

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

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 11, 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@matugov.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. **ROSE SUBDIVISION:** The request is to create three lots from Lot 2, Block 4, Sutton Estates, Plat No. 72-34 to be known as **ROSE SUBDIVISION**, containing 19.63 acres +/- . The property is located north of the Matanuska River, south of N. Moki Drive, and directly south and east of N. Glenn Highway (Tax ID # 4009B04L002); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. *(Petitioner/Owner: Chris Rose / C.W Rose Revocable Trust, Staff: Matthew Goddard, Case #2025-063)*
- B. **STEVENS LAKE RSB L11-12 B1:** The request is to create one lot by eliminating the common lot line between Lots 11 & 12, Block 1, Stevens Lake Subdivision, Plat No. 2006-165 to be known as **LOT 12A, BLOCK 1**, containing 4.34 acres +/- . The property is located EAST OF w. Parks Highway, north of Stevens Lake, south of Deception Creek, and directly east of W. Bow Tie Loop(Tax ID # 5942B01L011 / L012); within the NE ¼ Section 16, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Lindsay Cronin, Staff: Matthew Goddard, Case #2025-064)*

- C. **LINDHOLM HOMESTEAD:** The request is to create one lot from Lots 9,10 & Tract A-1, Block 3, Homestead Estates Addn. I Div. II, Plat No. 81-115, to be known as **LINDHOLM HOMESTEAD**, containing 13.13 acres +/- . The parcel is located west of S. Knik-Goose Bay Road, north of White lake and directly east of S. Tuttle Road (Tax ID#s 2184B03L009/L010/TRA-1); within Section 23, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Gary & Cheri Lindholm, Staff: Fred Wagner, Case #2025-067)*
- D. **ROBERTS COLONIAL PARK:** The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3. *(Petitioner/Owner: Glenn & Claudia Roberts Family Trust, Staff: Fred Wagner, Case #2025-069)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 11, 2025**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 11, 2025**

ABBREVIATED PLAT: ROSE

LEGAL DESCRIPTION: SEC 29, T19N, R03E, SEWARD MERIDIAN AK

PETITIONERS: CHRIS ROSE

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC. / HOLLER ENGINEERING

ACRES: 19.63 ± **PARCELS:** 3

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2025-063

REQUEST: The request is to create three lots from Lot 2, Block 4, Sutton Estates, Plat No. 72-34 to be known as **ROSE SUBDIVISION**, containing 19.63 acres +/- . The property is located north of the Matanuska River, south of N. Moki Drive, and directly south and east of N. Glenn Highway (Tax ID # 4009B04L002); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

EXHIBITS

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 5 pgs
Topographic Narrative	EXHIBIT C – 1 pg

AGENCY COMMENTS

ADOT&PF	EXHIBIT D – 2 pgs
USACE	EXHIBIT E – 1 pg
MSB DPW Pre-Design and Engineering Division	EXHIBIT F – 1 pg
MSB Development Services	EXHIBIT G – 2 pgs
Utilities	EXHIBIT H – 2 pgs

DISCUSSION: The proposed subdivision is creating three lots from Lot 2, Block 4, Sutton Estates. A shared access is being proposed for all lots to the N. Glenn Highway, an ADOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis E. Holler, Registered Professional Engineer, notes that a soils review was performed at the request of the project owner. The project will create three new lots from an existing parcel, with a total area of around 19.6 acres. The soils evaluation included logging two new test holes on the project, review of the provided

topography information, review of aerial imagery, and other observations at the site. Test holes were dug to depths of 12' and 14'. Groundwater was not encountered in either test hole. Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations at the site, proposed Lots 1, 2, & 3 will each contain over 10,000 square feet of contiguous usable septic area, and an additional 10,000 square feet of useable building area. As-Built and topographic mapping are located on the Agenda Plat.

Comments:

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

- Required to add plat note “single access to Glenn Highway for all lots” or similar (**Recommendation #3**).
- Label shared access easement on plat (**Recommendation #4**).
- New legal property descriptions as caused by platting actions invalidate existing access permits. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <HTTPS://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. (**Recommendation #5**).

USACE (**Exhibit E**) notes that should work within waters of the U.S. be proposed, a Department of the Army permit would be required prior to commencement.

MSB DPW Pre-Design and Engineering Division (**Exhibit F**) notes that the hatched area on the plat should be labeled. It is presumed to be a common access easement for all three lots (**Recommendation #4**).

MSB Development Services (**Exhibit G**) has no comments or objections.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.

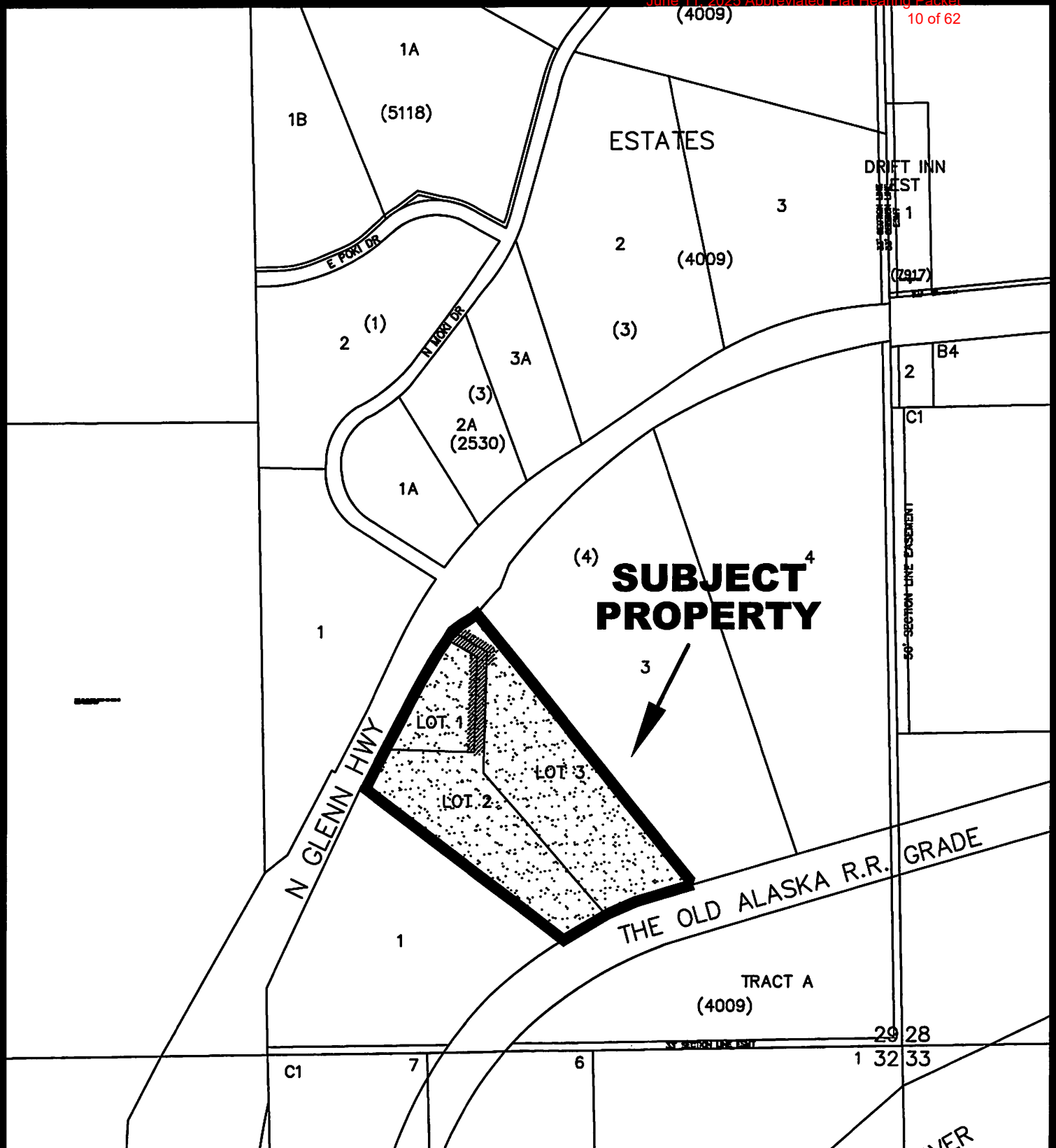
CONCLUSION: The abbreviated plat of Rose is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice 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 Rose is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; 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 Rose, Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:

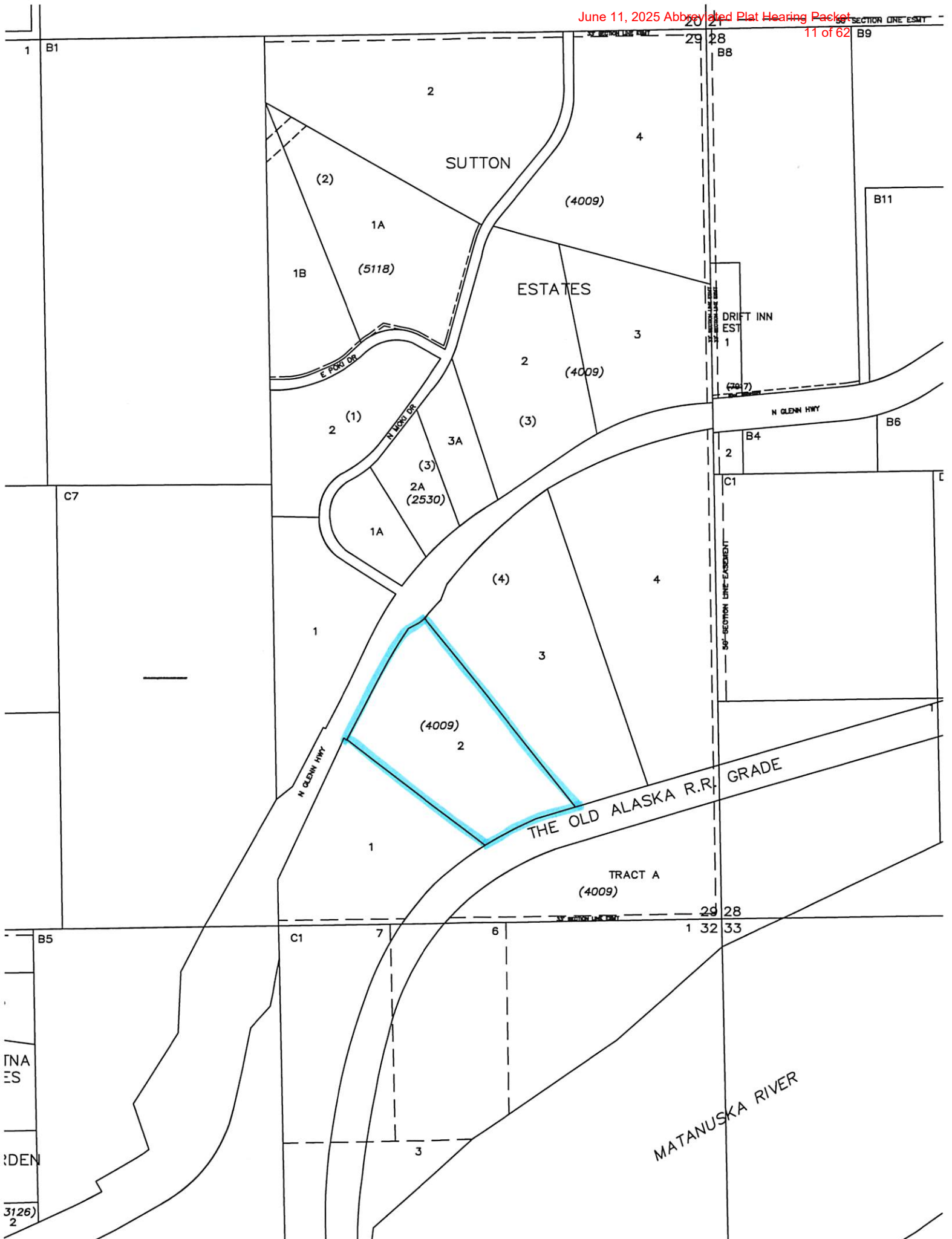
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add a plat note stating “ Lots 1, 2, & 3 must share a single access to the N. Glenn Highway unless otherwise authorized by the permitting authority.”
4. Add/label the common access easement for Lots 1, 2, & 3.
5. Apply for a driveway permit with ADOT&PF for the shared access onto the N. Glenn Highway. Provide platting staff a copy of the submitted driveway permit application.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED ROSE SUBDIVISION
LOCATED WITHIN
SECTION 29, T19N, R03E, SEWARD MERIDIAN
ALASKA

