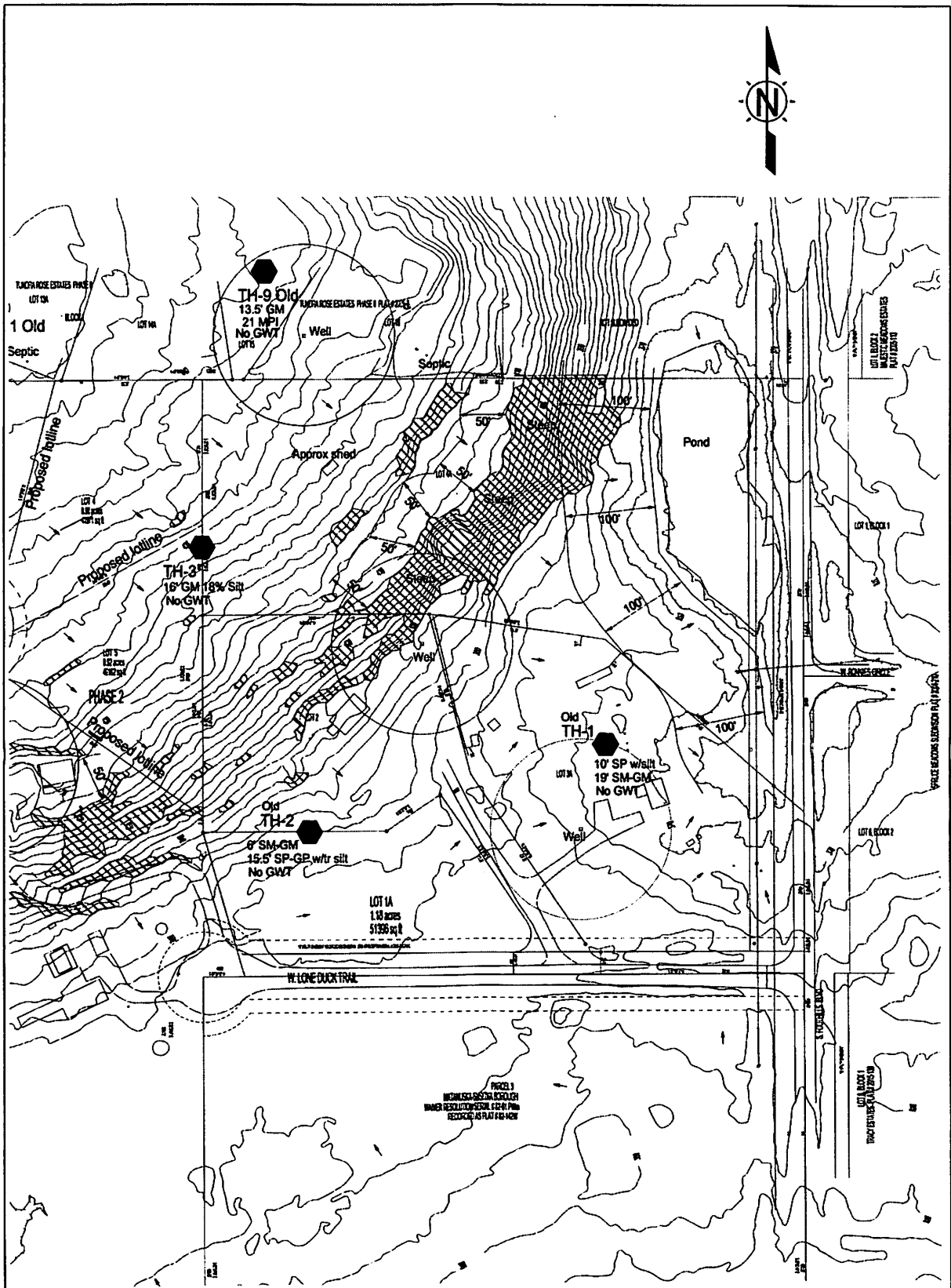
Sincerely,



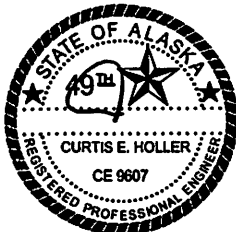
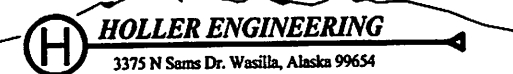
Curtis Holler, PE

c: S. Radford, w/attachments





Radford's Retreat 2024 Subdivision
Testhole, Useable Area, Drainage & Topography Map



- Notes:**
- 1) Base drawing & 2' LiDAR topography provided by others.
 - 2) Testhole locations approx/GPS.
 - 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.

