

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 9, 2025**

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **BUTTE VIEW:** The request is to create two lots from U.S. Government Lots 15 & 17, Sec. 26 T. 17N R. 02E S.M., AK. (Tax ID 17N02E26D012) to be known as **BUTTE VIEW**, containing 2.77 acres +/- . The property is located directly east and west of S. Old Glenn Highway, and north of E. Sullivan Avenue. within the SE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. *(Petitioner/Owner: Ross Johansson, Staff: Chris Curlin, Case #2025-035)*

B. **EHMANN ACRES:** The request is to adjust the lot line between Tract 6, Finger Lake Heights RSB (Plat #66-18) and Lot 7-A, Finger Lake RSB B/1 L/7&8 (Plat# 79-354), (Tax ID's 6111000T006 &1683000L007-A) to be known as **EHMANN ACRES**, containing 4.94 acres +/- . The property is located directly west of E. Francis Lane and directly south and east of Finger Lake; within Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes and South Lakes Community Councils and Assembly District #4. *(Petitioner/Owner: Jim Ehmann, Staff: Chris Curlin, Case #2025-037)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 9, 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
APRIL 9, 2025

ABBREVIATED PLAT: BUTTE VIEW
LEGAL DESCRIPTION: SEC 26, T17N, R02E S.M., AK
PETITIONERS: ROSS JOHANSSON
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 2.77 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-035

REQUEST: The request is to create two lots from U.S. Government Lots 15 & 17, Sec. 26 T. 17N R. 02E S.M., AK. (Tax ID 17N02E26D012) to be known as **BUTTE VIEW**, containing 2.77 acres +/- . The property is located directly east and west of S. Old Glenn Highway, and north of E. Sullivan Avenue. within the SE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

ADOT&PF
MSB Pre-Design & Engineering
MSB Permit Center

Exhibit C – 2 pgs
Exhibit D – 1 pg
Exhibit E – 1 pg

DISCUSSION: The proposed subdivision is creating two lots. Each lot containing 1.34 acres +/- . Proposed lots to take access from S. Old Glenn Highway.

Soils Report: A geotechnical report was submitted (Exhibit B), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test pit was excavated for the proposed lots. Test pit location was selected as a representative of the conditions to be expected throughout the proposed subdivision. The test hole was dug to a depth of 12', no ground water was encountered. The soils consisted of organic silts and organic silty clays of low plasticity overlying well graded sands, gravelly sands, and little/no fines. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

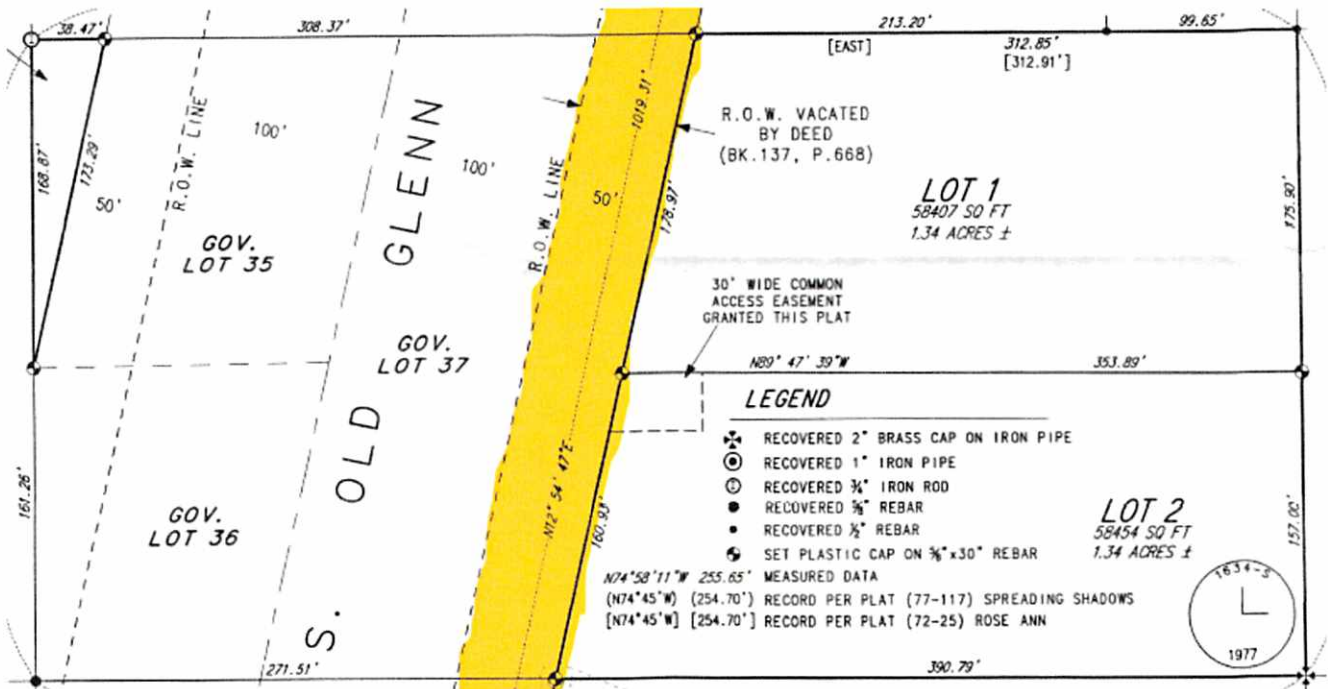
ADOT&PF (Exhibit C) Add plat note: "Lots 1 & 2 shared access to Old Glenn."

Staff notes this is COA # 4.

o Access to Old Glenn will require a shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

o Check underlying ownership of previously vacated Old Glenn Highway right of way in BK.137, P.668. Before DOT&PF can issue an access permit, DOT&PF expects to see codified agreement across fee interest under previously vacated right of way interest per deed BK.137, P.668 and as highlighted in the below diagram.

Staff notes this is COA # 5.



DOT&PF cannot permit legal access unless an access right through the right of way is shown.

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

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

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

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

MSB Pre-Design & Engineering (**Exhibit D**) Per note 6 of State of Alaska Plat 2012-39, PD&E believes this subdivision has legal access to the Old Glenn Highway through the vacated portions of Government Lot 35, Lot 36, and Lot 37 found on book 137, page 668. Since the vacated portions of Government Lots 35, 36 and 37 provides legal access, there should be a 25' building setback on all lots from the vacated portions of the Government lots. A note should be added to the plat regarding the restricted use of the utility lot, including not allowing an individual septic system to be installed.

Staff notes this is COA # 6.

MSB Permit Center (**Exhibit E**) Has no comment.

Utilities: (No Exhibit) ENSTAR, GCI, MEA and MTA did not respond.

