

AGENDA

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

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **December 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 plattings@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. **SUITS ME ACRES:** The request is to create two lots from Parcel 1, MSB Waiver 82-25-PWm, recorded as 89-6w to be known as **SUITS ME ACRES**, containing 6.25 acres +/- . The property is located north of E. Palmer Wasilla Highway, east of Wasilla Lake, and west of N. Seward Meridian Parkway (Tax ID # 17N01W01D015); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Council and in Assembly District #4. *(Petitioner/Owner: Marlene & Henry Cottle, Staff: Matthew Goddard, Case #2024-134)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **December 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
DECEMBER 18, 2024

ABBREVIATED PLAT: SUITS ME ACRES
LEGAL DESCRIPTION: SEC 01, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: MARLENE & HENRY COTTLE
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / HOLLER ENGINEERING
ACRES: 6.25 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-134

REQUEST: The request is to create two lots from Parcel 1, MSB Waiver 82-25-PWm, recorded as 89-6w to be known as **SUITS ME ACRES**, containing 6.25 acres +/- . The property is located north of E. Palmer Wasilla Highway, east of Wasilla Lake, and west of N. Seward Meridian Parkway; within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Council and in Assembly District #4.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works
MSB Permit Center
MSB Emergency Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access for both lots will be from E. Cottle Loop, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Professional Engineer, notes that the soils evaluation included a review of existing soils information adjacent to the project, and one new testhole within the project. It also included review of the provided topography information, review of aerial imagery, and other observations at the site. Drainage is generally directed northwestward or to the west. A few minor areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographic contours is around 20'. Near surface soils logged in the testhole included silty topsoils which extended down to 2.3'. Receiving soils were primarily sands and gravels, over a deeper base of silty sands and gravels. Groundwater was encountered at 12' in the testhole, and will be a minimally limiting factor for any additional development on the proposed lots. Useable septic areas will be primarily limited by setbacks to water wells, steep areas, easements and lot lines, and possibly by relatively shallow groundwater near the

northwest corner. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, abundant 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 observations at the site, proposed Lots 1 & 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Topographic Mapping and As-Built information are shown on the agenda plat.

Comments:

Department of Public Works (**Exhibit C**) has no comments.

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

MSB Emergency Services (**Exhibit E**) notes that this project may affect a structure regulated by the state division of fire and life safety for conformity to Fire and Life Safety Standards as per AS 18.70.080. Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to the state division of fire and life safety.

Platting staff notes that this is an end land use issue and is not handled during the platting process.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning Division; GCI, MEA or MTA.

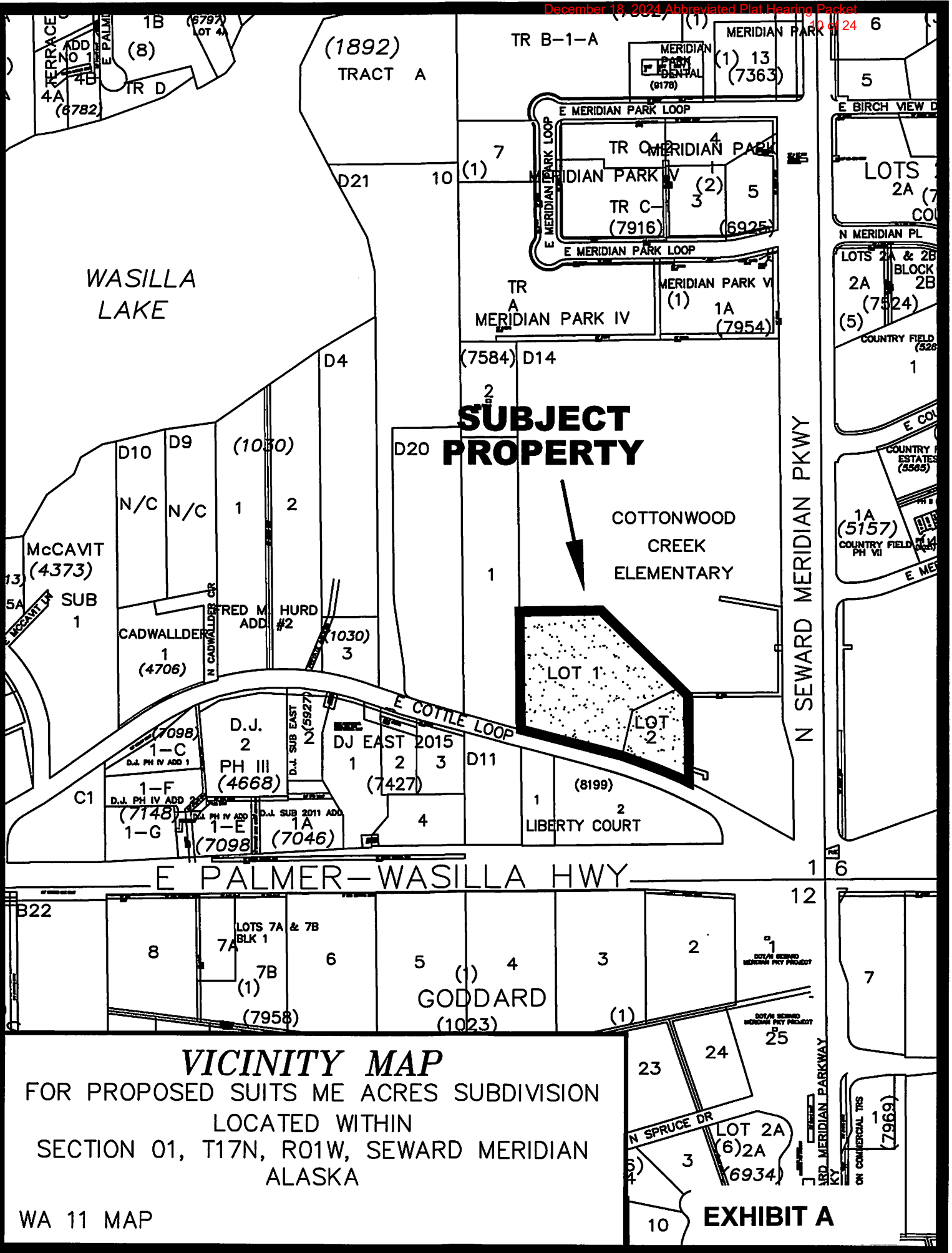
CONCLUSION: The abbreviated plat of Suits Me Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response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