Job # 24031 Scale: 1" = 100' Date: 8/14/2024



HOLLER ENGINEERING

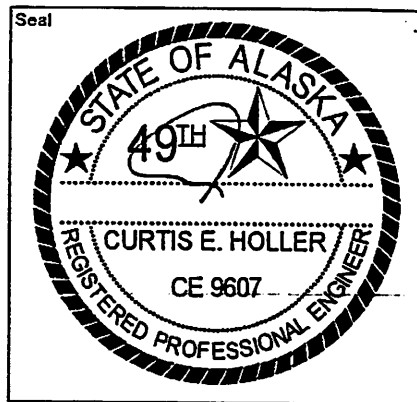
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2

Performed For: Steve Radford

Legal Description: Radford's Retreat NE4 NE4 SE4 S23 T17N R2W



| Depth, feet | Soil Type | Notes |
|-------------|--|--|
| 1 | OL, DARK BROWN. PERT-ML MIX | WAS GROUNDWATER ENCOUNTERED? <u>NO</u> IF YES, AT WHAT DEPTH? _____ DEPTH AFTER MONITORING? <u>N/A</u> ↓ |
| 1 | ML, SOFT, MED. BROWN, - LOESS. FEW ROOTS, ANG-RKS to 2" | |
| 2 | SM w/ GRAVEL MED. DENSITY. LOW SILT CONTENT. ROCKS to 4" | |
| 3 | SP w/ GP AND SILT. VARIET - to SM-LM w/ LOW SILT CONTENT. FEW SMALL BANDS SP-GP. FEW BANDS SM-LM. MED. DENSITY AND MODERATE SILT CONT., OLIVE COLOR. ROCKS to 4" FEW to 9" | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | SM-LM. OLIVE COLOR, DENSE, LOW SILT CONTENT | |
| 12 | | |
| 13 | | |
| 14 | NO GROUND WATER, NO SEEPS. ROCKS to 4" FEW to 9" | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | NO GAT | |
| 20 | | |
| 21 | | |
| 22 | | |

Site Plan

See testhole location & topo map

↑ N ↓

Slope

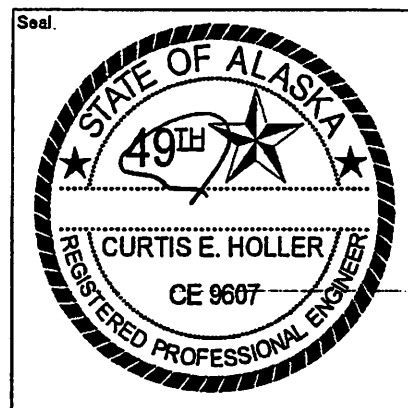
| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- Comments: MONITOR PIPE INSTALLED TO 19'

- PERFORMED BY: C. Holler DATE: 12-29-05



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 2

Performed For: Steve Radford

Legal Description: Radford's Retreat NE4 NE4 SE4 S23 T17N R2W (LOT 2)

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|--|--|----------------------------------|------------------|----------|--|--|--|--|---------|------|------------|----------|----------------|----------|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL. DARK. ROCKS | | See testhole location & topo map | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-2 | ML, MED. BROWN, SOFT FEW ANGULAR ROCK TO 8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-3 | SM-LM TO SP W/SILT AND GRAVEL. ROCKS TO 4" GRAY TO OLIVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4-5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | SP-GP W/TRACE SILT, 4-50% SAND. VARIES TO GP-W/SP OR GP-SP | WAS GROUNDWATER ENCOUNTERED? <u>NO</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>↓</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | W/TRACE SILT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | OLIVE COLOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | ROUND ROCKS TO 4" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | <table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | SP W/TRACE SILT | - PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH - Comments: <u>MONITOR PIPE INSTALLED TO 15'</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | NO GWT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



