

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 24, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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. **HARDCREST:** The request is to create two lots from Lot 5, HARDLINE, (Plat#2003-33) & Lots 9, Block 2, Ridgecrest (Plat#73-20), (Tax ID's 8375000L005 & 6442B02L009), to be known as **HARDCREST**, containing 30.89 acres +/- . The property is located directly east of N. Meadow Lakes Loop and directly west of N. Prospect Drive; within the S ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Weston Hardan, Staff: Chris Curlin, Case #2025-124)*
- B. **JEWELS ACRES 2025:** The request is to create two lots from Lot 6A, Jewels Acres 2024, Plat No. 2025-76 to be known as **JEWELS ACRES 2025**, containing 2.06 acres +/- . The property is located west of N. Burlwood Lane, north of E. Bogard Road, and directly east of N. Greentree Street (Tax ID # 8634000L006A); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Sumner Company, Staff: Matthew Goddard, Case #2025-125)*
- C. **BIRCH COVE:** The request is to create three lots from Lot 3, Block 1, Aurora Heights, Plat No. 2023-121 to be known as **BIRCH COVE**, containing 3.00 acres +/- . The property is located NORTH OF w. Carmel Road, east of S. This Way, and directly south of W. Aurora

Heights Loop (Tax ID # 8435B01L003); within the SW ¼ Section 33, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: David Polevoy, Staff: Matthew Goddard, Case #2025-119*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 24, 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 the 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

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 17, 2025

ABBREVIATED PLAT: HARDCREST

LEGAL DESCRIPTION: SEC 33, T18N, R02W S.M., AK

PETITIONERS: WESTON & HOLLY HARDAN & LAVON BARVE

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 30.89 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2025-124

REQUEST:

The request is to create two lots from Lot 5, HARDLINE, (Plat#2003-33) & Lots 9, Block 2, RIDGECREST (Plat#73-20), (Tax ID's 8375000L005 & 6442B02L009), to be known as **HARDCREST**, containing 30.89 acres +/- . The property is located directly east of N. Meadow Lakes Loop and directly west of N. Prospect Drive; within the S ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Soils Report & Topographic Narrative	Exhibit B – 6 pgs

COMMENTS:

ADF&G	Exhibit C – 1 pg
MSB Pre-Design & Engineering	Exhibit D – 1 pg
MSB Permit Center	Exhibit E – 1 pg
Utilities	Exhibit F – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lots range in size from 4.33 to 26.58 acres. Proposed lots to take access from N. Meadow Lakes Loop & N. Prospect Drive.

Soils Report & Topographic Narrative: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of one test hole dug to a depth of thirteen feet. No groundwater was encountered in the test hole. Soil specifications for the test hole are noted on the Soil Inspection Log Sheet. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

A Topographic Narrative for Lot 1 was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

COMMENTS:

ADF&G (**Exhibit C**) The Habitat Section has received a request to review plans to create two lots from lot 5, HARDLINE, (Plat#2003-33) and lot 9, Block 2, Ridgecrest (Plat#73-20). Lot 5, HARDLINE, (Plat#2003-33) does contain an anadromous unnamed lake, which contains the Little Meadow Creek at its inlet and outlet. The unnamed lake is (AWC: 247-50-10330-2050-3050-4027-0050) is a catalogued stream for coho salmon. Little Meadow Creek (AWC: 247-50-10330-2050-3050-4027) is a catalogued stream for coho and sockeye salmon. It has been determined that dividing the one lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify stream or lake, has in water work, or work below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

MSB Pre-Design & Engineering (**Exhibit D**) Has no comment.

MSB Permit Center (**Exhibit E**) 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.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. MEA, MTA and GCI did not reply.

