

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLANNING DIRECTOR
Alex Strawn

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.

July 16, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matsugov.us 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. **REDINGTON ESTATES:** The request is to create three lots from Government Lots 3 & 4, and the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 18, Township 16 north, Range 2 west, to be known as **REDINGTON ESTATES**, containing 75.11 acres +/- . The property is located north of the Knik Arm, south of West Hazel Avenue, and directly east and west of South Knik Goose Bay Road (Tax ID # 16N02W18C003); within the SW $\frac{1}{4}$ Section 18, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Raymond R. Redington, Staff: Matthew Goddard, Case #2025-086)*

B. **TRIPLE CROWN ESTATES RSB B1 L2:** The request is to create two lots from Lot 2, Block 1, Triple Crown Estates, Plat No. 75-65, refiled as Plat No. 2004-178 to be known as **LOT 2A & 2B**, containing 2.92 acres +/- . The property is located south and east of the Matanuska River, west of S. Old Glenn Highway, and north of S. Bodenburg Loop (Tax ID # 2041B01L002); within the SE $\frac{1}{4}$ Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Scott & Andrea Beatty, Staff: Matthew Goddard, Case #2025-087)*

- C. **MORNING LIGHT RSB B2 L7-8:** The request is to create one lot from Lots 7-8, Block 2, Morning Light Phase 1, Plat #2025-34, to be known as **LOT 7A**, containing 1.84 acres +/- . The parcel is located north of E. Tex Al Drive, east of N. Covington Street, and directly west of N. Radiant Dawn Circle (Tax ID#s 8610B02L007-L008); within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: David Sleeper, Staff: Fred Wagner, Case #2025-088)*
- D. **LOUGHLIN ESTATES:** The request is to create one lot from Lots 4-5, Block 2, Old Toby Town, Plat #76-82, to be known as **LOUGHLIN ESTATES**, containing 2.80 acres +/- . The parcel is located north of Lazy Lake, east of S. Lazy Lake Drive, and directly south of S. Old Toby Road (Tax ID#s 1218B02L004-L005); within Section 10, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Thomas & Maragaret Loughlin, Staff: Fred Wagner, Case #2025-089)*
- E. **FYFE:** The request is to create one lot from Lots 2 & 3, Block 4, Windsong Subd., Plat #76-110, to be known as **FYFE SUBDIVISION**, containing 1.072 acres +/- . The parcel is located northwest of S. Old Glenn Highway, south of the Knik River, east of S. River Drive, and directly south of E. Carolyn Court (Tax ID#s 1169B04L002 & L003); within Section 17, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1. *(Petitioner/Owner: Matanuska Susitna Borough, Staff: Fred Wagner, Case #2025-090)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 16, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

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

ABBREVIATED PLAT: REDINGTON ESTATES

LEGAL DESCRIPTION: SEC 18, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: RAYMOND R. REDINGTON

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

ACRES: 75.11± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: PLAT-2025-000086

REQUEST: The request is to create three lots from Government Lots 3 & 4, and the northeast ¼ of the southwest ¼ of Section 18, Township 16 north, Range 2 west, to be known as **REDINGTON ESTATES**, containing 75.11 acres +/- . The property is located north of the Knik Arm, south of West Hazel Avenue, and directly east and west of South Knik Goose Bay Road(Tax ID # 16N02W18C003); within the SW ¼ Section 18, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Narrative

EXHIBIT A – 5 pgs
EXHIBIT B – 6 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

USACE
ADOT&PF
MSB DPW Pre-Design and Engineering Division
MSB Development Services
MSB Emergency Services
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 7 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots and one tract. All proposed lots will take access from S. Knik-Goose Bay Road, a State of Alaska owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer notes that a soils review was performed at the request of the project owners. The soils evaluation included logging one new test hole on the parent parcel, review of the provided topography information, review of aerial imagery, and other observations at the site. The new test hole was dug to a depth of 16'. Soils found were classified as GM to GM-SM. No ground water was encountered. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, *"The proposed new Lot 2 will contain over 10,000 square feet of*

contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 1 and Tract A are both over 400,000 ft² and are not subject to useable area verification."

A topographic narrative was submitted for Proposed Lot 1 and Tract A. This is seen on Page 1 of the Soils Report found at **Exhibit B** as well as **Exhibit C**. Topographic mapping and As-Built information are shown on the agenda plat.

Comments:

USACE (**Exhibit D**) notes that based on aerial imagery it appears that there may be aquatic resources within the proposed lots. 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.

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

- DOT&PF requests right of way dedication along Knik-Goose Bay Road.
Platting staff notes that this is an abbreviated plat and as such cannot dedicate right-of-way.
- Do not preclude development to Togowoods Drive as future development and formalization of Togowoods Drive may require future access to or through it.
- Single access for Lot 2 and Tract A to Knik-Goose Bay Road. Plan internal circulation and lot development accordingly. Lot 1 access to be determined through permitting process.
- Remove "proposed access" from plat and change labels to say "existing drive," "existing apron," and "existing drive and apron," or remove labels altogether. Existing apron or access location to Knik-Goose Bay Road does not guarantee that access will remain at this location. Driveways and approach roads must go through a technical review process, which will determine access location. The driveway and approach road review are separate to platting actions, and through DOT&PF when requesting access to a DOT&PF facility. Knik-Goose Bay Road is a DOT&PF facility.
Platting staff notes that the agenda plat was submitted with both topographic and as-built information. These items will be removed prior to the recordation of the final plat.
- 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: <http://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 #4**).
- Joseph E. Redington applied for patent (1129974) on June 7, 1948, therefore a 33' section line easement exists along the western section line per RS 2477. The 33' SLE depicted should be extended north to the quarter line (**Recommendation #5**).
- Please update the KGB Right-of-Way to accurately depict the ROW recorded in Misc Book 6, Page 155 and as shown on the referenced DOT Project S-0525(2). The highway ROW expands to 210' across a 700 foot strip on page 13 (**Recommendation #6**).
- Please update Government Lot 4 to: "A portion of Government Lot 4."
Platting staff notes that the legal description will be correct on the final mylar.

Department of Public Works (**Exhibit F**) notes that the soils report verifies usable area for Lot 2. The topographic narrative describes the topography of Tract A. Neither document covers Lot 1. Please update and submit the appropriate documentation.

Platting staff notes that the soils report submitted included a topographic narrative as part of the summary report. This narrative encompasses the entire parent parcel.

Coordinate with ADOT&PF for access to Knik-Goose Bay Road.

Utilities: (Exhibit I) GCI has no comments or objections to the plat. ENSTAR 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 #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; ENSTAR, MEA or MTA.

CONCLUSION: The abbreviated plat of Redington Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). A topographic Narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).

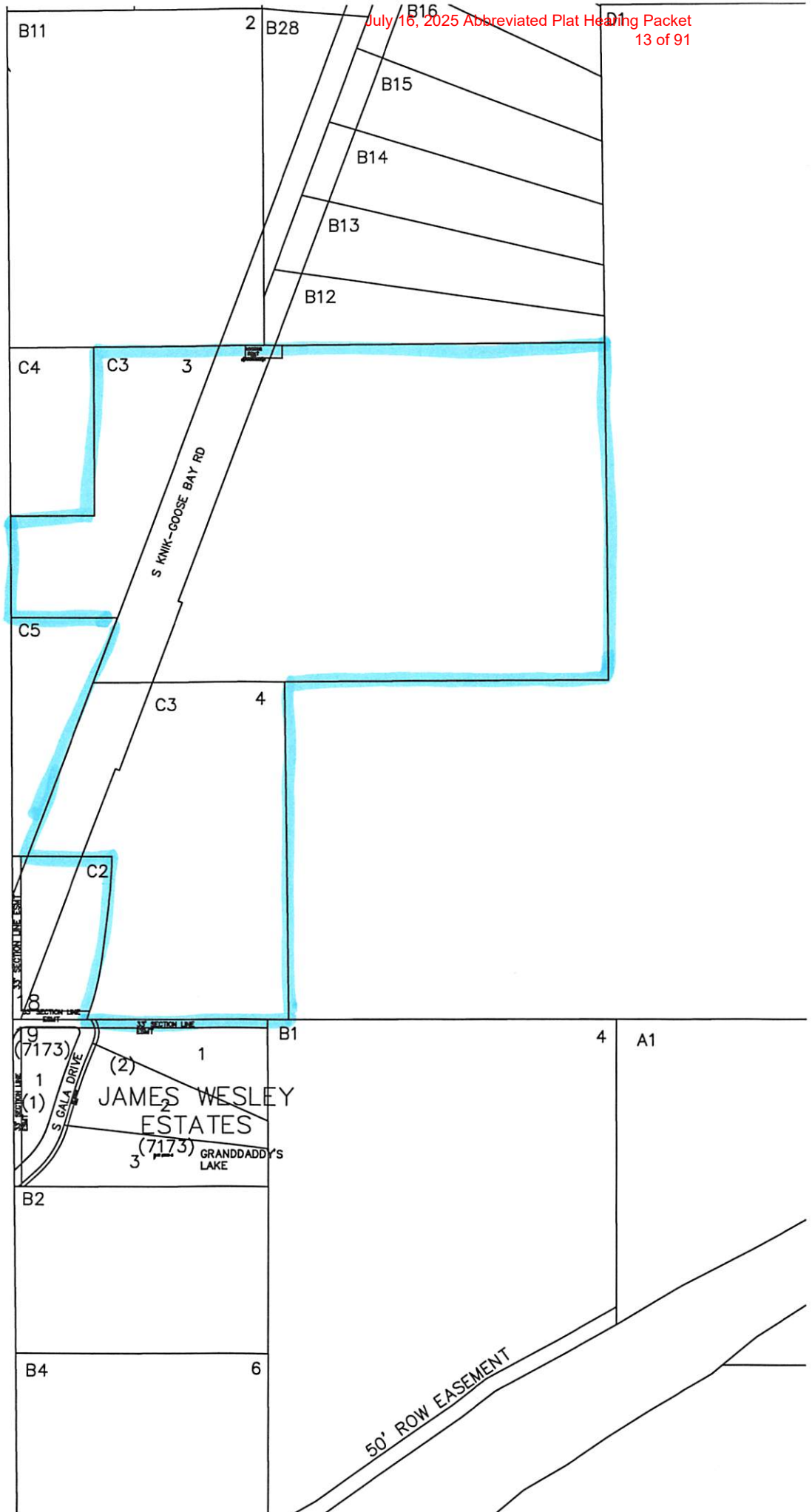
FINDINGS OF FACT

1. The plat of Redington Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. A topographic Narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; ENSTAR, MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Redington Estates, Section 18, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for driveway permits for all existing accesses to S. Knik-Goose Bay Road. Provide Platting Staff with copies of submitted driveway permit applications or approved driveway permits.
5. Verify and accurately depict section line easements.
6. Verify Knik-Goose Bay ROW, show ROW as is appropriate on final plat.
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.





W Togowoods Dr

S Knik Goose Bay Rd

ION LINE ESMT

33' SECTION LINE ESMT

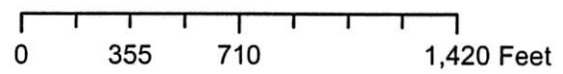
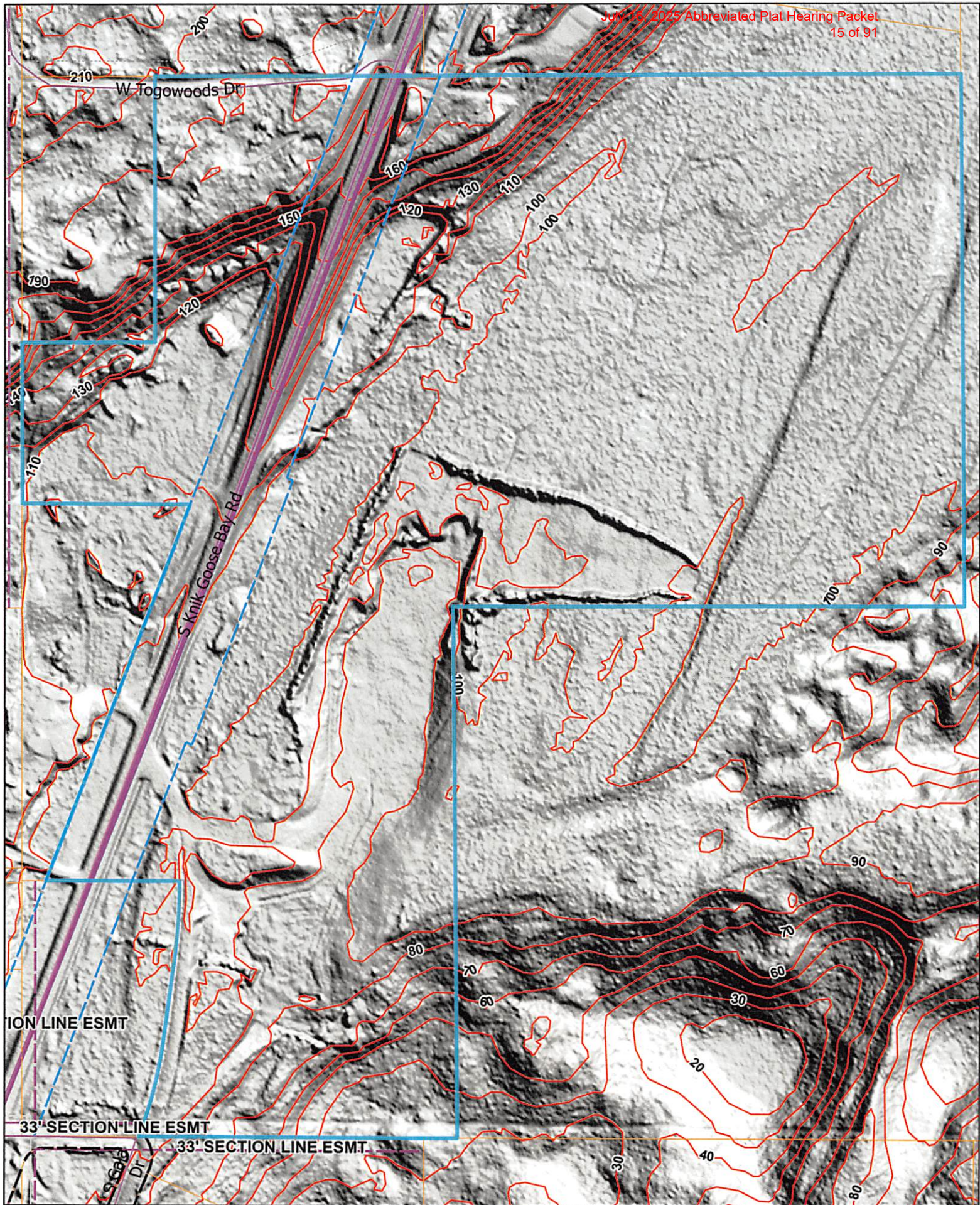
33' SECTION LINE ESMT

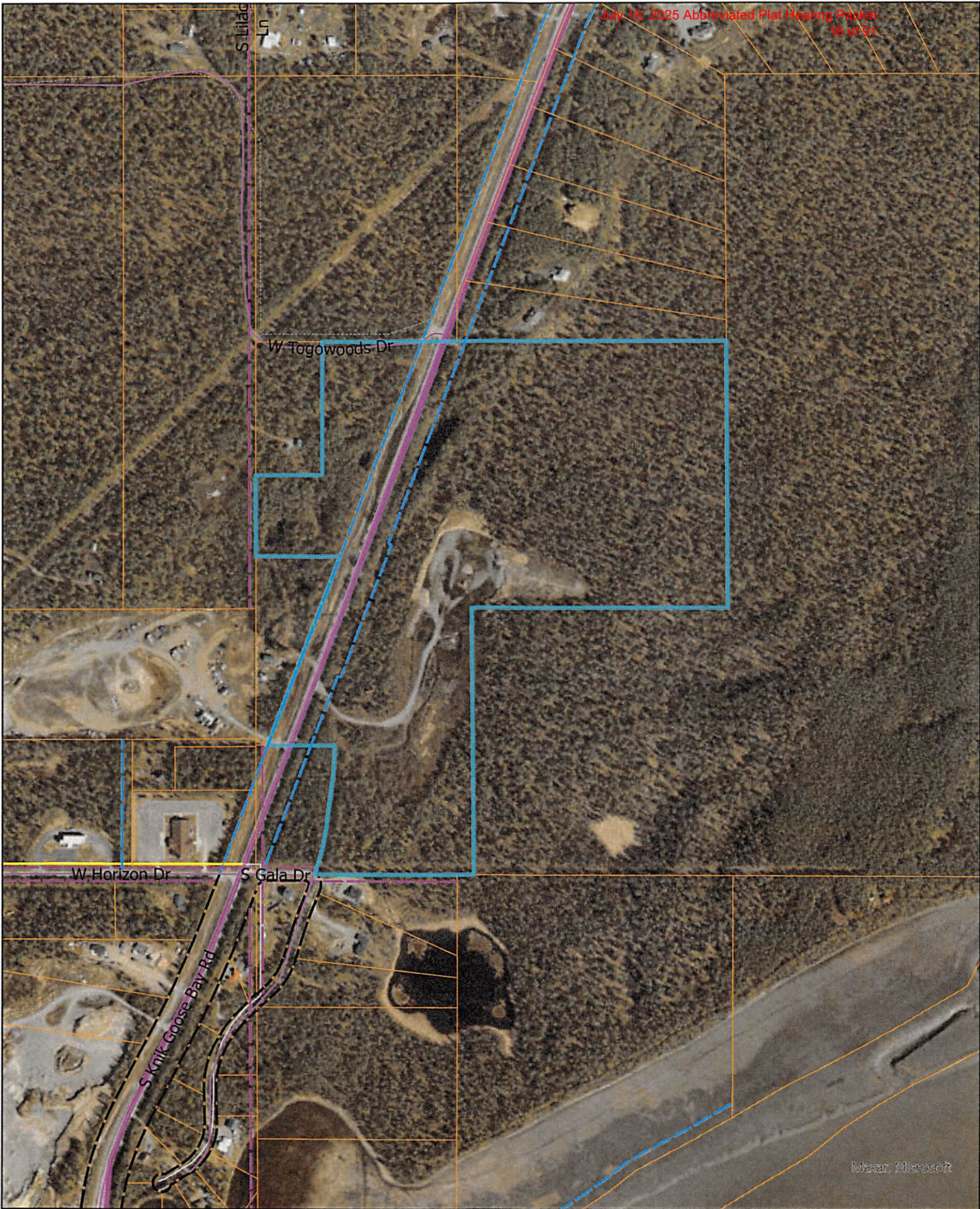
S Galb Dr

Maxar, Microsoft



0 355 710 1,420 Feet





Maxar, Microsoft



0 500 1,000 2,000 Feet



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 17, 2025

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

RECEIVED
MAR 24 2025
PLATTING

Re: *Redington Estates*; Useable Areas and Drainage
HE #24049

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots and a large remainder tract from one existing parcel; the project has a total area of around 75 acres. Our soils evaluation included logging one new test hole on the parent parcel, 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 an irregular flag and pole shape, bisected by the KGB right of way. About 10 acres lie west of the road, just south of W. Togowoods Drive. The remainder lies to the east, with its north border matching the other portion. The parent parcel generally has higher ground benches to the northwest, with drainage generally directed to the southeast or south. There are substantial areas with steep slopes over 25% along the edge of the benches, as delineated on the attached map. One large area near the project center appears to have been mined in the recent past. The total elevation differential indicated on the provided topographical map is around 168'.

Soils & Vegetation. The parent parcel contains one small developed residence, with several outbuildings, a driveway and well which will remain on the large tract. The remaining areas which have not been mined or cleared appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth birch, cottonwood and spruce trees. Lesser brush, grasses and some devils club thorns are also present. One new test hole was dug on 1/28/25 where shown on the attached map. Near surface soils encountered included a thin organic mat over a thicker layer of silty loess topsoils which extended down about 2'. Receiving soils under the topsoils were consistently dense, silty sands and gravels. The soils encountered were

typical for higher ground in this area, and are expected to be less silty in lower areas based on our prior experiences on nearby properties.