SU 13 MAP

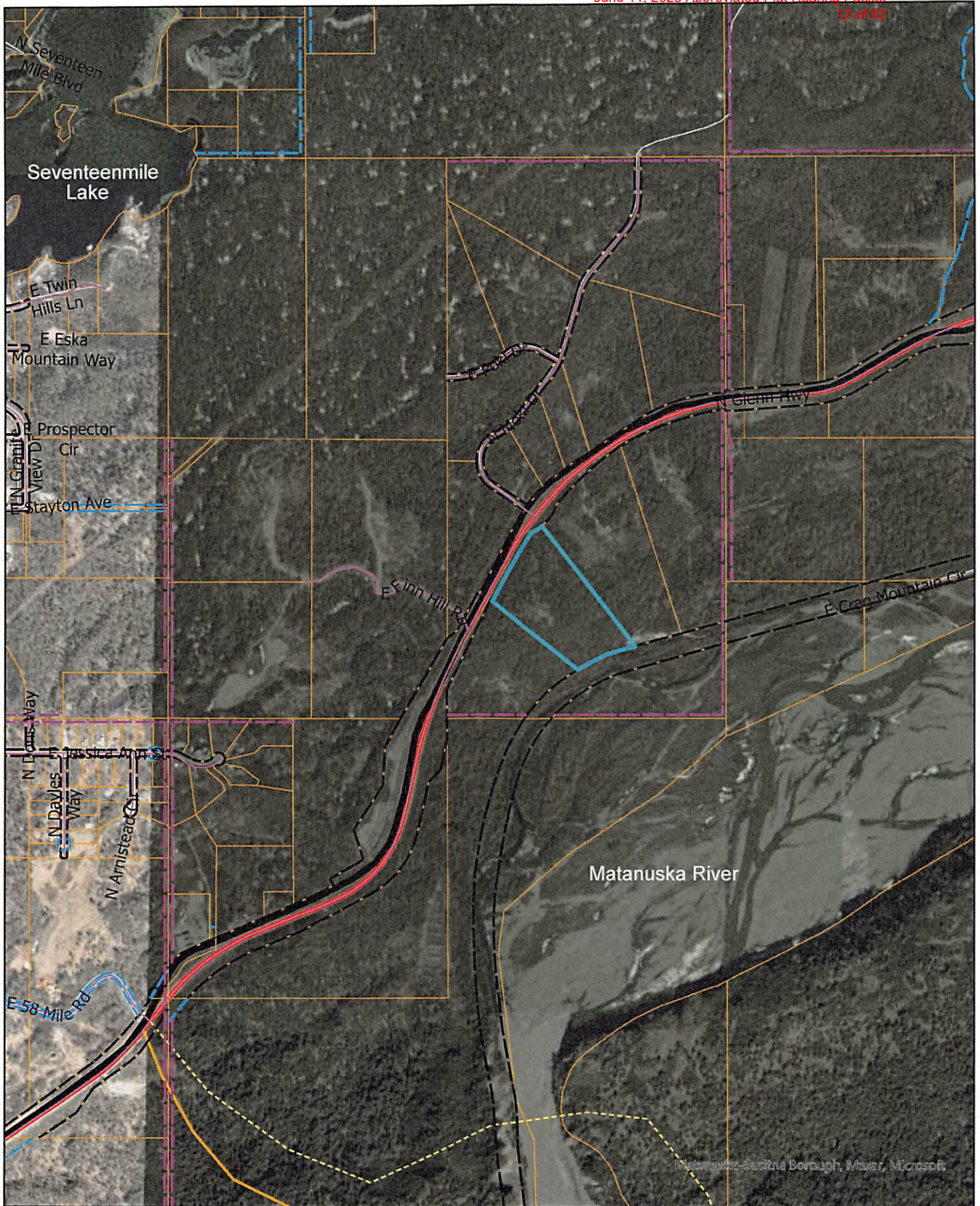
EXHIBIT A



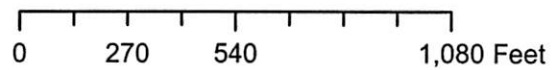
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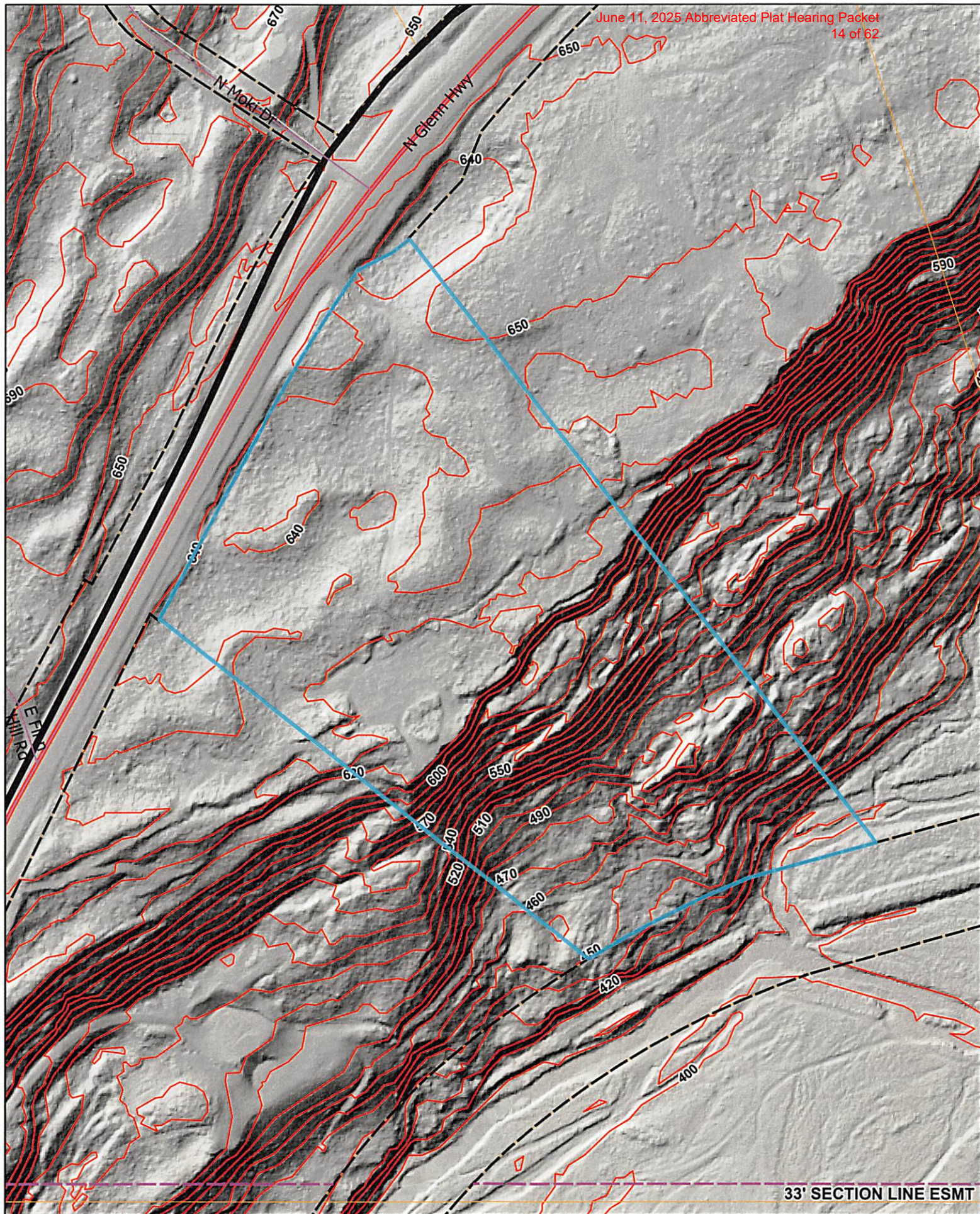
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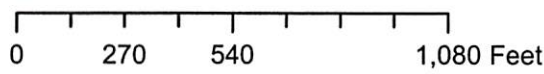


0 1,250 2,500 5,000 Feet





33' SECTION LINE ESMT





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 3, 2025

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

RECEIVED
APR 03 2025
PLATTING

Re: *Eska Highlands*; Useable Areas and Drainage
HE #25006

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from an existing parcel, with a total area of around 19.6 acres. Our soils evaluation included logging two new testholes on the project, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a near trapezoid shape, spanning between N Glenn Highway ROW along its northwest border and Alaska Railroad ROW along its southeast border. The site has substantial grade, with a modest slope over the uphill/northwestern half, a well-defined bluff feature near its center, and steeper grades on most of the remaining lower half. Virtually all drainage is directed to the southeast, with the steepest areas near the center. A small creek runs through the easternmost corner of the site, running southwest a short distance into a minor braided channel of the Matanuska River. Several minor bench features exist along the steeper sloped portion. There are substantial areas with steep slopes over 25%, as delineated on the attached map; most are on the sloped half. The total elevation differential indicated from the provided topographical map is around 250'.

Soils & Vegetation. The parent parcel contains modest development, with driveways leading to a large cleared garden area with a well and 3 dry cabin sites, all with electrical service. Except for the clearings and driveways, other areas appear to remain in a native or near-native state. Existing vegetation in the wooded portions and over the sloped bluff primarily consists of mature growth cottonwood, birch and spruce trees. Lesser brush and grasses are also present. Two new test holes were dug on 3-17-2025 as shown on the attached map. Near surface soils included a thin organic mat over a thicker layer of silty

loess topsoils and silty sands extending down 4' to 7'. Receiving soils under the topsoils were relatively clean gravels and sands.

