

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
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **April 2, 2025**

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. **MANNEHULEN:** The request is to create two lots from Parcel 1, MSB Waiver Resolution #98-75-PWm, Recorded in Book 981 at Page 862 and re-recorded as instrument #2006-013959-0, to be known as **MANNEHULEN SUBDIVISION**, containing 5.2 acres +/- . The property is located east of Willow Lake, north of W. Long Lake Road, and west of W. Parks Highway (Tax ID # 19N04W17B007); within the NW ¼ Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Jon Fuglestad & Thomas Boling, Staff: Matthew Goddard, Case #2025-030)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 2, 2025**, 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
NOVEMBER 8, 2023

ABBREVIATED PLAT: MANNEHULEN SUBDIVISION
LEGAL DESCRIPTION: SEC 17, T19N, R04W, SEWARD MERIDIAN AK
PETITIONERS: JON FUGLESTAD & THOMAS BOLING
SURVEYOR: KEYSTONE SURVEYING & MAPPING
ENGINEER: HOLLER ENGINEERING
ACRES: 5.2 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-030

REQUEST: The request is to create two lots from Parcel 1, MSB Waiver Resolution #98-75-PWm, Recorded in Book 981 at Page 862 and re-recorded as instrument #2006-013959-0, to be known as **MANNEHULEN SUBDIVISION**, containing 5.2 acres +/- . The property is located east of Willow Lake, north of W. Long Lake Road, and west of W. Parks Highway; within the NW ¼ Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS

SUPPORTING DOCUMENTATION

Vicinity Map and Aerial Photos
Soils Report
As-Built & Topographic Map

EXHIBIT A – 5 pgs
EXHIBIT B – 11 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

USACE
MSB DPW Pre-Design & Engineering Division
MSB FSA
MSB Permit Center
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots. Proposed lot 1 will have legal and physical access to N. Willow Drive. Proposed Lot 2 will have legal and physical access to W. Alexander Avenue. Both roads are Borough owned and maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Professional Engineer, notes the project will create 2 new lots from one existing lot. The project has a total area just over 5 acres. The soils evaluation included a review of substantial existing soils information on the project review of the provided topography information, review of aerial & street level imagery, and

our other observations at the site. The parent parcel has minimally rolling terrain, with a portion of the north end bounded by a large recently constructed berm. Drainage is generally directed westward. The berm was the only area with steep slopes over 25%, as shown on the attached map. The total elevation differential indicated from the provided topographical map is around 22'. Near surface soils logged in the 4 on-site testholes included silty topsoil which extends down to 1.5' to 2'. Receiving soils were relatively clean sands and gravels. Copies of the existing on-project testhole logs and location/topography map are attached. Groundwater was not encountered in any of the testholes, which were dug to depths of 14.5' to 15'. Groundwater is not expected to be a limiting factor for the proposed lots.

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 buildings, steep areas, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, 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 observations at the site, the 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.

As-Built & Topographic Map were submitted and can be found at **Exhibit C**. Based on the submitted as-built, there are two sheds located on the eastern boundary of the property that are currently within a MEA easement and/or a public use easement located at the end of W. Alexander Avenue. These structures will need to be moved prior to recordation (**Recommendation #4**).

Comments:

US Army Corps of Engineers (**Exhibit D**) Notes that a Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) has no comments.

Willow Caswell Fire Service Area (**Exhibit F**) notes that on the As-Built it shows the new lots and lot lines. Lot 1 will be addressed off of N. Willow Drive and Lot 2 will now be addressed off the public use easement from W. Alexander Avenue. But the As-Built does not show a driveway from the public use easement to the structures. With this addressing on the dispatch location, address and mapping will direct us to W. Alexander Avenue. Please confirm that a new driveway will be installed and it will be large enough to support the weight and width for Fire and EMS to navigate to the structure. The As-Built or the agenda plat does not call out for a common driveway and with addressing it could delay response having the common driveway especially if lot 2 is addressed from W. Alexander Avenue where the public access is.

Platting staff notes that addressing is handled after the platting process and will be addressed between the petitioner and the Borough Addressing Division.

MSB Development Services (**Exhibit G**) notes that there is one driveway location on the southwestern boundary of the property that does not currently have a driveway permit and possibly a second location on the eastern boundary. Driveway permits will be needed for all existing non-permitted accesses prior to recordation (**Recommendation #5**).

Utilities: (Exhibit F) Enstar has no comments or recommendations. GCI has 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; Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.

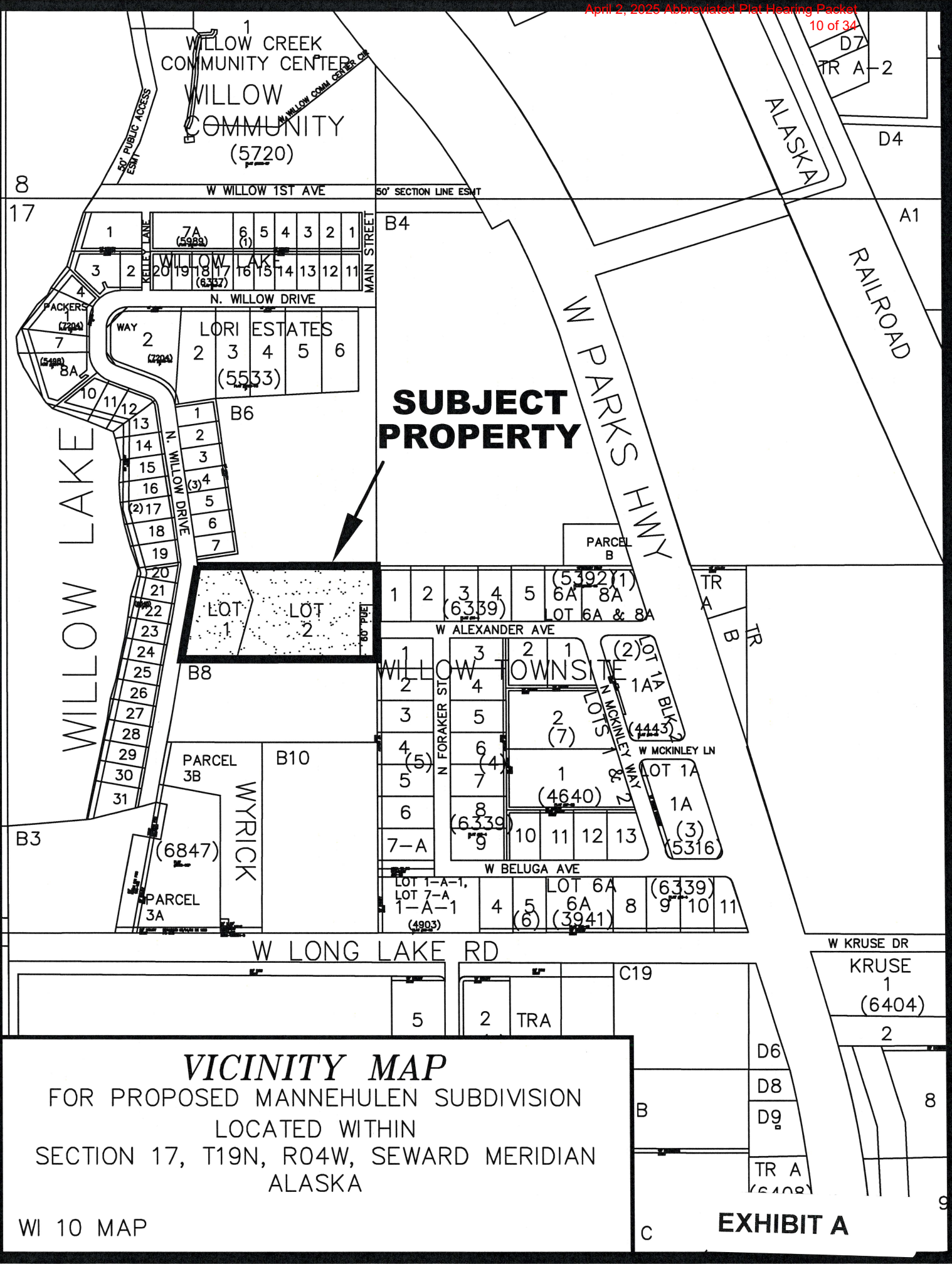
CONCLUSION: The abbreviated plat of Mannehulen Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in 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 Mannehulen Subdivision 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; Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, 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 Mannehulen Subdivision, Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove/relocate all structures currently in violation of MSB 17.55.010 Setbacks. Provide platting staff an updated as-built showing that no setback violations exist, nor will any be created by the proposed action.
5. Apply for driveway permits for all non-permitted accesses. Provide platting staff a copy of all submitted permit applications/driveway permits.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