Groundwater. Groundwater was not encountered in the new test hole, dug to a depth of 16'. Groundwater is not expected to be a substantial limiting factor for any of the proposed lots, with the likely exception of the very lowest areas which appear to pond seasonally. Since Lot 2 is all higher ground, and the other two parcels will be over 400,000 ft², the attached map does not attempt to delineate area with less than 8' to groundwater. The map does note ponds and low/wet areas which are visible on aerial imagery.

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 setbacks to water wells, steep areas and related setbacks, possibly shallow groundwater, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new Lot 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 1 and Tract A are both over 400,000 ft² and are not subject to useable area verification.***

Roads and Drainage. The proposed new lots will be accessed from existing roads W. Togowoods Drive and S. Knik-Goose Bay Road. 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: R. & B. Redington, w/attachments

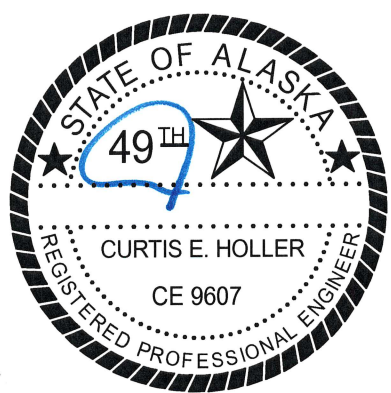




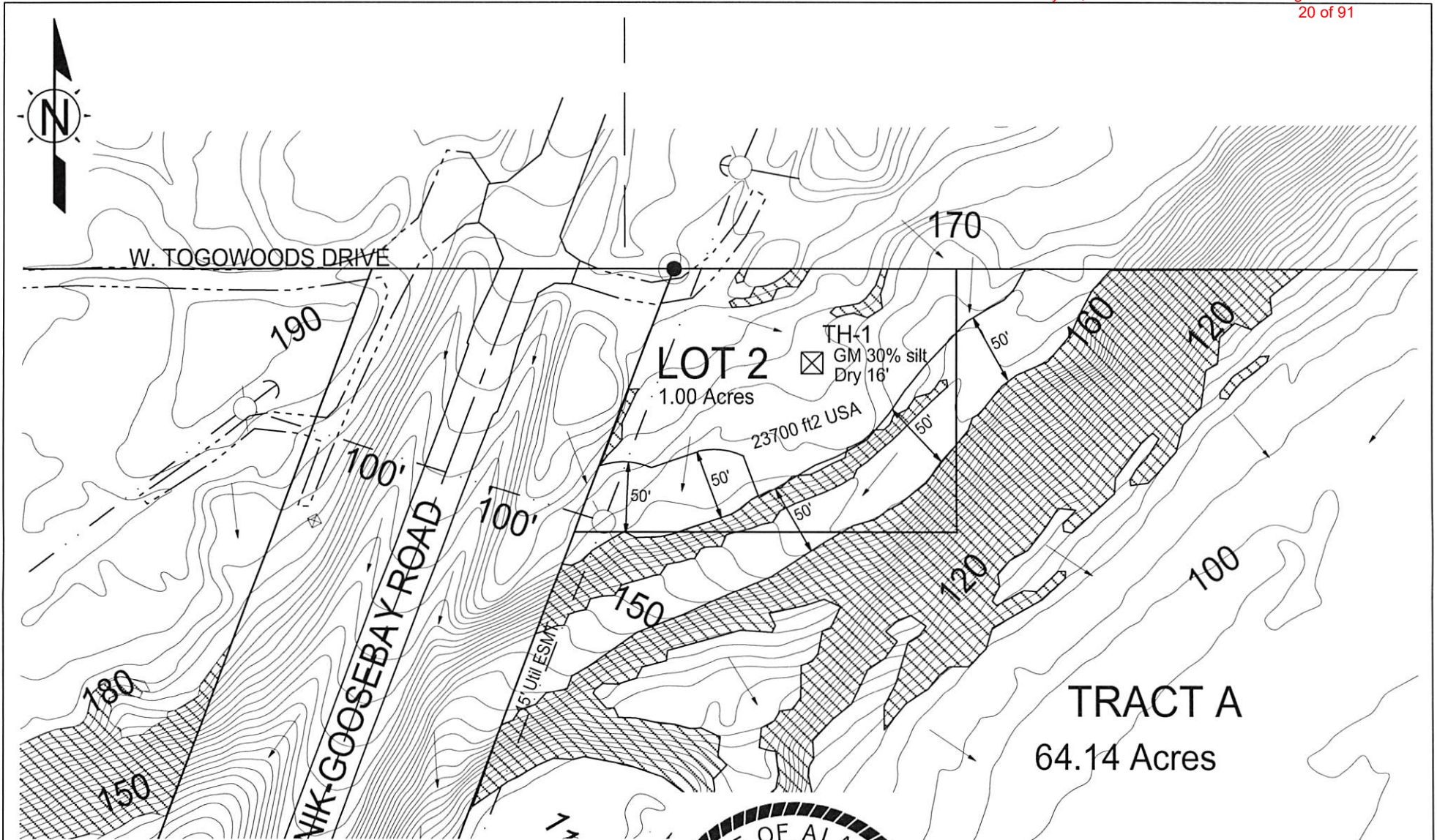
Redington Estates
Useable Area, Drainage & Topo Map

**HOLLER ENGINEERING**
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 23068	Scale: 1" = 250'	Date: 3/17/2025
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- Notes:**
- 1) Base drawing & 2' LiDAR topography provided by surveyor.
 - 2) Arrows denote approximate drainage patterns.
 - 3) Hatched areas have +25% grade.



Redington Estates
Useable Area & Topo Map



Notes:

- 1) Base drawing & 2' LiDAR topography provided by surveyor.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% grade.

Job # 24049

Scale: 1" = 100'

Date: 3/17/2025



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



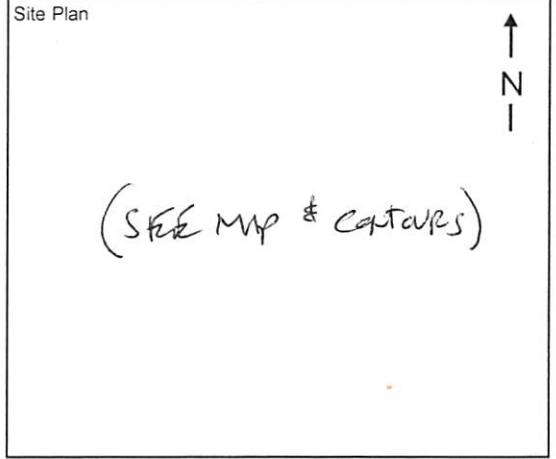
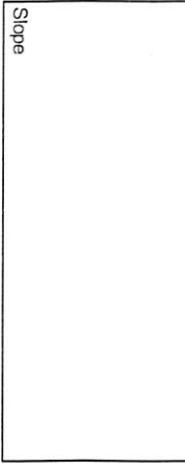
TEST HOLE # 1 of 1

Performed For: RAY & BARB REDINGTON

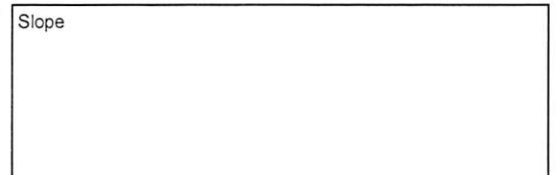
Legal Description: LOT 2 REDINGTON ESTATES

Depth, feet	Soil Type
1	cl, roots
2	ML SOFT Brown FROZEN LOESS SILT x 1'
3	
4	
5	
6	
7	GM to GM-SM
8	dark GRAY-Brown
9	moist Rock 4"
10	w/FEW to 6", 10"
11	CONTINENT
12	
13	
14	
15	NO SEEPS/NO GWT
16	
17	Bottom of Hole
18	
19	
20	
21	
22	

GRAB
SAMPLE



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



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

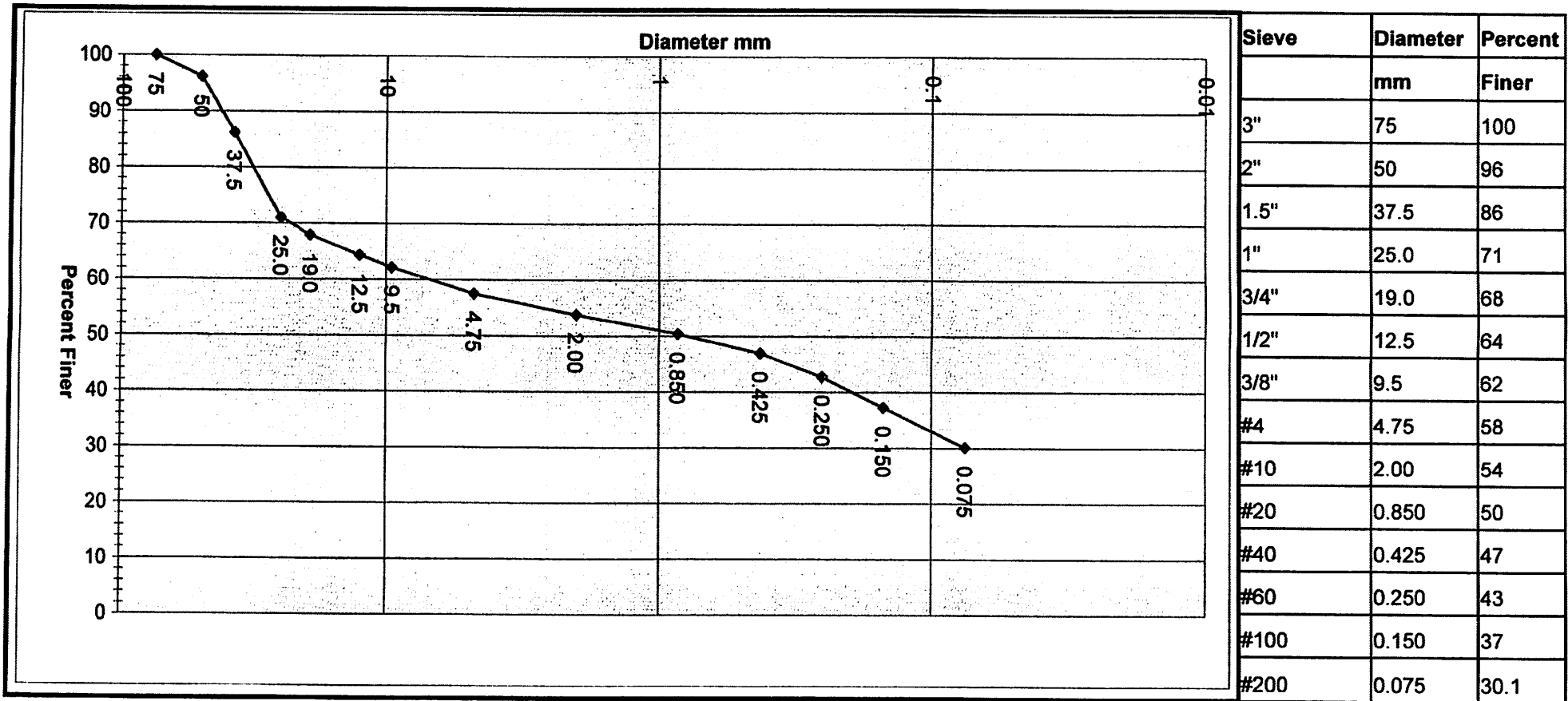
- COMMENTS: SEE SIEVE TEST 30% FINES, Low PI

- PERFORMED BY: C. HOLLER DATE: 1-28-2025



HANSEN ENGINEERING, INC.

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



Client: **Raymie & Barbara Redington**

Soil Description: Silty Gravel with Sand

Project: **Redington Estates**

Unified Classification: GM

Sample Location: TH #1 @ 7'

Sample appears to have a very low PI.

Date: **3/12/2025**

Sample Date: **1/28/2025**

Proj. no: **25004**

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
MAY 29 2025
PLATTING

Date: 04/30/2025

Topographic Narrative for: Proposed Tract A, Redington Estates

The proposed subdivision Redington Acres is 75.11 acres in total area with the Proposed Tract A exceeding 400,000sqft. The Proposed Tract A property is primarily undeveloped with two dilapidated buildings and small structures. The majority of the property has dense underbrush and trees except for an area lying approximately in the middle of the proposed Tract A that has been cleared of trees and where gravel was extracted. The elevation changes can be described as gently rolling when moving from the southern boundary towards the northern boundary. When starting at the southern boundary along the section line, the proposed tract has the lowest elevations in a tundra region at an elevation of approximately 40' in the southeast corner. Moving northerly, the terrain starts to climb up a natural ridge line that runs in a northeasterly direction and levels out to an elevation of approximately 80'. Continuing in a northerly direction, the proposed tract slowly gains elevation when reaching a clearing that is mostly barren and devoid of trees where an old gravel pit once existed; excepting a thick swath of large trees that run parallel and on the east side of S. Knik Goose Bay Rd. with the average elevations around 100'. Moving north and east of the old gravel pit, the trees become dense once again and the elevations rise slowly to an elevation of 104' at the northern boundary of the proposed tract. The northwest region, past the old gravel pit, has a natural ridge (running northeasterly) that increases in elevation rapidly before leveling out in the northwestern corner of the proposed tract at an elevation of 172'. The northwestern region of the proposed tract also contains a smaller low lying swampy/wet area (approximately 112' elevation) that is situated in between S. Knik Goose Bay Rd. to the west and the natural ridge to the east. Proposed Tract A has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,
Robert Hoffman



EXHIBIT C

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Tuesday, June 17, 2025 9:37 AM
To: Matthew Goddard
Subject: RFC Redington Estates (MG)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does have a comment regarding the proposed Redington Estates. Based on aerial imagery, it appears that there may be aquatic resources within the proposed lots.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

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

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



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 24, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Case # 2025-082 (Palmer-Wasilla Highway)**
Steam R.O.W.; Todd Nugent

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

- **Case # Plat-2025-000086 (Knik-Goose Bay Road MP 12.5)**
Redington Estates; OC 04 BMS Redington
 - DOT&PF requests right of way dedication along Knik-Goose Bay Road.
 - Do not preclude development to Togowoods Drive as future development and formalization of Togowoods Drive may require future access to or through it.
 - Single access for Lot 2 and Tract A to Knik-Goose Bay Road. Plan internal circulation and lot development accordingly. Lot 1 access to be determined through permitting process.
 - Remove "proposed access" from plat and change labels to say "existing drive," "existing apron," and "existing drive and apron," or remove labels altogether. Existing apron or access location to Knik-Goose Bay Road does not guarantee that access will remain at this location. Driveways and approach roads must go through a technical review process, which will determine access location. The driveway and approach road review are separate to platting actions, and through DOT&PF when requesting access to a DOT&PF facility. Knik-Goose Bay Road is a DOT&PF facility.
 - 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.

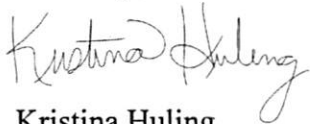
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

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

Matthew Goddard

From: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Sent: Wednesday, June 25, 2025 12:04 PM
To: Matthew Goddard
Cc: Huling, Kristina N (DOT)
Subject: FW: RFC Redington Estates (MG)
Attachments: DOT comments on Redington Estates.txt; Misc Bk 6, Page 155.pdf; Redington Est_Agenda Plat_DOT comments.pdf

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

Matthew,

Sorry for the late response! Here are some comments from DOT ROW Engineering on the Reddington Estates subdivision to include with the rest of the DOT comments from Kristina.

Thank you!

Bob Keiner, P.L.S.

ROW Engineering Supervisor
Central Region DOT/PF
(907)269-0713

From: Laposay, Brian (DOT) <brian.laposay@alaska.gov>
Sent: Wednesday, June 25, 2025 11:49 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Cc: Stern, Joshua R (DOT) <joshua.stern@alaska.gov>; Pettijohn, Joshua M (DOT) <joshua.pettijohn@alaska.gov>
Subject: RE: RFC Redington Estates (MG)

Hi Bob,

Attached are our comments. They are missing a 33' SLE on the west side of the property and the KGB ROW is drafted incorrectly.

Brian



Brian Laposay

Engineering Assistant II, Right-of-Way Engineering
Alaska Department of Transportation & Public Facilities
Office: 907-269-0556
Keep Alaska Moving through service and infrastructure.



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 16, 2025 5:10 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson@matsugov.us; Fire Code <Fire.Code@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; 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@matsugov.us; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Redington Estates (MG)

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

Hello,

The following link is a request for comments for the proposed Redington Estates.
Please ensure all comments have been submitted by June 26, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

 [Redington Estates](#)

Feel free to contact me if you have any questions.

Thank you,

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

DOT comments on Redington Estates:

1. Joseph E. Redington applied for patent (1129974) on June 7, 1948, therefore a 33' section line easement exists along the western section line per RS 2477. The 33' SLE depicted should be extended north to the quarter line.
2. Please update the KGB Right-of-Way to accurately depict the ROW recorded in Misc Book 6, Page 155 and as shown on the referenced DOT Project S-0525(2). The highway ROW expands to 210' across a 700 foot strip on page 13.
3. Please update Gov't Lot 4 to: "A Portion of Gov't Lot 4"

Indy
PALMER
Serial No. 65-544

BOOKED PAGE 155
Palmer Recording District

July 16, 2025 Abbreviated Plat Hearing Packet
30 of 91

DH 244
(8-63)

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

NOTICE OF UTILIZATION

The State of Alaska, acting by and through its Department of Highways, hereby gives NOTICE to Catherine Lucille Redington, aka, Catherine Lucille Redington Stolt, unmarried woman, the owner, entryman, or other party entitled to the possession thereof, of the utilization of the following described real property located in the State of Alaska, to wit:

49. A strip of land situate in Lots 3 and 4 and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T. 16 N., R. 2 W., S.M., Third Judicial District, State of Alaska, being 200 feet wide, 100 feet on either side, except between Stations 320+00 and 327+00 where the strip is 210 feet wide, 100 feet on the westerly side and 110 feet on the easterly side of, parallel with and adjacent to the following described surveyed centerline, to-wit:

Beginning at centerline Station 308+72.3 of Alaska Project No. S-0525(2); thence N.20°53'E. a distance of 37.1 feet to Station 309+09.4., said point bearing N.14°41'19"E. a distance of 661.2 feet from the southwest corner of Section 18, T. 16 N., R. 2 W., S.M.; thence continuing N.20°53'E. a distance of 2175.0 feet to Station 330+84.4.

Containing 10.173 acres, more or less, of which 0.751 acres, more or less, are contained in the existing right of way of F.A.S. Route 525, and 0.343 acres, more or less, are contained in adjacent properties. Net area equals 9.079 acres, more or less.

The State of Alaska determines and declares that the above described property is utilized for Highway purposes pursuant to the reservation contained in the Act of Congress, 61 Stat. 418, effective July 24, 1947, (48 U.S.C. 321d) (ACLA, 41-1-4); and no crops or improvements of any kind or description are to be placed or erected thereon.

Dated this 27th day of February, 1965

[Signature]
For the Commissioner of Highways

ACKNOWLEDGMENT

STATE OF ALASKA
THIRD JUDICIAL DIST.

ss.

ON THIS 27th day of February, 1965 before me, the undersigned, a Notary Public in and for the said State, personally appeared David S. James acting for the Commissioner of Highways, known to me to be the identical person who executed the foregoing Notice of Utilization and he acknowledged to me that he executed the same for and on behalf of the State of Alaska with full authority to do the same, and for the uses and purposes therein mentioned.