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

CONCLUSION

The plat of BUTTE VIEW is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Soils Report was submitted, legal and physical access will exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

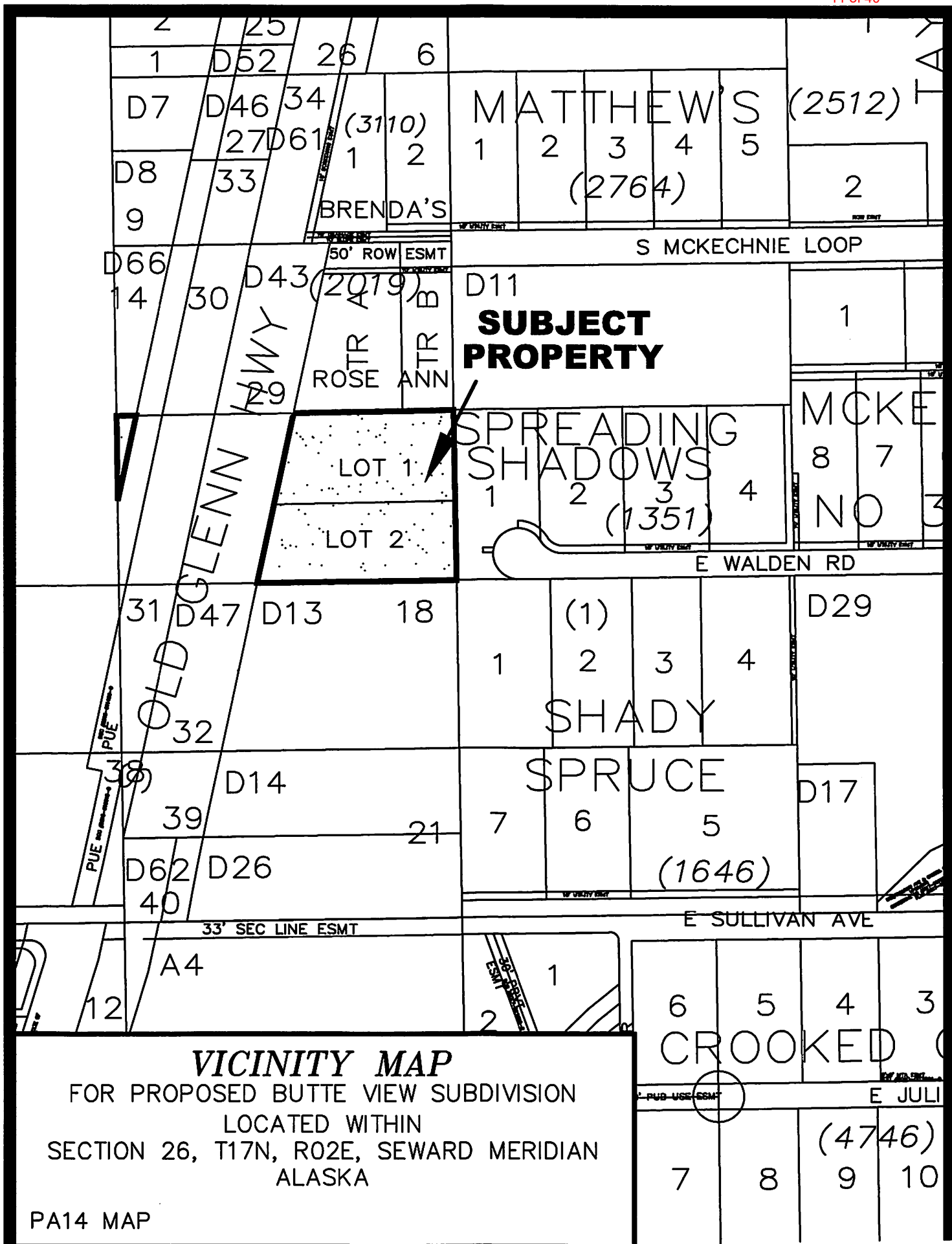
FINDINGS of FACT:

1. The abbreviated plat of BUTTE VIEW is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Soils Report was provided by the surveyor pursuant to MSB 43.20.281(A).
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Butte ; Road Service Area #26 Greater Butte ; MSB Emergency Services, Community Development, or Assessments; MTA, GCI, ENSTAR or MEA; or the public.

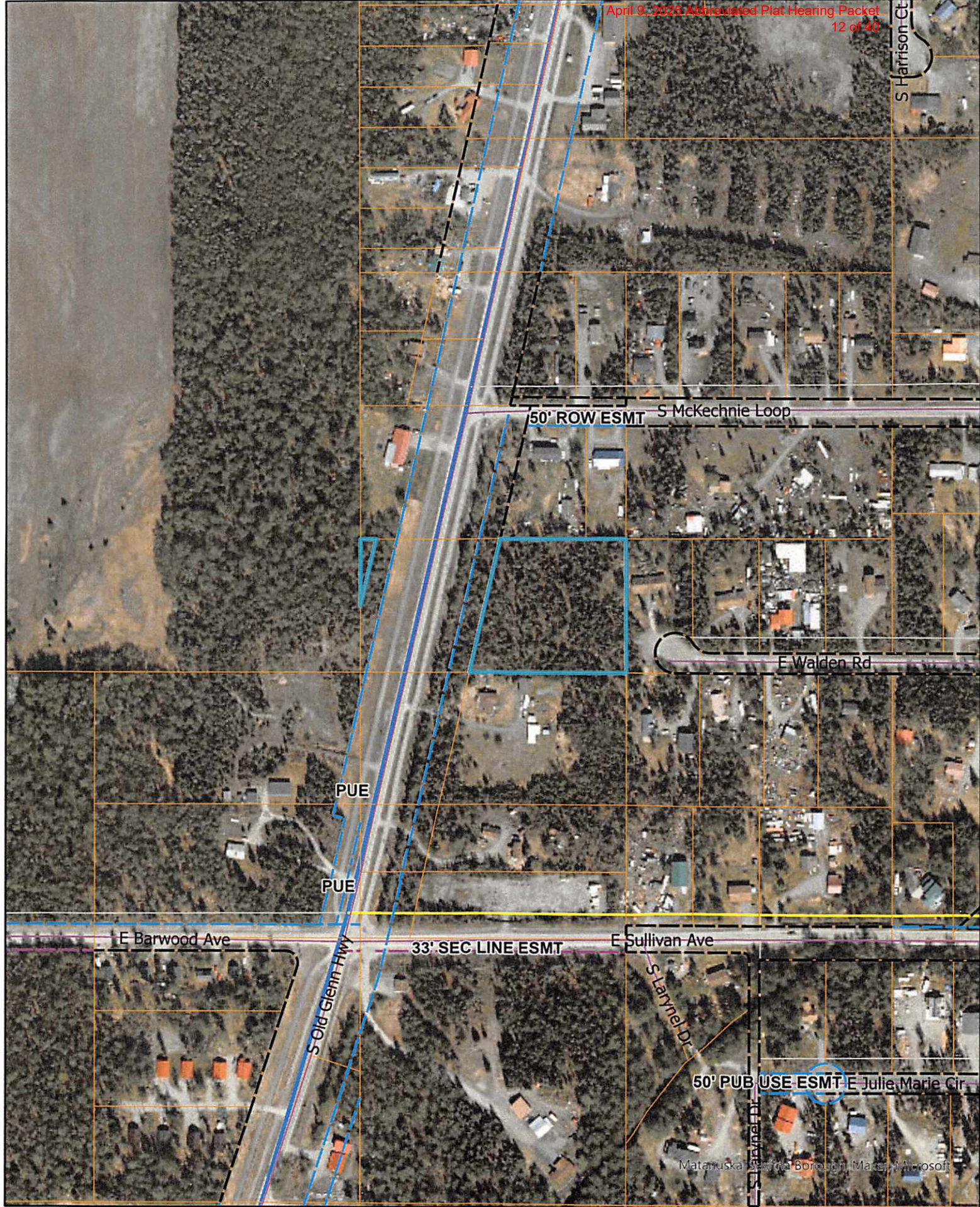
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of BUTTE VIEW, within the SE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. 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. Add plat note: "Lots 1 & 2 to share access to Old Glenn Highway unless otherwise authorized by permitting authority."
5. Provide platting staff with a codified agreement across fee interest under previously vacated right of way interest per deed BK.137, P.668.
6. Add a plat note regarding the restricted use of the utility lot, including not allowing an individual septic system to be installed.
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.