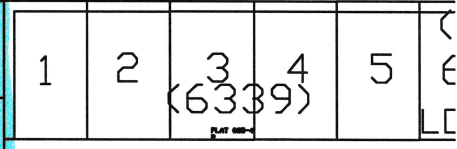
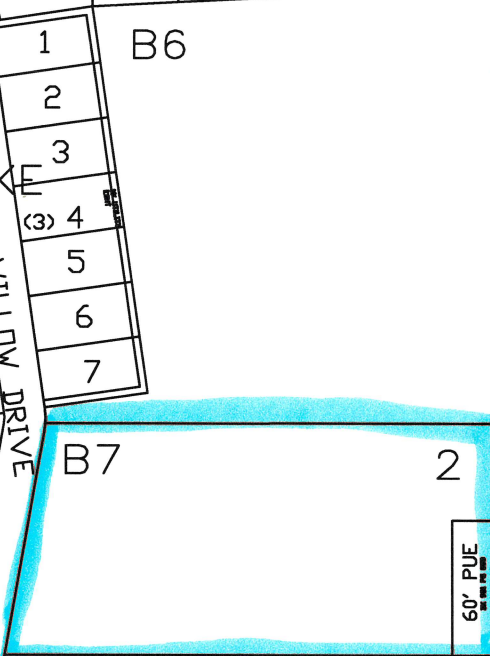
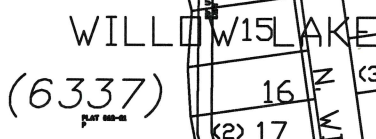
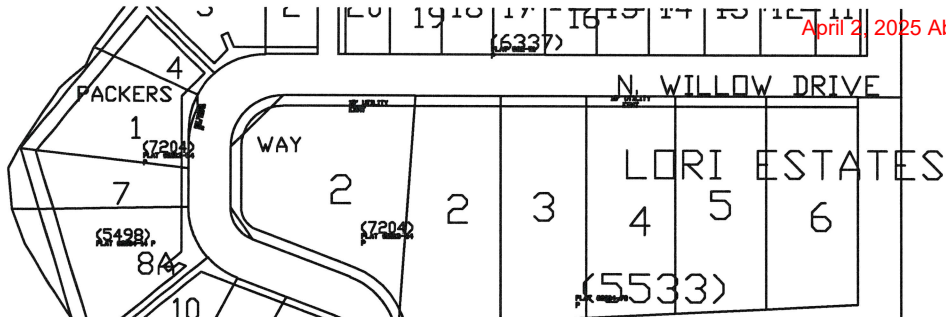


SUBJECT PROPERTY

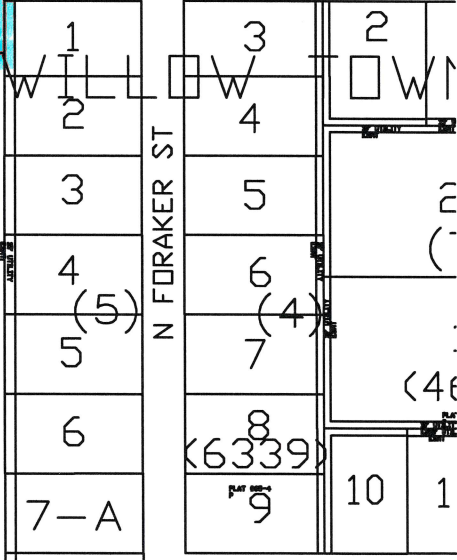
VICINITY MAP
FOR PROPOSED MANNEHULEN SUBDIVISION
LOCATED WITHIN
SECTION 17, T19N, R04W, SEWARD MERIDIAN
ALASKA

WI 10 MAP

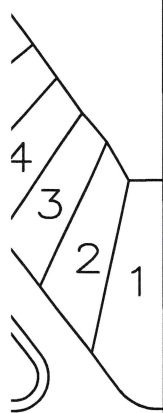
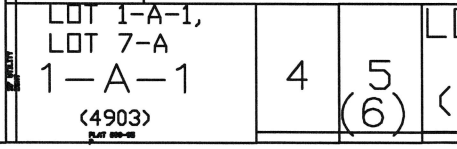
EXHIBIT A



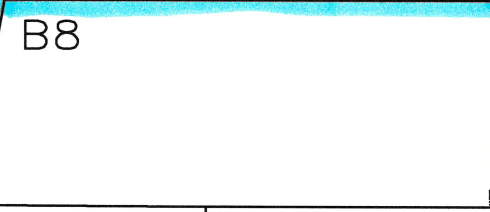
W ALEXANDER AVE



W BELUGA AVE



B3



PARCEL 3B

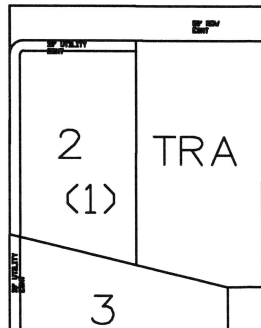
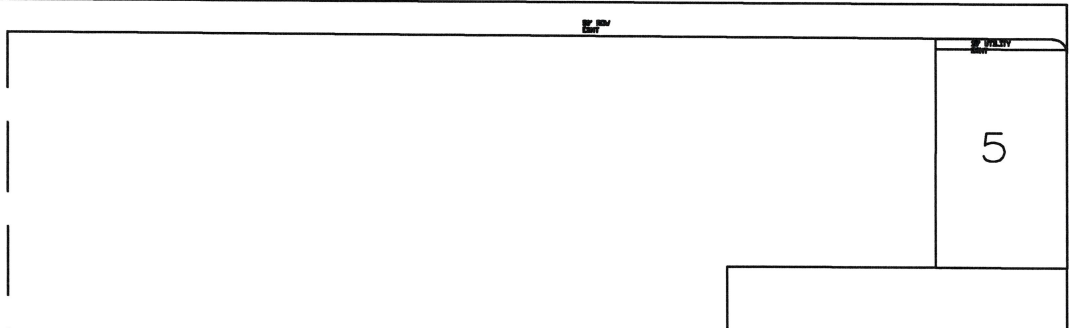
B10

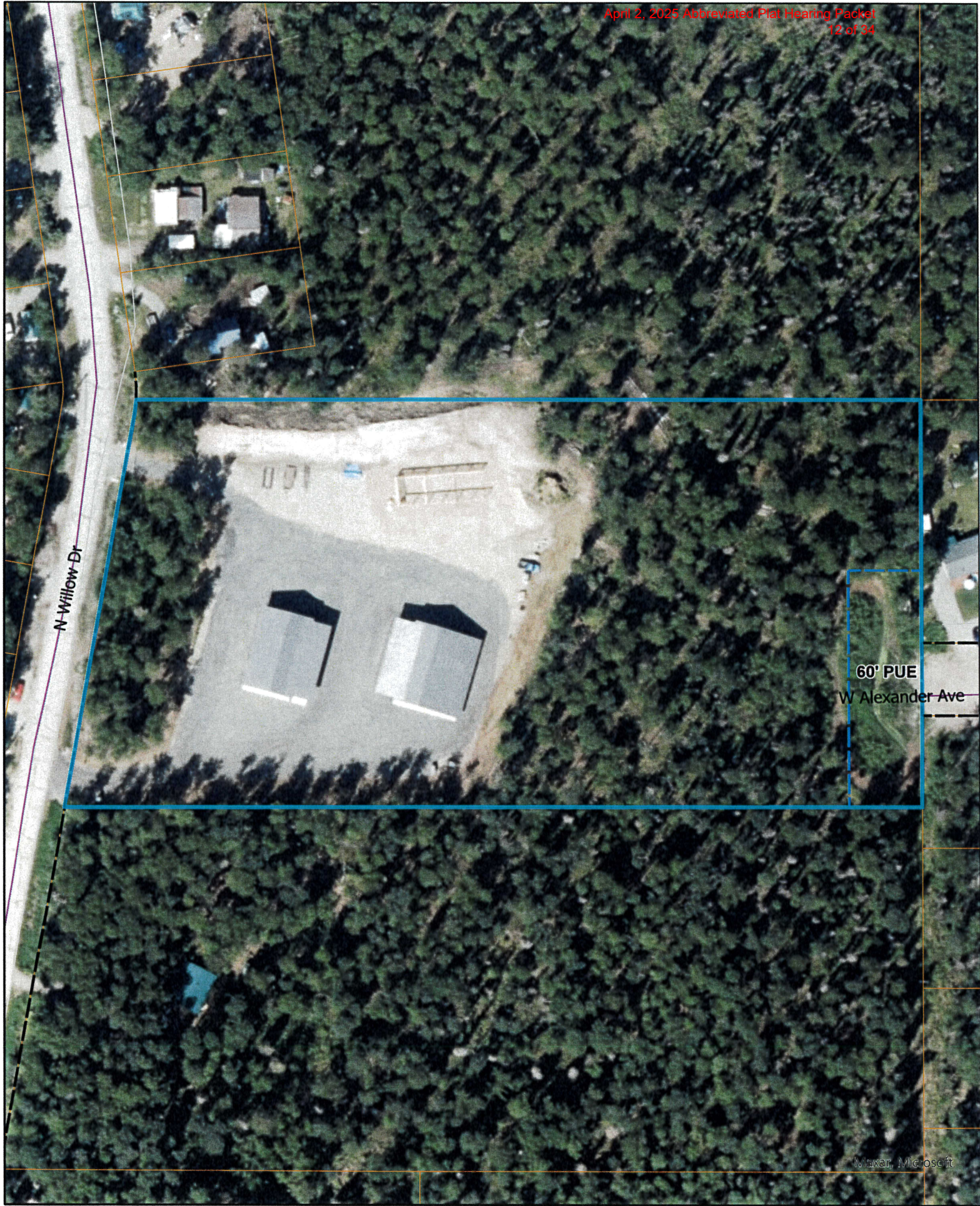
WYRICK

(6847)

