

# 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 16, 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](mailto: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:**

A. **SHERWOOD FOREST:** The request is to bring the approved **SHERWOOD FOREST SUBDIVISION** back for modification. The petitioner is requesting the removal of Condition of Approval #4. The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008*)

### **3. PUBLIC HEARINGS:**

A. **BRAINS BEND:** The request is to create two lots from lots 3, 4, and 5 of Block 2, Knik Homesites Subdivision, Plat No. 65-13, to be known as **BRAINS BEND**, containing 1.92 acres +/-, (Tax ID 6165B02L003,L004,L005), by adjusting the common lot lines. The plat is located directly south of S. Marion Way, north of W. Ann Lane, and West of S. Joseph Avenue; located within the NW ¼ Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: William & Mirja Brain, Staff: Wyatt Anderson, Case #2025-039*)

- B. **CHICKADEE ESTATES:** The request is to create two lots from Tract 1, Philo's Pholly, Plat No. 69-30 to be known as **CHICKADEE ESTATES**, containing 9.65 acres +/- . The property is located west of Wasilla Creek, south of E. Parks Highway, and east of E. Fairview Loop (Tax ID # 1049000T001); within the NW ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: Amanda Hirke, Staff: Matthew Goddard, Case #2025-041)*
- C. **IDITAPARCEL ADDITION II:** The request is to create three lots from Lot 1, Iditaparcels, Plat No. 98-82, Lot 3A, Iditaparcels Add. 1, Plat No. 2006-96, & Lot 13B, Snider #4, Plat No. 96-72 to be known as **IDITAPARCEL ADDITION II**, containing 3.38 acres +/- . The property is located south of W. Nelson Avenue, west of N. Lucille Street and directly north of W. Parks Highway (Tax ID #2072000L013B / 5797000L003A / 4766000L001); within the N ½ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Noel Lowe, Staff: Matthew Goddard, Case #2025-043)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 16, 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

UNFINISHED

BUSINESS



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 16, 2025**

ABBREVIATED PLAT: SHERWOOD FOREST

LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: THOMAS & MARISSA VAN THIEL

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / AK RIM ENGINEERING

ACRES: 5.0 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-008

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**REQUEST:** The request is to bring the approved **SHERWOOD FOREST SUBDIVISION** back for modification. The petitioner is requesting the removal of Condition of Approval #4. The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

**EXHIBITS**

**SUPPORTING DOCUMENTATION**

Vicinity Map  
02/12/2025 Platting Authority Action Letter  
02/12/2025 Staff Report Packet  
Public Hearing Request  
DPW Comment Retraction

**EXHIBIT A** – 1 pg  
**EXHIBIT B** – 2 pgs  
**EXHIBIT C** – 30 pgs  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg

**AGENCY COMMENTS**

DPW Pre-Design and Engineering Division  
MSB Development Services  
Utilities

**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 2 pgs

**DISCUSSION:** The proposed modification would remove Condition of Approval #4 from the list of conditions approved by the Platting Officer during the February 12, 2025, abbreviated plat hearing. Condition of Approval #4 would require the removal of the existing driveway on the southwestern corner of the property. The condition was added due to comments received from MSB Department of Public Works (DPW). This comment has since been rescinded by DPW after conversation with MSB Permit Center and the petitioner.

**Soils Report:** A geotechnical report was submitted pursuant to MSB 43.20.281(A), this is part of the staff report presented during the February 12, 2025, public hearing (**Exhibit C**).

### **Comments:**

Department of Public Works (**Exhibits E & F**) provided comment noting that after discussion of the existing driveway with MSB Permit Center and the petitioner, they are in agreement with the removal of Condition of Approval #4.

In response to the request for comments DPW Pre-Design and engineering add the following notes:

- Per 11.12.110(C), as the driveway existed prior to July 3, 1984, it shall be automatically be granted a permit upon request. The existing driveway is permitted under driveway permit D31382.
- A new permit will need to be obtained for the shared driveway to proposed lots 1 and 2. This driveway must be built to current driveway standards in Title 11.12.
- PD&E has no objection to the removal of COA #4. When LaWalter Road is upgraded, the existing driveway location will be moved and constructed to meet current driveway standards in Title 11.2.

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

**CONCLUSION:** The abbreviated plat of Sherwood Forest 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 preliminary plat of Sherwood Forest was originally heard and approved during the February 12, 2025, abbreviated plat hearing. The case was approved with 7 Findings of fact and 10 Conditions of approval.
2. The plat of Sherwood Forest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. 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 Sherwood Forest, Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide platting staff proof that no setback violations will be created by this platting action.
5. Increases the pole portion width of Lot 2 to 40' for the portion that is separate from Lot 1's pole portion.
6. Grant a common access easement overlaying the side by side flag pole portions.
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.







## MATANUSKA-SUSITNA BOROUGH PLATTING DIVISION

350 East Dahlia Avenue • Palmer AK 99645  
Phone: (907) 861-7874 • Email: [platting@matsugov.us](mailto:platting@matsugov.us)

### PLATTING AUTHORITY ACTION LETTER

February 13, 2025

Thomas & Marissa Van Thiel  
25862 E. Lawalter Rd  
Palmer, AK 99645

Case #: **2025-008**

Case Name: **SHERWOOD FOREST**


Action taken by the Acting Platting Officer on February 12, 2025, is as follows:

THE PRELIMINARY PLAT FOR SHERWOOD FOREST WAS APPROVED AND WILL EXPIRE ON FEBRUARY 13, 2031. SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO ATTACHED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING OFFICER SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER MSB (43.35.003).

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest Regards,

  
Mr. Fred Wagner, PLS  
Platting Officer

kk:  
cc:

Bull Moose Surveying  
200 E. Hygrade Ln  
Wasilla, AK 99654

AK Rin Engineering  
1920 N. Kentucky Derby Dr  
Palmer, AK 99645

**EXHIBIT B**

**Additional Plat Reviews After 2<sup>nd</sup> Final are \$100.00 Each.**

**FINDINGS OF FACT**

1. The plat of Sherwood Forest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; 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.

**CONDITIONS OF APPROVAL** for the abbreviated plat of Sherwood Forest, Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove the non-conforming driveway on the southwest corner of the parent parcel. Provide platting staff proof of the removal.
5. Provide platting staff proof that no setback violations will be created by this platting action.
6. Increases the pole portion width of Lot 2 to 40' for the portion that is separate from Lot 1's pole portion.
7. Grant a common access easement overlaying the side by side flag pole portions.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 12, 2025

ABBREVIATED PLAT: SHERWOOD FOREST  
LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: THOMAS & MARISSA VAN THIEL  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / AK RIM ENGINEERING  
ACRES: 5.0 ± PARCELS: 3  
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-008

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**REQUEST:** The request is to create three lots from Tax Parcel B5, to be known as **SHERWOOD FOREST**, containing 5.0 acres +/- . The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road; within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A – 5 pgs**  
**EXHIBIT B – 17 pgs**

**AGENCY COMMENTS**

MSB Department of Public Works  
MSB Development Services  
Utilities

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

**DISCUSSION:** The proposed subdivision is creating three lots. Lots 1 and 2 are flag lots. Access is from E. Lawalter Road, a Borough Maintained Road. Per the provided as-built, there is a connex on the western boundary of proposed Lot 3 that will be in violation of MSB 17.55.010 Setbacks. The connex will need to be moved prior to recordation and proof provided showing that no setback violations will exist prior to recordation (**Recommendation #5**). Per MSB 43.20.300(E)(5) Flag lots containing three acres or less, the minimum pole portion width is forty feet for a single pole portion. The pole portion of proposed Lot 2 needs to be a minimum of 40' wide where it separates from Lot 1's pole portion (**Recommendation #6**). The petitioner will need to grant a common access easement over the side by side flag pole portion, Pursuant to MSB 43.20.300(E)(4) (**Recommendation #7**).

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes that on June 22, 2024, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug near the approximate corner of Lots 1 and 2. The test was visually rated, see the attached drawing for test hole location. The soils encountered consisted of sand

and gravel overlain with silt and organics. No impermeable layers or water were encountered in the test holes. MSB imagery indicate the topography of the subject lot and surrounding area indicate that the terrain on Lots 1, 2, & 3, slopes down to E. Lawalter Road from the north to south, with an elevation change of 204 feet to 198+/- feet. There are no portions on the parent parcel that has slopes greater than 25%. The proposed lots will be 40,000 square feet or greater with a minimum of 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1). As-Built information and topographic mapping were submitted and can be found on the Agenda Plat.

**Comments:**

Department of Public Works (**Exhibit C**) notes the existing non-conforming driveway should be removed. (**Recommendation #4**)

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

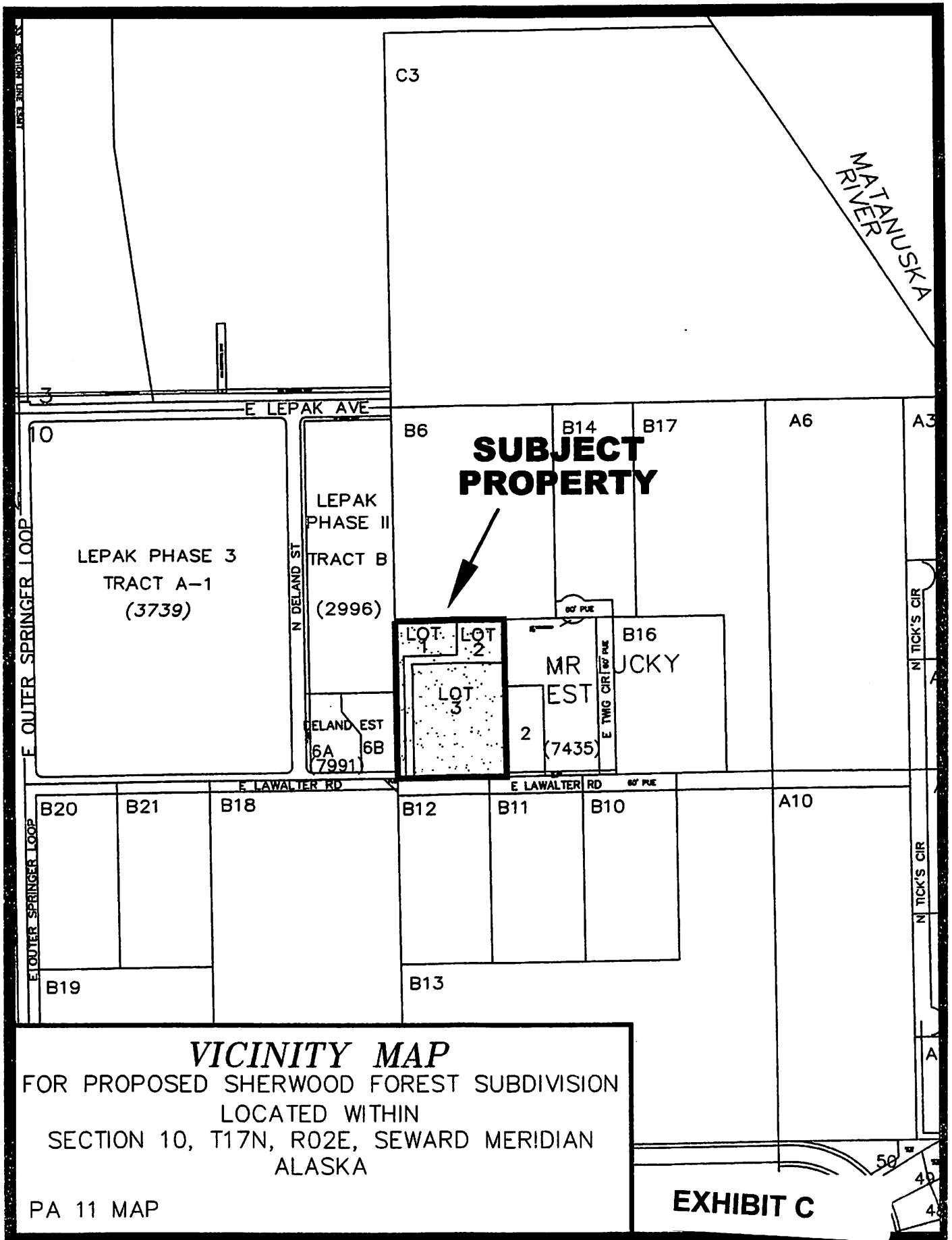
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**FINDINGS OF FACT**

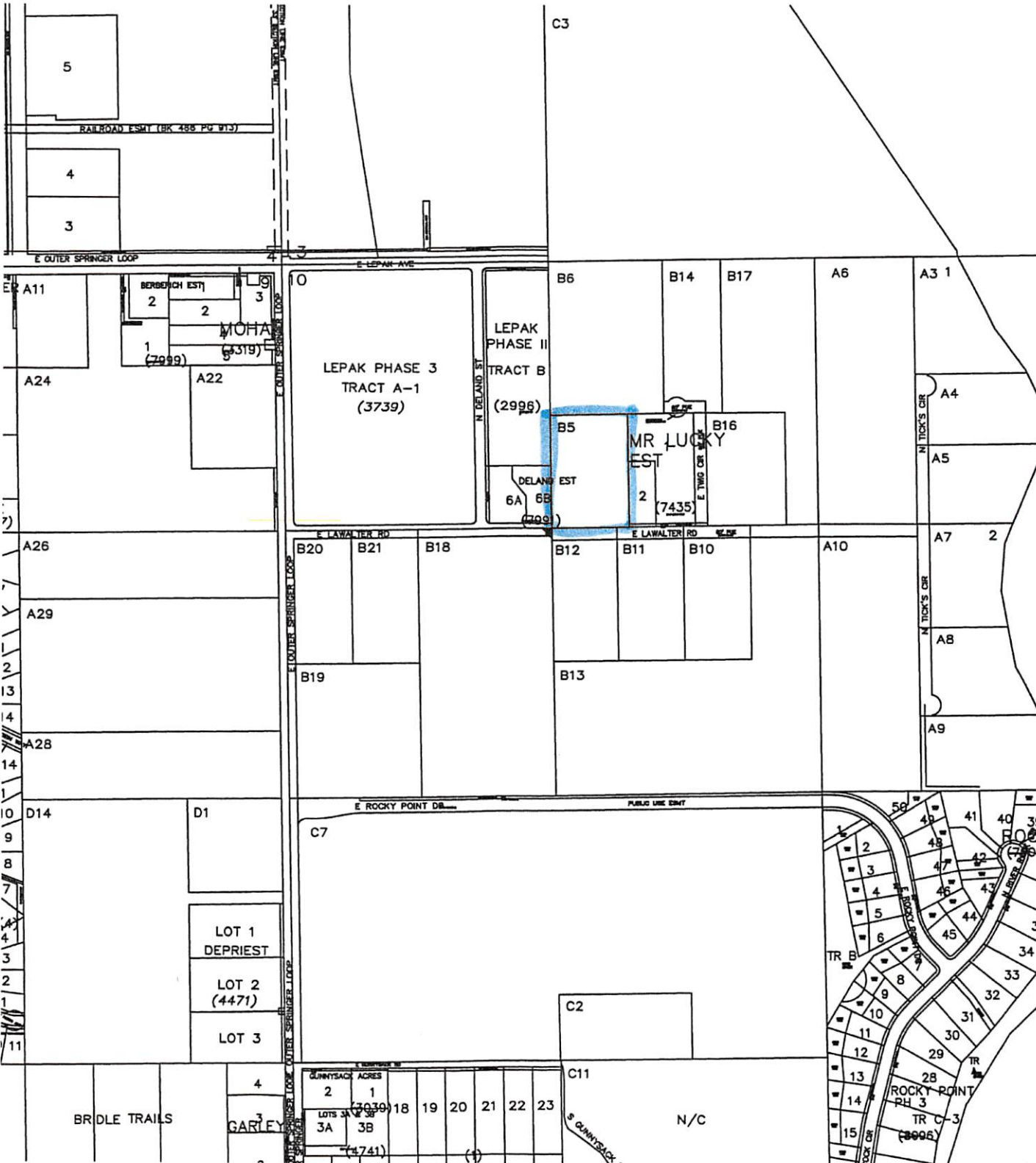
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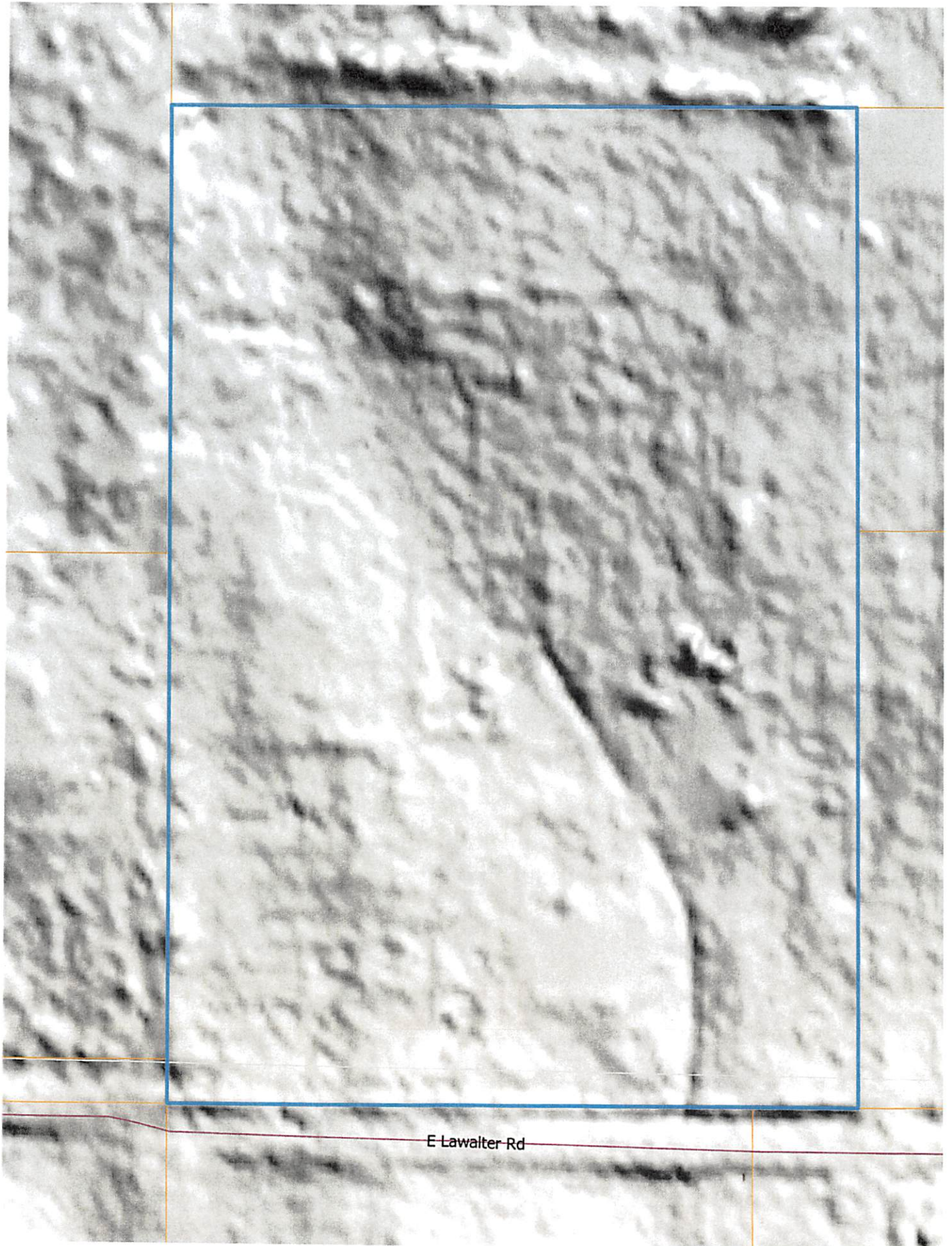














**ARE, LLC**  
**dba ALASKA RIM ENGINEERING**  
CONSULTING CIVIL ENGINEERS – PLANNERS  
1920 Kentucky Derby Dr.  
Palmer, Alaska 99645  
Telephone (907) 775-2347  
Email: alaskarimengineering.llc@gmail.com

October 17, 2024

Mr. Fred Wagner, PLS  
Matanuska Susitna Borough  
Platting Department  
350 E. Dahlia  
Palmer, AK 99645

**RECEIVED**  
**OCT 21 2024**  
**PLATTING**

RE: Proposed, plat of Sherwood Forest  
Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots: to be known as Lots 1, 2 and 3, Van Thiel Estates. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Access to the properties is e. E. Lawalter Road.

#### **GEOTECHNICAL FIELD EXPLORATION**

On June 22, 1924, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug near the approximate corner of Lots 1 and 2 test were visually rated, see attached drawing for test hole location. The soil encountered consisted of sand and gravel overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

#### **TOPOGRAPHY & DRAINAGE**

Matanuska Susitna Imagery indicate the topography of the subject lot and surrounding area. The terrain on Lots 1, 2 and 3, slopes down to E. Lawalter Road from north to south, with an elevation change of 204 ft to 198± ft.

There are no portions on the parent parcel has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

Lot 1 has been developed and has a functioning well and septic The parent tracts has been developed and has a ADEC approved septic system.

The tracts are vegetated with birch, spruce, cottonwood and brush. The parent parcel is boarded by develop lots.

#### **SUBDIVISION DESIGN CRITERIA**

*Professional Consulting --- Practical Solutions*

**EXHIBIT C**



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The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

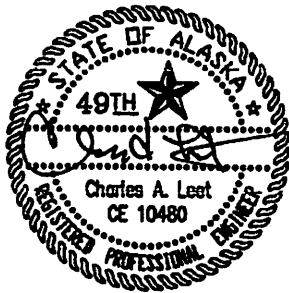
A review of the MSB GIS Mapping would shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazzard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sq.ft. of contiguous area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,  
ALASKA RIM ENGINEERING  
Charles A. Leet, P.E.  
Professional Engineer



10/17/2024

Attachment:

- Test Hole Location
- Test Hole Log 1
- Hansen Engineering, Inc. Gradation
- ADEC Document of Construction

Charles A. Leet, P.E.  
Project Engineer

Cc: Thomas Van Thiel  
Bull Moose Surveying, LLC  
AK Rim File No. 2024035

***Professional Consulting — Practical Solutions***



# SOIL LOG

TEST HOLE 1

ARE, LLC  
CONSULTING CIVIL ENGINEERS – PLANNERS  
1920 Kentucky Derby Dr.  
Palmer, Alaska 99645  
Telephone (907) 775-2347  
Email: alaskarimengineering.llc@gmail.com

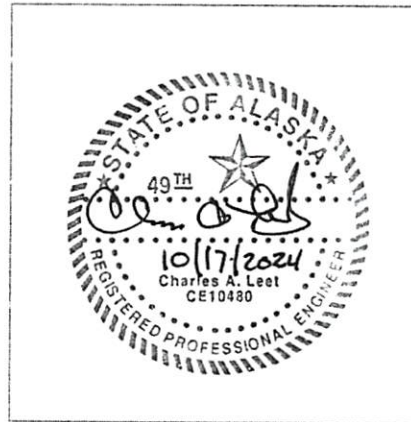
Project: Sherwood Forest

AK Rim File No. 24-035

Date: 6/22/2024

Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil PT
2	Silty Gravel, with Sand (GM)
3	
4	Soil Sample
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

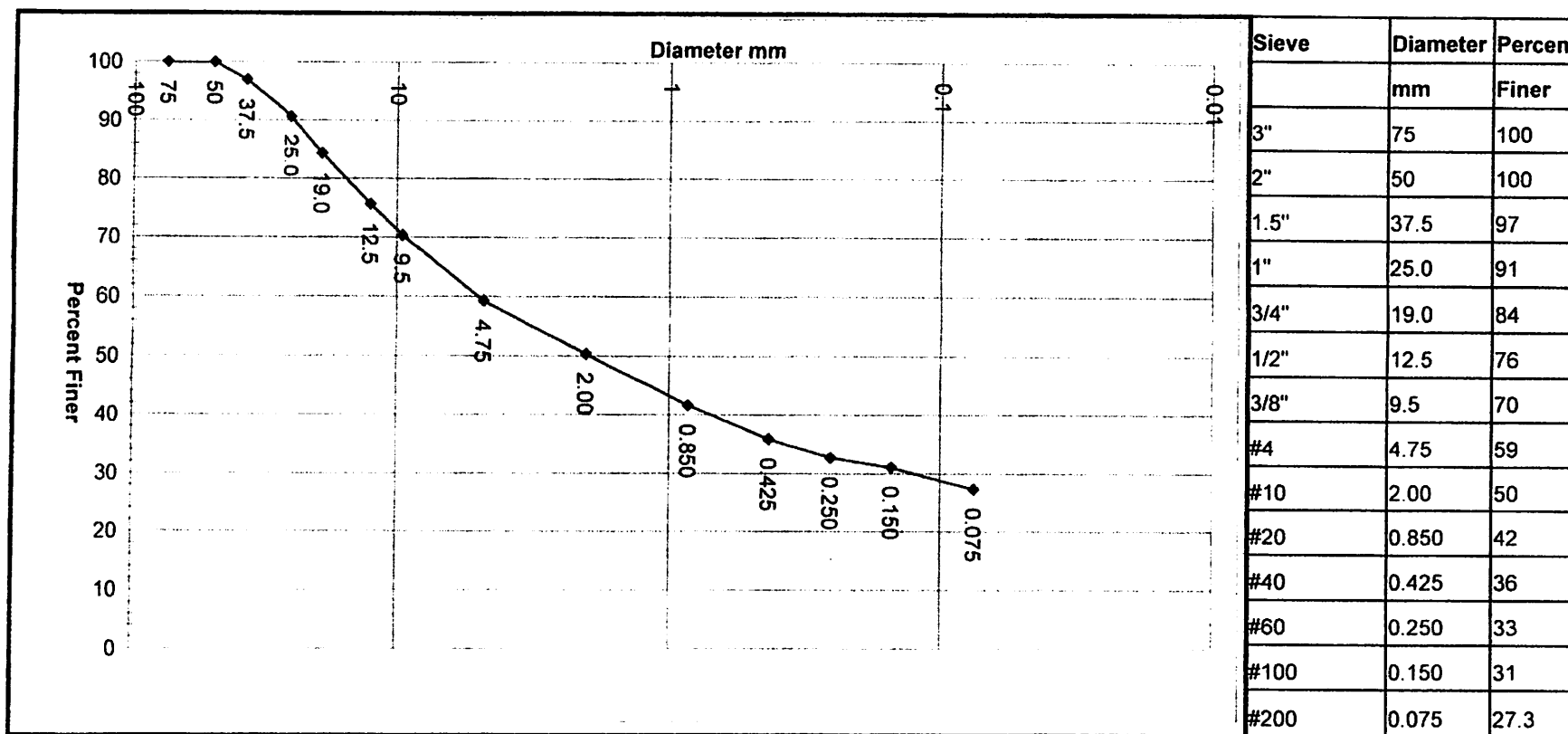
A soil sample of this layer of was delivered to Hansen Engineering, Inc. Gradation see attached report.

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 11/2020



# HANSEN ENGINEERING, INC.

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



Client: Alaska Rim Engineering.

Soil Description: Silty Gravel with Sand

Project: Van Thiel

Unified Classification: GM

Sample Location: Submitted

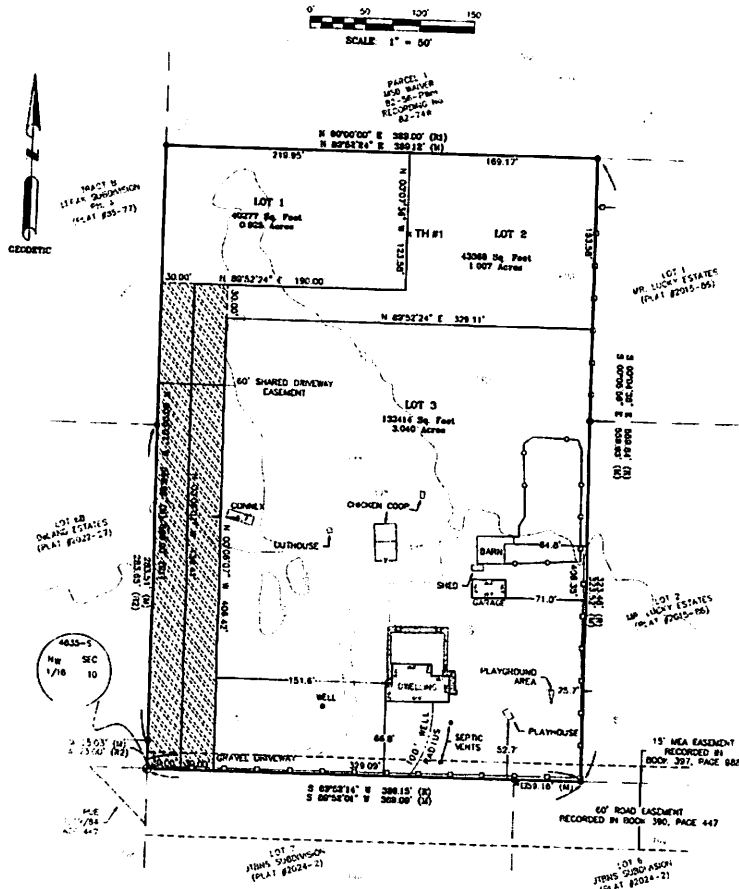
Date: 7/16/2024

Sample Date: 6/22/2024

Proj. no: 24034

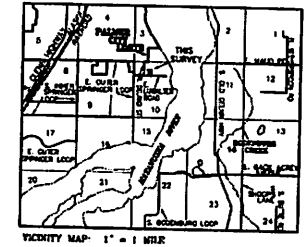






# LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-S)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-05)
- (R1) RECORD VALUE PER MSB BAYVIEW RES. NO. 88-40-PW (RECORDING NO. 88-150W)
- (R2) RECORD VALUE PER OWLAND ESTATES (PLAT #2022-27)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- UTILITY PEDESTALS
- LIGHT POLE
- PLASTIC FENCE
- WIRE FENCE
- METAL FENCE



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
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 AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL  
14751 E LUBALITER ROAD  
PALMER, ALASKA 99645

MARISSA J. VAN THIEL  
14751 E LUBALITER ROAD  
PALMER, ALASKA 99645

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN BEFORE ME  
THIS DAY OF  
FOR THOMAS N. VAN THIEL  
FOR MARISSA J. VAN THIEL

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID

DATE BOROUGH TAX COLLECTION OFFICIAL

## 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-SOUTHA BOROUGH AND THAT THE PROPERTY HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO.