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

CONCLUSION

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

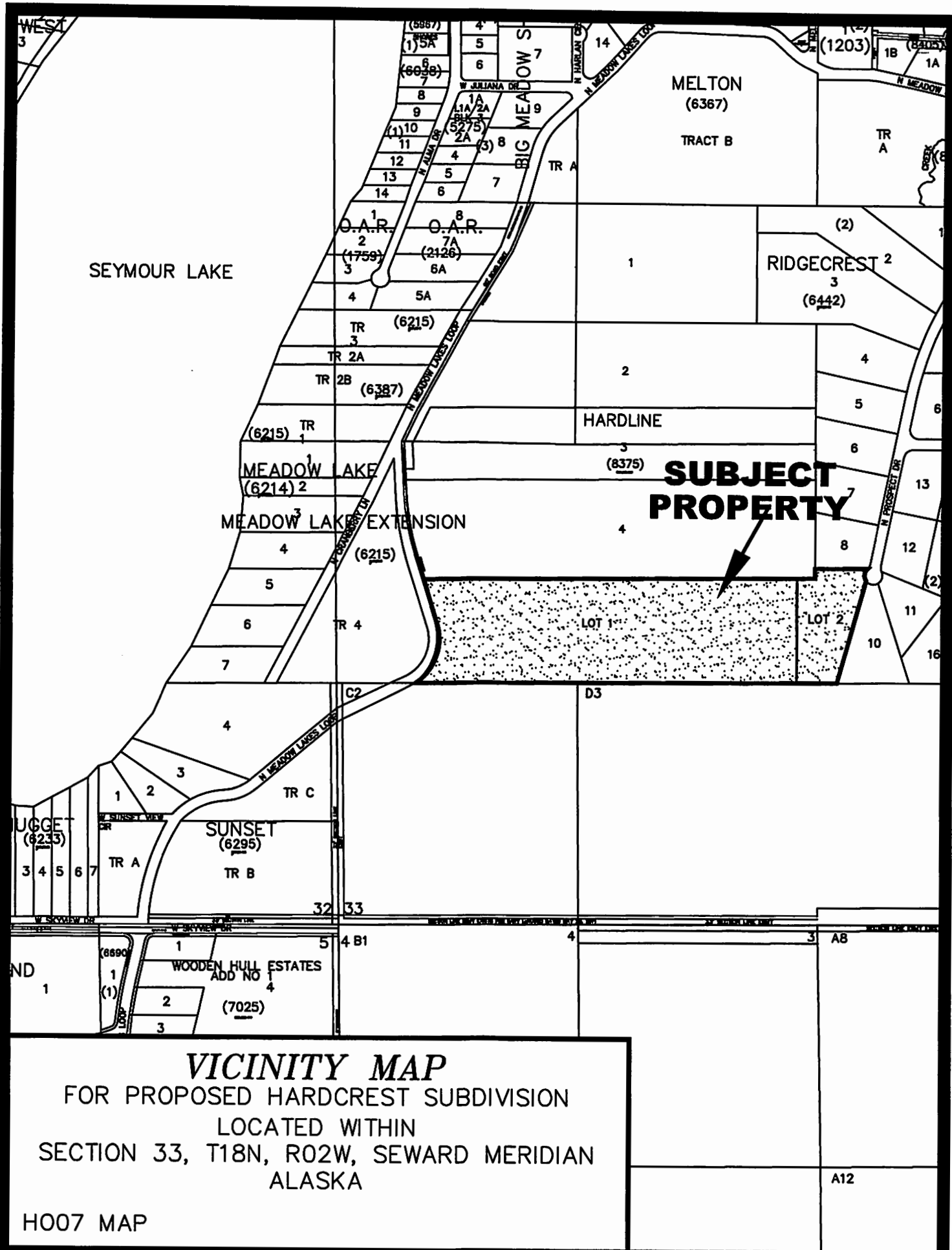
FINDINGS of FACT:

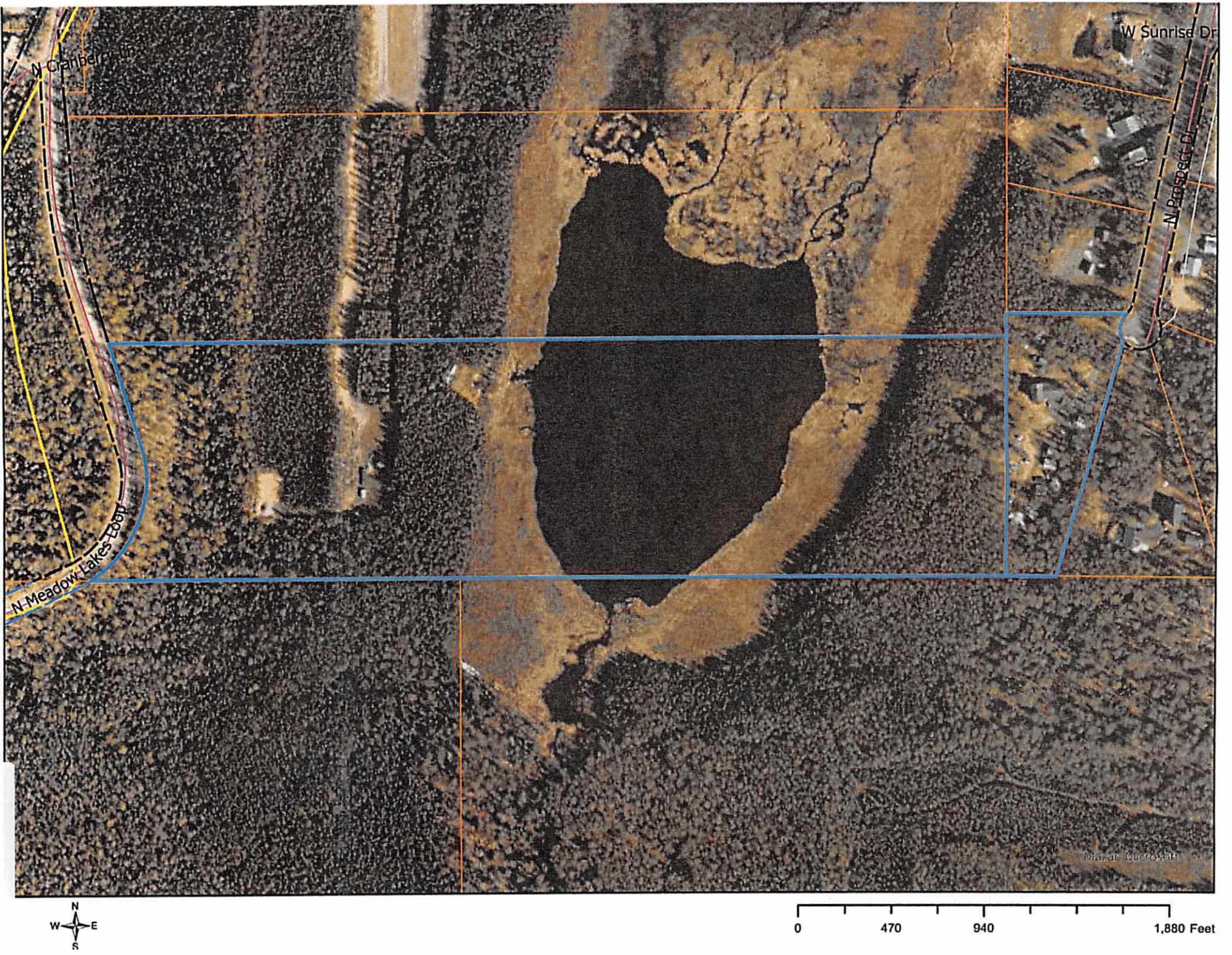
1. The abbreviated plat of HARDCREST is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, or Assessments; MTA, GCI or MEA; or the public.

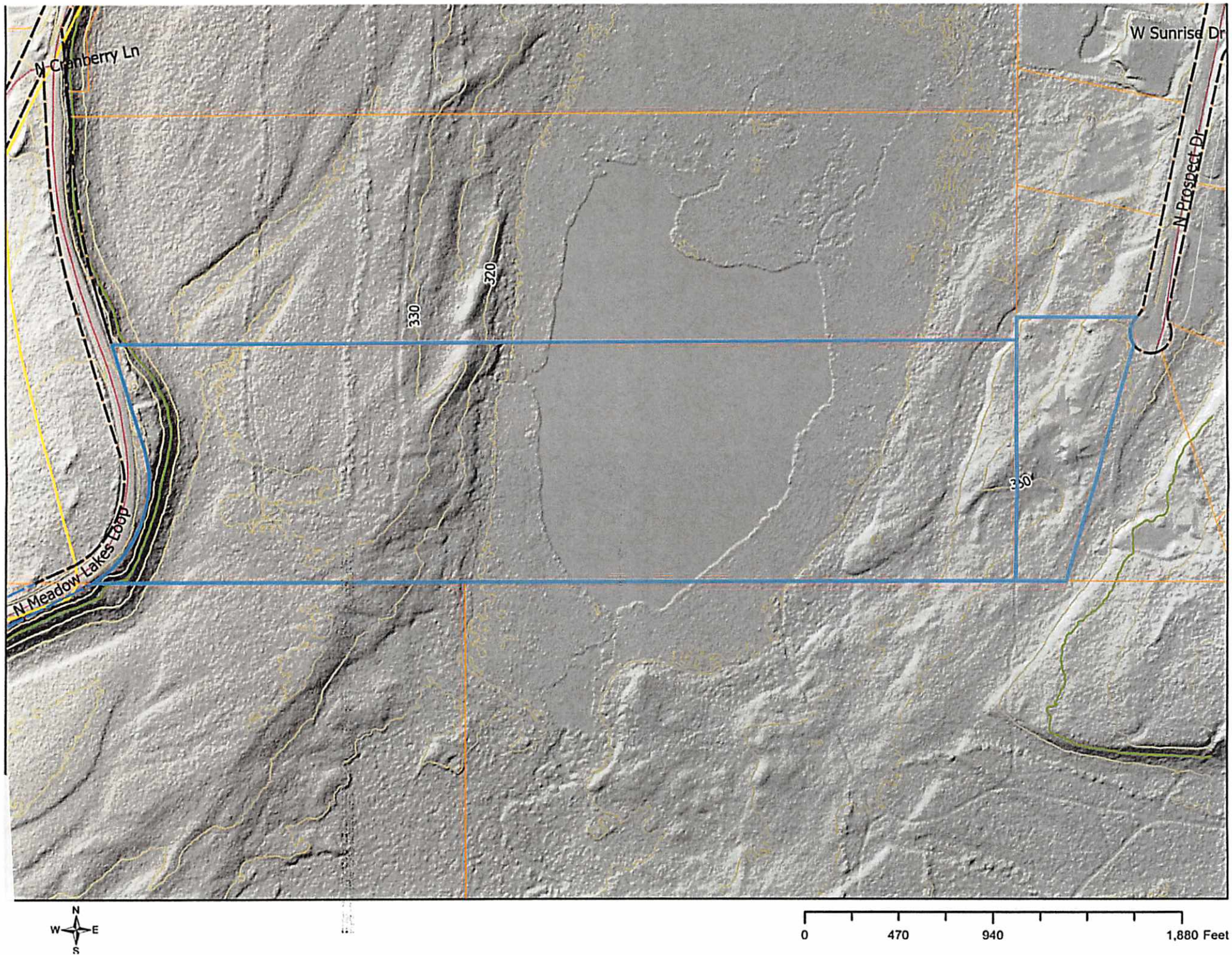
RECOMMENDED CONDITIONS OF APPROVAL:

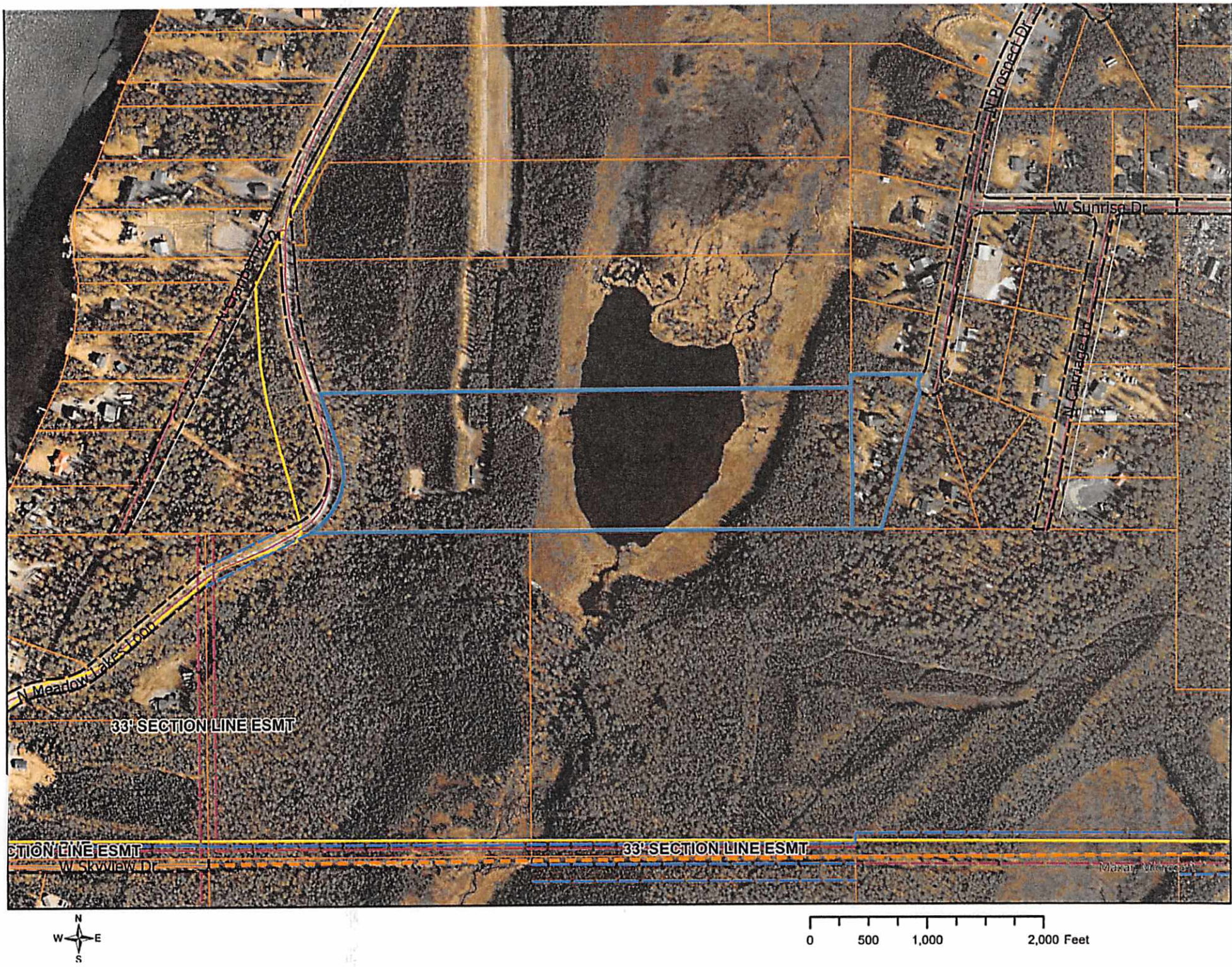
**Staff recommends approval of the abbreviated plat of HARDCREST, within the SW ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska.
contingent on the following recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. 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.