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

My Commission Expires:



Commission Expires
December 17, 1968

RECORDED - FILED

Palmer REC. DIST.

DATE

3-11-65

TIME

1 P M

Requested by

State of Alaska

Address

Catherine Stolt - Fifth 7 box

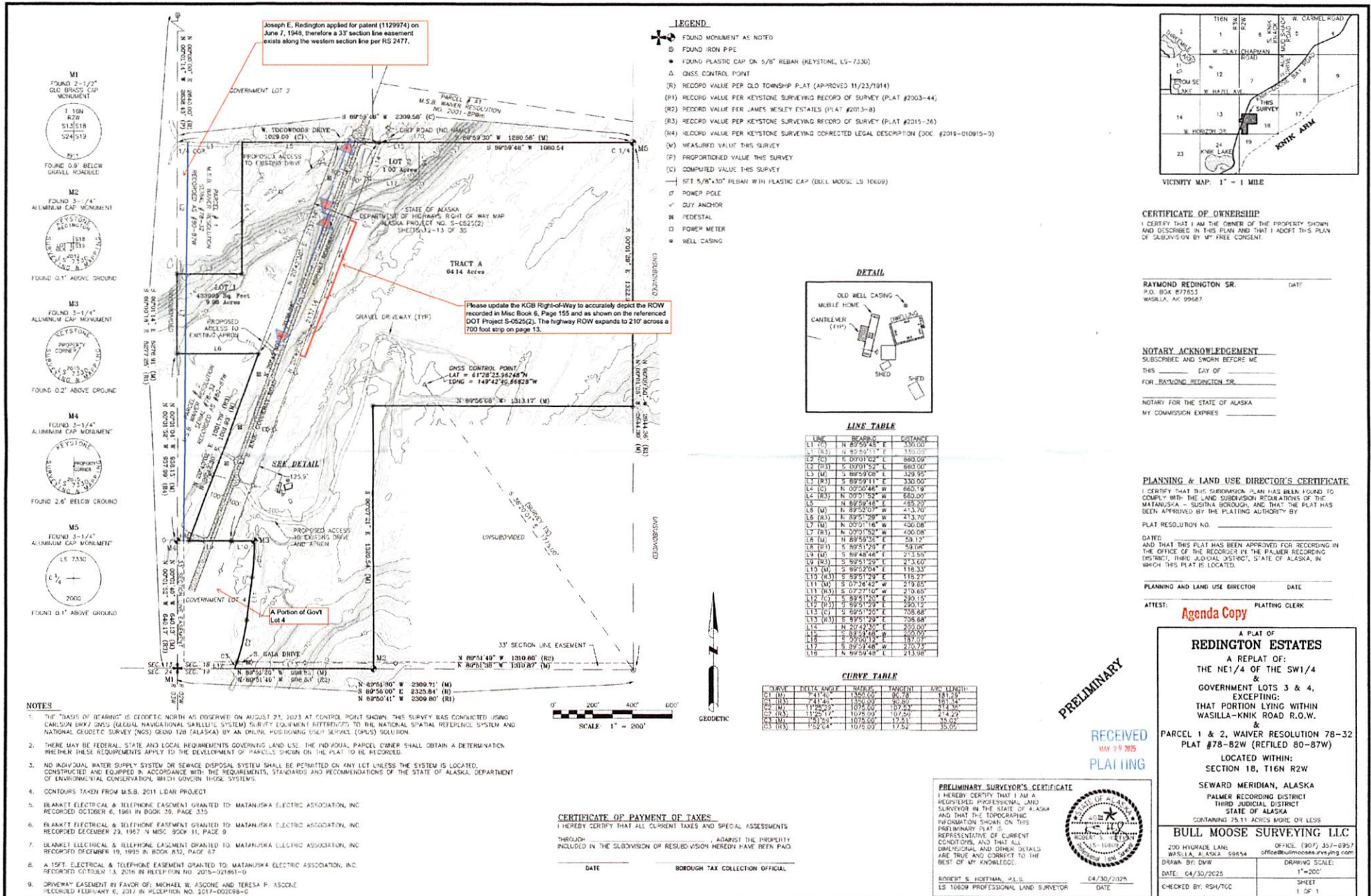
Notary Public

S-0525(2)

Project No.

49

Parcel No.



Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, June 24, 2025 2:48 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Redington Estates (MG)

Hello,

The soils report verifies usable area for Lot 2. The topographic narrative describes the topography of Tract A. Neither document covers Lot 1. Please update and submit the appropriate document. Coordinate with AKDOT for access to Knik Goose Bay Road.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 16, 2025 5:10 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Redington Estates (MG)

Hello,

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 [Redington Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Wednesday, June 18, 2025 9:03 AM
To: Matthew Goddard
Subject: RE: RFC Redington Estates (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 16, 2025 5:10 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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☐ Redington Estates



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: 6/30/2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Redington Estates

No open Code Compliance cases on MSB Tax ID 16N02W18C003 Platting action PLAT-2025-000086 at this time.

Code Compliance has no objection of creating 3 lots from government Lots 3 & 4.

Matthew Goddard

From: Jeffrey Anderson
Sent: Tuesday, June 17, 2025 8:59 AM
To: Platting
Subject: RE: RFC Redington Estates (MG)

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

The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Monday, June 16, 2025 5:10 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Redington Estates (MG)

Hello,

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☐ [Redington Estates](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 24, 2025 10:09 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Redington Estates (MG)
Attachments: Agenda Plat (49).pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 16, 2025 5:10 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

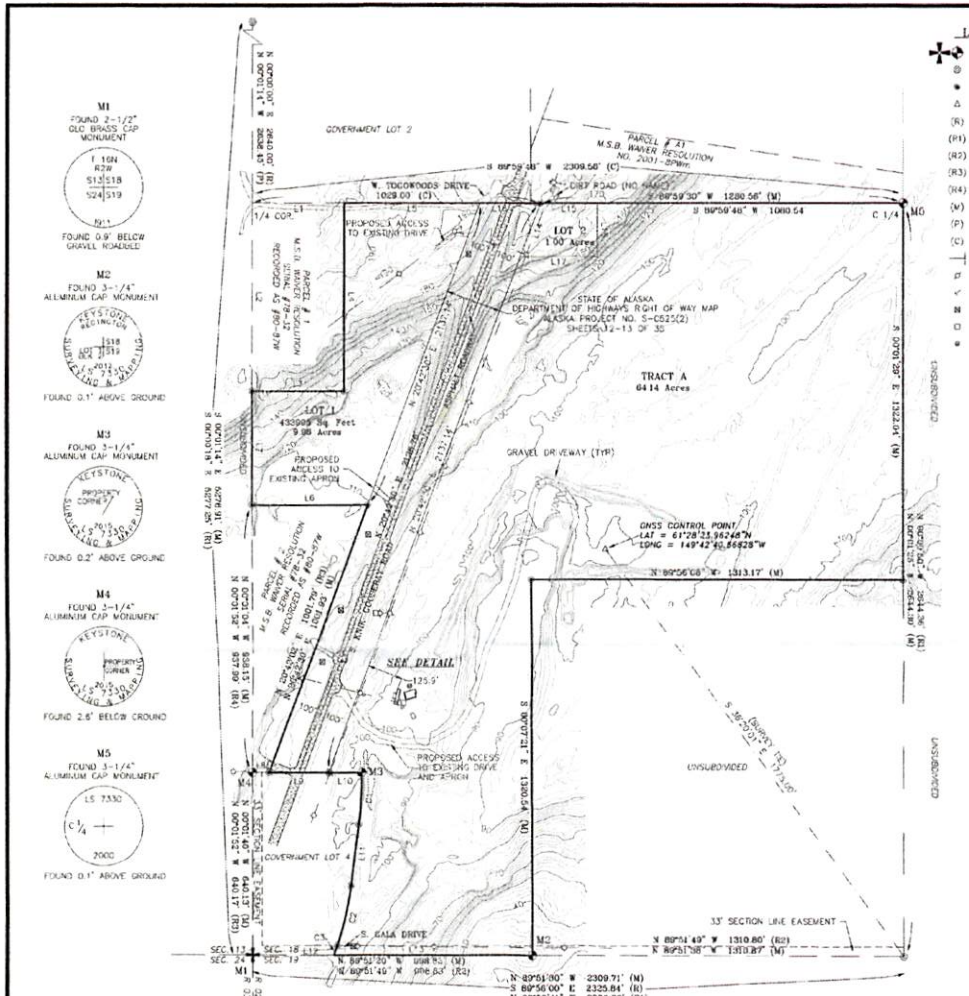
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 [Redington Estates](#)

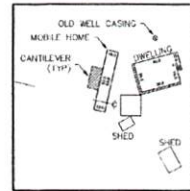
Feel free to contact me if you have any questions.



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND IRON P.P.E.
- FOUND PLASTIC CAP ON 5/8" REBAR (KEYSTONE, LS-7330)
- ONE'S CONTROL POINT
- RECORD VALUE PER OLD TOWNSHIP PLAT (APPROVED 11/23/1914)
- RECORD VALUE PER KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #2003-44)
- RECORD VALUE PER JAMES WESLEY ESTATES (PLAT #2013-8)
- RECORD VALUE PER KEYSTONE SURVEYING CORRECTED LEGAL DESCRIPTION (DOC. #2019-010815-0)
- MEASURED VALUE THIS SURVEY
- PROPORTIONED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- SET 5/8" x 10" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
- POWER POLE
- QUY ANCHOR
- PEDESTAL
- POWER METER
- WELL CASING

DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1 (C)	N 89°59'45" E	100.00
L2 (C)	S 89°59'45" E	100.00
L3 (C)	S 89°59'45" E	100.00
L4 (C)	S 89°59'45" E	100.00
L5 (C)	S 89°59'45" E	100.00
L6 (C)	S 89°59'45" E	100.00
L7 (C)	S 89°59'45" E	100.00
L8 (C)	S 89°59'45" E	100.00
L9 (C)	S 89°59'45" E	100.00
L10 (C)	S 89°59'45" E	100.00
L11 (C)	S 89°59'45" E	100.00
L12 (C)	S 89°59'45" E	100.00
L13 (C)	S 89°59'45" E	100.00
L14 (C)	S 89°59'45" E	100.00
L15 (C)	S 89°59'45" E	100.00
L16 (C)	S 89°59'45" E	100.00
L17 (C)	S 89°59'45" E	100.00
L18 (C)	S 89°59'45" E	100.00
L19 (C)	S 89°59'45" E	100.00
L20 (C)	S 89°59'45" E	100.00

CURVE TABLE

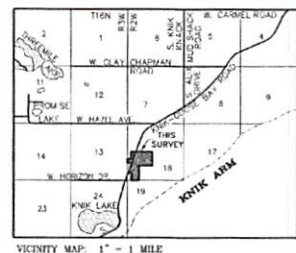
LINE	BEARING	DISTANCE	CHORD	ARC LENGTH
L1 (C)	N 89°59'45" E	100.00	100.00	100.00
L2 (C)	S 89°59'45" E	100.00	100.00	100.00
L3 (C)	S 89°59'45" E	100.00	100.00	100.00
L4 (C)	S 89°59'45" E	100.00	100.00	100.00
L5 (C)	S 89°59'45" E	100.00	100.00	100.00
L6 (C)	S 89°59'45" E	100.00	100.00	100.00
L7 (C)	S 89°59'45" E	100.00	100.00	100.00
L8 (C)	S 89°59'45" E	100.00	100.00	100.00
L9 (C)	S 89°59'45" E	100.00	100.00	100.00
L10 (C)	S 89°59'45" E	100.00	100.00	100.00
L11 (C)	S 89°59'45" E	100.00	100.00	100.00
L12 (C)	S 89°59'45" E	100.00	100.00	100.00
L13 (C)	S 89°59'45" E	100.00	100.00	100.00
L14 (C)	S 89°59'45" E	100.00	100.00	100.00
L15 (C)	S 89°59'45" E	100.00	100.00	100.00
L16 (C)	S 89°59'45" E	100.00	100.00	100.00
L17 (C)	S 89°59'45" E	100.00	100.00	100.00
L18 (C)	S 89°59'45" E	100.00	100.00	100.00
L19 (C)	S 89°59'45" E	100.00	100.00	100.00
L20 (C)	S 89°59'45" E	100.00	100.00	100.00



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 _____



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.

RAYMOND REDINGTON SR. DATE _____
P.O. BOX 877653
WASILLA, AK 99567

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR RAYMOND REDINGTON SR.
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO
COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE
MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS
BEEN APPROVED BY THE PLANNING AUTHORITY BY
PLAT RESOLUTION NO. _____
DATED _____
AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN
THE OFFICE OF THE RECORDER IN THE PALMER RECORDING
DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN
WHICH THIS PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE _____
ATTEST: _____ PLANNING CLERK

Agenda Copy

PRELIMINARY

RECEIVED
MAY 29 2025
PLANNING

PRELIMINARY SURVEYOR'S CERTIFICATE

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



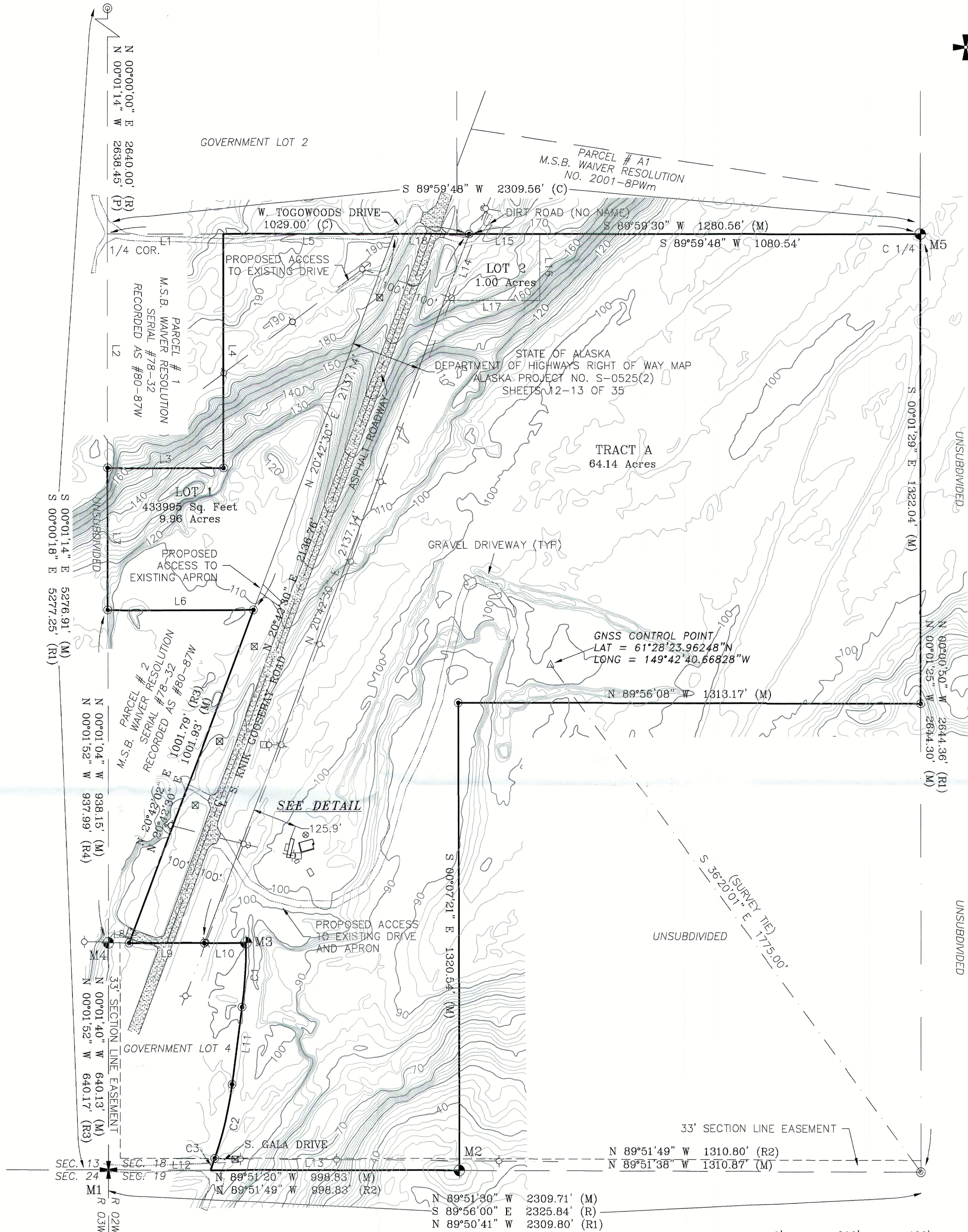
ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR
DATE 04/30/2025

APPROVED AS SHOWN
CORRECTED
BONA FIDE AMENDMENT DATE PREVIOUS
ENGINEERING & DESIGN

A PLAT OF
REDINGTON ESTATES
A REPLAT OF:
THE NE 1/4 OF THE SW 1/4
&
GOVERNMENT LOTS 3 & 4,
EXCEPTING:
THAT PORTION LYING WITHIN
WASILLA-KNIK ROAD R.O.W.
&
PARCEL 1 & 2, WAIVER RESOLUTION 78-32
PLAT #78-82W (REFILED 80-87W)
LOCATED WITHIN:
SECTION 18, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 75.11 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
250 HYDRADE LANE, SUITE 100, (907) 357-0957
WASILLA, ALASKA 99567
DRAWN BY: DMV
DATE: 04/30/2025
CHECKED BY: RSH/TCC
OFFICE: bullmoosesurveying.com
DRAWING SCALE:
1"=200'
SHEET
1 OF 1

- NOTES**
1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 23, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRK7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (SPUS) SOLUTION.
 2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 4. CONTOURS TAKEN FROM M.S.B. 2011 LDR PROJECT
 5. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1981 IN BOOK 35, PAGE 335
 6. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 29, 1987 IN MISC. BOOK 11, PAGE 9
 7. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 19, 1995 IN BOOK 432, PAGE 57
 8. A 15FT. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 13, 2016 IN RECEPTION NO. 2016-021861-0
 9. DRIVEWAY EASEMENT IN FAVOR OF: MICHAEL W. ASSONE AND TERESA P. ASSONE RECORDED FEBRUARY 6, 2017 IN RECEPTION NO. 2017-002089-0

- M1
FOUND 2-1/2"
GLO BRASS CAP
MONUMENT
T 16N
R2W
S13S18
S24S19
7911
FOUND 0.9' BELOW
GRAVEL ROADBED
- M2
FOUND 3-1/4"
ALUMINUM CAP MONUMENT
KEYSTONE
REDINGTON
LOT 1
S18
S19
2012
7330
FOUND 0.1' ABOVE GROUND
- M3
FOUND 3-1/4"
ALUMINUM CAP MONUMENT
KEYSTONE
PROPERTY
CORNER
2015
7330
FOUND 0.2' ABOVE GROUND
- M4
FOUND 3-1/4"
ALUMINUM CAP MONUMENT
KEYSTONE
PROPERTY
CORNER
2015
7330
FOUND 2.6' BELOW GROUND
- M5
FOUND 3-1/4"
ALUMINUM CAP MONUMENT
LS 7330
C 1/4
2000
FOUND 0.1' ABOVE GROUND