PARCEL 3A

W LONG LAKE RD

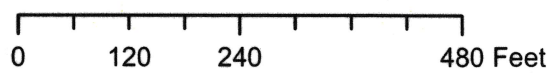


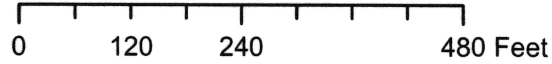
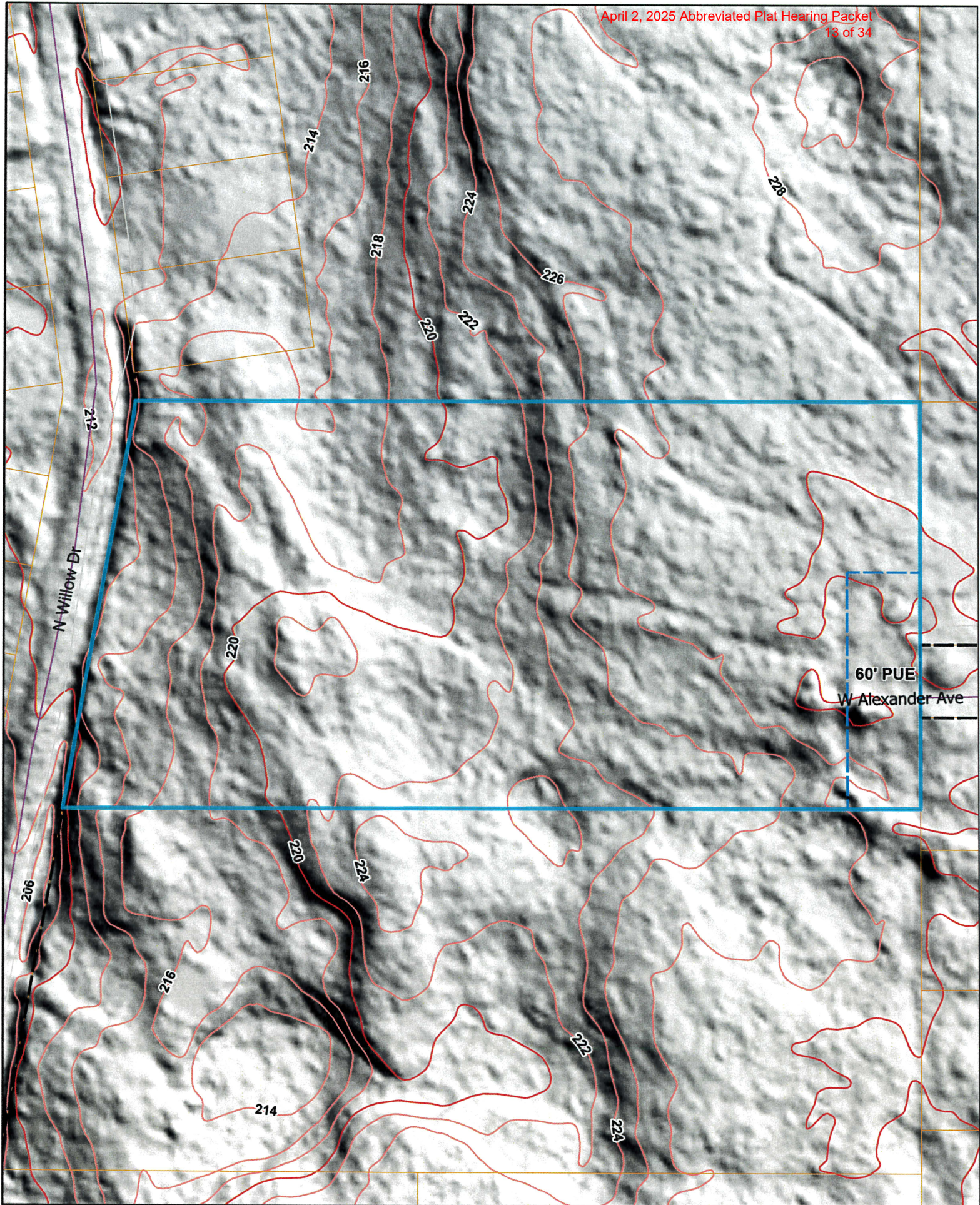


60' PUE
W Alexander Ave

N Willow Dr

Maxar, Microsoft





50' PUBLIC ACCESS ESMT

W Willow Comm Center Cir

W Willow 1st Ave

50' SECTION LINE ESMT

N Willow Dr

N Carey Ln

N Main St

N Willow Station Rd

60' PUE

W Alexander Ave

TEMP PUE

60' PUE

N Foraker St

N McKinley Way

W McKinley Ln

W Beluga Ave

W Long Lake Rd

50' ROW ESMT

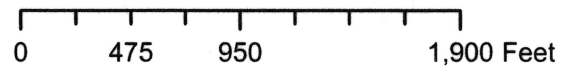
50' ROW ESMT

N Barrington Loop

W Chatham St

15' ROW ESMT

Mapar, Microsoft





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 20, 2025

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

RECEIVED
JAN 20 2025
PLATTING

Re: *Lots 1 & 2 Mannehulen*; Useable Areas and Drainage
HE #24050

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 just over 5 acres. Our soils evaluation included a review of substantial existing soils information on the project, review of the provided topography information, review of aerial & street level imagery, and our other observations at the site. See the attached testhole and topography map.

Topography. The project site forms a nearly rectangular shape, lying east of Willow Lake and N. Willow Drive. The parent parcel has minimally rolling terrain, with a portion of the north end bounded by a large recently constructed berm. Drainage is generally directed westward. The berm was the only area with steep slopes over 25%, as shown on the attached map. The total elevation differential indicated from the provided topographical map is around 22'.

Soils & Vegetation. The parent parcel contains two constructed buildings, with the division line positioned between them. The east end of proposed Lot 2 remains largely undeveloped, with relatively mature trees. Vegetation consists primarily of birch, poplar and spruce trees. Near surface soils logged in the 4 on-site testholes included silty topsoils which extended down 1.5' to 2'. Receiving soils were relatively clean sands and gravels. Copies of the existing on-project testhole logs and a location/topography map are attached.

Groundwater. Groundwater was not encountered in any of the testholes, which were dug to depths of 14.5' to 15'. A testhole dug just across N. Willow Drive near the project's NW corner had water at 11.5', however was located about 7' lower in elevation. Groundwater is not expected to be a limiting factor for 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 buildings, steep areas, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, 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 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.***

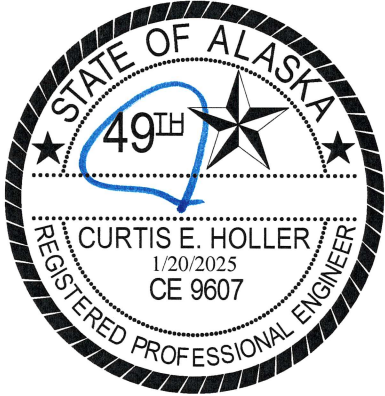
Roads and Drainage. The proposed 2 new lots will both be accessed from N. Willow Drive. As no road construction is required, no drainage plan is needed. However, existing drainage patterns are shown on the attached map.