RECEIVED
JUL 17 2025
PLATTING

USEABLE AREA CERTIFICATION

HARDCREST

A SUBDIVISION OF

LOT 5 HARDLINE (2023-33) AND LOT 9 BLOCK 2 RIDGECREST (73-20)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 1

(GP) TEST HOLES:

(SW) TEST HOLES: 1

(SP) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Continuous Useable Septic Area".

Bill Klebesadel
WILLIAM KLEBESADEL P.E.

Professional Engineer

7-1-25
Date



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

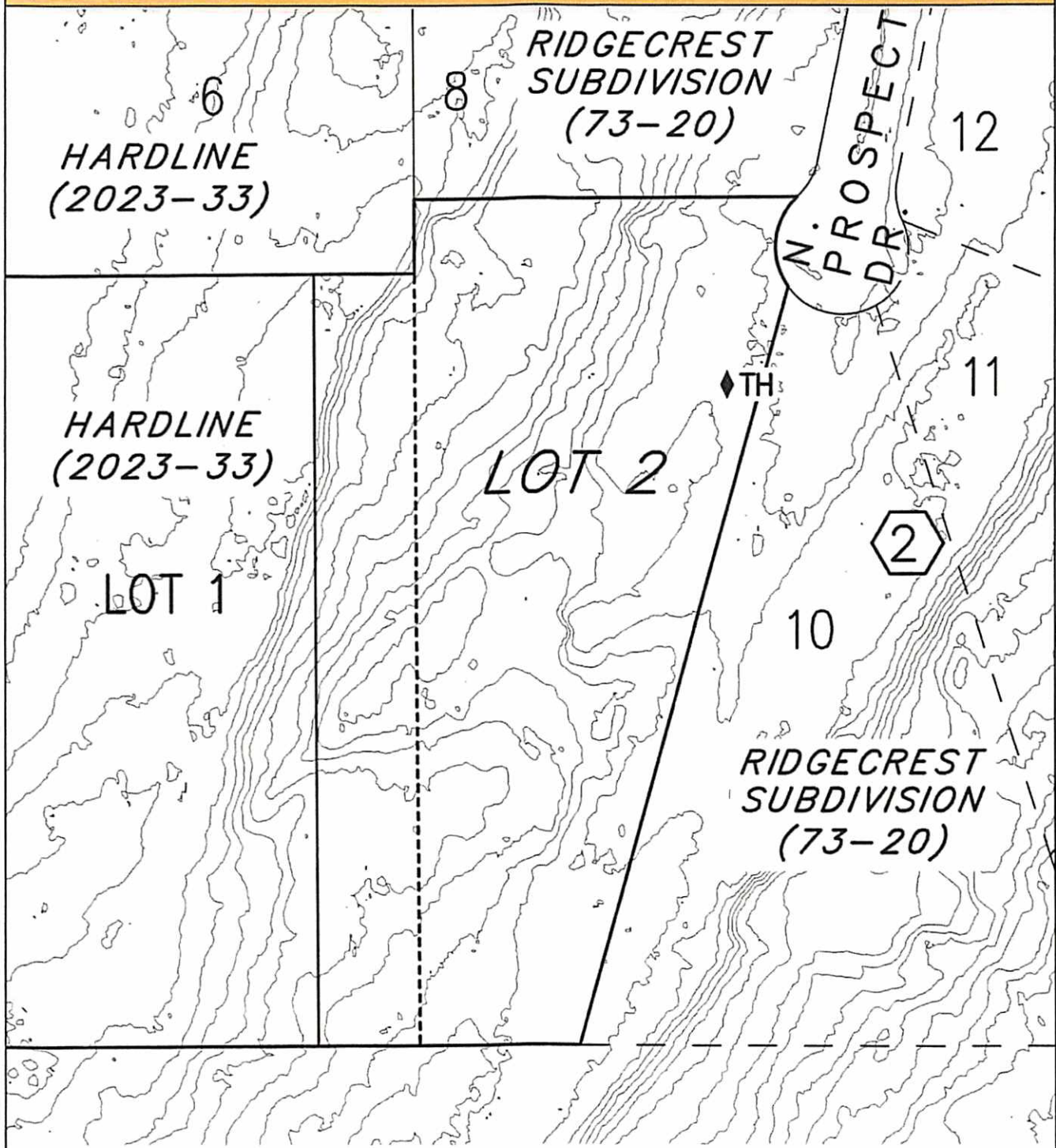
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
3ft								
4ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft	9							
15ft	10							
16ft	11							
17ft	12							
18ft			Perc. Hole Diam. (in.):					
19ft			Test Run Between:					
20ft			ft	and	ft	Deep		
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
13'	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