FINDINGS OF FACT

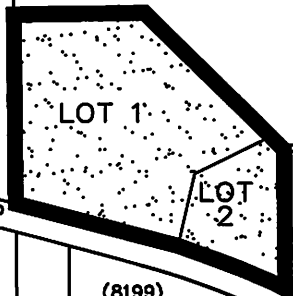
1. The plat of Suits Me Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning Division; GCI, MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Suits Me Acres, Section 01, Township 17 North, Range 01 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. 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**



VICINITY MAP

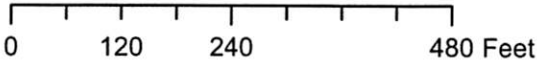
FOR PROPOSED SUITS ME ACRES SUBDIVISION
 LOCATED WITHIN
 SECTION 01, T17N, R01W, SEWARD MERIDIAN
 ALASKA

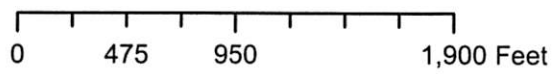
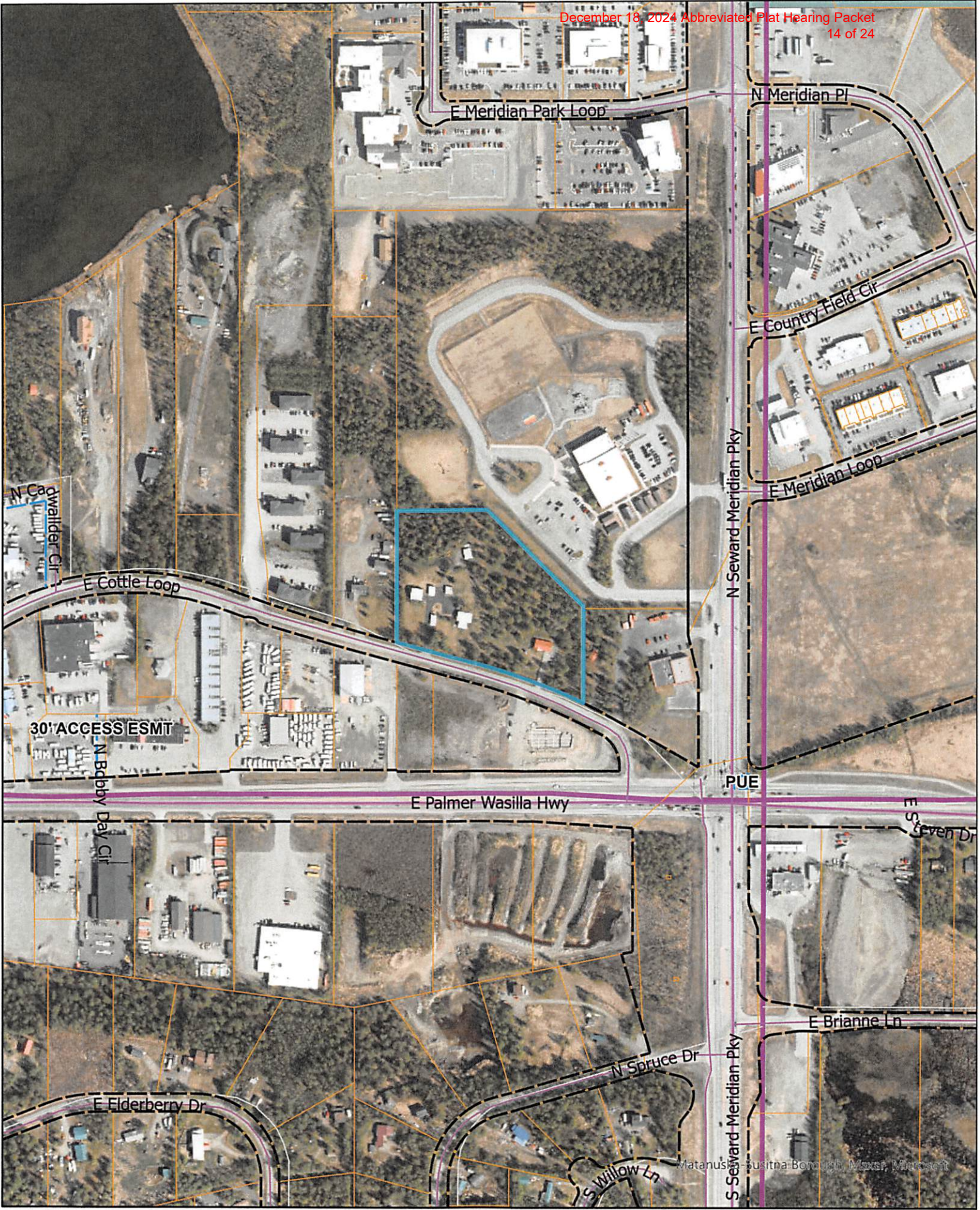
WA 11 MAP

