

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Smith



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.**

**May 7, 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:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **AIRSTRIPE WAY:** The request is to create two lots from Lots 9, 10, 11 & 12, Talkeetna Townsite (USS 1260), to be known as **AIRSTRIPE WAY**, containing 0.64 acres +/- . The property is located east of the Susitna River, south of E. Second Street, and west of S. Talkeetna Spur (Tax ID # 7000B15L009 / L010 / L011 / L012); within the NE ¼ Section 25, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Joseph Mcaneney, Staff: Matthew Goddard, Case #2025-046)*
- B. **MERIDIAN PARK EAST ADD No 1:** The request is to create three lots from Block 3, Lot 1 of, Country Field Est VI Subdivision, Plat No. 2001-72, and Tract A, of Meridian Park East, Plat No. 2025-3; to be known as **MERIDIAN PARK EAST ADDITION NO. 1**, containing 25.90 acres +/- . The plat is located directly North of E. Palmer-Wasilla Highway, East of N. Seward Meridian Parkway, and directly West of E. Meridian Loop, (5126B03L001,8590000T00A); located within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Wyatt Anderson, Case #2025-047)*

- C. **TRIPLE B COMMERCIAL TRACTS 2025:** The request is to create four lots from Lot 1, Block 2, and Lot 3, Block 1, Triple B Commercial Tracts, Plat No. 2021-22 to be known as **TRIPLE B COMMERCIAL TRACTS 2025**, containing 4.0 acres +/- . The property is located west of W. Museum Place, east of S. Vine Road, and south of W. Parks Highway (Tax ID # 8107B02L001 & 8107B01L003); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Rock, LLC, Staff: Matthew Goddard, Case #2025-048*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 7, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A





## **CONCLUSION**

The plat of Airstrip Way is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

## **FINDINGS of FACT:**

1. The abbreviated plat of Airstrip Way is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Talkeetna Townsite Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Talkeetna Townsite (Plat #TT) and does not require additional monumentation.

## **RECOMMENDED CONDITIONS OF APPROVAL:**

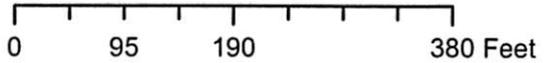
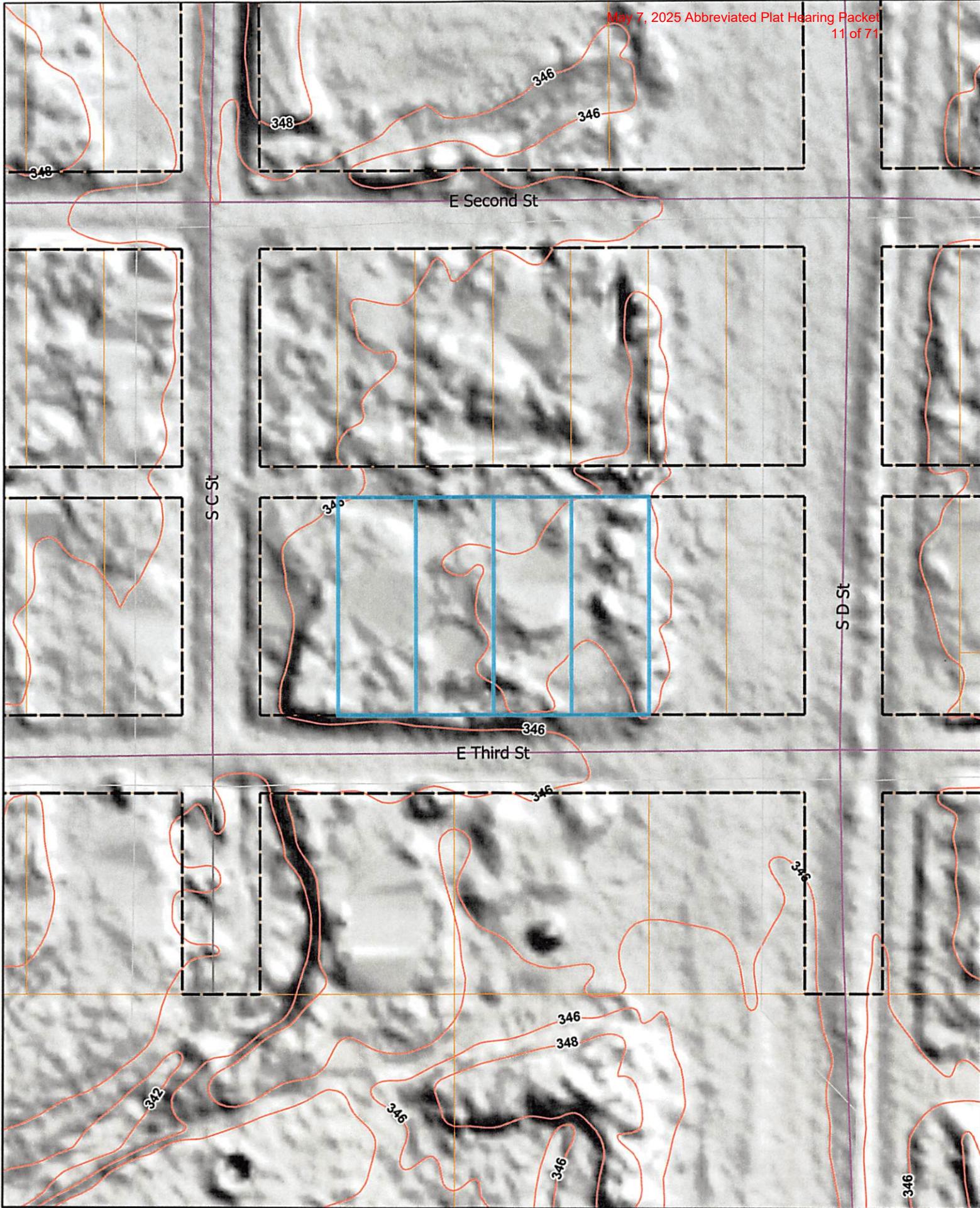
Staff recommends approval of the abbreviated plat of Talkeetna Townsite contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Apply for driveway permits for all non-permitted accesses. Submit a copy of all driveway permits/applications to Platting Staff.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.





0 95 190 380 Feet





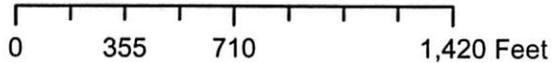
30' ROW ESMT  
60' PUBLIC ACCESS ESMT

ALASKA RAILROAD

PUE

E Veterans Way

Matanuska-Sustina Borough, Microsoft



**100 year  
Flood Zone**

30' ROW ESMT  
60' PUBLIC ACCESS ESMT

ALASKA RAILROAD

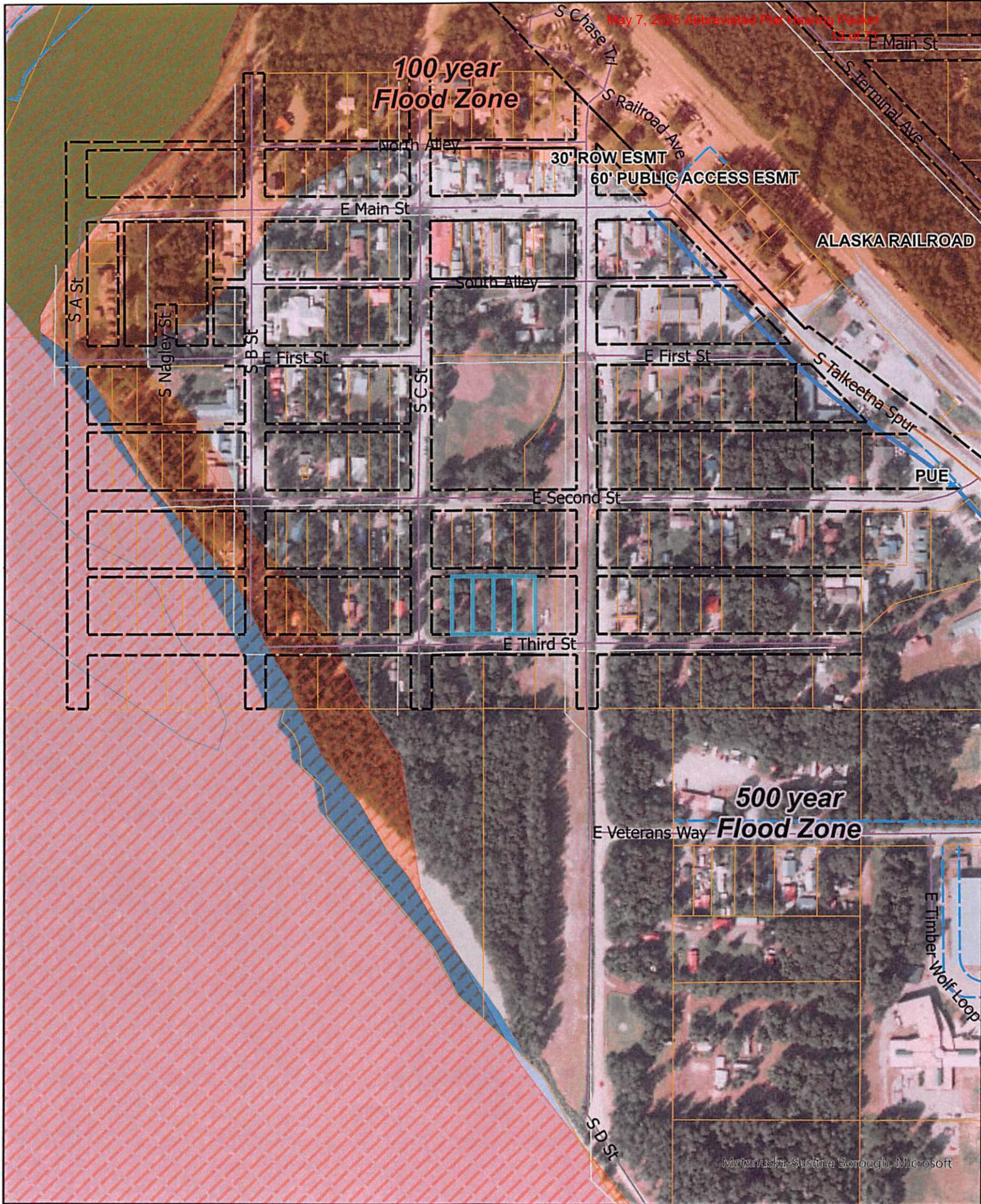
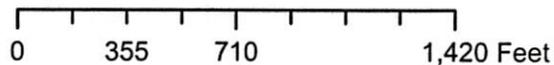
PUE

**500 year  
Flood Zone**

E Veterans Way

E Timber Wolf Loop

Matanuska-Susitna Borough, Microsoft



## Matthew Goddard

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**From:** Code Compliance  
**Sent:** Monday, April 7, 2025 2:16 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Airstrip Way (MG)  
**Attachments:** Screenshot 2025-04-07 141445.png

It looks like they may need another DW permit as shown, though it's tough to tell with the tree coverage.

No other 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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 7, 2025 12:47 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>;  
regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; contact@talkeetnacouncil.org  
**Subject:** RFC Airstrip Way (MG)

Hello,

The following link is a request for comments for the proposed Elimination of Common Lot Line to be known as Airstrip Way.

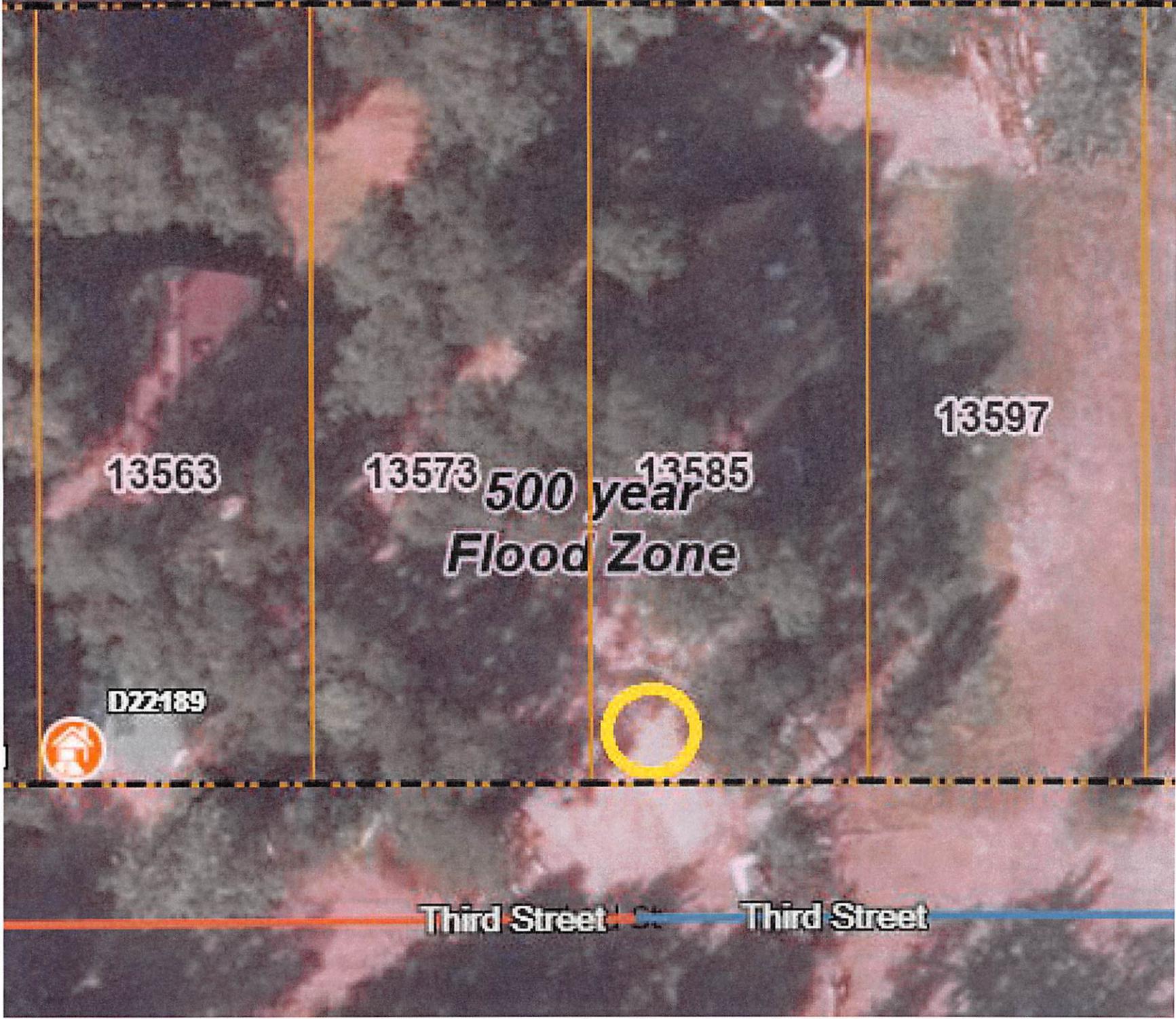
Please ensure all comments have been submitted by April 17, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Airstrip Way](#)

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)



13563

13573

13585

13597

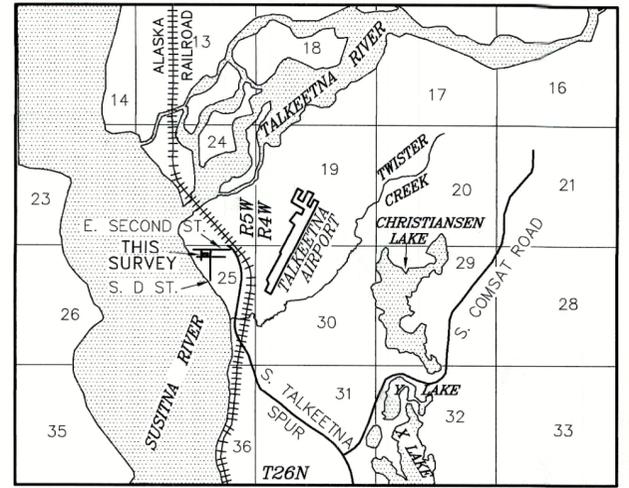
500 year  
Flood Zone

D22-189



Third Street

Third Street



VICINITY MAP: 1" = 1 MILE

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

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

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

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

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

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

**CERTIFICATE OF OWNERSHIP**

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

JOSEPH McANENEY \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 1127  
TALKEETNA, AK 99676

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR JOSEPH McANENEY

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**RECEIVED**  
MAR 19 2025  
**PLATTING**

**Agenda Copy**

**PRELIMINARY**

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #T-1



ROBERT S. HOFFMAN, P.L.S. \_\_\_\_\_ 3/13/2025  
LS-10609 PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

