

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
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **June 25, 2025**

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **SHARIS ACRES 2025:** The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, (Tax ID #'s 4583000L001 & 4583000L002), to be known as **SHARI'S ACRES 2025**. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. *(Petitioner/Owner: Steve Novakovich, Staff: Chris Curlin, Case #PLAT-2025-000075)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 25, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 25, 2025

ABBREVIATED PLAT: SHARI'S ACRES 2025
LEGAL DESCRIPTION: SEC 18, T17N, R02W S.M., AK
PETITIONERS: STEVE NOVAKOVICH
SURVEYOR/ENGINEER: LAVENDER/PANNONE ENGINEERING, LLC
ACRES: 3.71 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-75

REQUEST:

The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, to be known as SHARI'S ACRES 2025. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Soils Report **Exhibit B – 7 pgs**

COMMENTS:

ADOT&PF **Exhibit C – 2 pgs**
MSB Pre-Design & Engineering **Exhibit D – 1 pg**
Permit Center **Exhibit E – 1 pg**
Utilities **Exhibit F – 5 pgs**
Public **Exhibit G – 1 pg**

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 1.01 to 2.70 acres. All proposed lots will take access from S. Johnson Road, an MSB owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steve Pannone, P.E. Project Description: This usable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 ft² total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to this and surrounding lots by the use of private wells. Usable septic area is shown

on this portion of the subdivision, however a replacement on site wastewater disposal system for this structure would likely be constructed in the area of the existing system. There are currently two (2) private wells drilled on the subject property.

Soil Conditions: Two test pits were excavated on the subject property under the supervision of Pannone Engineering Services, LLC (PES). The approximate location of these test pits is shown on the attached site layout. Test pit 1 can be described as a layer of silty sandy gravel extending (4) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (8) feet BGS, and no impermeable layers were encountered during the excavation of test pit 1. Following ground water monitoring, water was observed within the test pit monitor tube at a depth of (7.1) feet BGS on 05/05/2025.

Test pit 2 can be described as a layer of silty sandy gravel extending (3) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (6.5) feet BGS, and no impermeable layers were encountered during the excavation of test pit 2. Following ground water monitoring, water was observed within the test pit monitor tube of test pit 2 at a depth of (6.25) feet BGS on 05/05/2025.

Both test pits revealed soil types well suited for the construction of private on-site wastewater disposal systems. Subsequent sieve analysis results for the test pits conducted are attached.

Area: As required by MSB 43.20.281, there is 10,000 ft² usable building area and 10,000 ft² of contiguous usable septic area on both the proposed lots. There are no slopes exceeding 25% within the proposed boundary of subdivision. The usable septic areas are a minimum of one hundred (100) feet from all known surface water and wetlands in the area. The proposed useable building and septic areas are outside of any public use areas and any easements within the boundary of the subdivision. Currently there are no wells within one hundred (100) feet of the 10,000 ft² usable septic areas.

COMMENTS:

ADOT&PF (Exhibit C) Required plat note: “No direct access to Parks Highway for all lots.”

Recommend shared access to Johnson Road with shared access easement.

No utility access through the Parks Highway. All future development required to continue taking utility and driveway or approach road access through Johnsons Road.

Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Staff notes this is COA # 3.

MSB Pre-Design & Engineering (Exhibit D) Review of the existing test hole logs indicate water present at 7.1’ and 6.25’ below ground. Per Title 43.20.281 (A)(1)(a) “Useable septic area is that area where seasonal high water table is a minimum of eight feet below the surface.” As the test holes dug show ground water shallower than 8’ below the ground surface, and no new test holes have been provided showing otherwise, the area cannot be counted as useable septic area. If fill is proposed to create useable septic area which will disturb more than 10,000 sq. ft. a drainage report will be required show that all drainage design criteria of the 2022SCM are met post development.

Staff notes this is COA’s # 4 & 5.

MSB Permit Center (Exhibit E) There is a driveway onto S Johnson Rd that does not have a permit on file, please have your applicant apply for that driveway permit.

Platting staff notes this is COA# 8.

Utilities: (Exhibit F) ENSTAR Natural Gas Company, LLC has reviewed preliminary plat SHARI'S ACRES 2025 (MSB Case # 2025-075) and advises that there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".

2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

GCI Has no comments or objections. MTA & MEA did not respond.

Public: (Exhibit G) Stephen Edwards recommends shared driveway to avoid maintenance problems on Johnson Road.

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

CONCLUSION

The plat of SHARI'S ACRES 2025 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of SHARI'S ACRES 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). All lots have the required usable area or will have after regrading.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #136 West Lakes; MSB Emergency Services, Community Development, or Assessments; MTA, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of SHARI'S ACRES 2025, within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
 2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
 3. Add a plat note: No direct access to Parks Highway for all lots unless authorized by the permitting authority”.
 4. Show shared or common access easement to S. Johnson Road for both lots on final plat.
 5. Provide platting staff an updated soils report showing contiguous usable septic area has seasonal high water table below eight feet.
 6. If regrading is required, submit a drainage plan pursuant to SCM 2022 and obtain PD&E approval before regrading, and provide platting staff an updated soils report after regrading.
 7. Add a note which says, “There is a ten foot (10 FT) wide natural gas easement centered on the existing service line.” And draw in the location of the service line on the map and add, “Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement”.
- Or,
- Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.
8. Provide platting staff with copy of Driveway Permit Application.
 9. Pay postage and advertising fees.
 10. Show all easements of record on final plat.
 11. Submit recording fees, payable to Department of Natural Resources (DNR).
 12. Submit final plat in full compliance with Title 43.