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

PLANNING AND LAND USE DIRECTOR DATE  
ATTEST: PLATTING CLERK

**PRELIMINARY**

## PRELIMINARY SURVEYOR'S CERTIFICATE

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

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

DATE



A PLAT OF  
**SHERWOOD FOREST**

A REPLAT OF:  
PARENT PARCEL EXCEPTION,  
PARCEL NO. 2

LOCATED WITHIN:  
SECTION 10, T17N R2E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 5.0 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
200 HYGRADE LAKE  
WASILLA, ALASKA 99684  
OFFICE: (907) 557-6937  
OFFICE: office@bullmoosesurveying.com

DRAWN BY: TOC/MSD  
DATE: 7/29/2024  
CHECKED BY: RSH

DRAWING SCALE:  
1"=30'  
SHEET  
1 OF 1





ARE, LLC  
dba ALASKA RIM ENGINEERING  
CONSULTING CIVIL ENGINEERS – PLANNERS  
1920 Kentucky Derby Dr.  
Palmer, Alaska 99645  
Telephone (907) 775-2347  
Email: alaskarimengineering.llc@gmail.com

October 13, 2024

Mr. Fred Wagner, PLS  
Matanuska Susitna Borough  
Platting Department  
350 E. Dahlia  
Palmer, AK 99645

RECEIVED  
DEC 04 2024  
PLATTING

RE: Proposed, plat of Van Thiel Estates

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots: to be known as Lots 1, 2 and 3, Van Thiel Estates. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Access to the properties is e. E. Lawalter Road.

#### GEOTECHNICAL FIELD EXPLORATION

On June 22, 1924, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug near the approximate corner of Lots 1 and 2 test were visually rated, see attached drawing for test hole location. The soil encountered consisted of sand and gravel overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

#### TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicate the topography of the subject lot and surrounding area. The terrain on Lots 1, 2 and 3, slopes down to E. Lawalter Road from north to south, with an elevation change of 204 ft to 198± ft.

There are no portions on the parent parcel has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

Lot 1 has been developed and has a functioning well and septic The parent tracts has been developed and has a ADEC approved septic system.

The tracts are vegetated with birch, spruce, cottonwood and brush. The parent parcel is boarded by develop lots.

#### SUBDIVISION DESIGN CRITERIA

*Professional Consulting — Practical Solutions*

---

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

A review of the MSB GIS Mapping would shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sq.ft. of contiguous area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,  
ALASKA RIM ENGINEERING  
Charles A. Leet, P.E.  
Professional Engineer



12/4/2024

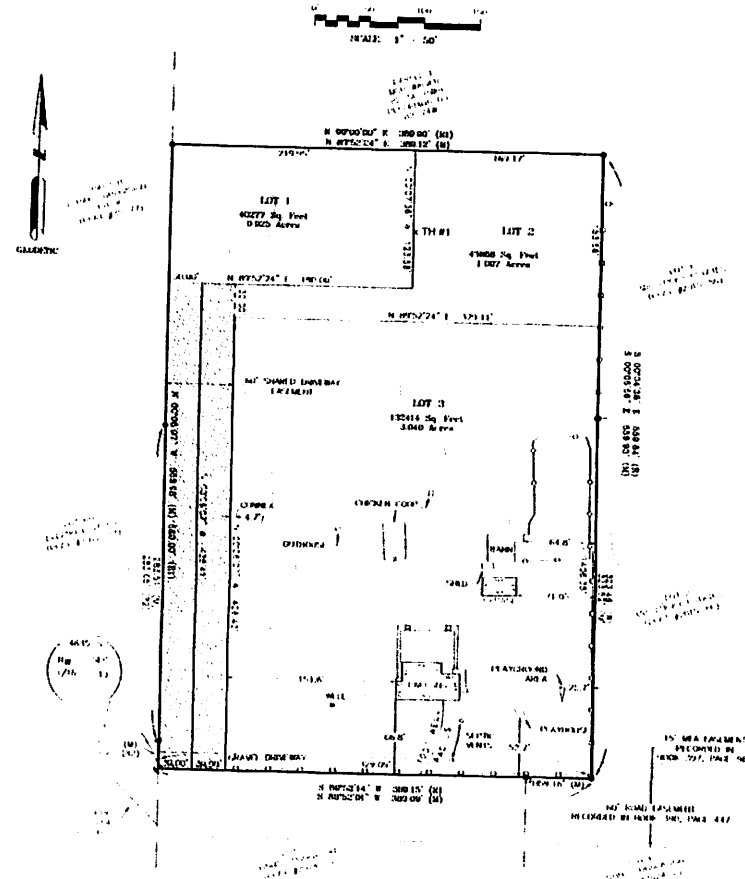
Attachment:

- Test Hole Location
- Test Hole Log 1 & 2

Charles A. Leet, P.E.  
Project Engineer

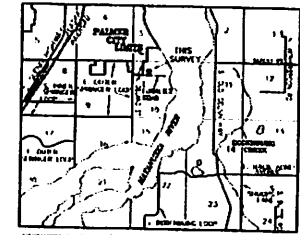
Cc: Thomas Van Thiel  
Bull Moose Surveying, LLC  
AK Rim File No. 2024035

*Professional Consulting --- Practical Solutions*



**EXHIBIT**

- (1) FOUND BENCHMARK AS NOTED
- (2) FOUND CRANK PLASTIC CAP ON 5/8" IRON (PENSION, ALSO 5)
- (3) FOUND 5/8" IRON
- (4) RECORD VALUE PER MILE (EARS) (PLAT 1000, NO)
- (5) RECORD VALUE PER MILE (EARS) (PLAT 1000, NO 1500)
- (6) RECORD VALUE PER MILE (EARS) (PLAT 1000, NO 27)
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- (100) RECORD VALUE PER MILE (EARS) (PLAT 1000, NO 27)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ALREADY HAVE BEEN IN POSSESSION OF THE SAME FOR A PERIOD OF AT LEAST SIX MONTHS PRIOR TO THE FILING OF THIS PLAN AND THAT WE HAVE NO INTERESTS IN THE SAME OTHER THAN THE INTERESTS SHOWN IN THIS PLAN.

THOMAS N. VAN THIEL  
14711 LUMBER HILL ROAD  
PALMER, ALASKA 99645

MARISSA J. VAN THIEL  
14711 LUMBER HILL ROAD  
PALMER, ALASKA 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO before me on this 10th day of April, 2025, by THOMAS N. VAN THIEL and MARISSA J. VAN THIEL, both of whom are personally known to me and are the owners of the property described in the foregoing plat.

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES DUE AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY DESCRIBED IN THIS PLAN HAVE BEEN PAID TO THE BOROUGH TAX COLLECTION OFFICIAL.

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

I CERTIFY THAT THE SHOWN PLAN HAS BEEN EXAMINED IN CONFORMANCE WITH THE LAND-USE/PLANNING REGULATIONS OF THE MATANUSKA-SEKUIA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY OF THE BOROUGH OF MATANUSKA-SEKUIA.

PLANNING AND LAND USE DIRECTOR  
DATE  
ATTEST: PLANNING CLERK

**PRELIMINARY**

**PRELIMINARY SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE FOREGOING INFORMATION CONTAINED IN THIS PRELIMINARY PLAN IS A TRUE AND CORRECT STATEMENT OF THE INFORMATION CONTAINED IN THE RECORDS OF THE STATE OF ALASKA, AND THAT I AM NOT PROVIDING ANY OTHER INFORMATION TO THE PUBLIC OR ANY OTHER PARTY.



A PLAT OF  
**SHERWOOD FOREST**

A REPLAT OF:  
PARENT PARCEL EXCEPTION,  
PARCEL NO. 2

LOCATED WITHIN:  
SECTION 10, T17N R2E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 5.0 ACRES, MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
2001 HODGINS LANE  
WYALUSA, ALASKA 99645  
PHONE: (907) 254-0000  
FAX: (907) 254-0000  
EMAIL: info@bullmoosesurveying.com  
WWW: www.bullmoosesurveying.com

DRAWN BY: T.N. VAN THIEL  
DATE: 11/19/2024  
SCALE: 1" = 50'  
SHEET: 1 OF 1

Test Hole LOCATION MAP

## SOIL LOG

Project: **T17N, R2E, Sec. 10, Tax Parcel B5**

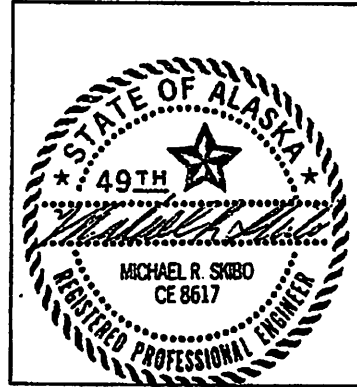
Date: **July 10, 2000**

Logged By: **Kent Sheets**

### TEST HOLE NO. 1

AK Rim File No. 00-00345

Depth (feet)	Description
1	Silt
2	
3	
4	
5	
6	Sand, Gravel (SW)
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	Bottom of Test Hole
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or impermeable layers were encountered.

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.





# SOIL LOG

## TEST HOLE 1

ARE, LLC  
CONSULTING CIVIL ENGINEERS – PLANNERS  
1920 Kentucky Derby Dr.  
Palmer, Alaska 99645  
Telephone (907) 775-2347  
Email: alaskarimengineering.llc@gmail.com

Project: Sherwood Forest  
Date: 6/22/2024

AK Rim File No. 24-035  
Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil PT
2	Silty Gravel, with Sand (GM)
3	
4	
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



### TEST HOLE LOCATION:

See Test Hole Location Map

### COMMENTS:

No water or impermeable layers were encountered.

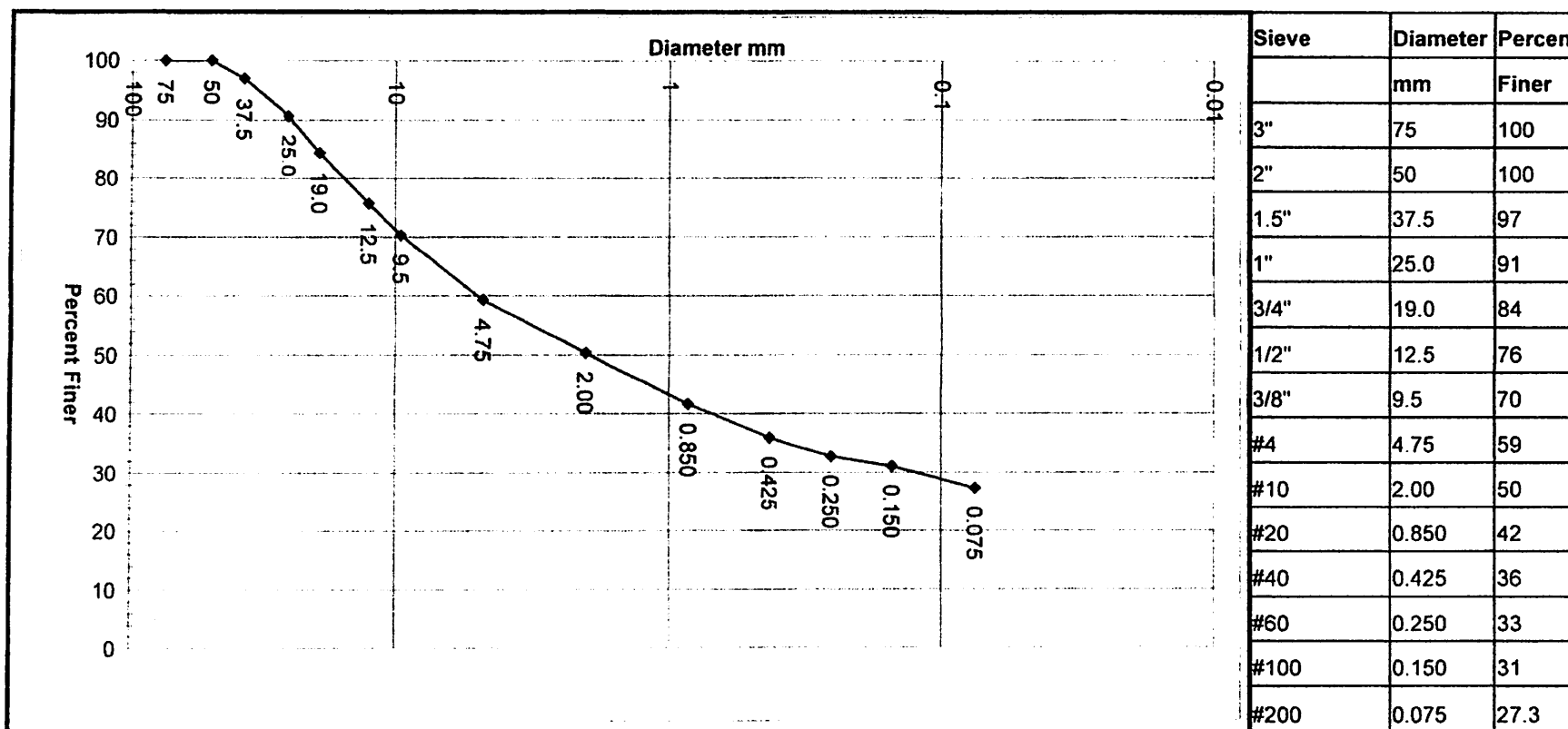
A soil sample of this layer of was delivered to Hansen Engineering, Inc. Gradation see attached report.

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 11/2020



# HANSEN ENGINEERING, INC.

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



Client: **Alaska Rim Engineering, LLC** Soil Description: Silty Gravel with Sand  
Project: **Van Thiel** Unified Classification: GM  
Sample Location: Submitted

Date: 7/16/2024  
Sample Date: 6/22/2024  
Proj. no: 24034

# DOCUMENTATION OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM

<b>GENERAL INFORMATION</b>		AK Rim File No. 00-00345	
Legal Description of the Location: <b>T17N, R2E, Sec. 10, Tax Parcel B5</b>			
Applicant Name: <b>Carol Strouse</b>		Applicant is: <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Excavator <input type="checkbox"/> Engineer <input type="checkbox"/> Bank	
Mailing Address: <b>PO Box 354</b>		Type of Residence: <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family	Total Number of Bedrooms: <b>3</b>
City, State and Zip Code: <b>Palmer, AK 99645</b>		Telephone: <b>745-3532</b>	

☒ **NEW SYSTEM**

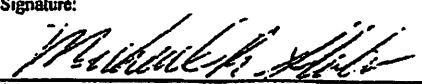
DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
MSCO

Name of Installer: <b>Ken Loyer Construction</b>		Date Installed: <b>July 10, 2000</b>	
<input type="checkbox"/> Owner / Builder:	<input type="checkbox"/> Certified Installer No.:	<input checked="" type="checkbox"/> Other: <b>contractor</b>	Septic Tank Type / Manufacturer: <b>steel - Greer</b>
Septic Tank Size (Gallons): <b>1000</b>	Number of Compartments: <b>2</b>	Soil Type and Rating: <b>SW (well graded sand) 125 sq. ft. / bdrm.</b>	
Type Soil Absorption System: <b>deep trench</b>	Dimensions / Size Soil Absorption System: <b>34' x 6' E.D. / 408 sq. ft.</b>	Type/Quantity Backfill Material Used for Soil Absorption System: <b>3/4" - 3" sewer rock / 38 cu. yds.</b>	
Percolation Test Results: (Attach Copy of Report) <b>n/a - visual (7/10/00)</b>	Percolation Test by: (Name) <b>visually rated by: Kent Sheets, Alaska Rim Engineering, Inc.</b>		
Minimum Ground Cover over Absorption Area: <b>4 Feet</b>	Minimum Ground Cover over Septic Tank: <b>4 Feet</b>	Cleanout Pipes / Caps Installed on Septic Tank: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes / Caps Installed on Absorption System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: <b>&gt;100 Feet</b>	Water Supply Source on Lot: <b>&gt;100 Feet</b>	Nearest Water Supply Source on Adjacent Lot: <b>&gt;100 Feet</b>	Nearest Body of Water: <b>&gt;4' / &gt;6'</b>
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input checked="" type="checkbox"/> outside of the foundation. This data represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.			

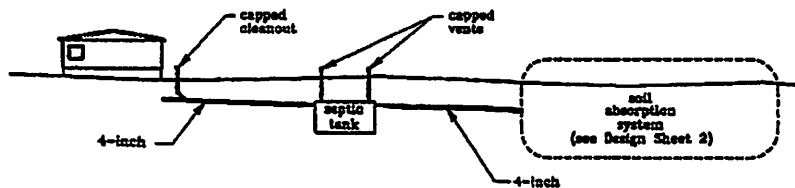
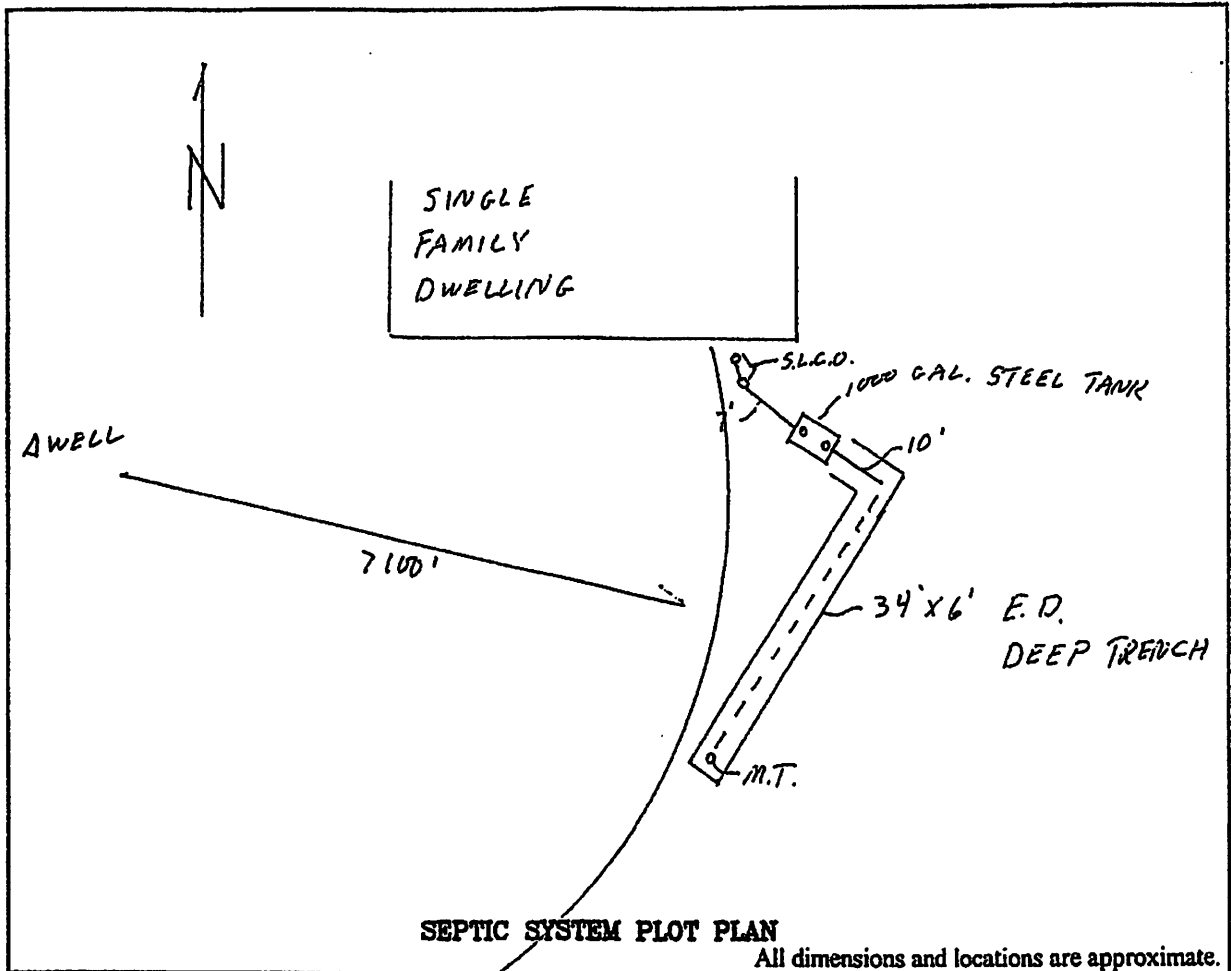
☐ **EXISTING SYSTEM**

Name of Installer:		Date Installed:	
<input type="checkbox"/> Owner / Builder:	<input type="checkbox"/> Certified Installer No.:	<input type="checkbox"/> Other:	Septic Tank Type / Manufacturer:
Septic Tank Size (Gallons)	Number of Compartments:	Soil Type and Rating:	
Type Soil Absorption System:	Dimensions / Size Soil Absorption System:	Type/Quantity Backfill Material Used for Soil Absorption System:	
Adequacy Test Results: (Attach copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail ( )	Adequacy Test Performed By: (Name)	Date Septic Tank Pumped: (Attach Copy of Receipt) ( )	
Minimum Ground Cover over Absorption Area:	Minimum Ground Cover over Septic Tank:	Cleanout Pipes / Caps Installed on Septic Tank: <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes / Caps Installed on Absorption System: <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to:	Water Supply Source on Lot:	Nearest Water Supply Source on Adjacent Lot:	Nearest Body of Water:
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input type="checkbox"/> outside of the foundation. Data Legend (1) From site visit on (2) ADEC records (3) (4) (5)			

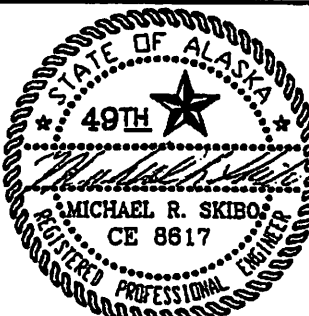
This documentation does not constitute a guarantee of any kind, explicit or implied, as to future performance of this wastewater disposal system. It does accurately portray the conditions found on the date it was tested and/or documented.

This information is correct to the best of my knowledge.	
Signature: 	Typed / Printed Name: <b>Michael R. Skibo, P.E.</b>
Reg. No.: <b>CE-8617</b>	Date: <b>July 10, 2000</b>

#### IV. DIAGRAM OF SYSTEM



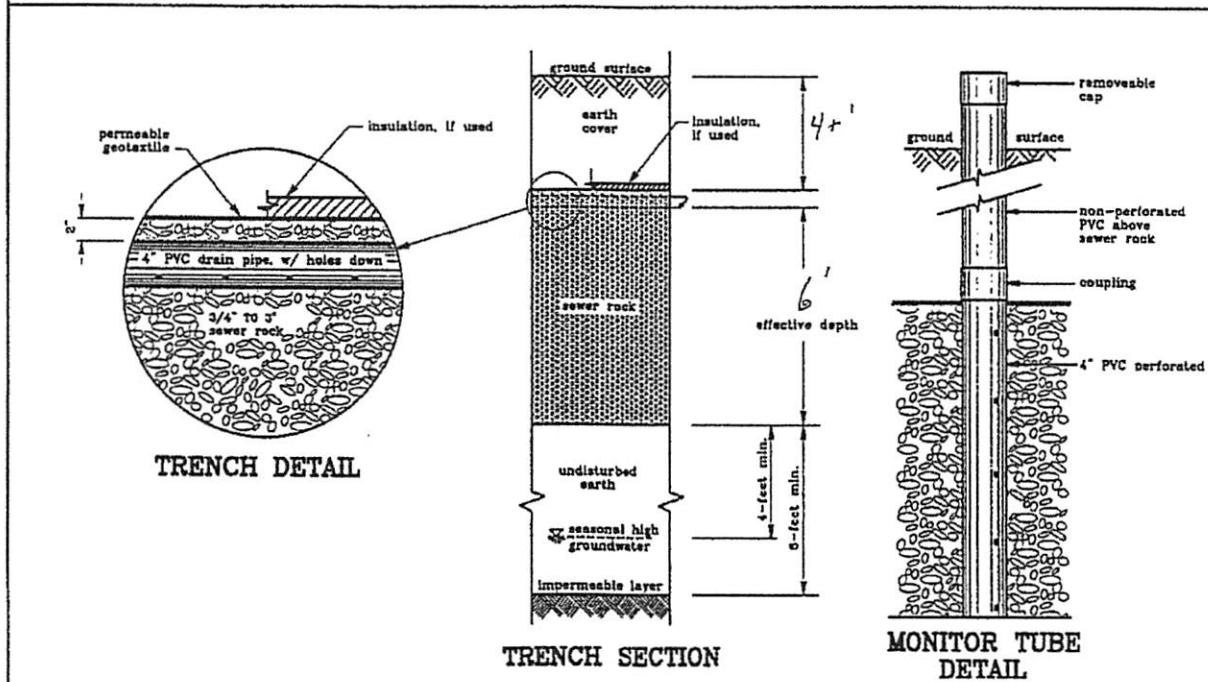
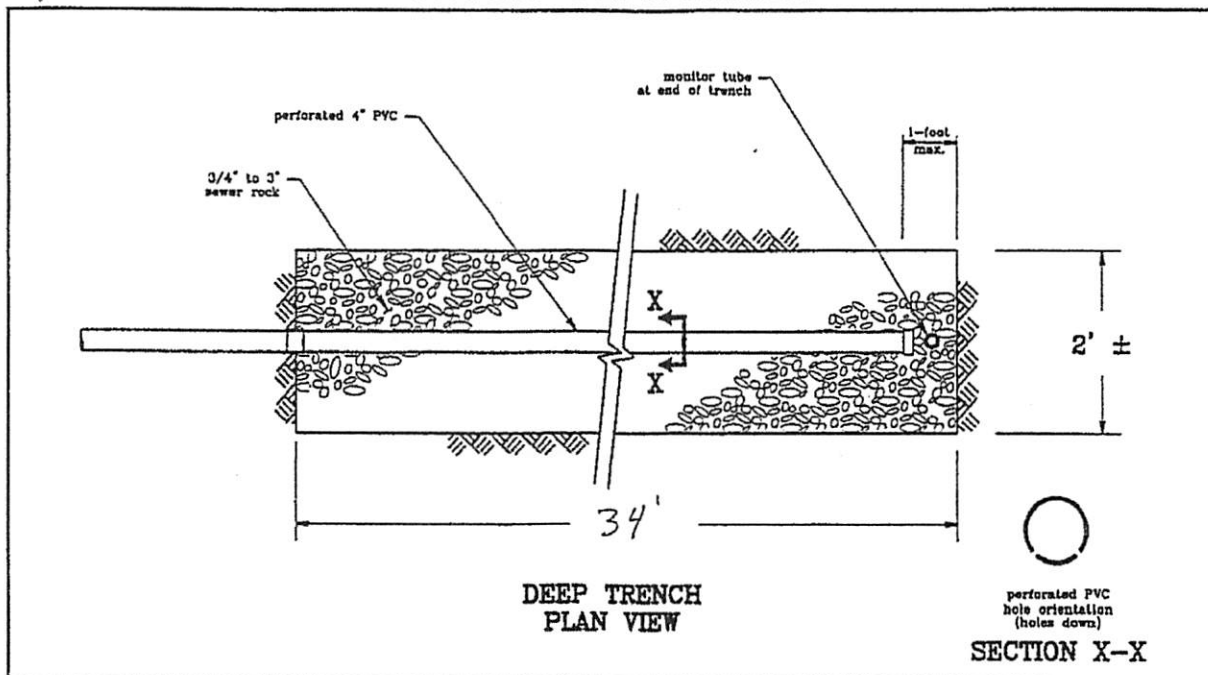
SEPTIC SYSTEM PROFILE

	<b>Conventional Single Family Residential SEPTIC SYSTEM DESIGN</b> Sheet 1 of 2		
	Legal Description: T17N, R2E, SEC. 10, TAX PARCEL B5		
	<b>RECORD DRAWING</b> This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.		
	Alaska Rim Engineering, Inc.	Design Date: 7/10/00	Completed Date: 7/10/00 No Scale

SHY1.DWG REV 940392



# IV. DIAGRAM OF SYSTEM



SHIT2\_DTI.DWG REV 900917



## Conventional Single Family Residential SEPTIC SYSTEM DESIGN Sheet 2 of 2

Legal Description *T17N, R2E, SEC.10, T1X PARCEL B5*

### RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

Alaska Rim Engineering, Inc.