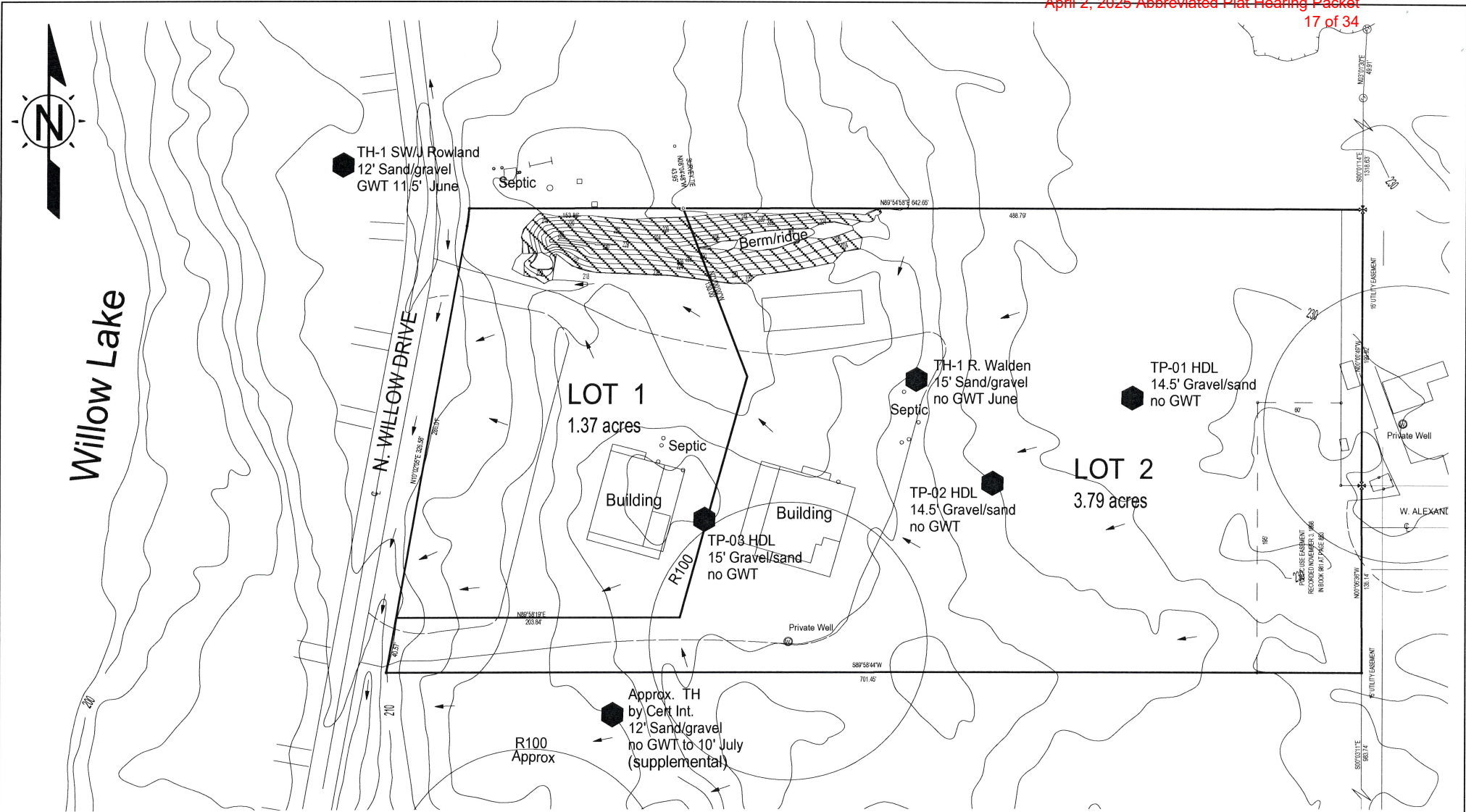
Please do not hesitate to call with any questions you may have.

Sincerely,


Curtis Holler, PE

c: Fugelstad/Boling, w/attachments



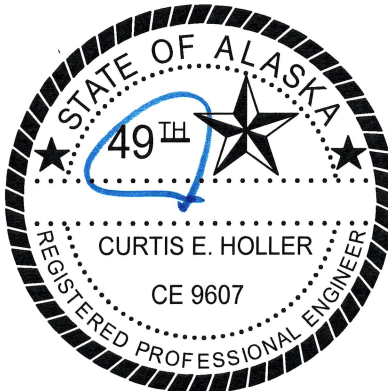


Mannehulen Subdivision
Testhole, Useable Area, Drainage & Topo Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654



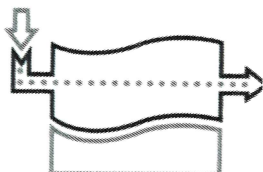
Notes:

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

Job # 24050

Scale: 1"=100' +/-

Date: 1/20/25



SOIL LOG

TEST HOLE 1

Brandon's On-Site Services LLC.
3924 N. Grey Wolf Dr.
Wasilla, AK 99654
Telephone (907) 355-3987
brandonsonsite@gamil.com

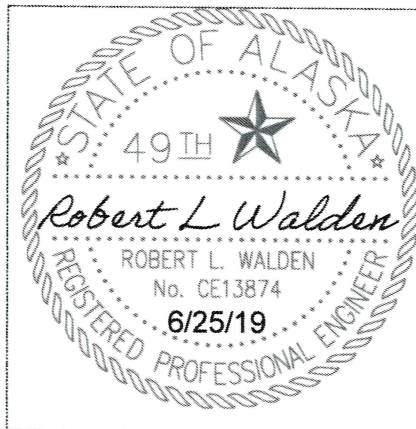
Project: T19N R4W Sec.17 L-B7

B.O.S File No. 19-0097

Date: 6/17/19

Logged By: Brandon Jones

Depth (feet)	Description
	Topsoil removed
1	
2	
3	
4	
5	0-15' Sand, Gravel, Cobbles (SP) w/ few boulders dry, grey, loose
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	B.O.H.
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or impermeable layers were encountered.
4' of fill to be placed over septic field and tank

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 12/14

SOIL LOG

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

PERCOLATION TEST

SOIL LOG PERCOLATION TEST

2 BEDROOMS

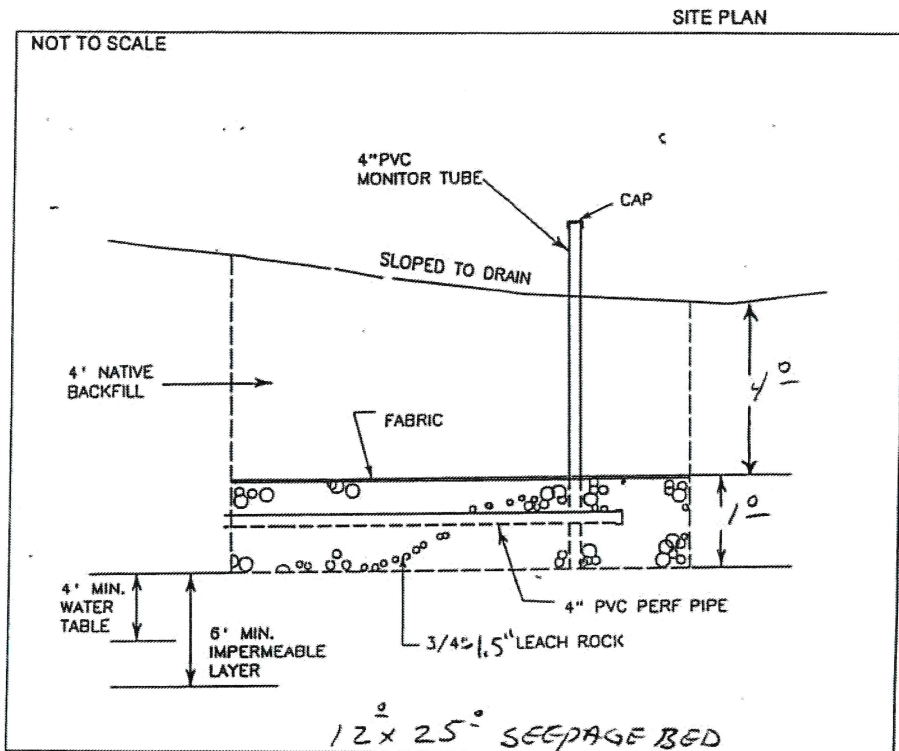
JOB NUMBER: 16-240

PERFORMED FOR: Newman Hill Top Services DATE PERFORMED: 6-6-16

LEGAL DESCRIPTION: Willow Lake sub. Lot 19 B1K2

1 OL-mc
TS
2
3 SW/SP
4 Gravelly sand
5 & sand layered
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

DEPTH (FEET)



WAS GROUND WATER ENCOUNTERED? yes
IF YES, AT WHAT DEPTH? 11 1/2

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Designed to 150² / Bdrms

PERFORMED BY: S. Wilson CERTIFIED BY: JWR DATE: 6-8-16



January 15, 2019

Jon Fuglestad

RE: Willow Subdivision - Percolation Testing

Dear Jon:

As requested, HDL Engineering Consultants, LLC conducted percolation testing between Willow Drive and the terminus of Alexander Avenue in Willow, Alaska (Site).