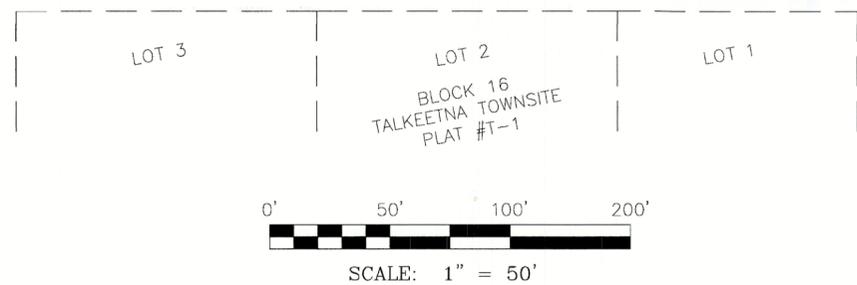
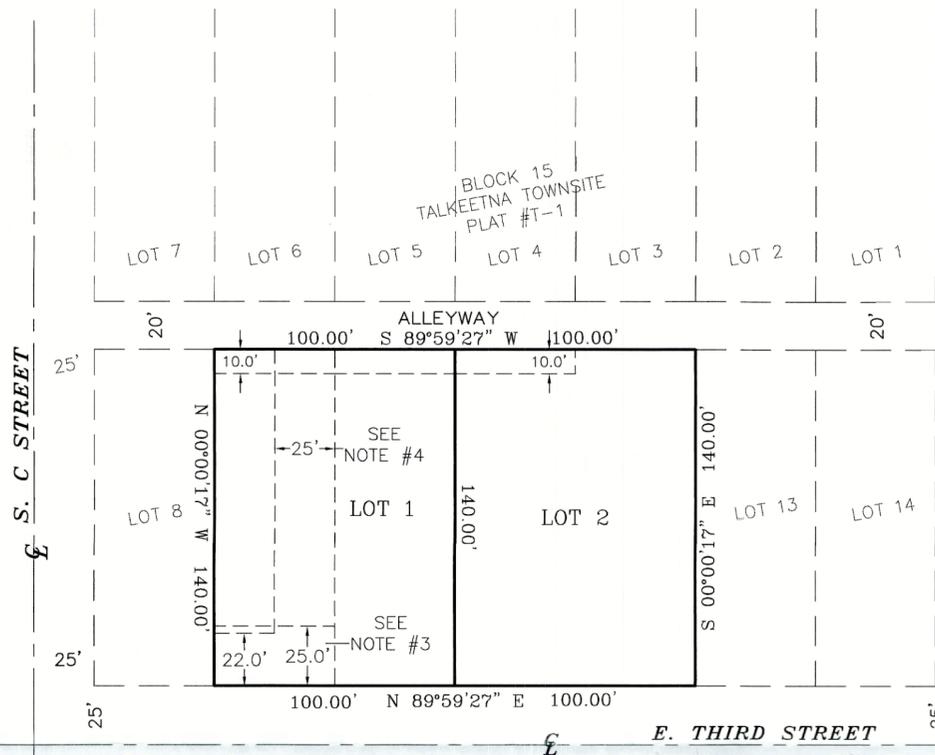
A PLAT OF  
**AIRSTRIP WAY**

A REPLAT OF:  
LOTS 9-12, BLOCK 15  
TALKEETNA TOWNSITE (USS 1260)  
PLAT #T-1

LOCATED WITHIN:  
SECTION 25, T26N R5W  
SEWARD MERIDIAN, ALASKA  
TALKEETNA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 0.64 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
LICENSE #200746  
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957  
office@bullmoosesurveying.com

DRAWN BY: TGC	DRAWING SCALE:
DATE: 3/12/2025	1"=50'
CHECKED BY: RSH	SHEET
	1 OF 1



**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 GOVERN THOSE SYSTEMS.
3. SANITARY SEWER LINE EASEMENT GRANTED TO: MATANUSKA-SUSITNA BOROUGH RECORDED JANUARY 10, 1986 IN BOOK 110, PAGE 762.
4. SANITARY SEWER LINE EASEMENT GRANTED TO: MATANUSKA-SUSITNA BOROUGH RECORDED JUNE 18, 1986 IN BOOK 112, PAGE 554.
5. UTILITY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 11, 1987 IN BOOK 116, PAGE 18
6. UTILITY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 7, 1987 IN BOOK 117, PAGE 566

**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 7, 2025

ABBREVIATED PLAT: MERIDIAN PARK EAST ADDITION NO. 1  
LEGAL DESCRIPTION: SEC 06, T17N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: MERIDIAN PARK MEDICAL HOLDING  
SURVEYOR/ENGINEER: BESSE ENGINEERING  
ACRES: 25.90 ± PARCELS: 3  
REVIEWED BY: WYATT ANDERSON CASE #: 2025-047

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**REQUEST:** The request is to create three lots from Block 3, Lot 1 of, Country Field Est VI Subdivision, Plat No. 2001-72, and Tract A, of Meridian Park East, Plat No. 2025-3; to be known as MERIDIAN PARK EAST ADDITION NO. 1, containing 25.90 acres +/- . The plat is located directly North of E. Palmer-Wasilla Highway, East of N. Seward Meridian Parkway, and directly West of E. Meridian Loop; located within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4.

**EXHIBITS**

Vicinity Map and Aerial Photos EXHIBIT A – 5 pgs  
Soils Report EXHIBIT B – 9 pgs

**AGENCY COMMENTS**

USACE EXHIBIT C – 1 pg  
ADOT EXHIBIT D – 3 pgs  
Department of Public Works EXHIBIT E – 1 pg  
MSB Fire Code EXHIBIT F – 1 pg  
Permit Center EXHIBIT G – 1 pg  
Utilities EXHIBIT H – 2 pgs

**DISCUSSION:** The proposed subdivision is creating two lots and one tract. Lot 4 is 1.00 acre and Lot 4 is 4.52 acres. Access for all proposed lots and tract is E. Meridian Loop, a Mat-Su Borough owned and maintained road. Lot 5 fronts on the Palmer Wasilla-Highway, a State of Alaska owned and maintained road.

**Soils Report:** A geotechnical report was submitted (Exhibit B), pursuant to MSB 43.20.281(A). Richard Besse PE notes that, Besse Engineering performed a soils investigation on March 14, 2025. This soils reports notes that, “Tract A, Meridian Park East and Lot 1 , Block 3 , Country Field Estates VI is currently in the platting stage . Sanitary sewer is provided on-site to each lot . Test holes were dug as per the Mat-Su Borough regulations. The soils logs for these lots are attached to this report . An SP soil, which is clean sand with gravel , is very desirable for on-site septic systems. Also, ground water was

encountered at a depth of 10 . 5' feet in test hole 2 . This subdivision site is located to the east of N. Seward Meridian Parkway and north of E . Palmer-Wasilla Highway. There are no Flood Hazard Areas and no mapped wetlands on this property. Each of the lots have at least 10,000 sq. ft . of usable building and 10,000 sq. ft . of contiguous useable septic area as per 43.20.280 of the Borough Code. A Test Bore Location Map is attached to this report. Photos of the equipment used to dig the holes, the holes that were dug and a pile of the sandy material dug out of these holes are also attached.”

**Comments:** USACE (**Exhibit C**) has no comments.

ADOT (**Exhibit D**) commented, “ DOT&PF notes that plat notes 4 and 7 are similar in intent and that only one is needed to meet DOT&PF plat note requirements regarding “No direct access to the Palmer-Wasilla Highway for all lots”. DOT&PF prefers plat note 4 over plat note 7.” And gave information about other access recommendations.

*Platting Staff notes that all applicable plat notes from the previous subdivision will carry forward and be noted on the final plat.*

Department of Public Works (**Exhibit E**) commented, “PD&E recommends a note be placed on the plat that no direct access should be allowed to the Palmer Wasilla Highway.”

MSB Fire Code (**Exhibit F**) commented, “It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future. This particular area has a history of commercial development.”

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

**Utilities:** (**Exhibit H**) GCI commented, “In review GCI has no comments or objections to the plat, attached is the signed plat for your records.”. MEA, MTA, and Enstar did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, U.S. Postmaster, South Lakes Community Council; Road Service Area #025 Bogard; Assembly District #004, MSB Community Development, Emergency Services, Assessments, Planning Division, Development Services; or MTA, Enstar, or MEA.

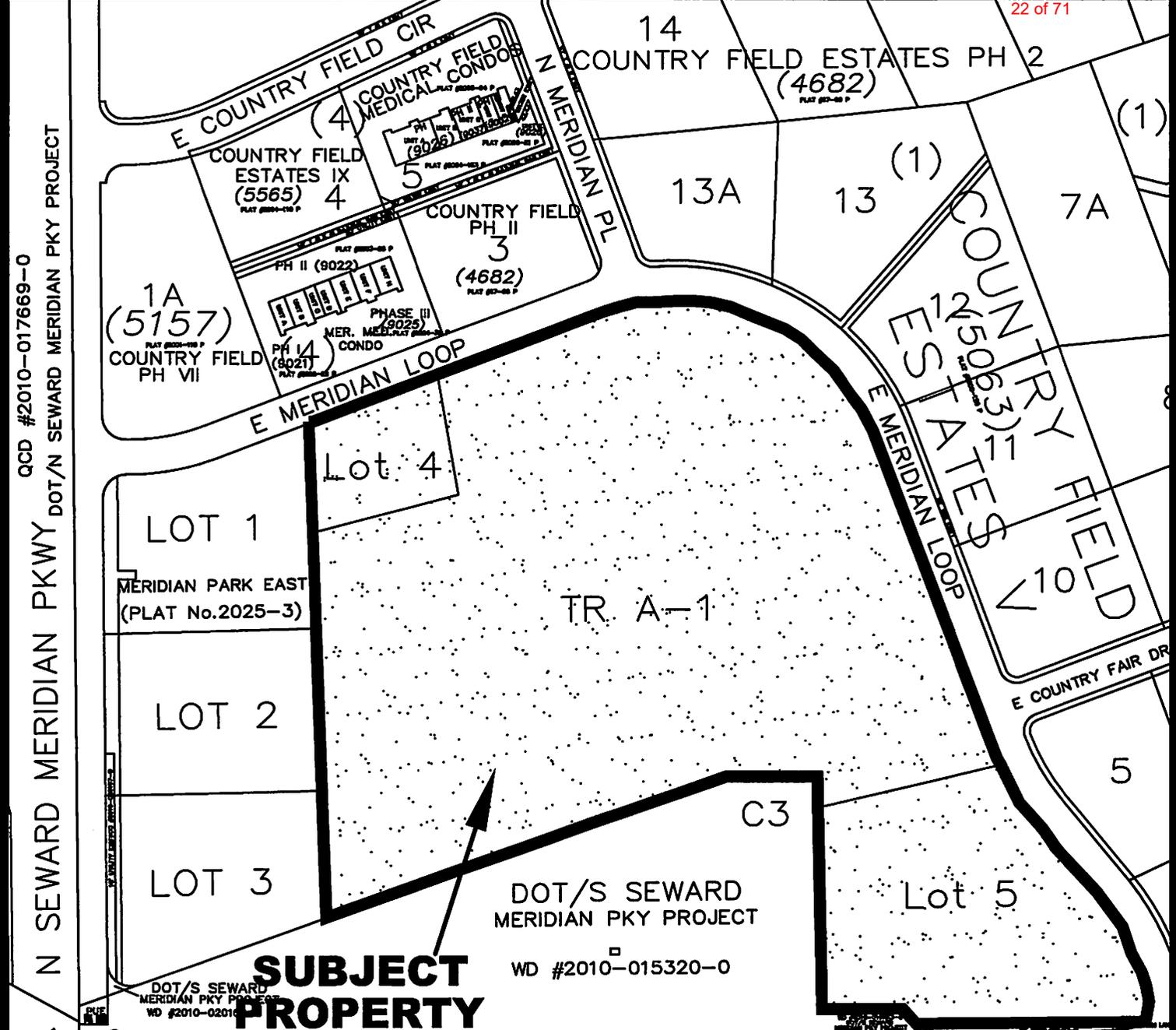
**CONCLUSION:** The abbreviated plat of Meridian Park East Addition No. 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from 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 Meridian Park East Addition No. 1 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, U.S. Postmaster, South Lakes Community Council; Road Service Area #025 Bogard; Assembly District #004, MSB Community Development, Emergency Services, Assessments, Planning Division, Development Services; or MTA, Enstar, 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 Meridian Park East Addition No. 1 , Section 06, 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



### VICINITY MAP

FOR PROPOSED MERIDIAN PARK EAST ADD No. 1  
 SUBDIVISION  
 LOCATED WITHIN  
 SECTION 06, T17N, R01E, SEWARD MERIDIAN  
 ALASKA  
 WA10 MAP



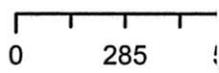
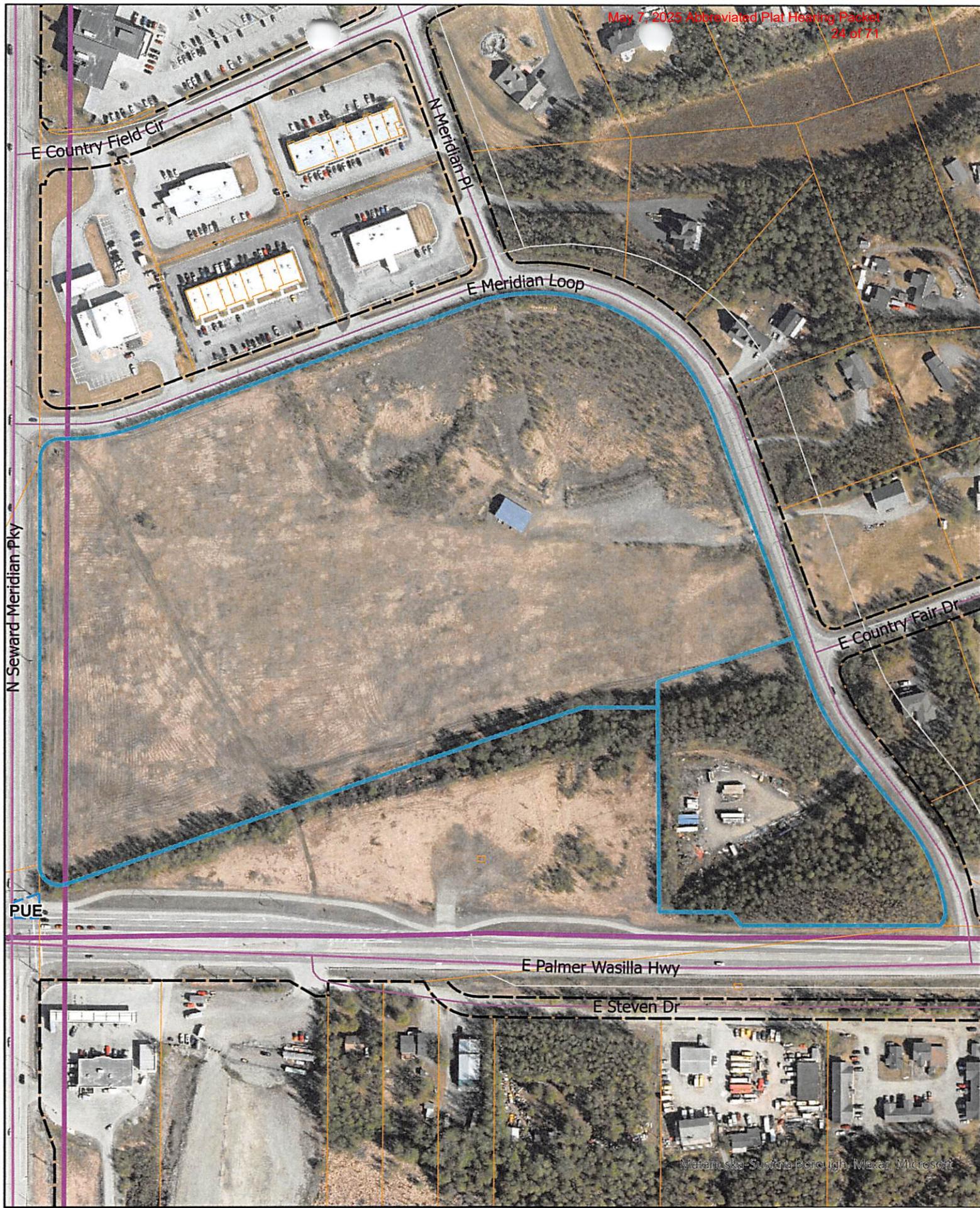