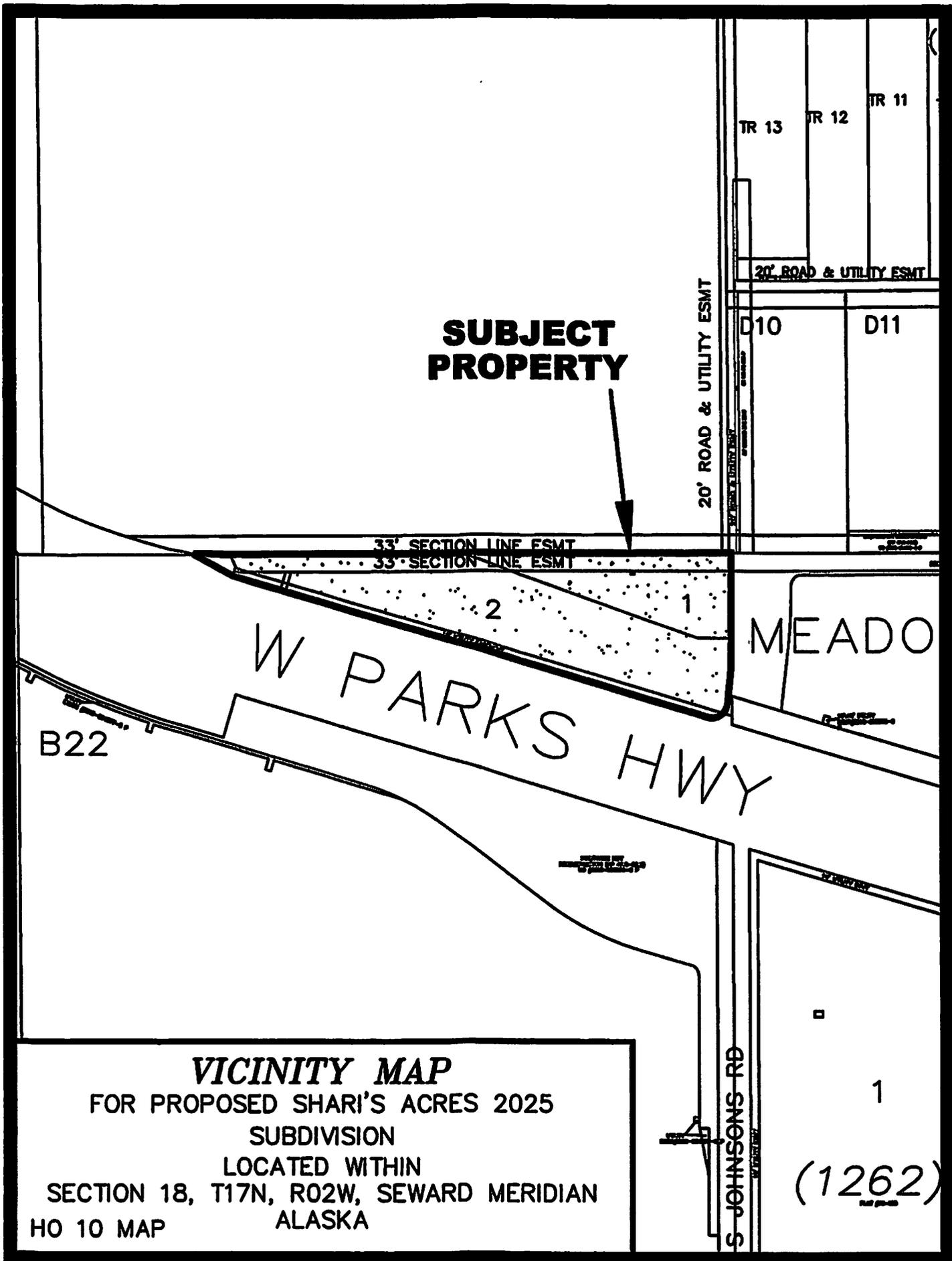




EXHIBIT A

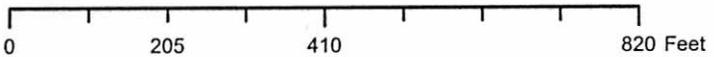


0 205 410 820 Feet

Matanuska-Susitna Borough, Maxar, Microsoft



EXHIBIT A



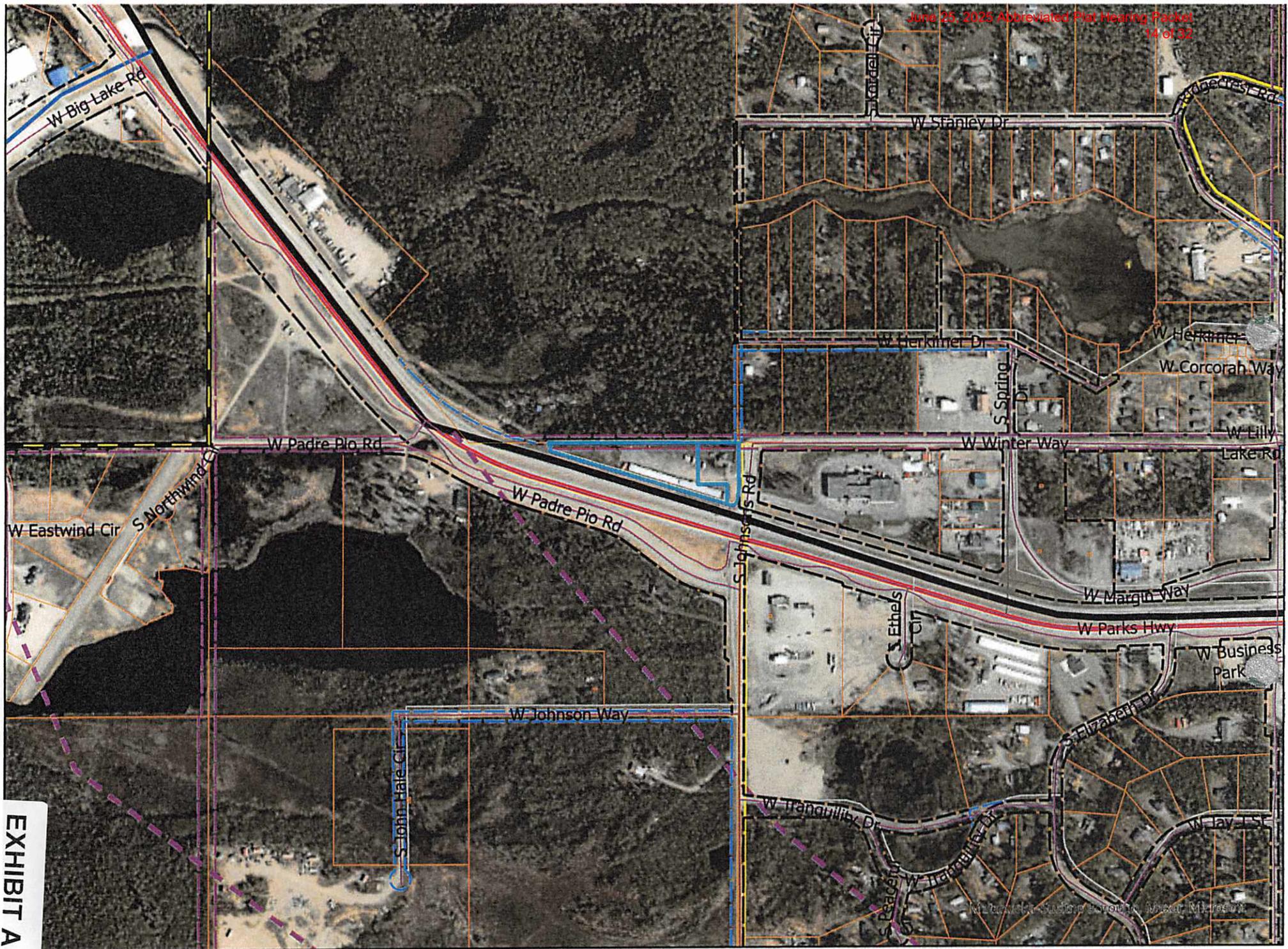
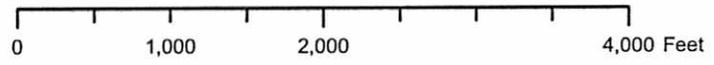


EXHIBIT A



Engineers Useable Area Report

Sharis Acres Lot 1 & 2

Matanuska-Susitna Borough

RECEIVED
MAY 08 2025
PLATTING

Prepared for:
Steve Novakovich
5972 Westview Circle
Wasilla, AK 99654
907 748 0230
Stevenovakovich907@gmail.com

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

Submitted By:



Steven R. Pannone, P.E.
Principal, Civil Engineer
6 May, 2025

Attachments:

Site Layout
Soil Logs
Sieve Analysis Results

Mailing: P.O.Box 1807, Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

EXHIBIT B

Project Description

This useable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 ft² total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to this and surrounding lots by the use of private wells. Usable septic area is shown on this portion of the subdivision, however a replacement onsite wastewater disposal system for this structure would likely be constructed in the area of the existing system. There are currently two (2) private wells drilled on the subject property.

Soil Conditions

Two test pits were excavated on the subject property under the supervision of Pannone Engineering Services, LLC (PES). The approximate location of these test pits is shown on the attached site layout. Test pit 1 can be described as a layer of silty sandy gravel extending (4) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (8) feet BGS, and no impermeable layers were encountered during the excavation of test pit 1. Following ground water monitoring, water was observed within the test pit monitor tube at a depth of (7.1) feet BGS on 05/05/2025.

Test pit 2 can be described as a layer of silty sandy gravel extending (3) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (6.5) feet BGS, and no impermeable layers were encountered during the excavation of test pit 2. Following ground water monitoring, water was observed within the test pit monitor tube of test pit 2 at a depth of (6.25) feet BGS on 05/05/2025.

Both test pits revealed soil types well suited for the construction of private on-site wastewater disposal systems. Subsequent sieve analysis results for the test pits conducted are attached.