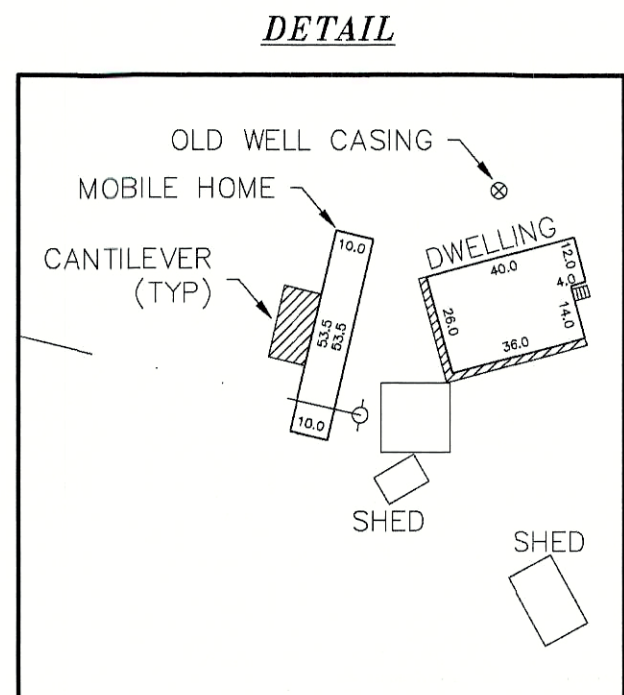
- NOTES
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 23, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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 - 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.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 335
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 29, 1967 IN MISC. BOOK 11, PAGE 9
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 19, 1995 IN BOOK 832, PAGE 67
 - A 15FT. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 13, 2016 IN RECEPTION NO. 2016-021861-0
 - DRIVEWAY EASEMENT IN FAVOR OF: MICHAEL W. ASCONE AND TERESA P. ASCONE RECORDED FEBRUARY 6, 2017 IN RECEPTION NO. 2017-002098-0

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 _____

- LEGEND
- FOUND MONUMENT AS NOTED
 - FOUND IRON PIPE
 - FOUND PLASTIC CAP ON 5/8" REBAR (KEYSTONE, LS-7330)
 - GNSS CONTROL POINT
 - RECORD VALUE PER GLO TOWNSHIP PLAT (APPROVED 11/23/1914)
 - RECORD VALUE PER KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #2003-44)
 - RECORD VALUE PER JAMES WESLEY ESTATES (PLAT #2013-8)
 - RECORD VALUE PER KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #2015-36)
 - RECORD VALUE PER KEYSTONE SURVEYING CORRECTED LEGAL DESCRIPTION (DOC. #2019-010915-0)
 - MEASURED VALUE THIS SURVEY
 - PROPORTIONED VALUE THIS SURVEY
 - COMPUTED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - POWER POLE
 - GUY ANCHOR
 - PEDESTAL
 - POWER METER
 - WELL CASING



LINE TABLE

LINE	BEARING	DISTANCE
L1 (C)	N 89°59'48" E	330.00'
L1 (R3)	N 89°59'11" E	330.00'
L2 (C)	S 00°01'02" E	660.09'
L2 (R3)	S 00°01'52" E	660.00'
L3 (M)	S 89°59'08" E	329.95'
L3 (R3)	S 89°59'11" E	330.00'
L4 (C)	N 00°00'46" W	660.19'
L4 (R3)	N 00°01'52" W	660.00'
L5	N 89°59'48" E	485.20'
L6 (M)	N 89°52'07" W	413.70'
L6 (R3)	N 89°51'29" W	413.70'
L7 (M)	N 00°01'16" W	400.08'
L7 (R3)	N 00°01'52" W	400.08'
L8 (M)	N 89°59'36" E	59.12'
L8 (R3)	S 89°51'29" E	59.08'
L9 (M)	S 89°48'46" E	213.55'
L9 (R3)	S 89°51'29" E	213.60'
L10 (M)	S 89°52'04" E	118.33'
L10 (R3)	S 89°51'29" E	118.27'
L11 (M)	S 07°26'42" W	219.65'
L11 (R3)	S 07°27'10" W	219.65'
L12 (C)	S 89°51'20" E	290.15'
L12 (R3)	S 89°51'29" E	290.12'
L13 (C)	S 89°51'20" E	708.68'
L13 (R3)	S 89°51'29" E	708.68'
L14	N 20°42'30" E	200.00'
L15	S 89°59'48" W	200.00'
L16	S 00°00'12" E	187.07'
L17	S 89°59'48" W	270.73'
L18	N 89°59'48" E	213.98'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1 (M)	7°41'40"	1350.00'	90.78'	181.29'
C1 (R3)	7°41'46"	1350.00'	90.80'	181.34'
C2 (M)	11°25'29"	1075.00'	107.50'	214.35'
C2 (R3)	11°26'17"	1075.00'	107.50'	214.29'
C3 (M)	1°51'59"	1075.00'	17.51'	35.02'
C3 (R3)	1°52'04"	1075.00'	17.52'	35.05'

PRELIMINARY SURVEYOR'S CERTIFICATE

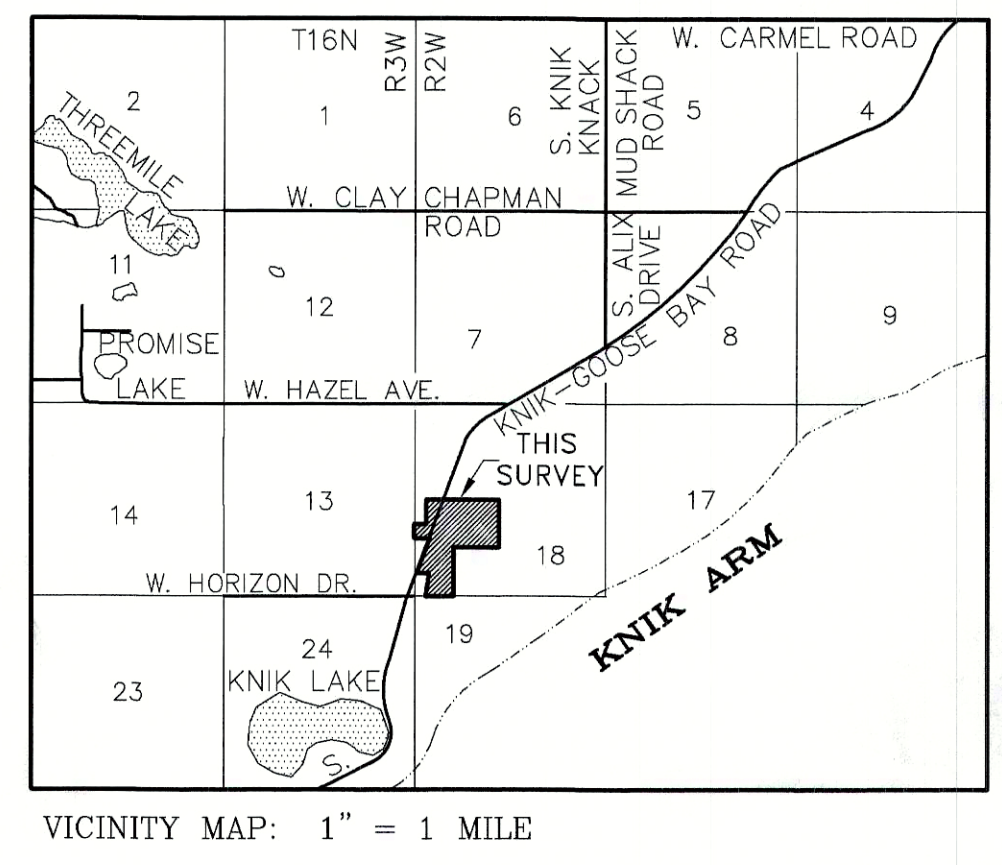
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

04/30/2025
DATE

PRELIMINARY

RECEIVED
MAY 29 2025
PLATTING



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.

RAYMOND REDINGTON SR.
P.O. BOX 877653
WASILLA, AK 99687

DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR RAYMOND REDINGTON SR.

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

A PLAT OF
REDINGTON ESTATES
A REPLAT OF:
THE NE1/4 OF THE SW1/4
&
GOVERNMENT LOTS 3 & 4,
EXCEPTING:
THAT PORTION LYING WITHIN
WASILLA-KNIK ROAD R.O.W.
&
PARCEL 1 & 2, WAIVER RESOLUTION 78-32
PLAT #78-82W (REFILED 80-87W)
LOCATED WITHIN:
SECTION 18, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 75.11 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
200 HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
office@bullmoosesurveying.com
DRAWN BY: DMW
DATE: 04/30/2025
CHECKED BY: RSH/TGC
DRAWING SCALE:
1"=200'
SHEET
1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2025

ABBREVIATED PLAT: TRIPLE CROWN ESTATES RSB B/1 L/2
LEGAL DESCRIPTION: SEC 15, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: SCOTT & ANDREA BEATTY
SURVEYOR/ENGINEER: FARMER SURVEYING, LLC / HANSEN ENGINEERING, INC
ACRES: 2.92 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: PLAT-2025-000087

REQUEST: The request is to create two lots from Lot 2, Block 1, Triple Crown Estates, Plat No. 75-65, refiled as Plat No. 2004-178 to be known as **LOT 2A & 2B**, containing 2.92 acres +/- . The property is located south and east of the Matanuska River, west of S. Old Glenn Highway, and north of S. Bodenburg Loop (Tax ID # 2041B01L002); within the SE ¼ Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 6 pgs
As-Built & Topographic Mapping	EXHIBIT B – 1 pg
Soils Report	EXHIBIT C – 8 pgs

AGENCY COMMENTS

USACE	EXHIBIT D – 1 pg
MSB DPW Pre-Design and Engineering Division	EXHIBIT E – 1 pg
MSB Development Services	EXHIBIT F – 2 pgs
Utilities	EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots. Proposed Lot 2A will be 1.56 acres, Lot 2B will be 1.35 acres. Access is from E. Man O War Drive and S. Sea Biscuit Lane, both roads are Borough maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Tyler Hansen, Registered Professional Engineer, notes that the soils observed in the test pit were silt (ML) and Poorly Graded Gravel With Sand (GP). The gravel is suitable for onsite wastewater disposal. Groundwater was not encountered in the 16 ft. deep test pit. No bedrock or impermeable material was encountered in the test pit. The current parcel contains approximately 23,000 square feet of contiguous usable septic area. This area is sufficient to create two lots each containing at least 10,000 square feet of contiguous usable septic area in addition to more than 10,000 square feet for building. Topographic mapping and as-built information was provided and is at **Exhibit B**.

Comments:

USACE (**Exhibit D**) notes that based on aerial imagery and the Matanuska Susitna Borough Wetlands Mapper, it appears that there may be aquatic resources in the southwest corner of the current lot. Department of the Army authorization is required if anyone proposes to place dredged and/or fill materials into the waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

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

MSB Development Services (**Exhibit F**):

Permit Center has no specific comments.

Code Compliance has no objections.

Utilities: (**Exhibit G**) ENSTAR has no comments or recommendations. GCI has no comments or objections. 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 #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

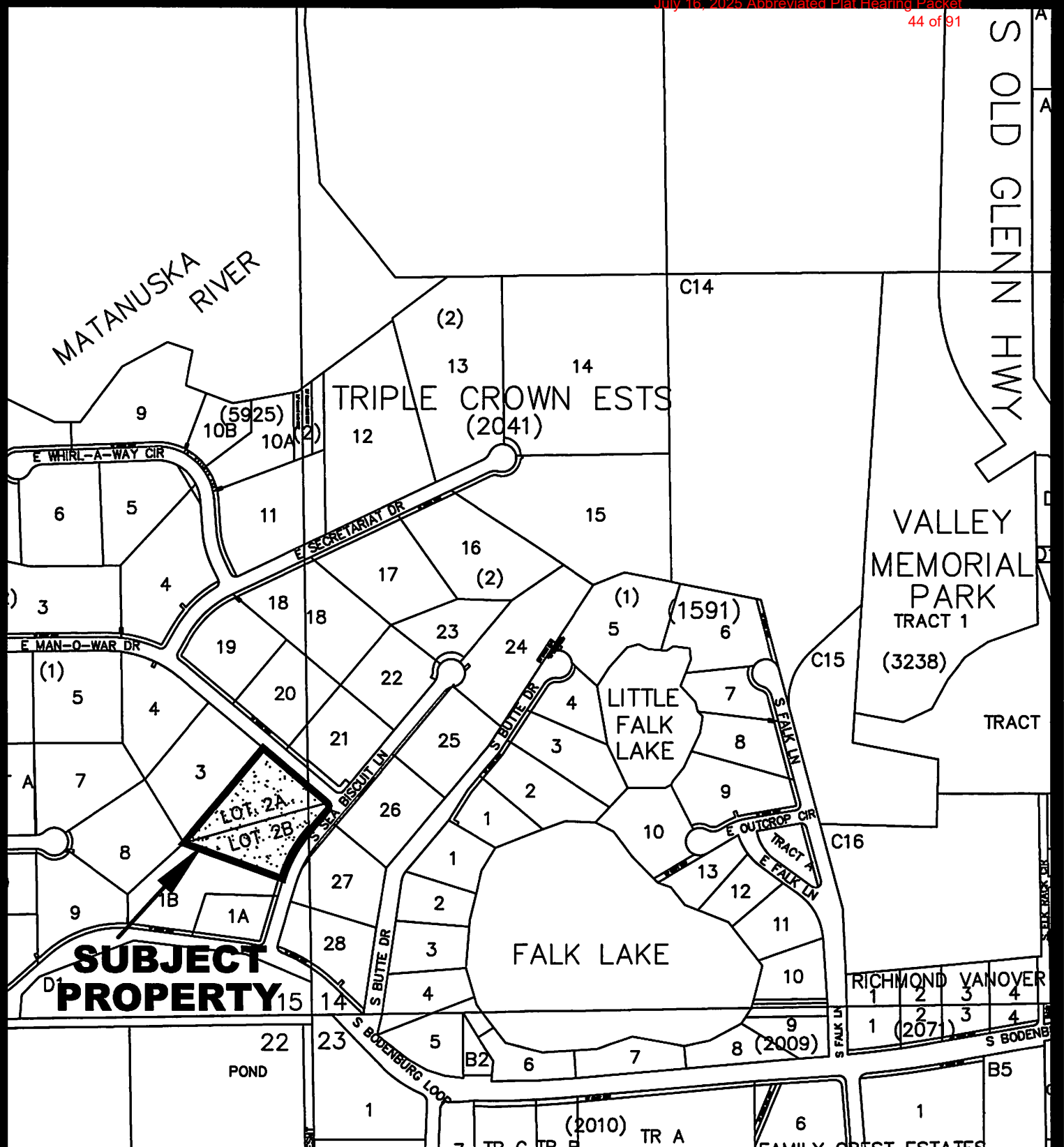
CONCLUSION: The abbreviated plat of Triple Crown Estates RSB B/1 L/2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Triple Crown Estates RSB B/1 L/2 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. Both lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Both lots have 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 #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Triple Crown Estates RSB B/1 L/2, Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR PROPOSED TRIPLE CROWN ESTATES