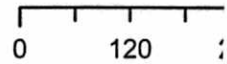
S Harrison Ct



S Old Glenn Hwy

PUE

Mapariuski, Sufough, M24r, Microsoft

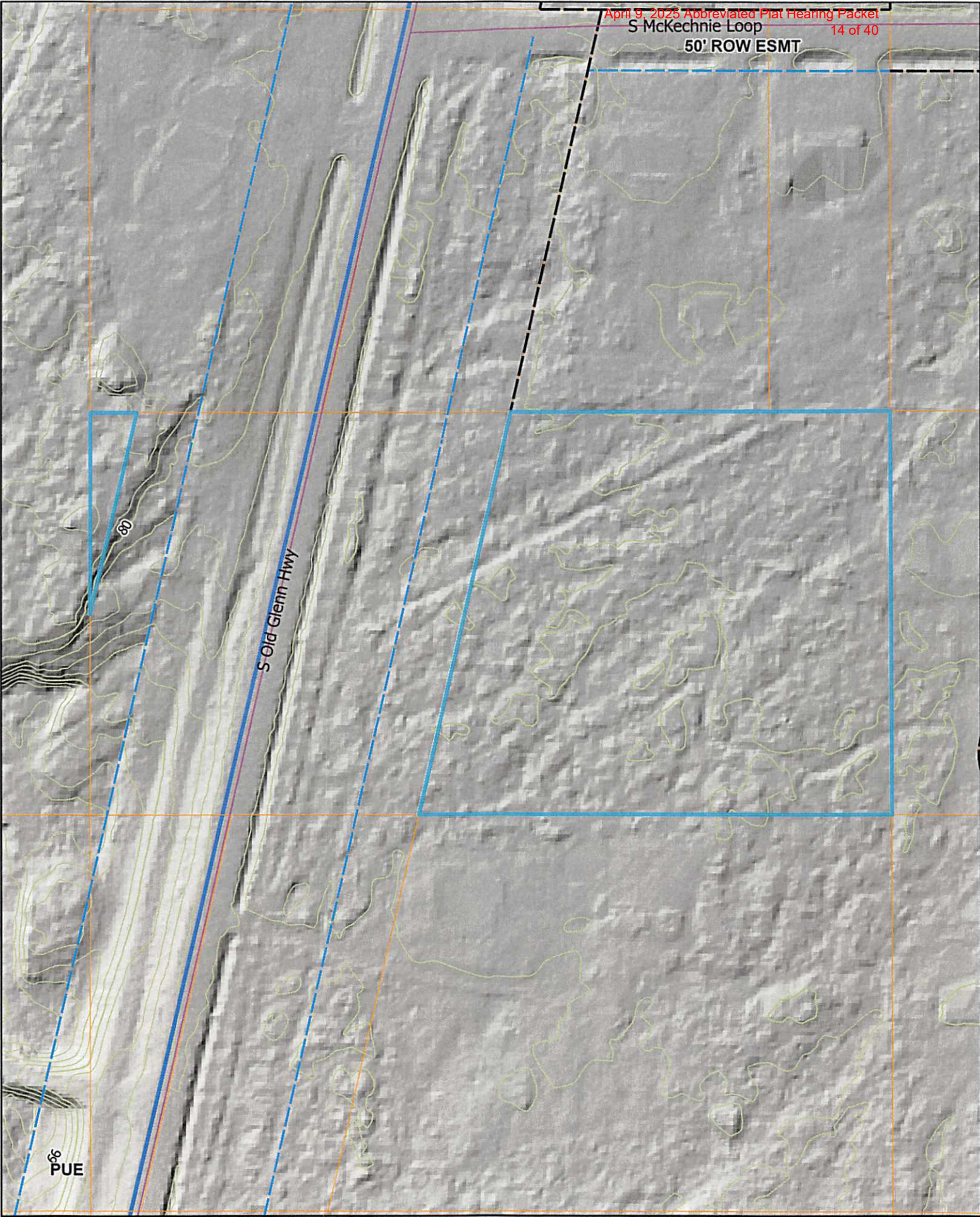


50' ROW ESMT

S Old Glenn Hwy

80

106
PUE



HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
FEB 19 2025
PLATTING

USEABLE AREA CERTIFICATION

BUTTE VIEW

A SUBDIVISION OF

GOV. LOTS 15 & 17, SEC. 26, T. 17N. R.2E. S.M.

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: 1 (SP) TEST HOLES:

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: (SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:

- Depth to seasonal high water is a min. of 8' TEST HOLES:

- Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots:

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- Re-Grading will be required to eliminate slopes in excess of 25% Lots:

- No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".


Bill Klebesadel
WILLIAM KLEBESADEL P.E. Date 1-29-25
Professional Engineer



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	BUTTE VIEW	TEST HOLE NO.	Date:	1-17-25
Insp. By:	PIONEER	1	Job #	25-101