Three (3) test pits, designated TP-01 and TP-03, were performed on November 8, 2018 and percolation tests were conducted in each test pit. The measured elevations of the ground surface at TP-01, TP-02, and TP-03 were 99.1 feet, 95.7 feet, and 91.7 feet, respectively. TP-01, TP-02, and TP-03 were conducted at the locations shown on the conceptual plan provided by the Client which is attached.

In general, vegetation and organics were encountered at the surface of the test pits followed by a layer of silt. The silt layer was underlain by poorly-graded gravel and sand that extended to the termination depth of the test pits. No groundwater was encountered in the test pits at the time of the evaluation. Groundwater levels at the Site will fluctuate depending on the season, temperature, and precipitation. The subsurface conditions encountered in the test pits are further detailed in the Test Pit Logs, attached.

Percolation testing was conducted in a 4-inch diameter standpipe and the resulting final depths of the standpipes in TP-01, TP-02, and TP-03 were approximately 5 feet, 6 feet, and 6 feet below the adjacent existing grade, respectively. The percolation rates were measured eight times by measuring the time it took for the level of water in the standpipe to drop 6 inches. The results of the percolation tests are shown in Tables 1, 2, and 3.

Table 1: TP-01 Percolation Results

Drop in Water Level (inches)	Time Interval (minutes)	Percolation Rate (minutes per inch)
6	4.42	0.74
6	6.08	1.01
6	6.75	1.13
6	4.77	0.79
6	5.47	0.91
6	5.47	0.91
6	6.77	1.13
6	5.67	0.94

Table 2: TP-02 Percolation Results

Drop in Water Level (inches)	Time Interval (minutes)	Percolation Rate (minutes per inch)
6	2.00	0.33
6	1.98	0.33
6	2.05	0.34
6	2.00	0.33
6	1.97	0.33
6	2.02	0.34
6	1.97	0.33
6	1.95	0.33

CIVIL ENGINEERING
 GEOTECHNICAL ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL SERVICES
 PLANNING
 SURVEYING & MAPPING
 CONSTRUCTION ADMINISTRATION
 MATERIAL TESTING
 RIGHT-OF-WAY SERVICES

RE: Percolation Testing
January 15, 2019
Page 2 of 2

Table 3: TP-03 Percolation Results

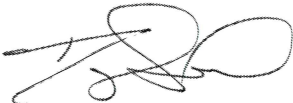
Drop in Water Level (inches)	Time Interval (minutes)	Percolation Rate (minutes per inch)
6	0.72	0.12
6	0.70	0.12
6	0.72	0.12
6	0.82	0.14
6	0.82	0.14
6	0.83	0.14
6	0.82	0.14
6	0.85	0.14

Based on the average for each test, the calculated percolation rates for TP-01, TP-02, and TP-03 are 0.95 minutes per inch, 0.33 minutes per inch, and 0.13 minutes per inch, respectively.

We appreciate the opportunity to provide this service. If you have any questions, please feel free to contact Doug Simon at 564.2120.

Sincerely,

HDL Engineering Consultants, LLC



Doug P. Simon, PE
Geotechnical Services Manager

Attach: Conceptual Plan (1 page)
 Test Pit Logs (3 Pages)





LOG OF BORING

HOLE # TP-01

PROJECT NUMBER :
 PROJECT : Fuglestad- Willow Subdivision
 CLIENT : Jon Fuglestad

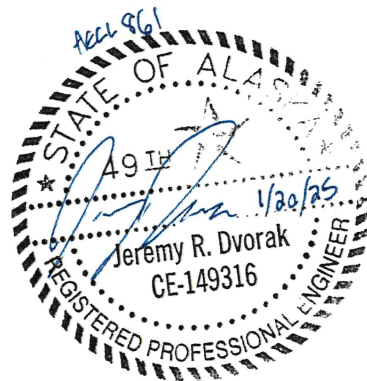
Station / Location: West Lot
 Lat/Long:
 Elevation:

Equipment Type: CAT 315C Excavator
 Drilling Method:
 Field Crew:

Total Depth: 14.5 feet
 Date: 11/8/2018
 Geologist: J. Dvorak

Depth (Feet)	Sample Data						USCS Classification	Frozen Zone	Soil Graphic	Ground Water Data		
	Sample Type	Number	Blow Count	Sample Recovery	N-Value	Depth in (ft.)				Time	Date	Symbol
0									SUBSURFACE MATERIAL			
0									PEAT; dark brown, dry			0.0
1									SILT; little to some sand, fine to medium; trace gravel, fine; orangeish brown, dry			1.0
2						GP			Poorly-graded GRAVEL, (GP); fine to coarse; rounded to subangular, with sand, medium to coarse; trace silt; with cobbles and boulders; greyish brown to brownish grey, dry			2.0
5	GRAB	S-1										
7									Increase in cobbles and boulders			7.0
14.5												
									Notes: No groundwater encountered. Performed Percolation Test at 5 feet bgs.			14.5

A USCS LOG OF TEST HOLE FUGLESTAD WILLOW LOGS.GPJ HDL MODIFIED.GDT 1/15/19





LOG OF BORING

HOLE # TP-02

PROJECT NUMBER :
PROJECT : Fuglestad- Willow Subdivision
CLIENT : Jon Fuglestad

Station / Location: Center Lot
Lat/Long:
Elevation:

Equipment Type: CAT 315C Excavator
Drilling Method:
Field Crew:

Total Depth: 14.5 feet
Date: 11/8/2018
Geologist: J. Dvorak

Depth (Feet)	Sample Data					USCS Classification Frozen Zone	Soil Graphic	Ground Water Data			SUBSURFACE MATERIAL	
	Sample Type	Number	Blow Count	Sample Recovery	N-Value			Depth in (ft.)	Time	Date		Symbol
0											PEAT; dark brown, dry 0.0	
1						ml					(ml); SILT; little sand, fine to medium; trace organics; orangeish brown, dry 0.8	
2						sp-sm					Poorly-graded SAND, (sp-sm); fine to medium; trace to little silt; trace to little gravel, fine to coarse; brown, dry 1.5	
2						gp-gm					Poorly-graded GRAVEL, (gp-gm); fine to coarse; rounded to subrounded, with sand, fine to coarse; little silt; with cobbles and boulders; greyish brown to brownish grey, dry, Increase in cobbles and boulders with depth. 2.0	
6	GRAB	S-1										
14.5												
								BOH 14.5	Notes: No groundwater encountered. Performed Percolation Test at 6 feet bgs.			14.5



A USCS LOG OF TEST HOLE FUGLESTAD WILLOW LOGS.GPJ HDL MODIFIED.GDT 1/15/19

- Auto Hammer
- Cathead Rope Method
- 140 lb. hammer with 30 in. drop
- 340 lb. hammer with 30 in. drop



LOG OF BORING

HOLE # TP-03

PROJECT NUMBER :
PROJECT : Fuglestad- Willow Subdivision
CLIENT : Jon Fuglestad

Station / Location: East Lot
Lat/Long:
Elevation:

Equipment Type: CAT 315C Excavator
Drilling Method:
Field Crew:

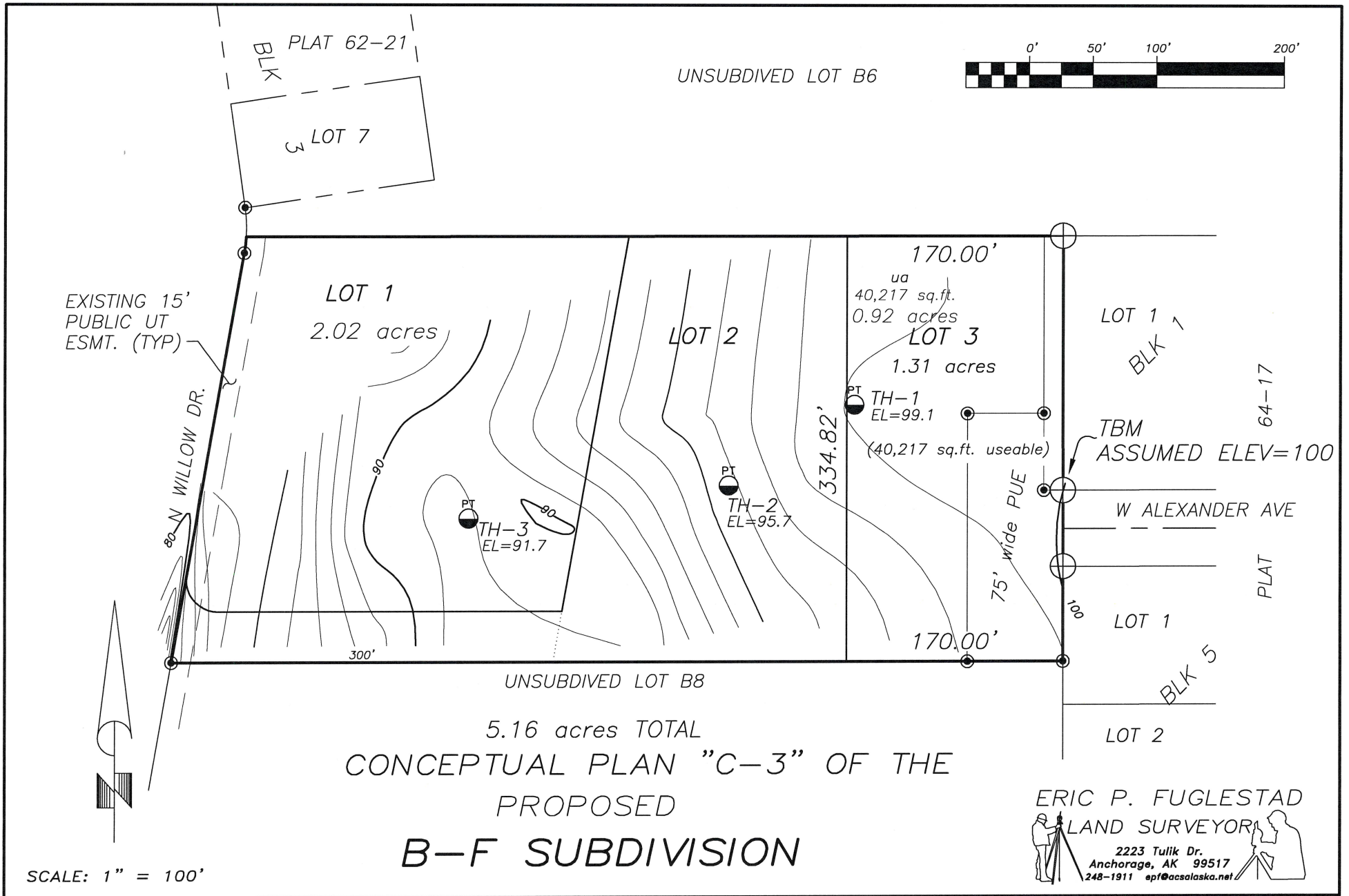
Total Depth: 15.0 feet
Date: 11/8/2018
Geologist: J. Dvorak

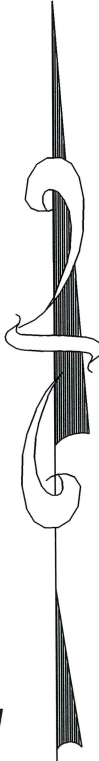
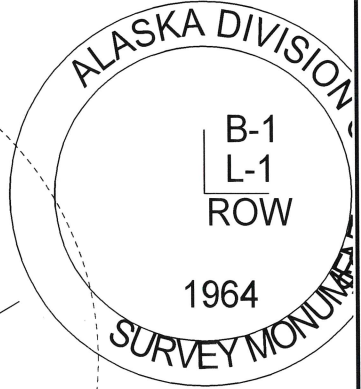
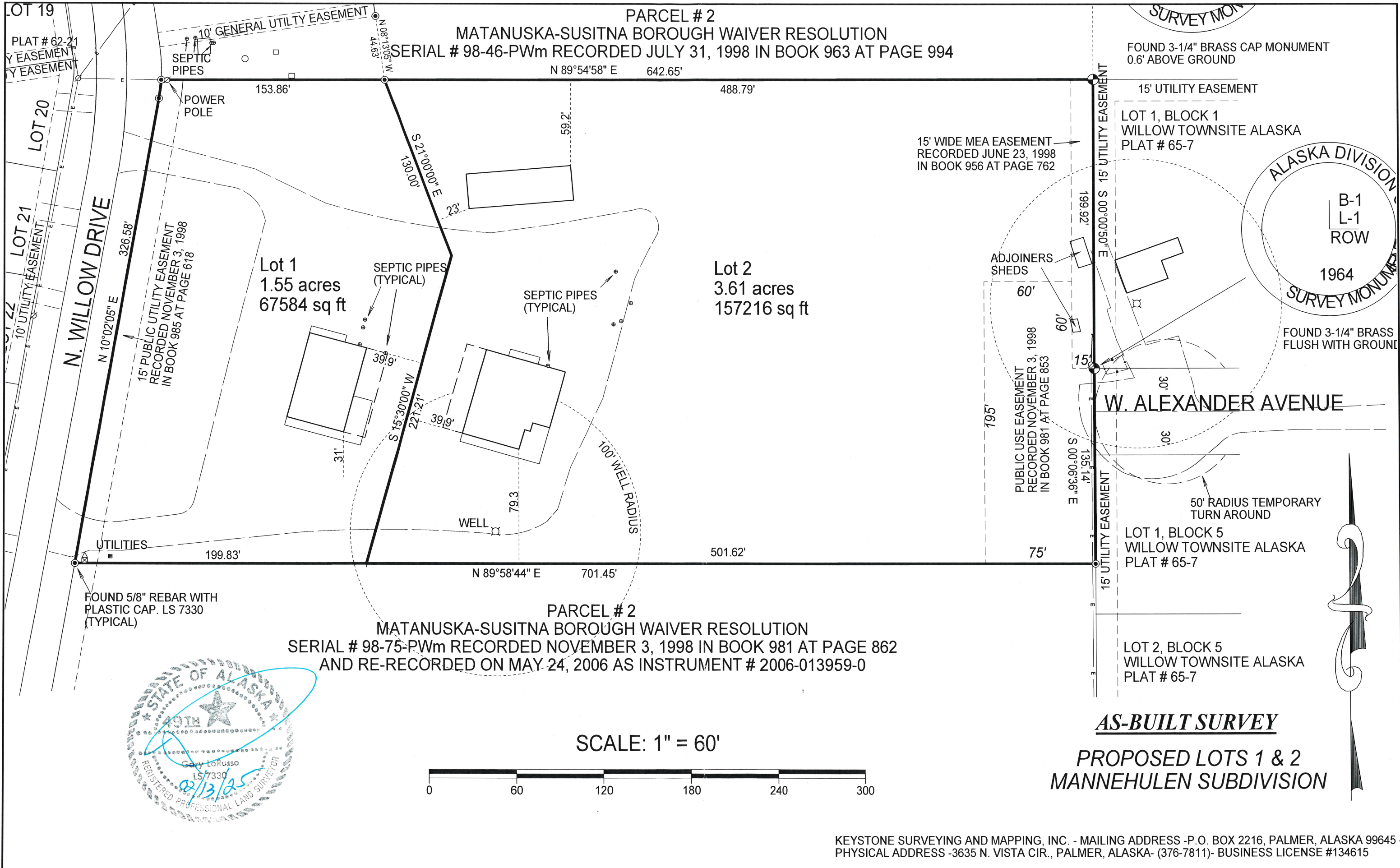
Depth (Feet)	Sample Data					USCS Classification Frozen Zone	Soil Graphic	Ground Water Data		
	Sample Type	Number	Blow Count	Sample Recovery	N-Value			Depth in (ft.)	Time	Date
0								SUBSURFACE MATERIAL		
0.0								PEAT; dark brown, dry		0.0
0.8						ml		(ml); SILT; little sand, fine to medium; trace organics; orangeish brown, dry		0.8
1.8						sp-sm		Poorly-graded SAND, (sp-sm); fine to medium; trace to little silt; trace to little gravel, fine; light brown, dry		1.8
2.3						GP		Poorly-graded GRAVEL, (GP); fine to coarse; rounded to subrounded, with sand, fine to coarse; trace silt; with cobbles and boulders; greyish brown to brownish grey, dry, Increase in cobbles and boulders with depth.		2.3
6.0	GRAB	S-1			6					
15.0						BOH 15		Notes: No groundwater encountered. Performed Percolation Test at 6 feet bgs.		15.0



A USCS LOG OF TEST HOLE FUGLESTAD WILLOW LOGS.GPJ HDL MODIFIED.GDT 11/15/18

- Auto Hammer
- Cathead Rope Method
- 140 lb. hammer with 30 in. drop
- 340 lb. hammer with 30 in. drop





Matthew Goddard

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Thursday, March 13, 2025 2:20 PM
To: Matthew Goddard
Subject: RE: RFC Mannehulen Subdivision (MG)

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

Good afternoon Matthew,

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The owners are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if they have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



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

rrs.usace.army.mil

Matthew Goddard

From: Pre-Design & Engineering
Sent: Thursday, March 6, 2025 3:51 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Mannehulen Subdivision (MG)

Matthew,

No comments from PD&E.