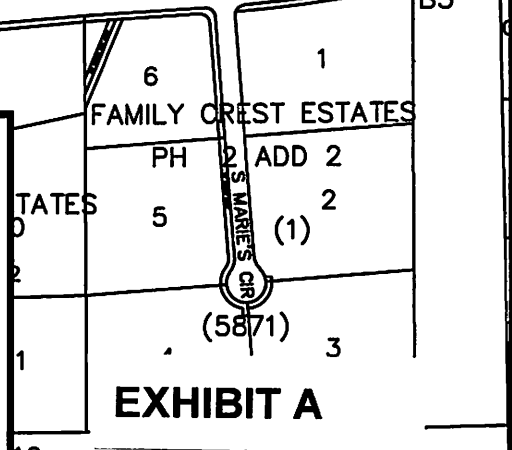
RSB B/1 L/2

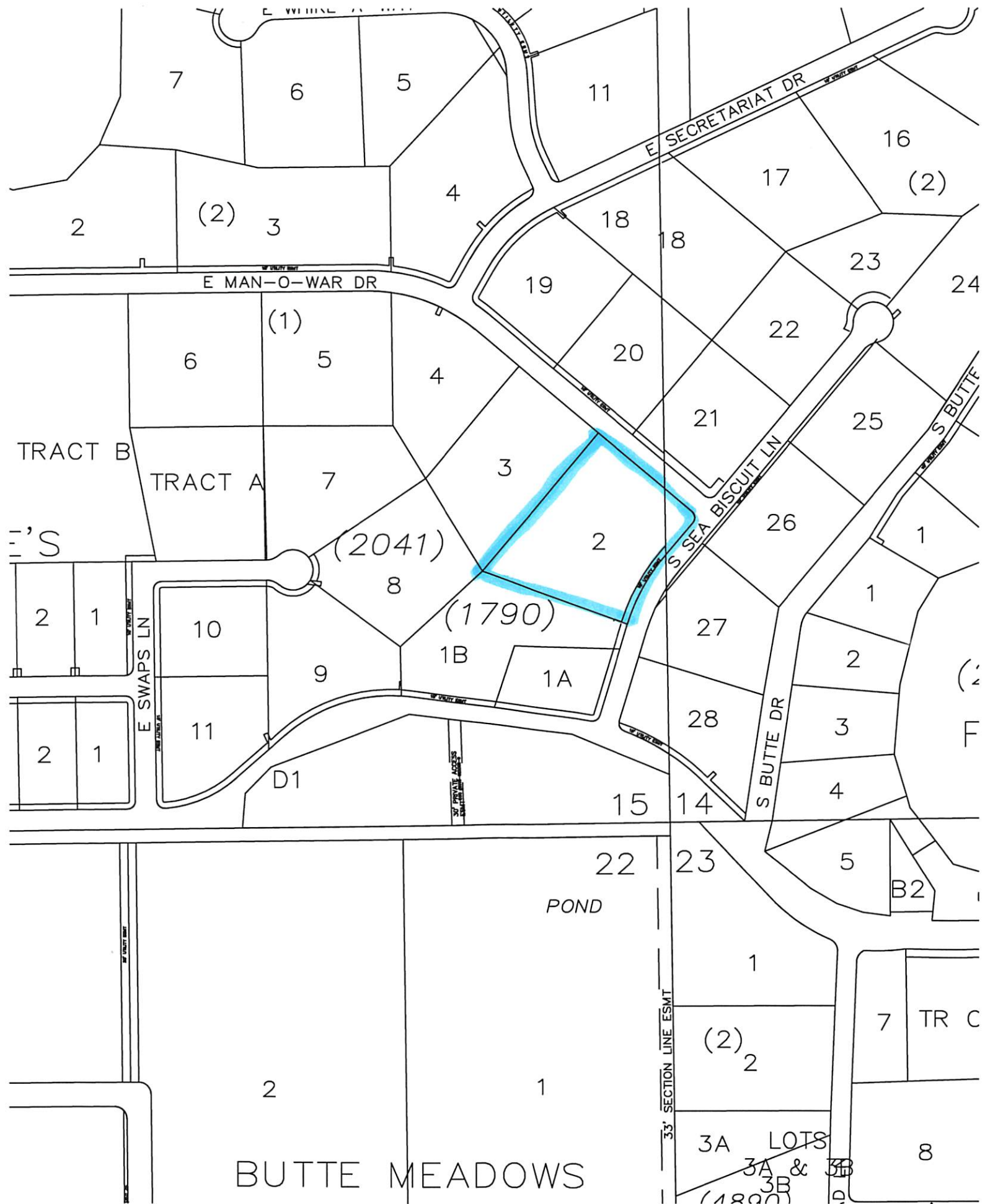
LOCATED WITHIN

SECTION 15, T17N, R02E, SEWARD MERIDIAN

PA 11 MAP

ALASKA



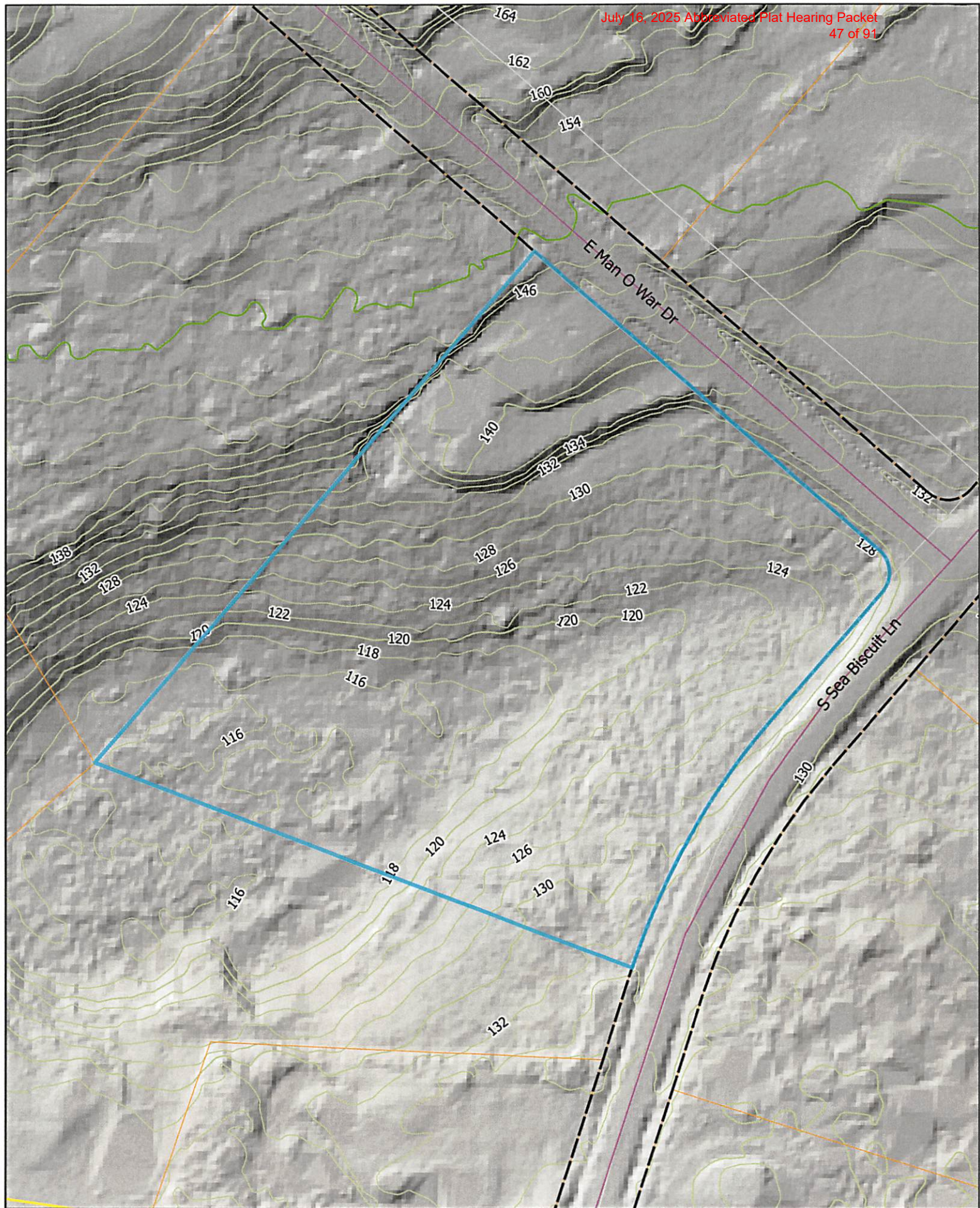




Matanuska-Susitna Borough, Microsoft



0 95 190 380 Feet



0 95 190 380 Feet



0 330 660 1,320 Feet



Mat-Su Borough Wetlands Viewer



Esri, HERE, Garmin, Matanuska-Susitna Borough, Microsoft

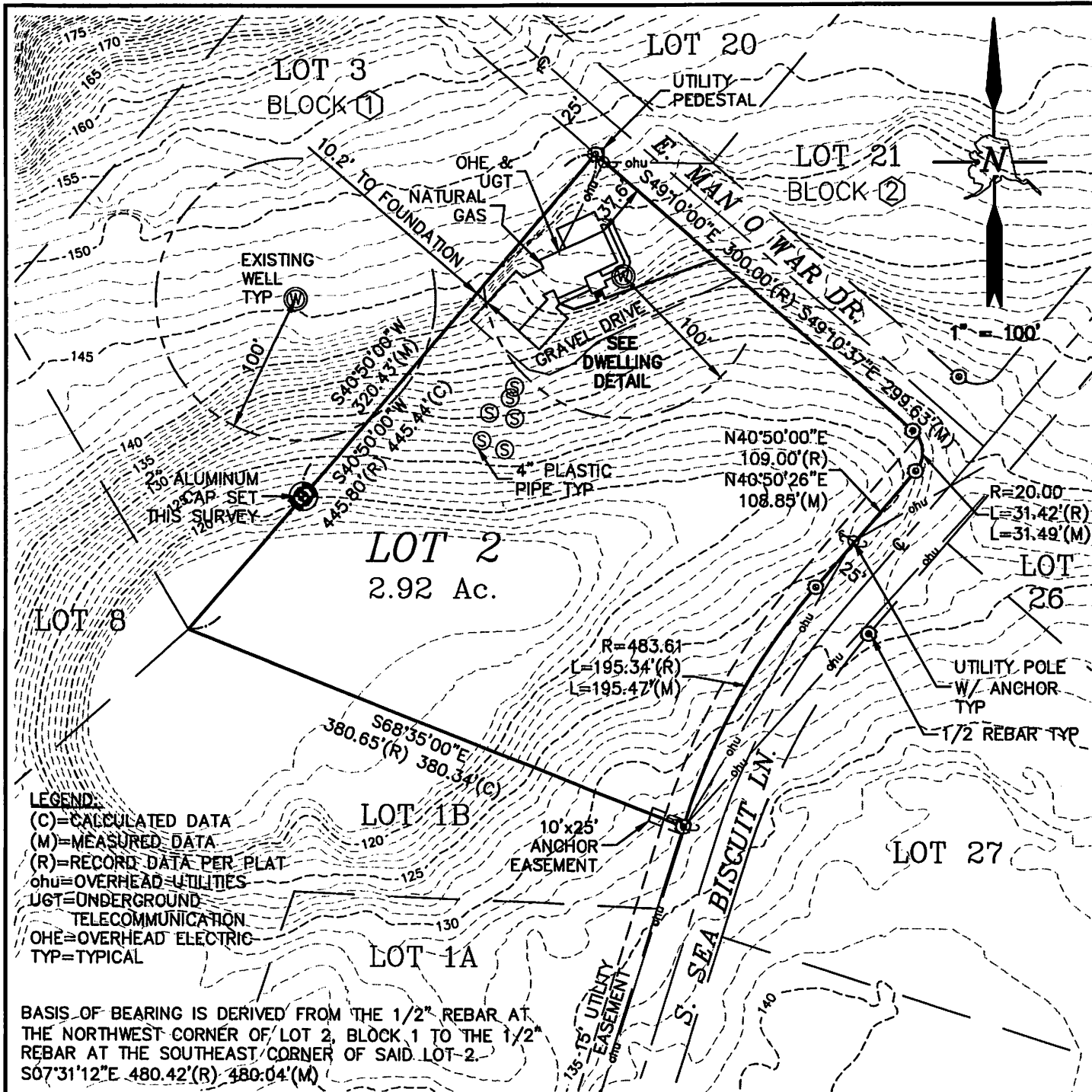


Printed on Jul 15, 2024

- Mat-Su Borough Parcels
- CookInlet Wetlands
- Depression
- NWI Wetlands
- Freshwater Emergent Wetland

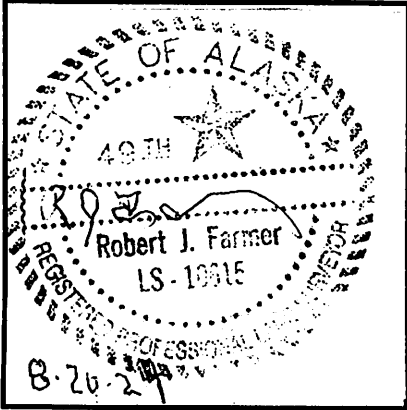
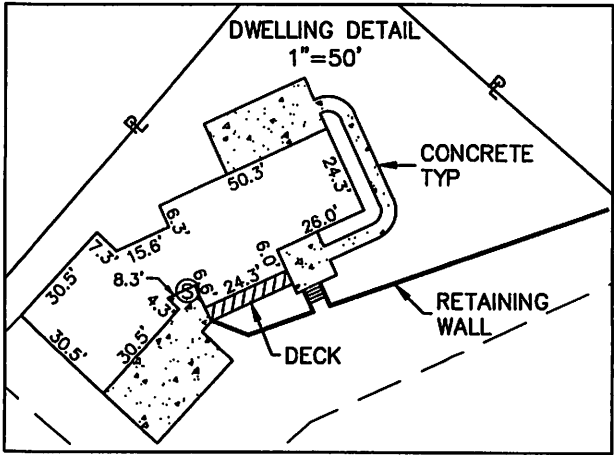
This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

0 0.01 0.01 0.03
mi



- NOTES:**
1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
 2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
 3. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
 4. THIS SURVEY PERFORMED FOR SCOTT & ANDREA BEATTY, IT SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION.
 5. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP MAT_021_SW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
 6. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEIOD 09 VERTICAL DATUM.

EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



AS-BUILT

KA

Westco Palmer

F/S LLC
Surveyors : Planners

#126467

FARMER SURVEYING
9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com

WO: 24-0140	FB: 24-03
PAGE: 1 of 1	
SCALE: AS SHOWN	FILE: 240140AS_R1

I HEREBY CERTIFY THAT A MORTGAGE INSPECTION WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
TRIPLE CROWN ESTATES SUBDIVISION, BLOCK 1, LOT 2, PLAT No. 75-65, REFILED AS No. 2004-178, PALMER RECORDING DISTRICT, PALMER, ALASKA. SURVEYED ON THE 12th OF AUGUST, 2024.

©2025



15550 E Man-O-War Subdivision

Palmer, Alaska

Geotechnical Investigation

September 2024

Location

The subject property is Lot 2, Block 1, Triple Crown Estates. The current address is 15550 E Man-O-War Dr, Palmer AK.

Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision breaks the 2.92 parcel into 2 lots. Each of the proposed lots are to be greater than 40,000 square feet.

Findings

1. The soils observed in the test pit were Silt (ML) and Poorly Graded Gravel With Sand (GP). The gravel is suitable for onsite wastewater disposal.
2. Ground water was not encountered in the 16 ft deep test pit.
3. No bedrock or impermeable material was encountered in the test pit.

General Topography

The lot consists of hilly terrain. A depression runs through the center of the lot with wetland at the west end. Elevation rises at the north and south sides of the property. There is an existing home with associated well and septic on the hill in the northern portion of the lot.

Useable Area

The current parcel contains approximately 23,000 square ft of contiguous usable septic area. This area is sufficient to create two lots each containing at least 10,000 square ft of contiguous usable septic area in addition to more than 10,000 square feet suitable for building.

For this lot, Usable septic area is limited by setbacks to wetlands, well protective radiuses, and utility easements. The attached 'Usable Area Map' shows the wetland shaded in dark grey and the usable septic area setbacks shaded in light grey.

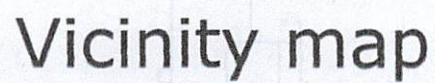
Field Exploration

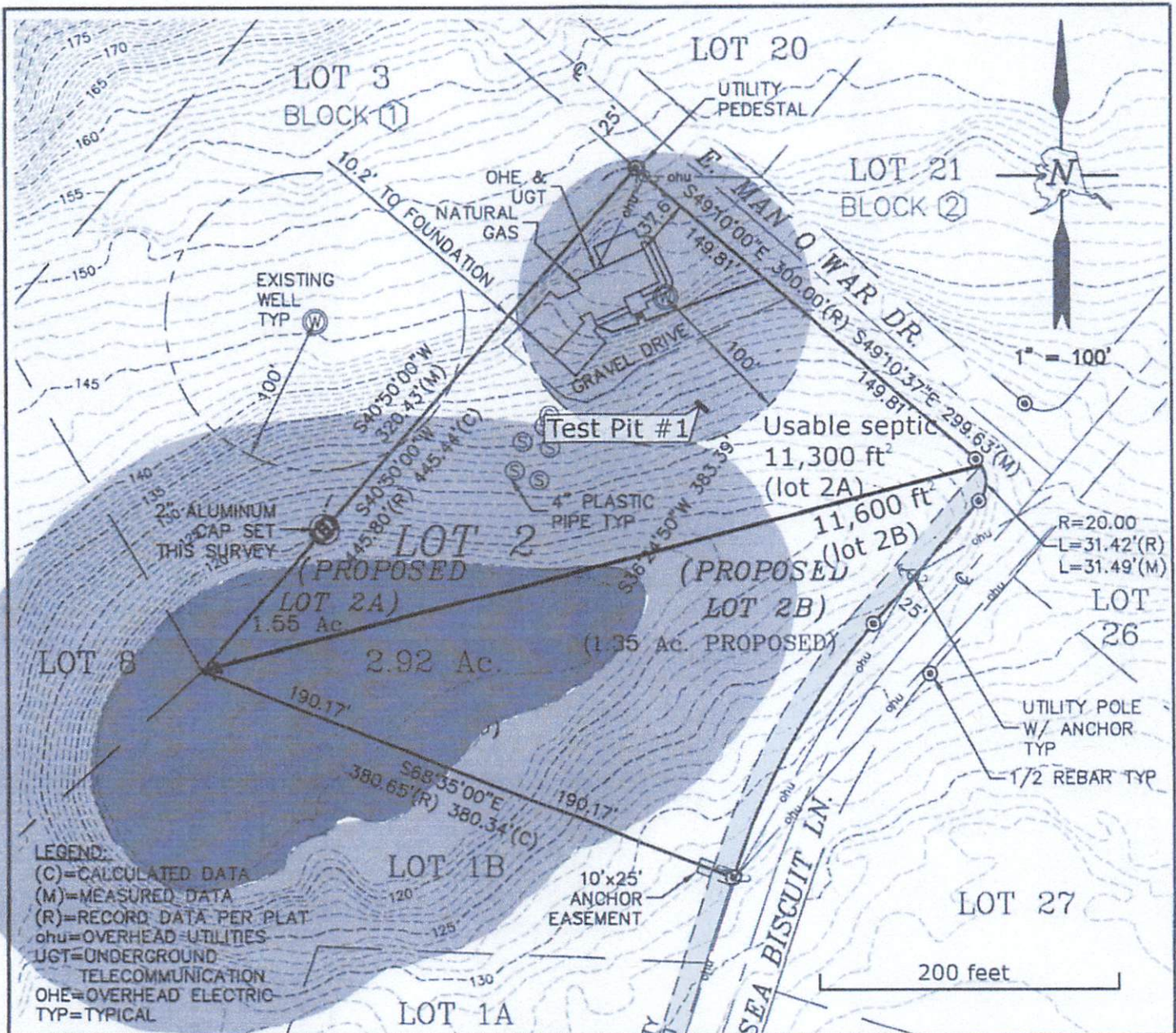
The test pit was logged by Tyler Hansen of Hansen Engineering, Inc. on September 25, 2024. The attached 'Usable Area Map' shows the approximate test pit location.

Test pit Log

Descriptions of the soils encountered are recorded on the 'Test Pit Log'. Descriptions include frost class, unified classification and other properties such as cobble presence.







Usable Area Map

Areas excluded from usable septic area:
Open waters/wetlands + 100ft setback
100ft well radius
Utility Easements

Log of Test Pit 1

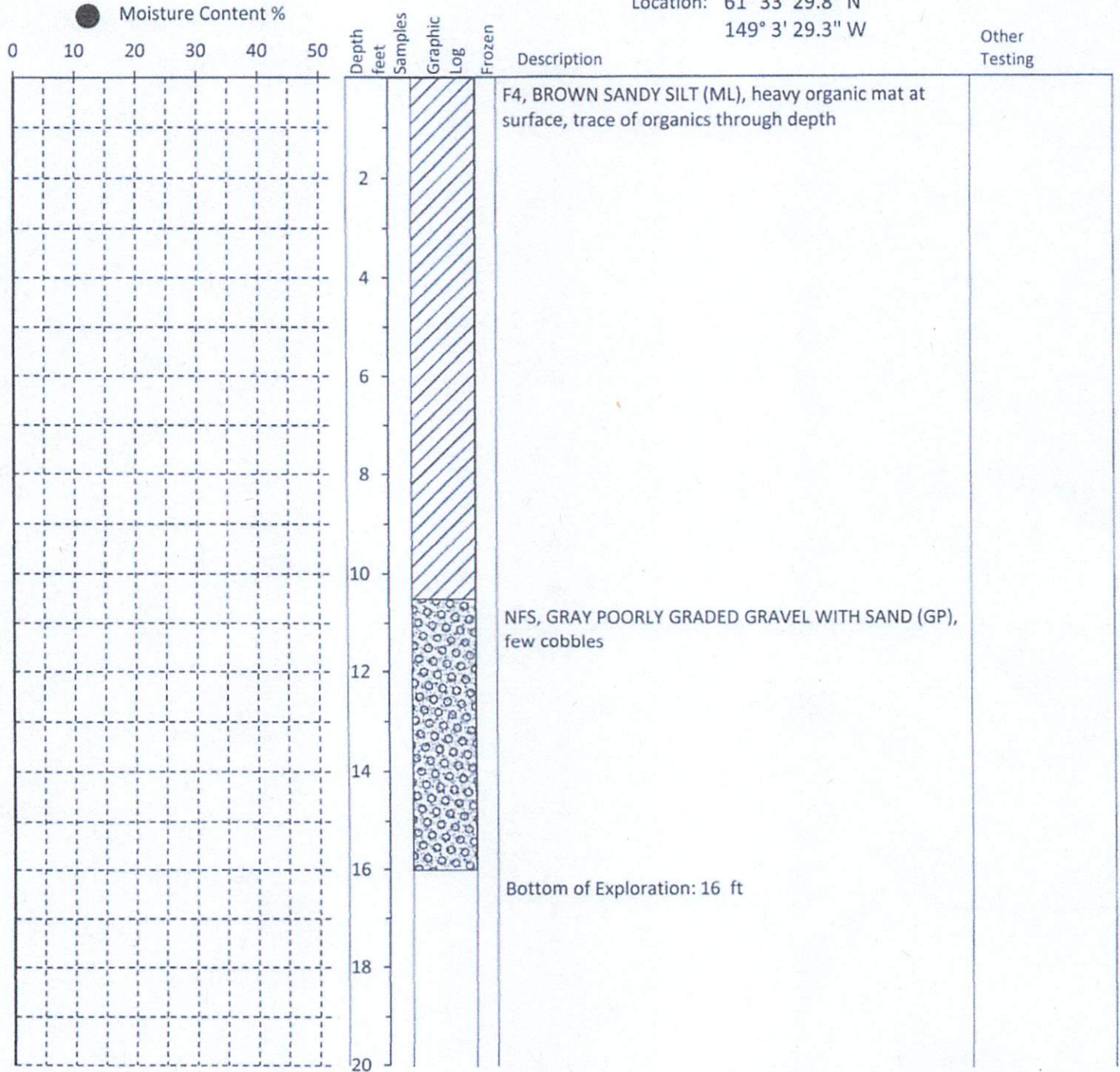
July 16, 2025 Adreviated Plat Hearing Packet
55 of 91

Exploration: September 25, 2024

Equipment: Mini Excavator

Location: 61° 33' 29.8" N

149° 3' 29.3" W



Moisture Content %

Bulk Sample

Grab Sample



HANSEN ENGINEERING, INC.