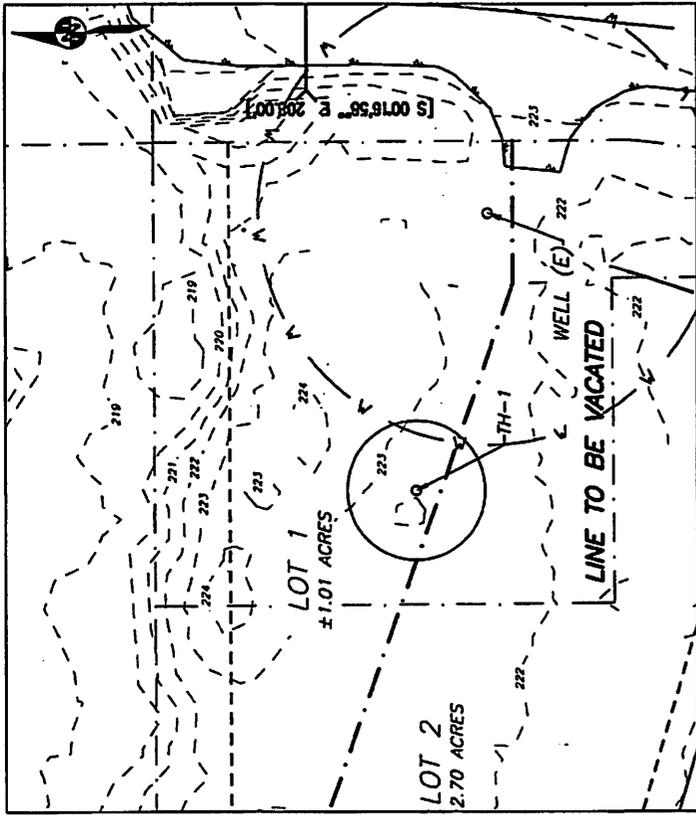
Area

As required by MSB 43.20.281, there is 10,000 ft² usable building area and 10,000 ft² of contiguous usable septic area on both the proposed lots. There are no slopes exceeding 25% within the proposed boundary of subdivision. The usable septic areas are a minimum of one hundred (100) feet from all known surface water and wetlands in the area. The proposed useable building and septic areas are outside of any public use areas and any easements within the boundary of the subdivision. Currently there are no wells within one hundred (100) feet of the 10,000 ft² usable septic areas.

Disclaimer

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

DATE: 02/05/2025			PANNONE ENG SVC, LLC (C.I. 1088) P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201	
SCALE: NO SCALE	REVISIONS:		SHARI'S ACRES LOTS 1 & 2 OWNER: NOVAKOVICH PROPERTIES, LLC. SITES: 1266 & 1228 S. JOHNSONS ROAD WASILLA, AK 9954	
P.L.D. NO: 82815/38593	PERMIT NO.:		FOR MAT-SU BOROUGH USE ONLY	
SHEET: 2 OF 3			DRAWN: _____ CHECKED: _____ SOIL LOG	



SEE SITE PLAN

SLOPE

SEE SITE PLAN

SLOPE

SOILS LOG & PERCOLATION TEST

TEST HOLE 1	
1	
2	GM
3	
4	
5	
6	
7	
8	SP
9	
10	
11	
12	BOH

SILTY SANDY GRAVEL

POORLY GRADED SAND WITH GRAVEL

DATE PERFORMED: 04/10/2025

WAS GROUND WATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 8.0'

DEPTH TO WATER AFTER MONITORING? 7.1'

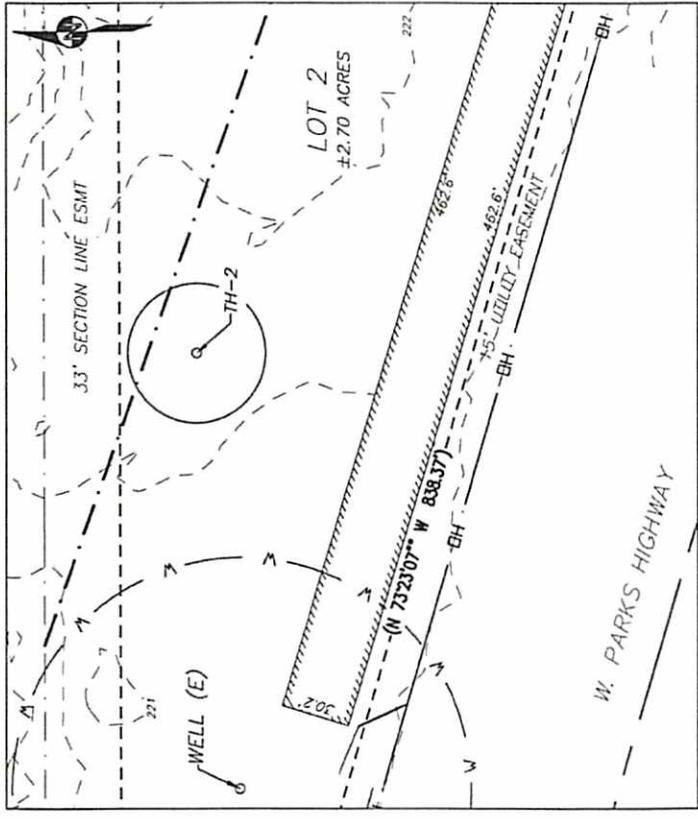
DATE: 05/05/2025

- SOIL TEST RESULTS/ANALYSIS
- SAMPLE COLLECTED BETWEEN 4 FT AND 5 FT.
 - SEE ATTACHED SIEVE ANALYSIS RESULTS
 - PERCOLATION RATE <1 (mb/flash) (VISUALLY RATED)
(Hydrologic Soils Group: HSG A)

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

DATE	02/05/2025		PANNONE ENG SVC, LLC (C.I. 1088) P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201	SOIL LOG			
SCALE	NO SCALE			FOR MAT-SU BOROUGH	USE ONLY		
NO SCALE							
P.I.D. NO	62815/38593			DRAWN	LJC	CHECKED	SRP
PERMIT NO.							
SHEET	3 OF 3						

OWNER: NOVAKOVICH PROPERTIES, LLC.
 SHARI'S ACRES LOTS 1 & 2
 SITES: 1266 & 1228 S. JOHNSONS ROAD
 WASILLA, AK 9954



SEE SITE PLAN
 SLOPE

SEE SITE PLAN
 SLOPE

SOILS LOG & PERCOLATION TEST

TEST HOLE 2	SOIL DESCRIPTION
1	SILTY SANDY GRAVEL
2	
3	
4	
5	
6	
7	POORLY GRADED SAND WITH GRAVEL
8	
9	
10	
11	
12	

DATE PERFORMED: 04/10/2025

WAS GROUND WATER ENCOUNTERED? YES=
 IF YES, AT WHAT DEPTH? 6.5'
 DEPTH TO WATER AFTER MONITORING? 6.25'
 DATE: 05/05/2025