EXHIBIT A



0 120 240 480 Feet







HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

October 22, 2024

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

RECEIVED
OCT 24 2024
PLATTING

Re: *Suits Me Acres*; Useable Areas and Drainage
HE #24044

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot; the project has a total area of 6.3 acres. Our soils evaluation included a review of existing soils information adjacent to the project, and one new testhole within the project. It also included review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole, useable area and topography map.

Topography. The project site forms an odd, rough pentagon shape, lying north of E. Cottle Loop. The parent parcel has relatively flat terrain over its southern half, with rolling terrain near its northwest end. Drainage is generally directed northwestward or to the west. A few minor areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topo contours is around 20'.

Soils & Vegetation. The parent parcel contains two developed residences with several outbuildings. Portions of the project remain undeveloped, with substantial partial clearing and modest regrading completed in other areas. Existing vegetation in the wooded portion primarily consists of native or second growth birch and poplar trees, with a few spruce trees. Near surface soils logged in the testhole included silty topsoils which extended down to 2.3'. Receiving soils were primarily sands and gravels, over a deeper base of silty sands and gravels. Soils encountered were typical for the area, based on our prior experiences on adjacent properties and record information. A copy of the new testhole log and a location/topography map are attached.

Groundwater. Groundwater was encountered at 12' in the testhole, and will be a minimally limiting factor for any additional development on 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, steep areas, easements and lot lines, and possibly by relatively shallow groundwater near the northwest corner. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, abundant 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, ***proposed Lots 1 & 2 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 both be accessed from E. Cottle Loop. As no road construction is required, no drainage plan is needed. However, existing drainage patterns are shown on the attached map.

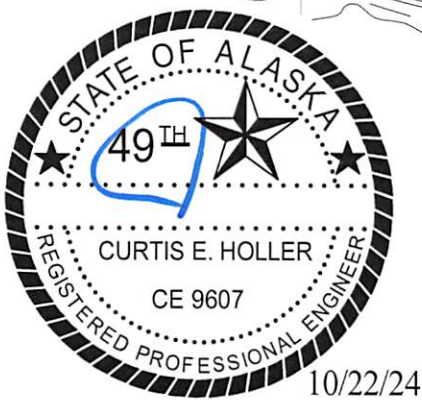
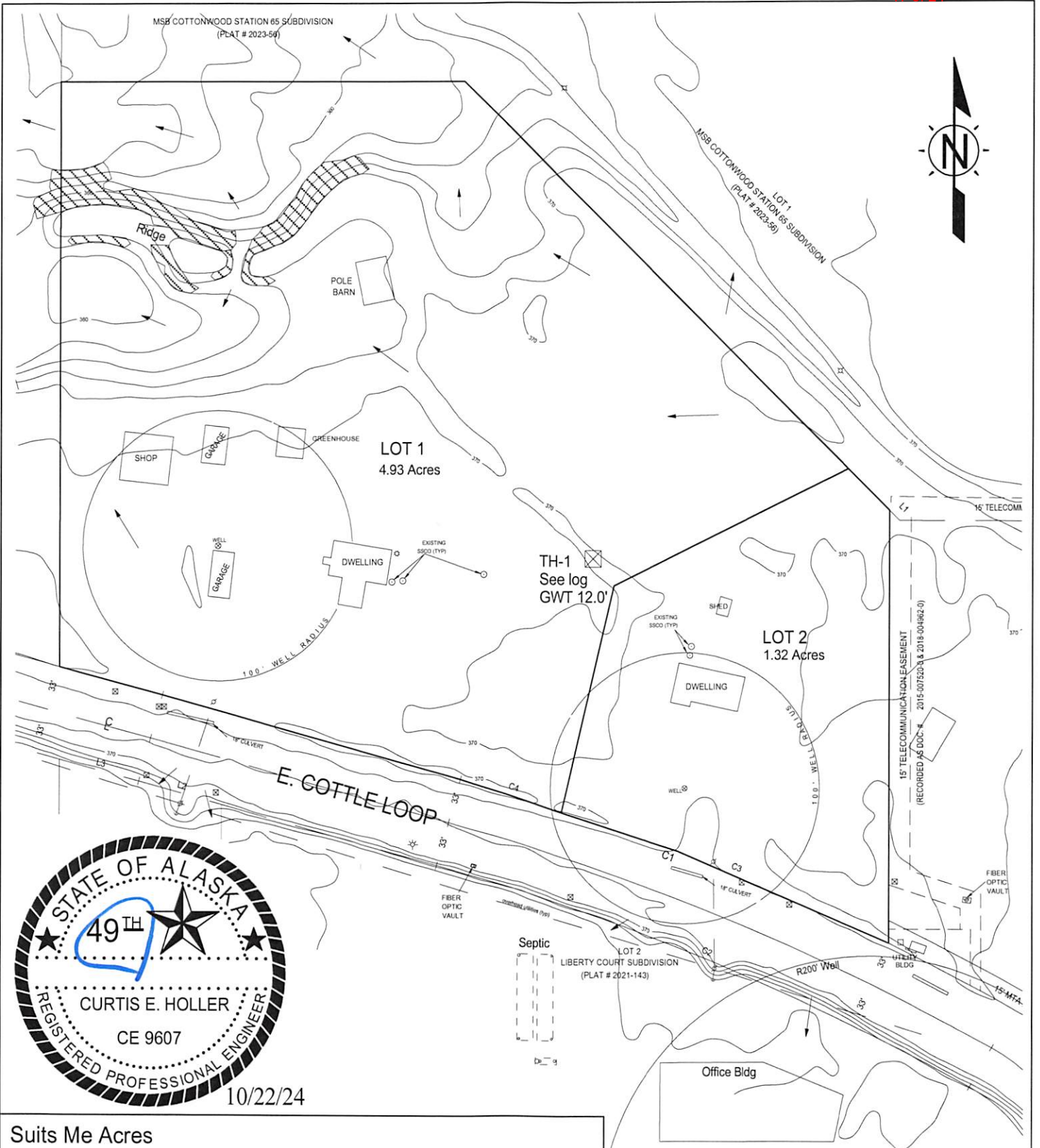
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: H. Cottle, w/attachments