Design Date *7/10/00*

Completed Date *7/10/00*

No Scale

Alaska  
Rim  
Engineering, Inc.

Phone (907) 745-0222  
Fax (907) 746-0222  
akrim@mtaonline.net



P.O. Box 2749  
Palmer, Alaska 99645

RECEIVE

JUL 13 2000

July 10, 2000

Carol Strouse  
PO Box 354  
Palmer, AK 99645

DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
MSDO

Re: T17N, R2E, Sec. 10, Tax Parcel B5  
Single-Family On-Site Wastewater Disposal System Documentation

**LETTER OF VERIFICATION**

You have requested verification that the wastewater disposal system for the three (3) bedroom, single-family dwelling on this property was designed in conformance with current wastewater disposal system regulations and ADEC policies.

A subsurface soil investigation was conducted and an appropriate septic system was designed for this dwelling based on the soil conditions. The construction of the septic system was completed by others in general conformance with ADEC standards.

The enclosed record documents were prepared based on periodic visual observations and information obtained from the installer during our construction observations. This data appears reasonable and represents that the septic tank and soil absorption system was adequately sized and installed in general conformance with current 18 AAC 72 Wastewater Disposal regulations and ADEC policies.

The location of the wastewater disposal system relative to property lines, easements, or any restrictive covenants was based on information provided by others and the Engineer's observations of readily identifiable features. That location has not been confirmed by a professional land surveyor.

If you have any questions, please contact me.

Sincerely,

Michael R. Skibo, P.E.

Encl: Documentation of On-Site Wastewater Disposal System  
Soils Log  
Perk Test Form (If Applicable)  
Diagram of System (2)

cc: ADEC  
AK Rim File No. 00-00345

Engineers • Planners • Surveyors

Alaska  
Rim  
Engineering, Inc.

Phone (907) 745-0222  
Fax (907) 746-0222  
akrim@mtaonline.net



P.O. Box 2749  
Palmer, Alaska 99645

To Whom It May Concern:

Submitted under this cover is our instrument of service called a "Letter of Verification." This instrument of service documents the construction of a new wastewater disposal system.

Our "Letter of Verification" documentation will be submitted to the State of Alaska Department of Environmental Conservation as required by 18 AAC 72 Wastewater Disposal regulations.

This documentation can be submitted to financial organization for financing purposes. It must be submitted with the financial organizations understanding that only the construction of the wastewater disposal system was documented by a registered professional engineer.

Our "Letter of Verification" with its noted enclosures stands alone as one document signed by a professional engineer licensed in the State of Alaska. Any altering of this document for any purpose is not acceptable and appropriate action will be taken.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Paul Campbell", with a long, sweeping horizontal line extending to the right.

H. Paul Campbell  
President

November 18, 1999

## Matthew Goddard

---

**From:** Pre-Design & Engineering  
**Sent:** Friday, January 24, 2025 1:02 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Sherwood Forest (MG)

Matthew,

A condition of approval of the subdivision should be made to remove the existing non-conforming driveway (driveway permit 31382).

### PD&E

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, January 13, 2025 5:12 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Sherwood Forest (MG)

Hello,

The following link is a request for comments on the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by January 23, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

☐ [Sherwood Forest](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, January 14, 2025 8:29 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Sherwood Forest (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, January 13, 2025 5:12 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Sherwood Forest (MG)

Hello,

The following link is a request for comments on the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by January 23, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

☐ Sherwood Forest

Feel free to contact me if you have any questions.

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



**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

January 14, 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.

- **SHERWOOD FOREST**  
(MSB Case # 2025-008)

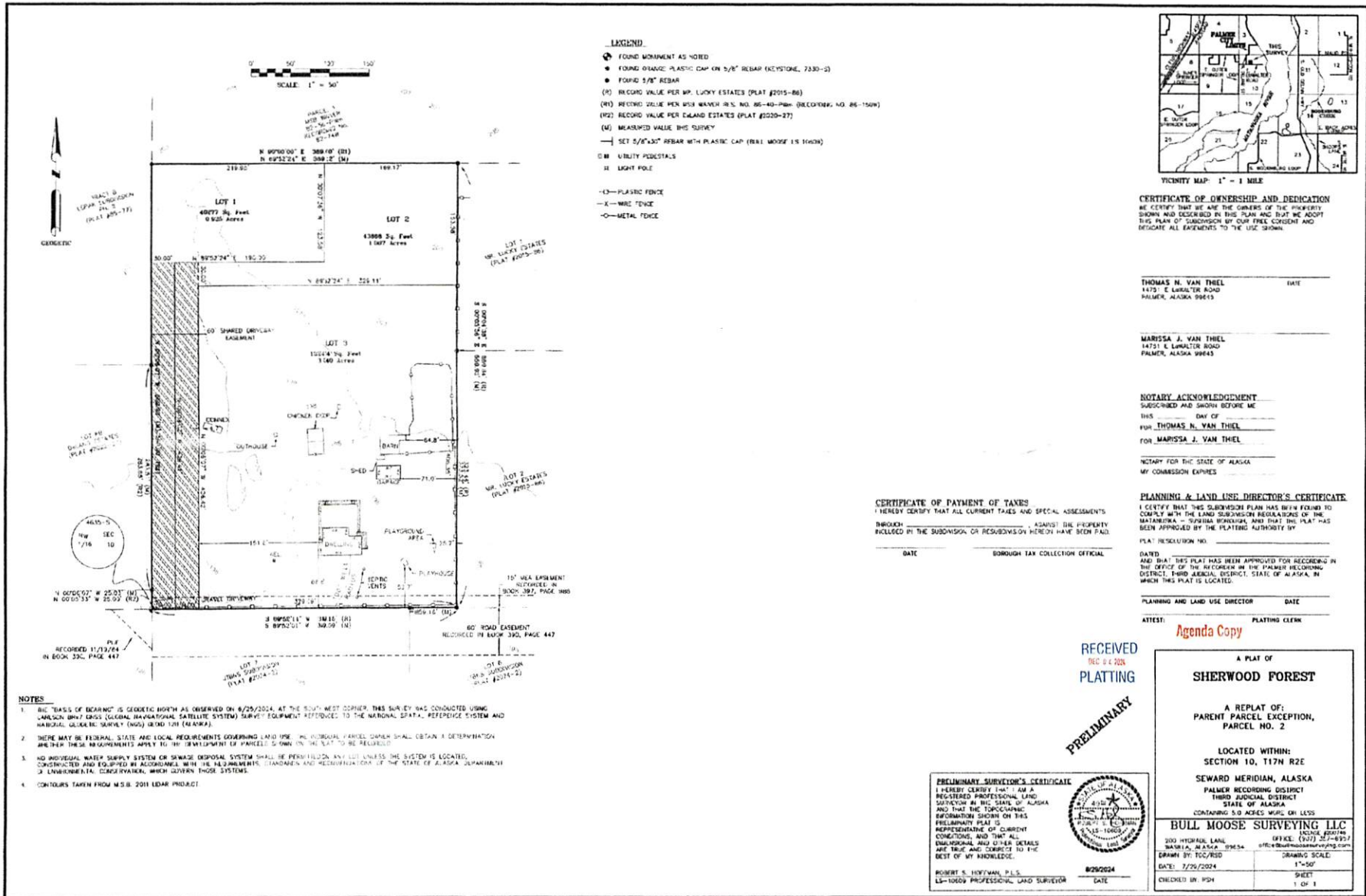
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

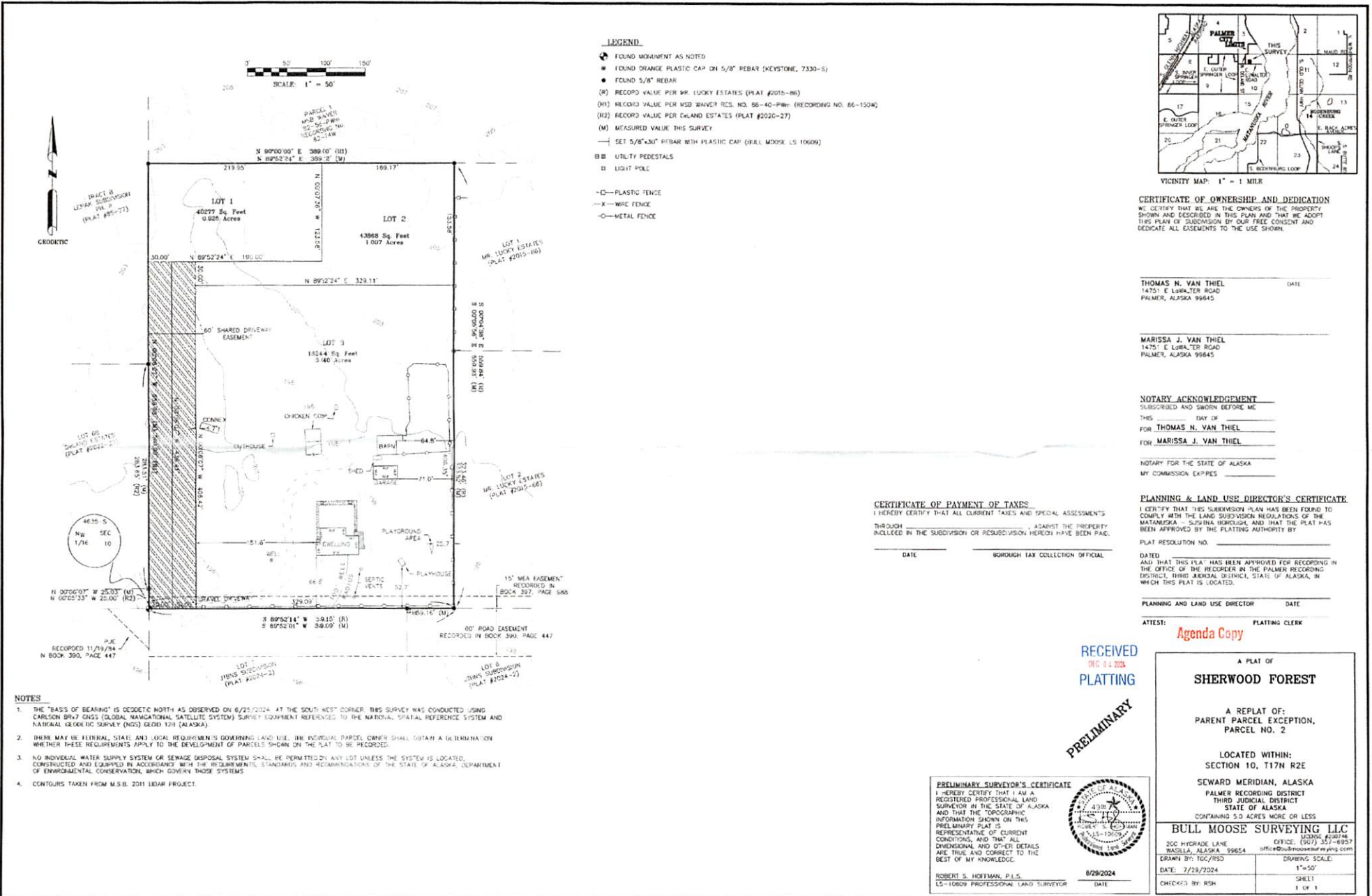
Sincerely,

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

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

**EXHIBIT C**







Dear Matthew,

Could I please get platting case 2025-008 to be brought back to public hearing to remove condition of approval #4 (remove the non-conforming driveway on the south west corner of the parent parcel. Provide platting staff proof of the removal.)

Thanks,  
Thomas Van Thiel  
~~Thomas Van Thiel~~  
3-17-25

## Matthew Goddard

---

**From:** Brad Sworts  
**Sent:** Friday, March 14, 2025 3:46 PM  
**To:** Chris Curlin; Matthew Goddard  
**Cc:** Mark Whisenhunt; Cole Branham; Thad Wagner  
**Subject:** Thomas VanThiel's Subdivision and Driveway

Chris and Matthew,

I had a conversation with Mark Whisenhunt, ROW Inspector in Development Services on March 3, 2025 regarding the VanThiel existing driveway. He stated that the driveway had been in place since the early 1930's, therefore was not required to have a driveway permit and for lack of a better word is "grandfathered" at the existing location. This new information means the PD&E comment asking for the driveway to be reconfigured to intersect with the new flag lot (in such a way that it removes the extreme angle that the driveway currently intersects with E. Lawalter Road) is not enforceable. I also talked with Mr. VanThiel who said he expects the existing driveway to be reconfigured when the MSB constructs the planned upgrade to E. Lawalter Road which should take care of PD&E's concern.

### Brad Sworts

*Pre-Design and Engineering Division Manager*

*Matanuska-Susitna Borough, Public Works Department*

907-861-7723 *mainline* | 907-861-7715 *direct*  
mailing: 350 E Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave, Palmer, AK 99645  
web: <https://matsugov.us/>

## Matthew Goddard

---

**From:** Pre-Design & Engineering  
**Sent:** Tuesday, April 1, 2025 4:48 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms; Michelle Olsen  
**Subject:** RE: RFC Sherwood Forest (MG)

Matthew,

- Per 11.12.110 (C), as the driveway existed prior to July 3, 1984, it shall automatically be granted a permit upon request. The existing driveway is permitted under driveway permit D31382.
- A new permit will need to be obtained for the shared driveway to proposed lots 1 and 2. This driveway must be built to current driveway standards in Title 11.12.
- PD&E has no objection to the removal of COA #4. When LaWalter Road is upgraded, the existing driveway location will be moved and constructed to meet current driveway standards in Title 11.12.

Pre-Design & Engineering  
Department of Public Works

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, March 18, 2025 2:41 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Sherwood Forest (MG)

Hello,

The following link is a request for comments for the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Sherwood Forest](#)

Feel free to contact me if you have any questions.

Have a great day,



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, March 18, 2025 2:53 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Sherwood Forest (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, March 18, 2025 2:41 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Sherwood Forest (MG)

Hello,

The following link is a request for comments for the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Sherwood Forest](#)

Feel free to contact me if you have any questions.

Have a great day,

Matthew Goddard  
Platting Technician  
907-861-7881





**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 25, 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.

- **SHERWOOD FOREST**  
**(MSB Case # 2025-008)**

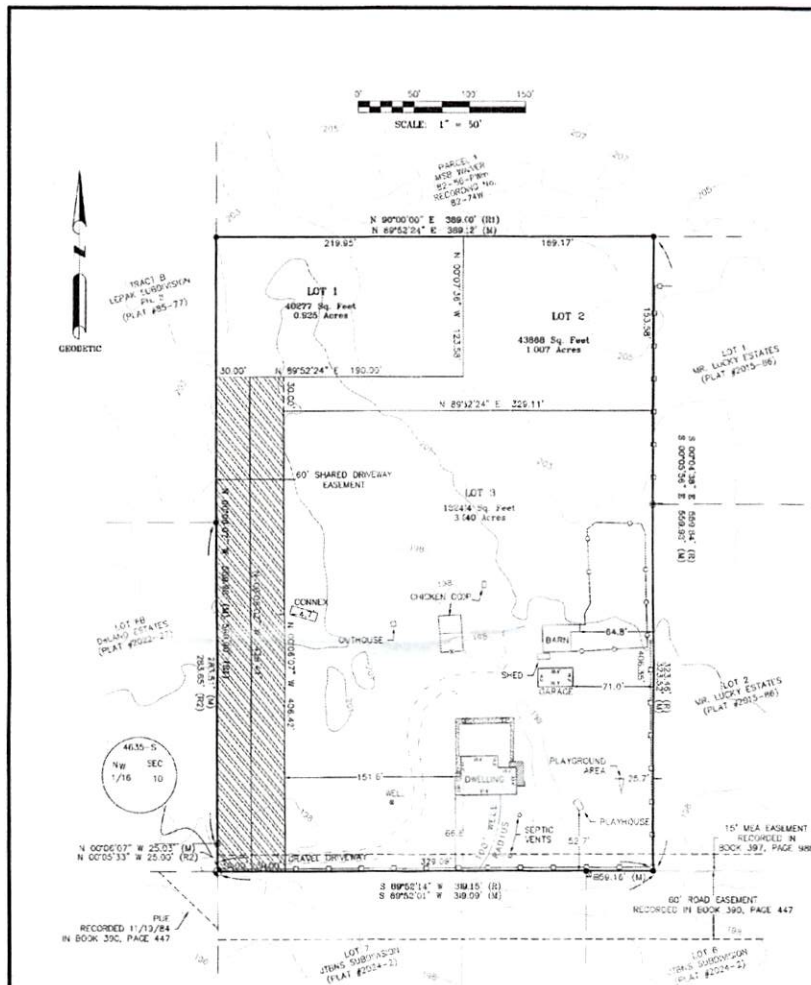
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

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

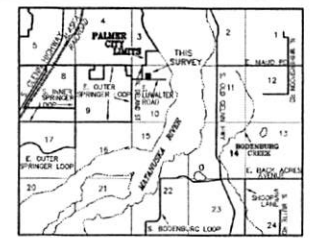
James Christopher  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC

**EXHIBIT H**



#### LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-3)
- FOUND 5/8" REBAR
- (H) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-06)
- (H1) RECORD VALUE PER MRS. WALTER RES. NO. 86-40-100 (RECORDING NO. 86-15008)
- (H2) RECORD VALUE PER DULAND ESTATES (PLAT #2020-27)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE 15 10609)
- UTILITY PILE/STAIRS
- LIGHT POLE
- PLASTIC FENCE
- WIRE FENCE
- METAL FENCE



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
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 AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL  
14751 E. LUNALTER ROAD  
PALMER, ALASKA 99645

MARISSA J. VAN THIEL  
14751 E. LUNALTER ROAD  
PALMER, ALASKA 99645

#### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR THOMAS N. VAN THIEL  
FOR MARISSA J. VAN THIEL

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

#### CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS  
THROUGH \_\_\_\_\_ AGAINST THE PROPERTY  
INCLUDED IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

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

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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO  
COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE  
MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS  
BEEN APPROVED BY THE PLANNING AUTHORITY BY  
PLAT RESOLUTION NO. \_\_\_\_\_

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

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

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

Agenda Copy

RECEIVED  
DEC 9 4 2024  
PLATTING

PRELIMINARY

#### NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON 6/25/2024. THIS SURVEY WAS CONDUCTED USING CARLSON BR705S (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) (GEOID 120) (ALASKA).
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHEN GOVERNED THOSE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.

#### PRELIMINARY SURVEYOR'S CERTIFICATE

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

ROBERT S. HORTMAN, P.L.S.  
15-10699 PROFESSIONAL LAND SURVEYOR



8/29/2024  
DATE

A PLAT OF  
**SHERWOOD FOREST**

A REPLAT OF:  
PARENT PARCEL EXCEPTION,  
PARCEL NO. 2

LOCATED WITHIN:  
SECTION 10, T17N R2E

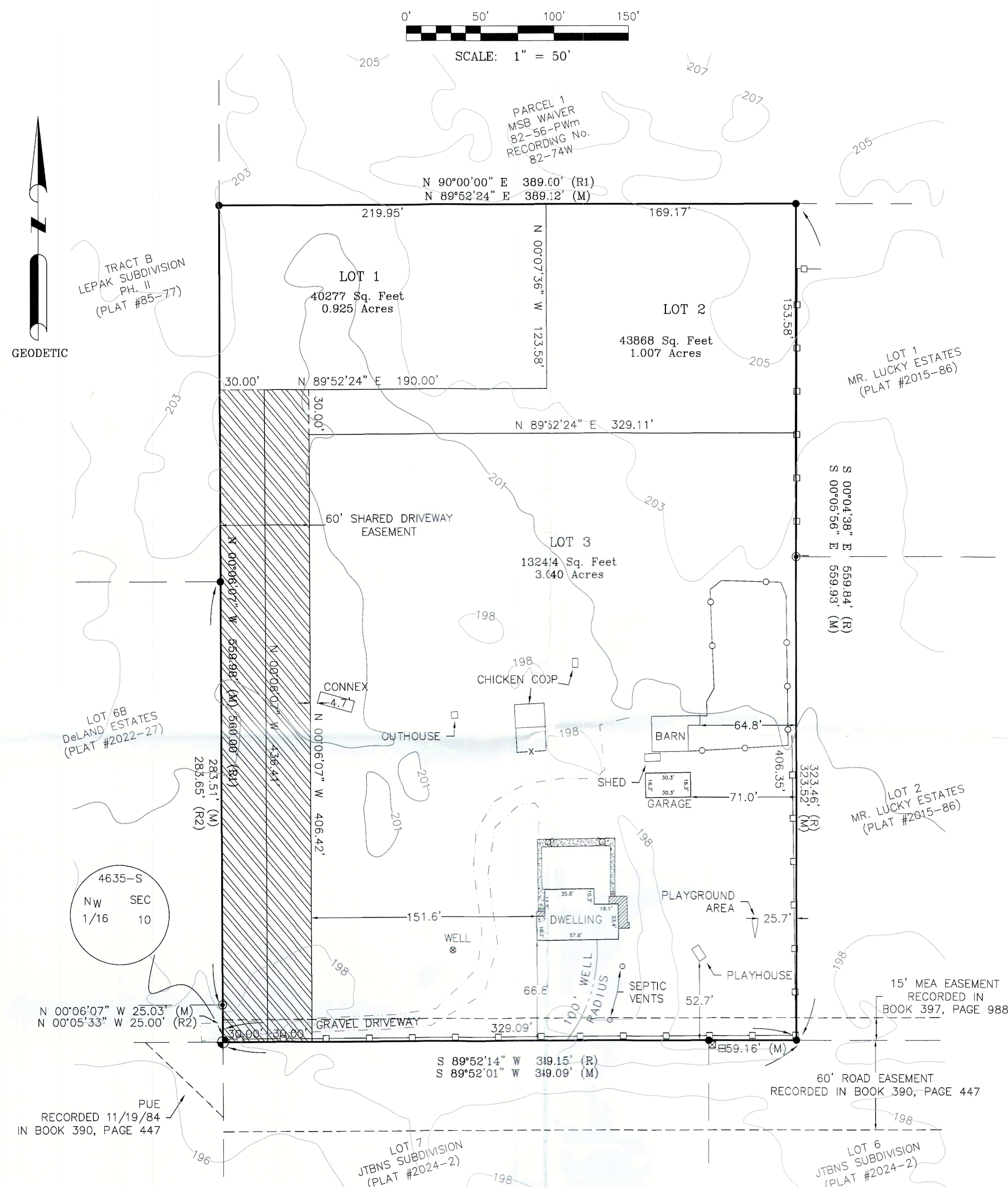
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

**BULL MOOSE SURVEYING LLC**

200 HYDRAULIC LANE, OFFICE (907) 257-8927  
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: TCG/RSD  
DATE: 7/25/2024  
SHEET 1 OF 1



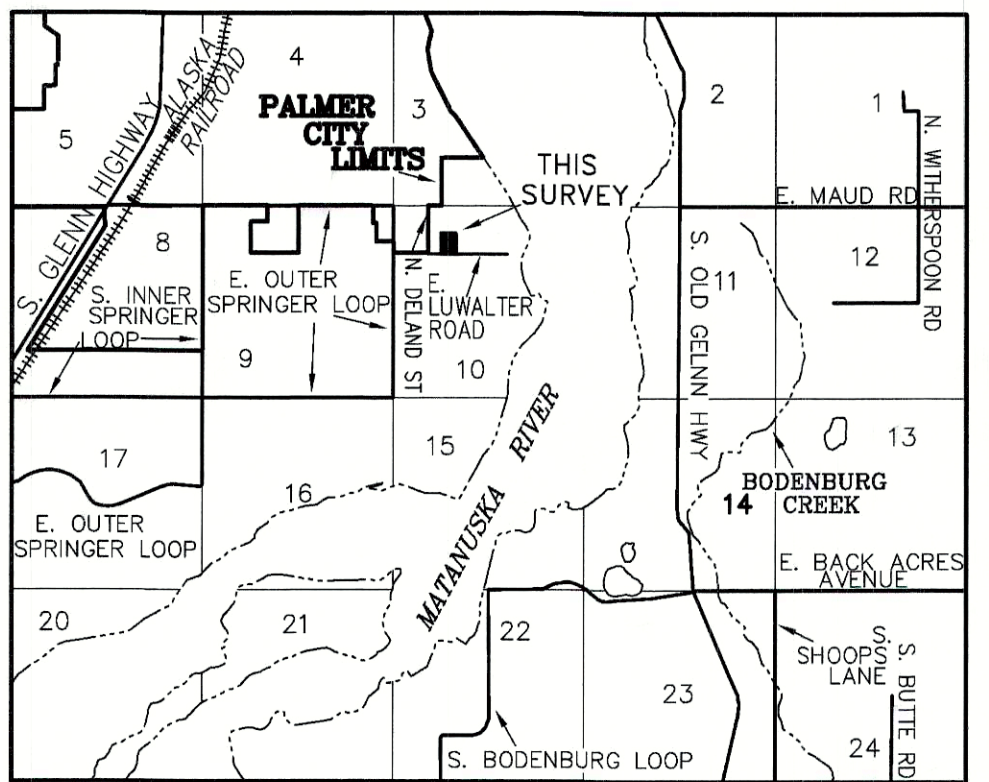


## NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON 6/25/2024, AT THE SOUTH-WEST CORNER. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOD 12B (ALASKA).
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.

### LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-S)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-86)
- (R1) RECORD VALUE PER MSB WAIVER RES. NO. 86-40-PWm (RECORDING NO. 86-150W)
- (R2) RECORD VALUE PER DeLAND ESTATES (PLAT #2020-27)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- UTILITY PEDESTALS
- ✕ LIGHT POLE
- PLASTIC FENCE
- X— WIRE FENCE
- METAL FENCE



VICINITY MAP: 1" = 1 MILE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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 AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL  
14751 E LOWALTER ROAD  
PALMER, ALASKA 99645

MARISSA J. VAN THIEL  
14751 E LoWALTER ROAD  
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR THOMAS N. VAN THIEL  
FOR MARISSA J. VAN THIEL

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

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

PLANNING AND LAND USE DIRECTOR	DATE
--------------------------------	------

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

## Agenda Copy

RECEIVED  
DEC 04 2024  
PLATTING

**PRELIMINARY**

A PLAT OF  
SHERWOOD FOREST

A REPLAT OF:  
PARENT PARCEL EXCEPTION,  
PARCEL NO. 2

LOCATED WITHIN:  
SECTION 10, T17N R2E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE  
WASILLA ALASKA 99654

DRAWN BY: TGC/RSD	DRAWING SCALE
-------------------	---------------

DATE: 7/29/2024 1"=50'

CHECKED BY: RSH	SHEET 1 OF 1
-----------------	-----------------

PRELIMINARY SURVEYOR'S CERTIFICATE

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

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

8/29/2024

DATE \_\_\_\_\_







3A



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 16, 2025**

**ABBREVIATED PLAT:** BRAINS BEND SUBDIVISION

**LEGAL DESCRIPTION:** SEC 17, T16N, R02W, S.M, AK

**PETITIONERS:** WILLIAM & MIRJA BRAIN

**SURVEYOR/ENGINEER:** R&K LAND SURVEYING

**ACRES:** 1.92 ± **PARCELS:** 2

**REVIEWED BY:** WYATT ANDERSON

**CASE #:** 2025-039

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**REQUEST:** The request is to create two lots from lots 3, 4, and 5 of Block 2, Knik Homesites Subdivision, Plat No. 65-13, to be known as BRAINS BEND, containing 1.92 acres +/-, (Tax ID 6165B02L003,L004,L005), by adjusting the common lot lines. The plat is located directly south of S. Marion Way, north of W. Ann Lane, and West of S. Joseph Avenue; located within the NW ¼ Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska. Located in the Knik Fairview Community Council area and Assembly District #5.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 5 pgs**

**AGENCY COMMENTS**

USACE

MSB Code Compliance

MSB Permit Center

Public Comment- Sullivan

**EXHIBIT B- 1 pg**

**EXHIBIT C- 1 pg**

**EXHIBIT D- 1 pg**

**EXHIBIT E- 1 pg**

**DISCUSSION:**

The proposed subdivision is being heard under MSB 43.15.065 Waiver of standards for the resubdivision of substandard lots. The proposed design will create two lots from Lots 3, 4, and 5 of Block 2 Knik Homesites Subdivision. Proposed Lot 1 is .96 acres and Proposed Lot 2 is .96 acres. Access for both proposed lots is from S. Marian Way, an uncertified road in the Mat-Su Borough. Road construction was not required as this action is reducing the number of substandard lots.

**Soils Report:**

A soils report was not required as this case is being heard under MSB 43.15.065 Waiver of standards for the resubdivision of substandard lots.

**Comments:**

USACE (**Exhibit B**) does not object and gave information on wetlands permitting.  
MSB Code Compliance (**Exhibit C**) commented on MSB Title 17.55 and setback requirements.  
(See *Staff Recommendation #4.*)  
MSB Permit Center (**Exhibit D**) has no comment.  
Public Comment- Sullivan (**Exhibit E**) has no comment and did not object.

**Utilities:**

No utilities responded to the request for comments.

At the time of staff report write-up, there were no responses to the Request for Comments from U.S. Postmaster; ADF&G; Knik Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #017 Knik; Assembly District #005, MSB Community Development, Emergency Services, Assessments, Planning Division, Development Services; or any utility companies.