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

Job No.: 22030









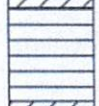







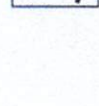

Date: September 2024

Log of Test Pit 1

15550 E Man-O-war Dr
Scott Beatty
15550 E Man-O-War Dr
Palmer, AK 99645

Plate
1

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification	
				Group Symbol	Group name ^B
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3^E$	GW	Well graded gravel ^F
	More than 50% of coarse fraction retained on No. 4 sieve.	Less than 5% fines ^C	$Cu < 4$ and /or $1 > Cc$ 3^E	GP	Poorly graded gravel ^F
		Gravel with Fines More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands	Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}
			$Cu \geq 6$ and $1 \leq Cc \leq 3^E$	SW	Well graded sand
		Sands with fines more than 12% fines ^D	$Cu < 6$ and /or $1 > Cc$ 3^E	SP	Poorly graded sand ^I
Fines classify as ML or MH			SM	Silty sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays	Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
		Inorganic	PI > 7 and plots on or above "A" line ^J	CL	Lean Clay ^{K,L,M}
	Liquid limits less than 50	Inorganic	PI < 4 or plots below "A" line ^J	ML	Silt ^{K,L,M}
			Liquid limit - oven dried < 0.75		Organic Clay ^{K,L,M,N}
		Organic	Liquid limit - not dried	OL	Organic silt ^{K,L,M,O}
			Silts and Clays	PI plots on or above "A" line	CH
	Liquid limits 50 or more	PI plots below "A" line		MH	Elastic silt ^{K,L,M}
		Organic	Liquid limit - oven dried < 0.75		Organic Clay ^{K,L,M,P}
			Liquid limit - not dried	OH	Organic silt ^{K,L,M,O}
		Highly organic soils	Primarily organic matter, dark in color, and organic odor		

^A Based on the material passing the 3-in. (75-mm) sieve.

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

^C Gravels with 5 to 12% fines require dual symbols

GW-GM well-graded gravel with silt

GW-GC well-graded gravel with clay

GP-GM poorly graded gravel with silt

GP-GC poorly graded gravel with clay

^D Sands with 5 to 12% fines require dual symbols

SW-SM well-graded sand with silt

SW-SC well-graded sand with clay

SP-SM poorly graded sand with silt

SP-SC poorly graded sand with clay

^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name

^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

^H If fines are organic, add "with organic lines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.

^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N PI ≥ 4 and plots on or above "A" line.

^O PI < 4 or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.

U.S. Corps of Engineers

Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ---	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P ₁ <12 (d) Varved clays and fine-grained, banded sediments	--- >15 --- ---	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Wednesday, June 18, 2025 10:39 AM
To: Matthew Goddard
Subject: RFC Triple Crown Estates RSB (MG)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does have a comment regarding the proposed Triple Crown Estate Re-subdivision. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources in the southwest corner of the current lot.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

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

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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, June 24, 2025 3:09 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Triple Crown Estates RSB (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 17, 2025 4:49 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@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>; 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 Triple Crown Estates RSB (MG)

Hello,

The following link is a request for comments for the proposed Triple Crown Estates Resubdivision. Please ensure all comments have been submitted by June 27, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

☐ [Triple Crown Estates RSB](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Wednesday, June 18, 2025 9:14 AM
To: Matthew Goddard
Subject: RE: RFC Triple Crown Estates RSB (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.


No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 17, 2025 4:49 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@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>; 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 Triple Crown Estates RSB (MG)

Hello,

The following link is a request for comments for the proposed Triple Crown Estates Resubdivision. Please ensure all comments have been submitted by June 27, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 Triple Crown Estates RSB

Feel free to contact me if you have any questions.



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: 6/30/2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Triple Crown Estates RSB

No open Code Compliance cases on MSB Tax ID 2041B01L002 Platting action PLAT-2025-000087 at this time.

Code Compliance has no objection of creating Lot 2A & 2B from the one parcel.



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 18, 2025

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

To whom it may concern:

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

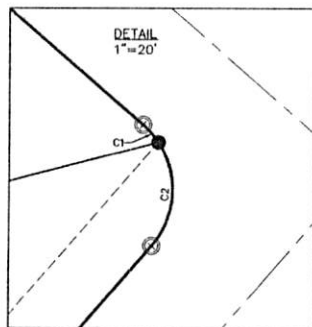
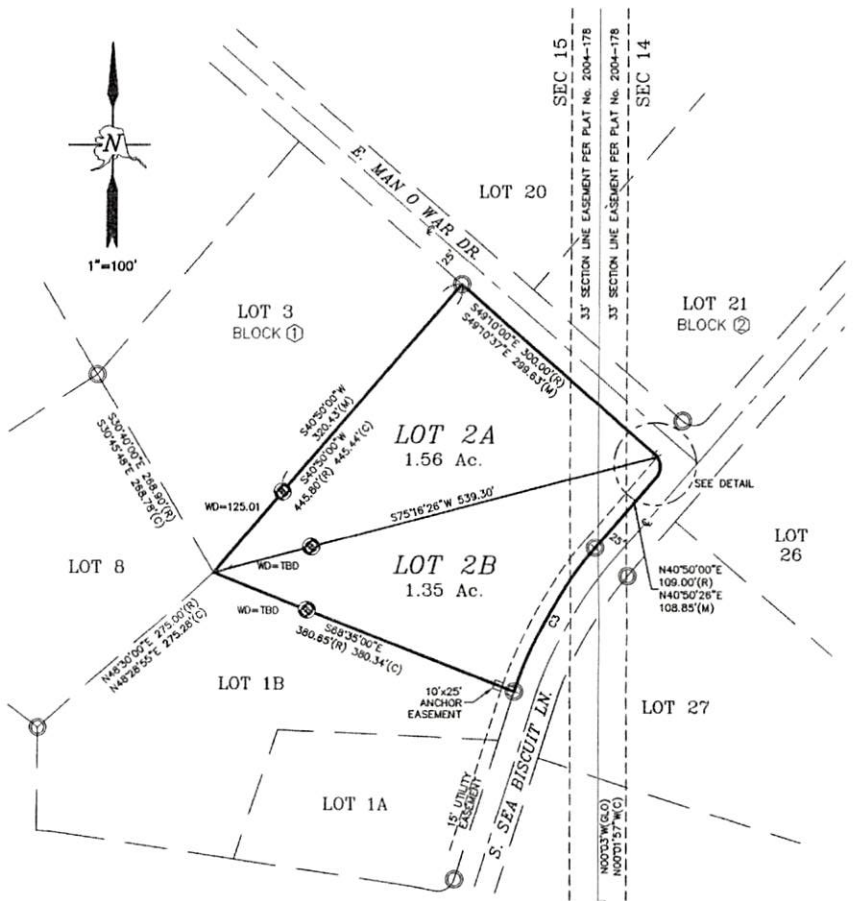
- **TRIPLE CROWN ESTATES RESUBDIVISION**
(MSB Case # 2025-087)

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



CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.00'	15°35'04"	5.44'	2.74'	5.42'	N41°28'52"W
C2	20.00'	74°37'58"	26.05'	15.24'	24.25'	N37°39'9"E
C3(W)	483.61'	23°09'29"	195.47'	99.09'	194.14'	S291°34'W
C3(R)	483.61'	2°31'00"	195.54'	99.12'	194.21'	—

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH DATE

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.

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. THE BASIS OF BEARING IS DERIVED FROM THE 1/2" REBAR AT THE THE NORTHWEST CORNER OF LOT 2, BLOCK 1 TO THE 1/2" REBAR AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1. S07°31'12"E 480.42'(R) 480.04'(M)

4. THE SECTION LINE COMMON TO SECTIONS 14 & 15 WAS COMPUTED FOR GRAPHICAL PURPOSES ONLY USING THE RECORD BEARING DEFLECTION FROM THE GLO SURVEY DATED AUGUST 10, 1916 AND HOLDING MONUMENTATION AS SHOWN.

LEGEND:

(C)=CALCULATED DATA
(GLO)=GENERAL LAND OFFICE DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2004-178

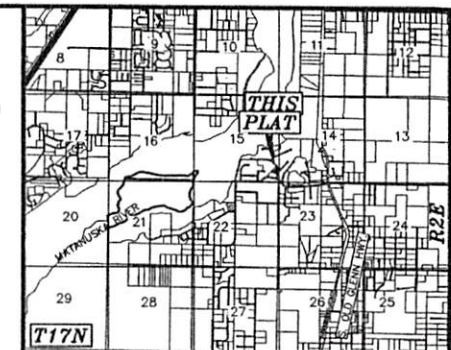
- SET 5/8" REBAR W/ PLASTIC CAP 10615-S
- ⊗ SET 2" ALUMINUM CAP ON 5/8" REBAR
- 1/2" REBAR
- ✦ 2 1/2" GLO MONUMENT AS DESCRIBED

SURVEYOR'S CERTIFICATE

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



DATE _____



VICINITY MAP SCALE: 1" = 1 MILE
TAX MAP: PA11, PA12, PA13 & PA14

CERTIFICATE OF OWNERSHIP

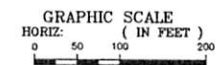
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SCOTT & ANDREA BEATTY
15550 E. MAN-O-WAR DR.
PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



If this measurement is not
1" this sheet is assumed
to be not to scale

Agenda Copy

A PLAT OF
TRIPLE CROWN ESTATES
RESUBDIVISION

**A REPLAT OF LOT 2, BLOCK 1, TRIPLE CROWN
ESTATES SUBDIVISION, PLAT No. 75-65,
REFILED AS PLAT No. 2004-178**

LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, T.17N., R.2E., S.M., ALASKA AND THE SOUTHWEST ONE-QUARTER OF SECTION 14, T.17N., R.2E., S.M., ALASKA PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

CONTAINING 2.92 ACRES

FARMER SURVEYING, LLC #126467

MAILING: 9131 E. FRONTAGE ROAD,
PALMER, AK 99645
PH: (907)745-0222 : CELL: (907)982-4989
EMAIL: Ken@farmersurveying.com ONLINE: www.farmersurveying.com

W.O. 24-0140	DATE: JUNE 202
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DRAWN BY: KJA	SCALE: 1"=100'
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FILE: 240140_PRELIM

SCALE: 1"=100'

SHEET 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 24, 2025 10:37 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Triple Crown Estates RSB (MG)
Attachments: Agenda Plat (50).pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Tuesday, June 17, 2025 4:49 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@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>; 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 Triple Crown Estates RSB (MG)

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

Hello,

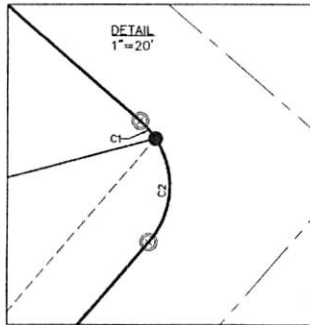
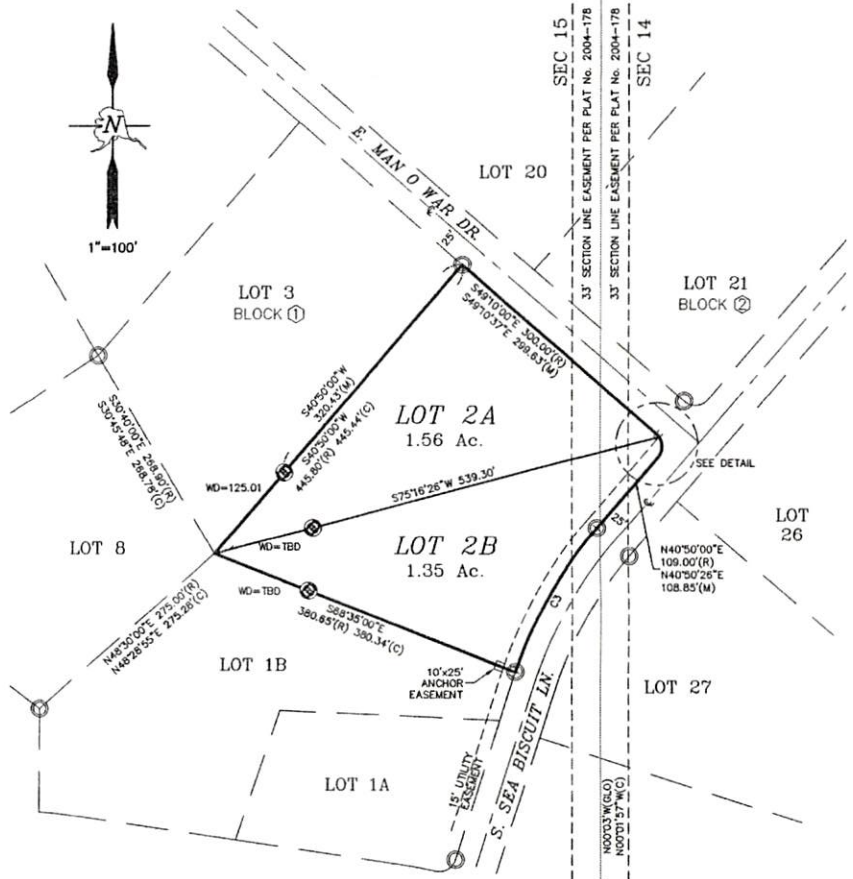
The following link is a request for comments for the proposed Triple Crown Estates Resubdivision.

Please ensure all comments have been submitted by June 27, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Triple Crown Estates RSB](#)

Feel free to contact me if you have any questions.

Thank you,



CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.00'	15°35'04"	5.44'	2.74'	5.42'	N41°28'52"W
C2	20.00'	74°37'58"	26.05'	15.24'	24.25'	N3°37'39"E
C3(M)	483.61'	23°09'29"	195.47'	99.09'	194.14'	S29°13'34"W
C3(R)	483.61'	23°10'00"	195.54'	99.12'	194.21'	-

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 _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
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. THE BASIS OF BEARING IS DERIVED FROM THE 1/2" REBAR AT THE THE NORTHWEST CORNER OF LOT 2, BLOCK 1 TO THE 1/2" REBAR AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1. S07°31'12"E 480.42'(R) 480.04'(M)
4. THE SECTION LINE COMMON TO SECTIONS 14 & 15 WAS COMPUTED FOR GRAPHICAL PURPOSES ONLY USING THE RECORD BEARING DEFLECTION FROM THE GLO SURVEY DATED AUGUST 10, 1916 AND HOLDING MONUMENTATION AS SHOWN.

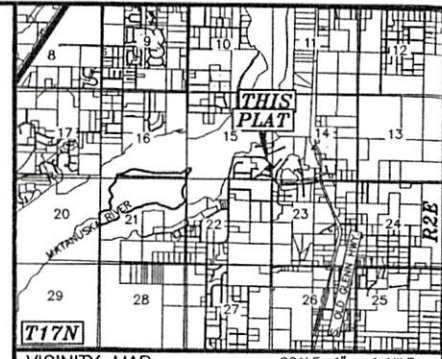
LEGEND:

- (C)=CALCULATED DATA
(GLO)=GENERAL LAND OFFICE DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2004-178
- SET 5/8" REBAR W/ PLASTIC CAP 10615-S
 - ⊗ SET 2" ALUMINUM CAP ON 5/8" REBAR
 - 1/2" REBAR
 - ⊕ 2 1/2" GLO MONUMENT AS DESCRIBED

SURVEYOR'S CERTIFICATE

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

DATE _____



CERTIFICATE OF OWNERSHIP

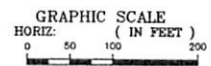
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SCOTT & ANDREA BEATTY _____ DATE _____
15550 E. MAN-O-WAR DR.
PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



If this measurement is not 1" this sheet is assumed to be not to scale

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Amesto, DATE 06/04/2025
GCI ENGINEERING & DESIGN

Agenda Copy

A PLAT OF TRIPLE CROWN ESTATES RESUBDIVISION A REPLAT OF LOT 2, BLOCK 1, TRIPLE CROWN ESTATES SUBDIVISION, PLAT No. 75-65, REFILED AS PLAT No. 2004-178

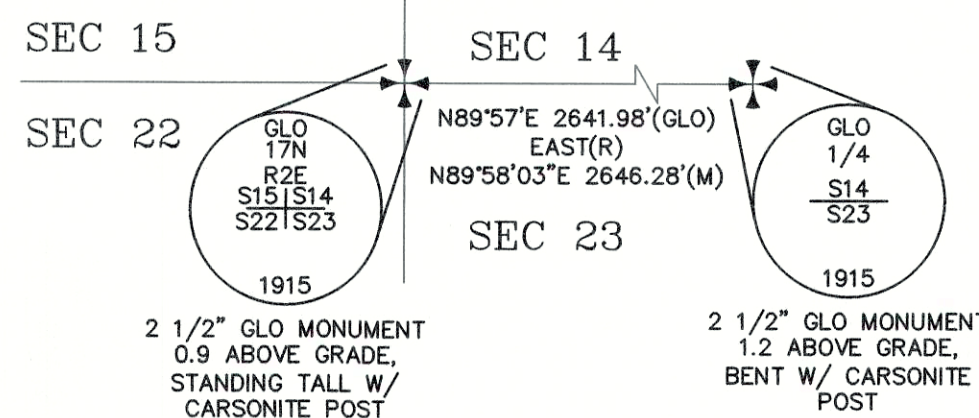
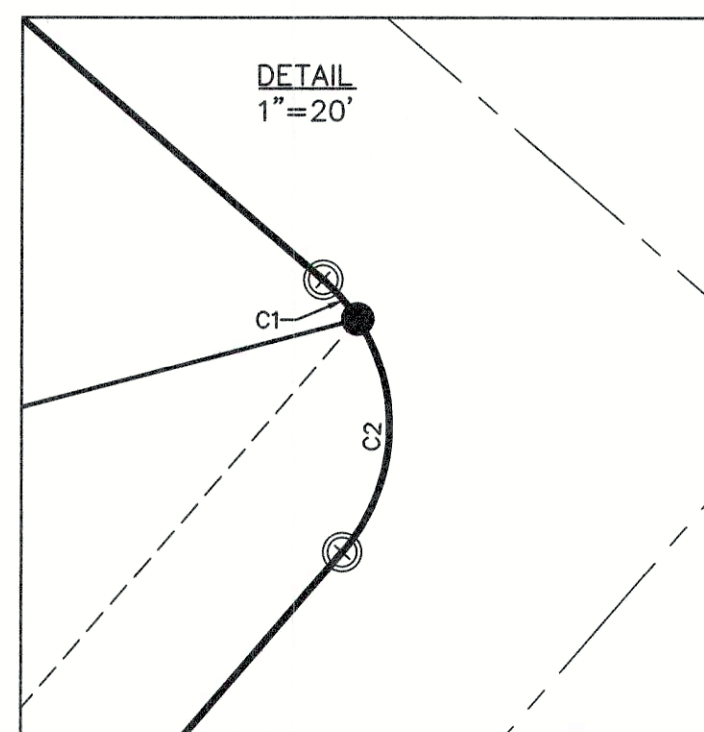
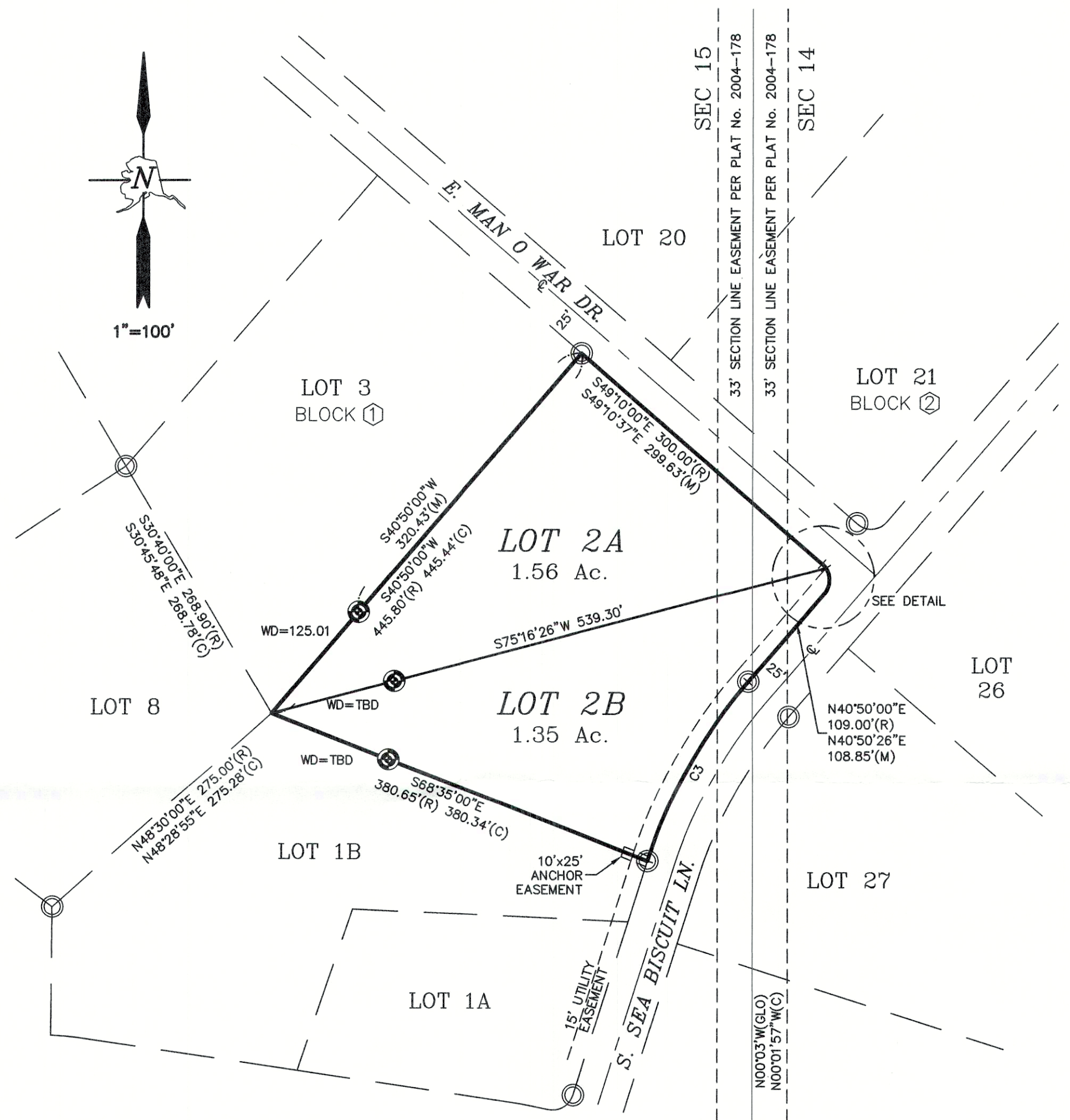
LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, T.17N, R.2E, S.4M, ALASKA AND THE SOUTHWEST ONE-QUARTER OF SECTION 14, T.17N, R.2E, S.4M, ALASKA PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