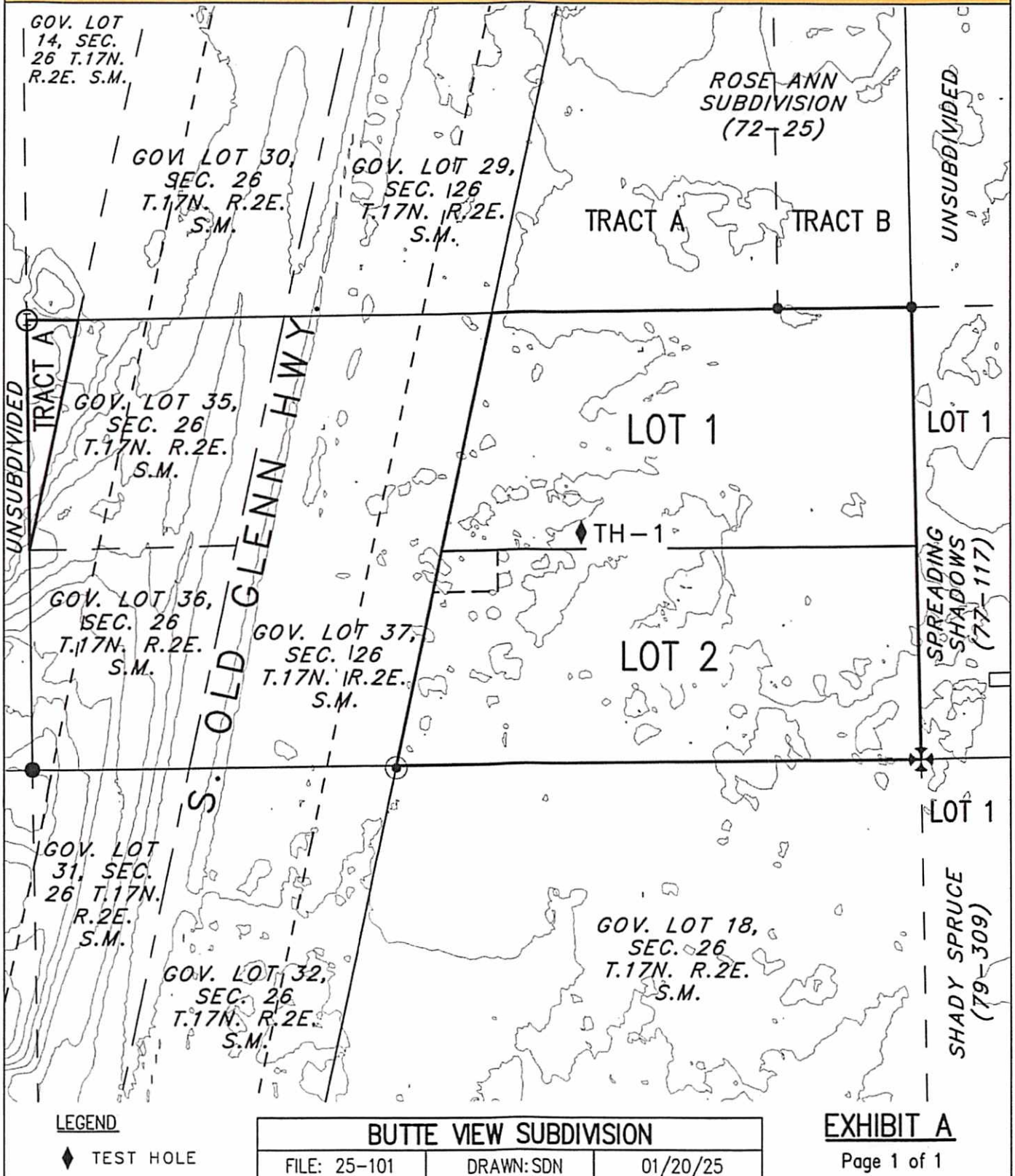
TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP																																																																																					
1ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																					
2ft																																																																																							
3ft																																																																																							
4ft																																																																																							
5ft																																																																																							
6ft																																																																																							
7ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES																																																																																						
8ft																																																																																							
9ft																																																																																							
10ft																																																																																							
11ft																																																																																							
12ft																																																																																							
13ft		<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>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</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	1						2						3						4						5						6						7						8						9						10						11						12					
PERCOLATION TEST																																																																																							
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																																		
1																																																																																							
2																																																																																							
3																																																																																							
4																																																																																							
5																																																																																							
6																																																																																							
7																																																																																							
8																																																																																							
9																																																																																							
10																																																																																							
11																																																																																							
12																																																																																							
14ft		<table border="1"> <tr> <td>Perc. Hole Diam. (in.):</td> <td></td> </tr> <tr> <td>Test Run Between:</td> <td></td> </tr> <tr> <td>ft and</td> <td>ft Deep</td> </tr> </table>		Perc. Hole Diam. (in.):		Test Run Between:		ft and	ft Deep																																																																														
Perc. Hole Diam. (in.):																																																																																							
Test Run Between:																																																																																							
ft and	ft Deep																																																																																						
15ft																																																																																							
16ft																																																																																							
17ft																																																																																							
18ft																																																																																							
19ft																																																																																							
20ft																																																																																							
				COMMENTS:																																																																																			
Depth				<table border="1"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </tbody> </table>		WATER LEVEL MONITORING		Date	WATER LEVEL																																																																														
WATER LEVEL MONITORING																																																																																							
Date	WATER LEVEL																																																																																						
12ft	Total Depth of Test Hole																																																																																						
None	Depths where Seeps encountered																																																																																						
None	Depths where Ground Water encountered																																																																																						
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered																																																																																						
No	Monitor Tube Installed?																																																																																						

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP





THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

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

March 24, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Chickadee Estates; Tract 1 Philo's Pholly; Plat No. 69-30 (Fairview Loop Road, Fireweed Road)**

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

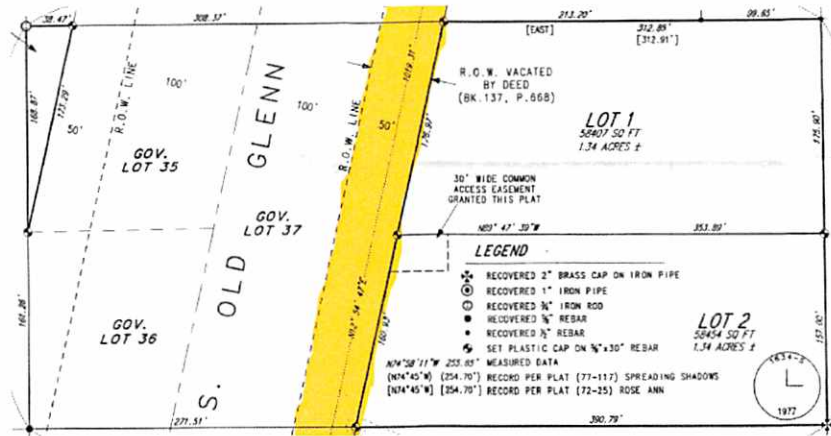
- **PA 03 Herr; Shayne Herr; Wolverine Land Trust (Wolverine Road)**
 - No objection to the proposed lot divisions.
 - Platting actions invalidate existing access permits. Reapply for driveway permits. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Future development may require consolidation of access into an approach road with internal circulation.
- **Butte View; PA 14 HLS Henry Johannson; Tax Parcel D12, Gov't Lots 15 & 17 (Old Glenn Highway)**
 - Add plat note: "Lots 1 & 2 shared access to Old Glenn."
 - Access to Old Glenn will require a shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Check underlying ownership of previously vacated Old Glenn Highway right of way in BK.137, P.668.

RECEIVED
MAR 24 2025
PLATTING

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C-1

- Before DOT&PF can issue an access permit, DOT&PF expects to see codified agreement across fee interest under previously vacated right of way interest per deed BK.137, P.668 and as highlighted in the below diagram.



- DOT&PF cannot permit legal access unless an access right through the right of way is shown.

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

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

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

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF

Chris Curlin

From: Pre-Design & Engineering
Sent: Friday, March 21, 2025 12:20 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Butte View (CC)

Chris,

Per note 6 of State of Alaska Plat 2012-39, PD&E believes this subdivision has legal access to the Old Glenn Highway through the vacated portions of Government Lot 35, Lot 36, and Lot 37 found on book 137, page 668. Since the vacated portions of Government Lots 35, 36 and 37 provides legal access, there should be a 25' building setback on all lots from the vacated portions of the Government lots.

A note should be added to the plat regarding the restricted use of the utility lot, including not allowing an individual septic system to be installed.

PD&E

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 9:21 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Pre-Design & Engineering <pde@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC Butte View (CC)

Hello,

The following link contains a Request for Comments for Butte View, MSB Case 2025-035. Comments are due by Friday, March 24, 2025.

[Butte View](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Thursday, March 13, 2025 11:20 AM
To: Chris Curlin
Subject: RE: RFC Butte View (CC)

Follow Up Flag: Follow up
Flag Status: Completed

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 <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 9:21 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; timhaldistrict1@gmail.com; Pre-Design & Engineering <pde@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC Butte View (CC)

Hello,

The following link contains a Request for Comments for Butte View, MSB Case 2025-035.
Comments are due by Friday, March 24, 2025.

 [Butte View](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

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)

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.