**CONCLUSION:**

The abbreviated plat of Brains Bend Subdivision is consistent with AS29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats & MSB 43.15.065 Waiver of standards for the resubdivision of substandard lots. There were no objections received 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 access exists to the proposed lots, consistent with MSB 43.20.100 Access Required and MSB 43.20.120 Legal Access. Physical access was waived under MSB 43.15.065. Frontage for the subdivision exists pursuant to MSB 43.20.320.

**FINDINGS OF FACT**

1. The plat of Brains Bend Subdivision is or will be 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 USACE; ADF&G, U.S. Postmaster, Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #027 Meadow Lakes; Assembly District #007, MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.
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 Brains Bend, Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove/relocate all structures currently in violation of setback requirements. Provide platting staff proof that no violations of MSB 17.55 Setbacks exist nor will any be created by this platting action.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

ESMT

ESMT

W JOHN ST

60' ROW ESMT  
BK 282 PG 240

S ROYAL LN

S DANIEL DR

PLAT #2017-74 P

31A  
(7661)

33

34

35

36

37

38

39

40

(1)

30

29

28

27

26

25

24

3

(1)

12

13

14

15

11

10

9

8

7

6

Lot 2

Lot 1

5

4

3

2

1

(1)

8

7

6

5

4

3

2

1

**SUBJECT  
PROPERTY**

ANIK HOMESITES  
PLAT #65-13 P

S MARION WAY

(6765)

S JOSEPH AVE

30'x105' PUE 30' PUE  
DOC #2007-025872-0 P  
DOC #2007-025873-0 P

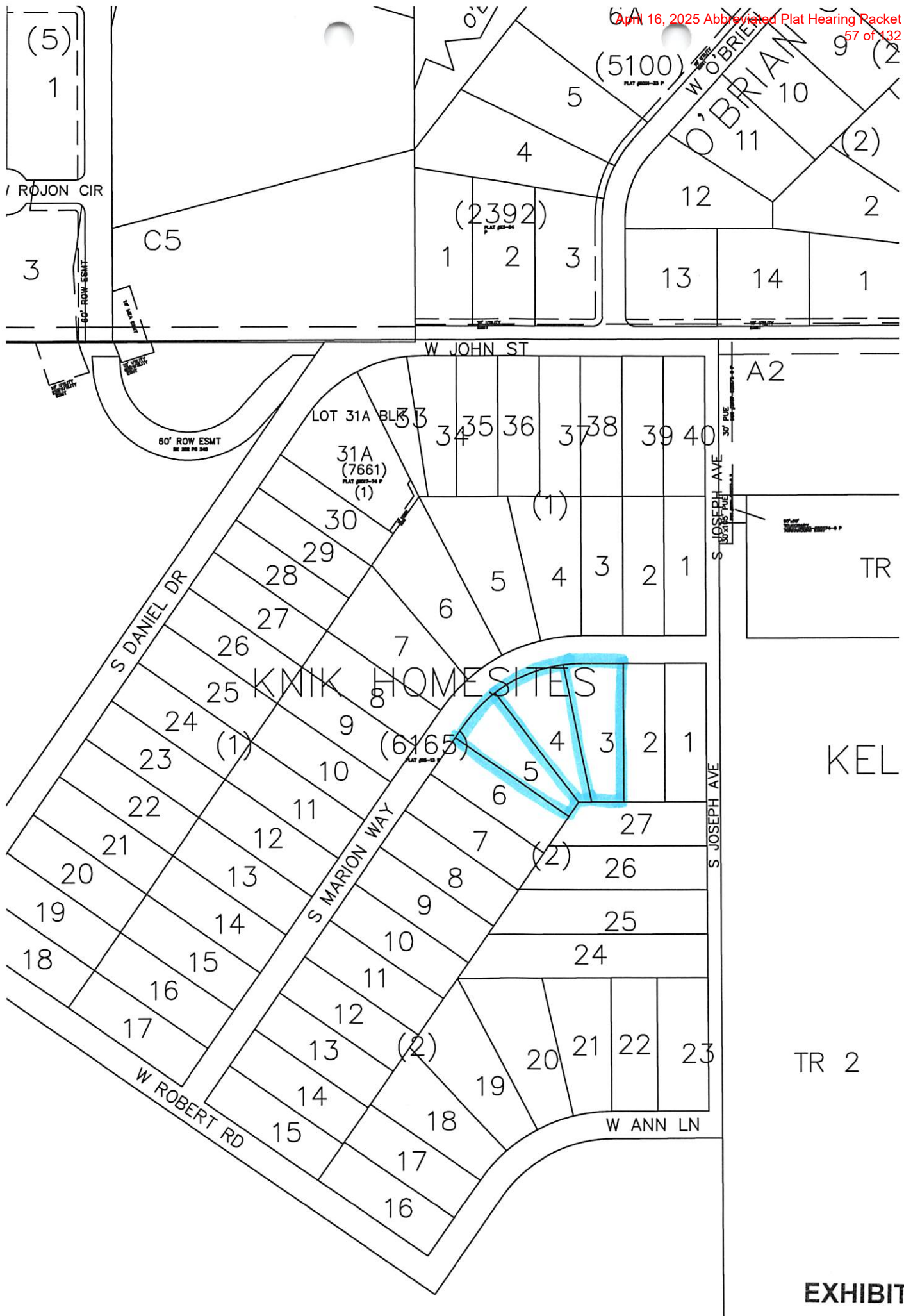
KELLY WOODS EST TR 2

**VICINITY MAP**

FOR PROPOSED BRAINS BEND SUBDIVISION  
LOCATED WITHIN  
SECTION 17, T16N, R02W, SEWARD MERIDIAN  
ALASKA

OC 04 MAP

W AN







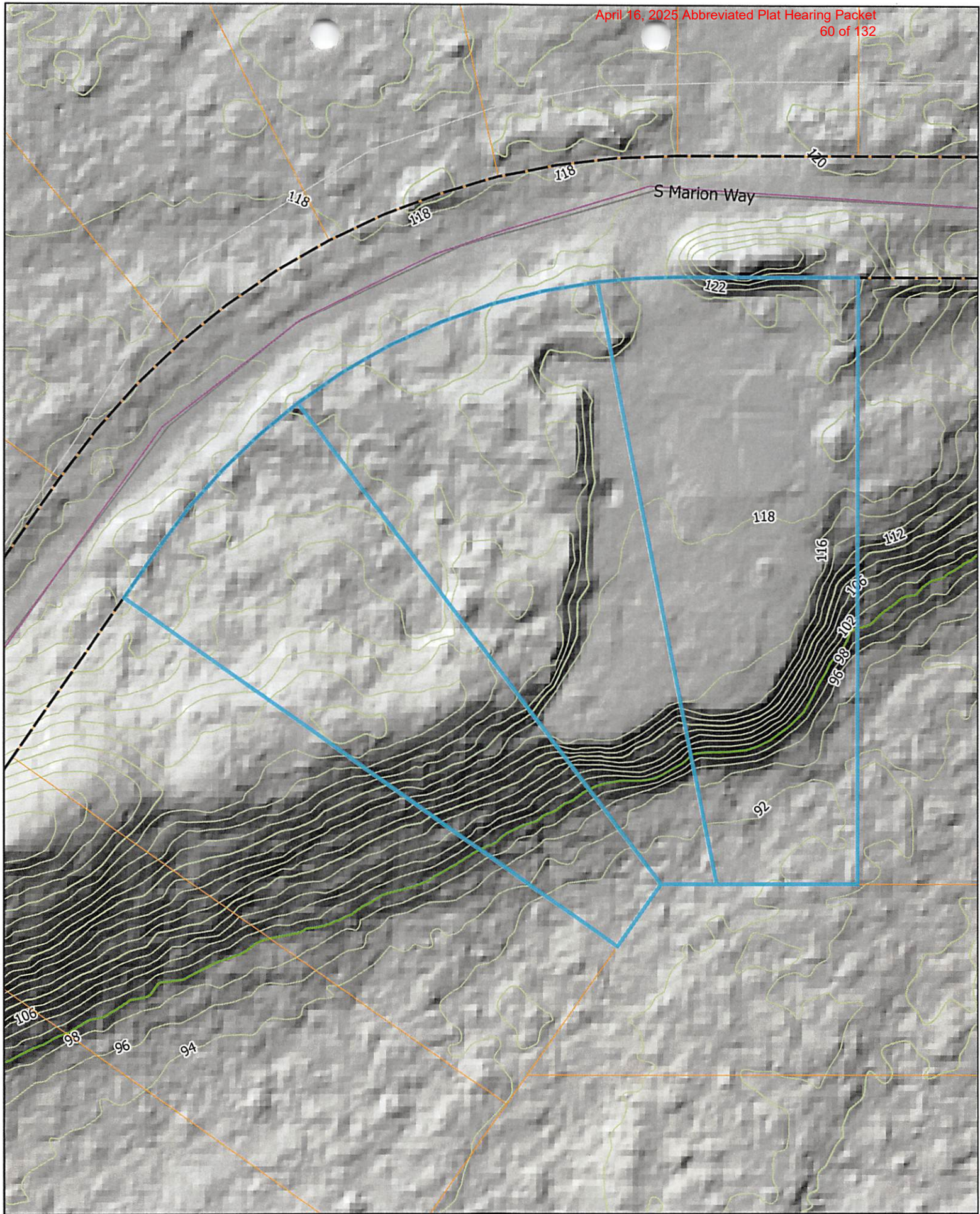
0 330 6

EXHIBIT A-3











## Wyatt Anderson

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Tuesday, March 18, 2025 6:23 AM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Brains Bend

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

Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding the subject project, Brains Bend.

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](http://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](http://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 applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them.

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

### MEMORANDUM

DATE: 03/27/2025

TO: Wyatt Anderson, Platting Tech

FROM: Kendra Johnson, CFM  
Senior Code Compliance Office

SUBJECT: Proposed platting action for Brains Bend (turning lots 3, 4 & 5 into 2 lots)

There is a structure called out on the proposed plat identified as "coop" that will be in violation of MSB 17.55 setbacks as it is within the proposed lot line setback of 10ft. This structure will need to be moved/removed from the 10ft setback from the lot line.



No open Code Compliance cases at this time, and the properties are not within a Special Flood Hazard Area.



## Wyatt Anderson

---

**From:** Code Compliance  
**Sent:** Tuesday, March 18, 2025 8:08 AM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Brains Bend

Thanks Wyatt. You sent this request to Code Compliance but I'm responding for the Permit Center — no comments.

Ps. If Platting needs comments from Code Compliance for reviews, you should email Kendra. FYI.

**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:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Monday, March 17, 2025 4:42 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Subject:** RFC Brains Bend

Hello,

Attached is the RFC packet for Brains Bend Subdivision. Please ensure that all comments are submitted by April 1st, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Brains Bend](#)

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-861-7872

**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
APR 01 2025  
PLATTING

6165B02L008 35  
SULLIVAN JAS C  
PO BOX 770197  
AK, EAGLE RIVER 99577-0197

### NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: WILLIAM & MIRJA BRAIN**

**REQUEST:** The request is to create two lots from lots 3, 4, and 5 of Block 2, Knik Homesites Subdivision, Plat No. 65-13, to be known as **BRAINS BEND**, containing 1.92 acres +/-, (Tax ID 6165B02L003,L004,L005), by adjusting the common lot lines. The plat is located directly south of S. Marion Way, north of W. Ann Lane, and West of S. Joseph Avenue; located within the NW ¼ Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

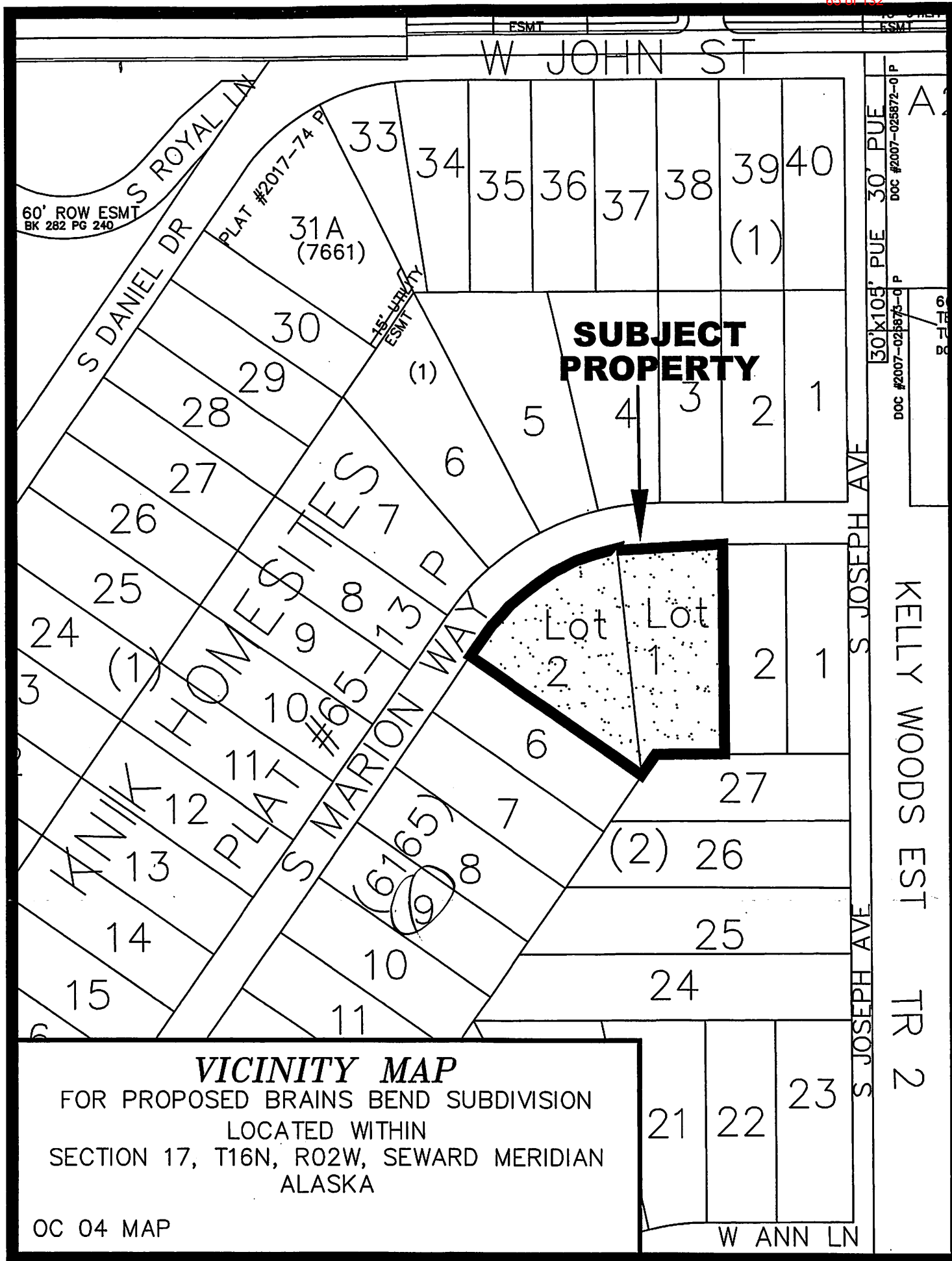
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 16 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Wyatt Anderson** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

☒ No Objection ☐ Objection ☐ Concern

Name: Jim Sullivan Address: PO Box 770197 Eagle River AK

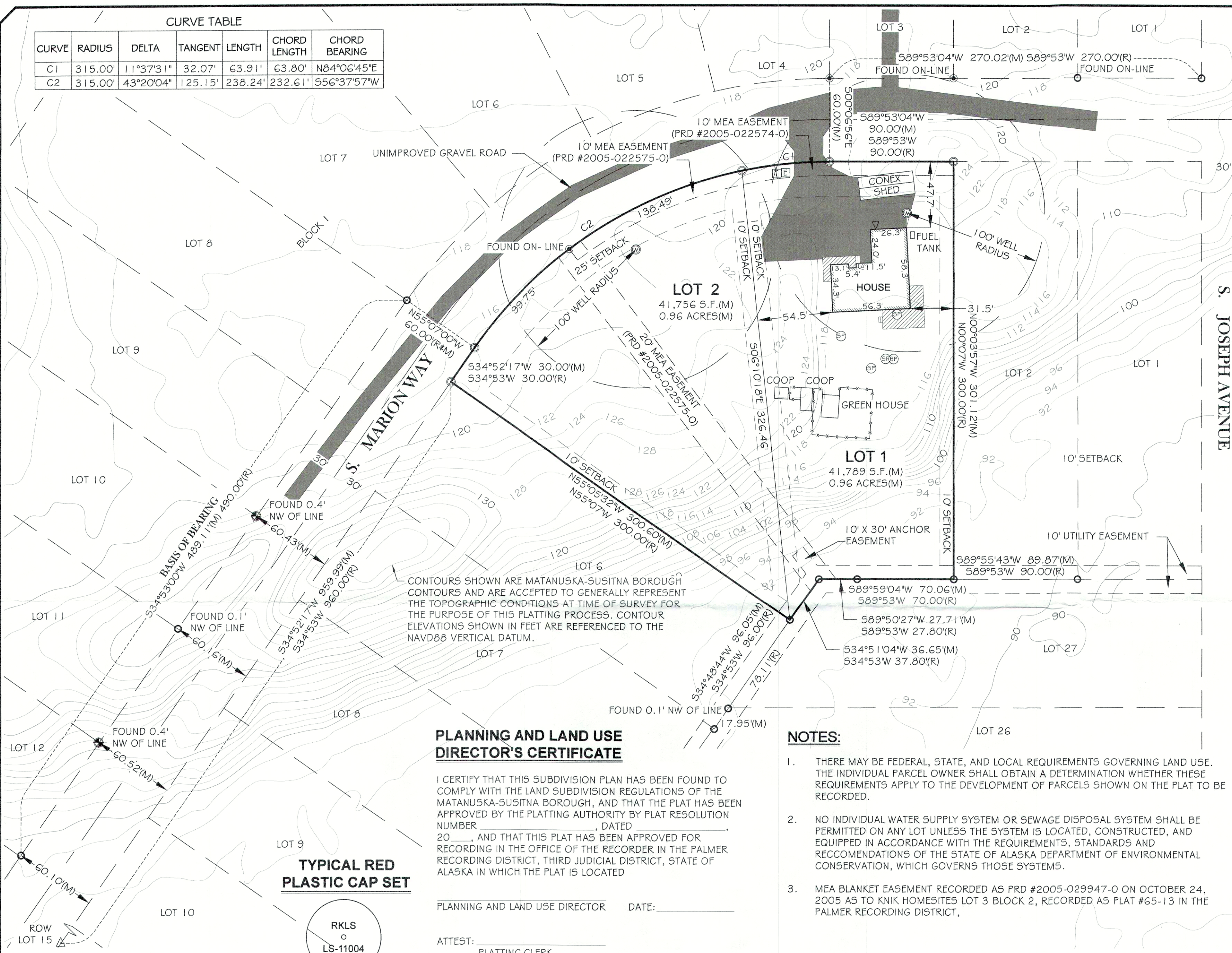
Comments: 99577





CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
C1	315.00'	11°37'31"	32.07'	63.91'	63.80'	N84°06'45"E
C2	315.00'	43°20'04"	125.15'	238.24'	232.61'	S56°37'57"W



CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

PLANNING AND 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

NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
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. MEA BLANKET EASEMENT RECORDED AS PRD #2005-029947-0 ON OCTOBER 24, 2005 AS TO KNIK HOMESITES LOT 3 BLOCK 2, RECORDED AS PLAT #65-13 IN THE PALMER RECORDING DISTRICT,

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED OCTOBER 26, 1982 AT THE PALMER RECORDING DISTRICT IN BOOK 279 PAGE 933.

SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS#11004, 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.

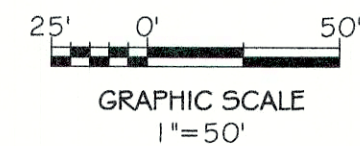


LEGEND

- FOUND 1/2" REBAR (NO CAP)
- FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (2234-S)
- ⊕ FOUND 1-1/4" PINK PLASTIC CAP ON 5/8" REBAR (10615-S)
- △ FOUND 6" SPIKE WITH 1" IRON PIPE LAYING BESIDE
- ◎ TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP (LS11004)
- (R) RECORD PLAT #65-13
- (M) MEASURED
- PRD PUBLIC RECORD DOCUMENT
- MEA MATANUSKA ELECTRIC ASSOCIATION

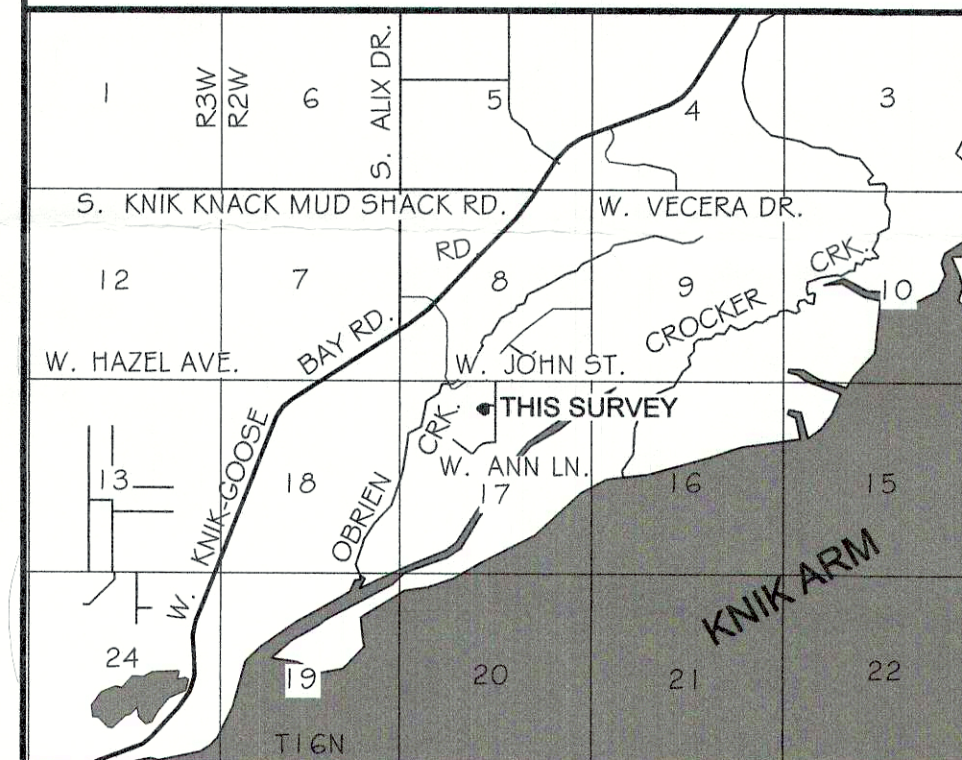
AS-BUILT LEGEND

- ⊙ WELL
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE PEDESTAL
- △ ELECTRIC METER
- ⊙ SEPTIC PIPE
- ▨ WOOD DECK



DATE REVISION

VICINITY MAP  
1" = 1 MILE



R&K LAND SURVEYING, LLC  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF

BRAIN'S BEND

A RE-PLAT OF KNIK HOMESITES LOTS 3-5 BLOCK 2, RECORDED AS PLAT #65-13, LOCATED WITHIN SECTION 17, T16N, R2W, S.M., ALASKA CONTAINING APPROXIMATELY 1.92 ACRES

PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA

JOB NUMBER: 2024-082	CASE NUMBER: N/A	MSB TAX MAP:
FIELD BK: RKL 2024-06 RKL 2025-XX	DATE: 03-05-2025	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 50'	SHEET: 1 OF 1

R&K LAND SURVEYING, LLC

RECEIVED  
MAR 11 2025  
PLATTING  
Agenda Copy



B



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 16, 2025**

**ABBREVIATED PLAT:** CHICKADEE ESTATES

**LEGAL DESCRIPTION:** SEC 17, T17N, R01E, SEWARD MERIDIAN AK

**PETITIONERS:** AMANDA IHRKE

**SURVEYOR/ENGINEER:** LAVENDER SUVREY & MAPPING

**ACRES:** 9.65 ± **PARCELS:** 2

**REVIEWED BY:** MATTHEW GODDARD **CASE #:** 2025-041

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**REQUEST:** The request is to create two lots from Tract 1, Philo's Pholly, Plat No. 69-30 to be known as **CHICKADEE ESTATES**, containing 9.65 acres +/- . The property is located west of Wasilla Creek, south of E. Parks Highway, and east of E. Fairview Loop; within the NW ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

**EXHIBITS**

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

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 5 pgs  
**EXHIBIT C** – 2 pgs  
**EXHIBIT D** – 1 pg

**AGENCY COMMENTS**

ADOT&PF  
ADF&G  
MSB DPW Pre-Design & Engineering Division  
MSB Permit Center  
Utilities

**EXHIBIT E** – 3 pgs  
**EXHIBIT F** – 2 pg  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 2 pgs  
**EXHIBIT I** – 2 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Proposed Lot 1 will be 1.58 acres and Lot 2 will be 8.07 acres. Lot 2 will be a flag lot. Access for both proposed lots is from S. Oat Street, a Borough maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steven Pannone, PE, notes the useable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 square feet total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to

this and surround lots by the City of Wasilla. There are currently two private wells drilled on the property. Each well shall be decommissioned per ADEC best management practices.

Two test pits were excavated on the subject property. The approximate location of the test pits is shown on the attached site layout. Test pit 1 can be described as a layer of organics to a depth of two feet below ground surface (BGS), underlain by sand and gravel to a depth of 12 feet BGS. No groundwater or impermeable surfaces were encountered in test pit 1. Test pit 2 can be described as a layer of organics to a depth of two feet BGS, underlain by sand and gravel to a depth of 12 feet BGS. No groundwater or impermeable surfaces were encountered during the excavation of test pit 2.

As required by MSB 43.20.281, there is 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area on both of the proposed lots. Flood Hazard information can be seen at **Exhibit C**. Topographic mapping and as-built information can be found at **Exhibit D**.

**Comments:**

ADOT&PF (**Exhibit E**) has no comments.

ADF&G (**Exhibit F**) has no objections with the following comment:

The Habitat Section has received a request to review plans to divide on lot, Tract 1, Philo's Pholly, Plat No. 69-30, into two lots to be known as Chickadee Estates. Tract 1, Philo's Pholly, Plat No. 69-30 does contain Wasilla Creek in the northeast corner. Wasilla Creek (AWC:247-50-10260-2019) is a catalogued stream for Coho, Chinook, Pink Sockeye, and Chum Salmon. It has been determined that dividing the one lot into two lots does not require a habitat permit at this time but a permit may be required if the property owner intends to modify the creek, has in water work, or work below the ordinary high water line.

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

MSB Permit Center (**Exhibit H**) notes that there are two driveways that will require permits (**Recommendation # 4**). A flood permit will be required should development occur within the flood hazard area.

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of M/L/W; AK Railroad; USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.