CONTAINING 2.92 ACRES

FARMER SURVEYING, LLC #126467

MAILING: 9131 E. FRONTAGE ROAD,
PALMER, AK. 99645
PH: (907)745-0222 : CELL: (907)982-4989
EMAIL: ken@farmersurveying.com ONLINE: www.farmersurveying.com

W.O. 24-0140 _____ DATE: JUNE 2025
DRAWN BY: KJA _____ SCALE: 1"=100'
FILE: 240140_PRELIM _____ SHEET 1 OF 1



CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.00'	15°35'04"	5.44'	2.74'	5.42'	N41°28'52"W
C2	20.00'	74°37'58"	26.05'	15.24'	24.25'	N3°37'39"E
C3(M)	483.61'	23°09'29"	195.47'	99.09'	194.14'	S29°13'34"W
C3(R)	483.61'	23°10'00"	195.54'	99.12'	194.21'	-

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

NOTES

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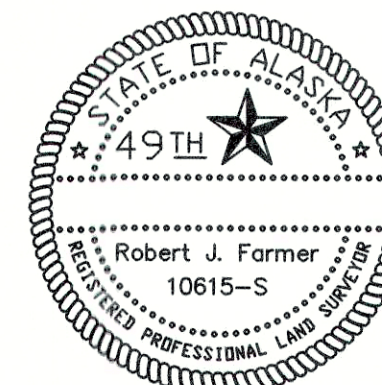
LEGEND:

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(GLO)=GENERAL LAND OFFICE DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2004-178

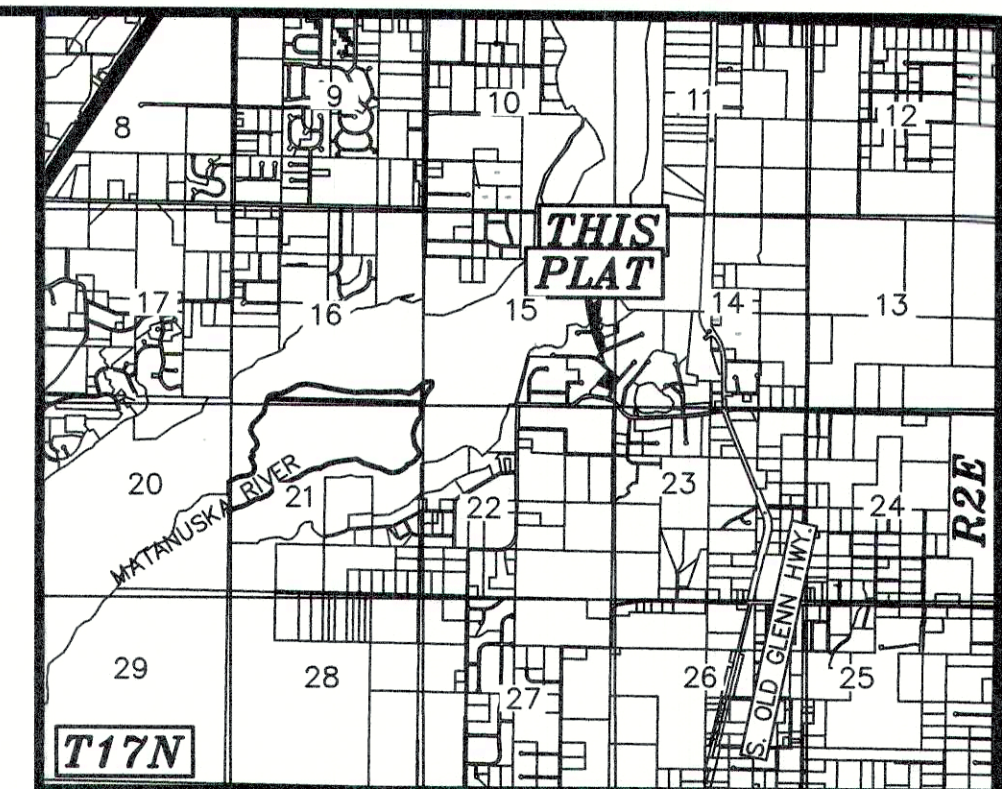
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- ⊗ SET 2" ALUMINUM CAP ON 5/8" REBAR
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DATE _____



VICINITY MAP SCALE: 1" = 1 MILE
TAX MAP: PA11, PA12, PA13 & PA14

CERTIFICATE OF OWNERSHIP

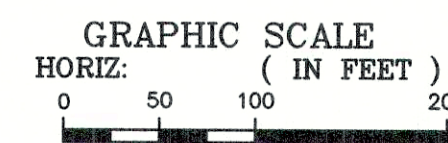
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SCOTT & ANDREA BEATTY _____ DATE _____
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PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



If this measurement is not
1" this sheet is assumed
to be not to scale

Agenda Copy

A PLAT OF
**TRIPLE CROWN ESTATES
RESUBDIVISION**
A REPLAT OF LOT 2, BLOCK 1, TRIPLE CROWN
ESTATES SUBDIVISION, PLAT No. 75-65,
REFILED AS PLAT No. 2004-178

LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, T.17N., R.2E., S.M., ALASKA AND THE SOUTHWEST ONE-QUARTER OF SECTION 14, T.17N., R.2E., S.M., ALASKA PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

CONTAINING 2.92 ACRES

FARMER SURVEYING, LLC #126467

MAILING: 9131 E. FRONTAGE ROAD,
PALMER, AK 99645

PH: (907)745-0222 : CELL: (907)982-4989
EMAIL: Ken@farmersurveying.com ONLINE: WWW.farmersurveying.com

W.O. 24-0140	DATE: JUNE 2025
DRAWN BY: KJA	SCALE: 1"=100'
FILE: 240140_PRELIM	SHEET 1 OF 1

C

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

ABBREVIATED PLAT: **MORNING LIGHT LOT 7A, BLOCK 2**

LEGAL DESCRIPTION: **SEC 10, T18N, R01E S.M., AK**

PETITIONER: **DAVID SLEEPER**

SURVEYOR: **KEYSTONE SURVEYING & MAPPING**

ACRES: **1.84 +/-** PARCELS: **1**

REVIEWED BY: **FRED WAGNER**

CASE: **2025-088**

REQUEST:

The request is to create one lot by eliminating the common lot line between Lots 7 & 8, Block 2, Morning Light Phase 1, Plat No. 2025-34 to be known as **MORNING LIGHT LOT 7A, BLOCK 2**, containing 1.84 acres +/- . The parcel is located north of Lazy Lake, east of S. Lazy Lake Drive, and directly south of S. Old Toby Road (Tax ID#s 1218B02L004-L005); within Section 10, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map

Exhibit A

DISCUSSION: The subject parcels are located within the Big Lake 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 **MORNING LIGHT LOT 7A, BLOCK 2** 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 from the public at the time of this staff report.

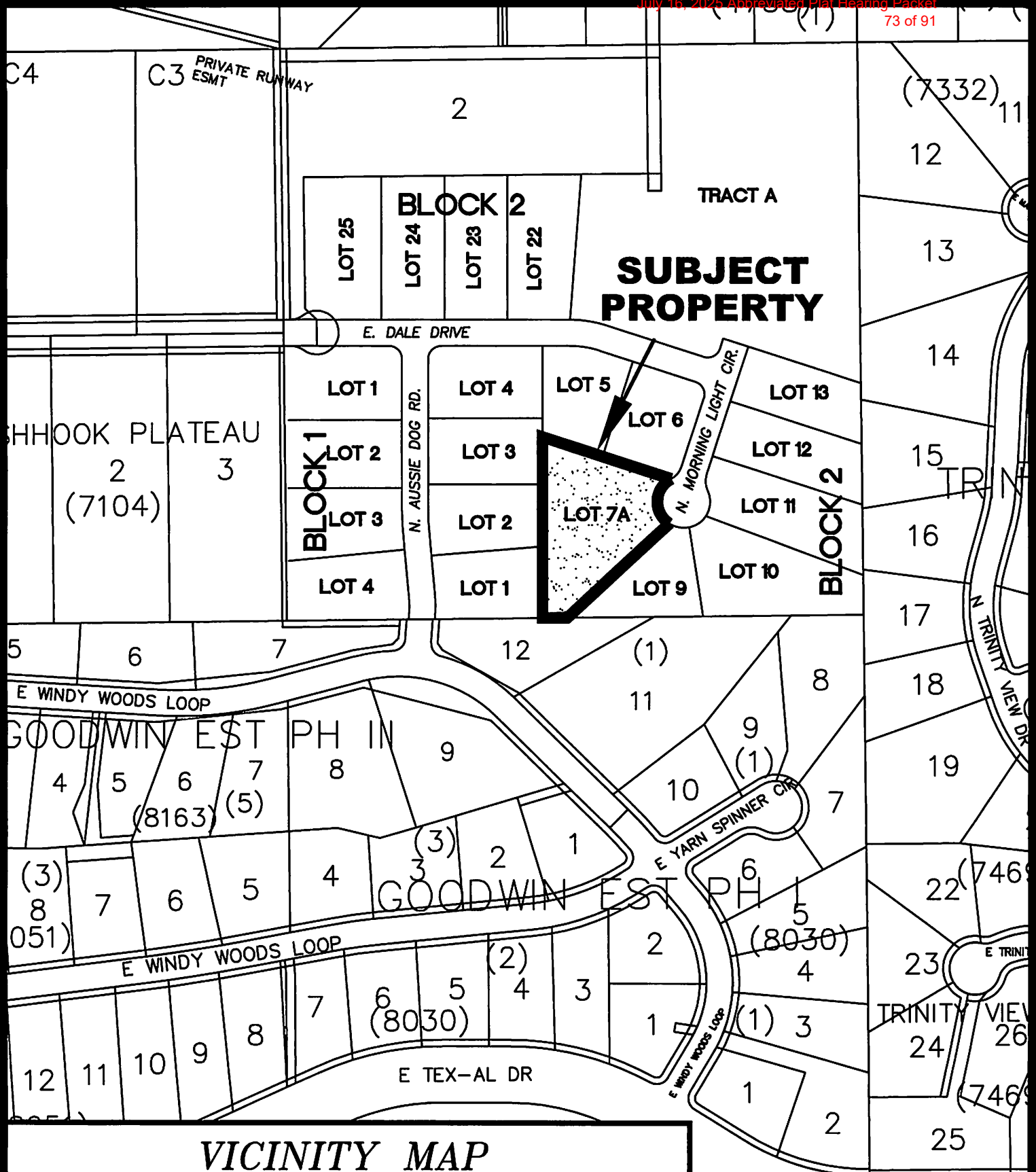
FINDINGS of FACT:

1. The abbreviated plat of MORNING LIGHT LOT 7A, BLOCK 2 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 Morning Light Phase 1, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies or 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 Morning Light Phase 1 (Plat No. 2025-34) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of MORNING LIGHT LOT 7A, BLOCK 2 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.



VICINITY MAP

FOR PROPOSED MORNING LIGHT RSB B2 L7-8
LOCATED WITHIN
SECTION 10, T18N, R01E, SEWARD MERIDIAN
ALASKA

TAX MAP WA01

EXHIBIT A

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2025

ABBREVIATED PLAT: **LOUGHLIN ESTATE**
LEGAL DESCRIPTION: **SEC 10, T17N, R03W S.M., AK**
PETITIONER: **THOMAS & MARAGARET LOUGHLIN**
SURVEYOR: **BULL MOOSE SURVEYING, LLC**
ACRES: **2.80 +/-** PARCELS: **1**
REVIEWED BY: **FRED WAGNER** CASE: **2025-089**

REQUEST:

The request is to create one lot by eliminating the common lot line between Lots 4 & 5, Block 2, Old Toby Town Subdivision, Plat No. 76-82 to be known as **LOUGHLIN ESTATE**, containing 2.80 acres +/- . The parcel is located north of Lazy Lake, east of S. Lazy Lake Drive, and directly south of S. Old Toby Road (Tax ID#s 1218B02L004-L005); within Section 10, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake 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 Big Lake 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**) has no objection of creating 1 lot from the two existing parcels.

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 Loughlin Estate 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.

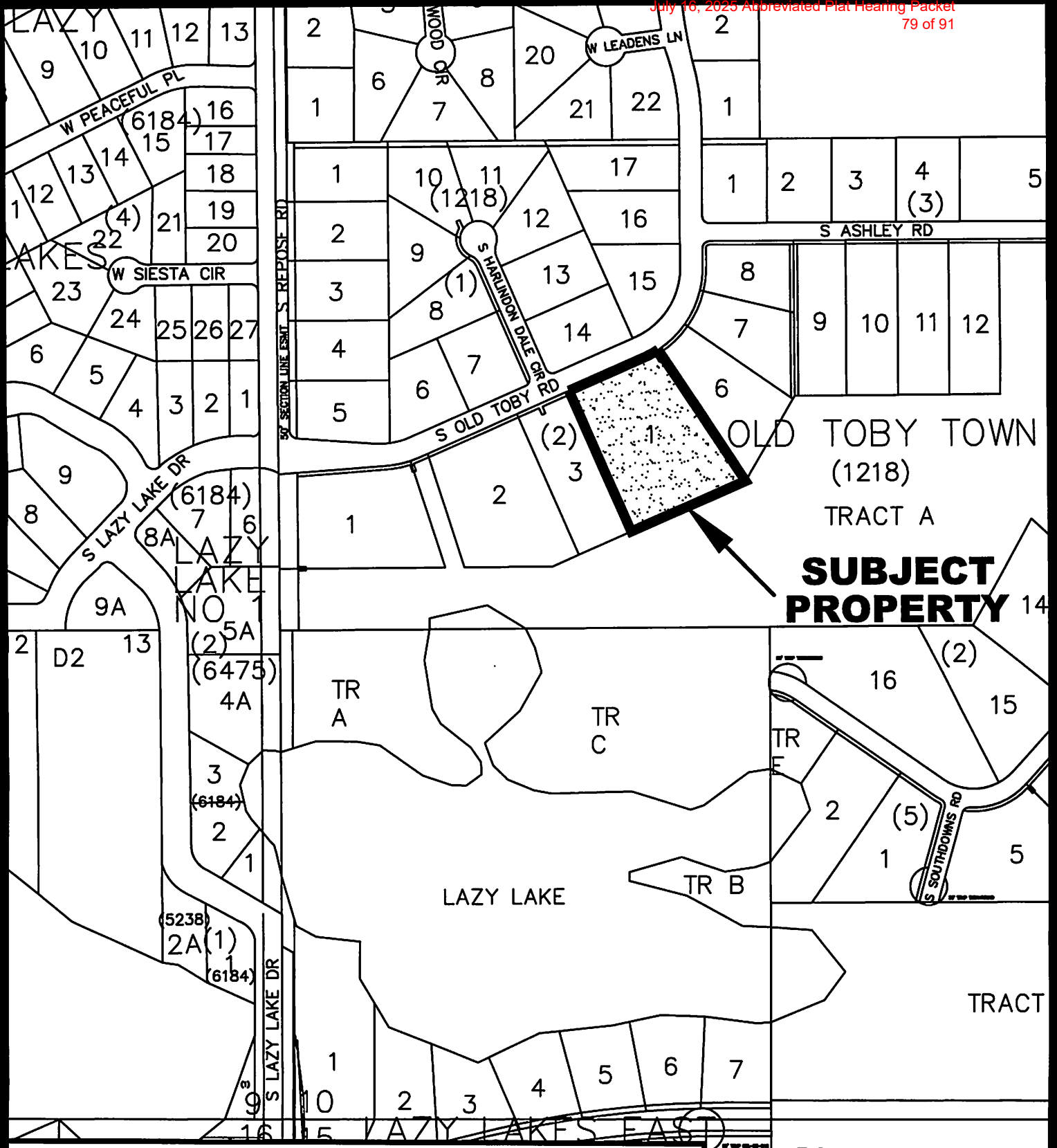
FINDINGS of FACT:

1. The abbreviated plat of LOUGHLIN ESTATE 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 Old Toby Town Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies or 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 Old Toby Town Subdivision (Plat #76-82) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of LOUGHLIN ESTATE 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.