HARDCREST

FILE: 25-162

DRAWN:LS

06/25/25

EXHIBIT A

Page 1 of 1

EXHIBIT B

6-13-25

Hanson
2211 N Dittman

TH #1

0-28" MC
2.5' - 5' silt
5' - 13.5' sm
moss x
smearing
Water seeping @
Sample @ 5'

TH #2

0-2' OL
2-5' SAND
5-8' SR
Water @ 6'

2240 N Prospect

TH

0-10' OL
1-3' GW
3-13' sm

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SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



USEABLE AREA: TOPOGRAPHIC NARRATIVE

HARDCREST

A SUBDIVISION OF

LOT 5, HARDLINE SUBDIVISION (PLAT 2023-33) AND LOT 9, BLOCK 2, RIDGECREST SUBDIVISION
(PLAT 73-20)

INTRODUCTION

The following narrative presents visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property.

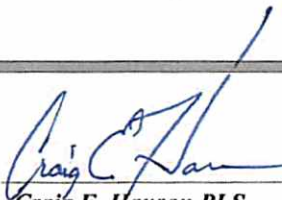
TOPOGRAPHIC NARRATIVE

Lot 1 of the proposed Hardcrest subdivision contains 26.56 acres of land. The west half of this land primarily tree covered with a mixture of Spruce, Birch, Cottonwood, and a patch of pine. A gravel driveway runs from the north to a relatively small clearing in the west half of the lot. The east half of the lot is predominantly a pond surrounded by marshlands with a wooded area along the eastern boundary of the lot.

Lot 1 slopes eastward from N. Meadow Lakes Loop at approximately 2:1 for roughly 120 feet and is mostly flat for roughly 550 feet. The easterly 180 feet of the west half of the lot slopes eastward to the pond at approximately 15%.

There are no known debris burial sites on lot 1. There is a cabin and an outhouse in the northeasterly corner of the west half of the lot.

There is a utility easement adjacent to the R.O.W. of N. Meadow Lakes Loop on the Western boundary of the lot. There is also utility easement approximately 15 feet long and 20 feet wide at the northerly boundary of Lot 1 along the easterly edge of the driveway.


Craig E. Hanson PLS
Professional Land Surveyor
8/13/25
Date



Chris Curlin

From: Salminen, Mandy M (DFG) <mandy.salminen@alaska.gov>
Sent: Tuesday, August 26, 2025 9:07 AM
To: Chris Curlin
Subject: FW: RFC Hardcrest (CC)

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

Hello Chris Curlin,

The Habitat Section has received a request to review plans to create two lots from lot 5, HARDLINE, (Plat#2003-33) and lot 9, Block 2, Ridgecrest (Plat#73-20). Lot 5, HARDLINE, (Plat#2003-33) does contain an anadromous unnamed lake, which contains the Little Meadow Creek at its inlet and outlet. The unnamed lake is (AWC: 247-50-10330-2050-3050-4027-0050) is a catalogued stream for coho salmon. Little Meadow Creek (AWC: 247-50-10330-2050-3050-4027) is a catalogued stream for coho and sockeye salmon. It has been determined that dividing the one lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify stream or lake, has in water work, or work below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

Mandy Salminen

Habitat Biologist II
ADF&G Habitat Section, Palmer Office
Office: 907-861-3203
Fax: 907-861-3232

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, August 22, 2025 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; iana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hardcrest (CC)

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.

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, August 26, 2025 3:46 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hardcrest (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, August 22, 2025 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hardcrest (CC)

Hello,

The following link contains a Request for Comments for Hardcrest, MSB Case 2025-124.
Comments are due by September 4, 2025.

 [Hardcrest](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Friday, August 22, 2025 12:46 PM
To: Chris Curlin
Subject: RE: RFC Hardcrest (CC)

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: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, August 22, 2025 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hardcrest (CC)

Hello,

The following link contains a Request for Comments for Hardcrest, MSB Case 2025-124.
Comments are due by September 4, 2025.

☐ Hardcrest



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

August 25, 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.