- SOIL TEST RESULTS/ANALYSIS**
- SAMPLE COLLECTED BETWEEN 4 FT AND 5 FT.
 - SEE ATTACHED SIEVE ANALYSIS RESULTS.
 - PERCOLATION RATE <1 (min/inch) (VISUALLY RATED)
 (Hydrologic Soils Group: HSG A)

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



Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:25-00858-S01
Issue No: 1

Client: Pannone Engineering
PO Box 1807
Palmer, AK, 99645

Project: Lab Testing
N/A

Project Code: 241431

CC: Dan Moran
Kim Johnson
Maria Kampsen

N/A

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

[Signature]

Reviewed By: Cindy Zickefoose
Title: Laboratory Supervisor
Date: 4/16/2025

Sample Details

Sample ID 25-00858-S01
Client Sample ID TH-1 @ 4'-5'
General Location 1266 S. Johnson Rd.

Particle Size Distribution

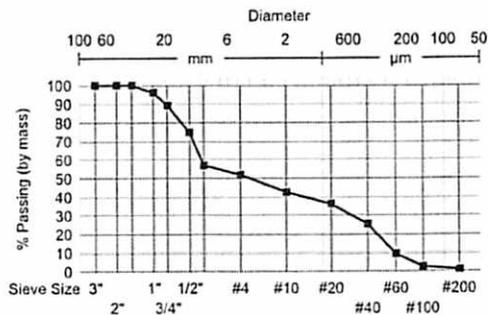
Method: ASTM D6913
Drying By: Oven
Date Tested: 4/16/2025
Tested By: James Callahan

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	96	
¾in	89	
½in	75	
3/8in	57	
No.4	52.0	
No.10	43	
No.20	36	
No.40	25	
No.60	10	
No.100	3	
No.200	1	

Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	SP	
Group Name	Poorly graded sand with gravel		
Gravel (%)		48	
Sand (%)		51	
Fines (%)		1	
	ASTM D2487		
Tested By	James Callahan		
Date Tested	4/16/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	39.18	
Cc		0.13	
Date Tested	4/16/2025		

Chart



Comments

N/A



Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:25-00858-S03
Issue No: 1

Client: Pannone Engineering
PO Box 1807
Palmer, AK, 99645
Project: Lab Testing
N/A
N/A

Project Code: 241431
CC: Dan Moran
Kim Johnson
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

[Signature]

Reviewed By: Cindy Zickefoose
Title: Laboratory Supervisor
Date: 4/16/2025

Sample Details

Sample ID 25-00858-S03
Client Sample ID TH-2 @4'-5'
General Location 1266 S. Johnson Rd.

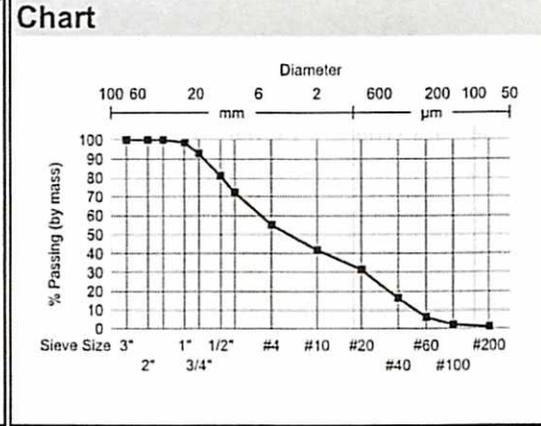
Particle Size Distribution

Method: ASTM D6913
Drying By: Oven
Date Tested: 4/16/2025
Tested By: James Callahan

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	99	
¾in	93	
½in	81	
3/8in	72	
No.4	55.1	
No.10	42	
No.20	32	
No.40	16	
No.60	6	
No.100	2	
No.200	1	

Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	SP	
Group Name	Poorly graded sand with gravel		
Gravel (%)		45	
Sand (%)		54	
Fines (%)		1	
	ASTM D2487		
Tested By	James Callahan		
Date Tested	4/16/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	18.97	
Cc		0.36	
Date Tested	4/16/2025		



Comments
N/A



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

June 6, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Forest Song Acres; Andrew Raymond; Estate of Henry M. Raymond Jr; Plat #63-7 (Glenn Highway MP 38)**

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

- **Shari's Acres 2025; HO 10 Rumfelt-Novakich; Plat #2000-27 (Parks Highway MP 51.5)**
 - Required plat note: "No direct access to Parks Highway for all lots."
 - Recommend shared access to Johnson Road with shared access easement.
 - No utility access through the Parks Highway. All future development required to continue taking utility and driveway or approach road access through Johnsons Road.
- **Husky Ridge; Plat #2017-114, Plat #2011-79, Plat #2019-24 (Parks Highway MP 78.5)**
 - Required plat note: "No direct access to Parks Highway for Lot 3."
 - Required to show and label Parks Highway right of way through Lot 3 on plat.
 - Request Parks Highway right of way dedication.

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

"Keep Alaska Moving through service and infrastructure."