**CONCLUSION:** The abbreviated plat of Chickadee Estates 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).

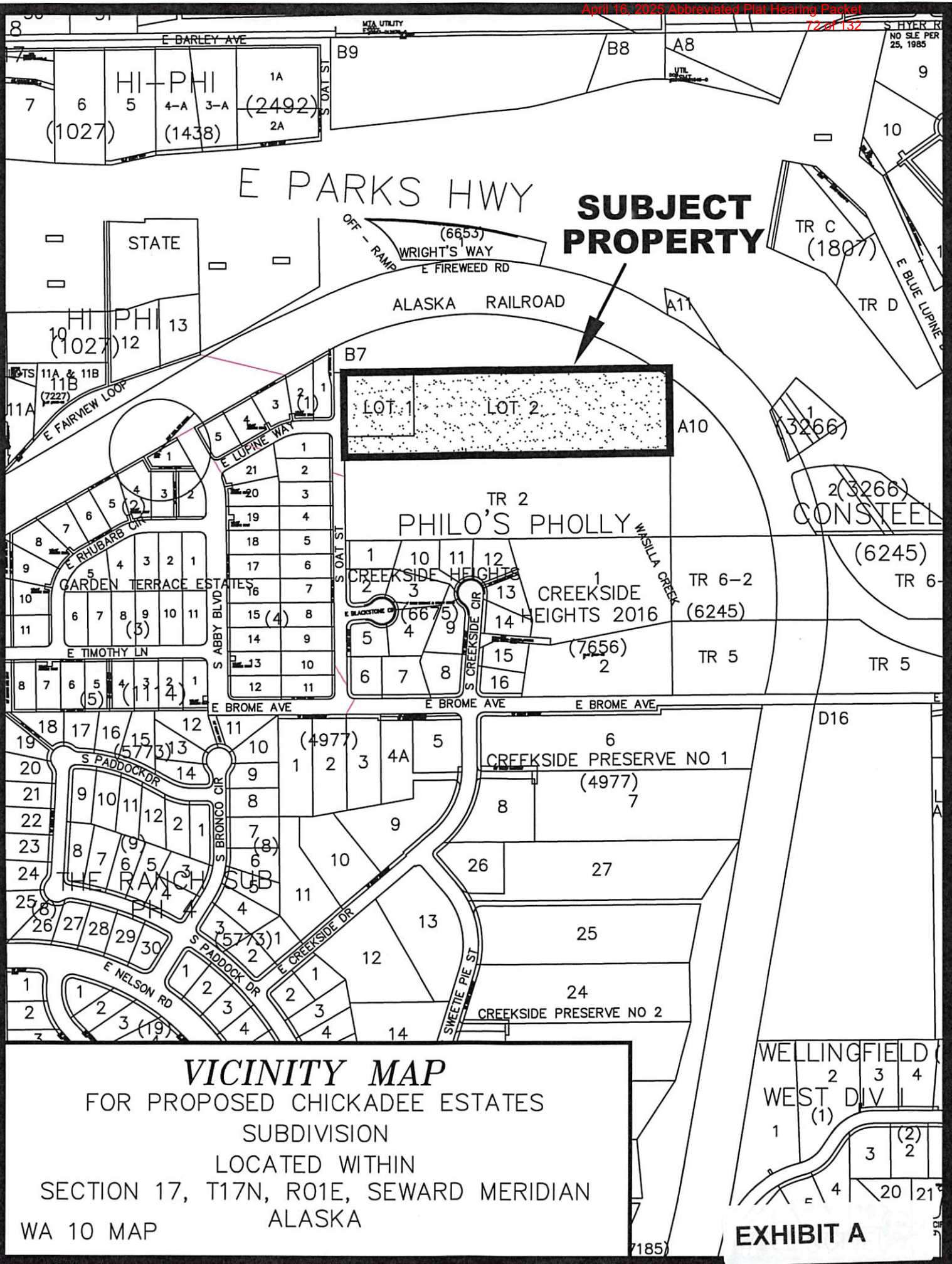


### **FINDINGS OF FACT**

1. The plat of Chickadee Estates 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 AK DNR Division of M/L/W; AK Railroad; USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; 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 Chickadee Estates, Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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



# **VICINITY MAP**

FOR PROPOSED CHICKADEE ESTATES  
SUBDIVISION

LOCATED WITHIN

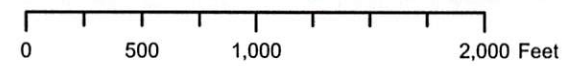
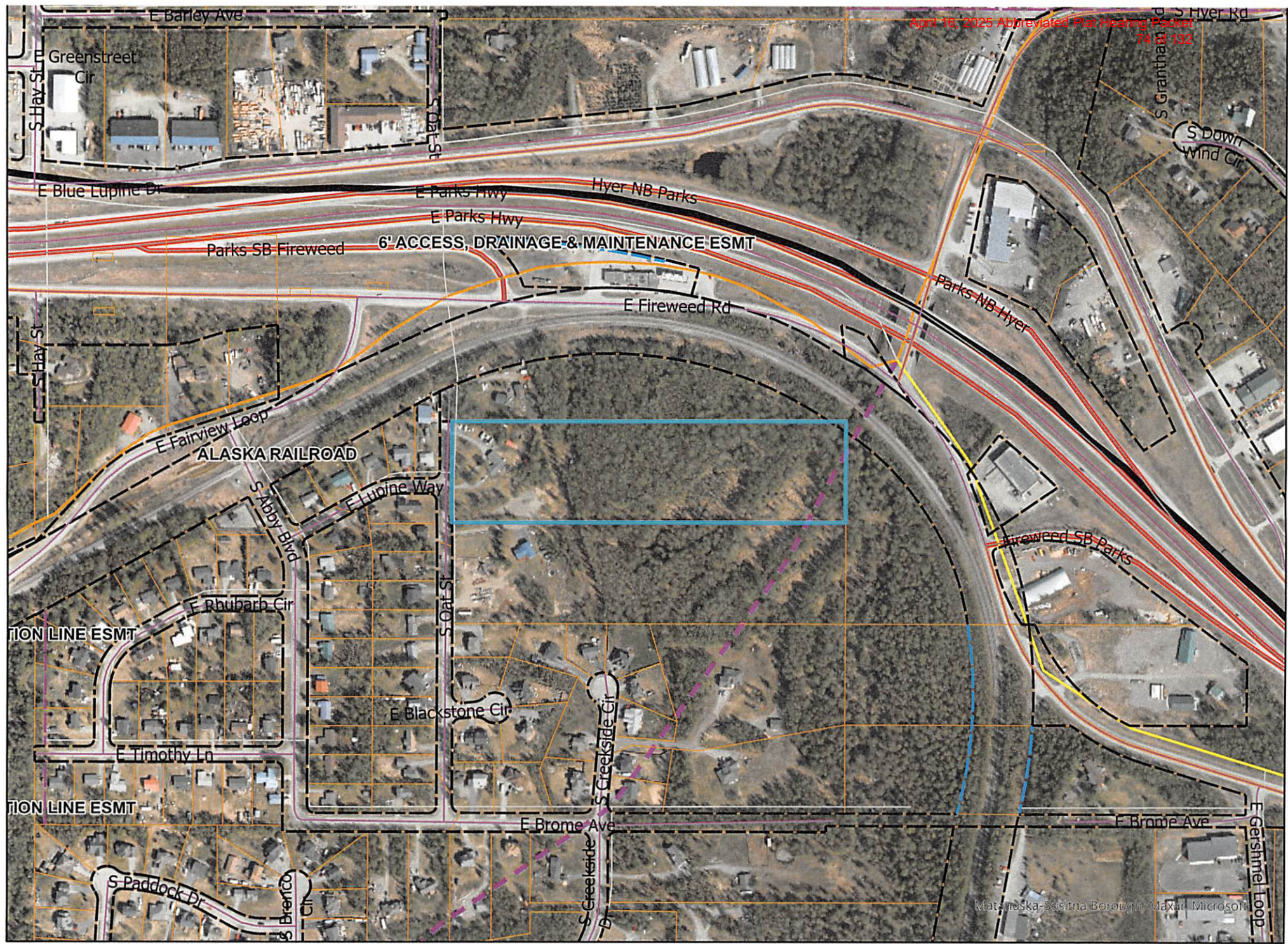
SECTION 17, T17N, R01E, SEWARD MERIDIAN  
ALASKA

WA 10 MAP

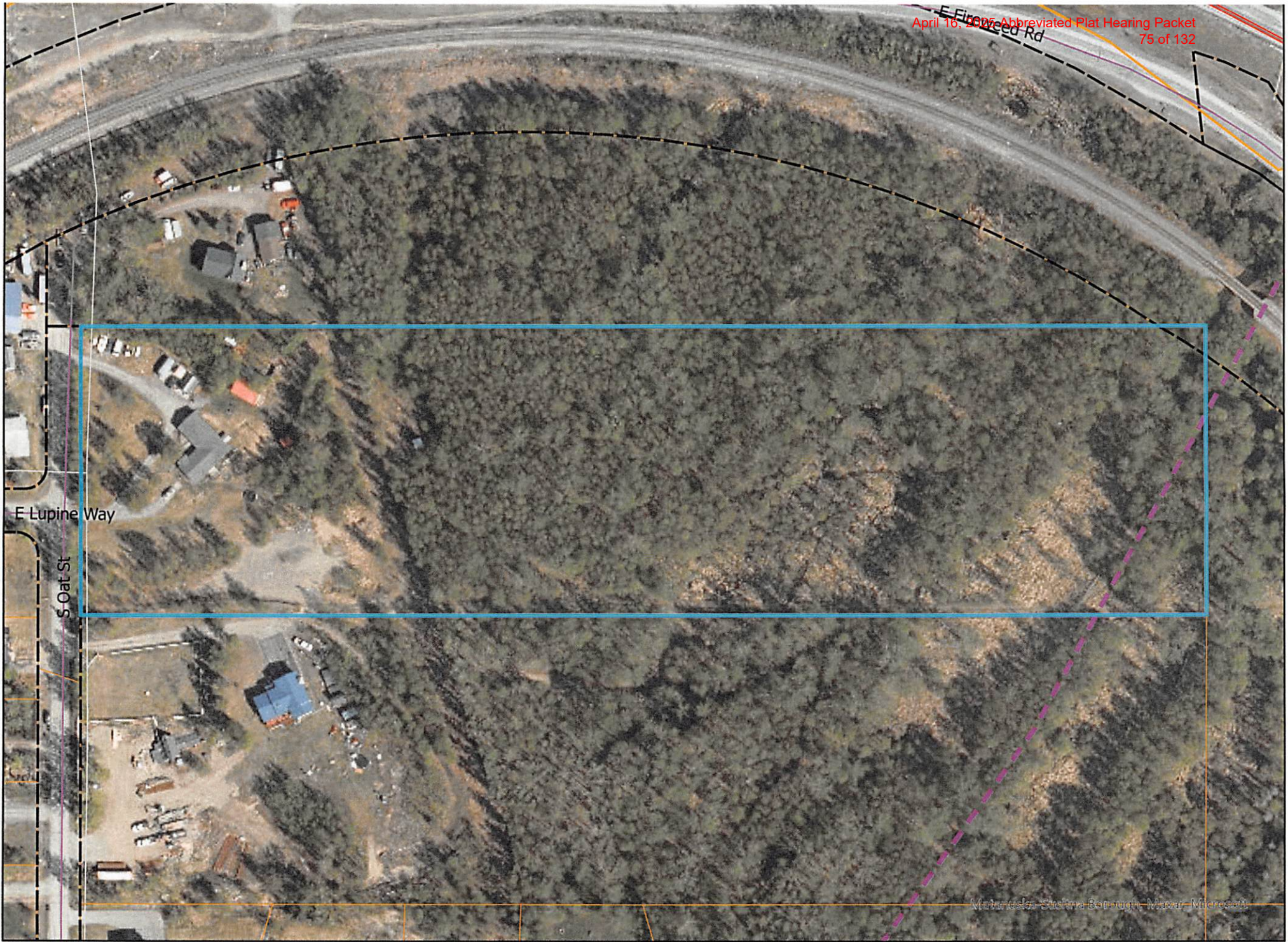






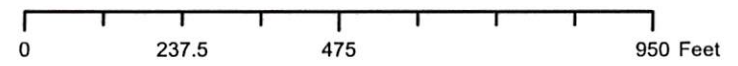
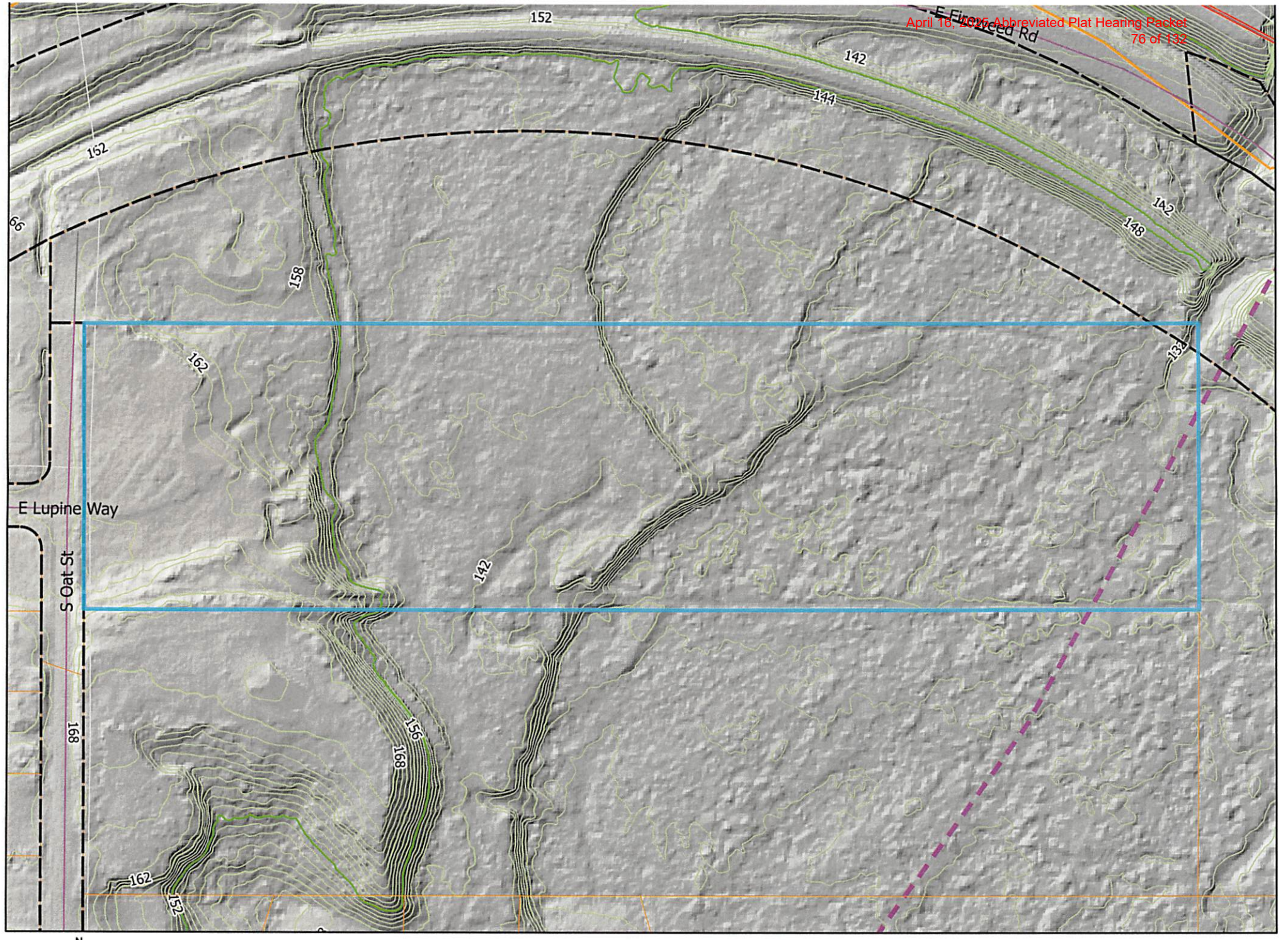






0 237.5 475 950 Feet







**Engineers Usable Area Report**

Philo's Pholly Tract 1

Matanuska-Susitna Borough

RECEIVED  
FEB 26 2025  
PLATTING

Prepared for:  
Amanda Ihrke  
5061 E Lupine Way  
Wasilla, AK 99654  
907 775 2022  
northernchickadeedesigns@gmail.com

Prepared By:  
Pannone Engineering Services, LLC  
P.O. Box 1807  
Palmer, AK 99645  
Phone: (907) 745 8200  
Fax: (907) 745 8201

Submitted By:



Steven R. Pannone, P.E.  
Principal, Civil Engineer  
12 February, 2025

Attachments:  
Site Layout  
Soil Logs

### **Project Description**

This useable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 ft<sup>2</sup> total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to this and surrounding lots by the city of Wasilla. Usable septic area is shown on this portion of the subdivision, however a replacement onsite wastewater disposal system for this structure would likely be constructed in the area of the existing system. There are currently two (2) private wells drilled on the property. Each well shall be decommissioned per ADEC best management practices (BMPS). A copy of the well decommissioning BMPS is available on the state of Alaska Department of Environmental Conservation website.

### **Soil Conditions**

Two test pits were excavated on the subject property under the supervision of Pannone Engineering Services, LLC (PES), the approximate location of the test pits is shown on the attached site layout. Test pit 1 can be described as a layer of organics to a depth of two (2) feet below ground surface (BGS), underlain by sand and gravel to a depth of twelve (12) feet BGS. No groundwater or impermeable layers were encountered during the excavation of test pit 1.

Test pit 2 can be described as a layer of organics to a depth of two (2) feet BGS, underlain by sand and gravel to a depth of twelve (12) feet BGS. No groundwater or impermeable layers were encountered during the excavation of test pit 1.

Both test pits revealed soil types well suited for the construction of private on-site wastewater disposal systems.

### **Area**

As required by MSB 43.20.281, there is 10,000 ft<sup>2</sup> usable building area and 10,000 ft<sup>2</sup> of contiguous usable septic area on both the proposed lots. There are slope exceeding 25% within the proposed boundary of subdivision, however both usable septic areas are greater than fifty (50) feet away from the tops of these slopes. The usable septic areas are a minimum of one hundred (100) feet from all known surface water and wetlands in the area. The proposed useable building and septic areas are outside of any public use areas and any easements within the boundary of the subdivision. Currently there are no wells within one hundred (100) feet of the 10,000 ft<sup>2</sup> usable septic areas.

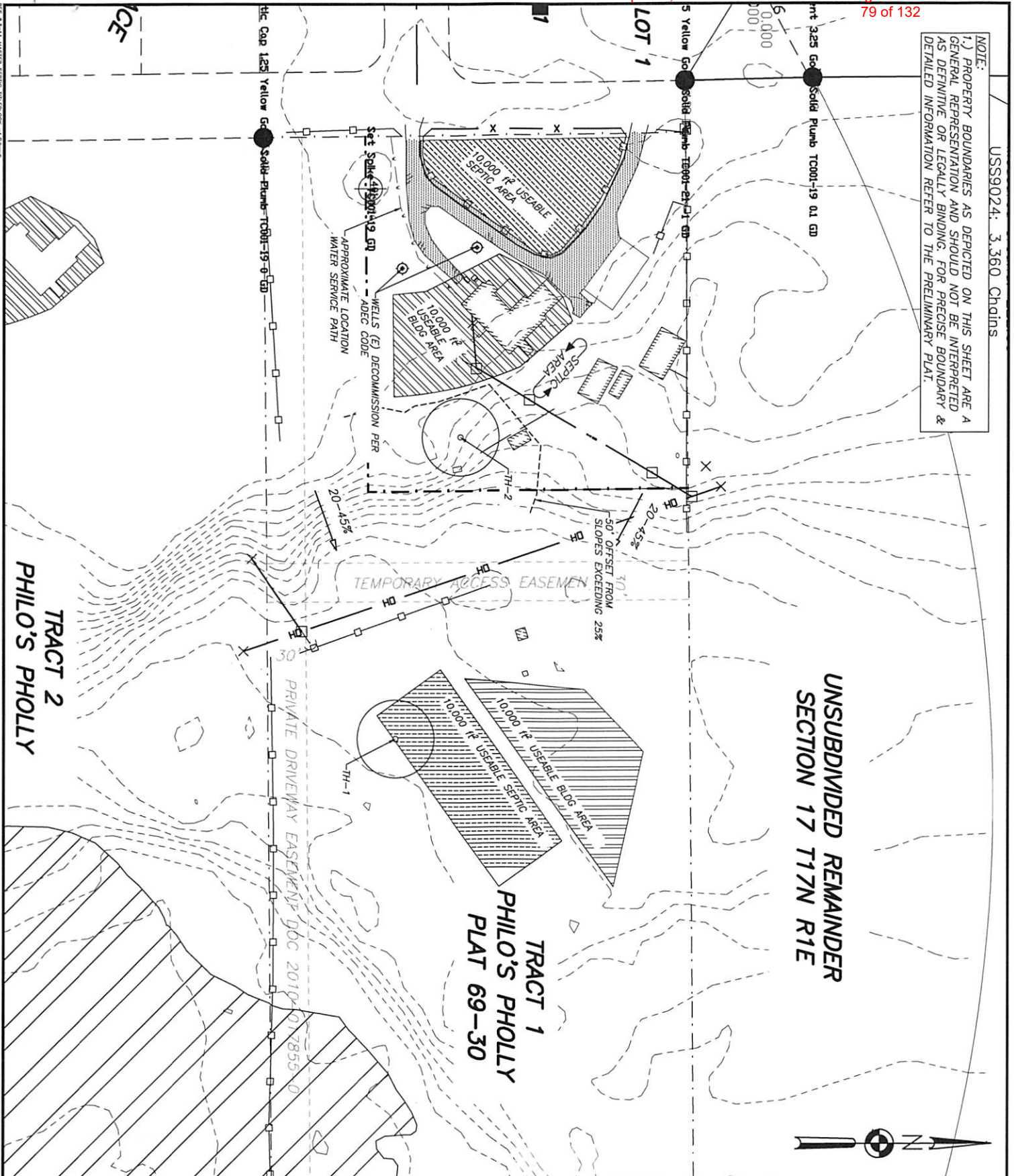
### **Disclaimer**

The sole purpose of this report is to identify the suitability of the proposed subdivision to accept effluent from private onsite wastewater disposal systems and was created for the sole benefit of the owner listed above. This report does not constitute the design of any onsite wastewater disposal system. PES did not have access to surrounding properties, therefore the location of any wells, structures, bodies of water, or any other limiting condition is based on available record information, aerial imagery, and a site investigation of the subject property. Any engineers or contractor relying on this report to design an onsite wastewater disposal system shall do so at his or her own risk.



USS9024: 3,360 Chains

NOTE:  
1.) PROPERTY BOUNDARIES AS DEPICTED ON THIS SHEET ARE A GENERAL REPRESENTATION AND SHOULD NOT BE INTERPRETED AS DEFINITIVE OR LEGALLY BINDING. FOR PRECISE BOUNDARY & DETAILED INFORMATION REFER TO THE PRELIMINARY PLAT.



NOTES:		<b>PANNONE ENG SVC, LLC (C.I. 1088)</b> P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		REVISIONS	DATE 02/12/2025
FOR MAT-SU BOROUGH USE ONLY					SCALE 1" = 100'
DRAWN	LJC	PHILO'S PHOLLY TRACT 1 OWNER: AMADNA IHRKE SITE: 1551 S OAT STREET WASILLA, AK 99654			P.I.D. NO 21225
CHECKED	ACP				PERMIT NO. -
SECTION					SHEET 1 OF 3

SOILS LOG & PERCOLATION TEST

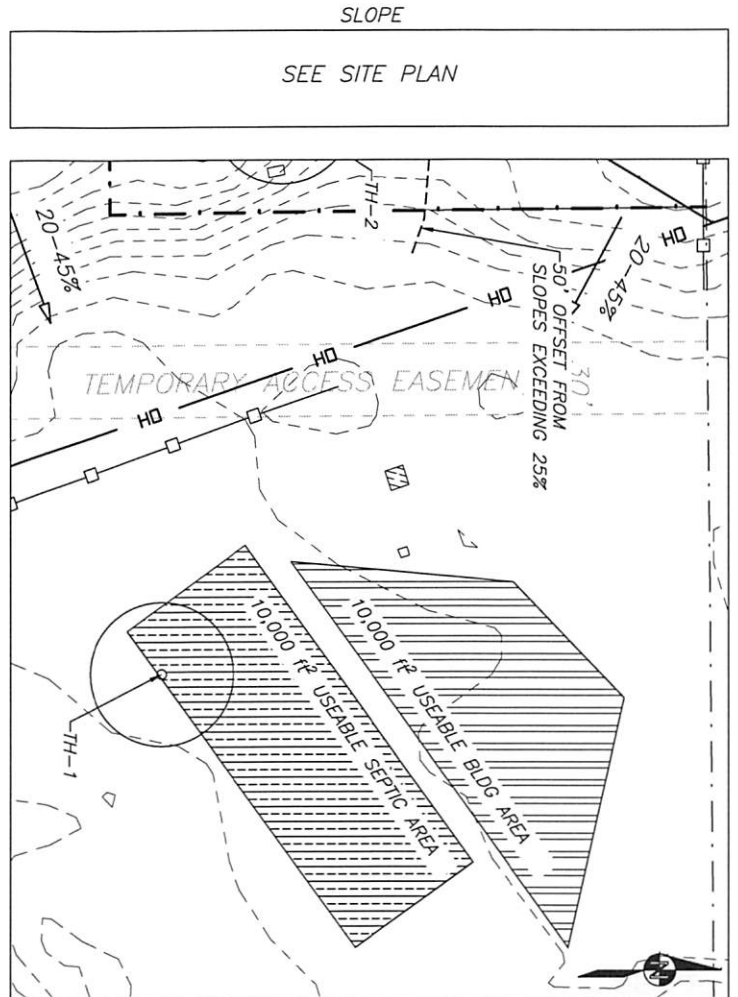
TEST HOLE 1	
1	OR/SM
2	ORGANICS/SILTY SAND
3	GP
4	SANDY GRAVEL LITTLE TO NO FINES
5	SP
6	SAND LENSE
7	
8	
9	GP
10	SANDY GRAVEL LITTLE TO NO FINES
11	
12	BOH


DATE PERFORMED: 2025.01.24

WAS GROUND WATER  
ENCOUNTERED? N-  
IF YES, AT WHAT  
DEPTH? N/A

COMMENTS: Test hole excavated by SUBSURFACE CONSTRUCTION LLC.

PERFORMED BY: PANNONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST  
WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.



NOTES:	<b>PANNONE ENG SVC, LLC (C.I. 1088)</b> P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		REVISIONS	DATE 02/12/2025
FOR MAT-SU BOROUGH USE ONLY			SCALE NO SCALE	P.I.D. NO 21225
DRAWN LJC				PERMIT NO.
CHECKED ACP				SHEET 2 OF 3
SOIL LOG	PHILOS PHOLLY TRACT 1 OWNER: AMADNA IHRKE SITE: 1551 S OAT STREET WASILLA, AK 99654			



**SOILS LOG & PERCOLATION TEST**

TEST HOLE 2	
1	OR/SM
2	ORGANICS/SILTY SAND
3	
4	
5	
6	
7	GP
8	
9	
10	
11	
12	BOH

SANDY GRAVEL  
LITTLE TO NO FINES

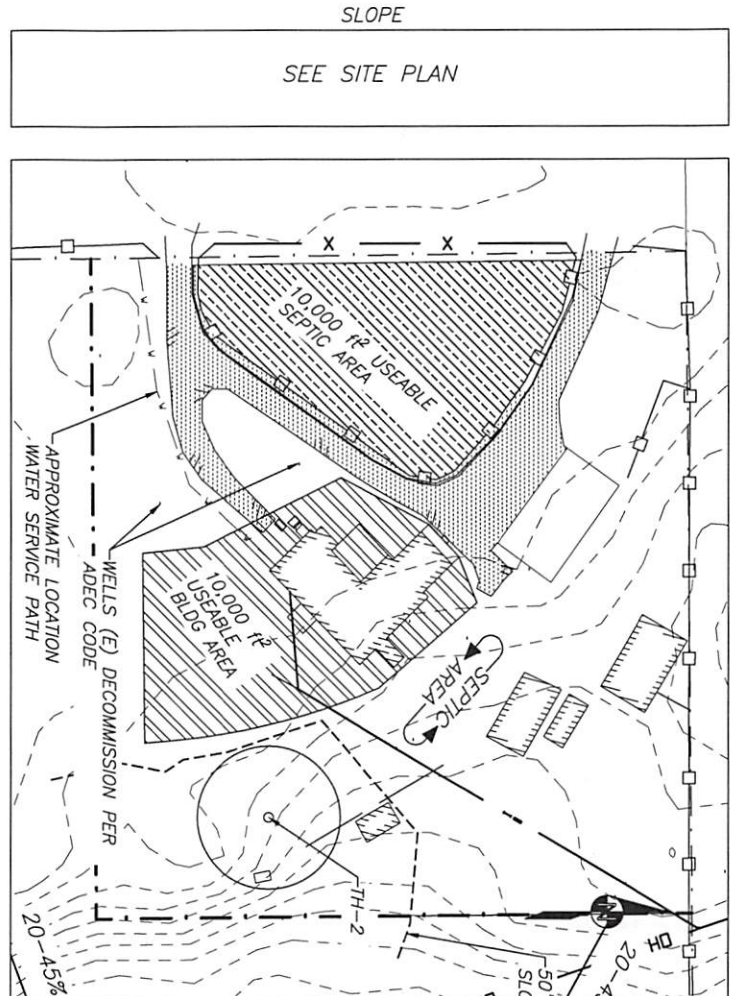
DATE PERFORMED: 2025.01.24

WAS GROUND WATER  
ENCOUNTERED? N-

IF YES, AT WHAT  
DEPTH? N/A

COMMENTS: Test hole excavated by SUBSURFACE CONSTRUCTION LLC.

PERFORMED BY: PANNONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST  
WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.