REGISTERED LAND SURVEYOR

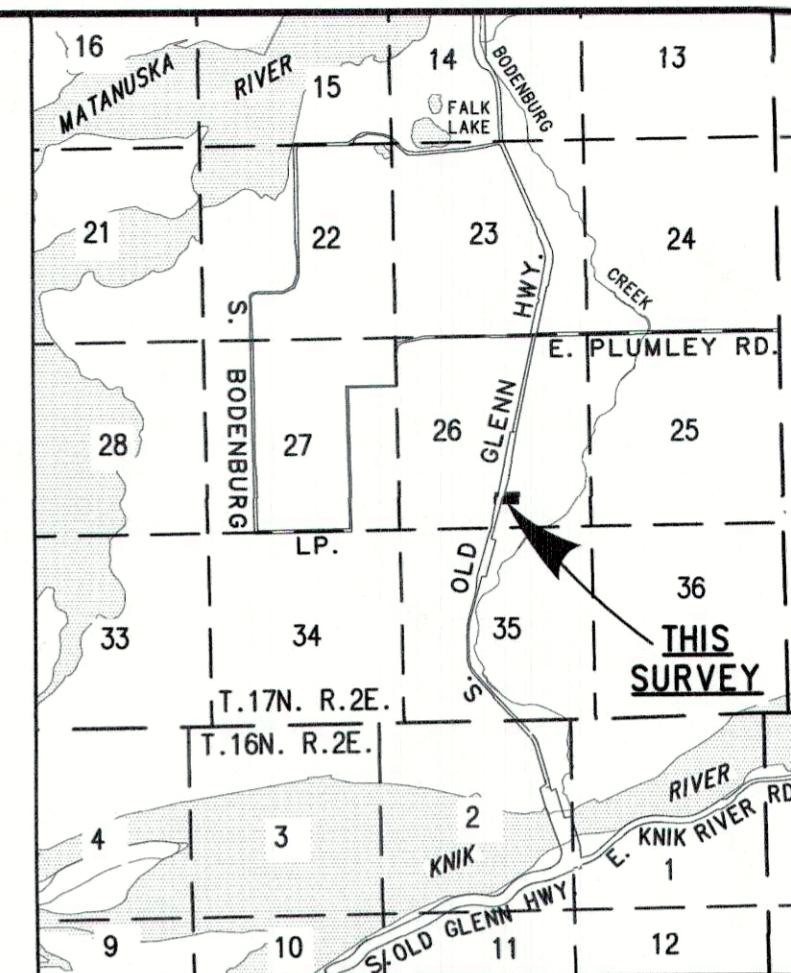
CERTIFICATE OF PAYMENT OF TAXES

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)



TYPICAL SET
1 3/4" PLASTIC
CAP



SOURCE: MSB TAX MAP PA11, PA12, PA13, PA14, GC01 & GC02 1"=5280'

CERTIFICATE OF OWNERSHIP

I HEREBY 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.

ROSS HENRY JOHANSSON _____ DATE _____
5020 E. LUPINE WAY
WASILLA AK, 99654

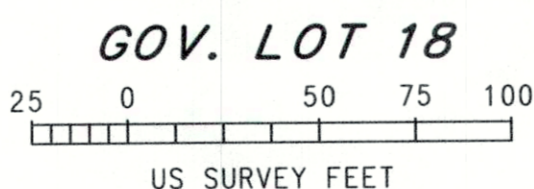
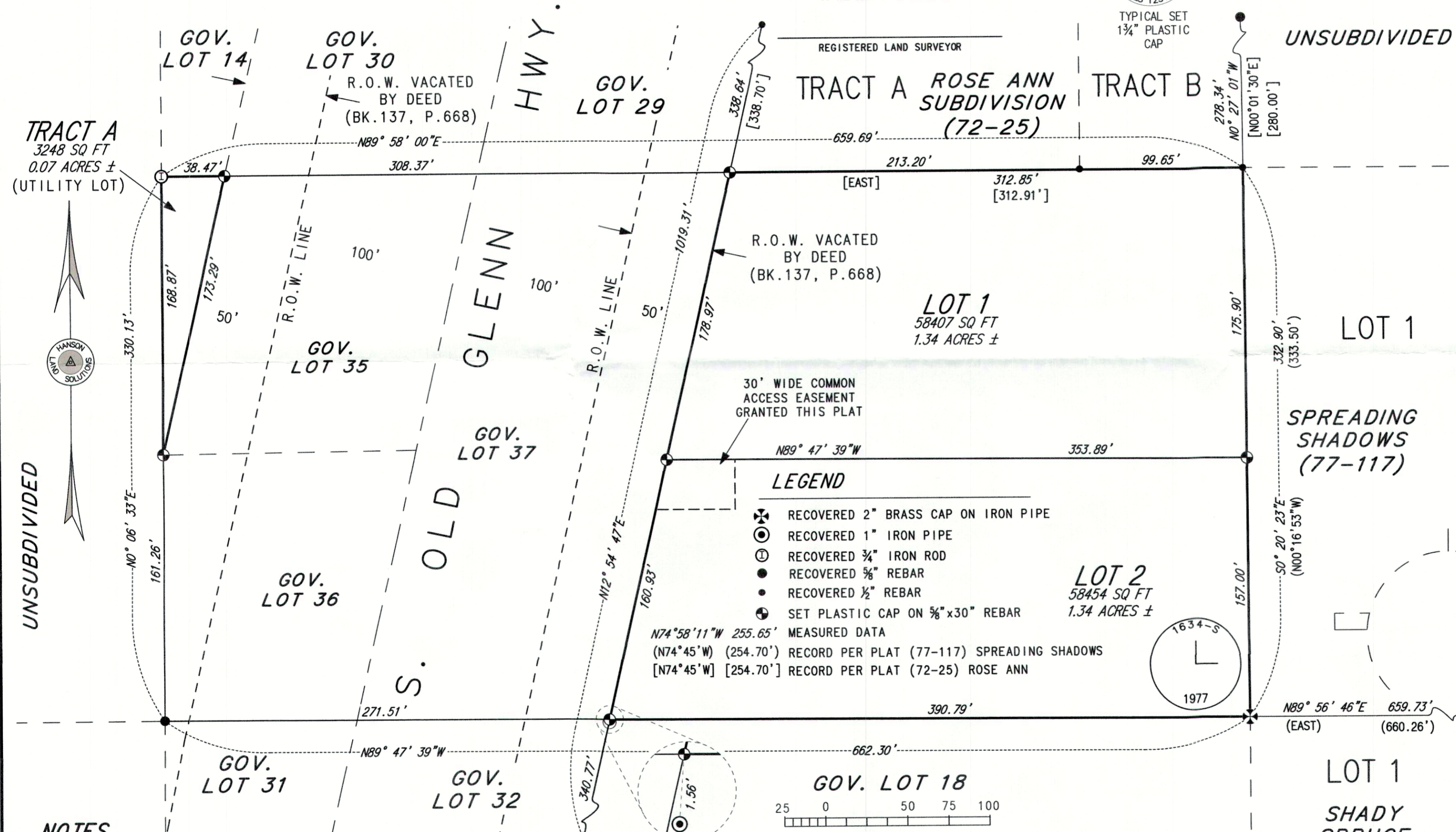
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
FEB 19 2025
Agenda Copy PLATTING

A PLAT OF
BUTTE VIEW
A SUBDIVISION OF
U.S. GOVERNMENT LOTS 15 & 17,
SECTION 26, T.17N. R.2E.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 26, T.17N. R.2E. SM, AK
CONTAINING 2.77 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
April 9, 2025

ABBREVIATED PLAT: EHMANN ACRES
LEGAL DESCRIPTION: SEC 34, T18N, R01E S.M., AK
PETITIONERS: JIM EHMANN
SURVEYOR/ENGINEER: ALL POINTS NORTH
ACRES: 4.94 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-037

REQUEST:

The request is to adjust the lot line between Tract 6, Finger Lake Heights RSB (Plat #66-18) and Lot 7-A, Finger Lake RSB B/1 L/7&8 (Plat# 79-354), (Tax ID's 6111000T006 & 1683000L007-A) to be known as Ehmman Acres, containing 4.94 acres +/- . The property is located directly west of E. Francis Lane and directly south and east of Finger Lake; within Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes and North Lakes Community Council and Assembly District #4.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

MSB PD&E
MSB Permit Center

Exhibit C – 1 pg
Exhibit D – 1 pg

DISCUSSION: The proposed subdivision is adjusting the common lot line between Tract 6, Finger Lake Heights RSB (Plat #66-18) and Lot 7-A, Finger Lake RSB B/1 L/7&8.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Max Schillinger, P.E., describing the useable area. M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the site.