HOLLER ENGINEERING

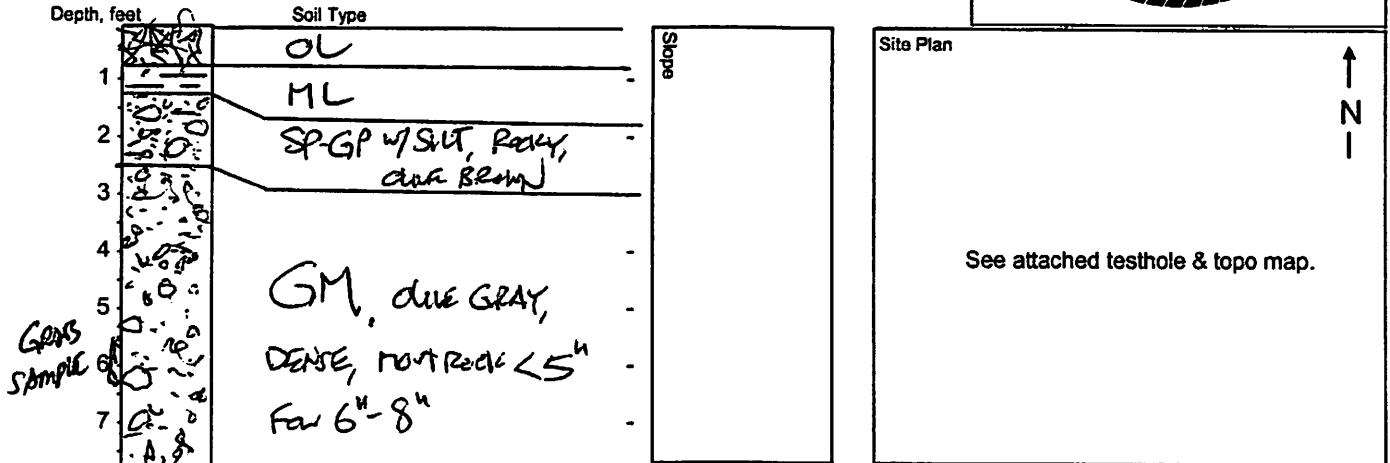
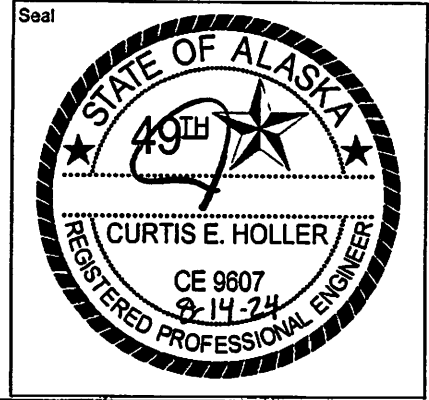
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: K Larsen/S Radford