NOTES:		<b>PANNONE ENG SVC, LLC (C.I. 1088)</b> P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		REVISIONS		DATE
FOR MAT-SU BOROUGH USE ONLY						02/12/2025
DRAWN	LJC	PHILOS PHOLLY TRACT 1 OWNER: AMADNA IHRKE SITE: 1551 S OAT STREET WASILLA, AK 99654				SCALE
CHECKED	ACP					NO SCALE
						P.I.D. NO
						21225
SOIL LOG						PERMIT NO.
						-
						SHEET
						3 OF 3



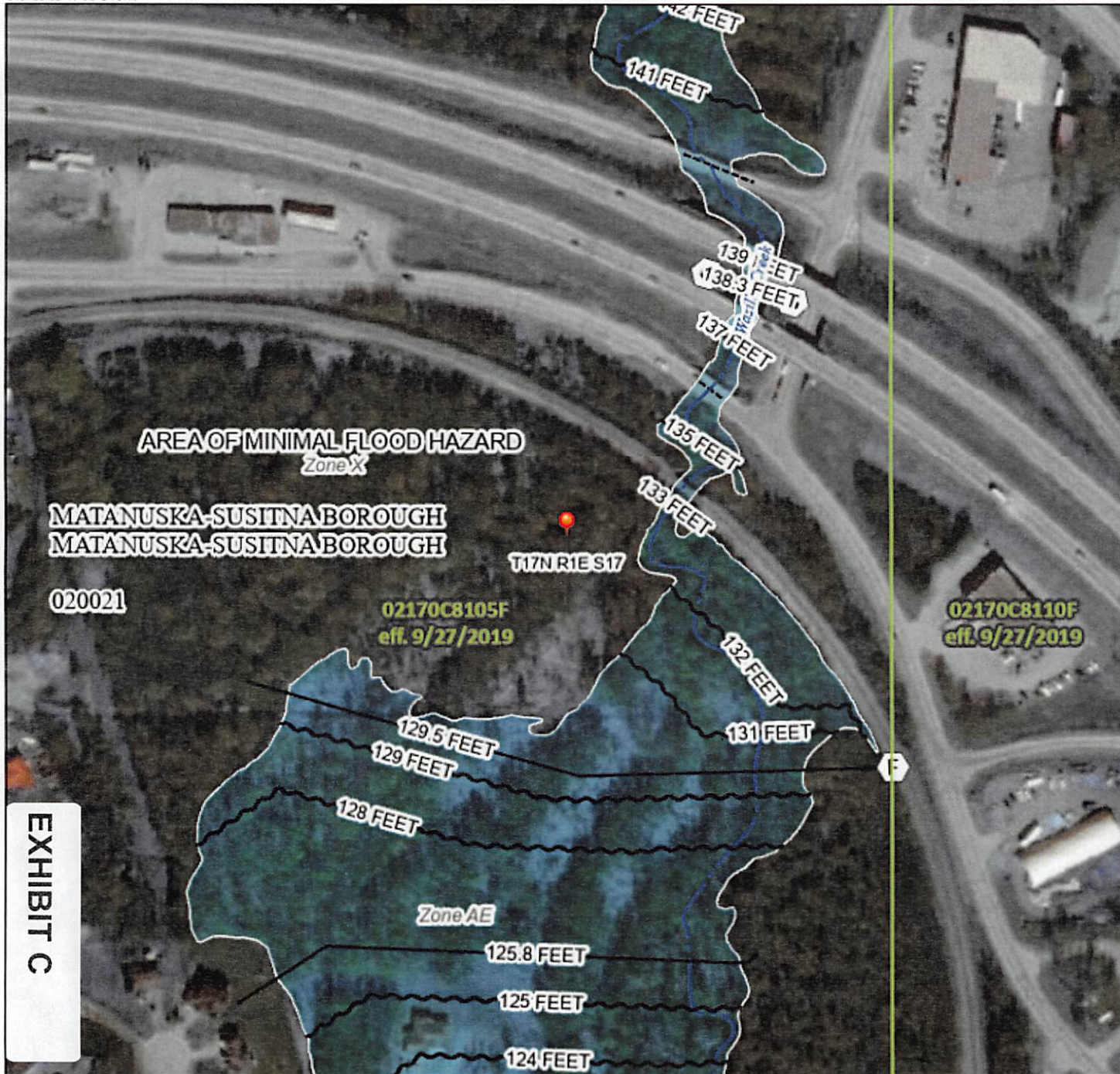
# National Flood Hazard Layer FIRMette



April 16, 2025 Abbreviated Plat Hearing Packet

82 of 132

149°19'15"W 61°34'9"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		29.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2025 at 11:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT C

0 250 500 1,000 1,500 2,000 Feet 1:6,000

149°18'37"W 61°33'52"N



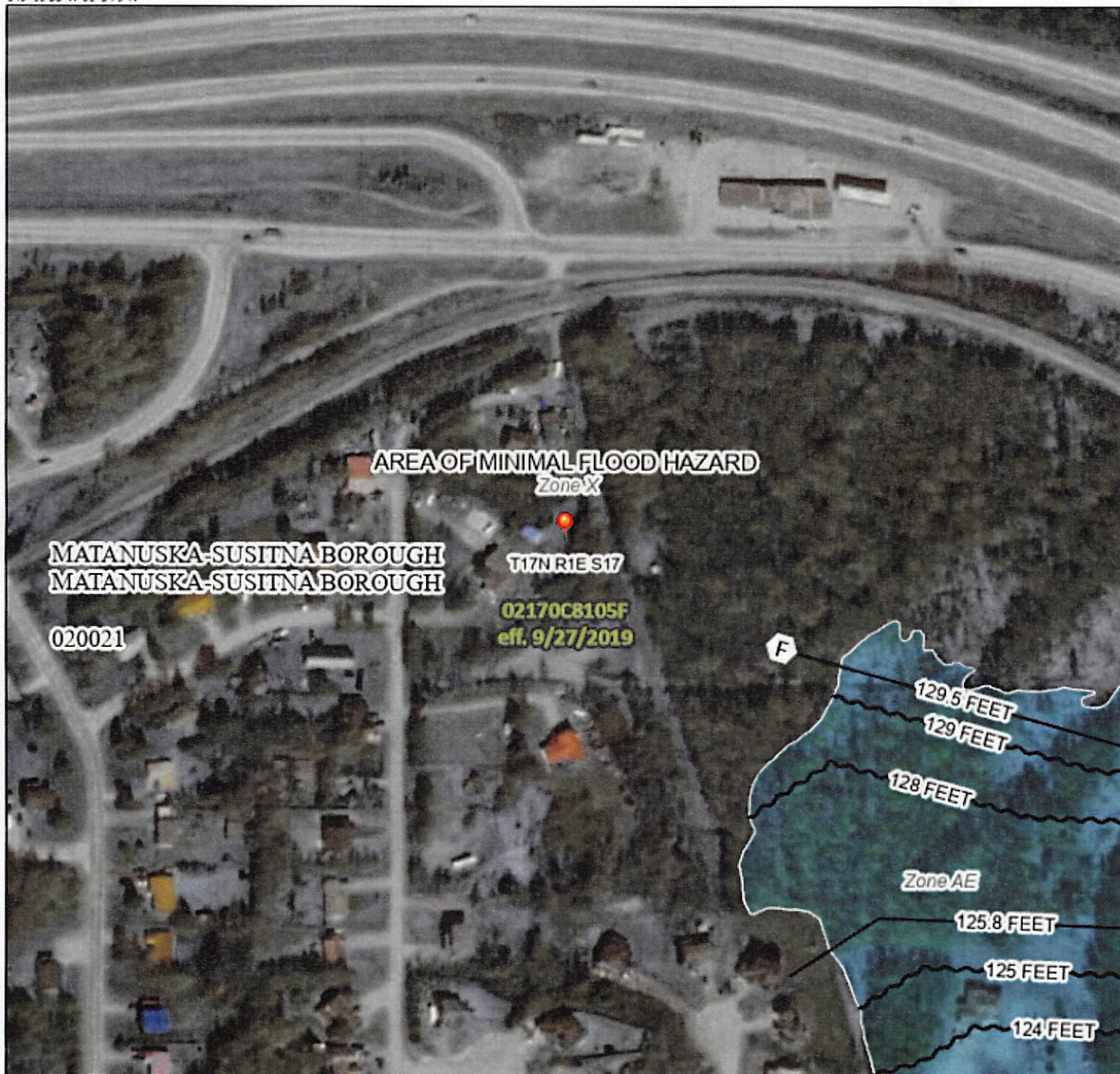
# National Flood Hazard Layer FIRMette



April 16, 2025 Abbreviated Plat Hearing Packet

83 of 132

149°19'33"W 61°34'9"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2025 at 11:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

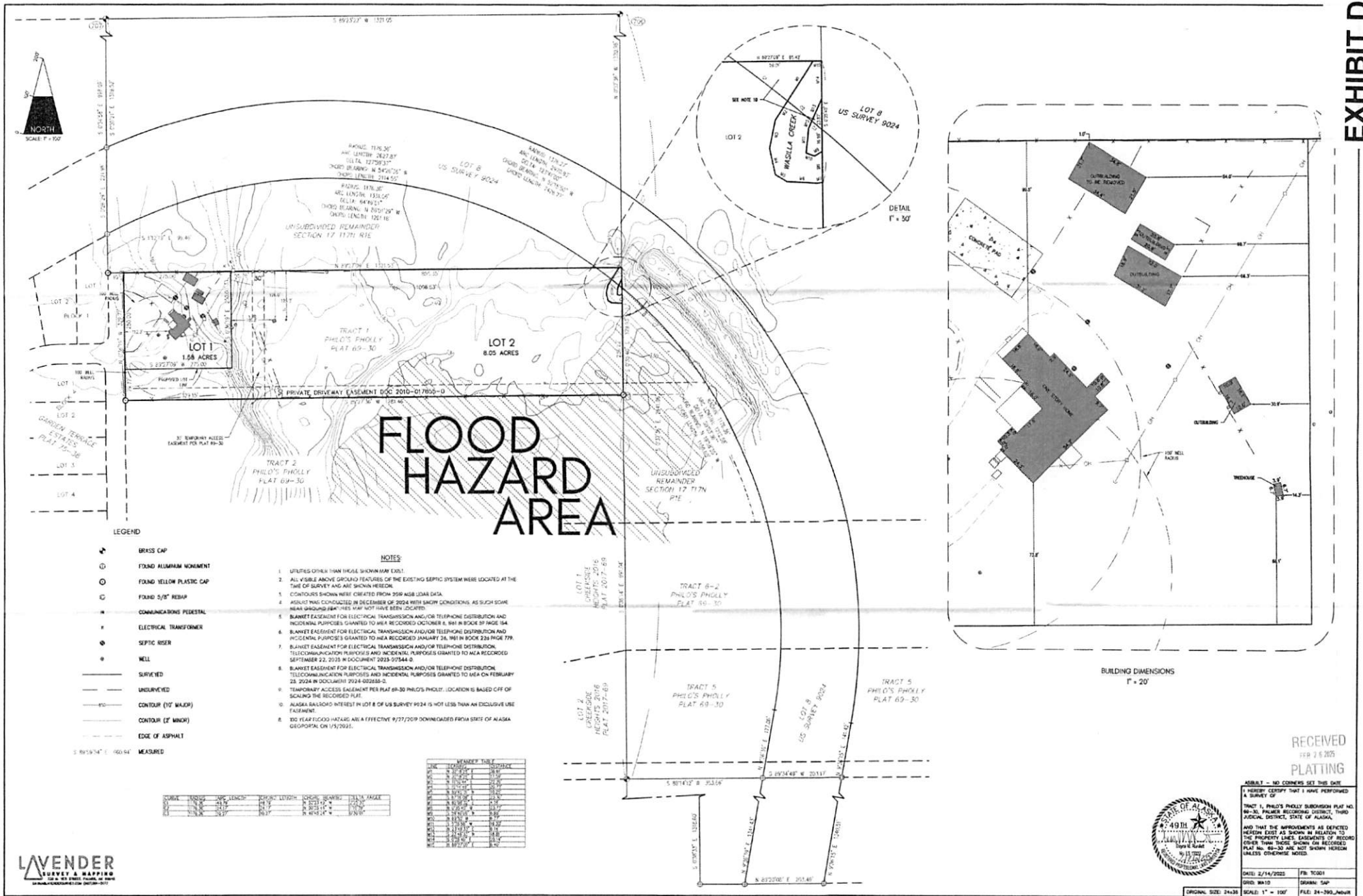
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

149°18'55"W 61°33'51"N





RECEIVED  
FEB 26 2025  
PLATTING

ASSUR - NO CORNERS SET THIS DATE  
I HEREBY CERTIFY THAT I HAVE PERFORMED  
A SURVEY OF  
TRACT 1, PHILLO'S PHOLLY SUBDIVISION PLAT NO. 69-30, PALMER RECORDING DISTRICT, THIRD  
JUDICIAL DISTRICT, STATE OF ALASKA  
AND THAT THE APPROXIMATIONS AS REFLECTED  
HEREIN EXIST AS SHOWN IN RELATION TO  
THE PROPERTY LINES, EASEMENTS OF RECORD  
PLAT NO. 69-30 ARE NOT SHOWN HEREON  
UNLESS OTHERWISE NOTED.

DATE: 2/14/2025  
DRAWN BY: [Signature]  
FILED: 24-395\_MNH

ORIGINAL SIZE: 24x36  
SCALE: 1" = 100'





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)**

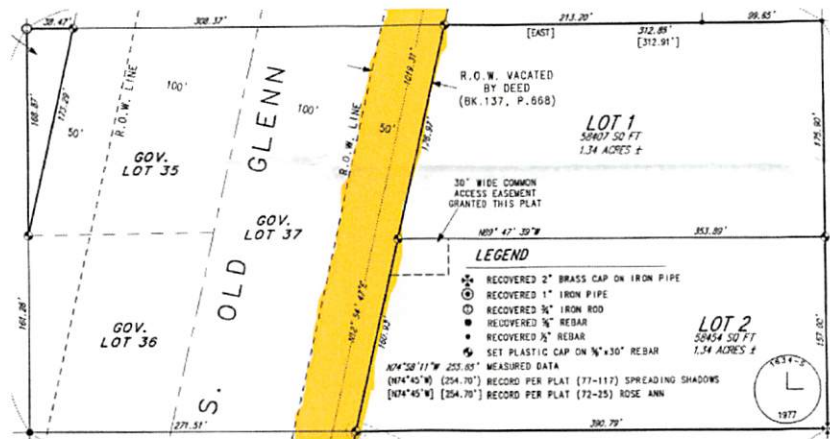
The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **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.

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

**EXHIBIT E**

- 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](mailto:kristina.huling@alaska.gov).

Sincerely,

Kristina Huling  
Mat-Su Area Planner, DOT&PF

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



**Morris Beckwith, Right of Way, DOT&PF**  
**Brad Sworts, Pre-Design & Engineering Div. Manager, MSB**  
**Anna Bosin, Traffic & Safety Engineer, DOT&PF**

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Friday, March 28, 2025 12:05 PM  
**To:** Matthew Goddard  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** RE: RFC Chickadee Estates (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed this proposed platting action and has no objections with the following comment:

The Habitat Section has received a request to review plans to divided one lot, Tract 1, Philo's Pholly, Plate No. 69-30, into two lots to be known as Chickadee Estates. Tract 1, Philo's Pholly, Plate No. 69-30 does contain Wasilla Creek in the northeast corner. Wasilla Creek (AWC: 247-50-10260-2019) is a catalogued stream for coho, Chinook, pink, sockeye, and chum salmon. It has been determined that dividing the one lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify creek, has in water work, or work below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

Thank you for the opportunity to review and comment on this platting action.

Colton Percy  
Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, March 18, 2025 9:30 AM  
**To:** Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; roderj@akrr.com; duebrk@akrr.com; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; Dee McKee <Dee.McKee@matsugov.us>; Brian Davis <Brian.Davis@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 Chickadee Estates (MG)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments for the proposed Chickadee Estates.

Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chickadee Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Pre-Design & Engineering  
**Sent:** Tuesday, March 18, 2025 4:05 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms  
**Subject:** RE: RFC Chickadee Estates (MG)

Matthew,

No comments from PD&E.

PD&E

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, March 18, 2025 9:30 AM  
**To:** bob.keiner@alaska.gov; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; roderj@akrr.com; duebrk@akrr.com; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; Dee McKee <Dee.McKee@matsugov.us>; Brian Davis <Brian.Davis@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 Chickadee Estates (MG)

Hello,

The following link is a request for comments for the proposed Chickadee Estates.

Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chickadee Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, March 18, 2025 9:54 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Chickadee Estates (MG)  
**Attachments:** Screenshot 2025-03-18 095225.png

They'll need DW permits as shown. Also, they'll need a flood permit if developing the red-shaded areas to the east.

**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 18, 2025 9:30 AM  
**To:** bob.keiner@alaska.gov; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; roderj@akrr.com; duebrk@akrr.com; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; Dee McKee <Dee.McKee@matsugov.us>; Brian Davis <Brian.Davis@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 Chickadee Estates (MG)

Hello,

The following link is a request for comments for the proposed Chickadee Estates.  
Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chickadee Estates](#)

Feel free to contact me if you have any questions.

Thank you,







**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 25, 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.

- **CHICKADEE ESTATES**  
**(MSB Case # 2025-041)**

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

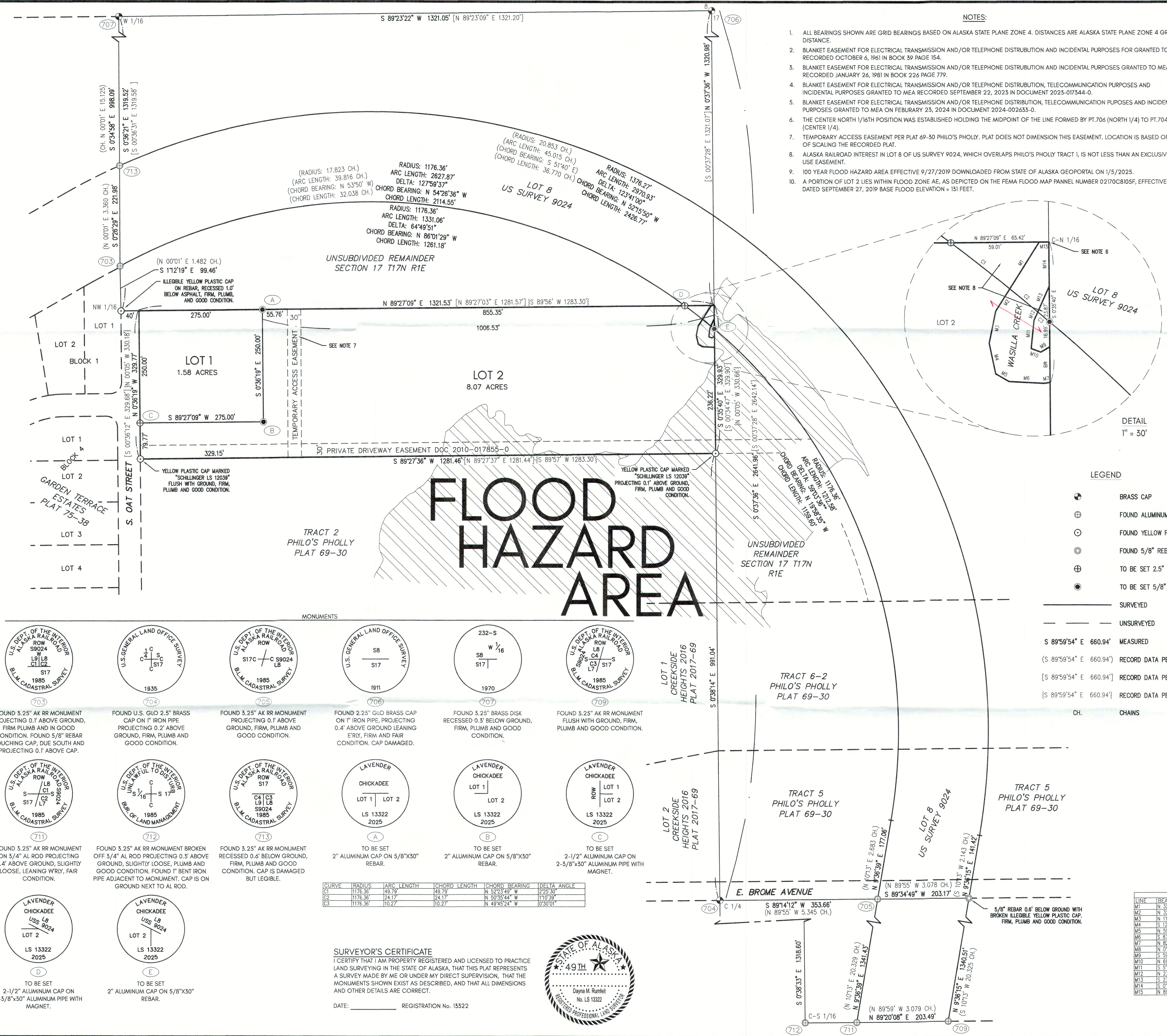
Sincerely,

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

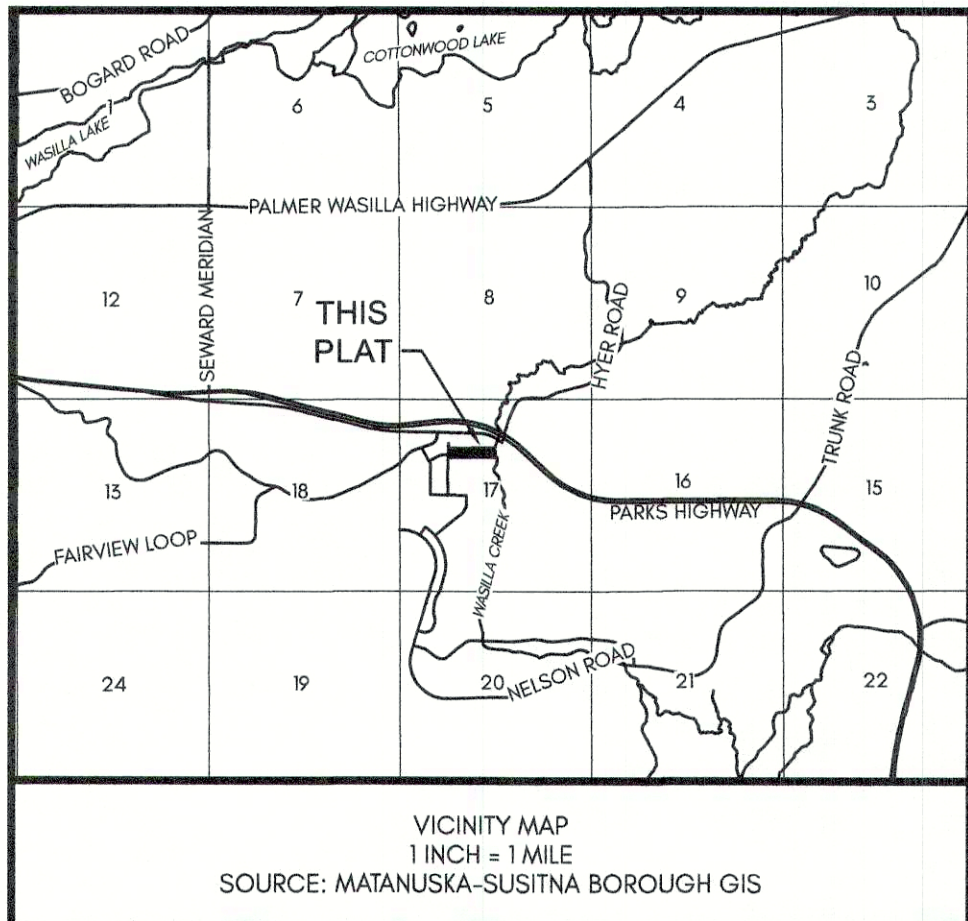
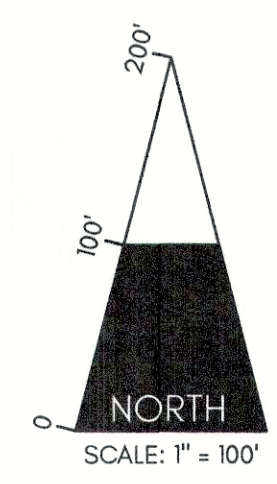
James Christopher  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC







- NOTES:
- ALL BEARINGS SHOWN ARE GRID BEARINGS BASED ON ALASKA STATE PLANE ZONE 4. DISTANCES ARE ALASKA STATE PLANE ZONE 4 GRID DISTANCE.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES FOR GRANTED TO RECORDED OCTOBER 6, 1961 IN BOOK 59 PAGE 154.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES GRANTED TO MEA RECORDED JANUARY 26, 1981 IN BOOK 226 PAGE 779.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATION PURPOSES AND INCIDENTAL PURPOSES GRANTED TO MEA RECORDED SEPTEMBER 22, 2023 IN DOCUMENT 2023-017344-0.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATION PURPOSES AND INCIDENTAL PURPOSES GRANTED TO MEA ON FEBRUARY 23, 2024 IN DOCUMENT 2024-002633-0.
  - THE CENTER NORTH 1/16TH POSITION WAS ESTABLISHED HOLDING THE MIDPOINT OF THE LINE FORMED BY PT.706 (NORTH 1/4) TO PT.704 (CENTER 1/4).
  - TEMPORARY ACCESS EASEMENT PER PLAT 69-30 PHILO'S PHOLLY. PLAT DOES NOT DIMENSION THIS EASEMENT. LOCATION IS BASED OFF OF SCALING THE RECORDED PLAT.
  - ALASKA RAILROAD INTEREST IN LOT 8 OF US SURVEY 9024, WHICH OVERLAPS PHILO'S PHOLLY TRACT 1, IS NOT LESS THAN AN EXCLUSIVE USE EASEMENT.
  - 100 YEAR FLOOD HAZARD AREA EFFECTIVE 9/27/2019 DOWNLOADED FROM STATE OF ALASKA GEOPORTAL ON 1/5/2025.
  - A PORTION OF LOT 2 LIES WITHIN FLOOD ZONE AE, AS DEPICTED ON THE FEMA FLOOD MAP PANNEL NUMBER 02170C8105F, EFFECTIVELY DATED SEPTEMBER 27, 2019 BASE FLOOD ELEVATION = 131 FEET.