Groundwater. Groundwater was not encountered in the test holes, dug to depths of 12' and 14'. Groundwater may be expected in lower areas near the creek/floodplain, however should not otherwise be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setback to an existing water well, steep areas and related setbacks, proximity to surface waters, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE/waterbody setbacks will be limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lots 1, 2 & 3 will each 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. The proposed new lots will be accessed from the existing N. Glenn Highway via a shared access corridor. As no road construction is required, no formal drainage plan is needed. Existing drainage patterns are shown on the attached map.

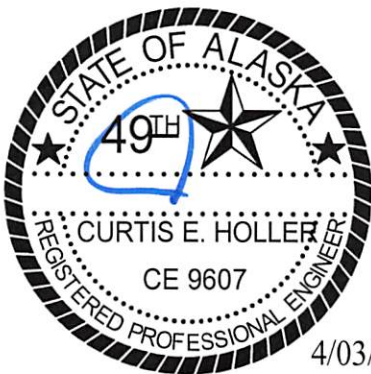
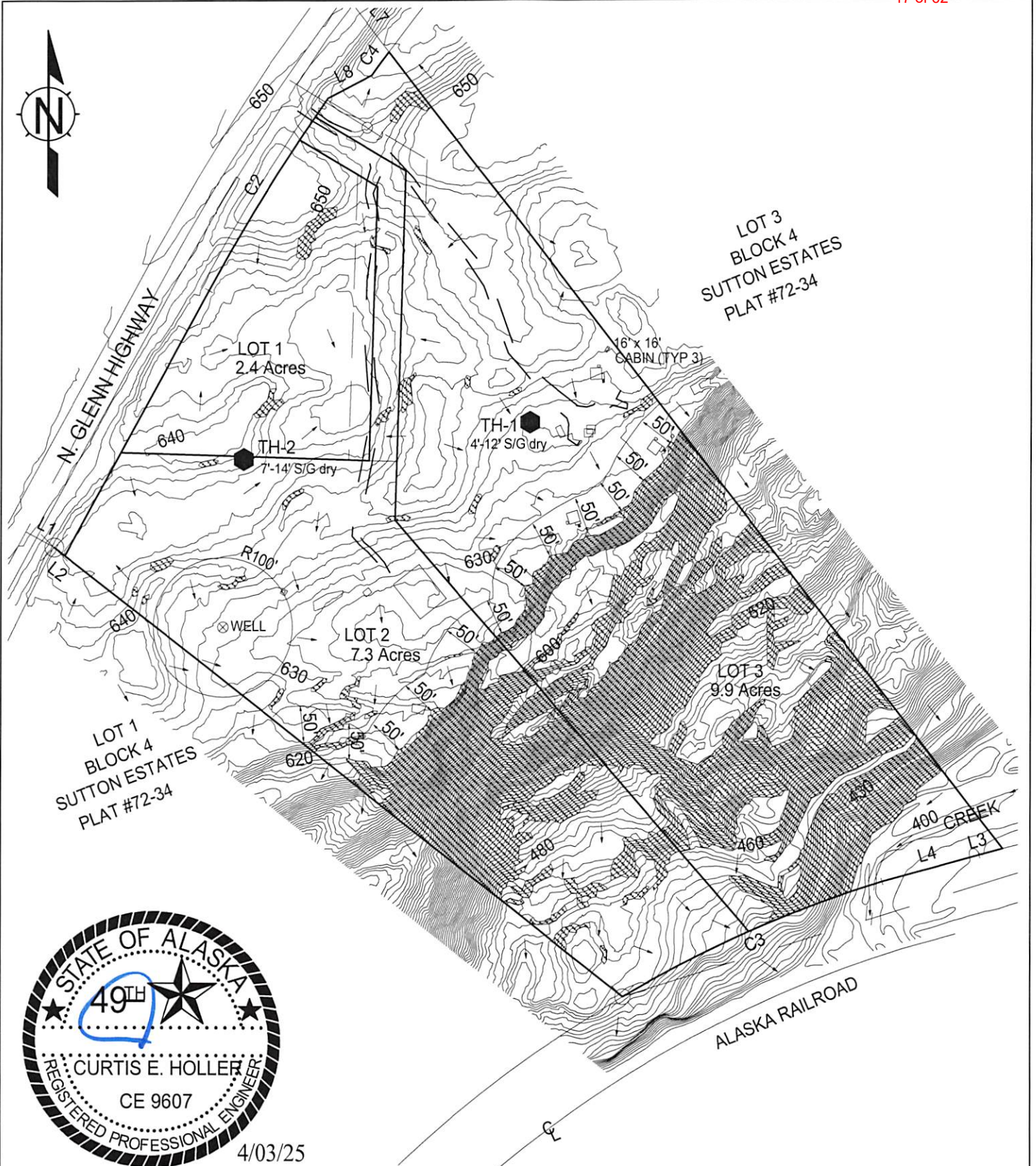
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: C. Rose, w/attachments





4/03/25

Eska Highlands
Testhole, Useable Area, Drainage, & Topography



Job # 25006

Scale: 1" = 200'

4/03/25

Notes

1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Location of improvements approximate.
6. Hatched areas have +25% grade.



HOLLER ENGINEERING

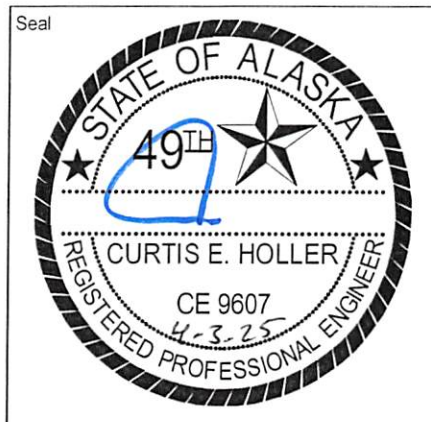
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2

Performed For: CHRIS ROSE

Legal Description: ESKA HIGHLANDS SUB DL



Depth, feet

Soil Type

1	OL, ROOTS (FROZEN)
2	ML, SM-ML BROWN
3	SM-ML Soft Brown
4	LOAM & SAND
5	
6	
7	
8	
9	SP-SW
10	CLAY, MEDIUM
11	SAND, Very few
12	SMALL PEBBLES TO 1"
13	
14	NO GW / NO STAIN
15	
16	
17	
18	
19	
20	
21	
22	



Site Plan

(SEE MAP & CONTOURS)

↑
N
↓

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: _____

- _____

- PERFORMED BY: C. Holler

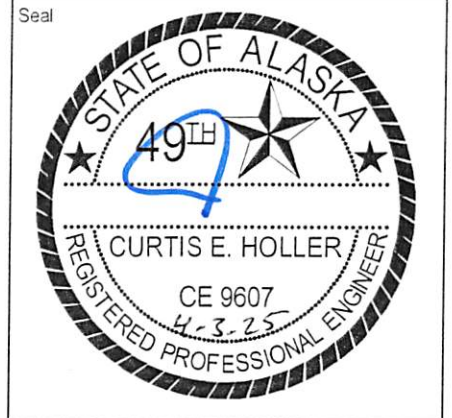
DATE: 3-17-2025



HOLLER ENGINEERING

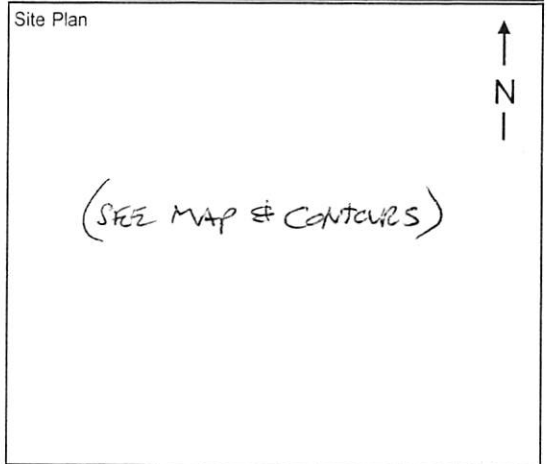
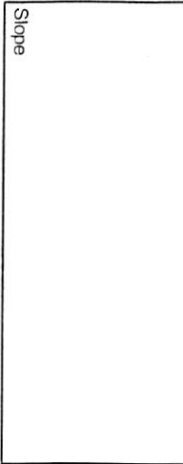
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

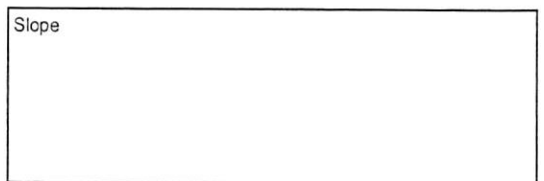


TEST HOLE # 2 of 2
Performed For: CHRIS ROSE
Legal Description: ESKA HIGHLANDS SUB DL

Depth, feet	Soil Type
1	OL, ROOTS (FROZEN)
2	ML Brown
3	SM-ML Soft Brown
4	LOESS / SAND
5	
6	GP-SP, clive to
7	clive - Brown, TR, SILT,
8	Most Rock < 5"
9	Few to 10"
10	(1) 15"
11	
12	No GW / no stain
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: _____

- PERFORMED BY: C. Holler DATE: 3-17-2025

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



RECEIVED
APR 24 2025
PLATTING

Date: 4/8/2025

Topographic Narrative for Lot 3, Rose Subdivision.

The Proposed Lot 3 has 3 small outhouse structures, as well as three dry cabins. The highest elevations begin at 650' at the Northern property line along the N. Glenn Highway and then is gently rolling and dense with timber and undergrowth down to 630' elevation where it begins a 35%-40% slope down to the Matanuska River where a small tributary cuts through the Southeastern corner of the property at an elevation of 400'. Proposed Lot 3 have over 10,000 Sq. Feet of contiguous usable septic area and buildable area.

Thank you,

Robert Hoffman



EXHIBIT C



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

May 19, 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:

- **Rose; SU 13 Rose; Plat 72-34 (Glenn Highway MP 59)**
 - Required to add plat note "single access to Glenn Highway for all lots" or similar.
 - Label shared access easement on plat.
 - New legal property descriptions as caused by platting actions invalidate existing access permits. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **OC 04 BMS Redington (Knik-Goose Bay Road MP 12.5)**
 - Single access for each lot to Knik-Goose Bay Road. Plan internal circulation and lot development accordingly.
 - DOT&PF requests right of way dedication along Knik-Goose Bay Road.
 - Access to Knik-Goose Bay Road is required to go through a technical review through the permitting application process. Apply for permits for access to Knik-Goose Bay Road. 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.
 - Do not preclude development to Togowoods Drive as future development and formalization of Togowoods Drive may require future access to or through it.

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.

"Keep Alaska Moving through service and infrastructure."

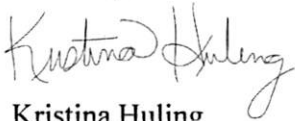
EXHIBIT D

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Matthew Goddard

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Tuesday, May 13, 2025 10:09 AM
To: Matthew Goddard
Subject: RFC Rose (MG) USACE Comments

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

Good morning,

Thank you for the opportunity to comment on the proposed Rose Subdivision. 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.