Legal Desc: Rio's Refuge/Radford's Retreat 2024



WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

Slope

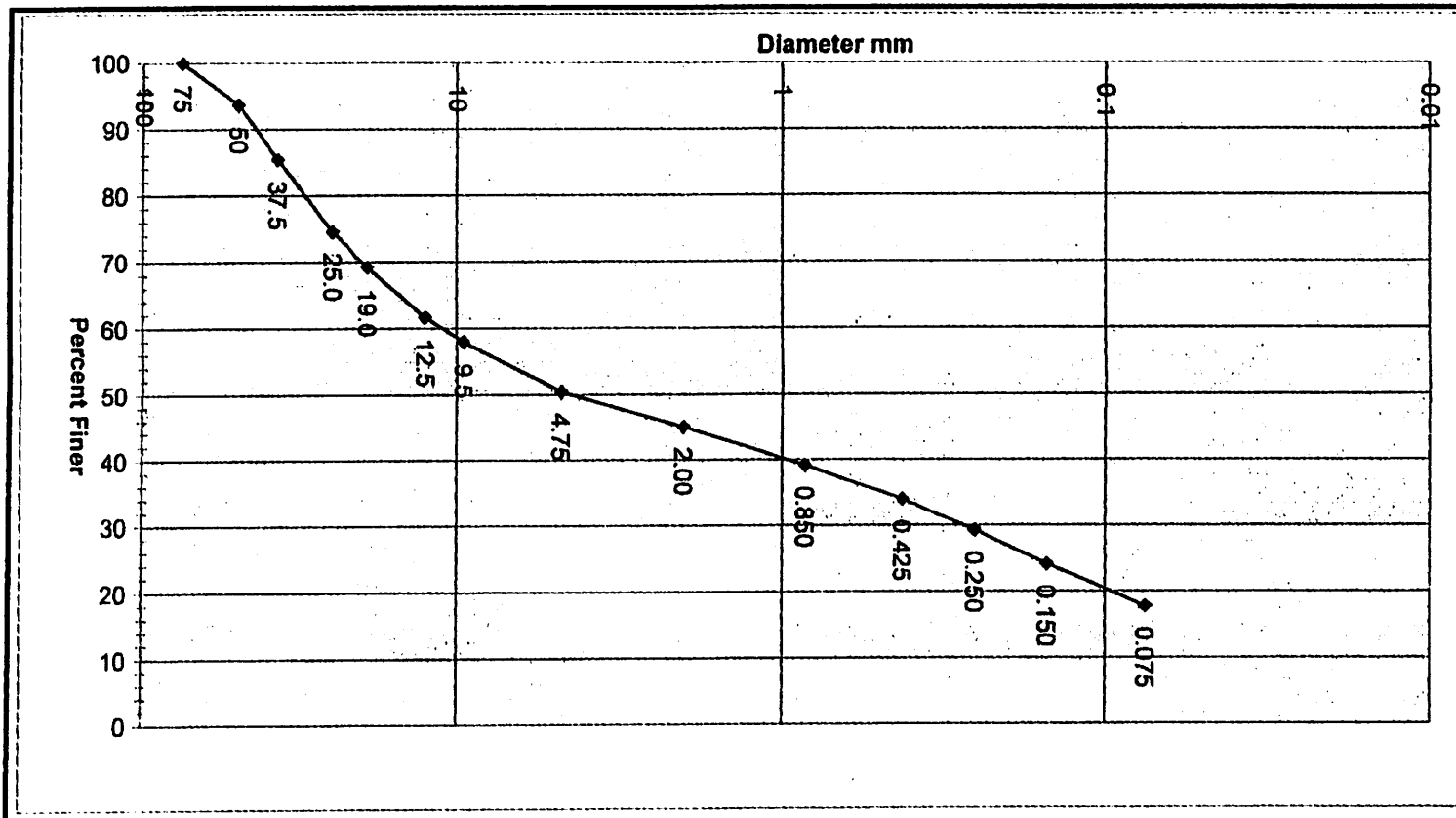
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering
SEE SIEVE TEST 18% FINES
 - PERFORMED BY: C. Holler DATE: _____



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



| Sieve | Diameter mm | Percent Finer |
|-------|-------------|---------------|
| 3" | 75 | 100 |
| 2" | 50 | 94 |
| 1.5" | 37.5 | 85 |
| 1" | 25.0 | 75 |
| 3/4" | 19.0 | 69 |
| 1/2" | 12.5 | 62 |
| 3/8" | 9.5 | 58 |
| #4 | 4.75 | 50 |
| #10 | 2.00 | 45 |
| #20 | 0.850 | 39 |
| #40 | 0.425 | 34 |
| #60 | 0.250 | 29 |
| #100 | 0.150 | 24 |
| #200 | 0.075 | 17.8 |

Client: **Kent Larson**
 Project: **Rio's Refuge**
 Sample Location: **TH #3 @ 6'**

Soil Description: **Silty Gravel with Sand**
 Unified Classification: **GM**
 Sample appears to be **non-plastic.**

Date: **8/6/2024**
 Sample Date: **7/16/2024**
 Proj. no: **24056**

EXHIBIT B-7

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, September 3, 2024 3:39 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Radford's Retreat (CC)

Chris,

As foothills is classified on the OSHP as a major collector, both lots should access Lone Duck Trail.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, August 22, 2024 11:01 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Radford's Retreat (CC)