VICINITY MAP

FOR PROPOSED LOUGHLIN ESTATES
LOCATED WITHIN
SECTION 10, T17N, R03W, SEWARD MERIDIAN
ALASKA

TAX MAP H011

EXHIBIT A



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: 7/1/2025

TO: Fred Wagner, MSB Platting Officer

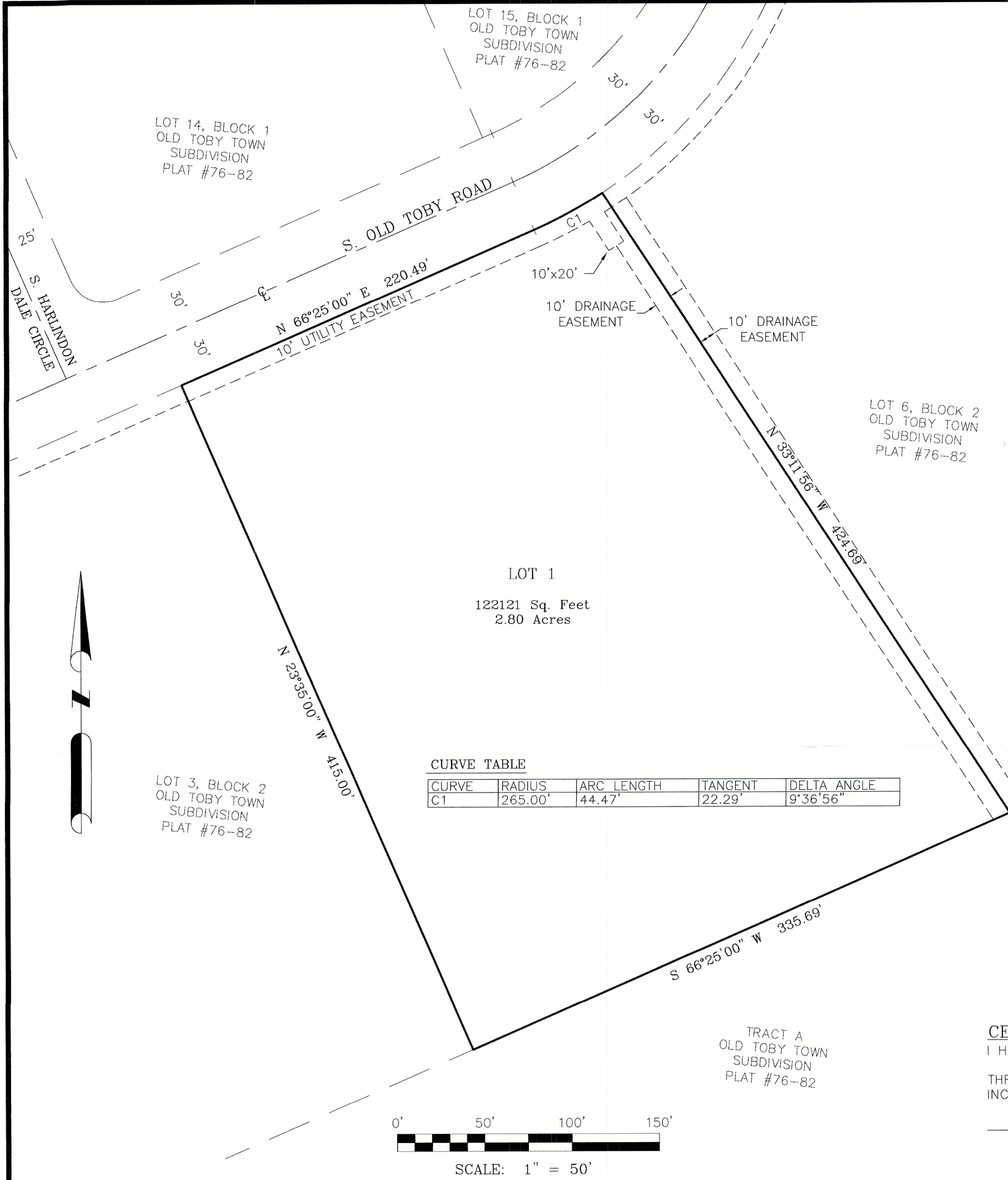
FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Loughlin Estates Case 2025-089

No open Code Compliance cases/violations on MSB Tax ID 1218B02L004 & L005; Platting action PLAT-2025-089 at this time.

No setback violations being created by eliminating the lot line between Lots 4 & 5 in regard to the existing structure. (no as-built provided to show the existing structure in relation to the other lot lines for setback determination on this lot line removal/replat).

Code Compliance has no objection of creating 1 lot from the two existing parcels.



NOTES

- 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.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED APRIL 8, 2021
REFERENCE NO.: 2021-009561-0
- COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: DECEMBER 30, 1976 IN BOOK 130, PAGE 417

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

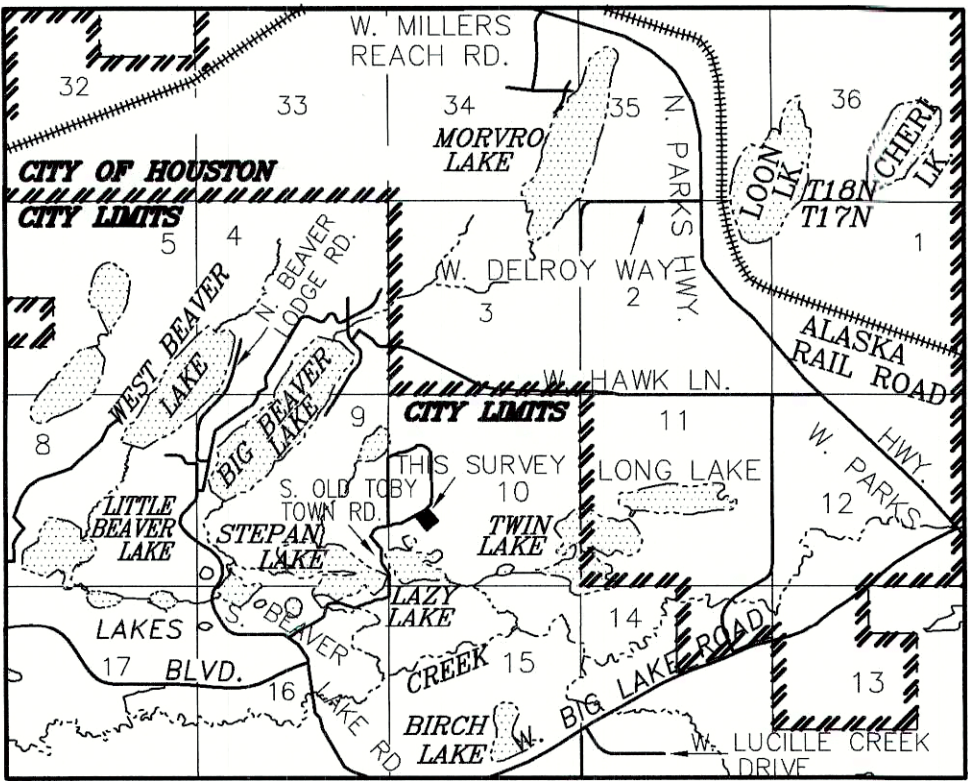
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

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 _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

THOMAS D. LOUGHLIN _____ DATE _____
PO BOX 521441
BIG LAKE AK 99652

MARGARET LOUGHLIN/ MARGARET J. SCHUCK _____ DATE _____
PO BOX 521441
BIG LAKE AK 99652

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR THOMAS D. LOUGHLIN &
MARGARET LOUGHLIN/ MARGARET J. SCHUCK

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____
RECEIVED
FEB 28 2025
PLATTING

A PLAT OF
LOUGHLIN ESTATE

A REPLAT OF:
LOTS 4&5, BLOCK 2
OLD TOBY TOWN SUBDIVISION
PLAT #76-82

LOCATED WITHIN:
SECTION 10, T17N R3W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.80 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: TGC
DATE: 7/05/2024
CHECKED BY: RSH

DRAWING SCALE:
1"=50'
SHEET
1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #76-82



ROBERT S. HOFFMAN
LS-10609 PROFESSIONAL LAND SURVEYOR

7/05/2024
DATE

PRELIMINARY

E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2025

ABBREVIATED PLAT: **FYFE SUBDIVISION**
LEGAL DESCRIPTION: **SEC 17, T16N, R02E S.M., AK**
PETITIONER: **MATANUSKA-SUSITNA BOROUGH**
SURVEYOR: **LAVENDER SURVEYING & MAPPING**
ACRES: **1.072 +/-** **PARCELS: 1**
REVIEWED BY: **FRED WAGNER** **CASE: 2025-090**

REQUEST:

The request is to create one lot from Lots 2 & 3, Block 4, Windsong Subdivision, Plat #76-110, to be known as **FYFE SUBDIVISION**, containing 1.072 acres +/- . The parcel is located northwest of S. Old Glenn Highway, south of the Knik River, east of S. River Drive, and directly south of E. Carolyn Court (Tax ID#s 1169B04L002 & L003); within Section 17, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map **Exhibit A**

AGENCY COMMENTS:

USACE **Exhibit B**
MSB Code Compliance **Exhibit C**

DISCUSSION: The subject parcels are located within the South Knik River 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:

USACE (**Exhibit B**) has no specific comments regarding this project at this time.

MSB Code Compliance (**Exhibit C**) has no objection of creating 1 lot from the two existing parcels.

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 Fyfe Subdivision 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 from the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Fyfe Subdivision 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 2 lots into 1 lot within Windsong Subdivision lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies or 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 Windsong Subdivision, (Plat #76-110) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Fyfe Subdivision 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.



**SUBJECT
PROPERTY**

VICINITY MAP
FOR PROPOSED FYFE SUBDIVISION
LOCATED WITHIN
SECTION 17, T16N, R02E, SEWARD MERIDIAN
ALASKA

TAX MAP GC02

EXHIBIT A

Fred Wagner

From: Germann, Quinn H CIV USARMY CEPOA (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Wednesday, June 25, 2025 9:06 AM
To: Fred Wagner
Subject: RE: RFC Fyfe Subdivision

Good morning Mr. Wagner,

The Corps of Engineers (Corps) does not have any specific comments regarding Fyfe 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.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high-water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Quinn H.A. Germann

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, June 19, 2025 11:48 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Walker, James H (DNR) <james.walker2@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: [Non-DoD Source] RFC Fyfe Subdivision

All,

Below is a link to a Request for Comments on Fyfe Subdivision, MSB Case #2025-090, tech F**

Comments are due by July 7,2025

 [Fyfe Subdivision](#)

Sincerely,

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



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: 7/1/2025

TO: Fred Wagner, MSB Platting Officer

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Fyfe Subdivision

No open Code Compliance cases/violations on MSB Tax ID 1169B04L002 or L003; Platting action PLAT-2025-090 at this time.

Code Compliance has no objection of creating 1 lot from the two existing parcels.

I. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

2. 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. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS RECORDED ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AND AMENDED BY INSTRUMENT ON JUNE 11, 1976 IN BOOK 108 AT PAGE 26.

4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT No. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.

5. MATANUSKA-SUSTINA BOROUGH PLATING BOARD RESOLUTION SERIAL NUMBER 2001-69, RECORDED AS BOOK 3856 AT PAGE 651, STATES THAT PLAT NOTE #6 OF ORIGINAL PLAT BE REPLACED TO READ: "NO INDIVIDUAL SEPTIC 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 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY".

6. MATANUSKA-SUSITNA BOROUGH PLATTING BOARD RESOLUTION SERIAL NUMBER 2001-069, RECORDED AS BOOK 3856 AT PAGE 651, ADDS A PLAT NOTE TO READ: "FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION".

7. MATANUSKA-SUSITNA BOROUGH PLATTING BOARD RESOLUTION SERIAL NUMBER 2001-069, RECORDED AS BOOK 3856 AT PAGE 651, ADDS A PLAT NOTE THAT READS: "RESTRICTS USE OF THE LOTS TO SINGLE FAMILY DWELLINGS".

8. THE PARCEL CREATED WITH THIS PLAT LIES WITHIN FLOOD ZONE AE, AS DEPICTED ON THE FEMA FLOOD MAP PANEL NUMBER 02170C8810F, EFFECTIVELY DATED SEPTEMBER 27, 2019. BASE FLOOD ELEVATION = 39'

9. A BLANKET EASEMENT IN FAVOR OF MATANUSKA-ELECTRIC ASSOCIATION WAS RECORDED ON JANUARY 24, 1980 AT BOOK 468, PAGE 210.

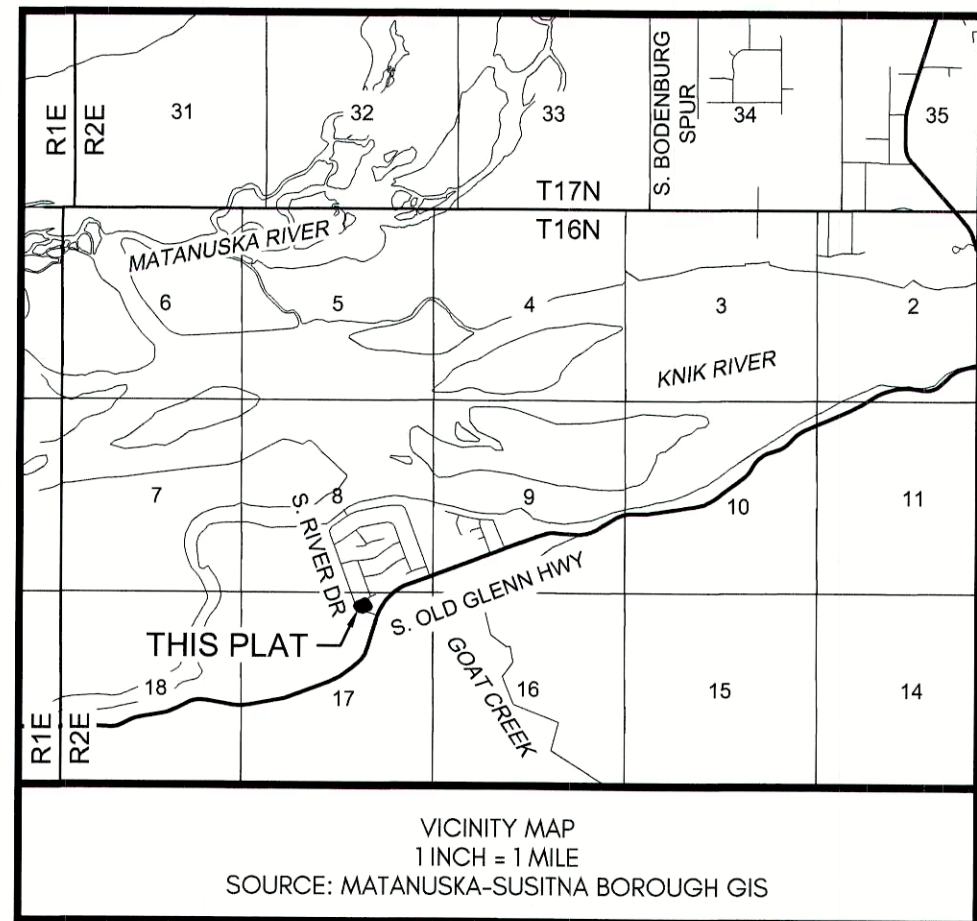
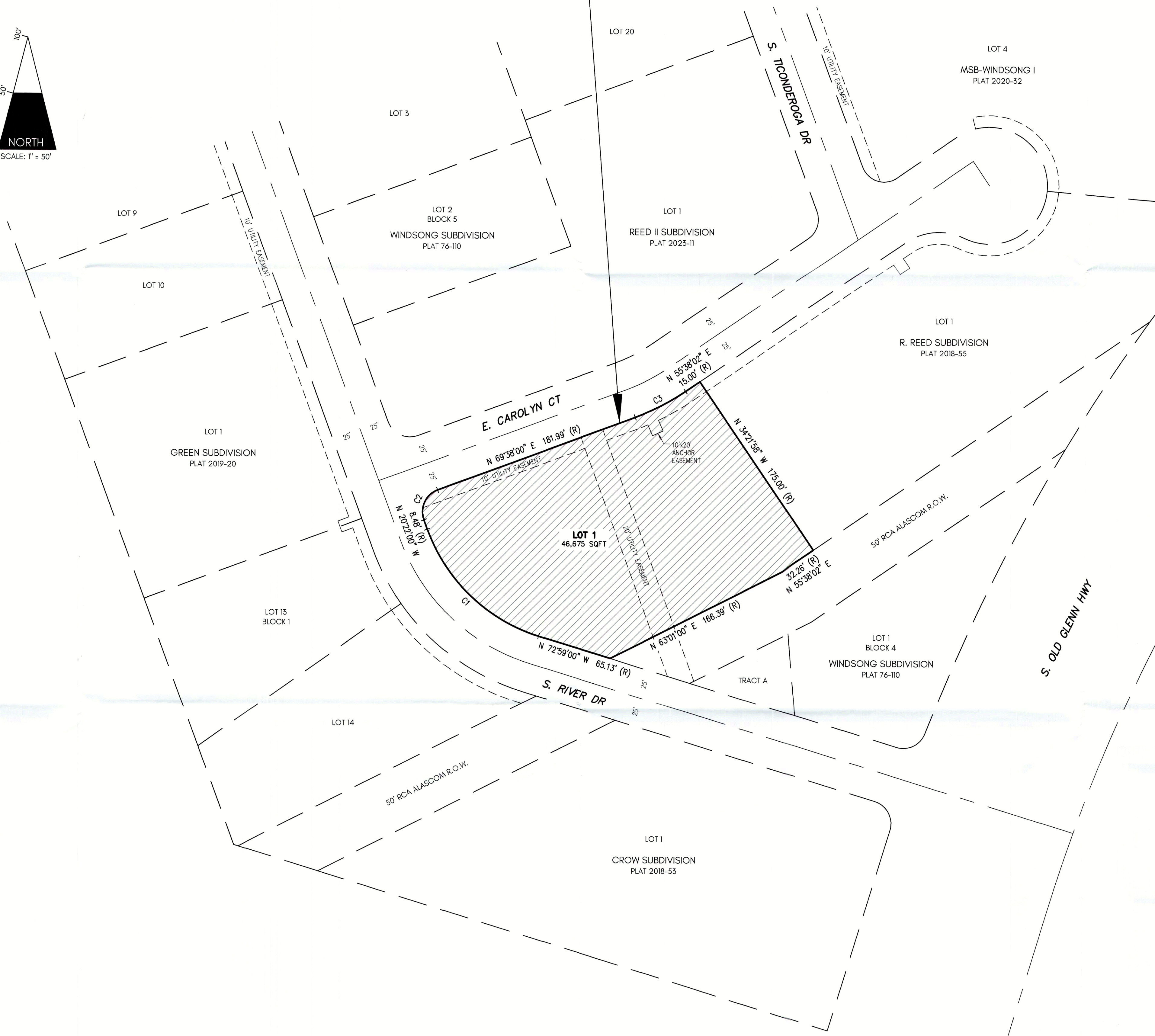
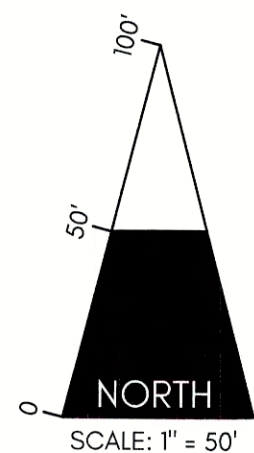
10. A BLANKET EASEMENT IN FAVOR OF MATANUSKA-ELECTRIC WAS RECORDED ON NOVEMBER 21, 1988 AT BOOK 1819 PAGE 486.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1 (R)	150.00'	52°37'00"	137.75'	74.16'	N 46°40'30" W	132.96'
C2 (R)	20.00'	90°00'00"	31.42'	20.00'	N 24°38'00" E	28.28'
C3 (R)	200.00'	13°59'58"	48.87'	24.56'	S 62°38'01" W	48.75'

N 69°38'00" W 40.00' (R) RECORD PER PLAT 76-110

 FLOOD HAZARD AREA

I, DAYNA M. RUMFELT LS 13322, 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. 76-110.



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.

ALBERT FYFE
11828 RAINBOW AVE
ANCHORAGE, AK 99516

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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.

SARAH FYFE
11828 RAINBOW AVE
ANCHORAGE, AK 99516

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025
FOR _____.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____

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. _____, DATE _____, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK

Agenda Copy

PLAT OF

FYFE SUBDIVISION

A REPLAT OF LOTS 2 & 3, BLOCK 4, WINDSONG SUBDIVISION,
PLAT NO. 76-110, ANCHORAGE RECORDING DISTRICT

LOCATED WITHIN

NE 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 1.072 ACRES, MORE OR LESS.

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

DRAWN BY: SKT SCALE: 1" = 60' DWG: 25-188
CHECKED BY: DMR DATE: 5/6/2025 SHEET 1 OF 1