Suits Me Acres
Testhole, Useable Area, Drainage & Topography



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Notes:

- 1) Base drawing & 2' LiDAR topography provided by others.
- 2) Testhole location approximate.
- 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.

Job # 24044	Scale: 1" = 100'	Date: 10/22/2024
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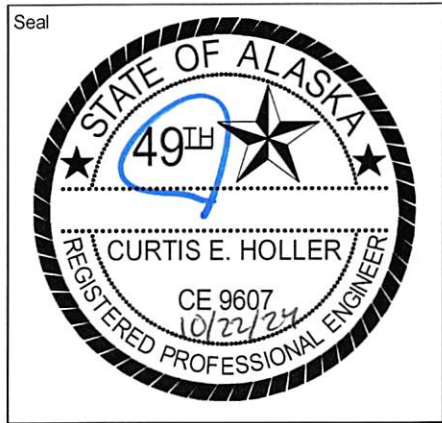


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1
 Performed For: HENRY COTTLE
 Legal Description: SUITS ME ACRES LOT 1



Depth, feet	Soil Type	Slope	Site Plan
0-1	OL, TURF		SEE MAP & TOPO
1-2	ML, BROWN SILT, SOFT		
2-3	GP-SP w/SILT, ROCKS TO 8"		
3-4	SP-SW, CLEAN to SL. TRACE SILT		
4-5			
5-6	STANDS WELL		
6-7	FEW SMALL PEBBLES TO 1"		
7-8	OLIVE		
8-9			
9-10			
10-11			
11-12	SM-GM, DENSE GRAY color Rock to 4"		
12-13			

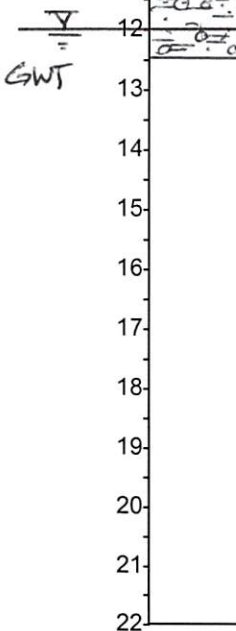
WAS GROUNDWATER ENCOUNTERED? YES
 IF YES, AT WHAT DEPTH? _____
 DEPTH AFTER MONITORING? 1 HOUR
NO SEEPS ABOVE 12' LEVEL

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A - usual				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: _____

 - PERFORMED BY: L. HOLLER, B. STAMMARD DATE: 8-13-2024



Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, November 19, 2024 3:27 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Suits Me Acres (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, November 13, 2024 11:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Suits Me Acres (MG)

Hello,

The following link is a request for comments for the proposed Suits Me Acres.
Please ensure all comments have been submitted by November 22, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Officer.