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.

Information regarding the Corps Regulatory program can be found at:
<https://www.poa.usace.army.mil/Missions/Regulatory/>.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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

rrs.usace.army.mil

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, May 20, 2025 2:37 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Rose (MG)

Hello,

PD&E comments to label the hatched area on the plat. It is presumed to be a common access easement for all three lots.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, May 12, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; RoderJ@akrr.com; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; jaylevan1@mtaonline.net; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Kendra Johnson <Kendra.Johnson@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 Rose (MG)

Hello,

The following link is a request for comments for the proposed Rose Subdivision.
Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Rose](#)

Feel free to contact me if you have any questions.

Thank you,



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 05/13/2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Rose Subdivision case #2025-063

No open Code Compliance cases on MSB Tax ID 4009B04L002 at this time.

Code Compliance has no objection of subdividing Block 4 Lot 2 into three parcels.

EXHIBIT G

Matthew Goddard

From: Permit Center
Sent: Monday, May 12, 2025 4:52 PM
To: Matthew Goddard
Subject: RE: RFC Rose (MG)

No comments from permitting.

Thank you,

Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, May 12, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; RoderJ@akrr.com; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; jaylevan1@mtaonline.net; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Kendra Johnson <Kendra.Johnson@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 Rose (MG)

Hello,

The following link is a request for comments for the proposed Rose Subdivision.
Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 Rose

Feel free to contact me if you have any questions.



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

May 13, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

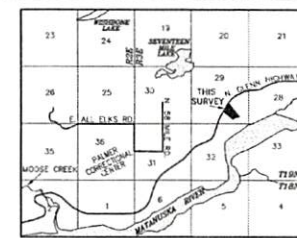
- **ROSE SUBDIVISION**
(MSB Case # 2025-063)

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

Sincerely,

James Christopher

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



CERTIFICATE OF OWNERSHIP

CHRISTOPHER W. ROSE, TRUSTEE DATE: _____

CHRISTOPHER W. ROSE, TRUST
C.W. ROSE REVOCABLE TRUST

PO BOX 111
SUTTON, ALASKA 99674-0111

SUTTON, ALASKA 99574-0111

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR CHRISTOPHER W. ROSE, TRUSTEE

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

CURVE	IRAC	ARC LENGTH	C-CROSS LENGTH	C-25 DISTANCE	DELTA ANGLE
C1	1681.13	2099.53	2776.50	N 42° 36' 00" E	2° 31' 17"
C2	1687.17	2098.53	2798.15	N 40° 10' 00" E	2° 31' 17"
C3	1693.21	2097.53	2824.37	N 37° 45' 00" E	2° 31' 17"
C4	1699.25	2096.53	2850.15	N 35° 30' 00" E	2° 31' 17"
C5	1705.29	2095.53	2876.87	N 33° 15' 00" E	2° 31' 17"
C6	1711.33	2094.53	2903.15	N 31° 00' 00" E	2° 31' 17"
C7	1717.37	2093.53	2929.37	N 28° 45' 00" E	2° 31' 17"
C8	1723.41	2092.53	2955.15	N 26° 30' 00" E	2° 31' 17"
C9	1729.45	2091.53	2981.37	N 24° 15' 00" E	2° 31' 17"
C10	1735.49	2090.53	3007.15	N 22° 00' 00" E	2° 31' 17"
C11	1741.53	2089.53	3033.37	N 19° 45' 00" E	2° 31' 17"
C12	1747.57	2088.53	3059.15	N 17° 30' 00" E	2° 31' 17"
C13	1753.61	2087.53	3085.37	N 15° 15' 00" E	2° 31' 17"
C14	1759.65	2086.53	3111.15	N 13° 00' 00" E	2° 31' 17"
C15	1765.69	2085.53	3137.37	N 10° 45' 00" E	2° 31' 17"
C16	1771.73	2084.53	3163.15	N 8° 30' 00" E	2° 31' 17"
C17	1777.77	2083.53	3189.37	N 6° 15' 00" E	2° 31' 17"
C18	1783.81	2082.53	3215.15	N 4° 00' 00" E	2° 31' 17"
C19	1789.85	2081.53	3241.37	N 1° 45' 00" E	2° 31' 17"
C20	1795.89	2080.53	3267.15	N 0° 00' 00" E	2° 31' 17"
C21	1801.93	2079.53	3293.37	S 0° 00' 00" E	2° 31' 17"
C22	1807.97	2078.53	3319.15	S 0° 00' 00" E	2° 31' 17"
C23	1814.01	2077.53	3345.37	S 0° 00' 00" E	2° 31' 17"
C24	1820.05	2076.53	3371.15	S 0° 00' 00" E	2° 31' 17"
C25	1826.09	2075.53	3397.37	S 0° 00' 00" E	2° 31' 17"
C26	1832.13	2074.53	3423.15	S 0° 00' 00" E	2° 31' 17"
C27	1838.17	2073.53	3449.37	S 0° 00' 00" E	2° 31' 17"
C28	1844.21	2072.53	3475.15	S 0° 00' 00" E	2° 31' 17"
C29	1850.25	2071.53	3501.37	S 0° 00' 00" E	2° 31' 17"
C30	1856.29	2070.53	3527.15	S 0° 00' 00" E	2° 31' 17"
C31	1862.33	2069.53	3553.37	S 0° 00' 00" E	2° 31' 17"
C32	1868.37	2068.53	3579.15	S 0° 00' 00" E	2° 31' 17"
C33	1874.41	2067.53	3605.37	S 0° 00' 00" E	2° 31' 17"
C34	1880.45	2066.53	3631.15	S 0° 00' 00" E	2° 31' 17"
C35	1886.49	2065.53	3657.37	S 0° 00' 00" E	2° 31' 17"
C36	1892.53	2064.53	3683.15	S 0° 00' 00" E	2° 31' 17"
C37	1898.57	2063.53	3709.37	S 0° 00' 00" E	2° 31' 17"
C38	1904.61	2062.53	3735.15	S 0° 00' 00" E	2° 31' 17"
C39	1910.65	2061.53	3761.37	S 0° 00' 00" E	2° 31' 17"
C40	1916.69	2060.53	3787.15	S 0° 00' 00" E	2° 31' 17"
C41	1922.73	2059.53	3813.37	S 0° 00' 00" E	2° 31' 17"
C42	1928.77	2058.53	3839.15	S 0° 00' 00" E	2° 31' 17"
C43	1934.81	2057.53	3865.37	S 0° 00' 00" E	2° 31' 17"
C44	1940.85	2056.53	3891.15	S 0° 00' 00" E	2° 31' 17"
C45	1946.89	2055.53	3917.37	S 0° 00' 00" E	2° 31' 17"
C46	1952.93	2054.53	3943.15	S 0° 00' 00" E	2° 31' 17"

NOTES

- 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

PRELIMINARY SURVEYOR'S CERTIFICATE

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

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

PRELIMINARY

A PLAT OF

ROSE SUBDIVISION

A REPLAT OF:
LOT 2, BLOCK 14
SUTTON ESTATES
PLAT #72-34

LOCATED WITHIN:
SECTION 29, T19N R3E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 19.63 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

DOLL MOOSE SURVEYING LLC
 LICENSE #200746
 OFFICE: (877) 357-6851

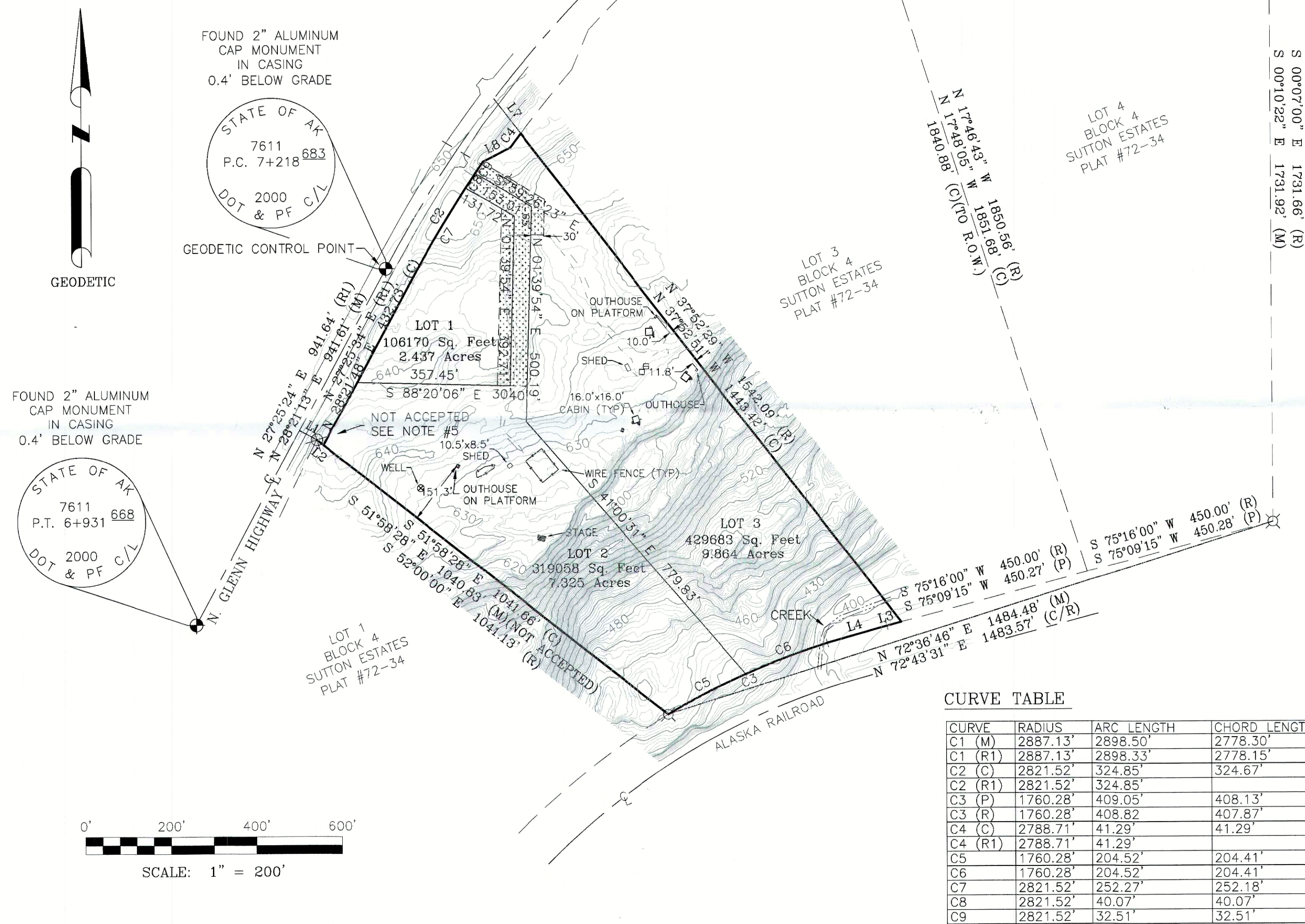
200 HYGRADE LANE
WASILLA, ALASKA 99654

DRAWN BY: TGC	DRAWING SCALE:
---------------	----------------

DATE: 4/8/2025	1"=200'
----------------	---------

CHECKED BY: RSM	SHEET 1 OF 1
-----------------	-----------------

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR (ILLEGIBLE)
 - FOUND GRIZZLY IRON
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER SUTTON ESTATES (PLAT #72-34)
 - (R1) RECORD VALUE PER STATE OF AK. DOT&PF PROJECT IM-0A1-5(009) (PLAT #2012-29)
 - (M) MEASURED VALUE THIS SURVEY
 - (I) PROPORTIONED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - POWER POLE
 - GUY ANCHOR
 - PEDESTAL