EXHIBIT A-3

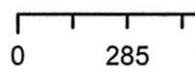
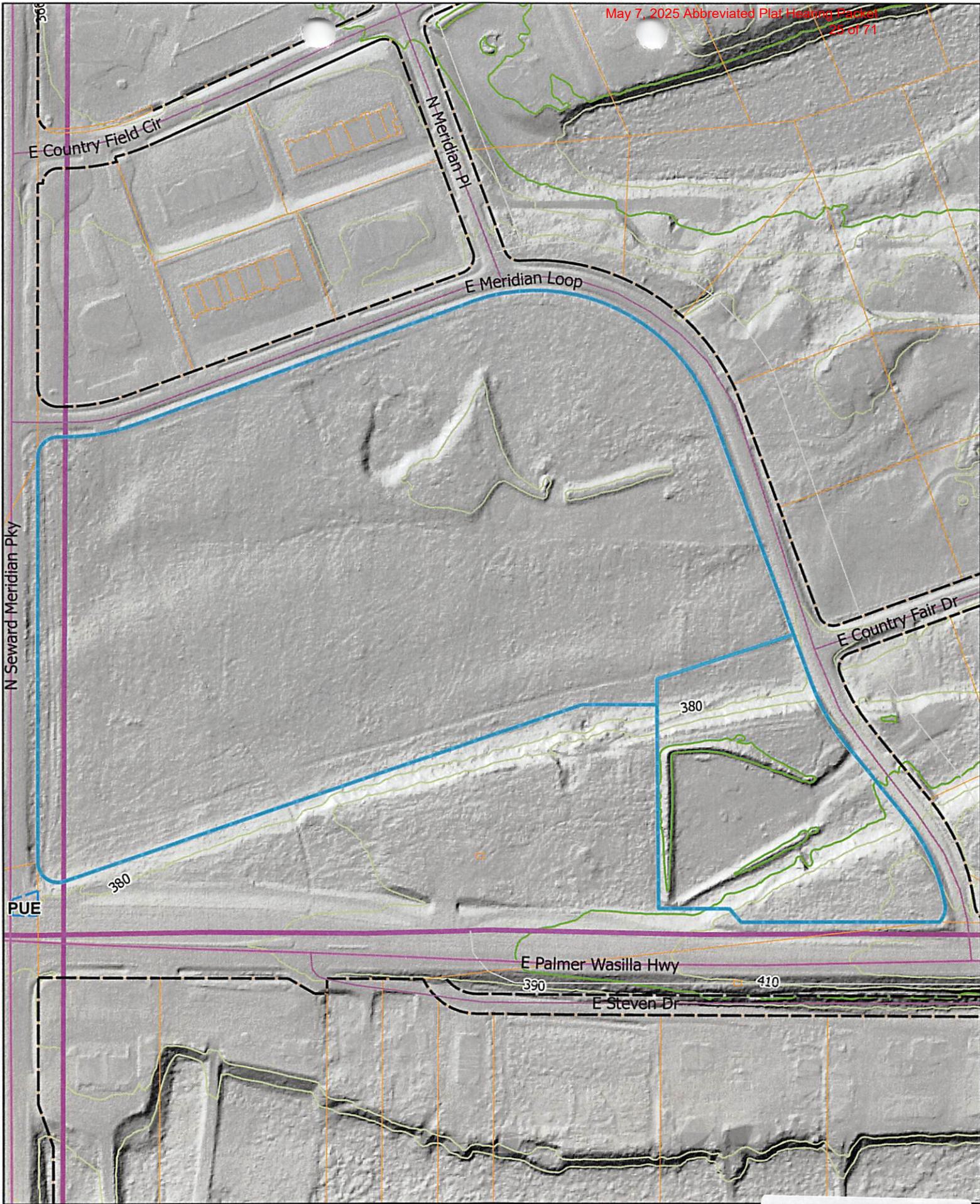
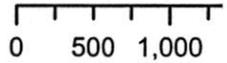
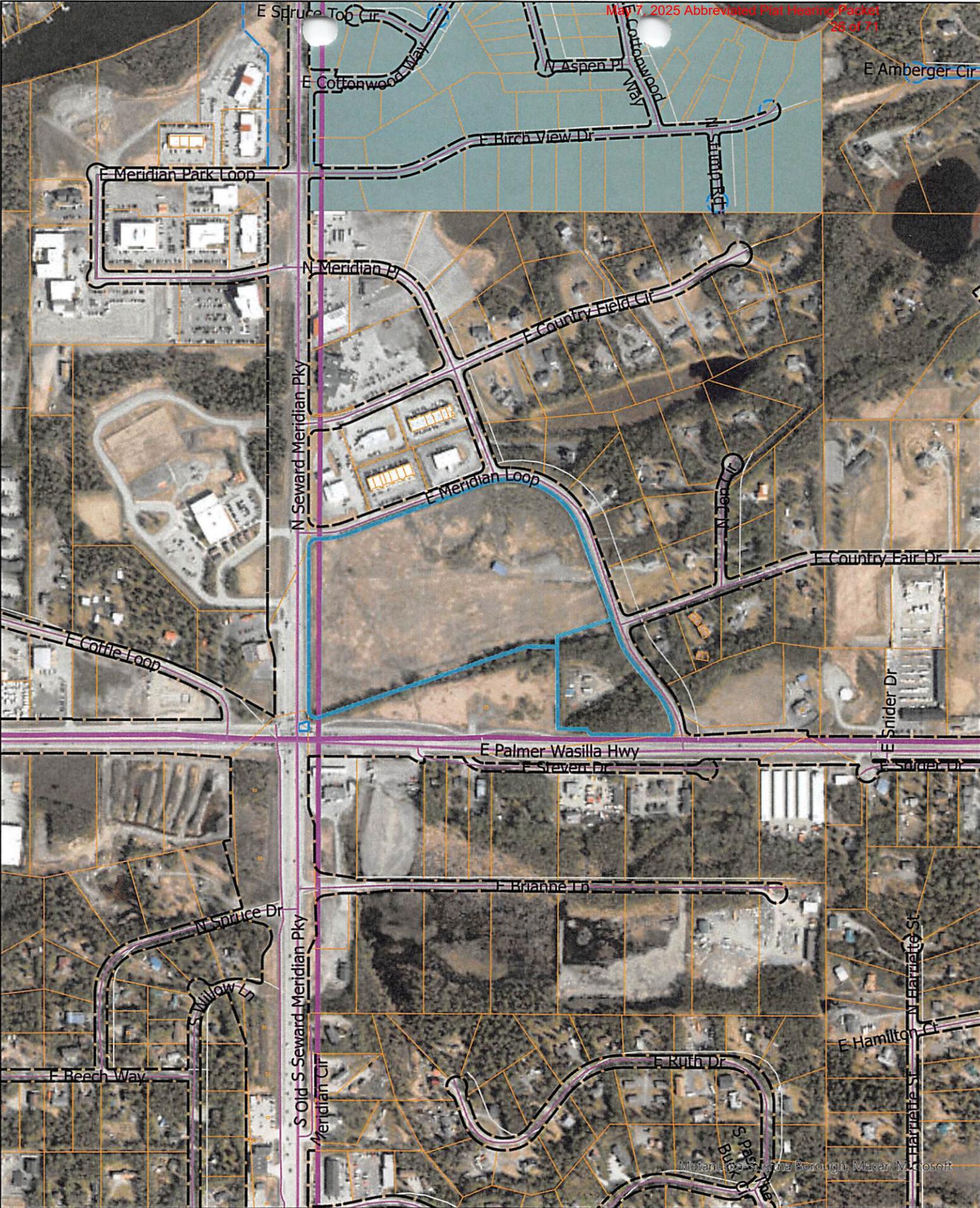


EXHIBIT A - 4

at



BESSE ENGINEERING  
1890 W. Jaime Marie Circle  
Wasilla, Alaska 99654

March 14, 2025

Tract A, Meridian Park East and Lot 1, Block 3, Country Field Estates VI is currently in the platting stage. Sanitary sewer is provided on-site to each lot. Test holes were dug as per the Mat-Su Borough regulations. The soils logs for these lots are attached to this report. An SP soil, which is clean sand with gravel, is very desirable for on-site septic systems. Also, ground water was encountered at a depth of 10.5' feet in test hole 2.

This subdivision site is located to the east of N. Seward Meridian Parkway and north of E. Palmer-Wasilla Highway. There are no Flood Hazard Ares and no mapped wetlands on this property.

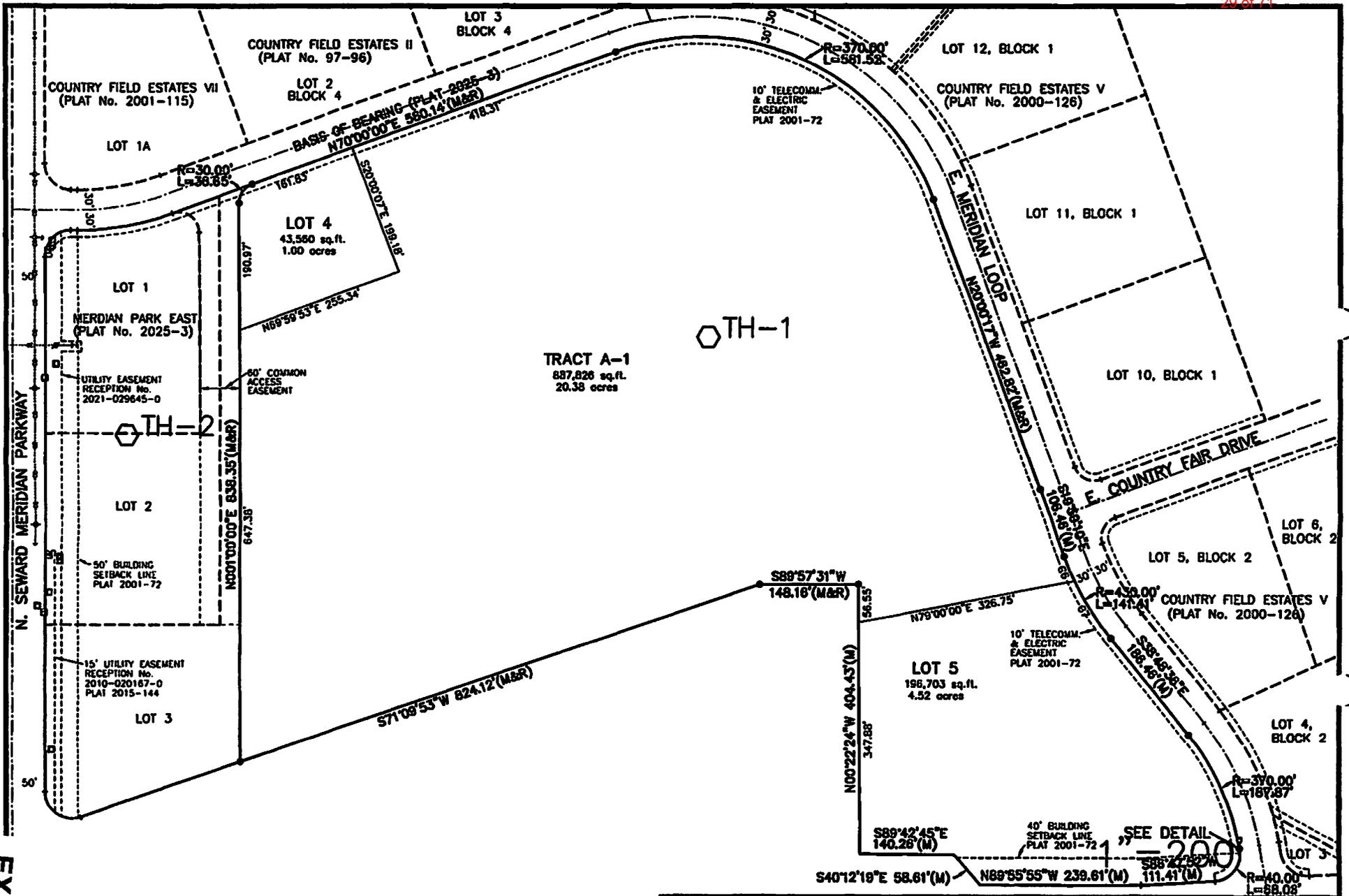
Each of the lots have at least 10,000 sq. ft. of usable building and 10,000 sq. ft. of contiguous useable septic area as per 43.20.280 of the Borough Code.

A Test Bore Location Map is attached to this report. Photos of the equipment used to dig the holes, the holes that were dug and a pile of the sandy material dug out of these holes are also attached.

RECEIVED  
MAR 18 2025  
PLATTING







March, 2025

### MERIDIAN PARK EAST, ADDITION No. 1

ESSE ENGINEERING  
 890 Jaime Marie Circle  
 Wasilla, Alaska 99654  
 907-357-4257

## TEST BORING LOCATION MAP

LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN,  
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

EXHIBIT B-3

Phone (907) 357-4257  
Fax (907) 357-9641  
Cell (907) 354-8074

# FIELD LOG



**BESSE ENGINEER**  
Civil Engineering & Surveying

1890 JAIME MARIE CIR.  
WASILLA, AK 99654

TEST PIT NO. TH-1 W.O. 322-04  
PROJECT Meridian Park East DATE 01 OCT 24 + 08 OCT 24  
CLIENT Meridian Park Medical Holdings, LLC WATER LEVEL none  
LOGGED BY M Keller EXCAVATOR Hewlett Inc  
TIME START 3:30pm FINISH 3:40 pm SLOPE \_\_\_\_\_  
EQUIPMENT Hitachi 500 ORIENTATION \_\_\_\_\_

GRAB SAMPLE	SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT)	PVC _____
			1	organics	
			2	gravel with sand SP	
			3		
			4		
			5		
			6		
			7	sand with gravel SP	
			8		
			9		
			10		
			11		
			12		
			13		
			14		
			15		
			16		
			17		
			18		
			19		
			20		

COMMENTS: \_\_\_\_\_

Phone (907) 357-4257  
Fax (907) 357-9641  
Cell (907) 354-8074

# FIELD LOG



**KESSE ENGINEERS**  
Civil Engineering & Surveying

1890 JAIMÉ MARIE CIR  
WASILLA, AK 99654

TEST PIT NO. T11-2  
PROJECT Meridian Park East  
CLIENT Meridian Park Medical Holding LLC  
LOGGED BY M Keller  
TIME START 3:50 pm FINISH 4:05 pm  
EQUIPMENT Hitachi 50M

W.C. B22-04  
DATE 01 OCT 24 + 08 OCT 24  
WATER LEVEL 10.5'  
EXCAVATOR Handie Inc  
SLOPE \_\_\_\_\_  
ORIENTATION \_\_\_\_\_

GRAB SAMPLE	SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT)	
					PVC _____
			1	organics	
			2		
			3	gravel with sand SP	
			4		
			5		
			6		
			7		
			8		
			9	sand with gravel	
			10		
			11		
			12		
			13		
			14		
			15		
			16		
			17		
			18		
			19		
			20		

COMMENTS:





EXHIBIT B-7

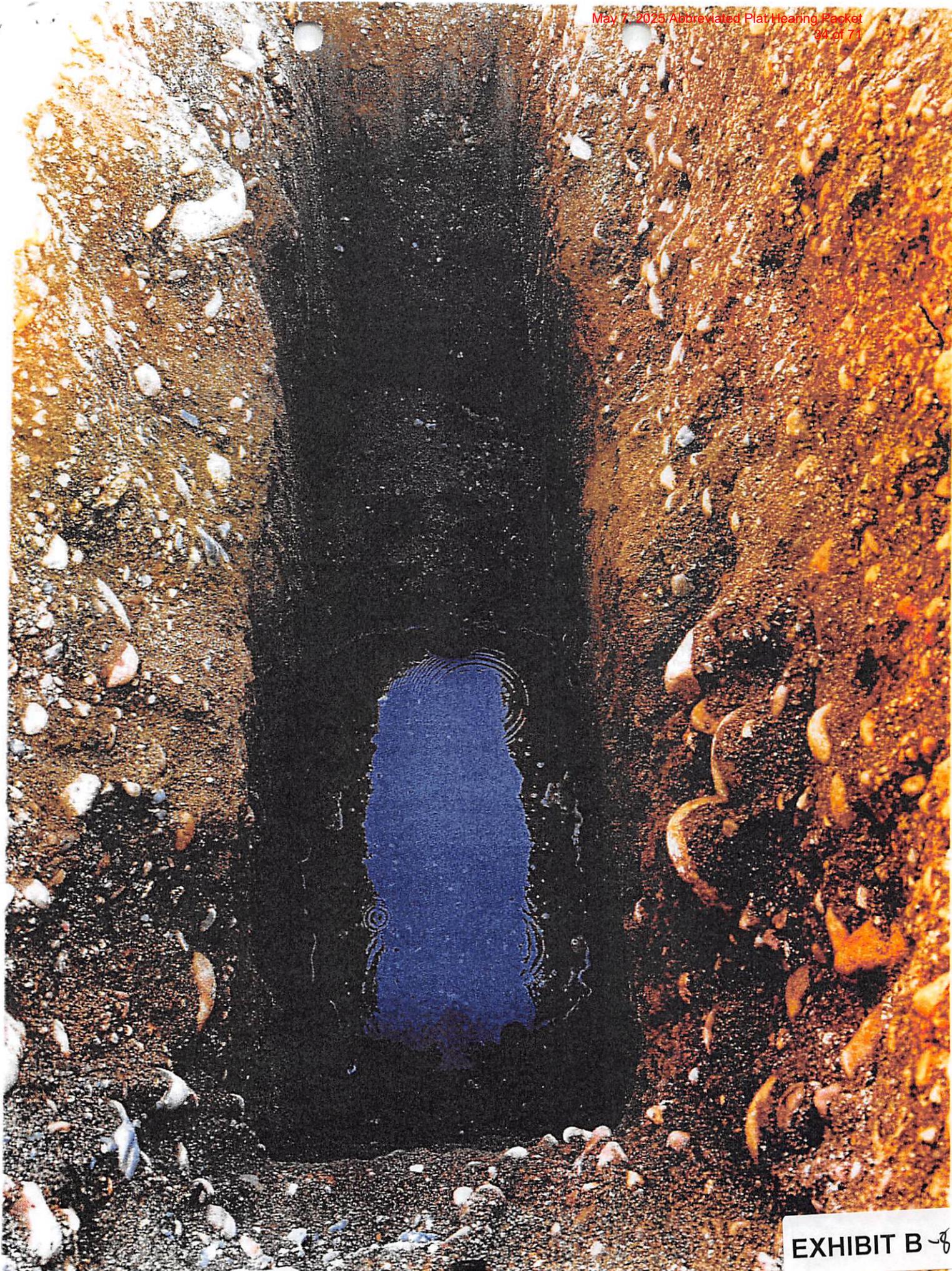


EXHIBIT B - 8

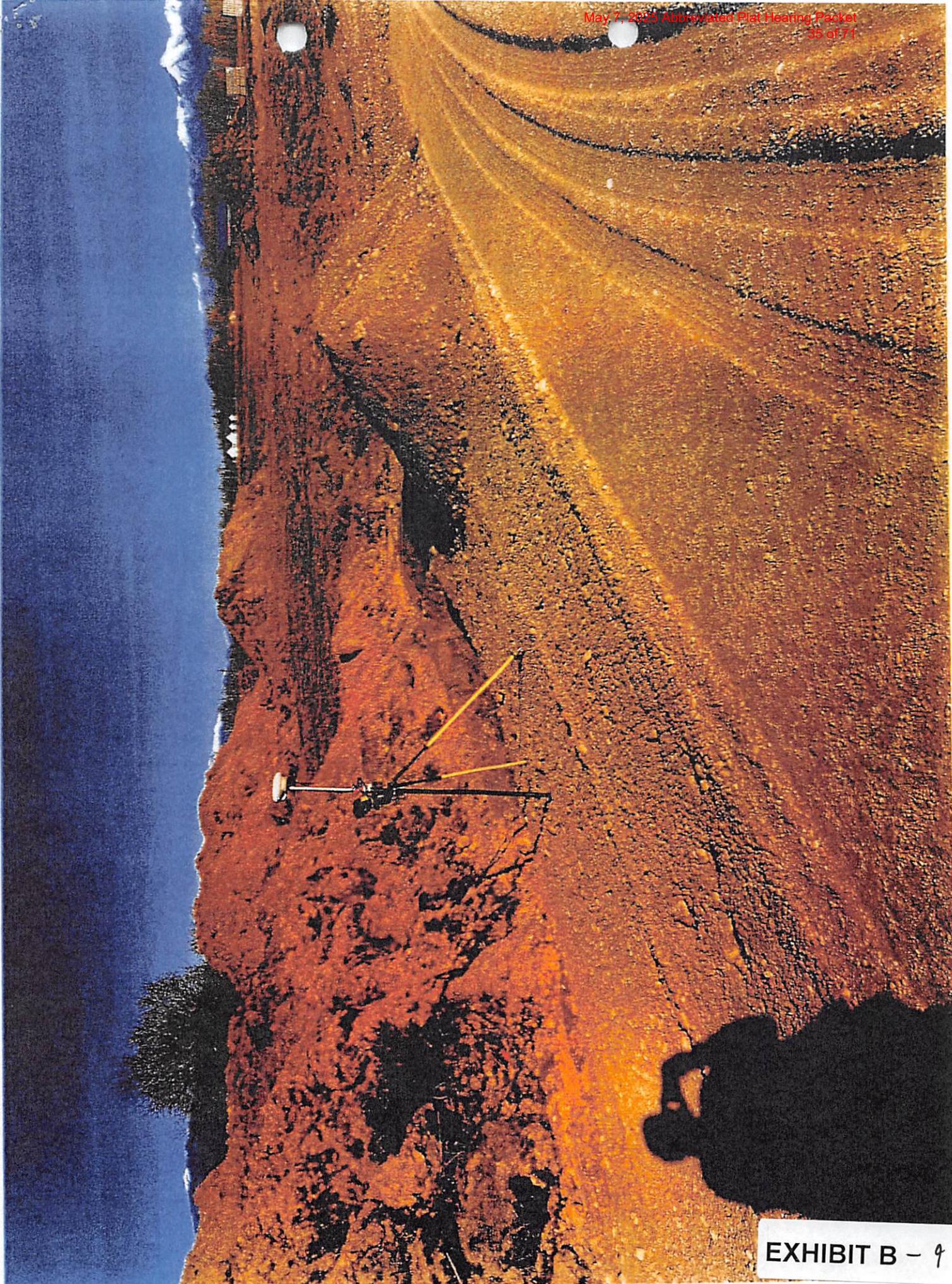


EXHIBIT B - 9

## Wyatt Anderson

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Friday, April 11, 2025 6:25 AM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Meridian Pk Add 1

[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 RFC Meridian Pk Add 1 packet.

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)



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 21, 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:

- **Meridian Park East Addition No. 1; WA 10 Nugent; Plat 2025-3 & Plat 2001-72 (Palmer-Wasilla Highway)**
  - DOT&PF notes that plat notes 4 and 7 are similar in intent and that only one is needed to meet DOT&PF plat note requirements regarding "No direct access to the Palmer-Wasilla Highway for all lots". DOT&PF prefers plat note 4 over plat note 7.
  - Recommend Lot 4 access through common access easement adjacent to Lots 1, 2 and 3.
  - Any future acquisition of connecting or adjacent parcels south of Tract A-1, Lot 3, and Lot 5 will also have a plat note requiring no direct access to the Palmer-Wasilla Highway and will require access through Meridian Loop and the common access easements in adjacent parcels.
  - Please be advised that the Seward Meridian Ph II project is ongoing with an expected completion date of August 31, 2026. Please contact project manager Ericka Moore at [ericka.moore@alaska.gov](mailto:ericka.moore@alaska.gov) or 907-269-0450 with further questions.
  
- **PA 14 Marble (Old Glenn Highway)**
  - No objection to lot division.
  - No change to current access for Lot 2. Future access for Lot 2 may be required to be through Barwood Avenue only.
  - Platting actions invalidate existing access permits. Reapply for permit for access to the Old Glenn Highway. 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.

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

- **Ermine Lake Tract C; CV 13 Klaes; US Survey 5519 (Parks Highway MP 156)**
  - Access to the Parks Highway requires technical review and must go through the DOT&PF permitting process. DOT&PF requires this review before access locations can be determined. This may require recording an additional access easement after the plat has been finalized based on the technical review of access and where access ends up being permitted. Please reach out to DOT&PF Right of Way at 1-800-770-5263 to initiate this review process and discussion.
  - Anything in the highway Right of Way is an encroachment and could halt or affect other permitting activities related to property.
  - Platting actions invalidate existing access permits. Reapply for access permit to the Parks Highway. 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.
  
- **WA 07 Sumner; Jewel Acres; Plat 73-97 (Bogard Road)**
  - No objection to lot division.
  - Plat note noting "No direct access to Bogard Road" as shown in plat note 7 is required.
  - DOT&PF agrees with common access agreement giving access to all lots through Greentree Street.
  - Please be advised that this plat is within the boundary of active DOT&PF projects: the [Bogard Road Pavement Preservation project](#) and the Bogard Road Safety & Capacity Improvements project. Additionally, this project is near to the [Bogard/Engstrom Roundabout](#) project currently estimated for construction in 2026. For more information contact Project Manager Chris Bentz at 907-269-0652 or [chris.bentz@alaska.gov](mailto:chris.bentz@alaska.gov).
  - Please be advised that the Mat-Su Borough has a [Bogard/Seldon Road Corridor Access Management Plan \(CAMP\)](#) that is currently in review.

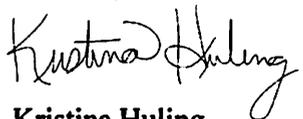
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

## Wyatt Anderson

---

**From:** Pre-Design & Engineering  
**Sent:** Tuesday, April 15, 2025 4:25 PM  
**To:** Wyatt Anderson  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms  
**Subject:** RE: RFC Meridian Pk Add 1

Wyatt,

PD&E recommends a note be placed on the plat that no direct access should be allowed to the Palmer Wasilla Highway.

PD&E

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Monday, April 7, 2025 12:40 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hessmer@mtaonline.net; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; mearow@mea.coop; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; ospdesign@gci.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; kristina.huling@alaska.gov; david.post@alaska.gov; bob.keiner@alaska.gov  
**Subject:** RFC Meridian Pk Add 1

Hello,

Attached is the RFC packet for Meridian Park East Addition 1 Subdivision. Please ensure that all comments are submitted by April 18th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Meridian Pk Add 1](#)

Respectfully,

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

## Wyatt Anderson

---

**From:** Jeffrey Anderson  
**Sent:** Monday, April 7, 2025 1:17 PM  
**To:** Platting  
**Subject:** RE: RFC Meridian Pk Add 1

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future. This particular area has a history or commercial development.



### JEFF ANDERSON

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

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>

**Sent:** Monday, April 7, 2025 12:40 PM

**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hessmer@mtaonline.net; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; mearow@mea.coop; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; ospdesign@gci.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; kristina.huling@alaska.gov; david.post@alaska.gov; bob.keiner@alaska.gov

**Subject:** RFC Meridian Pk Add 1

Hello,

Attached is the RFC packet for Meridian Park East Addition 1 Subdivision. Please ensure that all comments are submitted by April 18th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Meridian Pk Add 1](#)

Respectfully,

## Wyatt Anderson

---

**From:** Permit Center  
**Sent:** Monday, April 7, 2025 2:24 PM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Meridian Pk Add 1

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:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Monday, April 7, 2025 12:40 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hessmer@mtaonline.net; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; mearow@mea.coop; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; ospdesign@gci.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; kristina.huling@alaska.gov; david.post@alaska.gov; bob.keiner@alaska.gov  
**Subject:** RFC Meridian Pk Add 1

Hello,

Attached is the RFC packet for Meridian Park East Addition 1 Subdivision. Please ensure that all comments are submitted by April 18th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Meridian Pk Add 1](#)

Respectfully,

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

## Wyatt Anderson

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, April 18, 2025 4:51 PM  
**To:** Wyatt Anderson  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Meridian Pk Add 1  
**Attachments:** Agenda Plat (24).pdf

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

Wyatt,

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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Monday, April 7, 2025 12:40 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hessmer@mtaonline.net; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; mearow@mea.coop; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; kristina.huling@alaska.gov; david.post@alaska.gov; bob.keiner@alaska.gov  
**Subject:** RFC Meridian Pk Add 1

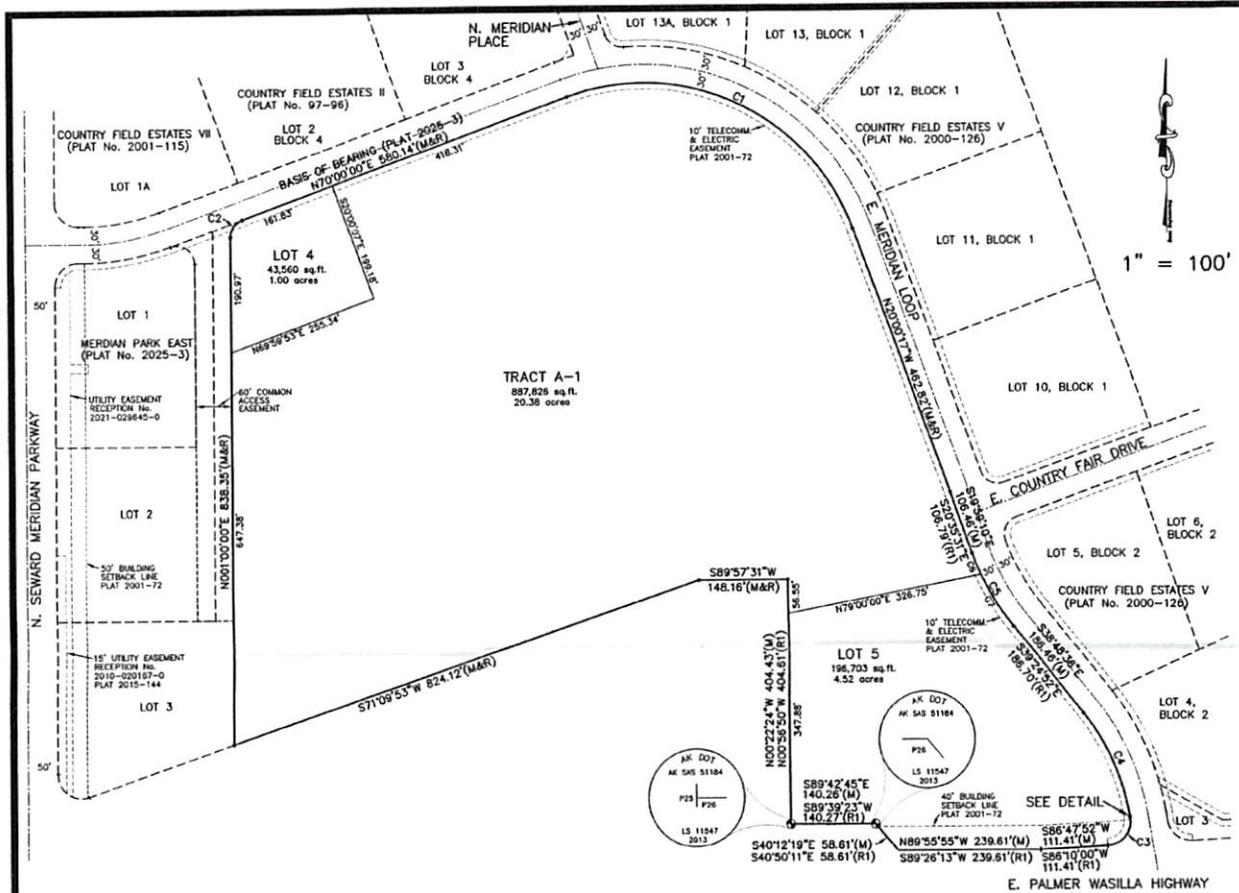
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

Attached is the RFC packet for Meridian Park East Addition 1 Subdivision. Please ensure that all comments are submitted by April 18th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Meridian Pk Add 1](#)

Respectfully,



**CERTIFICATE OF OWNERSHIP**

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, and grant of easements to the use shown.

**OWNER**  
Meridian Park Medical Holding LLC  
4237 E. Meridian Loop  
Wasilla, Alaska 99654

By: Todd Nugent Title: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

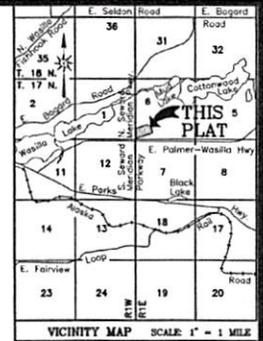
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ day of \_\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared \_\_\_\_\_

known to me and to me known to be the individual, named in and who executed the foregoing instrument and acknowledged to me that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ 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 Alaska.

My commission expires: \_\_\_\_\_



**LEGEND**

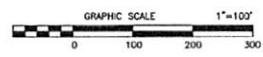
- FOUND 2" ALUMINUM MONUMENT FLUSH WITH GROUND, AS DESCRIBED
- FOUND 5/8" REBAR
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION FROM PLAT OF MERIDIAN PARK EAST (PLAT 2022-3)
- (R1) RECORD INFORMATION FROM WARRANTY DEED NO. 2010-016523-G, PALMER RECORDING DISTRICT.
- (R2) RECORD INFORMATION FROM PLAT OF COUNTRY FIELD VI (PLAT 2001-72)
- TYPICAL MARKING ON 1" PLASTIC CAP ON PROPERTY CORNERS

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(M&R)	681.52	370.00	370.33	523.49	N64°59'21"W	90°03'03"
C2(M&R)	36.65	30.00	21.01	34.41	S35°00'00"W	70°00'00"
C3(M)	66.06	40.00	45.80	60.14	N38°21'55"W	97°29'09"
C4(S)	67.36	40.00	N/A	59.68	N38°30'45"E	98°29'51"
C4(M)	187.87	370.00	66.01	185.86	N24°18'22"W	29°05'34"
C4(R)	187.85	370.00	N/A	185.84	N24°18'41"W	29°05'21"
C5(M)	141.41	430.00	71.35	140.77	N29°34'41"W	18°50'33"
C5(R)	141.28	430.00	N/A	140.63	N29°34'41"W	18°49'21"
C6	39.46	430.00	19.74	39.44	S22°47'00"W	5°15'29"
C7	101.95	430.00	51.22	101.71	S32°12'25"E	13°35'08"

**SURVEYOR'S CERTIFICATE**

I, Richard L. Besse, No. 4094-S, 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 measurements shown on the plat have been set, and that all dimensional and other details are true and correct to the best of my knowledge.



Agenda Copy

**NOTES**

1. ALL LINES ARE NON-TOTAL, EXCEPT WHERE NOTED OTHERWISE.
  2. 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.
  3. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH A 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 THESE SYSTEMS.
  4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO PALMER WASILLA HIGHWAY.
  5. 5/8" x 3/8" REBAR WITH PLASTIC SELF CENTERING SURVEY CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND ANGLE POINTS.
  6. ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES V, (PLAT 2001-72) PALMER RECORDING DISTRICT.
  7. NO DIRECT ACCESS SHALL BE GRANTED TO THE E. PALMER-WASILLA HIGHWAY FOR ANY LOT UNLESS AUTHORIZED BY THE PERMITTING AUTHORITY.
  8. NO DIRECT ACCESS SHALL BE GRANTED TO THE N. SEWARD MERIDIAN PARKWAY FOR ANY LOT UNLESS AUTHORIZED BY THE PERMITTING AUTHORITY.
- THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY:
- RECORDED: OCTOBER 24, 1997 AT BOOK 819 PAGE 475.
  - AUCTIONED BY INSTRUMENT: APRIL 14, 1998 AT BOOK 843 PAGE 346.
  - AUCTIONED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 188.
  - AUCTIONED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 188.
  - AUCTIONED BY INSTRUMENT: FEBRUARY 20, 2002 AT RECEPTION NO. 2002-003290-G.
  - RIGHT OF WAY ENTRY RECORDED AUGUST 18, 2010 AT RECEPTION NO. 2010-018146-0.
  - THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY: RECORDED: OCTOBER 30, 2024 AT RECEPTION NO. 2024-019379-0.
  - THE FOLLOWING BLANKET EASEMENT GRANTED TO WADSWORTH ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY: RECORDED: DECEMBER 11, 2024 AT RECEPTION NO. 2024-024311-0.

**CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR**

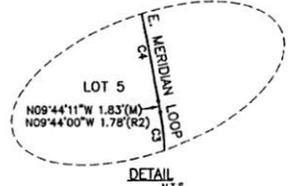
I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. \_\_\_\_\_ dated \_\_\_\_\_ and that the plat shown hereon has 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.

Date: \_\_\_\_\_  
\_\_\_\_\_  
Attest:  
Planning & Land Use Director      Noting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through \_\_\_\_\_ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official: \_\_\_\_\_ Date: \_\_\_\_\_  
Matanuska-Susitna Borough



APPROVED AS: SHOWN  CORRECTED   
SIGN: Mirya Armesio DATE: 04/18/2025  
GCI ENGINEERING & DESIGN

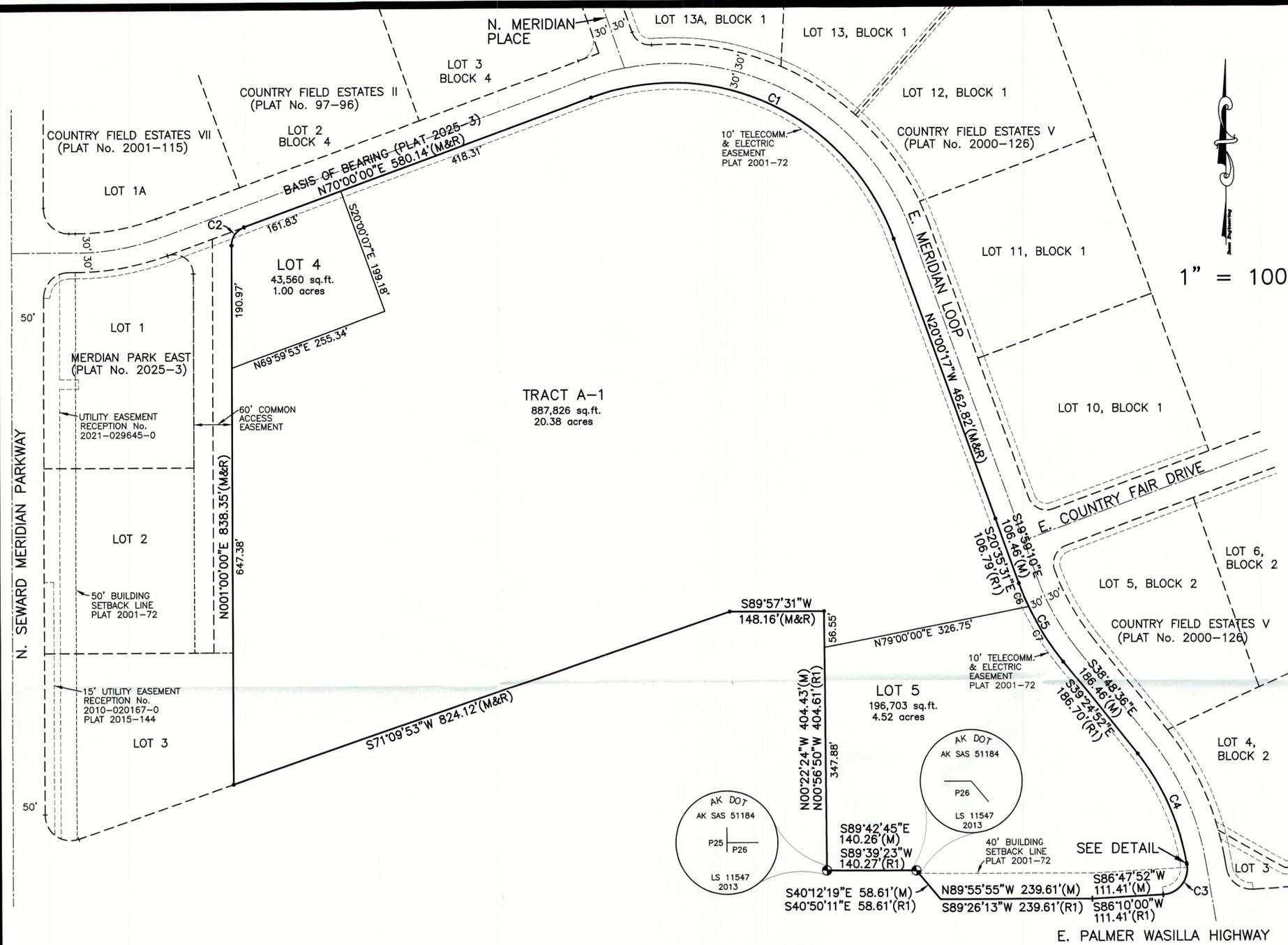
PLAT OF  
**MERIDIAN PARK EAST ADDITION No. 1**

A REPLAT OF TRACT A, MERIDIAN PARK EAST (PLAT 2025-3), AND LOT 1, BLOCK 3, COUNTRY FIELD ESTATES VI (PLAT 2001-72) EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY DEED RECORDED AUGUST 23, 2010 AS RECEPTION NO. 2010-016523-0. LOCATED WITHIN SECTION 6, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA. Containing 25.90 acres more or less.

**Besse Engineering**  
1900 W. Johnnie Marie Circle  
Wasilla, Alaska 99654  
907-357-4257

Field Book: B22-04 Scale: 1" = 100' Date: 24FEB25 DWG: MeridianParkEast2205  
Drawn: MJK R.D. No. B22-04 Sheet: 1 of 1

EXHIBIT H-2



**CERTIFICATE OF OWNERSHIP**

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, and grant all easements to the use shown.

**OWNER**

Meridian Park Medical Holding LLC  
4237 E. Meridian Loop  
Wasilla, Alaska 99654

By: Todd Nugent Title: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 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 named in and who executed the foregoing instrument and acknowledged to me that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ voluntary act and deed for the uses and purposes therein mentioned.

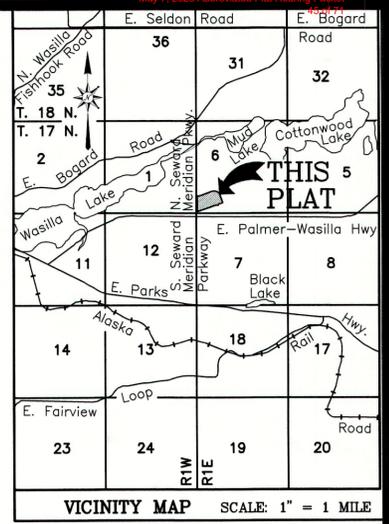
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.

My commission expires: \_\_\_\_\_

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(M&R)	581.52	370.00	370.33	523.49	N64°59'21"W	90°03'03"
C2(M&R)	36.65	30.00	21.01	34.41	S35°00'00"W	70°00'00"
C3(M)	68.06	40.00	45.60	60.14	N38°21'55"W	97°29'09"
C3(R2)	67.36	40.00	N/A	59.68	N38°30'45"E	96°29'31"
C4(M)	187.87	370.00	96.01	185.86	N24°16'22"W	29°05'34"
C4(R2)	187.85	370.00	N/A	185.84	N24°16'41"W	29°05'21"
C5(M)	141.41	430.00	71.35	140.77	N29°34'41"W	18°50'33"
C5(R2)	141.28	430.00	N/A	140.63	N29°24'41"W	18°49'21"
C6	39.46	430.00	19.74	39.44	S22°47'09"E	5°15'27"
C7	101.95	430.00	51.22	101.71	S32°12'25"E	13°35'06"



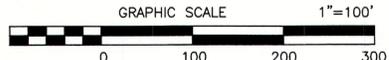
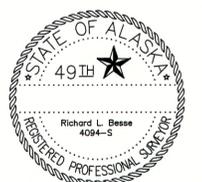
VICINITY MAP SCALE: 1" = 1 MILE

**LEGEND**

- FOUND 2" ALUMINUM MONUMENT FLUSH WITH GROUND, AS DESCRIBED
- FOUND 5/8" REBAR
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION FROM PLAT OF MERIDIAN PARK EAST (PLAT 2025-3)
- (R1) RECORD INFORMATION FROM WARRANTY DEED No. 2010-016523-0, PALMER RECORDING DISTRICT.
- (R2) RECORD INFORMATION FROM PLAT OF COUNTRY FIELD VI (PLAT 2001-72)
- BESSE ENG 4094-S TYPICAL MARKING ON 1" PLASTIC CAP ON PROPERTY CORNERS

**SURVEYOR'S CERTIFICATE**

I, Richard L. Besse, No. 4094-S, 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 have been set, and that all dimensional and other details are true and correct to the best of my knowledge.



- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
  - 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.
  - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH A 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 THESE SYSTEMS.
  - NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO PALMER WASILLA HIGHWAY.
  - 5/8" X 30" REBAR WITH PLASTIC SELF IDENTIFYING SURVEY CAP SET AT ALL LOT CORNERS, PC'S, PT'S AND ANGLE POINTS.
  - ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES VI, (PLAT 2001-72) PALMER RECORDING DISTRICT.
  - NO DIRECT ACCESS SHALL BE GRANTED TO THE E. PALMER-WASILLA HIGHWAY FOR ANY LOT UNLESS AUTHORIZED BY THE PERMITTING AUTHORITY.
  - NO DIRECT ACCESS SHALL BE GRANTED TO THE N. SEWARD MERIDIAN PARKWAY FOR ANY LOT UNLESS AUTHORIZED BY THE PERMITTING AUTHORITY.
  - THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY:  
RECORDED: OCTOBER 24, 1997 AT BOOK 919 PAGE 470;  
AMENDED BY INSTRUMENT: APRIL 14, 1998 AT BOOK 943 PAGE 346;  
AMENDED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 198;  
AMENDED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 198;  
AMENDED BY INSTRUMENT: FEBRUARY 20, 2002 AT RECEPTION No. 2002-003290-0.
  - RIGHT OF WAY ENTRY RECORDED AUGUST 18, 2010 AT RECEPTION No. 2010-016146-0.
  - THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY:  
RECORDED: OCTOBER 30, 2024 AT RECEPTION No. 2024-019579-0.
  - THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY:  
RECORDED: DECEMBER 11, 2024 AT RECEPTION No. 2024-022451-0.

**CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR**

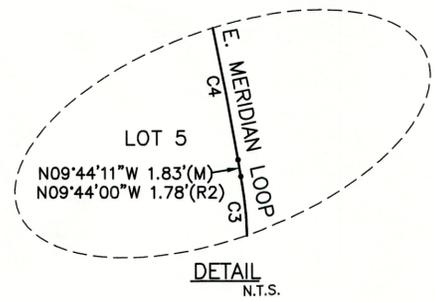
I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, and that the plat shown hereon has 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.

Date: \_\_\_\_\_  
Attest: \_\_\_\_\_  
Planning & Land Use Director                      Platting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through \_\_\_\_\_ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official                      Date  
Matanuska-Susitna Borough



Agenda Copy

RECEIVED  
MAR 14 2025  
PLATTING

PLAT OF  
**MERIDIAN PARK EAST ADDITION No. 1**  
A REPLAT OF TRACT A, MERIDIAN PARK EAST (PLAT 2025-3), AND LOT 1, BLOCK 3, COUNTRY FIELD ESTATES VI (PLAT 2001-72) EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY DEED RECORDED AUGUST 23, 2010 AS RECEPTION No. 2010-016523-0.  
LOCATED WITHIN SECTION 6, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA  
Containing 25.90 acres more or less

**BESSE ENGINEERING**  
1890 W. Jaime Marie Circle  
Wasilla, Alaska 99654  
907-357-4257

Field Book: B22-04	Scale: 1" = 100'	Date: 24FEB25	Dwg. MeridianParkEast2025
MSB#	Drawn: MLK	W.O. No. B22-04	Sheet 1 of 1



C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 7, 2025

ABBREVIATED PLAT: TRIPLE B COMMERCIAL TRACTS 2025  
LEGAL DESCRIPTION: SEC 11, T17N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: ROCK, LLC.  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
ACRES: 4.0 ± PARCELS: 4  
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-048

---

**REQUEST:** The request is to create four lots from Lot 1, Block 2, and Lot 3, Block 1, Triple B Commercial Tracts, Plat No. 2021-22 to be known as **TRIPLE B COMMERCIAL TRACTS 2025**, containing 4.0 acres +/- . The property is located west of W. Museum Place, east of S. Vine Road, and south of W. Parks Highway (Tax ID # 8107B02L001 & 8107B01L003); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 10 pgs

**AGENCY COMMENTS**

MSB DPW Pre-Design and Engineering Division  
MSB Permit Center  
Utilities

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

**DISCUSSION:** The proposed subdivision is creating four lots approximately one acre in size. Access for all proposed lots is from S. Triple B. Street, a Borough maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review was performed at the request of the project owner Rock, LLC. The soils evaluation included review of 6 existing testholes and a well log, review of the provided topography information & aerial imagery, and other observations at the site. A map showing testhole locations and topography is attached for details.

The project site forms two near squares positioned on either side of S. Triple B Street, slightly offset from each other. Terrain over the project site is relatively level with no significant low or steep areas of note. Grade slopes gently to the west or southwest. The total elevation differential indicated from the provided topographical map is approximately 4’.

Groundwater was not encountered on the project in any of the 6 logged testholes which were typically dug to 14' or beyond, and the well log did not record wet conditions until 45'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

**Comments:**

MSB DPW Pre-Design and Engineering Division (**Exhibit C**) notes that the submitted soils report does not provide enough information to verify the useable area on Lot 1A and Lot 1B. Per 43.20.281(A)(1)(b), test holes must be within the subdivision, therefore TH-B4, TH-PSE and TH-3 cannot be used to verify useable septic area. Update the soils report with test hole information from Lot 1 (**Recommendation #4**).

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.

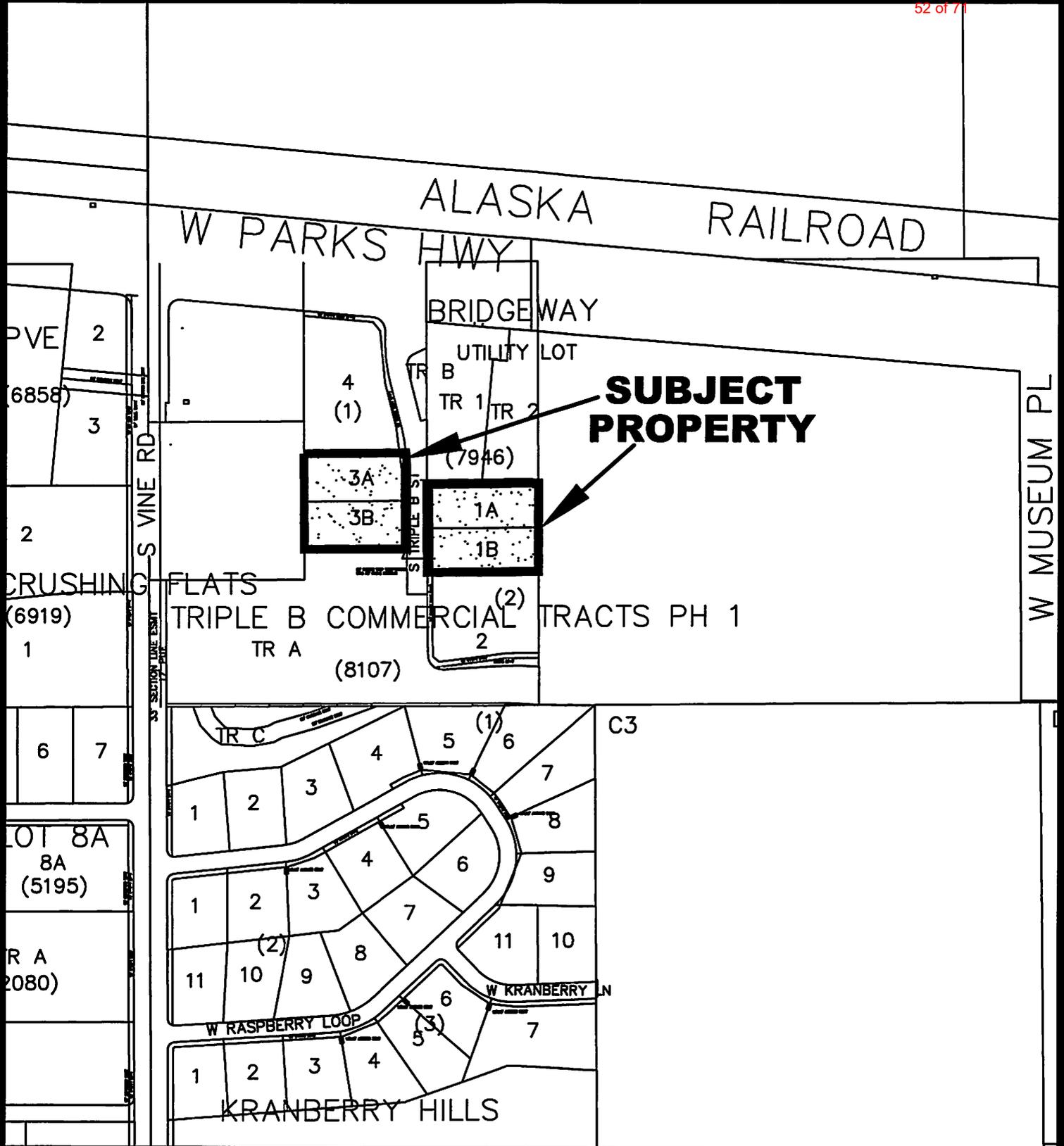
**CONCLUSION:** The abbreviated plat of Triple B Commercial Tracts 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the 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 Triple B Commercial Tracts 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; 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 Triple B Commercial Tracts 2025, Section 11, Township 17 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. Submit an updated soils report with at least one testhole located on proposed Lot 1A or Lot 1B certifying that usable areas exist pursuant to MSB 43.20.281 Area.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to the Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