 [Suits Me Acres](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Thursday, November 14, 2024 8:22 AM
To: Matthew Goddard
Subject: RE: RFC Suits Me Acres (MG)

Thank you sir. No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
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To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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 [Suits Me Acres](#)

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

Matthew Goddard

From: Jeffrey Anderson
Sent: Wednesday, November 13, 2024 1:51 PM
To: MSB Platting
Subject: RE: RFC Suits Me Acres (MG)

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027



JEFF ANDERSON

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

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

Sent: Wednesday, November 13, 2024 11:43 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Suits Me Acres (MG)

Hello,

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[Suits Me Acres](#)



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

November 13, 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.

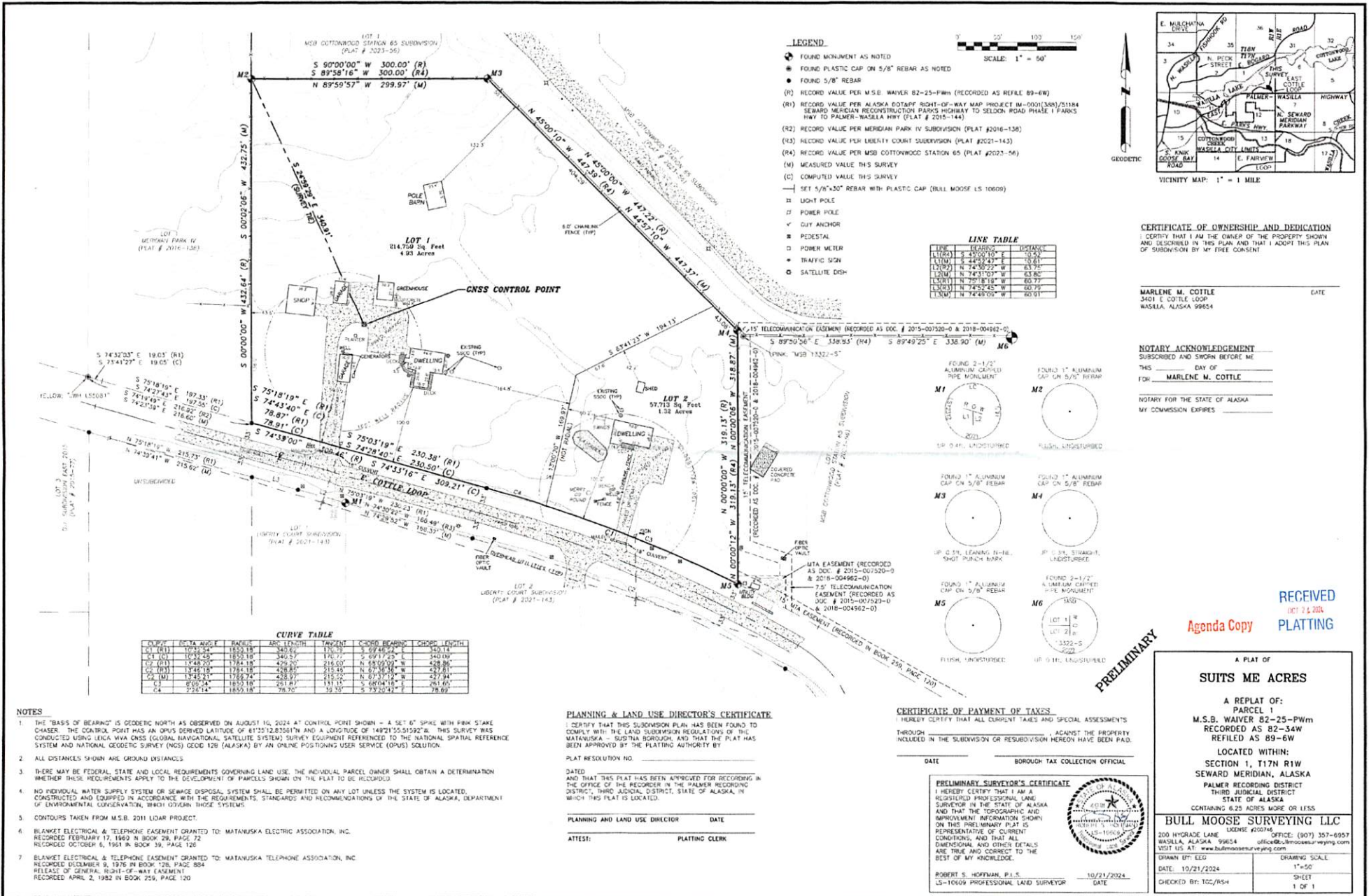
- **SUITS ME ACRES**
(MSB Case # 2024-134)

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

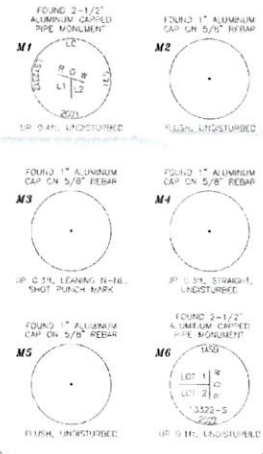
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT

MARLENE M. COTTLE _____ DATE _____
3401 E COTTLE LOOP
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ FOR _____ MARLENE M. COTTLE _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