Hello,

The following link is a request for comments on the proposed Radford's Retreat subdivision. Please ensure all comments have been submitted by September 3, 2024 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

[☐ Radford's Retreat 2024](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Friday, August 23, 2024 9:21 AM
To: Chris Curlin
Subject: RE: RFC Radford's Retreat (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, August 22, 2024 11:01 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Radford's Retreat (CC)

Hello,

The following link is a request for comments on the proposed Radford's Retreat subdivision. Please ensure all comments have been submitted by September 3, 2024 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

[☐ Radford's Retreat 2024](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, September 3, 2024 5:17 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Radford's Retreat (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, August 22, 2024 11:01 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Radford's Retreat (CC)

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

Hello,

The following link is a request for comments on the proposed Radford's Retreat subdivision.

Please ensure all comments have been submitted by September 3, 2024 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

[Radford's Retreat 2024](#)

Sincerely,

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

SILVEM A. RADFORD DATE _____
P.O. BOX 871822
WASILLA, ALASKA 99687
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SARAH E. CHANDLER DATE _____
P.O. BOX 871822
WASILLA, ALASKA 99687
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

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

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

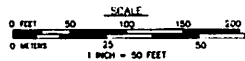
DATE _____ BOROUGHS TAX COLLECTION OFFICIAL

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASES OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON TO THE CONTROL POINT TO 1/4 CORNER - NE CORNER THIS SUBDIVISION IS: N46°27'25"E 852.41'
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - MEA EASEMENT RECORDED JUNE 8, 1960 IN BOOK 32, PAGE 441
 - MEA EASEMENT RECORDED AUGUST 8, 2004 AS INSTRUMENT NO. 2004-021738-0
 - ACCESS EASEMENT RECORDED APRIL 14, 2009 AS INSTRUMENT NO. 2009-007841-0
 - LOT CORNERS WERE NOT SET WITHIN PUBLIC EASEMENT AREAS BUT WERE INSTEAD SET AT THE INTERSECTION OF THE PROPERTY LINE WITH THE PUBLIC EASEMENT LINE.

RESTRICTIVE COVENANTS
COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON APRIL 7, 1989 IN BOOK 581, PAGE 637 AND FEBRUARY 13, 2009 AS INSTRUMENT NO. 2009-003209-0 WITH AMENDMENTS THERETO RECORDED MARCH 12, 2009 AS INSTRUMENT NO. 2009-005238-0