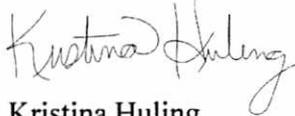
EXHIBIT C

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
Gabe Kutcher, Acting 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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 10, 2025 3:21 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Shari's Acres 2025 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Review of the existing test hole logs indicate water present at 7.1' and 6.25' below ground. Per Title 43.20.281 (A)(1)(a) "Useable septic area is that area where seasonal high water table is a minimum of eight feet below the surface." As the test holes dug show ground water shallower than 8' below the ground surface, and no new test holes have been provided showing otherwise, the area cannot be counted as useable septic area. If fill is proposed to create useable septic area which will disturb more than 10,000 sq. ft. a drainage report will be required show that all drainage design criteria of the 2022SCM are met post development.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 30, 2025 1:04 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Shari's Acres 2025 (CC)

Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.

Chris Curlin

From: Permit Center
Sent: Friday, May 30, 2025 1:07 PM
To: Chris Curlin
Subject: RE: RFC Shari's Acres 2025 (CC)

Good afternoon,

There is a driveway onto S Johnson Rd that does not have a permit on file, please have your applicant apply for that driveway permit.

Thank you,

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 30, 2025 1:04 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Shari's Acres 2025 (CC)

Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.

[Shari's Acres 2025](#)



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

June 4, 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 preliminary plat **SHARI'S ACRES 2025 (MSB Case # 2025-075)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

Sincerely,

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

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



NW3642

SHARI'S ACRES

Approximate location of 10FT wide Natural Gas Easement

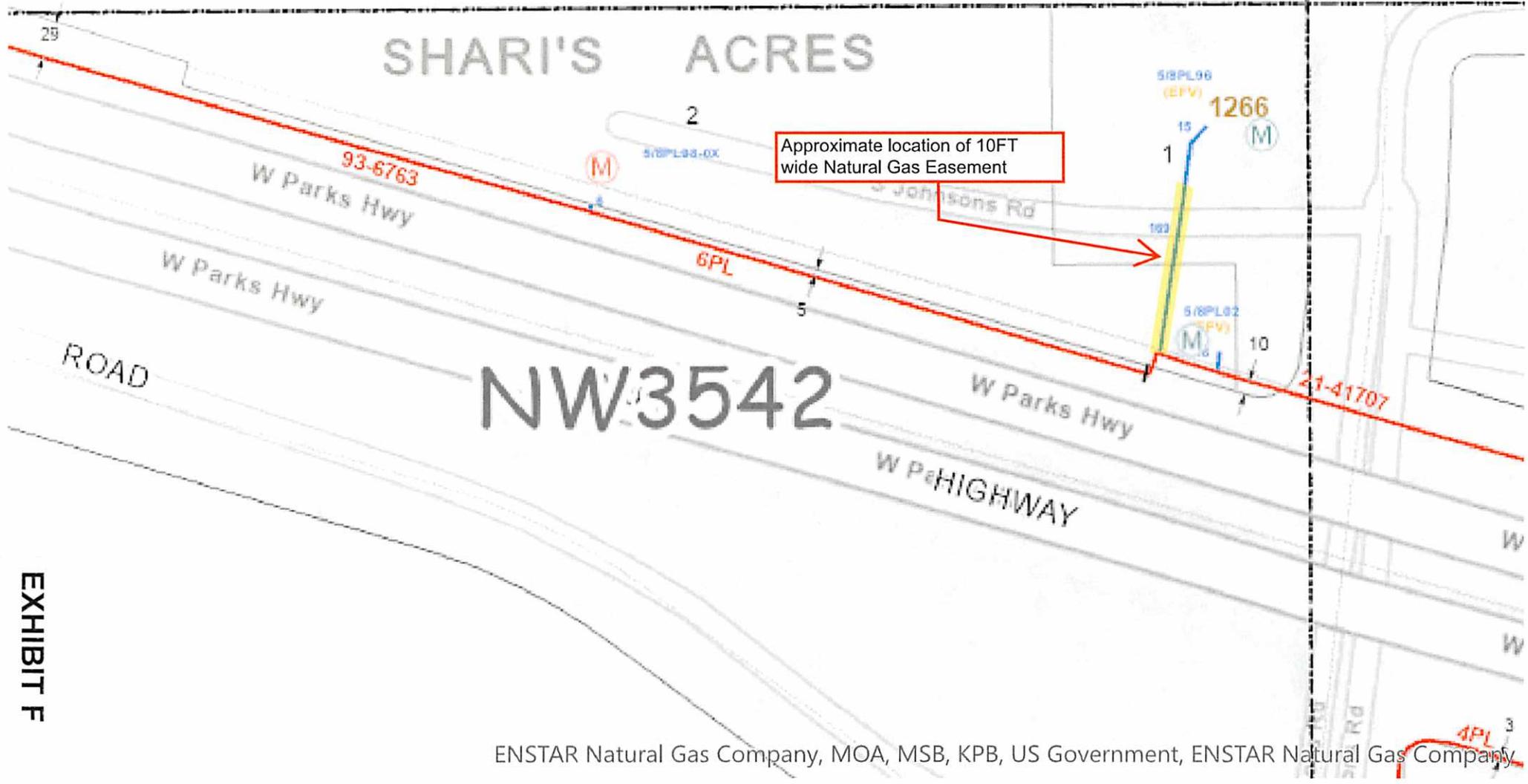


EXHIBIT F

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 10, 2025 10:41 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Shari's Acres 2025 (CC)
Attachments: Agenda Plat (44).pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 30, 2025 1:04 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; pfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Shari's Acres 2025 (CC)

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

Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.