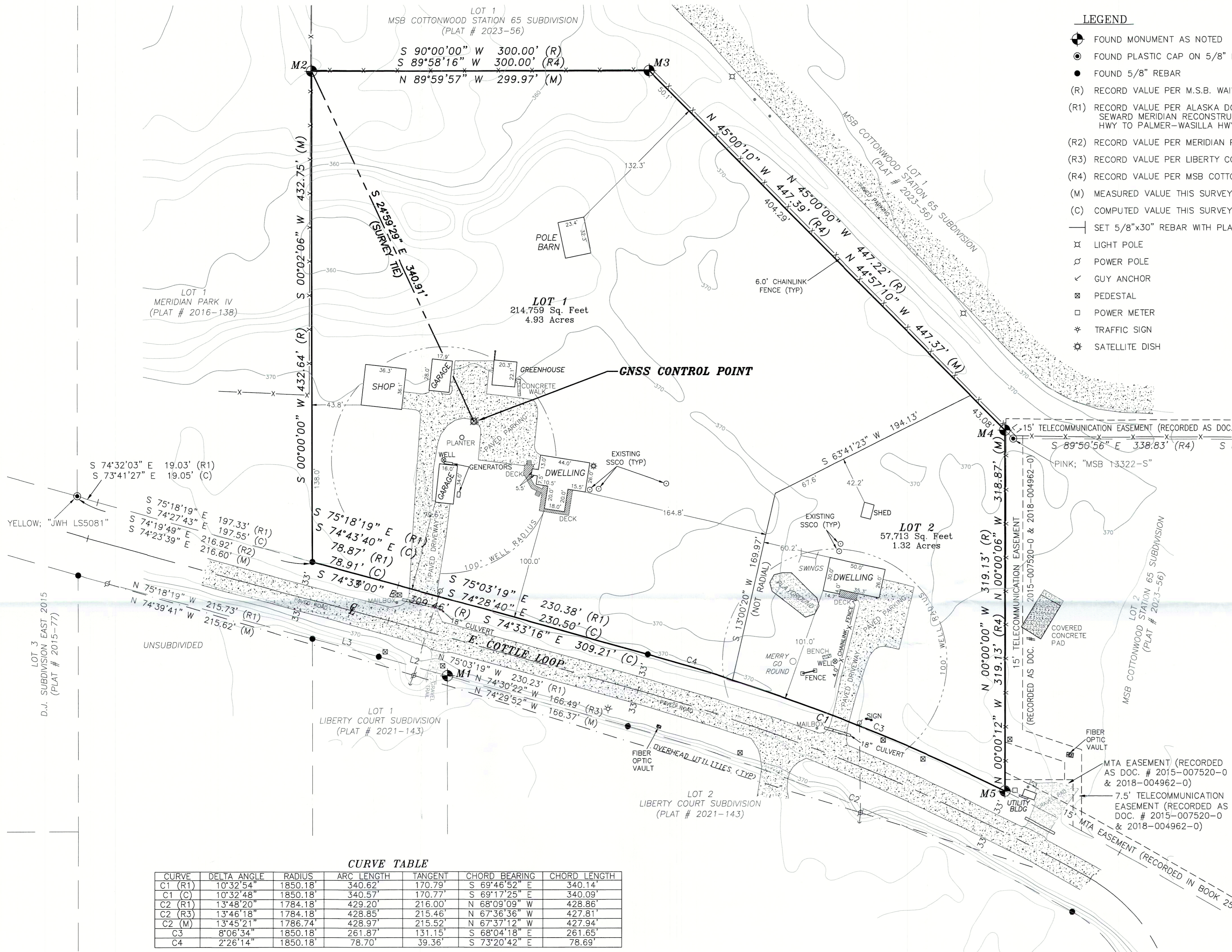
A PLAT OF
SUITS ME ACRES

A REPLAT OF:
PARCEL 1
M.S.B. WAIVER 82-25-PWM
RECORDED AS 82-34W
REFILED AS 89-6W

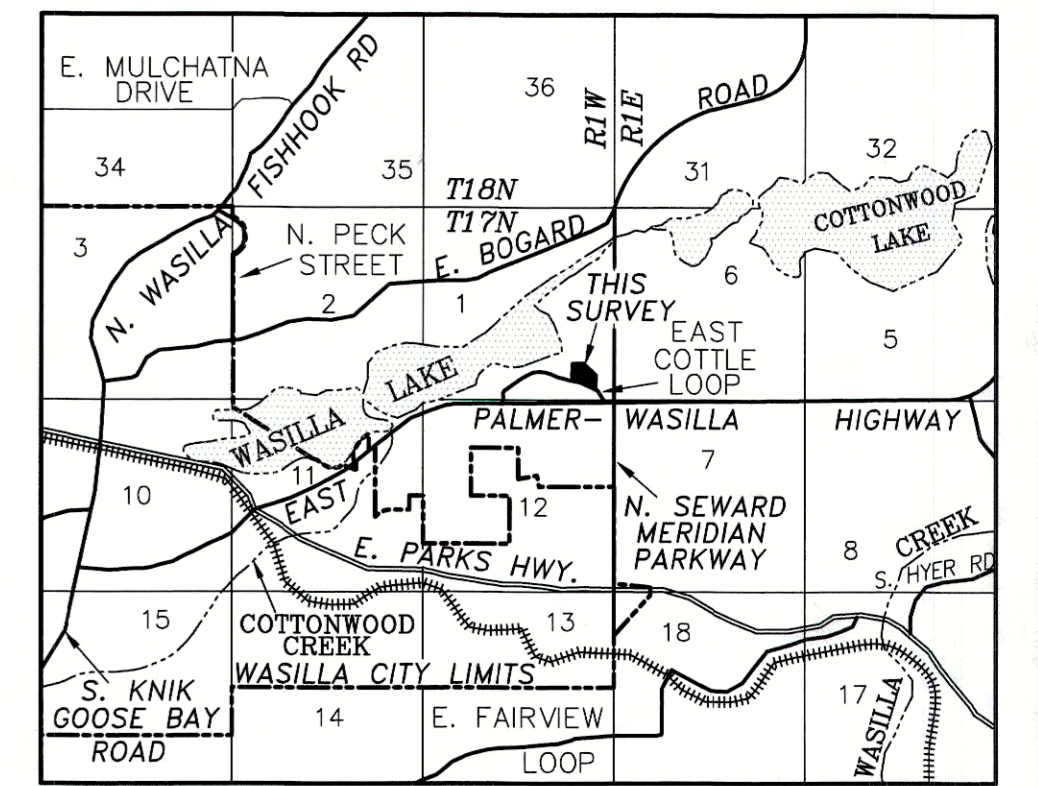
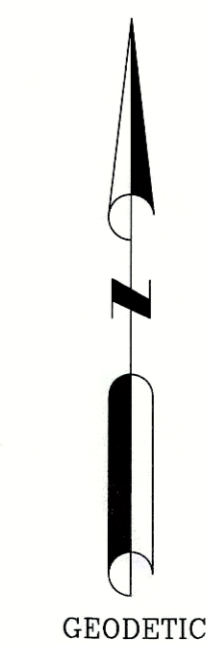
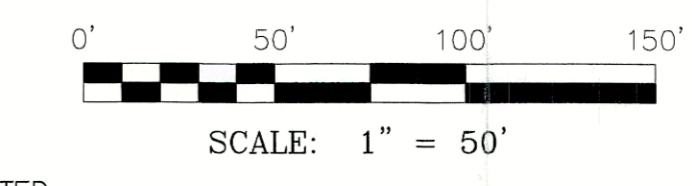
LOCATED WITHIN:
SECTION 1, 117N R1W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 6.25 ACRES MORE OR LESS

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

DRAWN BY: EDD DRAWING SCALE: 1"=50'
DATE: 10/21/2024 SHEET: 1 OF 1
CHECKED BY: TOC/RSH



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER M.S.B. WAIVER 82-25-PWm (RECORDED AS REFILE 89-6W)
 - (R1) RECORD VALUE PER ALASKA DOT&PF RIGHT-OF-WAY MAP PROJECT IM-0001(388)/51184 SEWARD MERIDIAN RECONSTRUCTION PARKS HIGHWAY TO SELDON ROAD PHASE I PARKS HWY TO PALMER-WASILLA HWY (PLAT # 2015-144)
 - (R2) RECORD VALUE PER MERIDIAN PARK IV SUBDIVISION (PLAT #2016-138)
 - (R3) RECORD VALUE PER LIBERTY COURT SUBDIVISION (PLAT #2021-143)
 - (R4) RECORD VALUE PER MSB COTTONWOOD STATION 65 (PLAT #2023-56)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - ⊗ LIGHT POLE
 - ⊕ POWER POLE
 - ⊙ GUY ANCHOR
 - ⊞ PEDESTAL
 - ⊠ POWER METER
 - ⊛ TRAFFIC SIGN
 - ⊚ SATELLITE DISH



LINE TABLE

LINE	BEARING	DISTANCE
L1(R4)	S 45°00'10" E	10.52'
L1(M)	S 44°52'47" E	10.61'
L2(R2)	N 74°30'22" W	63.75'
L2(M)	N 74°31'07" W	63.80'
L3(R1)	N 75°18'19" W	60.77'
L3(R3)	N 74°52'45" W	60.79'
L3(M)	N 74°49'09" W	60.91'

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.