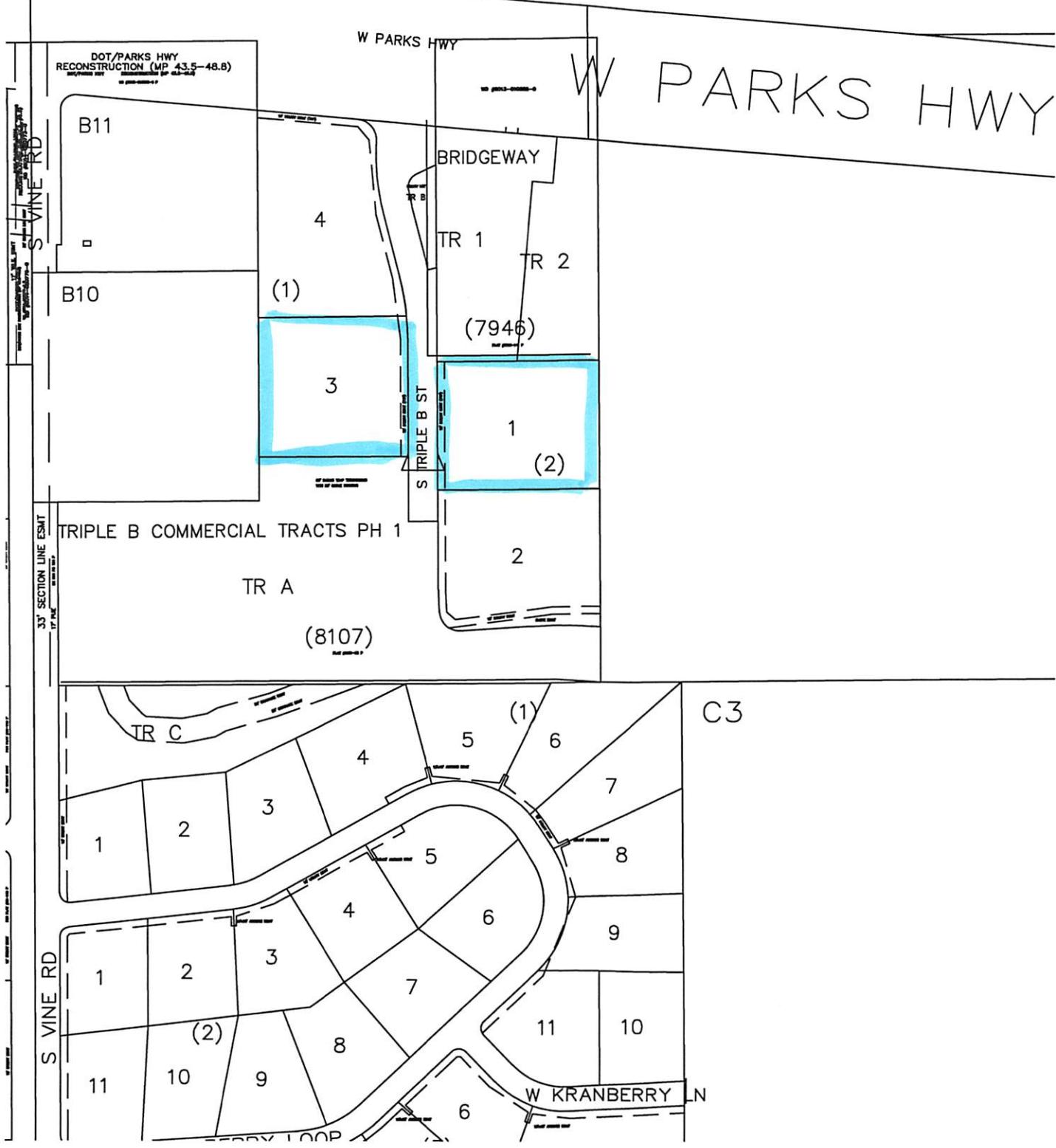


### VICINITY MAP

FOR PROPOSED TRIPLE B COMMERCIAL TRACTS  
 2025 SUBDIVISION  
 LOCATED WITHIN  
 SECTION 11, T17N, R02W, SEWARD MERIDIAN  
 ALASKA  
 HO 09 MAP

**EXHIBIT A**

# ALASKA RAILROAD





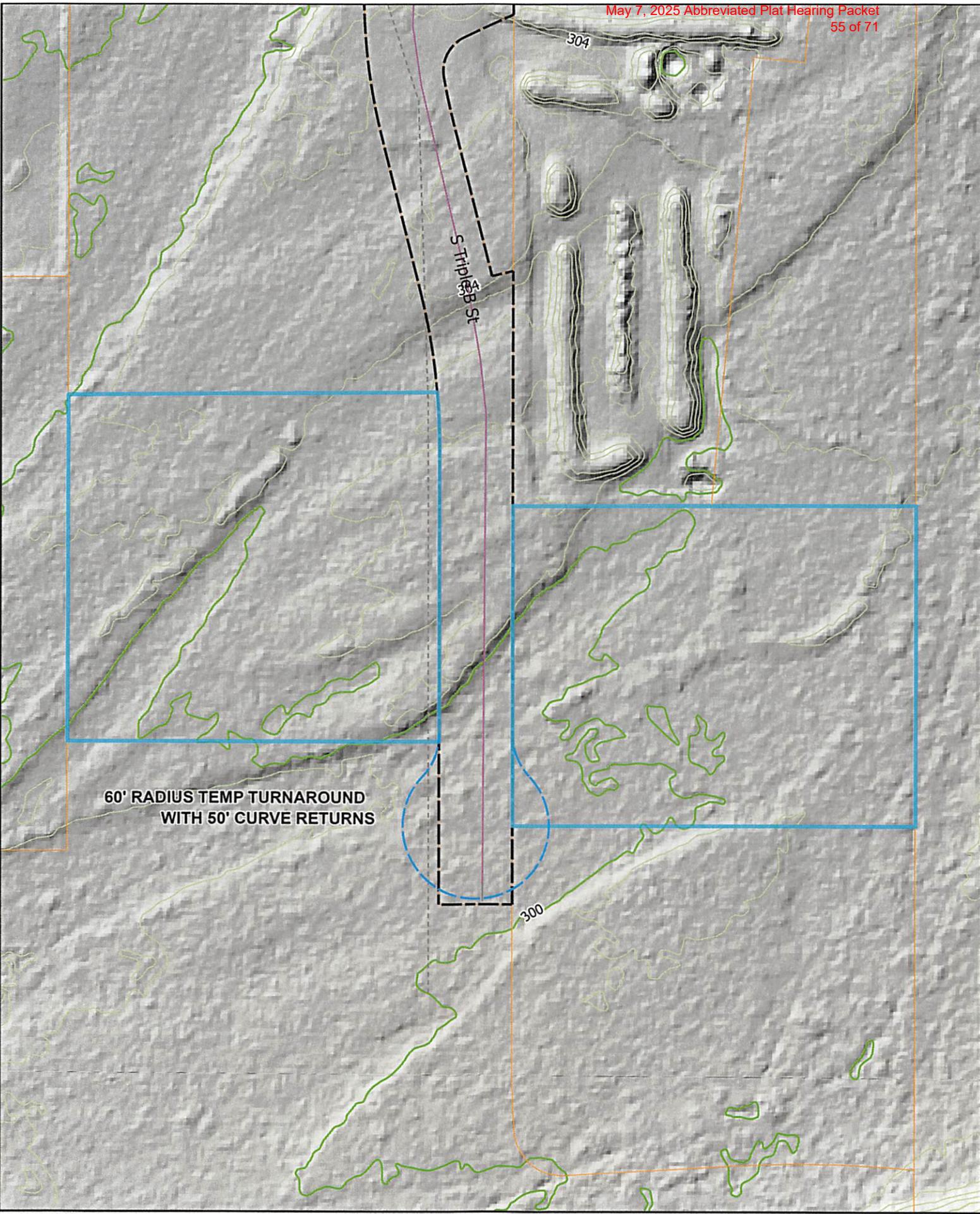
S Triple B St

60° RADIUS TEMP TURNAROUND  
WITH 50° CURVE RETURNS

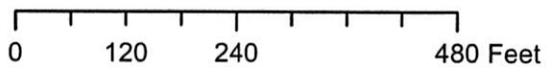
Matanuska-Susitna Borough, Microsoft

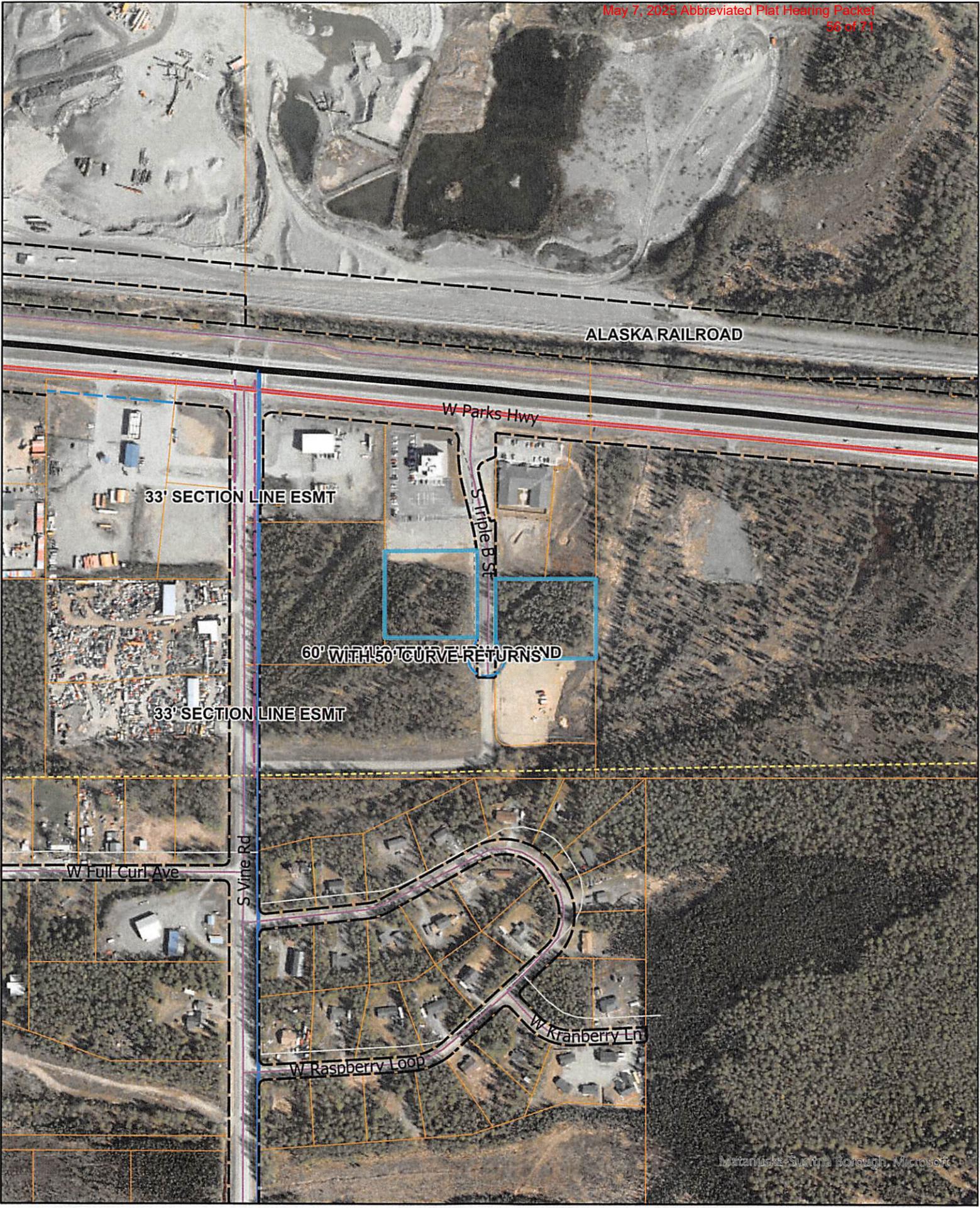


0 120 240 480 Feet



**60' RADIUS TEMP TURNAROUND  
WITH 50' CURVE RETURNS**





ALASKA RAILROAD

W Parks Hwy

33' SECTION LINE ESMT

S Triple B St

60' WITH 150' CURVE RETURNS

33' SECTION LINE ESMT

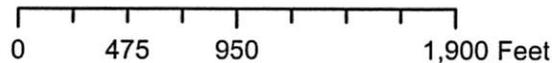
W Full Curl Ave

S Vine Rd

W Cranberry Ln

W Raspberry Loop

Mitaniuska, Suatna Borough, Microsoft





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 20, 2025

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

RECEIVED  
MAR 24 2025  
PLATTING

Re: *Triple B 2025*; Useable Areas, Roads and Drainage  
HE #19117

Dear Mr. Wagner:

At the request of project owner Rock, LLC, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from 2 existing parcels with a total area of approximately 4 acres. Our soils evaluation included review of 6 existing testholes and a well log, review of the provided topography information & aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms two near squares positioned on either side of S. Triple B Street, slightly offset from each other. Terrain over the project site is relatively level with no significant low or steep areas of note. Grade slopes gently to the west or southwest. The total elevation differential indicated from the provided topographical map is approximately 4'.

Soils & Vegetation. The majority of the lots remain relatively undisturbed with the exception of an older cleared area in the northernmost portion west half of the project. Minor additional clearing was undertaken along the west side of the street. Other areas remain in their native state. Remaining vegetation consists mostly of a mix of young and mature birch, spruce and black spruce trees, with some minor areas having tall grasses and clusters of cottonwood/willows. Numerous dead spruce trees exist at the center of the eastern part of the project. Soil conditions were verified by reviewing 6 testholes and a proximate well log. Additionally, we observed mining operations adjacent to the road during its construction in fall of 2020. This collection of soils data showed substantial uniformity. Near surface soils in the testholes typically included a thin organic mat over a layer of silty topsoils extending down to 1' in the testholes. Receiving soils under the topsoils were consistently clean sands and gravels. Copies of the testhole logs and the location/topography map are attached.

Groundwater. Groundwater was not encountered on the project in any of the 6 logged testholes which were typically dug to 14' or beyond, and the well log did not record wet

conditions until 45'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will primarily be limited by lotlines and setback to an existing water well. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Road Access and Drainage. This project will not require construction of any new roads, as all lots will have frontage along S. Triple B Street. Runoff along the road is directed to existing infiltration points. The attached map indicates apparent drainage patterns.