- **HARDCREST**
(MSB Case # 2025-124)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

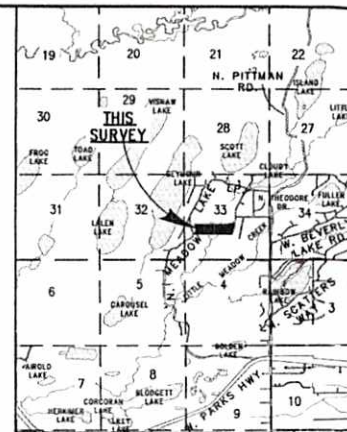
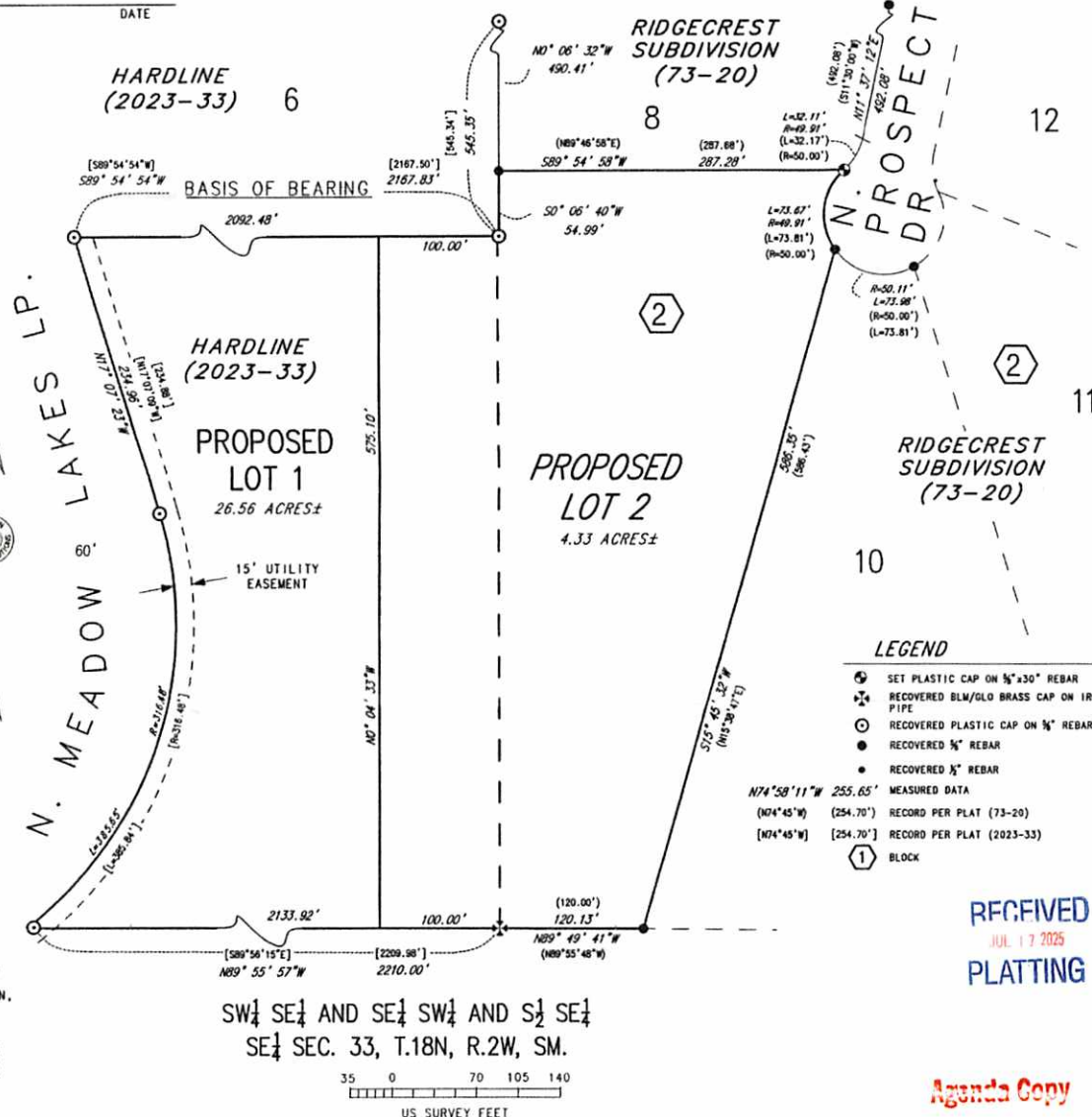
NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT XXX, A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF _____ "N _____ "W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