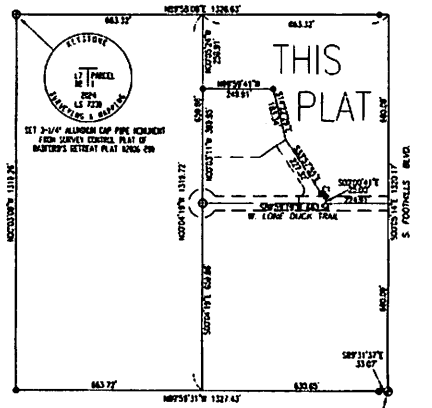
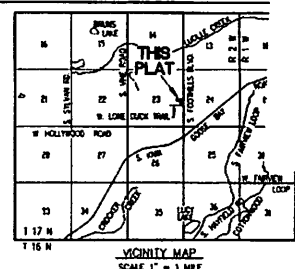
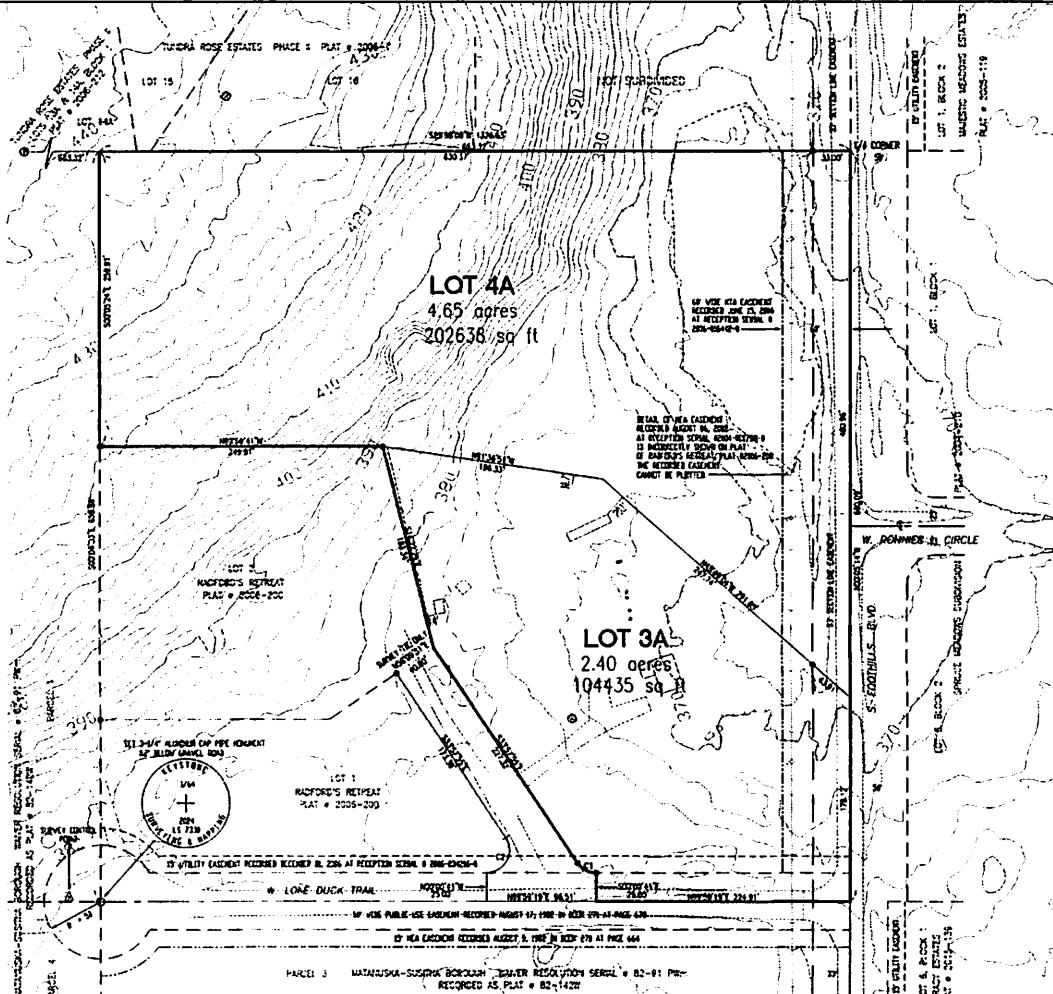
CURVE TABLE

| CURVE | LENGTH | ARC LENGTH | CHORD | CHORD BEARING |
|-------|--------|------------|---------|---------------|
| C1 | 18.45' | 20.57' | 16.94' | 153.21° |
| C2 | 61.27' | 28.62' | 123.37° | 123.37° |



LEGEND

- ⊙ FOUND ALUMINUM MONUMENT - AS SHOWN AND DESCRIBED
- ⊙ SET 3-1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED L57330
- ⊙ FOUND 5/8" REBAR
- ⊙ SURVEY CONTROL POINT - SP05004 AK 4)
NORTHING: 640,527.273 METERS
EASTING: 522,582.629 METERS
BE FROM CONTROL POINT TO 1/4 CORNER - NE CORNER THIS SUBDIVISION IS: N46°27'25"E 852.41'
- ⊙ SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



APPROVED AS SHOWN
CORRECTED
SIGN: Gary Lorusso, DATE: 09/18/24
ECI ENGINEERING & DESIGN



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE _____

RECEIVED
ALG 11 2024
Alanda Copy
PLATTING

A PLAT OF RADFORD'S RETREAT 2024
A RESUBDIVISION OF LOTS 3 AND 4
RADFORD'S RETREAT, PLAT #2008-200
WITHIN THE
NE 1/4 SE 1/4 SECTION 28, T. 17 N., R. 2 W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 7.05 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #19454
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3835 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 378-7611

| | | |
|-----------------|-------------------------|--------------------------------------|
| DRAWN BY: GLO | DATE: 7/9/24 | DRAWING: 2208-17 (Radford's Retreat) |
| CHECKED BY: GLO | SCALE: 1 INCH = 50 FEET | SHEET 1 OF 1 |