LINE TABLE

LINE	BEARING	DISTANCE
L1 (C/R1)	N 61°38'47" W	45.55' (HELD)
L2 (C)	S 51°58'28" E	20.36'
L2 (R1)	S 52°57'55" E	20.36'
L3 (P)	S 75°09'15" W	35.00'
L3 (R)	S 75°16'00" W	34.98'
L4 (P)	S 74°20'03" W	144.37'
L4 (R)	S 74°26'59" W	144.28'
L5 (C/R1)	N 31°17'20" W	65.62' (HELD)
L6 (C)	S 17°48'05" E	10.67'
L6 (R1)	S 18°44'38" E	10.75'
L7 (C)	S 37°52'51" E	101.91'
L7 (R1)	S 36°50'24" E	101.16'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	2887.13'	2898.50'	2778.30'	N 57°06'52" E	57°31'17"
C1 (R1)	2887.13'	2898.33'	2778.15'	N 57°10'56" E	57°31'05"
C2 (C)	2821.52'	324.85'	324.67'	N 31°39'42" E	6°35'48"
C2 (R1)	2821.52'	324.85'			
C3 (P)	1760.28'	409.05'	408.13'	N 66°09'59" E	13°18'51"
C3 (R)	1760.28'	408.82'	407.87'		13°28'58"
C4 (C)	2788.71'	41.29'	41.29'	S 36°40'16" W	0°50'54"
C4 (R1)	2788.71'	41.29'			
C5	1760.28'	204.52'	204.41'	N 62°50'16" E	6°39'26"
C6	1760.28'	204.52'	204.41'	S 69°29'42" W	6°39'26"
C7	2821.52'	252.27'	252.18'	N 30°55'29" E	5°07'22"
C8	2821.52'	40.07'	40.07'	S 33°53'34" W	0°48'49"
C9	2821.52'	32.51'	32.51'	S 34°37'47" W	0°39'37"

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON OCTOBER 22, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) AND ALL DISTANCES ARE REDUCED TO GROUND DISTANCES.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- CORNER NOT ACCEPTED. HELD ROW WIDTH FROM RECORD. FOUND CORNER SHORT OF ROW 0.90'
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 329. RECORDED AUGUST 14, 2002 IN DOCUMENT #2002-017536-0
- UTILITY EASEMENT GRANTED TO: RCA ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 19, 1971 IN BOOK MISC 16, PAGE 199.

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

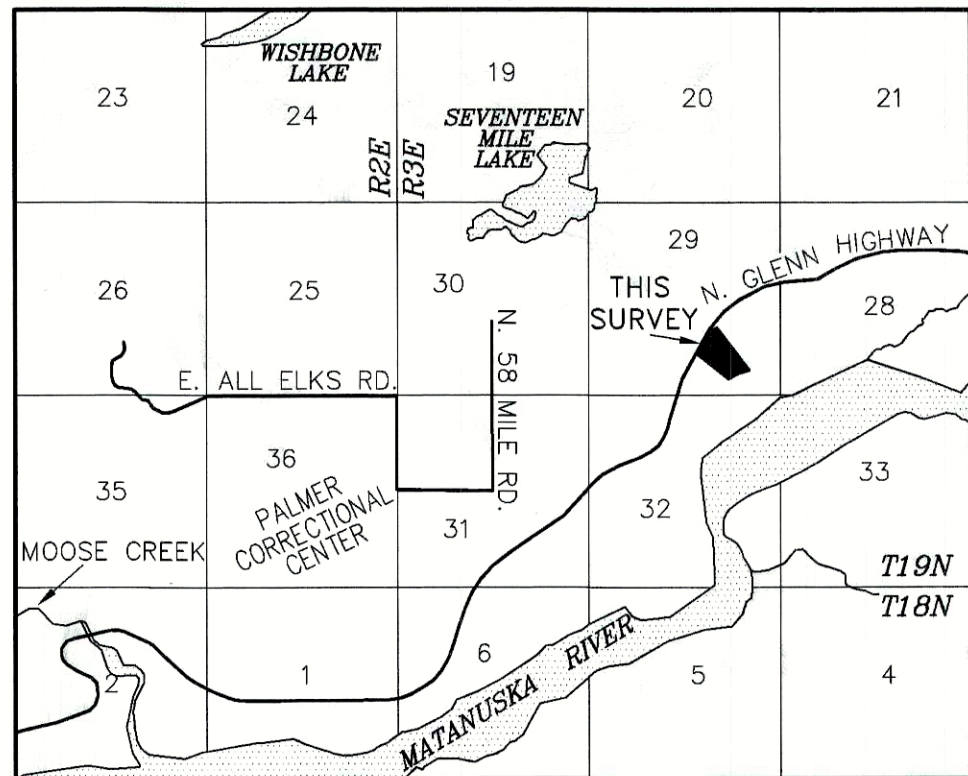
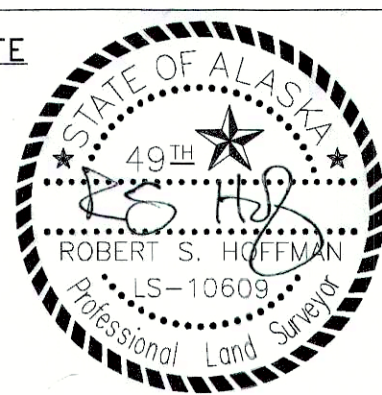
PRELIMINARY SURVEYOR'S CERTIFICATE

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

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

4/8/2025
DATE

PRELIMINARY



VICINITY MAP: 1" = 1 MILE

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.

CHRISTOPHER W. ROSE, TRUSTEE
C.W. ROSE REVOCABLE TRUST
PO BOX 111
SUTTON, ALASKA 99674-0111

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR **CHRISTOPHER W. ROSE, TRUSTEE**

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING 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

Agenda Copy

RECEIVED
APR 24 2025
PLATTING

A PLAT OF

ROSE SUBDIVISION

A REPLAT OF:
LOT 2, BLOCK 4/
SUTTON ESTATES
PLAT #72-34

LOCATED WITHIN:
SECTION 29, T19N R3E

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

CONTAINING 19.63 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE
WASILLA, ALASKA 99654

LICENSE #200746
OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: TGC

DATE: 4/8/2025

CHECKED BY: RSH

DRAWING SCALE:

1"=200'

SHEET

1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 11, 2025

ABBREVIATED PLAT: **STEVENS LAKE RSB LOT 12A, BLOCK 1**

LEGAL DESCRIPTION: **SEC 16, T19N, R04W S.M., AK**

PETITIONER: **LINDSAY CRONIN**

SURVEYOR: **FARPOINT LAND SERVICES**

ACRES: **4.34 +/-** **PARCELS: 1**

REVIEWED BY: MATTHEW GODDARD

CASE: 2025-064

REQUEST:

The request is to create one lot by eliminating the common lot line between Lots 11 & 12, Block 1, Stevens Lake Subdivision, Plat No. 2006-165 to be known as **LOT 12A, BLOCK 1**, containing 4.34 acres +/- . The property is located east of w. Parks Highway, north of Stevens Lake, south of Deception Creek, and directly east of W. Bow Tie Loop(Tax ID # 5942B01L011 / L012); within the NE ¼ Section 16, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Maps

Exhibit A

AGENCY COMMENTS:

USACE

Exhibit B

MSB Code Compliance

Exhibit C

DISCUSSION: The subject parcels are located within the Willow Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Stevens Lake RSB Lot 12A, Block 1 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 Stevens Lake RSB Lot 12A, Block 1 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 Stevens Lake 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 Stevens Lake Subdivision (Plat #2006-165), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

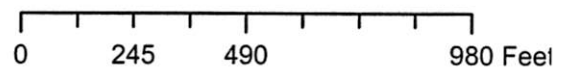
Staff recommends approval of the abbreviated plat of Stevens Lake RSB Lot 12A, Block 1 contingent on the following recommendations:

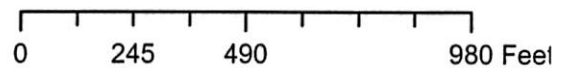
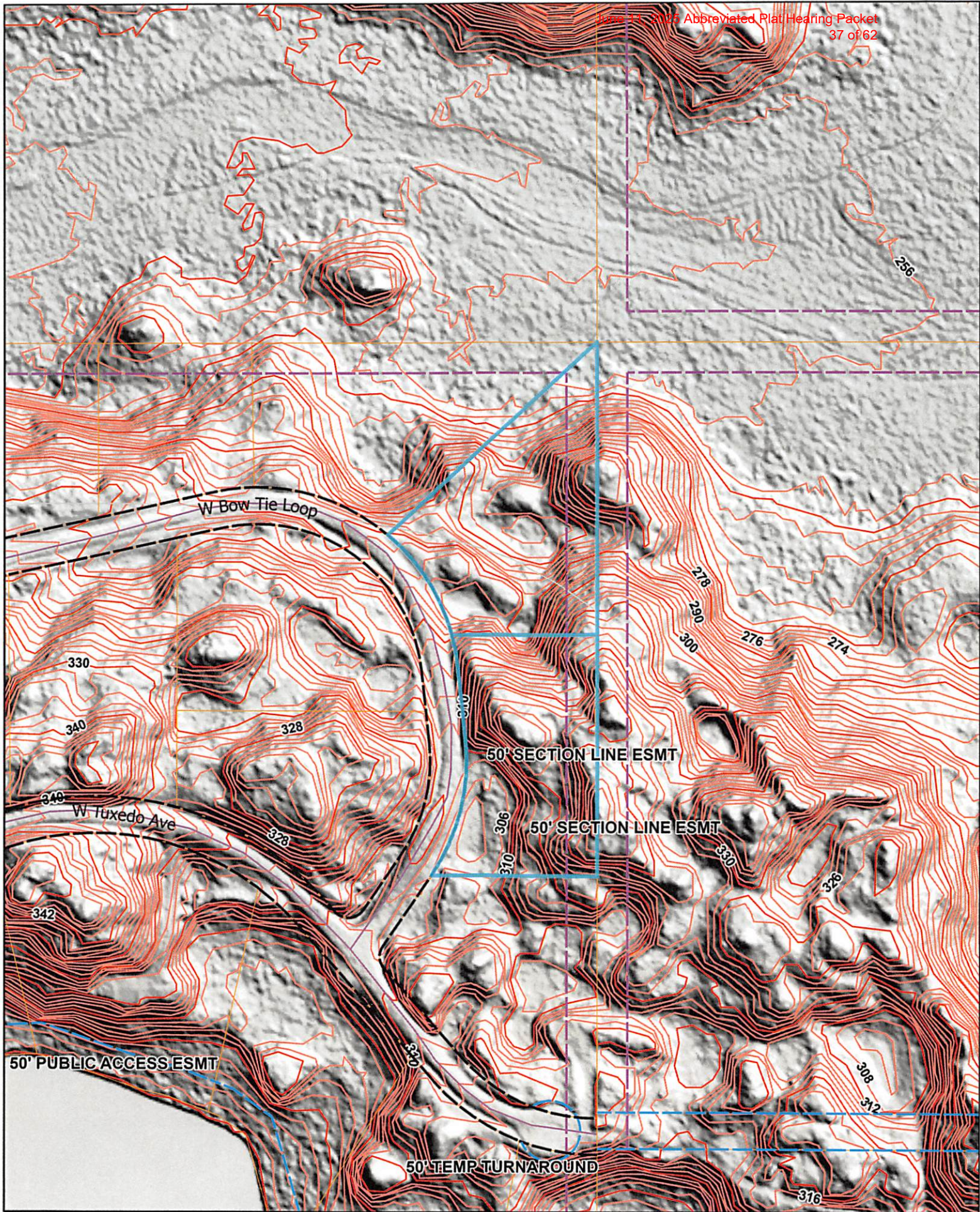
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F)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