[☐ Shari's Acres 2025](#)

Sincerely,

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

5 MAIL
AGE
RM
FIR
US
PI

RSA 27 14
MEADOW LAKES RSA
STEPHEN EDWARDS
7362 W PARKS HWY #528
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Steve Novakovich

REQUEST: The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, (Tax ID #'s 4583000L001 & 4583000L002), to be known as **SHARI'S ACRES 2025**. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 25, 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 Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

No Objection Objection Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy PMB 528 Wasilla AK 99623

Comments: Recommend shared driveway to avoid maintenance problems on Johnson Road

MONUMENTS

701 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

702 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

703 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

704 FOUND 2-1/2" BRASS CAP PROJECTING 0.7' ABOVE GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

705 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

706 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

707 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

708 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

709 FOUND 3.25" ALUMINUM CAP ON ALUMINUM PIPE WITH MAGNETIC MATERIAL, FLUSH WITH GROUND, PLUMB, SLIGHTLY LOOSE, AND IN GOOD CONDITION.

710 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.1' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

711 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

712 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

713 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

714 FOUND 2" ALUMINUM CAP ON REBAR, RECESSED 0.2' BELOW GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

715 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH ASPHALT, FIRM, PLUMB AND IN GOOD CONDITION.

716 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH ASPHALT, FIRM, PLUMB AND IN GOOD CONDITION.

717 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH ASPHALT, FIRM, PLUMB AND IN GOOD CONDITION.

718 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH ASPHALT, FIRM, PLUMB AND IN GOOD CONDITION.

719 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH GROUND, FIRM, PLUMB, AND IN GOOD CONDITION.

720 FOUND 2" ALUMINUM CAP ON REBAR, PROJECTING 0.2' ABOVE GROUND, SLIGHTLY LOOSE, PLUMB, AND IN GOOD CONDITION.

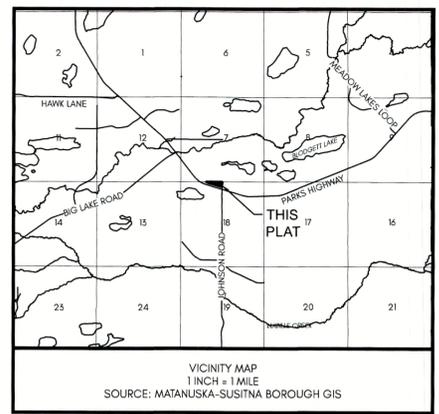
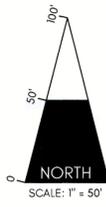
721 FOUND 2" ALUMINUM CAP ON REBAR, FLUSH WITH ASPHALT, FIRM, PLUMB AND IN GOOD CONDITION.

722 TO BE SET 2" ALUMINUM CAP ON 5/8"x30" REBAR.

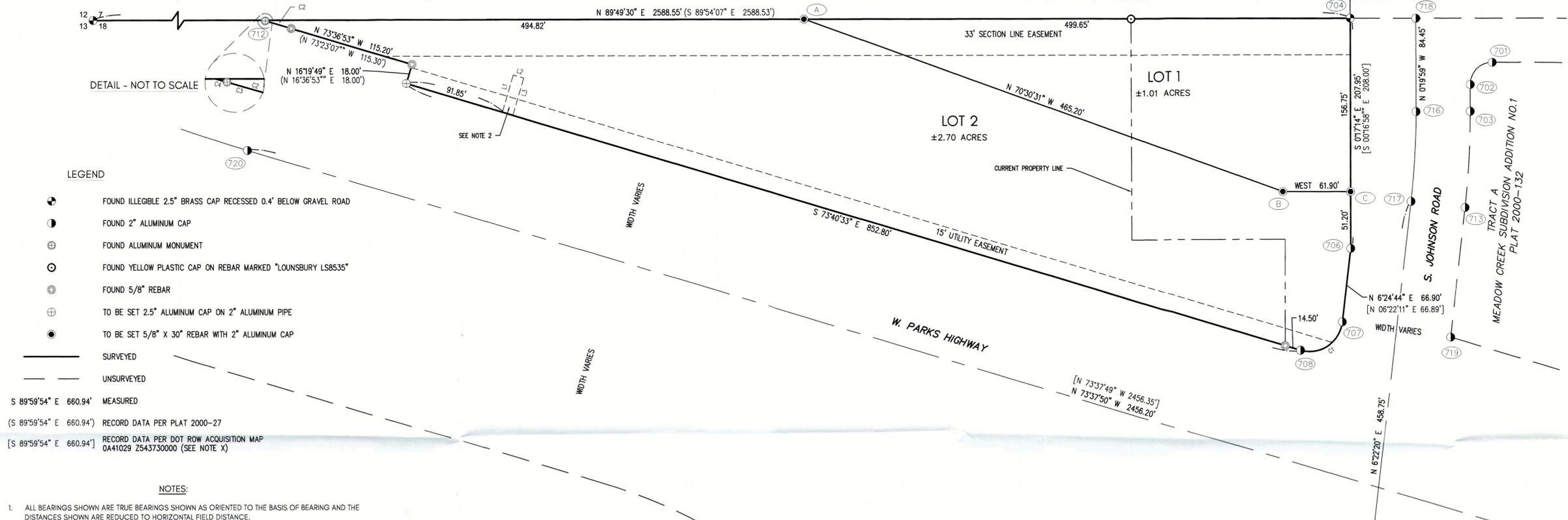
723 TO BE SET 2" ALUMINUM CAP ON 5/8"x30" REBAR.