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

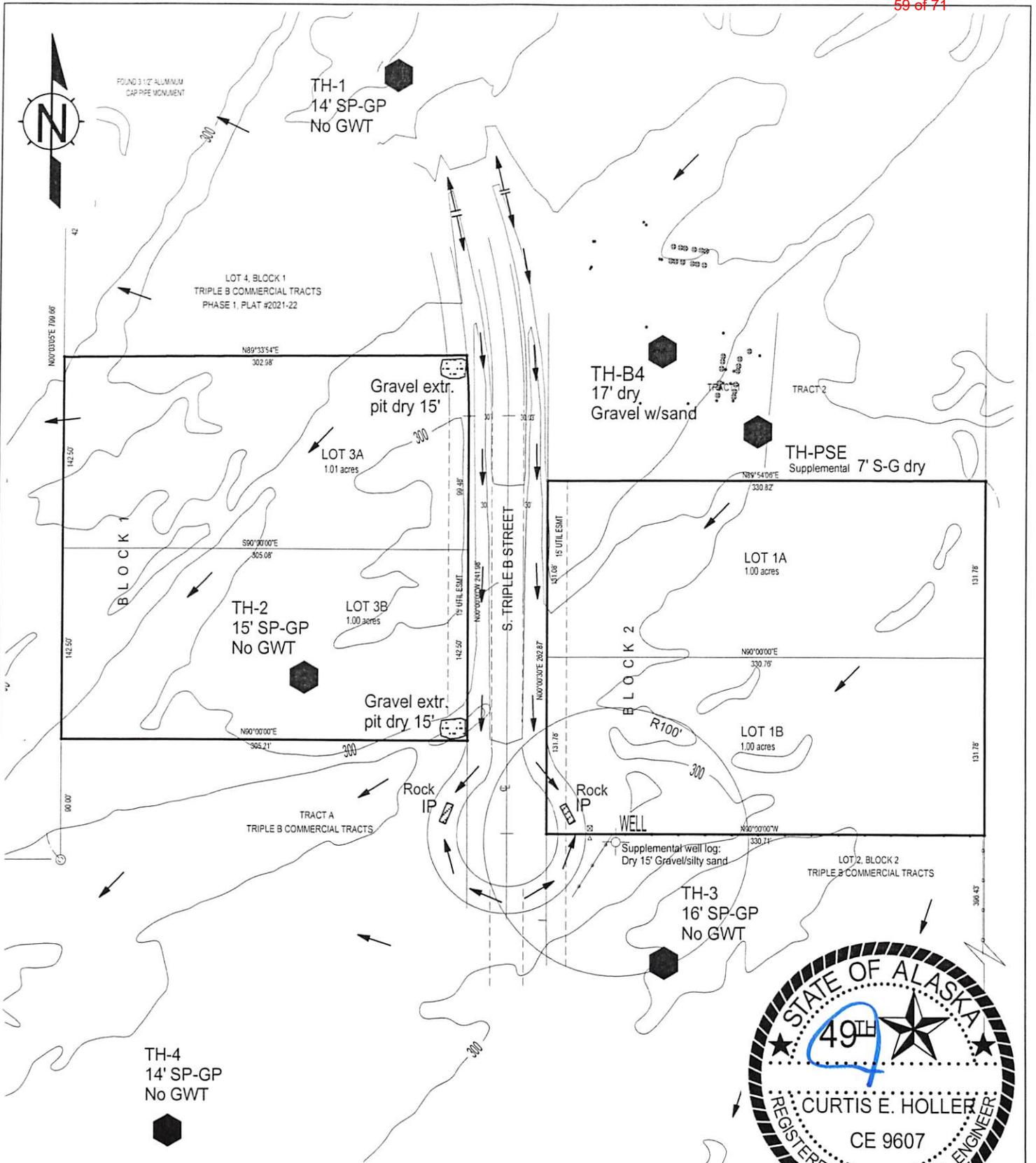
Sincerely,



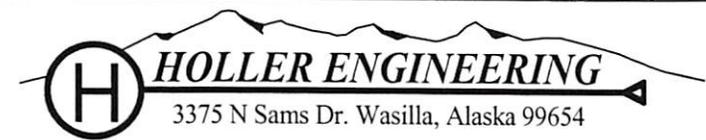
Curtis Holler, PE

c: Rock, LLC, w/attachments





Triple B 2025  
Testhole, Useable Area, Drainage, & Topography



Job # 19117

Scale: 1" = 100'

3/20/25

Notes

3/20/25

1. Base drawing provided by surveyor.
2. 2' MSB LiDAR contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Location of improvements approximate.





# HOLLER ENGINEERING

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

Seal

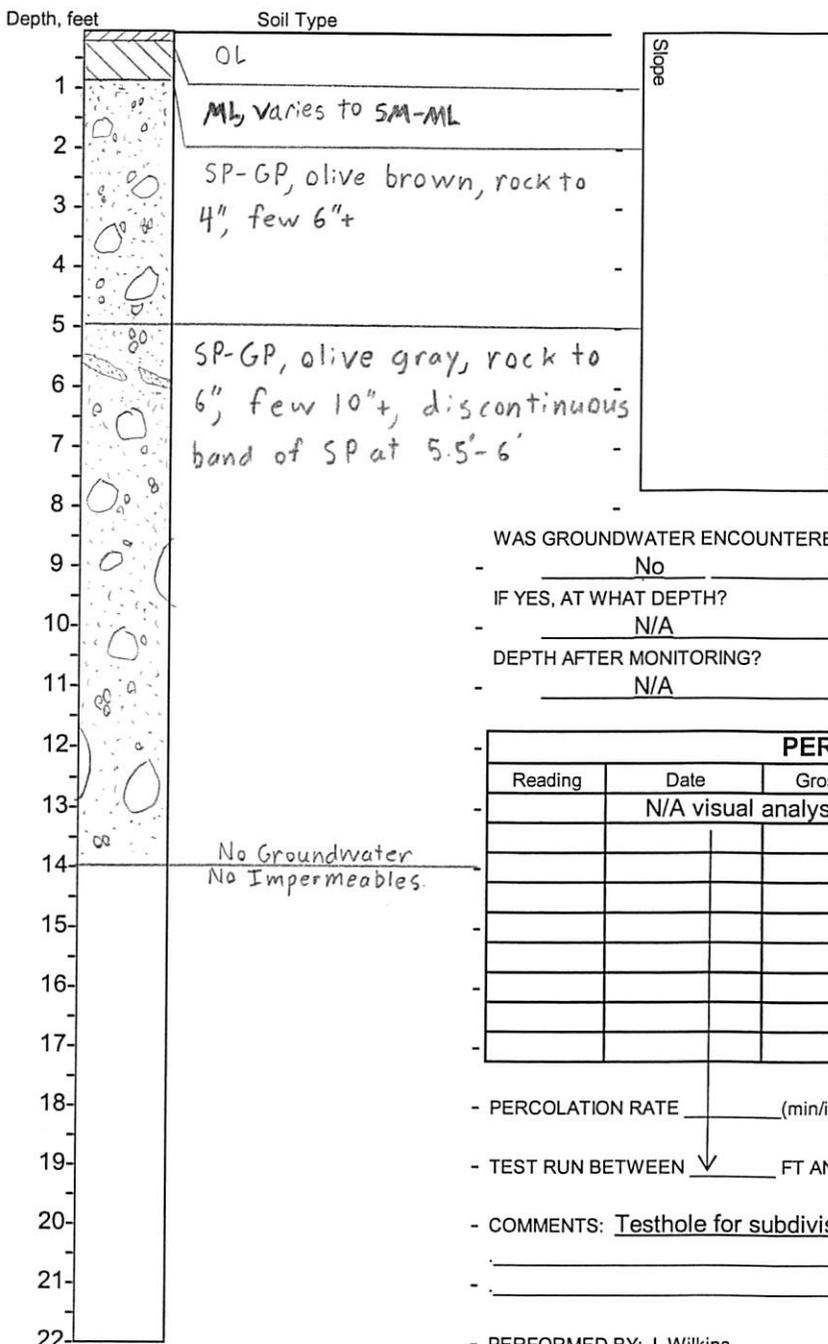


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5

Performed For: Rock, LLC

Legal Description: LB9 S11 R2W T17N



Site Plan

↑  
N  
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

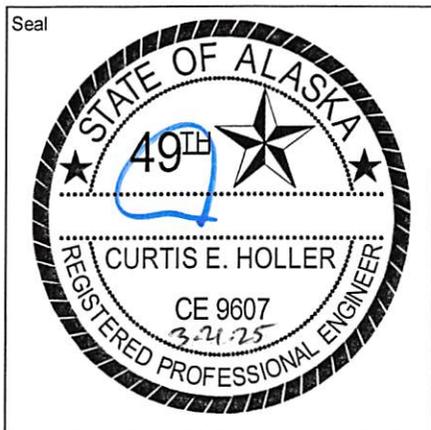
DATE: 11/7/19





# HOLLER ENGINEERING

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

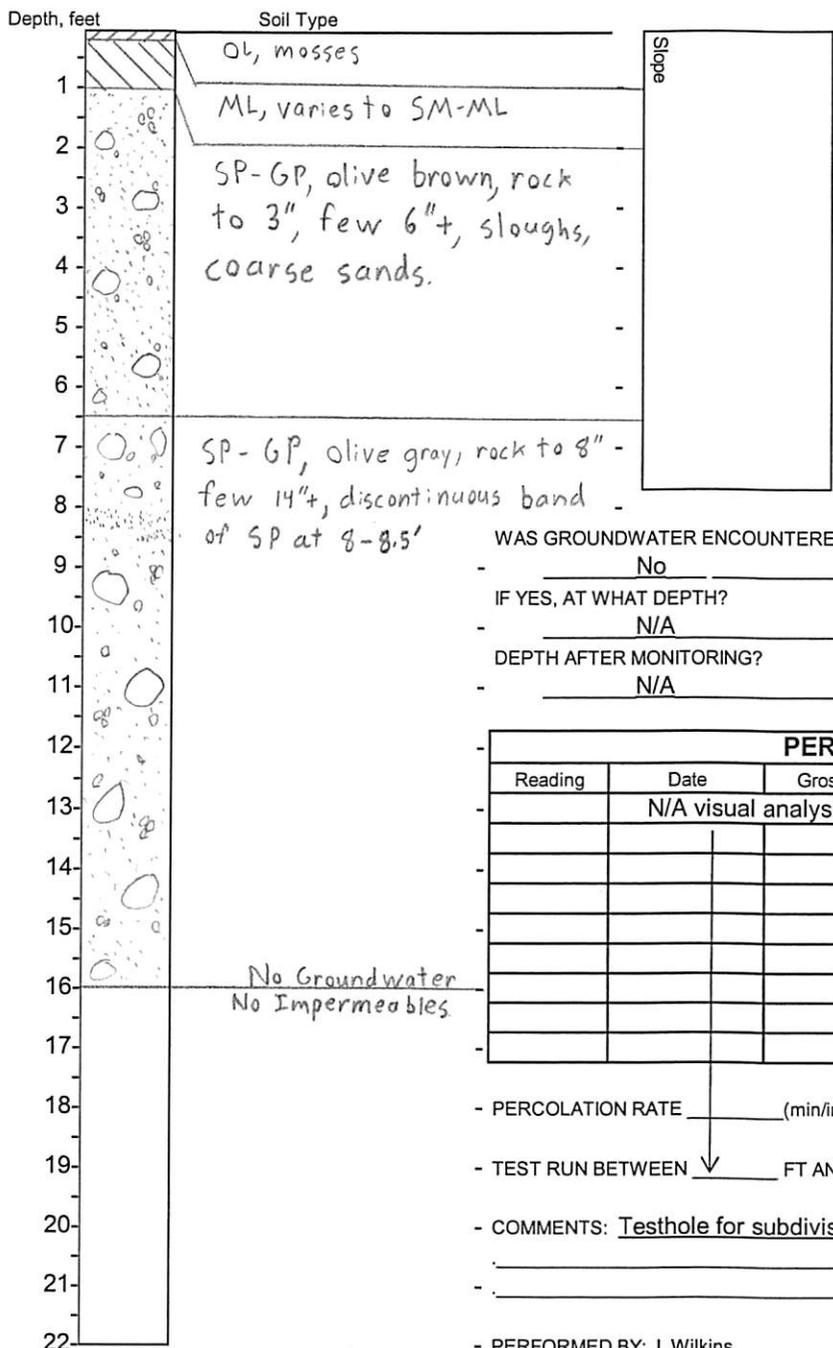


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5

Performed For: Rock, LLC

Legal Description: LB9 S11 R2W T17N



Site Plan

↑  
N  
↓

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- \_\_\_\_\_

- PERFORMED BY: J. Wilkins      DATE: 11/7/19

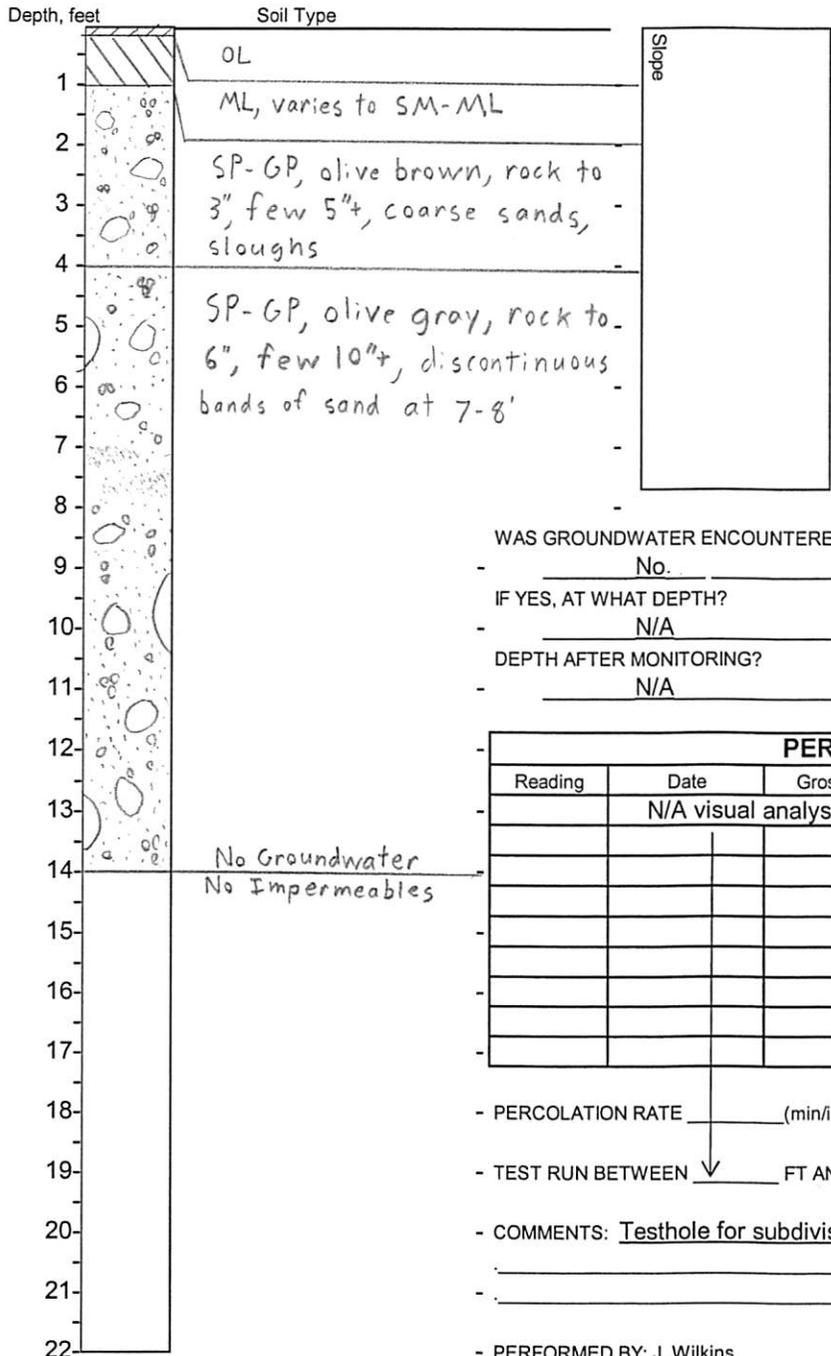
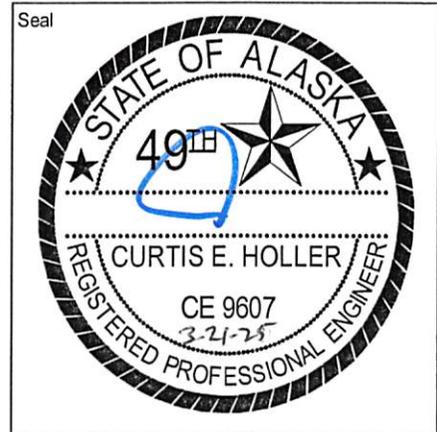


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5  
 Performed For: Rock, LLC  
 Legal Description: LB9 S11 R2W T17N



Site Plan

↑  
N  
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?  
 - No.  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- \_\_\_\_\_

- PERFORMED BY: J. Wilkins DATE: 11/7/19



# HOLLER ENGINEERING

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

Seal

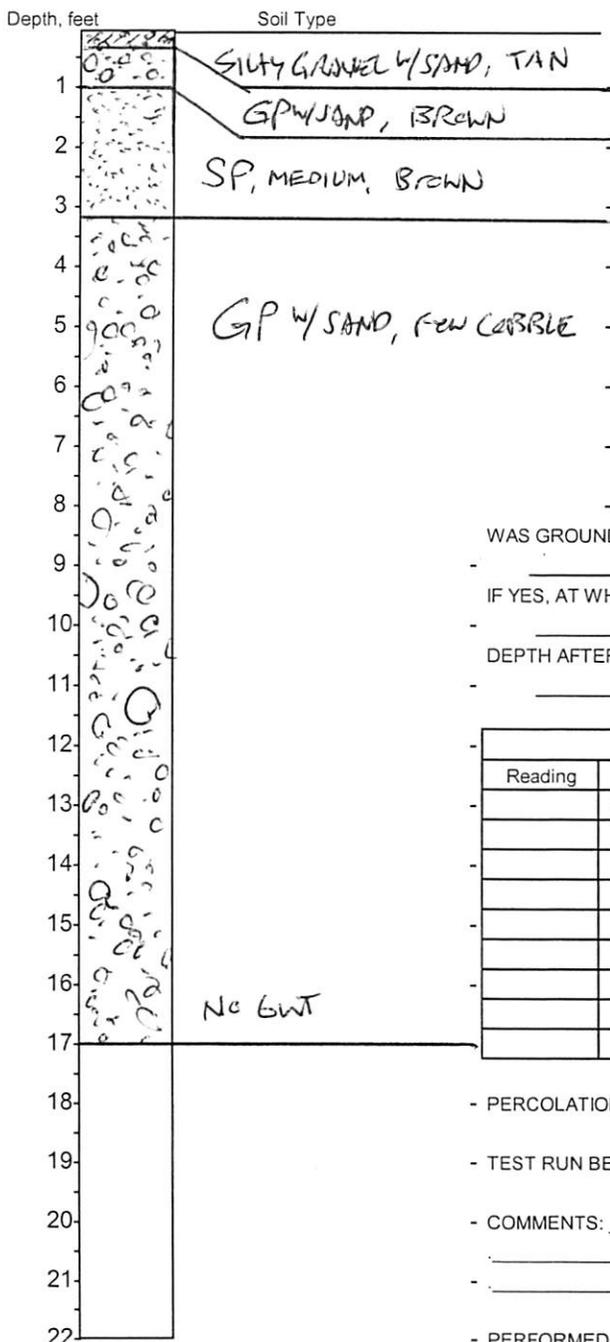


## SOILS LOG / PERCOLATION TEST

TEST HOLE # B4 of \_\_\_\_\_

Performed For: \_\_\_\_\_

Legal Description: TRACT 1 BRIDGEWAY



Slope

Site Plan

(SEE MAP & CONTOURS)

↑ N ↓

WAS GROUNDWATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

DEPTH AFTER MONITORING? \_\_\_\_\_

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>N/A-VISUAL</u>				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: DATA USED W/ PERMISSION OF LOGGER

- PERFORMED BY: M. HANSEN DATE: 7-02-2019



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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # PSE of \_\_\_\_\_

Performed For: \_\_\_\_\_

Legal Description: TRACT 1 BRIDGEWAY



Depth, feet	Soil Type
0-1	PEAT & ORGANICS
1-2	BROWN SILT W/ SAND ML
2-3	GW W/ SAND, BROWN
3-4	OCCASIONAL COBBLE TO 12"
4-5	GP W/ SAND, ROCK TO 3"
5-6	W/ OCCASIONAL COBBLE
6-7	BROWN

Slope

Site Plan

(SEE MAP & CONTOURS)

N ↑

WAS GROUNDWATER ENCOUNTERED?