The map is a plat map of Stevens Lake, showing various lots, roads, and section lines. The map includes labels for 'STEVENS LAKE', 'W BOW TIE LOOP', 'W TUXEDO AVE', and 'N COMPASS CIR'. Lot numbers are scattered throughout the map, and section lines are marked with '50' SECTION LINE ESMT'. A specific area is highlighted with a thick black border and labeled '12 A'.

LOCATED WITHIN
SECTION 16, T19N, R04W, SEWARD MERIDIAN
ALASKA

EXHIBIT A







0 500 1,000 2,000 Feet

Matthew Goddard

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Tuesday, May 13, 2025 8:30 AM
To: Matthew Goddard
Subject: RFC Stevens Lake RSB (MG) Comments

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

Good morning,

If the development of the proposed project results in the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, a permit from the Corps of Engineers (Corps) would be required per Section 404 of the Clean Water Act (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. Information regarding the Corps Regulatory program can be found at:

<https://www.poa.usace.army.mil/Missions/Regulatory/>.

Thank you for the opportunity to comment.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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

rrs.usace.army.mil



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 05/13/2025

TO: Matthew Goddard, Platting Tech

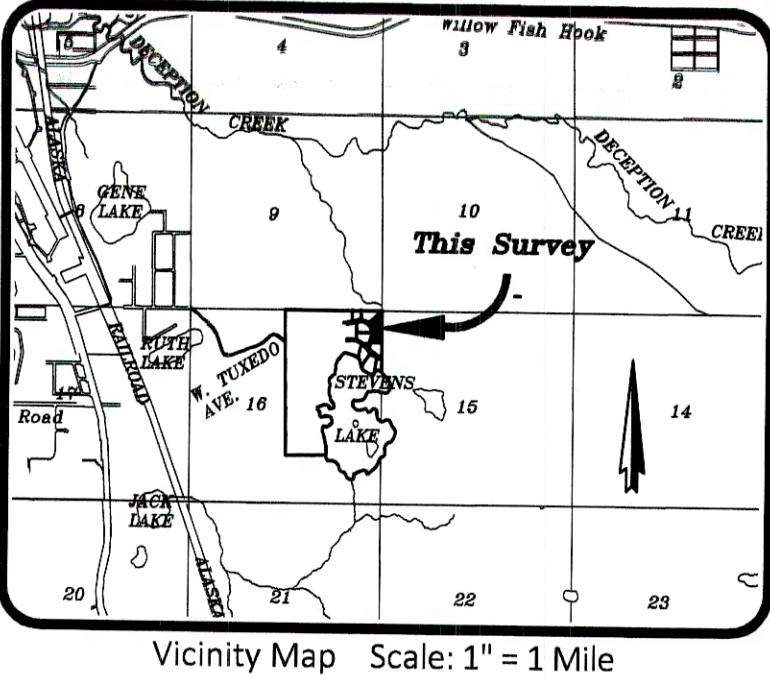
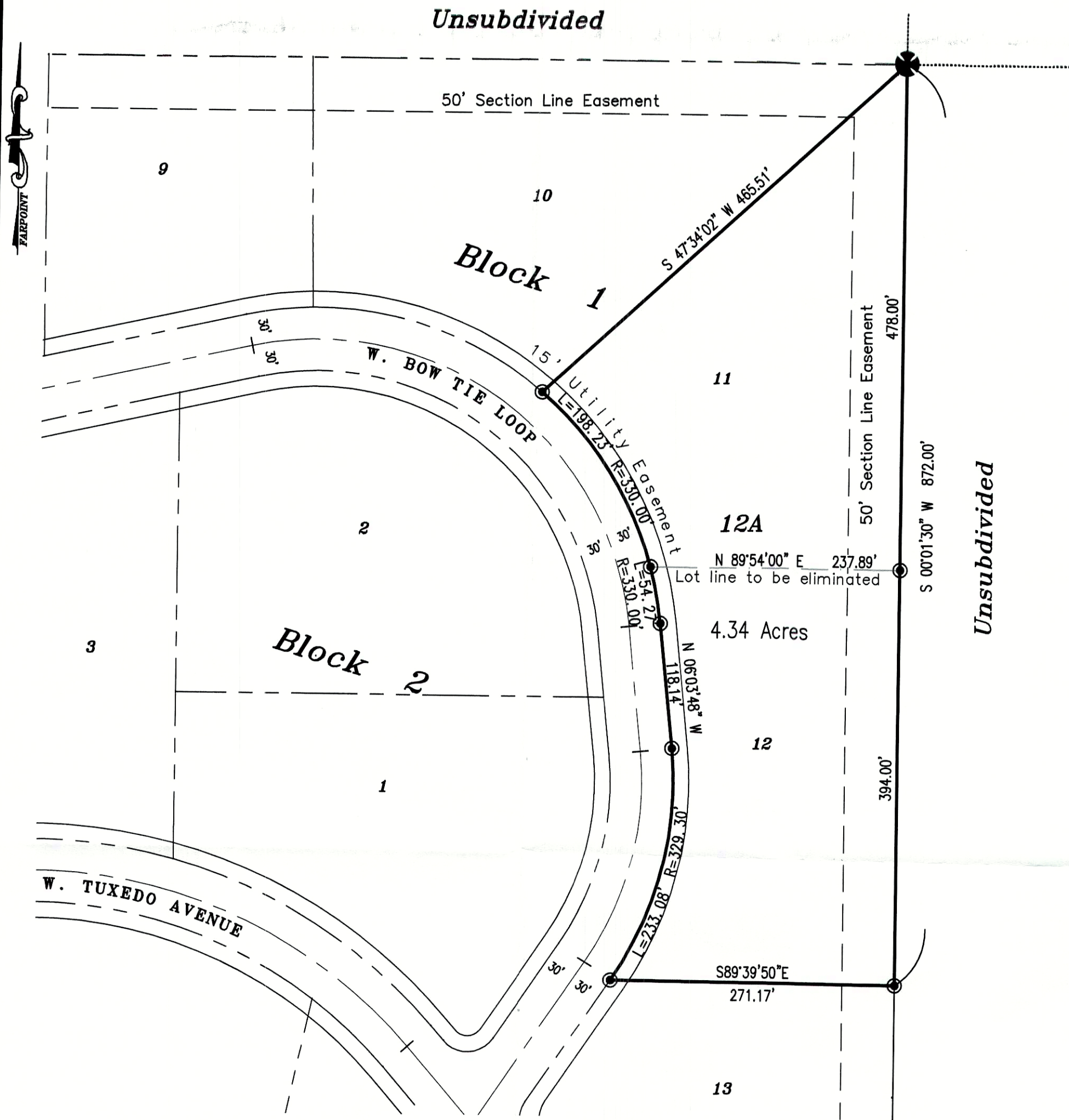
FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Stevens Lake RSB L11 & 12 B1

No open Code Compliance cases on either MSB Tax Id's of 5942B01L011 & 5942B01L012 at this time.

Code Compliance has no objection of combining lots to become 1 parcel.

EXHIBIT C



CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the property shown and described on this plat and that I adopt this plan of subdivision by my free consent.

Lindsay E. Cronin
4928 W. Northren Rose Lane
Wasilla, Alaska 99623

Date

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2025

By: _____ for, _____
personally appearing before me.

Notary Public for the State of Alaska
My Commission Expires _____

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2025, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2025
Tax Collection Official
Matanuska Susitna Borough

Agenda Copy

RECEIVED
APR 28 2025
PLATTING

Preliminary

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I certify that the subdivision plan as 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 _____, 2025 and that this plat has been approved for recording in the Office of the Recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director

Attest: _____
Planning Clerk

Date: _____, 2025



NOTES

1. Bearings and distances are record per referenced plat unless otherwise noted.
2. Not all monumentation for this survey may be shown on this document.
3. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.
4. The purpose of this survey is for the elimination of common lot line between Lot 11 and Lot 12 Block 1
3. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
4. There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.



Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

Work Order: 24501	Date: 04/23/2025	Scale: 1"=100'	Case No:
Drawn: ME	Checked: ROL	Grid:	Fb/Pg: 999/99 Sheet: 1 of 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 11, 2025

ABBREVIATED PLAT: LINDHOLM HOMESTEAD

LEGAL DESCRIPTION: SEC 23, T16N, R03W S.M., AK

PETITIONER: GARY & CHERI LINDHOLM

SURVEYOR: ACUTEK GEOMATICS, LLC

ACRES: 13.13 +/- PARCELS: 1

REVIEWED BY: FRED WAGNER

CASE: 2025-067

REQUEST:

The request is to create one lot by eliminating the common lot lines between Lots 9-11 & Tract A-1, Block 3, Homestead Estates Addn. I Div. II, Plat No. 81-115 to be known as **LINDHOLM HOMESTEAD**, containing 13.13 acres +/- . The parcel is located west of S. Knik-Goose Bay Road, north of White Lake and directly east of S. Tuttle Road (Tax ID#s 2184B03L009/L010/TRA-1); within Section 23, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

EXHIBITS:

Vicinity Map **Exhibit A**

AGENCY COMMENTS:

MSB Code Compliance **Exhibit B**

DISCUSSION: The subject parcels are located within the Knik-Fairview Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

MSB Code Compliance (**Exhibit B**) These parcels have 3 driveways without permits, please have applicant apply for the driveway permits. (**Recommendation #4.**)

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

CONCLUSION

The plat of Lindholm Homestead 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 Lindholm Homestead 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 Homestead Estates Addn. I Div. II, 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 Homestead Estates Addn. I Div. II (Plat #81-115) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lindholm Homestead 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. Provide platting staff copies of driveway permit application for existing accesses.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**

TR A

IDITAROD TRAIL
ASLS NO 79-14
(1972)

TR B

TR D

TR C

TR F

TR G

TR E

TR H

C2

D2

B3

A4

B4

W ELLISON CIR

20' ROW ESMT

TR 5

TR 4

TR 3

TR 2

CRUSEY-HALLIGAN
KNIK LAKE
(6092)

ON THE IDITAROD
(5) 2

(4125)

(8027)
LASKAN GARDENS

ON THE IDITAROD
PHASE 1
8 (3) 9 (85
10/

WHITE LAKE

HOMESTEAD ESTATES 26

ADD 1 DIV 2

(2184)

ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

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ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

(1710) 2

ADD 1 DIV 1

(1710) 2

SOLDIER

S KNOX-GOOSE BAY RD

TR A
HOMESTEAD
ESTATES

KNIK ARM

VICINITY MAP

FOR PROPOSED LINDHOLM HOMESTEAD
LOCATED WITHIN
SECTION 23, T16N, R03W, SEWARD MERIDIAN
ALASKA

Fred Wagner

From: Permit Center
Sent: Wednesday, May 21, 2025 10:17 AM
To: Fred Wagner
Subject: RE: RFC Lindholm Homestead

Good morning,

These parcels have 3 driveways without permits, please have your applicant apply for the driveway permits.