**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

AMBER IHRKE  
1551 OAT STREET  
WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

FOR: AMBER IHRKE

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSTITNA BOROUGH TAX COLLECTION OFFICIAL DATE

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_ DATED \_\_\_\_, 2025, 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.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

- LEGEND**
- BRASS CAP
  - FOUND ALUMINUM MONUMENT
  - FOUND YELLOW PLASTIC CAP
  - FOUND 5/8" REBAR
  - TO BE SET 2.5" ALUMINUM CAP ON 2" ALUMINUM PIPE
  - TO BE SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
  - SURVEYED
  - UNSURVEYED
  - MEASURED
  - RECORD DATA PER US SURVEY 9024
  - RECORD DATA PER RECORD OF SURVEY 2020-118
  - RECORD DATA PER PLAT 69-30
  - CHAINS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1176.36'	49.79'	49.79'	N 52°23'49" W	2°25'30"
C2	1176.36'	24.17'	24.17'	N 50°35'44" W	1°10'39"
C3	1176.36'	10.27'	10.27'	N 49°45'24" W	0°30'01"

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

DATE: REGISTRATION No. 13322



LINE	BEARING	DISTANCE
M1	N 32°18'28" E	36.61'
M2	N 32°18'28" E	17.59'
M3	N 11°10'44" E	22.29'
M4	S 12°14'48" E	20.73'
M5	N 59°43'01" W	10.25'
M6	S 87°16'08" E	23.30'
M7	N 82°08'32" E	4.18'
M8	N 0°35'40" W	23.73'
M9	S 58°40'09" W	6.88'
M10	N 69°50' W	6.77'
M11	S 5°55'58" W	19.30'
M12	N 23°48'33" E	6.14'
M13	S 23°48'33" W	18.81'
M14	S 0°35'40" E	29.14'
M15	N 89°27'09" E	6.40'

**RECEIVED**  
FEB 26 2025  
**PLATTING**

**Agenda Copy**

**PRELIMINARY PLAT**

PLAT OF  
CHICKADEE ESTATES

A SUBDIVISION OF TRACT 1 PHILO'S PHOLLY PLAT NO. 69-30 LOCATED IN SE1/4 NW1/4 & S1/52 SW1/4 NE1/4, SECTION 17, TOWNSHIP 17 NORTH, RANGE 1 EAST, SEWARD MERIDIAN

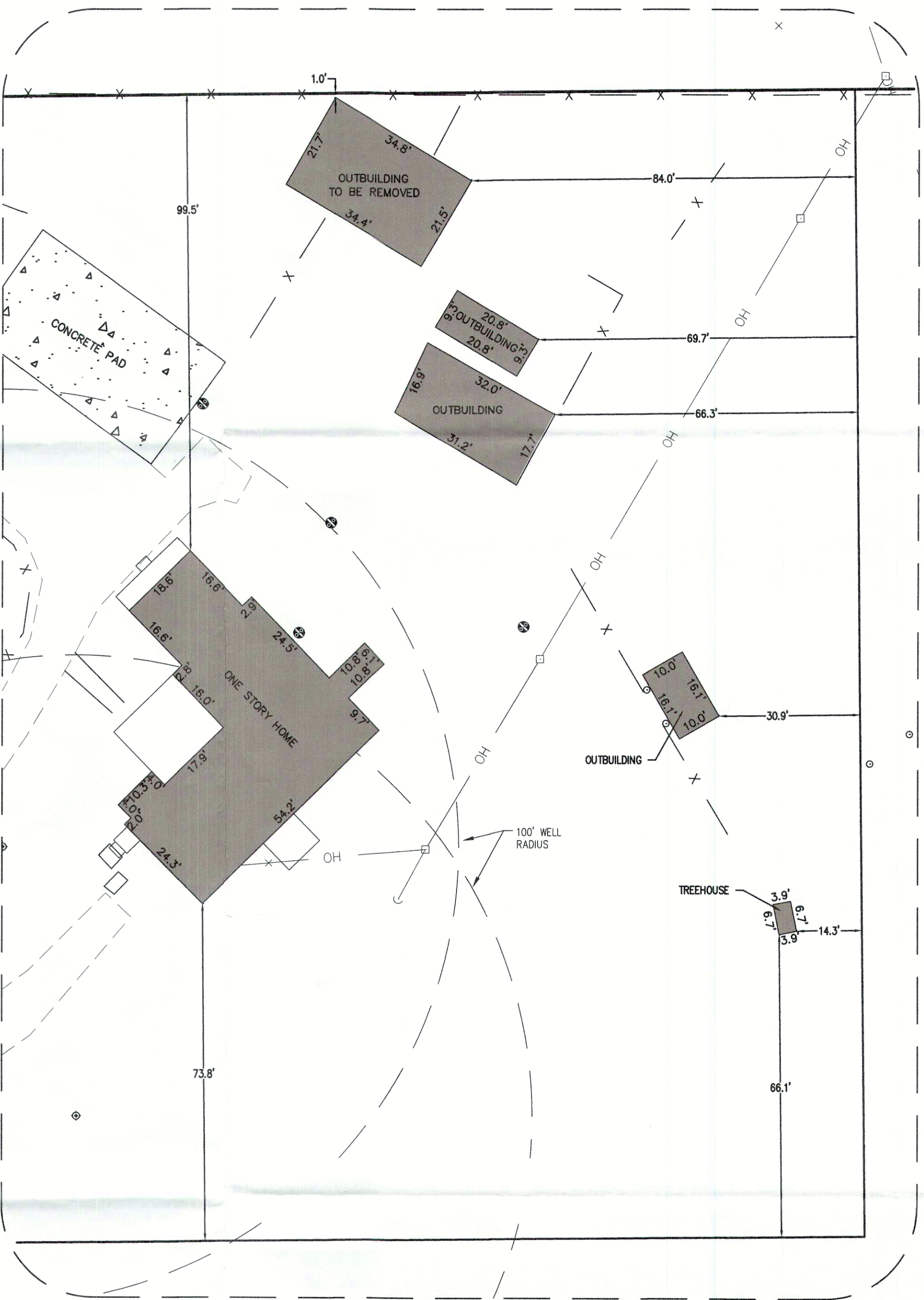
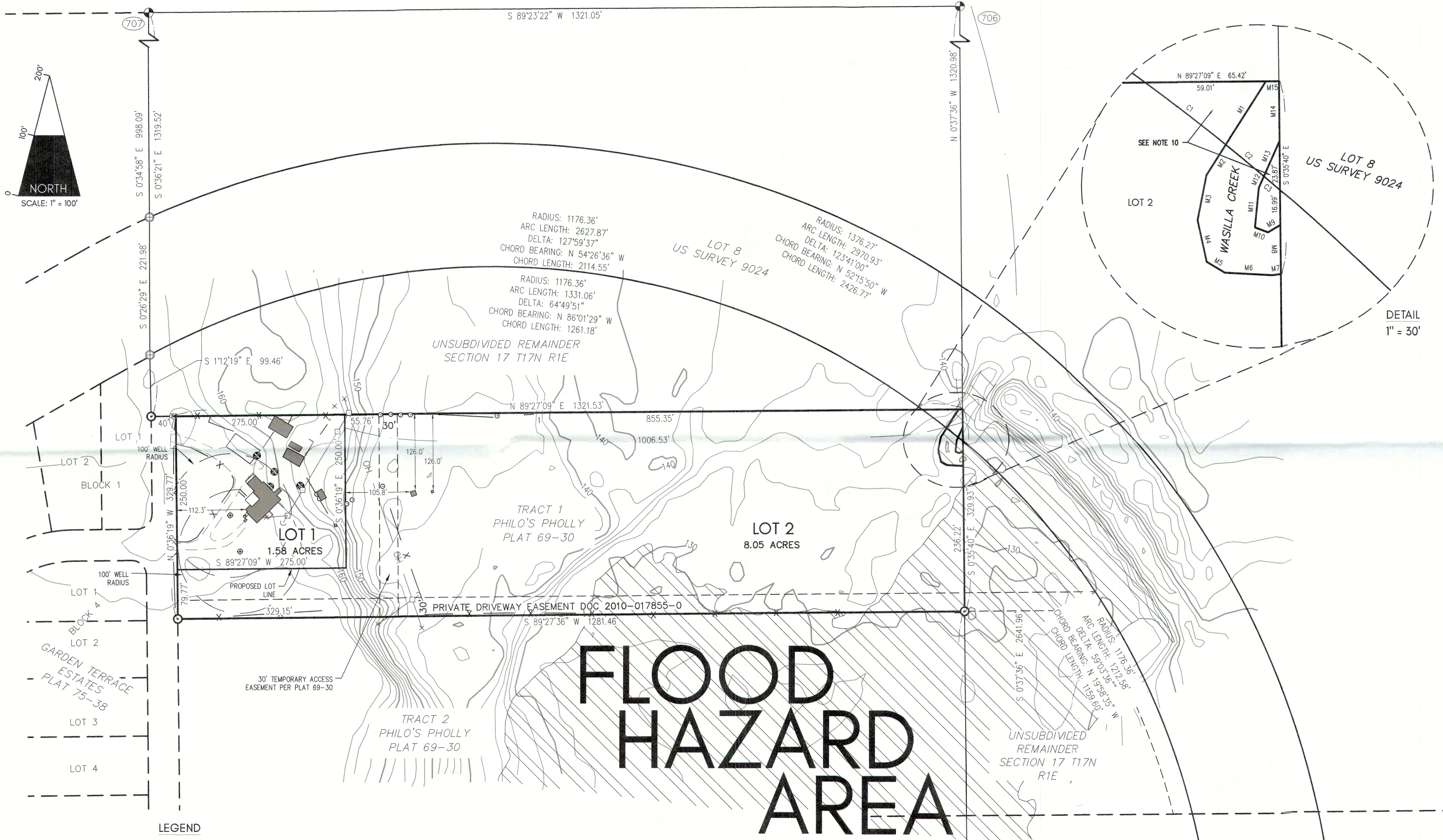
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 9.65 ACRES, MORE OR LESS

**LAVENDER**  
SURVEY & MAPPING  
720 N. YETI STREET, PALMER, AK 99645  
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SAP GRID: W410 SCALE: 1" = 100'  
CHECKED BY: DMR FILE: 24-390 DATE: 2/24/2025 SHEET: 1 OF 1





BUILDING DIMENSIONS  
1" = 20'

- LEGEND**
- BRASS CAP
  - FOUND ALUMINUM MONUMENT
  - FOUND YELLOW PLASTIC CAP
  - FOUND 5/8" REBAR
  - COMMUNICATIONS PEDESTAL
  - ELECTRICAL TRANSFORMER
  - SEPTIC RISER
  - WELL
  - SURVEYED
  - UNSURVEYED
  - CONTOUR (10' MAJOR)
  - CONTOUR (2' MINOR)
  - EDGE OF ASPHALT
  - MEASURED

**NOTES:**

- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND ARE SHOWN HEREON.
- CONTOURS SHOWN WERE CREATED FROM 2019 MSB LIDAR DATA.
- ASBUILT WAS CONDUCTED IN DECEMBER OF 2024 WITH SNOW CONDITIONS. AS SUCH SOME NEAR GROUND FEATURES MAY NOT HAVE BEEN LOCATED.
- BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES GRANTED TO MEA RECORDED OCTOBER 6, 1961 IN BOOK 59 PAGE 154.
- BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES GRANTED TO MEA RECORDED JANUARY 26, 1961 IN BOOK 226 PAGE 779.
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- 100 YEAR FLOOD HAZARD AREA EFFECTIVE 9/27/2019 DOWNLOADED FROM STATE OF ALASKA GEOPORTAL ON 1/5/2025.

MEANDER TABLE					
LINE	BEARING	DISTANCE			
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M2	N 32°18'28" E	17.59			
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M4	S 12°14'49" E	20.73			
M5	N 59°45'01" W	10.25			
M6	S 87°16'08" E	23.30			
M7	N 82°08'52" E	4.18			
M8	N 0°35'40" W	23.73			
M9	S 59°40'09" W	6.98			
M10	N 69°50' W	6.77			
M11	S 5°15'58" W	19.30			
M12	N 23°48'33" E	6.14			
M13	S 23°48'33" W	18.81			
M14	S 0°35'40" E	23.14			
M15	N 89°27'09" E	6.40			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C3	1176.36'	10.27'	10.27'	N 49°45'24" W	0°30'01"



RECEIVED  
FEB 26 2025  
PLATTING

ASBUILT - NO CORNERS SET THIS DATE  
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

TRACT 1, PHILO'S PHOLLY SUBDIVISION PLAT NO. 69-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT NO. 69-30 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 2/14/2025 FB: TC001

GRID: WA10 DRAWN: SAP

ORIGINAL SIZE: 24x36 SCALE: 1" = 100' FILE: 24-390\_Asbuilt



C





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 16, 2025

ABBREVIATED PLAT: IDITAPARCEL ADDITION II

LEGAL DESCRIPTION: SEC 09, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: NOEL LOWE

SURVEYOR: LAVENDER SURVEY & MAPPING

ACRES: 3.38 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-043

---

**REQUEST:** The request is to create three lots from Lot 1, Iditaparcels, Plat No. 98-82, Lot 3A, Iditaparcels Addition 1, Plat No. 2006-96, & Lot 13B, Snider #4, Plat No. 96-72 to be known as **IDITAPARCEL ADDITION II**, containing 3.38 acres +/- . The property is located south of W. Nelson Avenue, west of N. Lucille Street and directly north of W. Parks; within the N ½ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

**EXHIBITS**

**SUPPORTING DOCUMENTATION**

Vicinity Map and Aerial Photos  
City of Wasilla Land Use Permit for Subdivision  
As-Built & Topographic Mapping

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

**AGENCY COMMENTS**

ADOT&PF  
USACE  
City of Wasilla  
MSB Department of Public Works  
MSB Permit Center  
Utilities

**EXHIBIT D** – 3 pgs  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 1 pg  
**EXHIBIT I** – 14 pgs

**DISCUSSION:** The proposed subdivision is located within the City of Wasilla. Iditaparcels Addition II is creating three lots ranging in sizes between 9,892 square feet to 90,654 square feet. Access for the proposed lots is from the W. Parks Highway, an ADOT&PF owned and maintained road and N. Weber Drive, a City of Wasilla owned and maintained road. All proposed lots are serviced by City of Wasilla sewer and water systems. Proposed Lot 1 will be a park dedicated to the City of Wasilla (**Recommendation #7**).

**Soils Report:** A geotechnical report was not required as all lots are serviced by City of Wasilla Sewer and Water systems. Topographic mapping and an as-built were submitted and are seen at **Exhibit C**.

**Comments:**

ADOT&PF (**Exhibit D**) has the following comments:

- No direct access for Lot 3 to the Parks Highway. (**Recommendation #4**)
- Platting actions invalidate existing driveway permits. Apply for new access permits at DOT&PF's online ePermits website.
- Coordinate with DOT&PF ROW to evaluate access concerns with redevelopment. Redevelopment of lots may require access change. Review of new access permits may require removal of one of the two existing access points to the Parks Highway. (**Recommendation #5**)
- A traffic impact analysis will be required to determine site plan and access impacts to Alaska interstate. (**Recommendation #5**)

USACE (**Exhibit E**) have no specific comments to this platting action.

City of Wasilla (**Exhibit F**) has no objections to the proposed action.

MSB DPW Pre-Design and Engineering Division (**Exhibit G**) notes that proposed Lot 1 does not appear to meet the length to width requirements of Title 43.

*Platting staff notes that this lot will be a park dedicated to the City of Wasilla.*

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

**Utilities: (Exhibit I)**

ENSTAR notes that there is an existing natural gas main pipeline installed within proposed Lot 3. There is an existing 10 foot wide natural gas easement on the property, ENSTAR objects to the plat unless the easement is shown on the final plat (**Recommendation #8**).

*Platting staff notes that all easements of record will be shown on the final mylar.*

MTA requests their existing easement be shown on the plat (**Recommendation #8**).

*Platting staff notes that all easements of record will be shown on the final mylar.*

GCI did not respond. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.

**CONCLUSION:** The abbreviated plat of Iditaparcels Addition II 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).

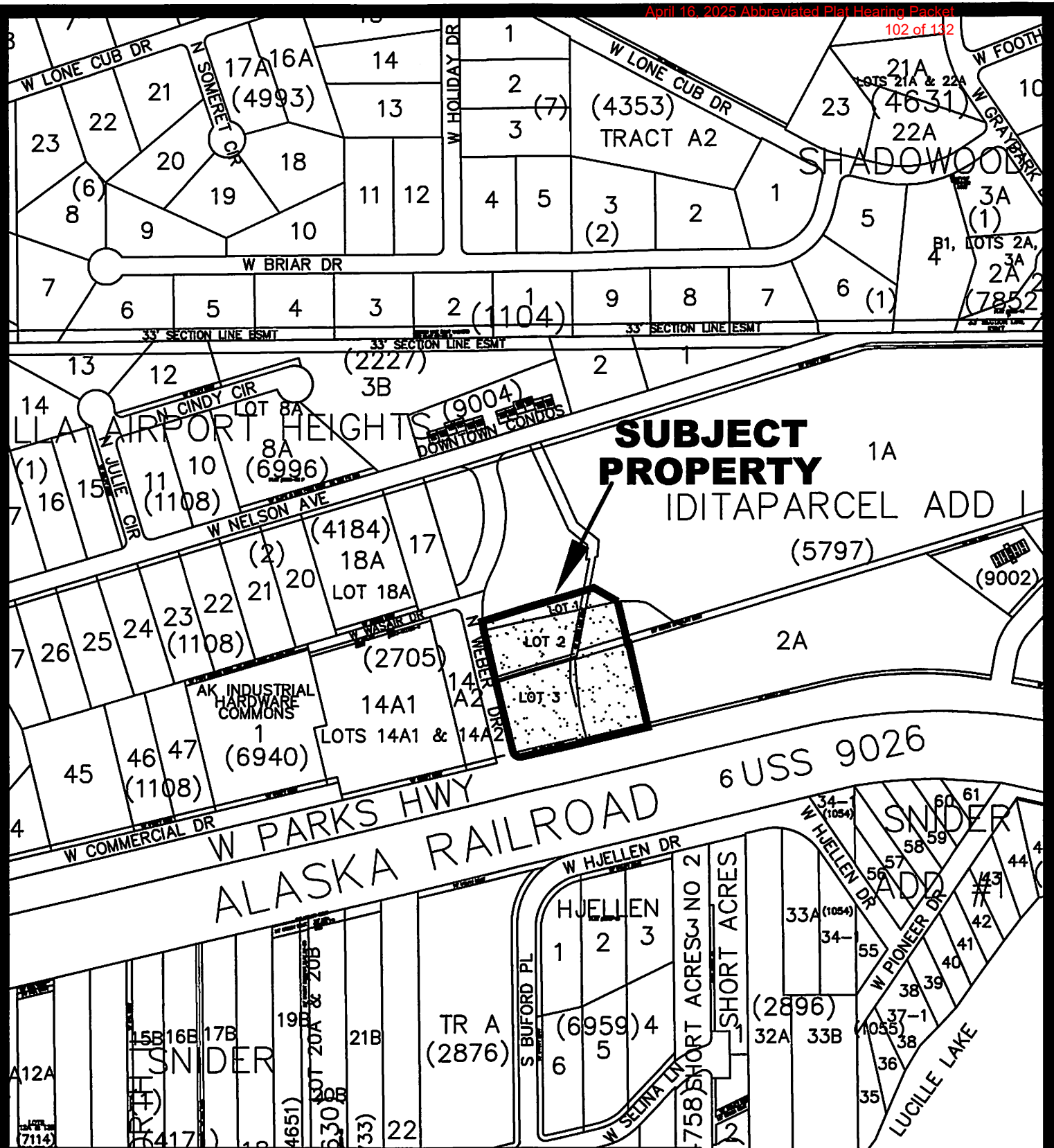


### **FINDINGS OF FACT**

1. The plat of Iditaparcels Addition II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required pursuant to MSB 43.20.281(A)(1), as all lots being created will be serviced by City of Wasilla water and sewer systems.
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 USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.
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 Iditaparcels Addition II, Section 9, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating: "No direct access to the W. Parks Highway shall be allowed for Lot 3 unless otherwise authorized by the permitting authority."
5. Apply for new driveway permits for access onto W. Parks Highway. Provide platting staff a copy of the permit application and a preliminary approval for any access to the W. Parks Highway.
6. Add a plat note stating that all lots are serviced by City of Wasilla sewer and water systems. No individual water supply systems or sewage disposal systems shall be allowed.
7. Dedicate Lot 1 to the City of Wasilla as a park. Add City of Wasilla acceptance certificate.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



## VICINITY MAP

FOR PROPOSED IDITAPARCEL ADDITION II  
SUBDIVISION

LOCATED WITHIN

SECTION 09, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA 12 MAP





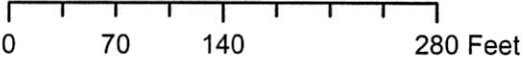




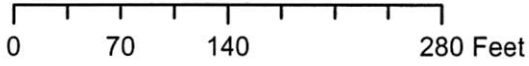
N Weber Dr

W Wasair Dr

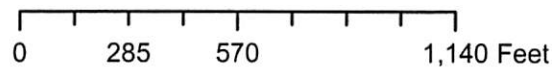
Matanuska-Susitna Borough, Microsoft













RECEIVED

MAR 11 2025

PLATTING

# CITY OF WASILLA PLANNING DEPARTMENT

## PERMIT ISSUED

**Project:** Subdivision - Iditaparcels Addition II

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**Permit #:** AA25-000033 **Date:** 03/10/2025

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**Applicant:** Lavender Survey and Mapping LLC on behalf of Noel and Sandra Lowe

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**Applicant Phone#:**

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**Address:** 401 N Weber DR

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**Parcel #:** 4766000L001

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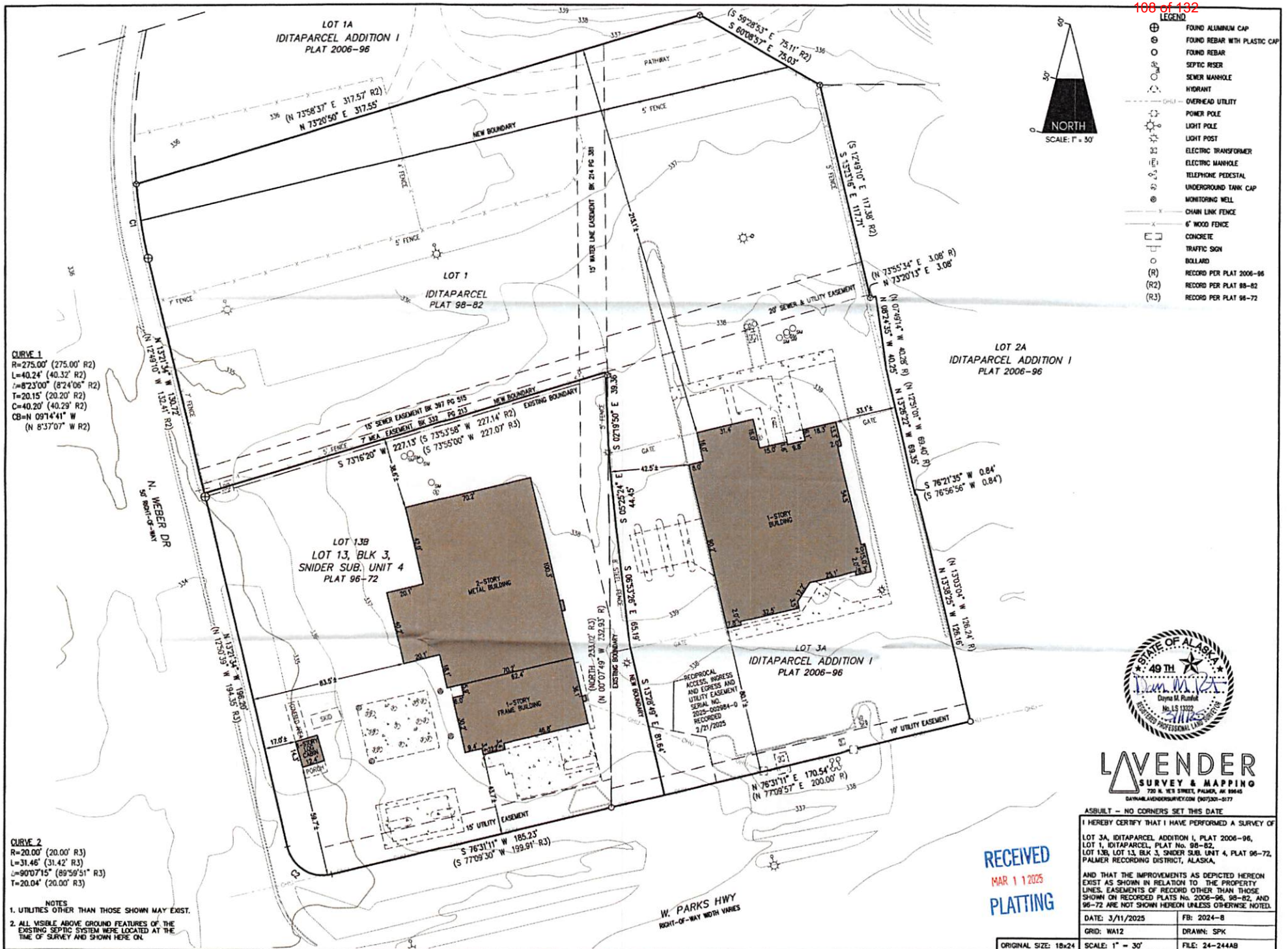
**Planning Department:** Cindy Wellman

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### Conditions of Approval:

- Completion of Matanuska-Borough platting process required prior to any clearing or construction.
- No clearing permitted until land use permit approved for proposed use/structure.
- All clearing must comply with WMC 16.33.050.
- There may be PILA's (payment in lieu of assessment) and connection fees due upon connecting to City Services. Contact Public Works for amounts [publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov).

## KEEP COPY OF PERMIT FOR YOUR RECORDS







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

April 2, 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 the following comments:

- **Iditaparcels Addition II; Plat No. 98-82 & Plat No. 2006-96 (Parks Highway MP 43)**
  - No direct access for Lot 3 to the Parks Highway.
  - Platting actions invalidate existing driveway permits. Apply for new access permits 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.
  - Coordinate with DOT&PF ROW to evaluate access concerns with redevelopment. Redevelopment of lots may require access change. Review of new access permits may require removal of one of the two existing access points to the Parks Highway.
  - A traffic impact analysis will be required to determine site plan and access impacts to Alaska interstate.
- **PA 14 Resolute; PA 14 Nelson; Plat #75-30 (Marth Road)**
  - No objection to the proposed lot division.
  - DOT&PF recommends shared access for all three lots and for access to be formalized with a shared or common access easement.
  - No new utility crossings through Marth Road.
  - Platting actions invalidate existing driveway permits. Reapply for driveway permit. Driveway permits and Approach Road Review's 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.

- **WA 07 HLSC6; Riffle Scottie R Bunsen Teresa Dawn (Wasilla-Fishhook Road)**
  - Dedicate Wasilla-Fishhook Road right of way.
  - Apply for an Approach Road Review for subdivision access to Wasilla-Fishhook Road. Approach Road Review's 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.
  - Remove existing driveway access to Wasilla-Fishhook Road. Access is required to be consolidated with approach road access.
- **WI 09 Belak (Willow-Fishhook Road)**
  - No direct access to Willow-Fishhook Road for smaller lot. Add as plat note. Access required through Deneki Road.
  - Platting actions invalidate existing driveway permits. Apply for new driveway permit for larger lot. Driveway permits and Approach Road Review's 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.
- **Earles Lot 1 & Lot 2; PA 11 HLS-Earles; Plat No. 2003-80; Larry Earles (Smith Road)**
  - No objection to the proposed lot division.
  - Recommend shared access for both lots to Smith Road with a shared access easement. Subsequent subdivision and development of all lots may require continued use of singular access points, develop lot access and circulation accordingly.
  - Platting actions invalidate existing driveway permits. Apply for new driveway permit to Smith Road. Driveway permits and Approach Road Review's 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.

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.

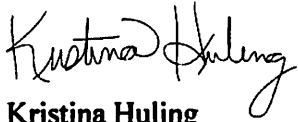
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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](mailto:kristina.huling@alaska.gov).



Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Huling". The signature is fluid and cursive, with the first name "Kristina" written in a larger, more prominent script than the last name "Huling".

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

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

## Matthew Goddard

---

**From:** Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>  
**Sent:** Thursday, March 20, 2025 9:25 AM  
**To:** Matthew Goddard  
**Subject:** RFC Iditaparcels Addition II

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

Good morning Mr. Goddard,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does not have specific comments regarding the proposed Iditaparcels Addition II.

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](http://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](http://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 applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,  
Olivia Ortiz  
Regulatory Specialist  
Alaska District | POA  
U.S. Army Corps of Engineers  
P: (907) 753-2586



## Matthew Goddard

---

**From:** Robert Walden <[rwalden@cityofwasilla.gov](mailto:rwalden@cityofwasilla.gov)>  
**Sent:** Thursday, March 20, 2025 3:32 PM  
**To:** Matthew Goddard  
**Cc:** Erich E. Schaal; Cindy Wellman; Julia Barnett  
**Subject:** RE: RFC Iditaparcels Addition II (MG)

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

Matt,

We are good on this as well with Lavendar Survey and have been in contact with both owner on this needed lot line adjustment.

Sincerely,  
Robert L Walden, PE  
City of Wasilla  
Deputy Director of Public Works  
907-373-9019

---

**From:** PW Shared <[publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov)>  
**Sent:** Thursday, March 20, 2025 9:07 AM  
**To:** Erich E. Schaal <[eschaal@cityofwasilla.gov](mailto:eschaal@cityofwasilla.gov)>; Robert Walden <[rwalden@cityofwasilla.gov](mailto:rwalden@cityofwasilla.gov)>  
**Subject:** FW: RFC Iditaparcels Addition II (MG)

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Wednesday, March 19, 2025 4:29 PM  
**To:** [bob.keiner@alaska.gov](mailto:bob.keiner@alaska.gov); Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Cindy Wellman <[cwellman@cityofwasilla.gov](mailto:cwellman@cityofwasilla.gov)>; Planning <[Planning@cityofwasilla.gov](mailto:Planning@cityofwasilla.gov)>; PW Shared <[publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov)>; Crystal Nygard <[cnygard@cityofwasilla.gov](mailto:cnygard@cityofwasilla.gov)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Michael Keenan <[Michael.Keenan@matsugov.us](mailto:Michael.Keenan@matsugov.us)>; Jeffrey Anderson <[Jeffrey.Anderson@matsugov.us](mailto:Jeffrey.Anderson@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Maxwell Sumner <[Maxwell.Sumner@matsugov.us](mailto:Maxwell.Sumner@matsugov.us)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Jillian Morrissey <[Jillian.Morrissey@matsugov.us](mailto:Jillian.Morrissey@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Pre-Design & Engineering <[pde@matsugov.us](mailto:pde@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Taunnie Boothby <[Taunnie.Boothby@matsugov.us](mailto:Taunnie.Boothby@matsugov.us)>; [msbaddressing@matsugov.us](mailto:msbaddressing@matsugov.us); [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearrow@mea.coop](mailto:mearrow@mea.coop)  
**Subject:** RFC Iditaparcels Addition II (MG)

Hello,

The following is a request for comments for the proposed Iditaparcels Addition II subdivision.  
Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Iditaparcels Addition II](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Pre-Design & Engineering  
**Sent:** Tuesday, March 25, 2025 4:19 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms  
**Subject:** RE: RFC Iditaparcels Addition II (MG)

Matthew,

It does not appear that proposed Lot 1 meets the length/width requirements of Title 43. PD&E otherwise has no comments.

Pre-Design & Engineering  
Department of Public Works

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 19, 2025 4:29 PM  
**To:** bob.keiner@alaska.gov; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; publicworks@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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>; 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 Iditaparcels Addition II (MG)

Hello,

The following is a request for comments for the proposed Iditaparcels Addition II subdivision. Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 Iditaparcels Addition II

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, March 19, 2025 4:35 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Iditaparcels Addition II (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 19, 2025 4:29 PM  
**To:** bob.keiner@alaska.gov; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; publicworks@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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>; 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 Iditaparcels Addition II (MG)

Hello,

The following is a request for comments for the proposed Iditaparcels Addition II subdivision. Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Iditaparcels Addition II](#)

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 29, 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 abbreviated plat **IDITAPARCEL ADDITION II (MSB Case # 2025-043)** and advises that there is an existing natural gas main pipeline installed within proposed Lot 3. Attached is an existing 10FT wide natural gas easement for your reference. ENSTAR objects to this plat unless this 10FT wide natural gas easement is shown on the final plat.

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

Sincerely,

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

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

The undersigned Lloyd M. & Inez C. Weber, who are resident(s) of Wasilla, Alaska (hereinafter called Grantor, whether one or more), hereby convey and warrant to ENSTAR Natural Gas Company, a division of ENSTAR Corporation, its successors and assigns (hereinafter called Grantee), a right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenances, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the undersigned owns or in which the undersigned has an interest, situated in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

The South 10' of Lot 13A, Blk 3, Snider Subdivision Unit No. 4 according to Plat No 80-120 on file in the Palmer Recording District Office, Palmer, Alaska.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the rights and privileges herein granted, to be owned and enjoyed either in common or in severalty.

This easement is given to the Grantee, its successors and assigns, with right of ingress to and egress from the premises for the purposes herein granted.