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

August 27, 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 abbreviated plat **RADFORD'S RETREAT 2024 (MSB Case # 2024-089)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 4A to serve proposed Lot 3A. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

Sincerely,

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

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

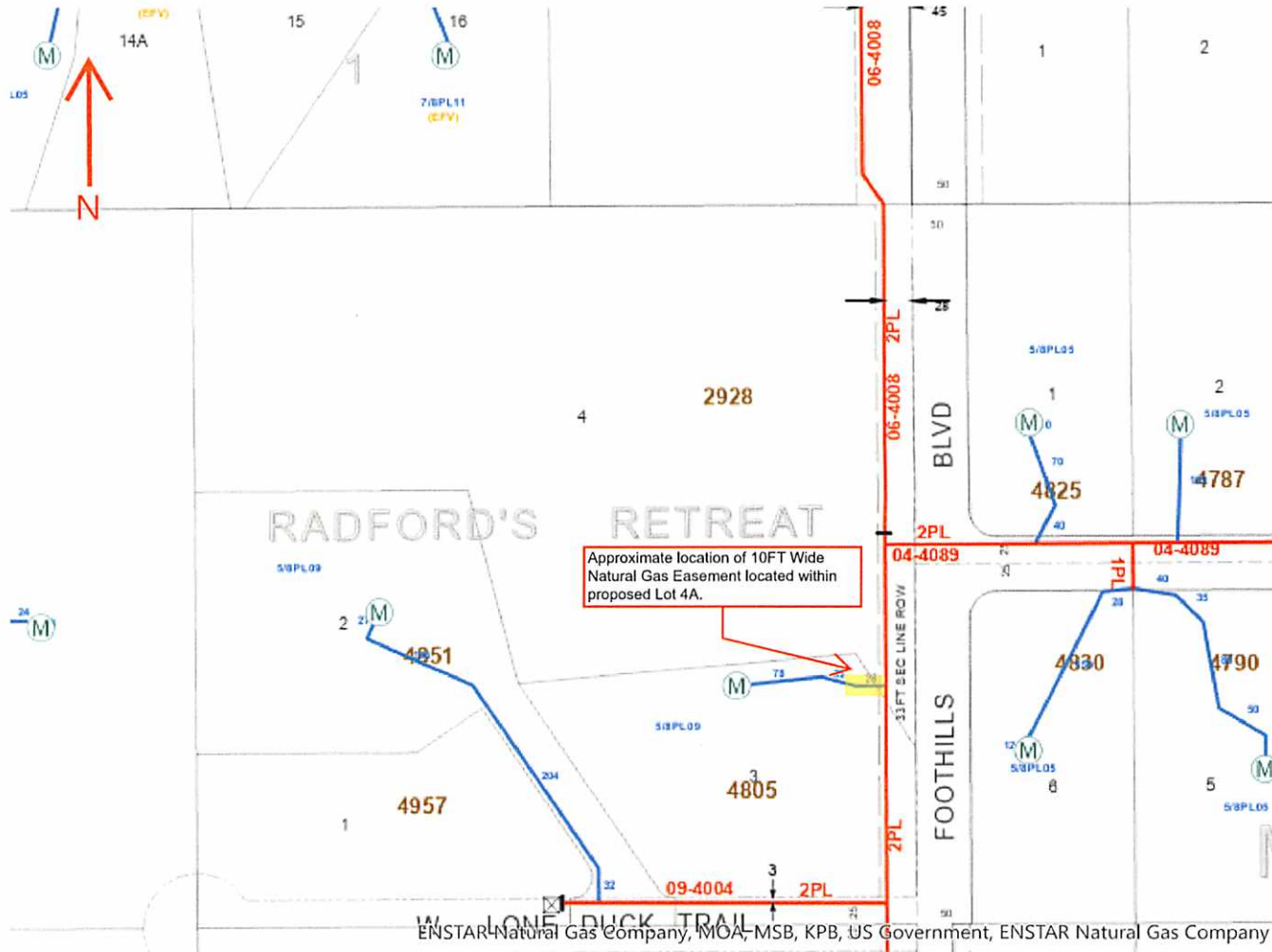


EXHIBIT E-4

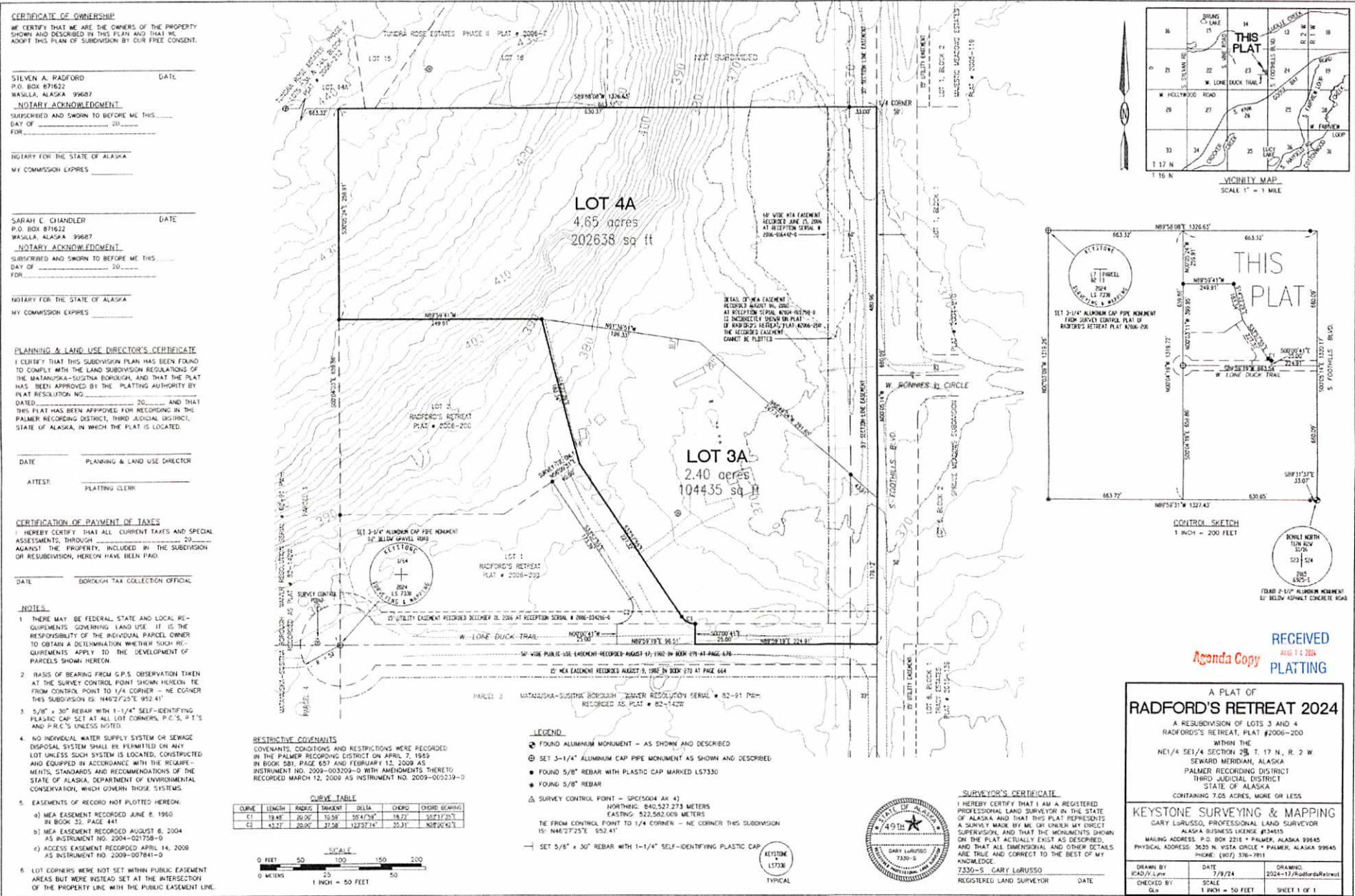


EXHIBIT E-5