Thank you,

Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, May 20, 2025 8:32 AM
To: regpagemaster@usace.army.mil; Walker, James H (DNR) <james.walker2@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Lindholm Homestead

All,

Below is a link to a Request for Comments on Lindholm Homestead, MSB Case #2025-067, tech FW, Kink-Fairview CC.

Comments are due by June 2,2025

 [Lindholm Homestead](#)

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

EXHIBIT B

D

Fred & Mary Lou Michels (**Exhibit E**) have no objections.

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

CONCLUSION

The plat of Robert's Colonial 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 and one objection and two non-objections from the public at the time of this staff report.

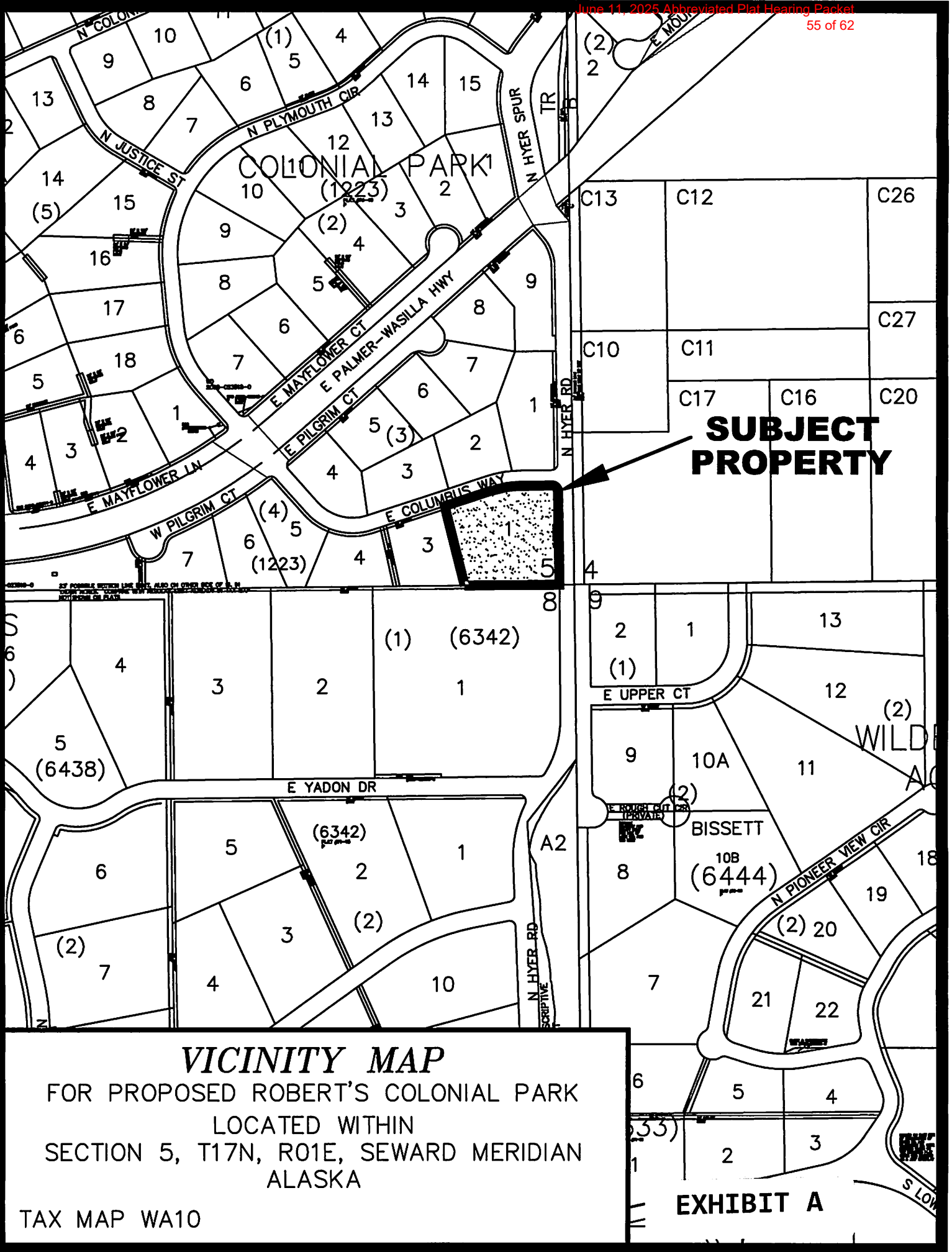
FINDINGS of FACT:

1. The abbreviated plat of Robert's Colonial Park 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 Colonial Park, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies and one objection and two non-objections from 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 Colonial Park (Plat #78-71) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Robert's Colonial Park 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. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



Fred Wagner

From: Permit Center
Sent: Wednesday, May 21, 2025 10:21 AM
To: Fred Wagner
Subject: RE: RFC ~~Lindholm Homestead~~ *RFC ROBERT'S COLONIAL PARK*

Good morning,

No comments from Permitting.

Thank you,

Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, May 20, 2025 11:15 AM
To: regpagemaster@usace.army.mil; Walker, James H (DNR) <james.walker2@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: RE: RFC Lindholm Homestead

All,

Below is a link to a Request for Comments on Robert's Colonial Park, MSB Case #2025-069, tech FW, South Lakes CC.

Comments are due by June 2,2025

 [Robert's Colonial Park](#)

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

EXHIBIT B

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

1223B02L001 108
UUJ TRUST
JOHNSON ULRIKE URNER TRE
PO BOX 870564
WASILLA, AK 99687-0564

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: GLENN & CLAUDIA ROBERTS FAMILY TRUST

REQUEST: The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 11, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Officer, **Fred Wagner** at (907) 861-7870. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: JOHNSON, ULRIKE URNER Address: PO Box 870564 WASILLA, AK 99687

Comments: _____

EXHIBIT C

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

RECEIVED
JUN 02 2025
PLATTING

1223B10L007 48
BREDING JASON L & J G K
5631 E REVOLUTIONARY WAY
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: GLENN & CLAUDIA ROBERTS FAMILY TRUST

REQUEST: The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3.

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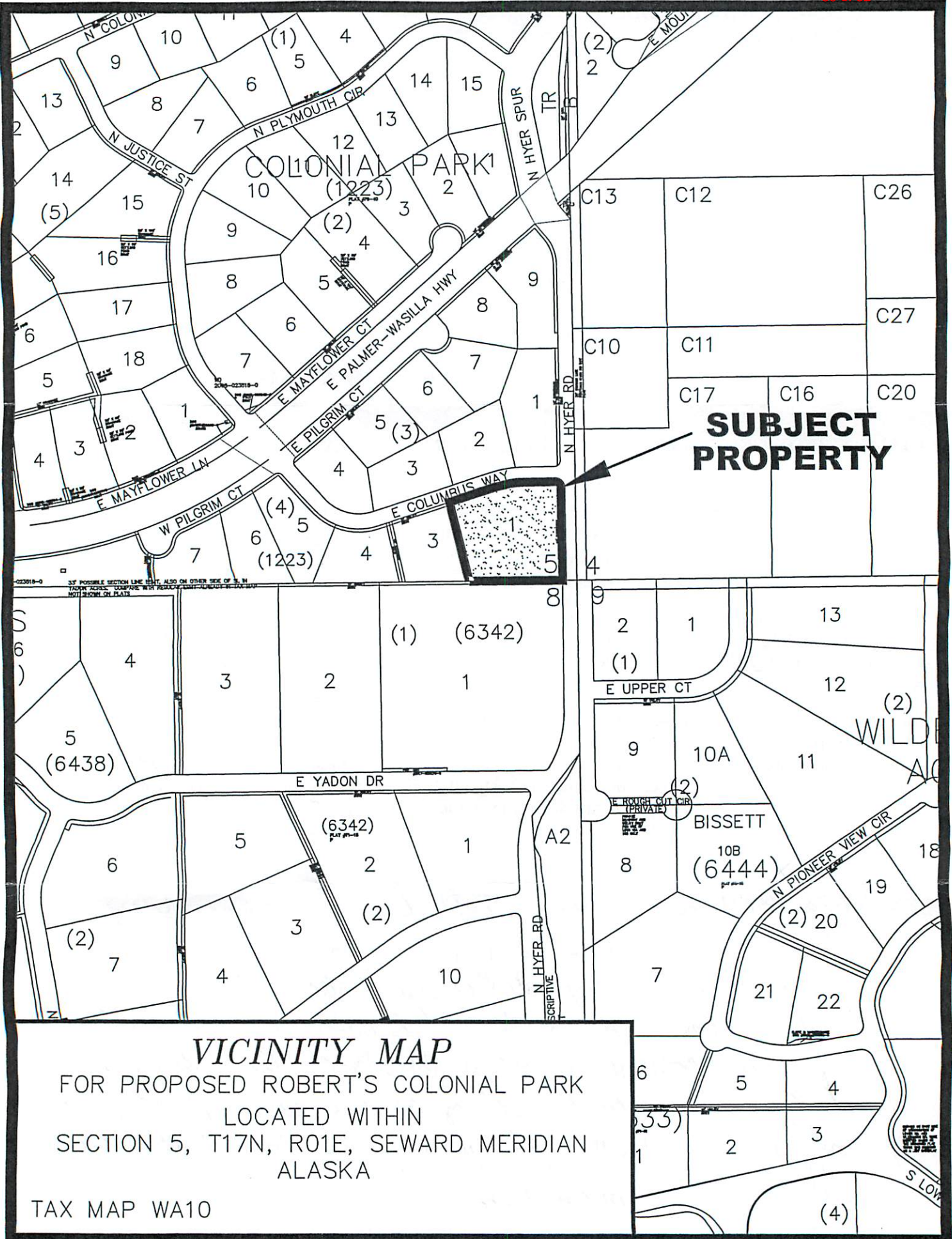
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Officer, **Fred Wagner** at (907) 861-7870. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

[] No Objection [X] Objection [] Concern

Name: Jason Breding Address: 5631 E. Revolutionary Way

Comments: We already have 2 properties within this same area
Between Palmer Wasilla Hwy and Cottonwood Lake. These already get
trashed all the time at a cost to local homeowners association members. This
will bring more problems to our neighborhood. By combining I'm more
confident they will then try selling as a commercial property some
day and I don't want a business to go into that corner.
Case # 2025-069 FW Note: Vicinity map Located on Reverse Side
That will all be too much traffic.