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 4, 2025 9:15 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@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 Mannehulen Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Mannehulen Subdivision. Please ensure all comments have been submitted by March 14, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Mannehulen](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Richard Boothby
Sent: Tuesday, March 4, 2025 1:17 PM
To: Matthew Goddard
Cc: Brian Davis
Subject: RE: RFC Mannehulen Subdivision (MG)

Matthew,

Willow Caswell FSA has one issue that needs addressed. On the As-Built it shows the new lots and the lot lines. Lot 1 will be addressed off N Willow DR. and lot 2 will now be addressed off the public use easement from W Alexander Ave. but the As-built does not show a driveway from the public use easement to the structure. With this addressing our dispatch location, address and mapping will direct us to W. Alexander Ave. Please confirm that a new driveway will be installed and it will be large enough to support the weight and width for Fire and EMS to navigate to the structure. The As-Built or the agenda plat does not call out for a common driveway and with addressing it could delay response having the common driveway especially if lot 2 is address from W. Alexander Ave where the public access is.

Thanks

Rich

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 4, 2025 9:15 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@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 Mannehulen Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Mannehulen Subdivision. Please ensure all comments have been submitted by March 14, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Mannehulen](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Tuesday, March 4, 2025 9:47 AM
To: Matthew Goddard
Subject: RE: RFC Mannehulen Subdivision (MG)
Attachments: Screenshot 2025-03-04 094353.png

Thanks Matthew. They've applied for the north driveway, but still need to apply as shown. It also looks like the PUE to the east may be used as a driveway; if so, they'll need a permit.

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, March 4, 2025 9:15 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@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 Mannehulen Subdivision (MG)

Hello,

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

Please ensure all comments have been submitted by March 14, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Mannehulen](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard





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

March 5, 2025

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.

- **MANNEHULEN SUBDIVISION
(MSB Case # 2025-030)**

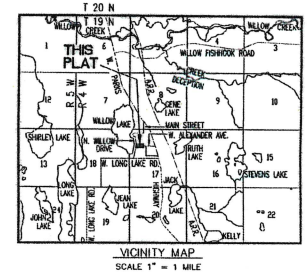
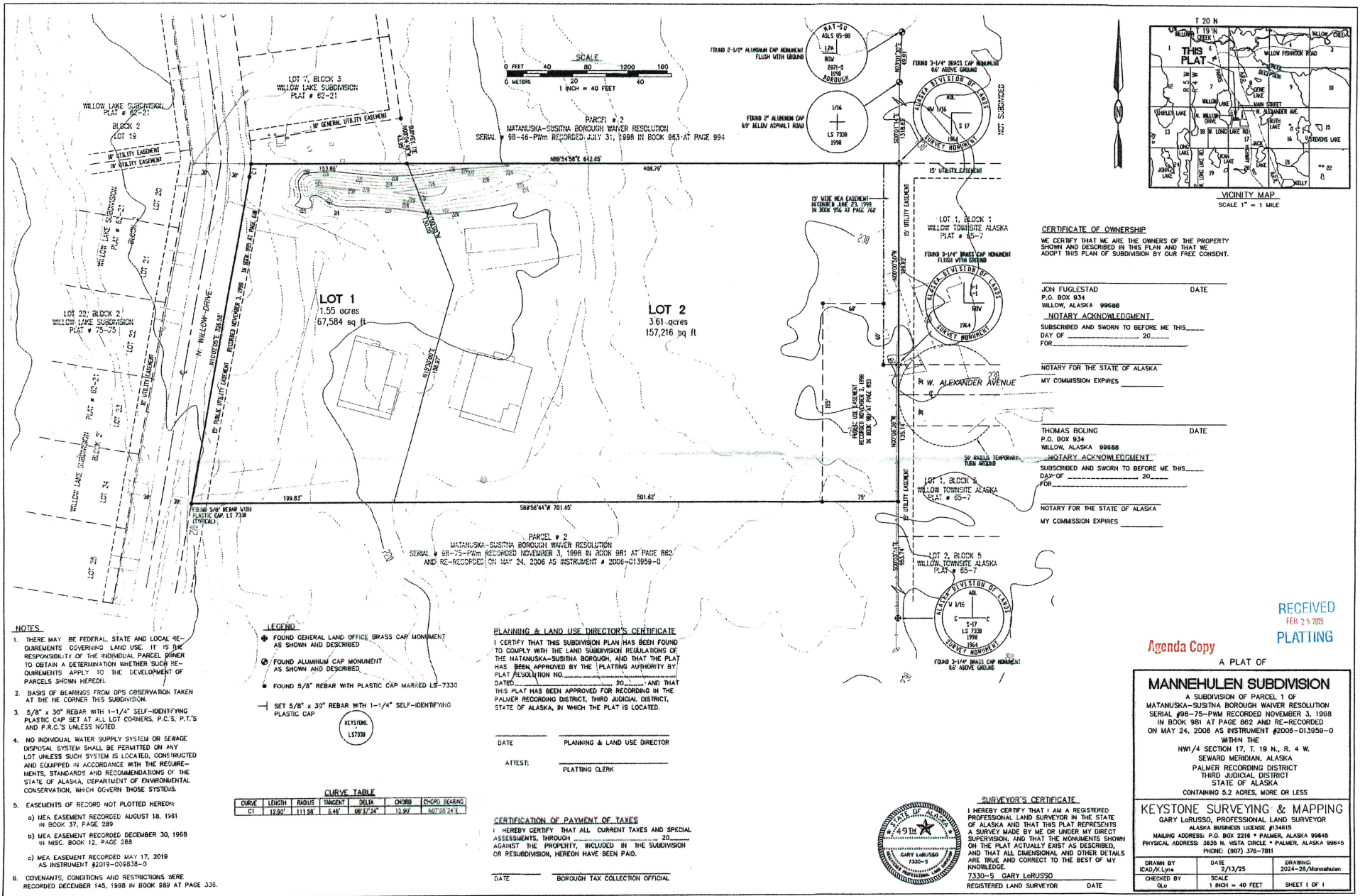
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

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 & Compliance Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT H



CERTIFICATE OF OWNERSHIP
WE 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.

JON FUGLESTAD _____ DATE _____
P.O. BOX 934
WILLOW, ALASKA 99668
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

THOMAS BOLING _____ DATE _____
P.O. BOX 934
WILLOW, ALASKA 99668
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-SUSTINA 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
ATTEN: _____ 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 _____ BOROUGH TAX COLLECTION OFFICIAL



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
FEB 25 2025
PLATTING

Agenda Copy
A PLAT OF

MANNEHULEN SUBDIVISION
A SUBDIVISION OF PARCEL 1 OF MATANUSKA-SUSTINA BOROUGH WAIVER RESOLUTION SERIAL #98-75-PWM RECORDED NOVEMBER 3, 1998 IN BOOK 981 AT PAGE 602 AND RE-RECORDED ON MAY 24, 2006 AS INSTRUMENT #2006-013059-0 WITHIN THE NW1/4 SECTION 17, T. 19 N., R. 4 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 5.2 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 378-7811