Vegetation, Topography, Bedrock, and Existing Site Conditions

The sites are partially mostly cleared. Native trees are birch, spruce, and aquatic species along the lake. The site is moderately rolling, northwesterly sloped towards Finger Lake. Neither signs of permanent standing water nor bedrock was noted, besides Finger Lake.

The site includes two working septic systems that are currently in use.

Soil Investigation

Two test holes was dug to a minimum depth of 12 feet. No groundwater was encountered, and the GWT is expected to be at Finger Lake Level. The soil was comprised of sand and gravel, with very little silt and clay, as shown in the photos below. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm.

Both Test Holes Summary Test Log is as follows:

0-2 feet Topsoil/Organics

2-12 feet Silty Sand (SP)

DRY

The proposed Ehmann Subdivision has adequate soils and topography such that **each of the proposed 2 lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.**

The investigation identified the soil types to be is suitable for conventional septic fields such as deep trench or bed systems. The soil types encountered at the site typically have adequate percolation, however, note that percolation rates faster than 10 minutes an inch typically require a sand liner and bed system to comply with regulations from the Alaska Department of Environmental Conservation (DEC). Also for this lot, a 100 foot waterbody setback is typical for septic systems along lakes.

COMMENTS:

MSB PD&E (Exhibit C) Has no comments.

MSB Permit Center (Exhibit D) No Comments from the Permit Center.

Utilities: ENSTAR, GCI, & MEA did not respond.

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

CONCLUSION

The plat of EHMANN ACRES is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

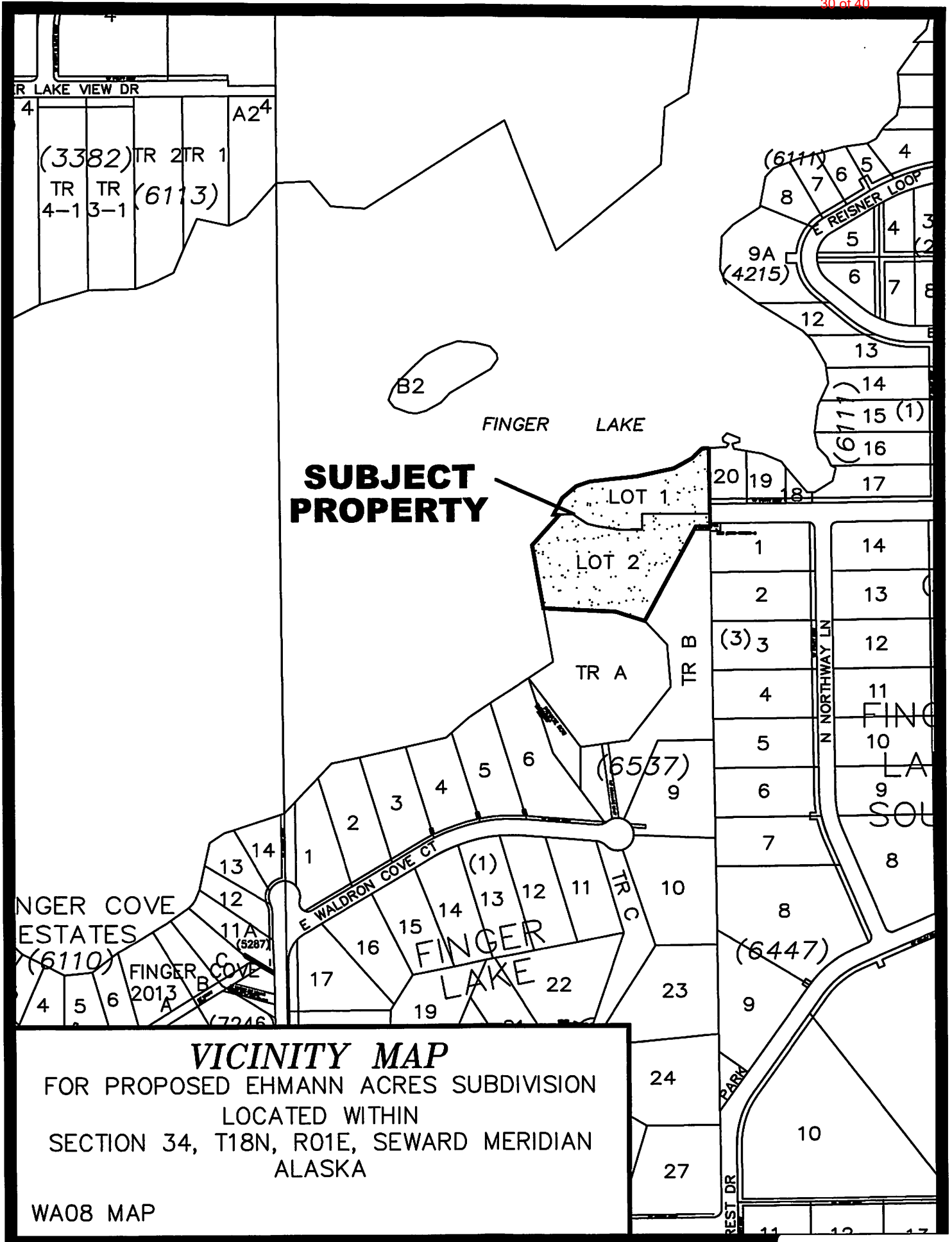
1. The abbreviated plat of EHMANN ACRES is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.

4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #3 South Lakes or #7 North Lakes; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, or Assessments; ENSTAR, MTA, GCI, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of EHMANN ACRES, within Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska, 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.