EXHIBIT D



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

RECEIVED
MAY 29 2025
PLATTING

1223B05L017 73
MICHELS FAM TR
800 N PLYMOUTH CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: GLENN & CLAUDIA ROBERTS FAMILY TRUST

REQUEST: The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 11, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

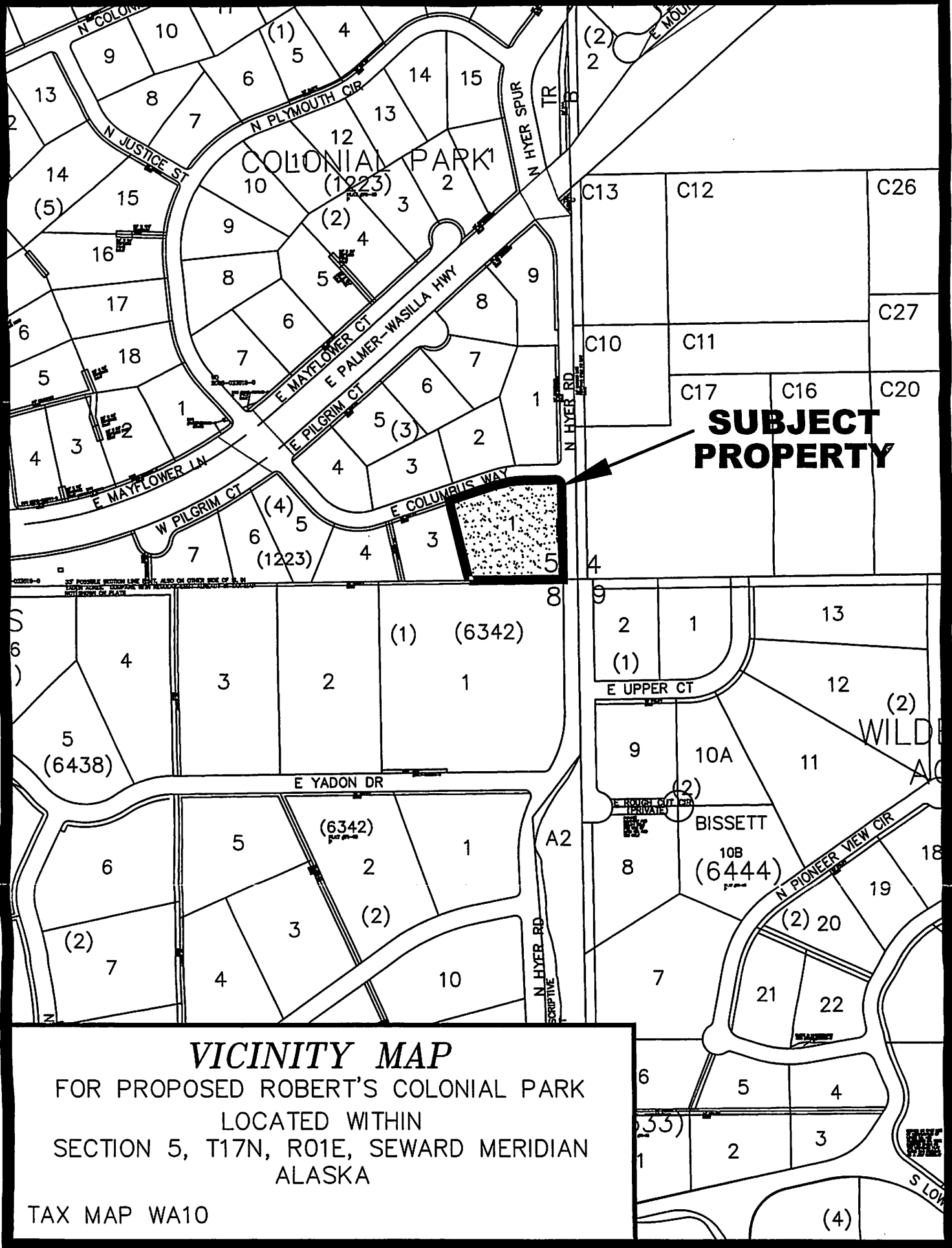
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Officer, **Fred Wagner** at (907) 861-7870. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: Michels, Fred & Mary Lou Address: 800 N Plymouth Circle Wasilla 99654

Comments: _____

EXHIBIT E



LEGEND

RECORD DATA PER PLAT #78-71 (N 90°00'00" E)
COMPUTED FROM RECORD DATA C
SURVEY LINES OF RECORD
ADJACENT PROPERTY LINES
CENTER LINE
EASEMENT LINES

GENERAL 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. AN ADDITIONAL 5 FEET WIDE CLEARING PERMIT IS GRANTED TO UTILITY COMPANIES ADJACENT TO ALL UTILITY EASEMENTS, PER PLAT NOTE #3 OF COLONIAL PARK, PLAT NO. 78-71.
4. PLAT NOTE #4 OF COLONIAL PARK, PLAT NO. 78-71 STATES:
TRACT A IS HEREBY RESERVED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION. EACH LOT OWNER SHALL HAVE A 1/165TH INTEREST IN SAID TRACT A.
5. RESTRICTIVE COVENANTS WERE RECORDED ON JUNE 11, 1976 AT THE PALMER RECORDING DISTRICT IN BOOK 117 AT PAGE 865-880.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ DATED 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

_____, 20____.
Date

Planning and Land Use Director

ATTEST: _____
Platting Clerk

CERTIFICATION OF PAYMENT OF TAXES

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

_____, 20____.
Date

Tax Collection Official
(MAT-SU BOROUGH)

25'x10' GUY POLE
& ANCHOR
EASEMENT (#78-71)

LOT 1, BLOCK 3,
COLONIAL PARK (#78-71)

LOT 2, BLOCK 3,
COLONIAL PARK (#78-71)

LOT 3, BLOCK 3,
COLONIAL PARK (#78-71)

15'x10' GUY POLE
& ANCHOR
EASEMENT (#78-71)

LOT 1A
2.44 ACRES

LOT 3, BLOCK 4,
COLONIAL PARK (#78-71)

10' UTILITY EASEMENT (#71-15)

33' SECTION LINE EASEMENT (#71-15)

LOT 1, BLOCK 1, YADON ACRES (#71-15)

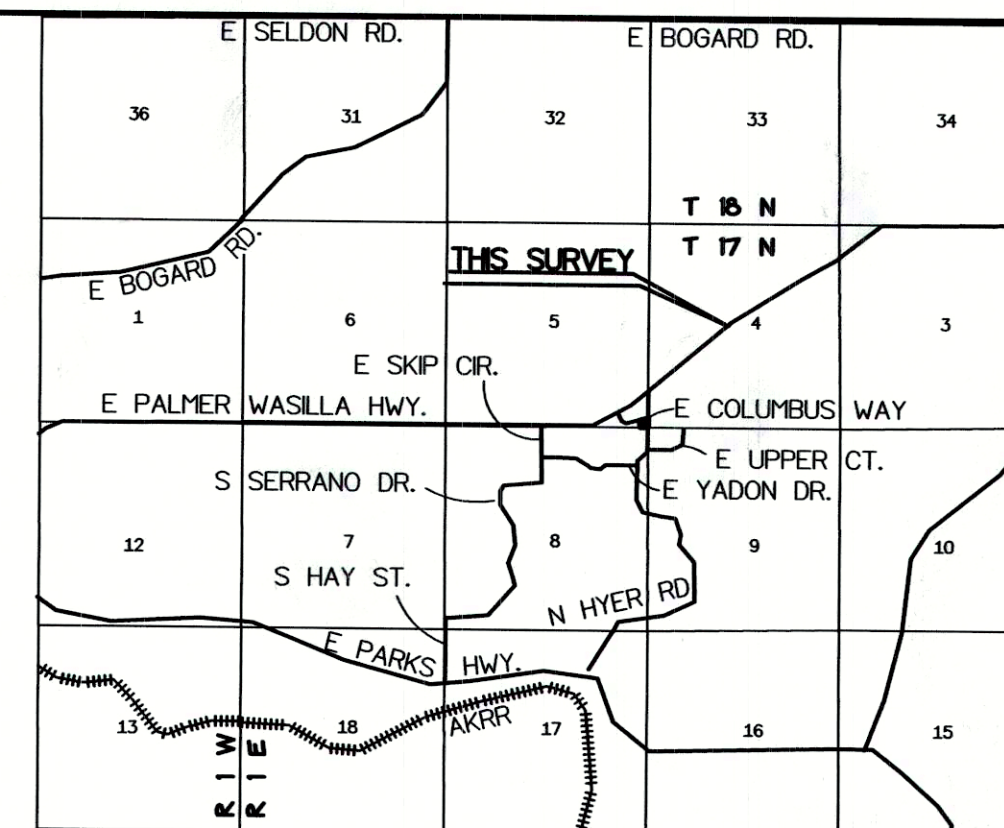
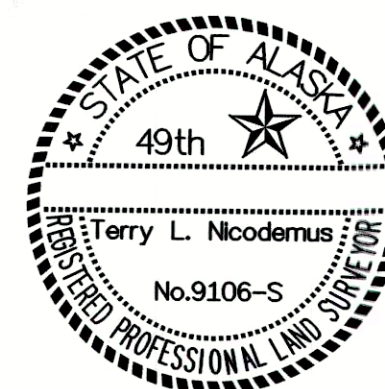
GRAPHIC SCALE



1 INCH = 50 FEET

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 NO. 78-71.



VICINITY MAP
1" = 1 MILE

OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

GLENN D. ROBERTS
550 N. HYER RD.
PALMER, AK 99645

Date

CLAUDIA A. ROBERTS
550 N. HYER RD.
PALMER, AK 99645

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____.
FOR _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR ALASKA

Agenda Copy

RECEIVED
MAY 01 2025
PLATTING

PRELIMINARY PLAT OF

ROBERT'S COLONIAL PARK
LOT 1A

CONTAINING 2.44 ACRES

A SUBDIVISION OF LOTS 1 AND 2, BLOCK 4,
COLONIAL PARK, PLAT #78-71

LOCATED WITHIN
SEC. 5, TOWNSHIP 17 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK
PALMER RECORDING DISTRICT

PREPARED BY



AECL 1614

5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1" = 50'	DESIGNED BY: TENDRA	FIELD BOOK: N/A
DATE: 4/4/2025	DRAWN BY: TENDRA	MAP NO.: WA 10
FILE No. 25-05.01	CHECKED: TLN	SHEET: 1 OF 1