NO

IF YES, AT WHAT DEPTH?

DEPTH AFTER MONITORING?

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>N/A-VISUAL</u>				

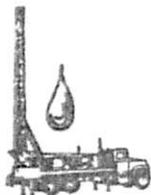
- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN ✓ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: DATA USED W/ PERMISSION OF LOGGER

- (SUPPLEMENTAL INFO ONLY FOR TRIPLE B 2025)

- PERFORMED BY: M. HANSEN DATE: 7-02-2019



# E&D Water Wells

3530 West Spence Ln.  
Wasilla, AK 99623  
(907) 373-1598 Fax: (907) 357-1598



Borough	Subdivision	Lot	Block	Section QTRS.	Section	Township	Range	Meridian
MAINSU	TRIPLE B COMM. TRACTS	2	2					SEWARD
Location / Sketch PHS.1 711 S. TRIPLE B STREET				Well Owner TALON CONSTRUCTION				
Depths Measured From: <input checked="" type="checkbox"/> Casing Top <input type="checkbox"/> Ground Surface				Well Depth:		Date Of Completion		
Borehole Data: Material Type & Color				Depth From To		Depth of Hole: 197 Ft. Depth of Casing: 197 Ft.		10 / 18 / 2022
Stick-up		0	3	Depth To Static Water Level: ARTESIAN				
Gravel / silty SAND		3	15	0 Ft. Below <input checked="" type="checkbox"/> Top of Casing <input type="checkbox"/> Ground Surface Surface Date: 10 / 18 / 2022				
silty Gravel / SAND		15	27	Method Of Drilling: <input checked="" type="checkbox"/> Air Rotary <input type="checkbox"/> Cable Tool <input type="checkbox"/> Other: _____				
Hard PAN Gravel		27	45	Use Of Well: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Monitor <input type="checkbox"/> Public Supply <input type="checkbox"/> Other				
silt wet		45	98	Casing Stick-Up: 3 Ft. Diam: 6 In. to 197 Ft. Casing Type: 250 A53B STEEL In. to _____ Ft.				
clay		98	170	Well Intake Opening Type: <input checked="" type="checkbox"/> Open End <input type="checkbox"/> Screened <input type="checkbox"/> Perforated <input type="checkbox"/> Open Hole				
silty SAND Gravel H <sub>2</sub> O		170	171	Depths Of Openings: _____ To: _____ Ft.				
Finesilty SAND		171	180	Screen Type: _____ Diameter: _____ In. _____ Slot/Mesh Size: _____ Length: _____ Ft. _____				
clay Gravel		180	194	Gravel Pack Type: _____ Volume Used: _____ Depth to Top: _____				
Gravel / SAND H <sub>2</sub> O		194	197	Grout Type: _____ Volume: _____ Depth: From _____ Ft. to _____ Ft. _____				
				Development Method: Air Lift Duration: 1 HR				
				Pumping Level & Yield: 105 Ft. After _____ Hrs. Pumping 30+ gpm				
				Pump Intake Depth: _____ Ft. Horsepower: _____ Well Disinfected Upon Completion? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

CONTRACTOR INFORMATION:

E-D Water Wells, LLC.  
Registered Business Name

Milo Pether 10-18-2022  
Signature of Authorization Representative Date

REMARKS: JOB# 278101822

## Matthew Goddard

---

**From:** Pre-Design & Engineering  
**Sent:** Tuesday, April 15, 2025 4:15 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Triple B Commercial Tracts 2025 (MG)

Matthew,

The submitted soils report does not provide enough information to verify the useable area on Lot 1A and Lot 1B. Per 43.20.281 (A)(1)(b), test holes must be within the subdivision, therefore TH-B4, TH-PSE and TH-3 cannot be used to verify useable septic area. Update the soils report with test hole information from Lot 1.

Pre-Design & Engineering  
Department of Public Works

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, April 9, 2025 4:19 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; camden.yehle@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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 Triple B Commercial Tracts 2025 (MG)

Hello,

The following link is a request for comments for the proposed Triple B Commercial Tracts 2025 Subdivision. Please ensure all comments have been submitted by April 18, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Triple B Commercial Tracts 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, April 10, 2025 4:08 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Triple B Commercial Tracts 2025 (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, April 9, 2025 4:19 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; camden.yehle@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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 Triple B Commercial Tracts 2025 (MG)

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 [Triple B Commercial Tracts 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician



**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

April 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 abbreviated plat and has no comments or recommendations.

- **TRIPLE B COMMERCIAL TRACTS 2025**  
**(MSB Case # 2025-048)**

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,

*James Christopher*

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

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SCOTT JOHANNES, MEMBER  
ROCK, LLC  
4150 W. ANATON AVENUE  
WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ FOR \_\_\_\_\_

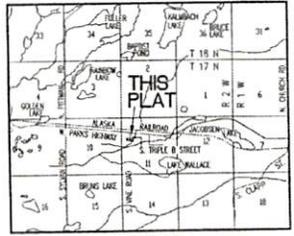
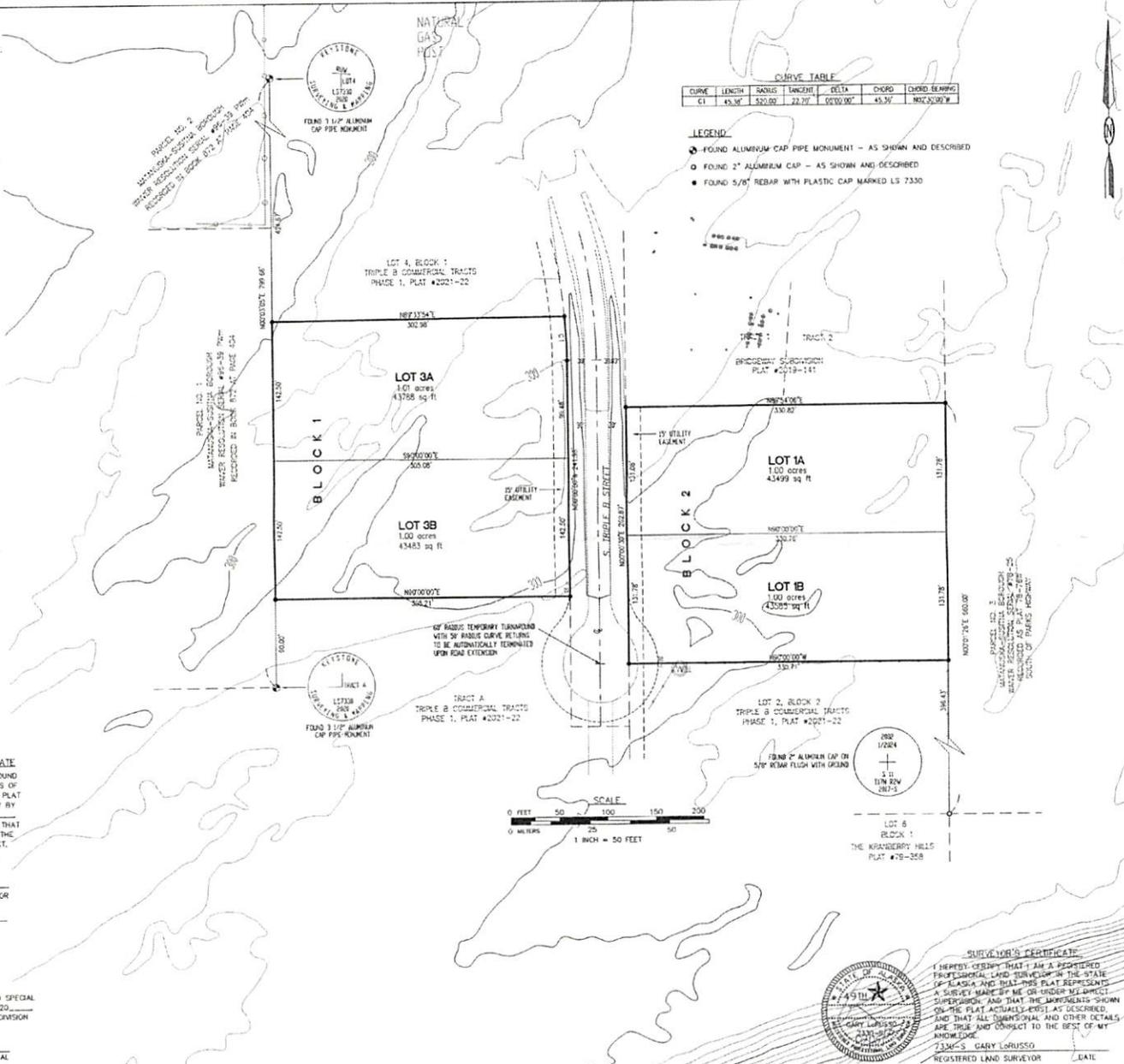
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST \_\_\_\_\_ PLATING CLERK

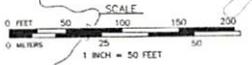
**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_ 20\_\_\_\_ AGAINST THE PROPERTY INVOLVED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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



**VICINITY MAP**  
SCALE 1" = 1 MILE

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM TRIPLE B COMMERCIAL TRACTS, PHASE 1, PLAT #2021-22.
  3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
  5. EASEMENTS OF RECORD NOT SHOWN HEREON:
    - a) M.E.A. EASEMENT RECORDED JANUARY 30, 1956 AT BOOK: 835, PAGE: 718
    - b) M.E.A. EASEMENT RECORDED SEPTEMBER 5, 2019 AT RECEPTION SERIAL #2019-019566-0
    - c) M.E.A. EASEMENT RECORDED SEPTEMBER 5, 2019 AT RECEPTION SERIAL #2019-019587-0
    - d) M.E.A. EASEMENT RECORDED OCTOBER 6, 1961 BOOK: 39, PAGE: 47
    - e) M.E.A. EASEMENT RECORDED JUNE 29, 2020 AT RECEPTION SERIAL #2020-014402-0



LOT 6  
BLOCK 1  
THE KRANDERY HELLS  
PLAT #78-358



**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 DIMENSIONS 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.  
7336 S GARY LORUSSO  
REGISTERED LAND SURVEYOR

RECEIVED  
Agenda Copy  
MAR 21 2025  
PLATTING

A PLAT OF  
**TRIPLE B COMMERCIAL TRACTS 2025**  
A SUBDIVISION OF LOT 1, BLOCK 2 AND LOT 3, BLOCK 1 TRIPLE B COMMERCIAL TRACTS, PHASE 1, PLAT #2021-22 LOCATED WITHIN  
NW 1/4 SECTION 11 T. 17 N., R. 2 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 4.0 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #34815  
MAILING ADDRESS: P.O. BOX 2218 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3625 N. WEST CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY: KAD/K.L.M. DATE: 2/25/25 DRAWING: 2020-07-19-02-Commercial  
CHECKED BY: G.L. SCALE: 1" = 50 FEET SHEET 1 OF 1

**CERTIFICATE OF OWNERSHIP**

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

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

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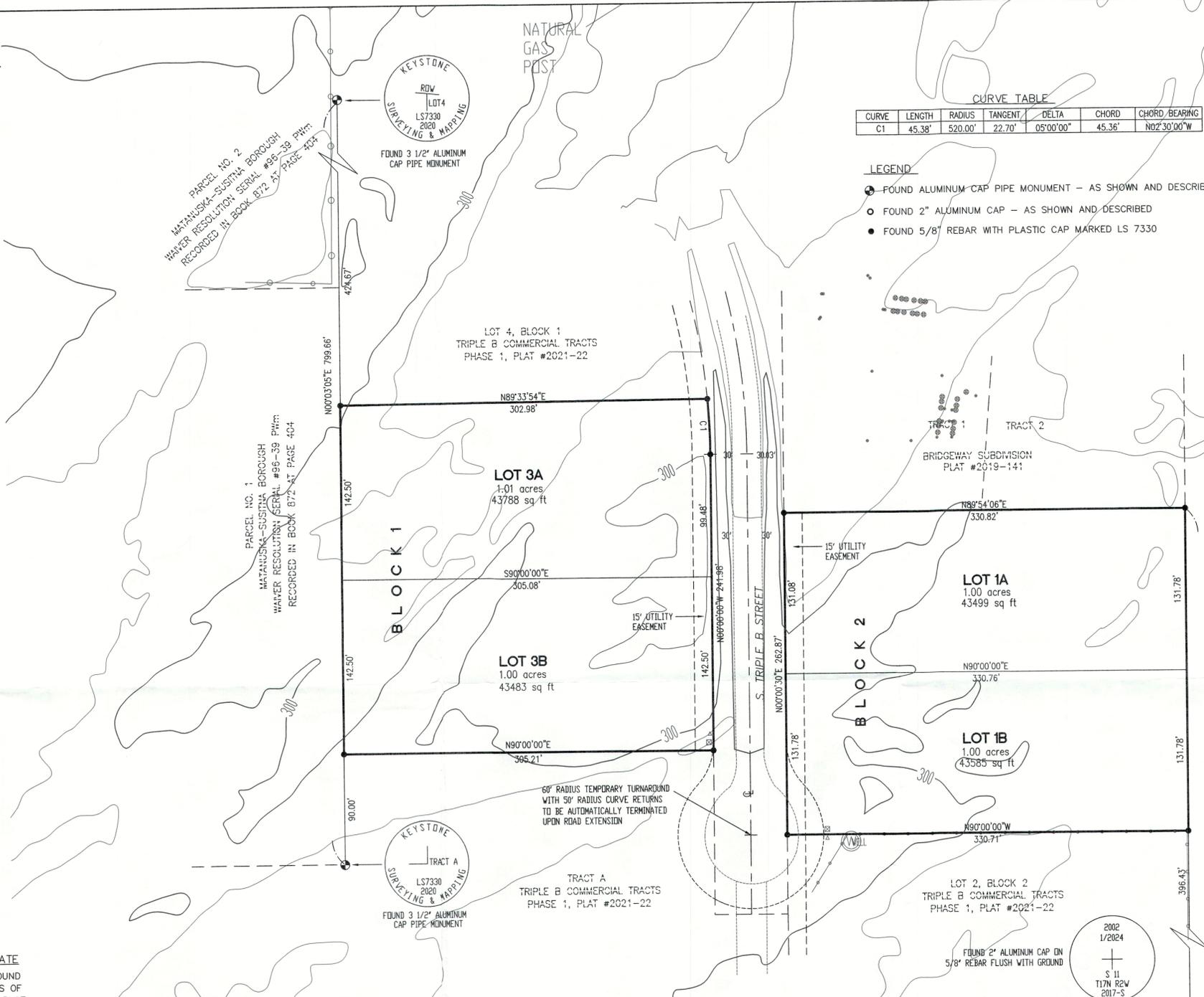
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

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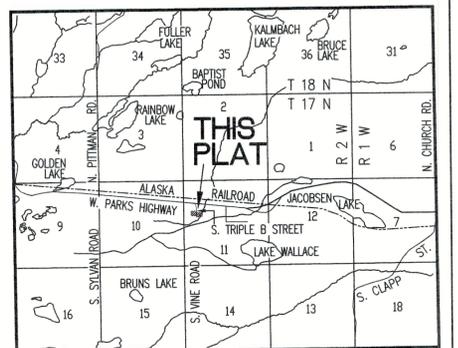
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_



**CURVE TABLE**

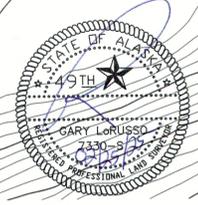
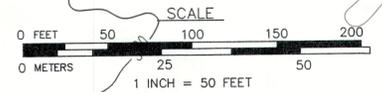
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	45.36'	520.00'	22.70'	05°00'00"	45.36'	N02°30'00"W

- LEGEND**
- FOUND ALUMINUM CAP PIPE MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330



**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
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7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

Agenda Copy  
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SEWARD MERIDIAN, ALASKA  
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**KEYSTONE SURVEYING & MAPPING**  
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ALASKA BUSINESS LICENSE #134615  
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PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 2/25/25	DRAWING: 2020-6/TripleB_Commercial
CHECKED BY GLO	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1