E Frances Ln

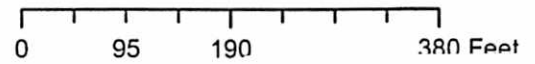
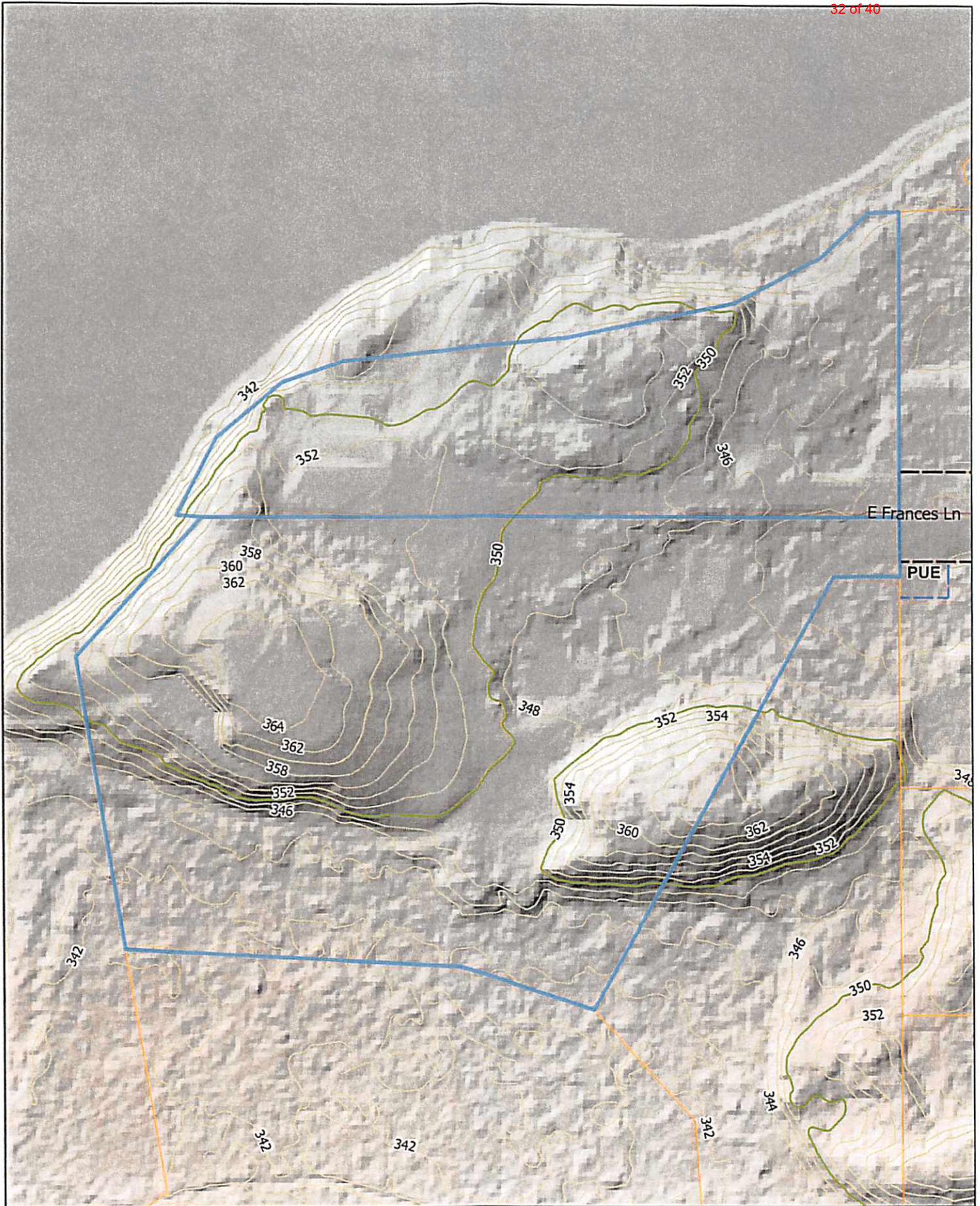
PUE

Mapinucks, Justin & Jordana, M.D. & J.P.



0 95 190 380 Feet

EXHIBIT A-2



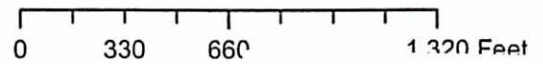


EXHIBIT A-4



LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

To: Matanuska Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: 1-23-2025

Job: 22-33 Ehmann Acres

Subject: M.S.B. Title 43 Geotechnical Investigation, Ehmann Acres

RECEIVED

FEB 19 2025

PLATTING

INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough Platting, we have performed a soils and usable area investigation for the proposed Lots 1 and 2, Ehmann Acres. The existing subject parcels are located at 7502 and 7451 E Frances Ln. The M.S.B. Tax Identification Numbers are 51683000L007-A and 56111000T006. The geographic location is approximately latitude N61°36'24", longitude W149°15'48".

Project Description and Overview Map

Ehmann Acres is a lot line adjustment between two existing developed parcels. Each new lot will be 1.8 and 3.1 acres. The parcel currently have residences





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the site.

RESULTS

Vegetation, Topography, Bedrock, and Existing Site Conditions

The sites are partially mostly cleared. Native trees are birch, spruce, and aquatic species along the lake. The site is moderately rolling, northwesterly sloped towards Finger Lake. Neither signs of permanent standing water nor bedrock was noted, besides Finger Lake.

The site includes two working septic systems that are currently in use.

Soil Investigation

Two test holes was dug to a minimum depth of 12 feet. No groundwater was encountered, and the GWT is expected to be at Finger Lake Level. The soil was comprised of sand and gravel, with very little silt and clay, as shown in the photos below. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm.

Both Test Holes Summary Test Log is as follows:

0-2 feet	Topsoil/Organics
2-12 feet	Silty Sand (SP)
DRY	



LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

Test Hole Photos, Lot 1



Test Hole Photos, Lot 2





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

CONCLUSIONS

The proposed Ehmann Subdivision has adequate soils and topography such that *each of the proposed 2 lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*

The investigation identified the soil types to be is suitable for conventional septic fields such as deep trench or bed systems. The soil types encountered at the site typically have adequate percolation, however, note that percolation rates faster than 10 minutes an inch typically require a sand liner and bed system to comply with regulations from the Alaska Department of Environmental Conservation (DEC). Also for this lot, a 100 foot waterbody setback is typical for septic systems along lakes.

Please contact me should you have any questions about this usable area certification.

Max Schillinger, P.E.



1/23/2025

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, March 25, 2025 9:48 AM
To: Chris Curlin
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Ehmman Acres (CC)

Chris,

No comments from PD&E.

PD&E

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 1:29 PM
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>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; southlakescc@gmail.com; hessmer@mtaonline.net; Pre-Design & Engineering <pd@e@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 Ehmman Acres (CC)

Hello,

The following link contains a Request for Comments for Ehmman Acres, MSB Case 2025-037.
Comments are due by Friday, March 7, 2025.

[Ehmman Acres](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Chris Curlin

From: Permit Center
Sent: Thursday, March 13, 2025 2:20 PM
To: Chris Curlin
Subject: RE: RFC Ehmman Acres (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 <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 1:29 PM
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>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; southlakescc@gmail.com; hessmer@mtaonline.net; Pre-Design & Engineering <pde@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 Ehmman Acres (CC)

Hello,

The following link contains a Request for Comments for Ehmman Acres, MSB Case 2025-037. Comments are due by Friday, March 7, 2025.

 [Ehmman Acres](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

OWNERSHIP CERTIFICATE & DEDICATION

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, that we hereby adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough, and grant all easements to the use shown.

LOT 1:

Owner: _____ Dated: _____
James A Ehmann
PO Box 876573, Wasilla, AK 99687

Owner: _____ Dated: _____
Amy L Ehmann
PO Box 876573, Wasilla, AK 99687

LOT 2:

Owner: _____ Dated: _____
Floyd L Ehmann Sr.
PO Box 607, Palmer, AK 99645

Owner: _____ Dated: _____
Sharon M Ehmann
PO Box 607, Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this ____ day of _____, 2024,

For: _____
James A Ehmann

Amy L Ehmann

Notary Public: _____

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 plat has been approved by the platting authority by:

Plat Resolution Number: _____ 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 the plat is located.

