

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

RECEIVED

APR 15 2025

PLATTING

6881B01L003 46
MOORE DANIEL & NANCY
PO BOX 520509
BIG LAKE, AK 99652

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MATTHEW & SAGE LAKEMAN

The request is to create 1 lot from Block 3, Lots 14, and 15 of, Preston Hills Subdivision, Plat No. 2009-31, to be known as **PRESTON HLS L15A B3 SUBDIVISION**, containing 1.9 acres +/- . The plat is located directly South of W. Glacier Peak Drive, West of S. Andrea Drive, and North of S. Preston Hills Drive; (Tax ID# 6881B03L013 & 6881B03L014); located within the NW ¼ Section 30, Township 17 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 23, 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. 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.

☒ No Objection [] Objection [] Concern

Name: Dan Moore Address: Preston Hills Block 1 Lot 2-6

Comments: _____

Case # 2025-042 WA

Note: Vicinity map Located on Reverse

HANDOUT #1
PRESTON HLS L15A B3
CASE# 2025-042
MEETING DATE: APRIL 23, 2025

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, April 8, 2025 3:49 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Earles Lot 1 & Lot 2 (CC)

Chris,

The petitioner should coordinate with AKDOT for access onto Smith Road.

Pre-Design & Engineering
Department of Public Works

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 27, 2025 4:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Earles Lot 1 & Lot 2 (CC)

Hello,

The following link contains a Request for Comments for Earles Lot 1 and Lot 2, MSB Case 2025-044. Comments are due by Friday, April 11, 2025.

 [Earles Lot 1 & Lot 2](#)

Sincerely,

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, April 10, 2025 9:22 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Earles Lot 1 & Lot 2 (CC)
Attachments: Agenda Plat (19).pdf

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

Chris,

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

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

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

From: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Thursday, March 27, 2025 4:08 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Earles Lot 1 & Lot 2 (CC)

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

Hello,

The following link contains a Request for Comments for Earles Lot 1 and Lot 2, MSB Case 2025-044. Comments are due by Friday, April 11, 2025.

 [Earles Lot 1 & Lot 2](#)

Sincerely,

**HANDOUT # 2
EARLES LOT 1 & LOT 2
CASE # 2024-166
MEETING DATE: APRIL 23, 2025**

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

LARRY LEE EARLES _____ DATE _____
P.O. BOX 2361
PALMER, AK 99645-2361

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 2 (SURVEYED POINT 705). A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 31.91"N 149° 01' 50.58"W.
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 GOVERNS THOSE SYSTEMS.
4. 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.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BK. 39, PG. 186.

50 0 100 150 200
US SURVEY FEET



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

LAZY DOG
(2019-84)

LOT 1

N. RAVENWALK CIR.

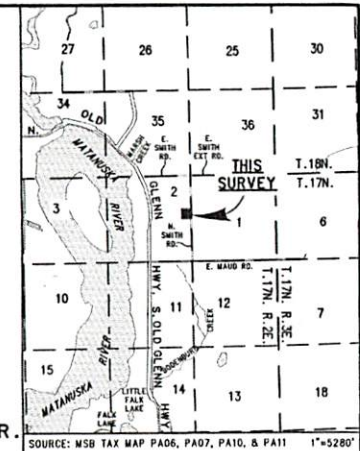
UNSUBDIVIDED

FALL CREEK
ESTATES
(2019-4)
LOT 1

LEGEND

- RECOVERED PLASTIC CAP ON 1/4" REBAR
- RECOVERED 1/4" REBAR
- ⊥ SET PLASTIC CAP ON 1/4" x 30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
- (C) COMPUTED DATA
- MEASURED DATA
- 74° 58' 11" W 255.65' (N74° 45' W) (254.70') RECORD PER PLAT (2003-80) EARLES SUBDIVISION
- (N74° 45' W) [254.70'] RECORD PER PLAT (67-16) ANGELO J. TOCI JR. SURVEY

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Armenta DATE 04/10/2025
GCI ENGINEERING & DESIGN



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
FEB 06 2025
Agenda Copy
PLATTING

A PLAT OF
EARLES LOT 1 AND LOT 2
A SUBDIVISION OF
TRACT 1
EARLES
(2003-80)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 2, T. 17N. R. 2E. SW, AK
CONTAINING 8.45 ACRES MORE OR LESS

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

FILE: FB24-273 OK: CEH SCALE: 1"=100' 01/10/25 1 OF 1