724 TO BE SET 2" ALUMINUM CAP ON 5/8"x30" REBAR.

725 TO BE SET 2-1/2" ALUMINUM CAP ON 2-3/8"x30" ALUMINUM PIPE WITH MAGNET.



PORTION OF GOV'T LOTS 3 & 4
AND PORTION OF THE E 1/2 SW 1/4 LYING NORTH
OF THE PARKS HIGHWAY
SECTION 7



LEGEND

- FOUND ILLEGIBLE 2.5" BRASS CAP RECESSED 0.4' BELOW GRAVEL ROAD
 - FOUND 2" ALUMINUM CAP
 - ⊕ FOUND ALUMINUM MONUMENT
 - FOUND YELLOW PLASTIC CAP ON REBAR MARKED "LOUNSBURY LS8535"
 - FOUND 5/8" REBAR
 - ⊕ TO BE SET 2.5" ALUMINUM CAP ON 2" ALUMINUM PIPE
 - TO BE SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
 - SURVEYED
 - - - UNSURVEYED
- S 89°59'54" E 660.94' MEASURED
- (S 89°59'54" E 660.94') RECORD DATA PER PLAT 2000-27
- [S 89°59'54" E 660.94'] RECORD DATA PER DOT ROW ACQUISITION MAP 0A41029 2543730000 (SEE NOTE X)

NOTES:

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL DISTANCE.
2. UTILITY EASEMENT PER DOCUMENT 2021-030844-0. SAID DOCUMENT CALLS FOR THE UTILITY EASEMENT TO BE LOCATED 799.21' NORTH WESTERLY OF THE LOT CORNER COMMON TO LOTS 1 AND 2 SHARI'S ACRES PLAT NO. 2000-27. THIS DISTANCE CALL IS IN CONFLICT WITH THE 91.84' CALL SHOWN ON THE ATTACHED EXHIBIT "SCHEDULE D" FROM THE ANGLE POINT IN THE RIGHT-OF-WAY AND LOT 2 BOUNDARY. THE 91.84' DISTANCE IS WAS HELD FOR THIS PLAT AS THE EASEMENT COINCIDES WITH AN EXISTING UTILITY POLE AND SUPPORTING GUY ANCHORS.
3. LOT 1 OF SHARI'S ACRES PLAT NO. 2000-27 WAS SUBJECT TO TAKING BY ALASKA DOT PER DOCUMENT 2021-030864-0.
4. 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.
5. 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.
6. DOT RIGHT OF WAY ACQUISITION MAP FOR THE PARKS HIGHWAY MP 48.8 TO 52.3 RECONSTRUCTION PITMAN ROAD TO BIG LAKE ROAD 0A41029 2543730000 HAS NOT BEEN OFFICIALLY APPROVED BY DOT AS OF THE DATE OF THIS PRELIMINARY PLAT. THE ROW ACQUISITION MAP HAS BEEN SIGNED BY THE CONSULTANT SURVEYOR, AND WAS DOWNLOADED FROM THE DOT WEBSITE.
7. A BLANKET EASEMENT IS LOCATED ON BOTH LOTS OF THIS SUBDIVISION FOR MATANUSKA ELECTRIC ASSOCIATION INC. RECORDED OCTOBER 6, 1961 IN BOOK 39 PAGE 67.
8. A BLANKET EASEMENT IS LOCATED ON BOTH LOTS OF THIS SUBDIVISION FOR MATANUSKA TELEPHONE ASSOCIATION RECORDED ON MAY 15, 1974 IN BOOK 82 PAGE 952.
9. OIL AND GAS RIGHTS AND THE PROCEEDS THEREOF ARE RESERVED BY GROVER DEXTER JOHNSON AND EUNICE MARIE JOHNSON RECORDED ON SEPTEMBER 2, 1977 LN BOOK 147 PAGE 659. RIGHTS OF SURFACE ENTRY WERE RELEASED TO A DEPTH OF 250 FEET BELOW THE SURFACE BY INSTRUMENT RECORDED SEPTEMBER 24, 1996 IN BOOK 866 PAGE 202. NO FURTHER EXAMINATION AS TO THE ESTATE CREATED BY SAID RESERVATION WERE COMPLETED BY MAT-SU TITLE IN ORDER NO. F-241765 OR BY LAVENDER SURVEYING AND MAPPING.

PARCEL 1
WAIVER RESOLUTION 2006-182-PWm
DOCUMENT 2006-027060-0

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

DATE: _____ REGISTRATION No. 13322



LINE	BEARING	DISTANCE
L1	N 16°19'49" E	35.00'
L2	S 73°40'11" E	10.00'
L3	N 16°19'49" E	35.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	52.36'	45.96'	N 56°13'43" E	89°59'46"
(C1)	30.00'	52.34'	—	—	89°59'11"
C2	1282.28'	26.98'	26.97'	N 73°57'20" W	112°19"
(C2)	1282.28'	24.56'	26.97'	N 72°50'12" W	110°51"
C3	1282.28'	24.77'	24.77'	N 73°54'22" W	106°25"
C4	1282.28'	2.20'	2.20'	N 74°30'32" W	0°05'54"

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

STEVE NOVAKOVICH
MANAGING MEMBER
NOVAKOVICH PROPERTIES LLC DATE
5972 WESTVIEW CIR
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.

FOR: STEVE NOVAKOVICH

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK

RECEIVED
MAY 08 2025
Agenda Copy PLATTING

PRELIMINARY PLAT

PLAT OF
SHARI'S ACRES 2025

A SUBDIVISION OF LOTS 1 & 2 SHARI'S ACRES PLAT NO. 2000-27 LOCATED IN NW 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 3.71 ACRES, MORE OR LESS.

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

DRAWN BY: SAP GRID: H010 SCALE: 1" = 50'
CHECKED BY: DMR FILE: 24-338 DATE: 3/8/2025 SHEET: 1 OF 1