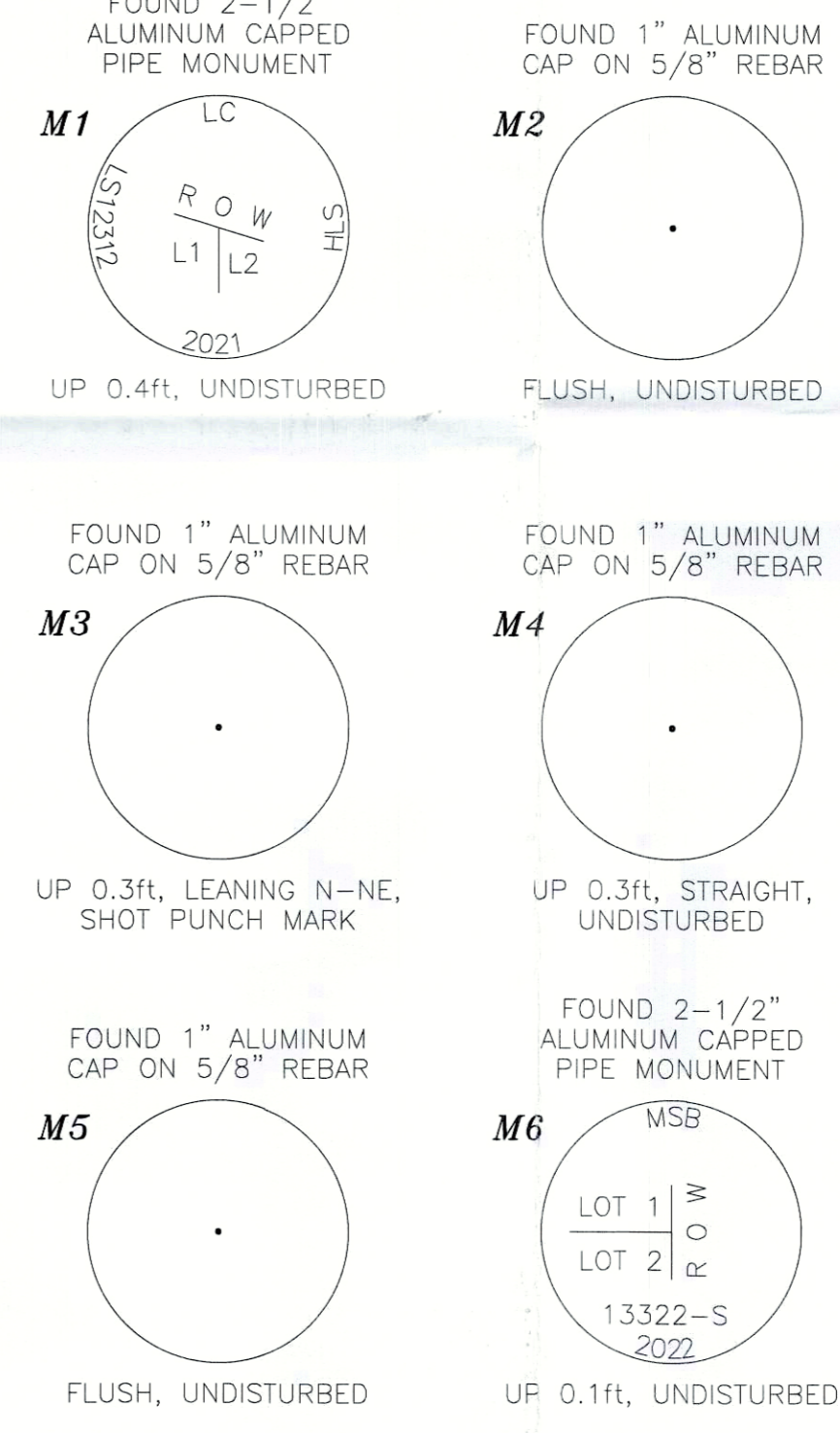
MARLENE M. COTTLE
3401 E COTTLE LOOP
WASILLA, ALASKA 99654

DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR MARLENE M. COTTLE

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R1)	10°32'54"	1850.18'	340.62'	170.79'	S 69°48'52" E	340.14'
C1 (C)	10°32'48"	1850.18'	340.57'	170.77'	S 69°17'25" E	340.09'
C2 (R1)	13°48'20"	1784.18'	429.20'	216.00'	N 68°09'09" W	428.86'
C2 (R3)	13°46'18"	1784.18'	428.85'	215.46'	N 67°36'36" W	427.81'
C2 (M)	13°45'21"	1786.74'	428.97'	215.52'	N 67°37'12" W	427.94'
C3	8°06'34"	1850.18'	261.87'	131.15'	S 68°04'18" E	261.65'
C4	2°26'14"	1850.18'	78.70'	39.36'	S 73°20'42" E	78.69'

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 10, 2024 AT CONTROL POINT SHOWN - A SET 6" SPIKE WITH PINK STAKE CHASER. THE CONTROL POINT HAS AN OPUS DERIVED LATITUDE OF 61°35'12.83561"N AND A LONGITUDE OF 149°21'55.51592"W. 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.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 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.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 72 RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 126
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED DECEMBER 9, 1976 IN BOOK 128, PAGE 884 RELEASE OF GENERAL RIGHT-OF-WAY EASEMENT RECORDED APRIL 2, 1982 IN BOOK 259, PAGE 120

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 AND IMPROVEMENT 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

10/21/2024
DATE

RECEIVED
OCT 24 2024
PLATTING
Agenda Copy

PRELIMINARY

A PLAT OF
SUITS ME ACRES

A REPLAT OF:
PARCEL 1
M.S.B. WAIVER 82-25-PWm
RECORDED AS 82-34W
REFILED AS 89-6W

LOCATED WITHIN:
SECTION 1, T17N R1W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 6.25 ACRES MORE OR LESS

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