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and provided the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said easement or that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenances, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil and agrees to pay for all damage to growing crops, lawns, trees, fences, and other improvements which may arise from the construction, maintenance, operation of said lines, and upgrading of the original lines or that addition of new lines.

84-031081

RECORDED  
PALMER REC.  
DISTRICT

NOV 15 10 44 AM '84

REQUEST. ACKNOWLEDGMENT

STATE OF ALASKA ADDRESS )  
THIRD JUDICIAL DISTRICT )

This certifies that on this 15 day of June, 19 84, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Inez C. Weber and Lloyd M. Weber (husband and wife, both) to me known and known to me to be the person(s) named as grantor(s) in the foregoing easement and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year in this certificate above written.

Notary Public, State of Alaska  
My Commission Expires: 11-11-85



**PLANNING DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 2024, 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.

PLANNING & LAND USE DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ATTY: PLATTING DIVISION

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 2024, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 2024, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

CITY OF PALMER TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SANDRA LOWE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 870578  
WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
FOR: SANDRA LOWE

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

NOEL LOWE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 870578  
WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
FOR: NOEL LOWE

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

CON, INC. \_\_\_\_\_ DATE \_\_\_\_\_  
1001 EAL PRESIDENT  
400 W PARKS HWY  
WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
FOR: CON, INC.

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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARINGS
C1	20.00'	90°07'15"	31.46'	20.94'	S 58°25'11" E 28.31'
	(20.00')	(90°07'15")	(31.42')	(20.20')	-
C2	275.00'	82°30'00"	40.24'	20.15'	S 09°14'41" E 40.20'
	(275.00')	(82°30'00")	(40.32')	(20.20')	(N 89°37'07" W) (40.29')
C3	275.00'	47°48'00"	20.70'	10.36'	S 11°18'46" E 20.70'
C4	275.00'	49°41'11"	19.53'	8.77'	S 07°05'06" E 19.53'

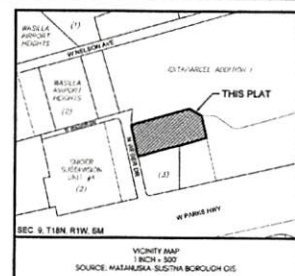
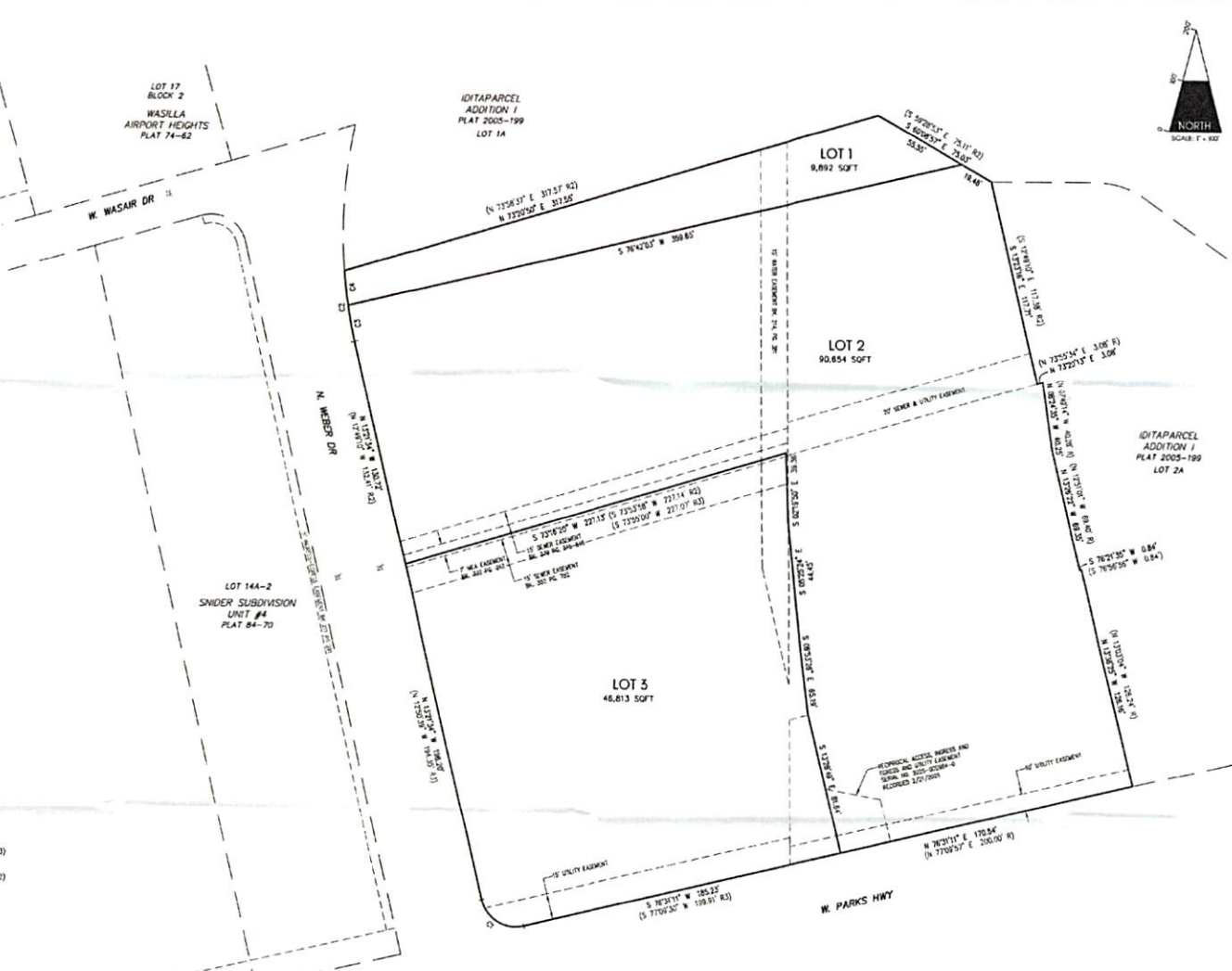
**NOTES:**

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS (L) ON THIS PLAT ARE FROM THE RECORD OF SURVEY PLAT 2006-96, EXCEPT WHERE OTHERWISE NOTED.
- 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, WHEN GOVERNING THOSE SYSTEMS.
- EASEMENTS NOT SHOWN ON THIS PLAT:
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON X, IN BOOK X AT PAGE X.
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON X, AT SERIAL NUMBER X.
- 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.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE \_\_\_\_\_ REGISTRATION NO. 15522



RECEIVED  
MAR 11 2025  
PLATTING

Agenda Copy

PLAT OF  
IDITAPARCEL ADDITION II  
A RESUBDIVISION OF LOT 3A, IDITAPARCEL ADDITION I, PLAT 2006-96,  
LOT 1, IDITAPARCEL PLAT NO. 99-82,  
LOT 18B, LOT 19, 18A & SNIDER SUB. UNIT # PLAT 84-72,  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN  
NE 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SEVENTH MERIDIAN, ALASKA  
CONTAINING 1.34 ACRES MORE OR LESS  
**LAVENDER**  
SURVEY & MAPPING  
130 N. 1ST STREET, PALMER, AK 99645  
DATA@LAVENDERSURVEY.COM (907)301-8177  
DRAWN BY: SPW GRED: M412 FEB: 2024- DATE: 3/11/2025  
CHECKED BY: DMH FILE: 24-244 SCALE: 1" = 300' SHEET: 1 OF 1

## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, March 26, 2025 3:55 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Iditaparcels Addition II (MG)  
**Attachments:** 00A53048.TIF; 311-1998-011699-0.tif

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

Hi Matthew,

MTA has reviewed Iditaparcels Addition II and would like to request our existing easement be added to the new plat.

See attached MTA easement doc 2016-009422 and MTA easement bk 957 pg 314.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 19, 2025 4:29 PM  
**To:** bob.keiner@alaska.gov; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; publicworks@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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>; 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 Iditaparcels Addition II (MG)



Hello,

The following is a request for comments for the proposed Iditaparcels Addition II subdivision.  
Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Iditaparcels Addition II](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

NS, CC

ALASKA

April 16, 2025 Abbreviated Plat Hearing Packet  
122 of 132

**2016-009422-0**

Recording District 311 Palmer  
05/11/2016 10:05 AM Page 1 of 3





**Matanuska Telephone Association, Inc.**  
**Grant of Easement**

April 16, 2025 Abbreviated Plat Hearing Packet  
123 of 132

**KNOW ALL BY THESE PRESENTS:**

That the undersigned Wells Fargo Bank, (hereinafter called Grantor, whether one or more) whose address is 6831 Arctic Blvd., Anchorage, Alaska 99518, for benefit received, does hereby grant unto **MATANUSKA TELEPHONE ASSOCIATION, INC.**, P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, non-exclusive rights of ingress and egress, an non-exclusive easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace buried telecommunications and/or electrical cables/lines, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 2 Township 17 North, Range 1 West, Seward Meridian, Alaska. Said easement is more particularly described as: Within Lot 1, Iditaparcels Subdivision, Plat No. 98-82, filed in the Palmer Recording District, State of Alaska, an easement as shown on Exhibit A, attached hereto.

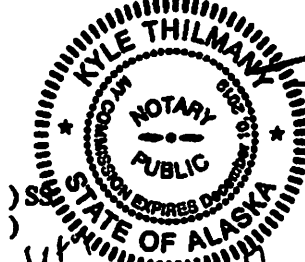
Grantee shall not unreasonably interfere with Grantor's use and enjoyment of any parcel of real property burdened or affected by this easement or any parcel of real property adjacent thereto. Grantee shall conduct all work at the premises so as to minimize interference with the use of public and private property and any public and private facilities located in, on, over, or under the easement. After any and all installations, maintenance, or repairs of any of Grantee's systems or equipment installed within the premises, Grantee shall promptly remove all debris and other property, fill and level all ditches, ruts, and depressions caused by Grantee, and restore the surface of the property within and around the easement as near as possible to the condition existing prior to such installation, maintenance, or repair. If such property has been improved by pavement, Grantee shall replace such pavement with materials as existed prior to Grantee's installation, maintenance, or repair.

To the extent allowed by applicable law Grantee shall indemnify Grantor for any expenses or losses incurred in connection with, and hold Grantor harmless for, any claims, losses, causes of action, and suits which result from the negligence or willful misconduct of Grantee, its agents, employees, or contractors, except to the extent resulting from the negligence or willful misconduct of Grantor, its agents, employees, or permittees.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 4<sup>th</sup> day of MAY, 2016.



[Signature] Grantor

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

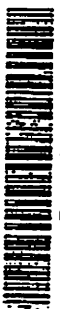
THIS IS TO CERTIFY that on this 4<sup>th</sup> day of May, 2016 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

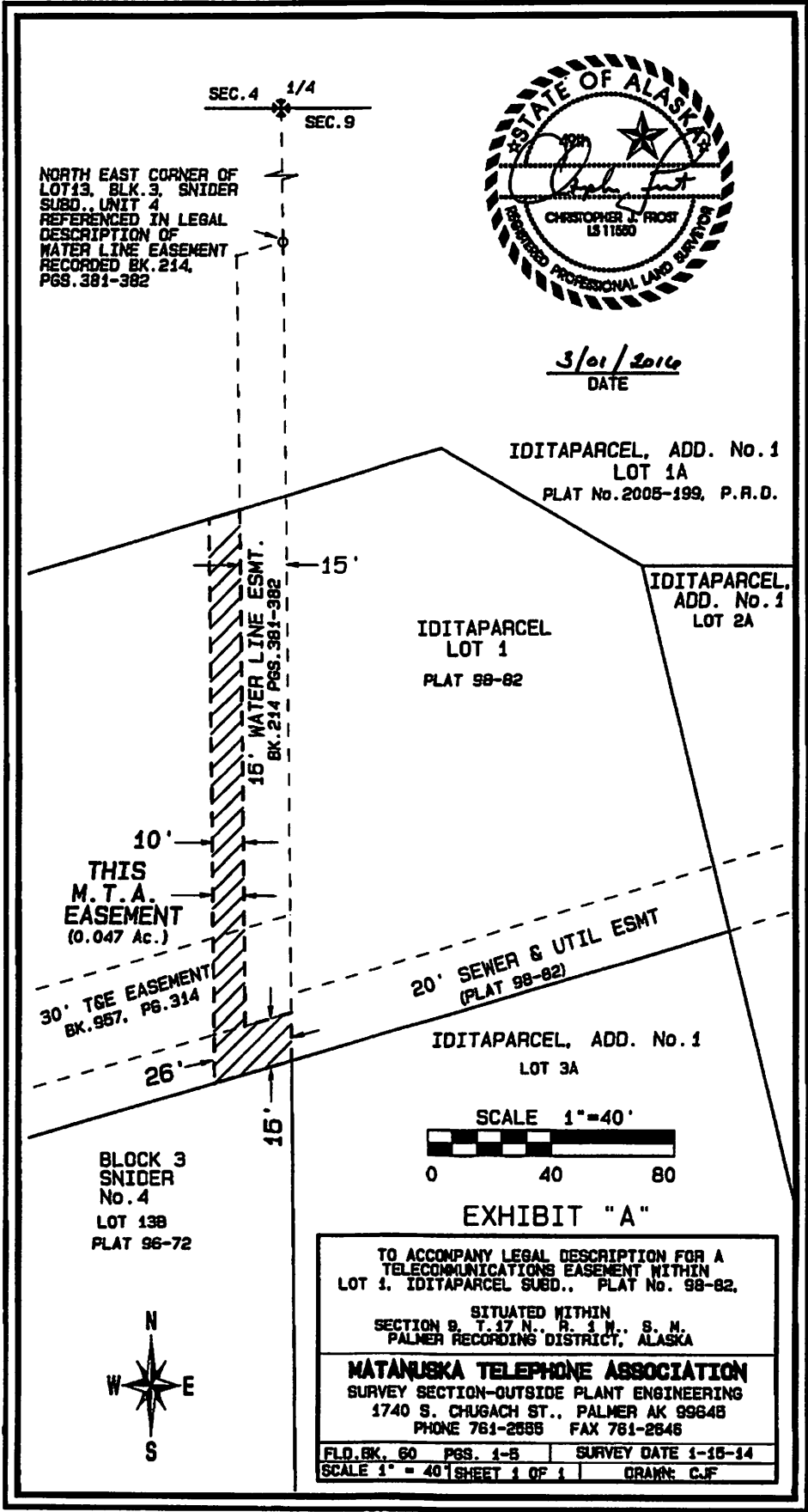
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]  
Notary Public in and of Alaska  
My commission expires: 10 Dec 2019

Return to: MTA, PO Box 3550, Palmer, AK 99645



Page 2 of 3  
2016 - 009422 - 0





**NOTE:**  
**THE FOLLOWING**  
**DOCUMENT IMAGE IS**  
**AN ENHANCED COPY**  
**OF THE PREVIOUS**  
**DOCUMENT IMAGE.**

March 25, 2010

NS, CC

A  
L  
A  
S  
K  
A

**2016-009422-0**

Recording District 311 Palmer

05/11/2016 10:05 AM

Page 1 of 3





**Matanuska Telephone Association, Inc.**  
**Grant of Easement**

**KNOW ALL BY THESE PRESENTS:**

That the undersigned Wells Fargo Bank, (hereinafter called Grantor, whether one or more) whose address is 6831 Arctic Blvd., Anchorage, Alaska 99518, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, non-exclusive rights of ingress and egress, an non-exclusive easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace buried telecommunications and/or electrical cables/lines, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 2 Township 17 North, Range 1 West, Seward Meridian, Alaska. Said easement is more particularly described as: Within Lot 1, Iditaparcels Subdivision, Plat No. 98-82, filed in the Palmer Recording District, State of Alaska, an easement as shown on Exhibit A, attached hereto.

Grantee shall not unreasonably interfere with Grantor's use and enjoyment of any parcel of real property burdened or affected by this easement or any parcel of real property adjacent thereto. Grantee shall conduct all work at the premises so as to minimize interference with the use of public and private property and any public and private facilities located in, on, over, or under the easement. After any and all installations, maintenance, or repairs of any of Grantee's systems or equipment installed within the premises, Grantee shall promptly remove all debris and other property, fill and level all ditches, ruts, and depressions caused by Grantee, and restore the surface of the property within and around the easement as near as possible to the condition existing prior to such installation, maintenance, or repair. If such property has been improved by pavement, Grantee shall replace such pavement with materials as existed prior to Grantee's installation, maintenance, or repair.

To the extent allowed by applicable law Grantee shall indemnify Grantor for any expenses or losses incurred in connection with, and hold Grantor harmless for, any claims, losses, causes of action, and suits which result from the negligence or willful misconduct of Grantee, its agents, employees, or contractors, except to the extent resulting from the negligence or willful misconduct of Grantor, its agents, employees, or permittees.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 4<sup>th</sup> day of MAY, 2016.



[Signature] Grantor

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 4<sup>th</sup> day of May, 2016 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

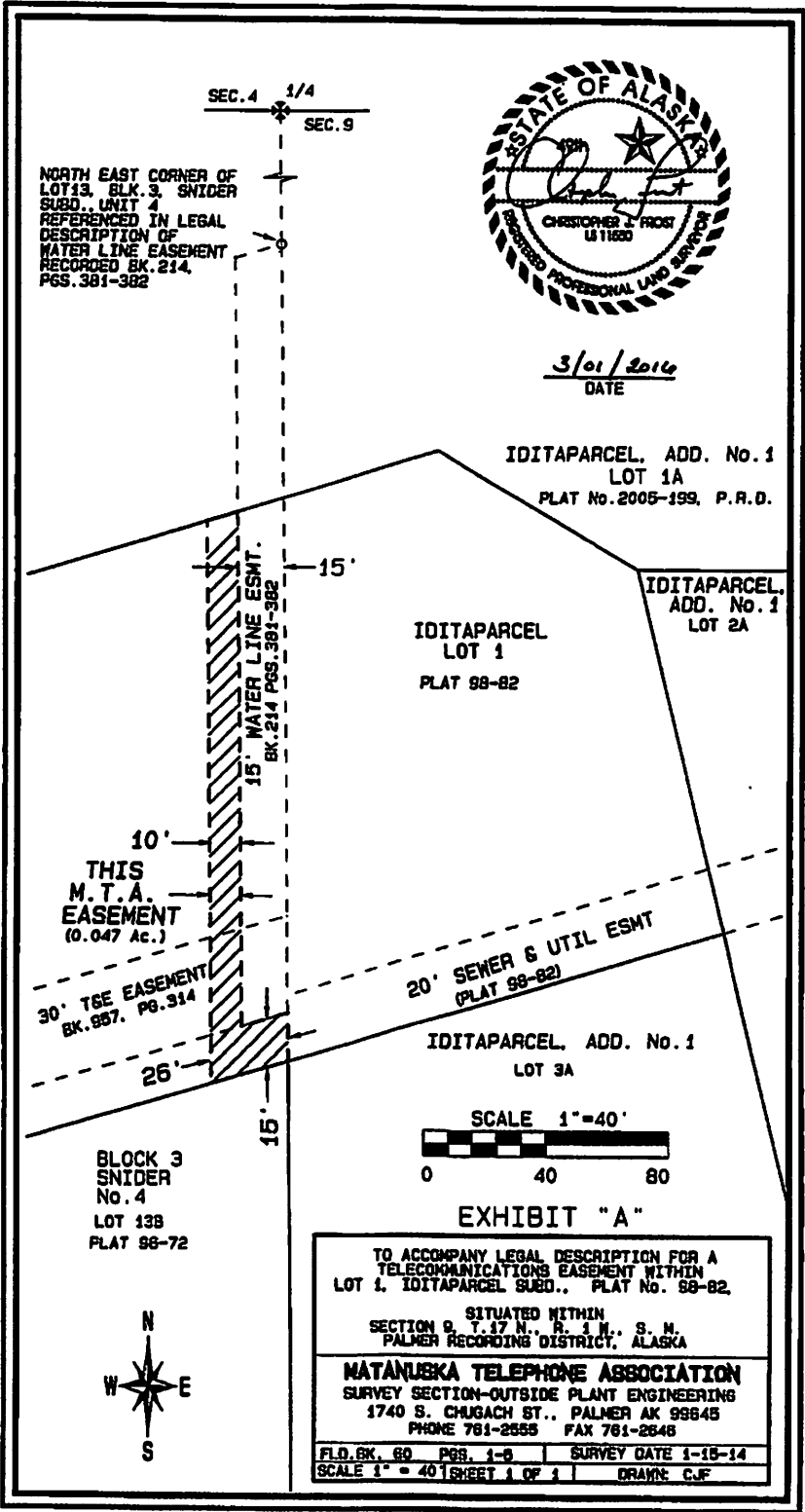
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]  
Notary Public in and of Alaska  
My commission expires: 16 Dec 2019

Return to: MTA, PO Box 3550, Palmer, AK 99645



Page 2 of 3  
2016-009422-0





# Matanuska Telephone Association, Inc.

## Grant of Easement

BOOK 0957 PAGE 314

KNOW ALL BY THESE PRESENTS:

That the undersigned Lloyd M. & Inez C. Weber (hereinafter called GRANTOR, whether one or more) for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, and easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems to license, permit or otherwise agree to the joint use or occupancy of the easement, cables/lines, or systems by any other firm or corporation for telecommunications or electrification purposes, utilizing such facilities, under, upon, over, and through lands which the under-signed owns or in which the undersigned has an interest and/or in upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises and said GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, THIRD Judicial District, State of Alaska, Section (s) 8, Township(s) 17 North, Range(s) 1 West, Seward Meridian, Alaska. Said easement is more particularly described as:

An easement described as the North Thirty feet (30') of the South Forty-Five feet (45') of Lot 13A, Block 3, Snider Subdivision, Unit 4, Plat #80-120.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this \_\_\_\_ day of April, 19\_\_.

Corporate Seal (when required)

Lloyd M. Weber Grantor  
Inez C. Weber Grantor  
\_\_\_\_ Grantor  
\_\_\_\_ Grantor

BOOK 0957 PAGE 315

## Addendum to Document Area

**To Be Used For Additions, Changes, Corrections, and  
Extend Property Descriptions**

[illegible]

### Grantor's Address

**Lloyd M. & Inez C. Weber**

**1861 Bay View Circle**

**Wesilla, Alaska 99654**

### Grantee's Address

**Matanuska Telephone Association, Inc.**

**P.O. Box 3550**

**Palmer, Alaska 99645**

**STATE OF ALASKA) SS**

**FOR DISTRICT RECORDERS USE**

THIS IS TO CERTIFY that on this 8th day of June, 1990, before me, the undersigned, a Notary Public in and for the State of AR, duly commissioned and sworn as such, personally appeared \_\_\_\_\_

4  
Lloyd M. WEBER 4  
Inez C. WEBER

**known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.**

IN WITNESS WHEREOF, I have hereunto set my  
hand and official seal the day and year first above  
written.

Notary Public in and for State of Alaska  
My commission expires: 2-10-61

STATE OF ALASKA  
SEAL  
NOTARY  
PUBLIC

W.O. \_\_\_\_\_  
SUBD. \_\_\_\_\_  
PLAT \_\_\_\_\_  
EASEMENT \_\_\_\_\_

RETURN TO: MTA/  
Sales & Properties  
P.O. Box 3550  
Pittsford, NY 14534

011699  
PALMER  
RECORDING DISTRICT  
18-  
1990 JUN 25 PM 2:17  
REQUESTED BY MTA



PLANNING DIRECTOR'S CERTIFICATE

I HEREBY 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 \_\_\_\_\_, 2024, 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.

PLANNING & LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

CITY OF WASILLA TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

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

SANDRA LOWE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 870578  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FOR: SANDRA LOWE

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

NOEL LOWE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 870578  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FOR: NOEL LOWE

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

GBW, INC. \_\_\_\_\_ DATE \_\_\_\_\_  
TONY KIM, PRESIDENT  
601 W PARKS HWY  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FOR: TONY KIM, PRESIDENT GBW, INC

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

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	20.00' (20.00')	90°07'15" (89°59'51")	31.46' (31.42)	20.04' (20.20)	S 58°25'11" E —	28.31' —
C2	275.00' (275.00')	8°23'00" (8°24'06")	40.24' (40.32)	20.15' (20.20)	S 09°14'41" E (N 89°37'07" W)	40.20' (40.29')
C3	275.00'	4°18'49"	20.70'	10.36'	S 11°16'46" E	20.70'
C4	275.00'	4°04'11"	19.53'	9.77'	S 07°05'16" E	19.53'

NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM THE RECORD OF SURVEY PLAT 2006-96, EXCEPT WHERE OTHERWISE NOTED.
- 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.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON X, IN BOOK X AT PAGE X.
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON X, AT SERIAL NUMBER X.
- 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.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_ REGISTRATION No. 13322



LOT 17  
BLOCK 2  
WASILLA  
AIRPORT HEIGHTS  
PLAT 74-62

IDITAPARCEL  
ADDITION I  
PLAT 2005-199  
LOT 1A

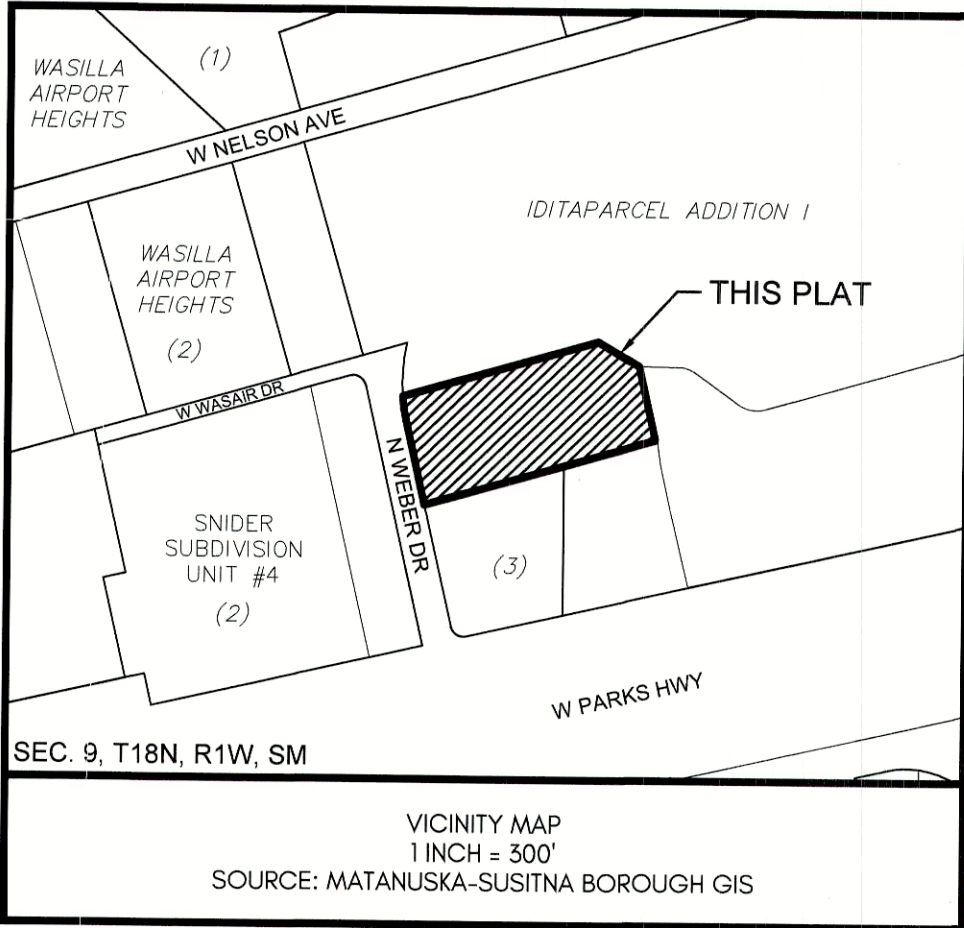
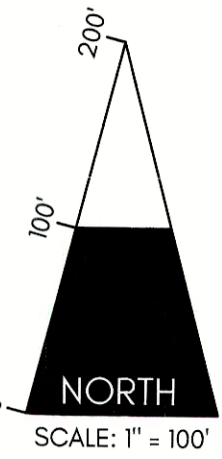
LOT 1  
9,892 SQFT

LOT 2  
90,654 SQFT

LOT 3  
46,813 SQFT

LOT 14A-2  
SNIDER SUBDIVISION  
UNIT #4  
PLAT 84-70

IDITAPARCEL  
ADDITION I  
PLAT 2005-199  
LOT 2A



Agenda Copy

RECEIVED  
MAR 11 2025  
PLATTING

PLAT OF IDITAPARCEL ADDITION II			
A RESUBDIVISION OF LOT 3A, IDITAPARCEL ADDITION I, PLAT 2006-96, LOT 1, IDITAPARCEL, PLAT No. 98-82, LOT 15B, LOT 1S, BLK 3, SNIDER SUB. UNIT 4, PLAT 96-72, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA			
LOCATED WITHIN NE 1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA			
CONTAINING 5.38 ACRES, MORE OR LESS.			
<b>LA VENDER</b> SURVEY & MAPPING 720 N. YETI STREET, PALMER, AK 99645 DAYNA@LAVENDERSURVEY.COM (907)301-5177			
DRAWN BY: SPK	GRID: WA12	FB: 2024-	DATE: 3/11/2025
CHECKED BY: DMR	FILE: 24-244	SCALE: 1" = 30'	SHEET: 1 OF 1