Planning and Land Use Director

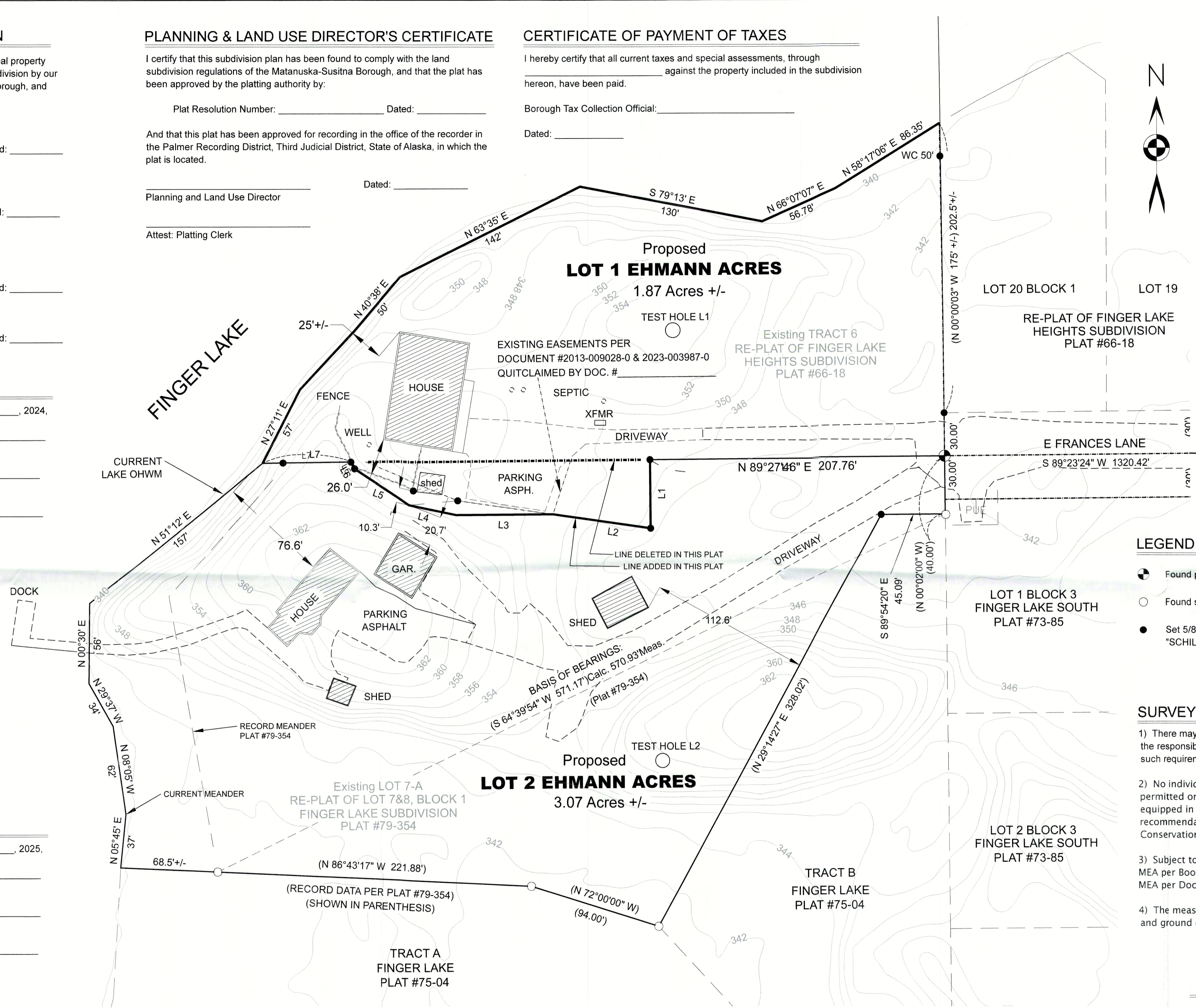
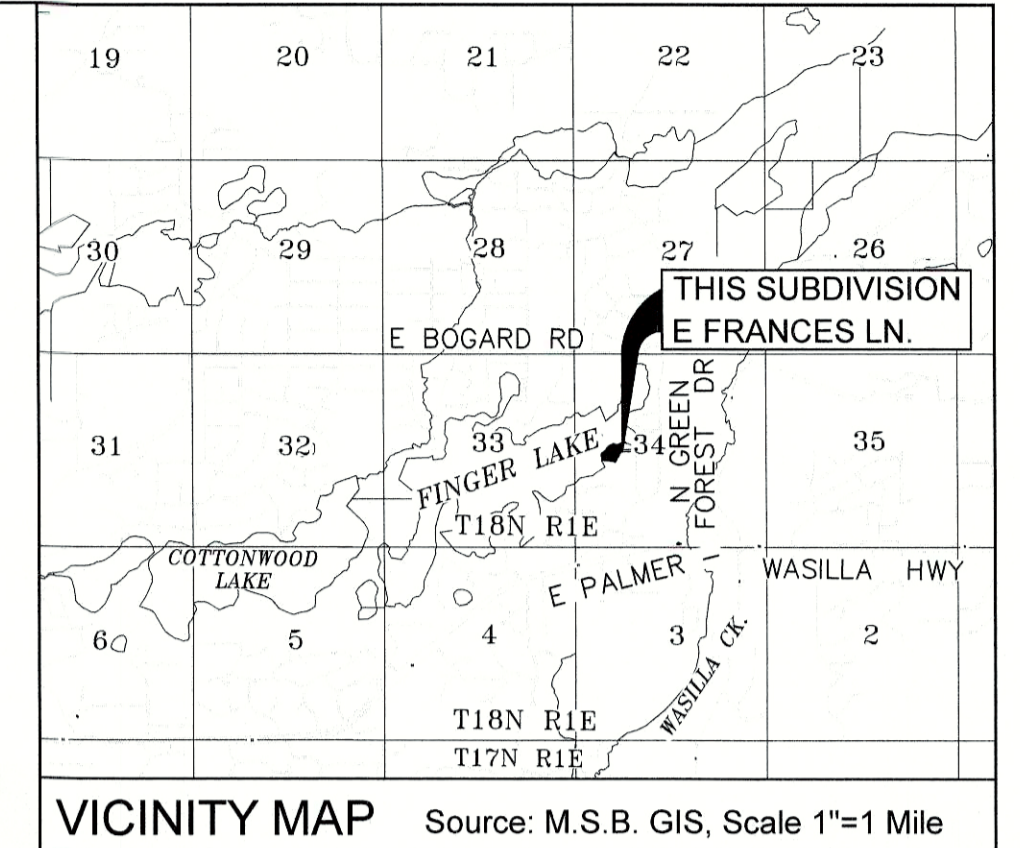
Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____

Dated: _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°32'14" W	48.05'
L2	N 89°37'32" E	69.48'
L3	N 81°13'18" W	68.21'
L4	N 76°55'42" W	32.07'
L5	N 56°56'54" W	46.04'
L6	N 29°04'36" W	5.39'
L7	N 89°22'39" E	62.20'

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this ____ day of _____, 2025,

For: _____
Floyd L Ehmann, Sr.

Sharon M Ehmann

Notary Public: _____

My commission expires: _____



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

SURVEYOR

Max A. Schillinger
All Points North LLC
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK. 99645
907-355-4185
AELS Auth. #197248



SCALE: 1" = 40 Feet

LEGEND

- Found primary monument as described hereon.
- Found secondary monument as described hereon.
- Set 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

SURVEY NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
- 3) Subject to the following Blanket Utility Easements: MEA per Book ____, Page ____, recorded _____. MEA per Document Number ____, recorded _____.
- 4) The measured bearings and distances listed hereon are true bearings and ground distances, as oriented to the Basis of Bearings shown hereon.

A PLAT OF

EHMANN ACRES

A RESUBDIVISION OF
TRACT 6, FINGER LAKE HEIGHTS REPLAT (Plat #66-18)
and
LOT 7A, BLOCK 1, FINGER LAKE SUBDIVISION (Plat #79-354)
CONTAINING 4.94 +/- ACRES, Within the
W 1/2 of SECTION 34
TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

PRELIMINARY PLAT FOR MSB