DRAWN BY: RAO/K/Lyn	DATE: 2/13/25	DRAWING: 2024-29/Mannehulen
CHECKED BY: GLo	SCALE: 1 INCH = 40 FEET	SHEET 1 OF 1

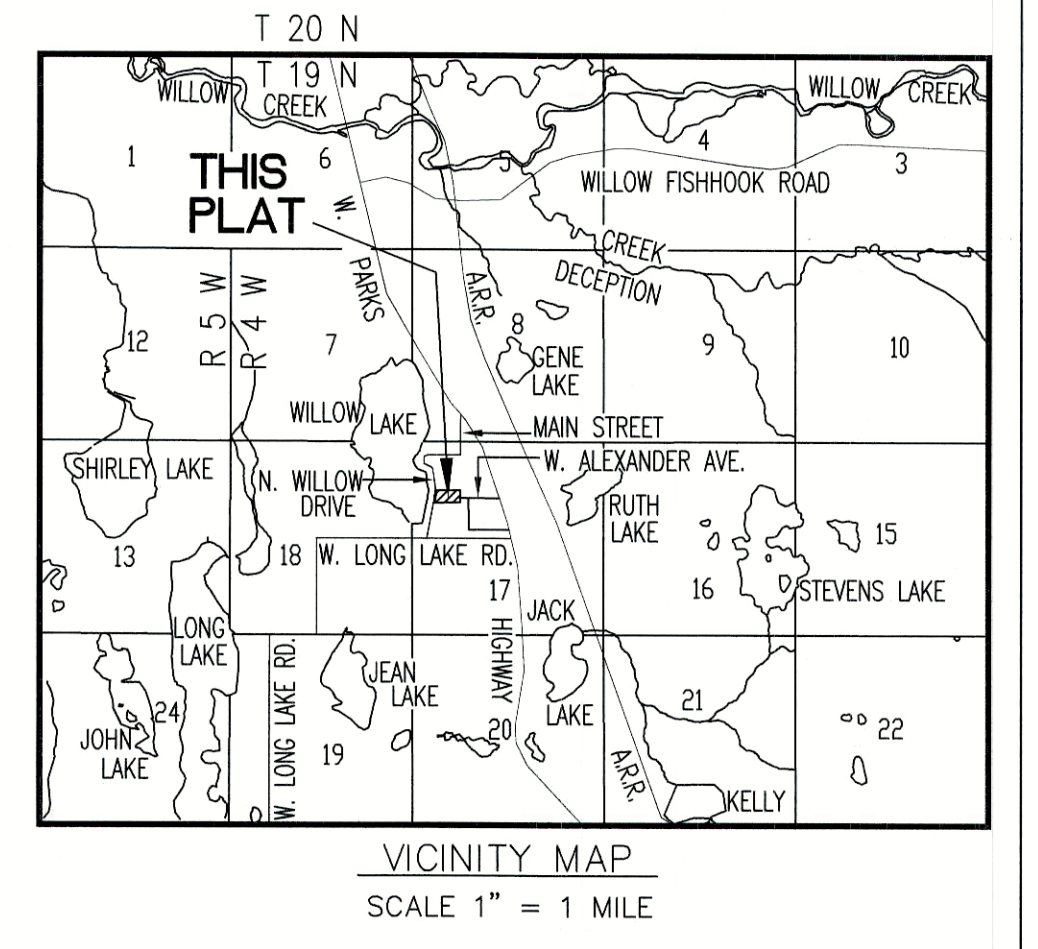
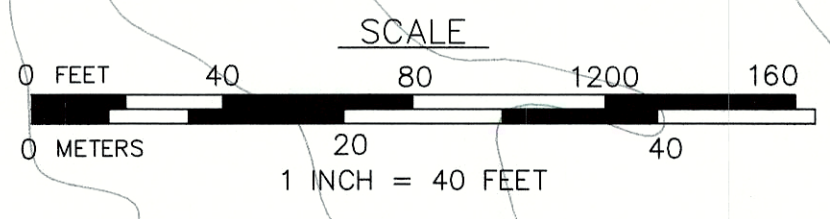
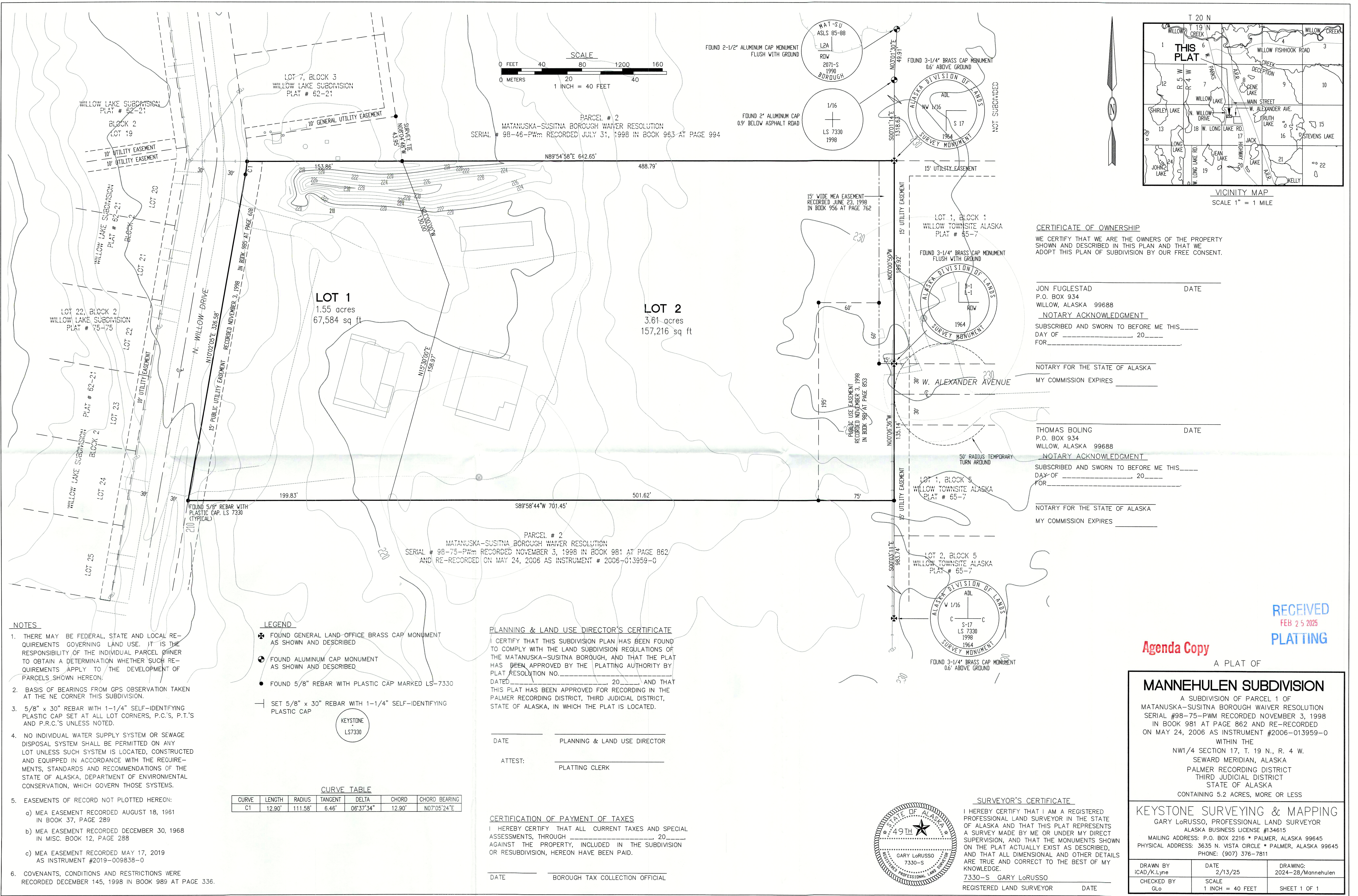
- NOTES**
- THERE MAY BE FEDERAL STATE AND LOCAL REQUIREMENTS COVERING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARINGS FROM GPS OBSERVATION TAKEN AT THE NE CORNER THIS SUBDIVISION.
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.S. P.I.'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 AUGUST 18, 1961 IN BOOK 37, PAGE 289
 - MEA EASEMENT RECORDED DECEMBER 30, 1969 IN MISC. BOOK 12, PAGE 288
 - MEA EASEMENT RECORDED MAY 17, 2019 AS INSTRUMENT #2019-009638-0
 - COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED DECEMBER 145, 1998 IN BOOK 989 AT PAGE 336.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	PIEA	CHORD	CHORD BEARING
CT	12.92'	111.94'	6.44'	08°17'34"	12.92'	N02°28'24"E

- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS-7330
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP





PARCEL # 2
MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION
SERIAL # 98-46-PWM RECORDED JULY 31, 1998 IN BOOK 963 AT PAGE 994

LOT 1
1.55 acres
67,584 sq ft

LOT 2
3.61 acres
157,216 sq ft

PARCEL # 2
MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION
SERIAL # 98-75-PWM RECORDED NOVEMBER 3, 1998 IN BOOK 981 AT PAGE 862
AND RE-RECORDED ON MAY 24, 2006 AS INSTRUMENT # 2006-013959-0

CERTIFICATE OF OWNERSHIP
WE 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.

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARINGS FROM GPS OBSERVATION TAKEN AT THE NE CORNER THIS SUBDIVISION.
 - 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 AUGUST 18, 1961 IN BOOK 37, PAGE 289
 - MEA EASEMENT RECORDED DECEMBER 30, 1968 IN MISC. BOOK 12, PAGE 288
 - MEA EASEMENT RECORDED MAY 17, 2019 AS INSTRUMENT #2019-009838-0
 - COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED DECEMBER 145, 1998 IN BOOK 989 AT PAGE 336.

- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS-7330
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	12.90'	111.58'	6.46'	06°37'34"	12.90'	N07°05'24"E

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 _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT 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 _____ BOROUGH TAX COLLECTION OFFICIAL



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

RECEIVED
FEB 25 2025
PLATTING

Agenda Copy
A PLAT OF

MANNEHULEN SUBDIVISION
A SUBDIVISION OF PARCEL 1 OF MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #98-75-PWM RECORDED NOVEMBER 3, 1998 IN BOOK 981 AT PAGE 862 AND RE-RECORDED ON MAY 24, 2006 AS INSTRUMENT #2006-013959-0 WITHIN THE NW1/4 SECTION 17, T. 19 N., R. 4 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 5.2 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 2/13/25	DRAWING: 2024-28/Mannehulen
CHECKED BY GLo	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1