OWNER (REPRESENTATIVE) _____ DATE _____
LAVON BARVE

OWNER (REPRESENTATIVE) _____ DATE _____
HOLLY HARDAN

OWNER (REPRESENTATIVE) _____ DATE _____
WESTON HARDAN

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

A PLAT OF HARDCREST

A SUBDIVISION OF
LOT 5 HARDCREST (73-33) AND
LOT 9 BLOCK 2 RIDGECREST (73-20)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
W 1/2 SEC. 33, T.18N. R.2W. SM, AK
CONTAINING 30.89 ACRES MORE OR LESS

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

FILE: FB25-162 OK: CEH SCALE: 1"=70' 07/17/25 1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 24, 2025

ABBREVIATED PLAT: JEWELS ACRES 2025

LEGAL DESCRIPTION: SEC 28, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: SUMNER COMPANY

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING

ACRES: 2.06 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-125

REQUEST: The request is to create two lots from Lot 6A, Jewels Acres 2024, Plat No. 2025-76 to be known as **JEWELS ACRES 2025**, containing 2.06 acres +/- . The property is located west of N. Burlwood Lane, north of E. Bogard Road, and directly east of N. Greentree Street (Tax ID # 8634000L006A); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works
Development Services
Fire & Life Safety
North Lakes Community Council
Utilities
Public Comments

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 4 pgs
EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating two lots. Access for both lots is from N. Greentree Street via a common access easement located on the flagpole portion of proposed Lot 6A-2.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils and useable review was performed at the request of the project owners. The soils evaluation included review of existing on-project and adjacent soils information, review of the provided present condition topography information, review of aerial imagery, discussion with the grading excavation contractor and other observations at the site. Proposed Lots 6A-1 & 6A-2 are currently substantially level with drainage generally directed to the northwest or south. Two test holes were dug on the project and another nearby to the south at a lower elevation. Receiving soils encountered in all of the holes and cuts were consistent, being relatively clean sands and gravels. Similar

soils were also encountered in our testholes on adjacent property to the west. Groundwater was not encountered in any of the new or adjacent testholes.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the proposed lots 6A-1 & 6A-2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.

An as-built and topographic mapping was provided and are on the Agenda Plat.

Comments:

Department of Public Works (**Exhibit C**) has no comments.

Development Services (**Exhibit D**) has no comments.

Fire & Life Safety (**Exhibit E**) notes that this proposal may affect a structure regulated by their office for conformity to Fire and Life Safety Standard as per AS 18.70.080. Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted.

North Lakes Community Council (**Exhibit F**) notes that the Borough Assembly recently approved the Bogard-Seldon Corridor Access Management Plan (CAMP). Now that this plan is adopted, there are obligations of the Platting Department that must be considered for any such development. Specifically, Section 5.3 of the approved CAMP states:

" Platting actions must comply with the recommendations of the adopted Bogard Seldon Corridor Access Management Plan. Questions or requests for exemptions require a review by MSB Planning and MSB Public Works and with exceptions approved by the Directors of Planning and Land Use and Public Works. Exceptions must be based on a traffic impact study completed by a registered Professional Engineer in the State of Alaska and any additional engineering studies necessary to support the approval of an exception. The petitioner may be required to provide additional engineering data as required by the MSB or provide a Traffic Impact Analysis, if traffic thresholds are met, to facilitate the review by MSB Planning and Public Works. DOT&PF review and approval of exceptions are required for requests accessing state owned segments of the Bogard Seldon Corridor."

Within the approved CAMP, there are three elements that should be clearly addressed in this proposed subdivision.

1. No additional Driveways to Bogard Road. This has already been addressed with a note on the agenda plat.
2. The intersection of Greentree onto Bogard, as envisioned by the CAMP, will include left turn lanes on Bogard Road. We are unsure if there will be any left or right turn lane provided on Greentree at that intersection. If so, is there any potential ROW impact to the subject property? This issue should be mentioned and definitively addressed as part of this platting action.
3. Of most significance, is the intended Minor Collector Street planned between North Greentree and North Burlwood. The plan is for Burlwood to no longer have access on to Bogard Road. It is to end in a cul-de-sac. A new minor collector street is planned that will run east-west along the northern property boundary of lots 6A-1 and 6A-2 of the proposed

subdivision. Plat approval for the subdivision must address the necessary road right-of-way and utility easements along this property line.

We strongly suggest the Platting Department not only address these issues on this proposed subdivision plat, but that a process be established that assures any future plat application along the Bogard-Seldon corridor be reviewed for compliance with the approved CAMP and that there be attestations to that effect prior to releasing proposed actions for public review.

Platting staff notes that the concerns raised by the North Lakes Community Council were reviewed and the proposed Jewels Acres 2025 does not conflict with the Bogard Seldon Corridor Access Management Plan.

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

Public Comments : (Exhibit H) Daniel Magone, a property owner to the northeast has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

CONCLUSION: The abbreviated plat of Jewels Acres 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

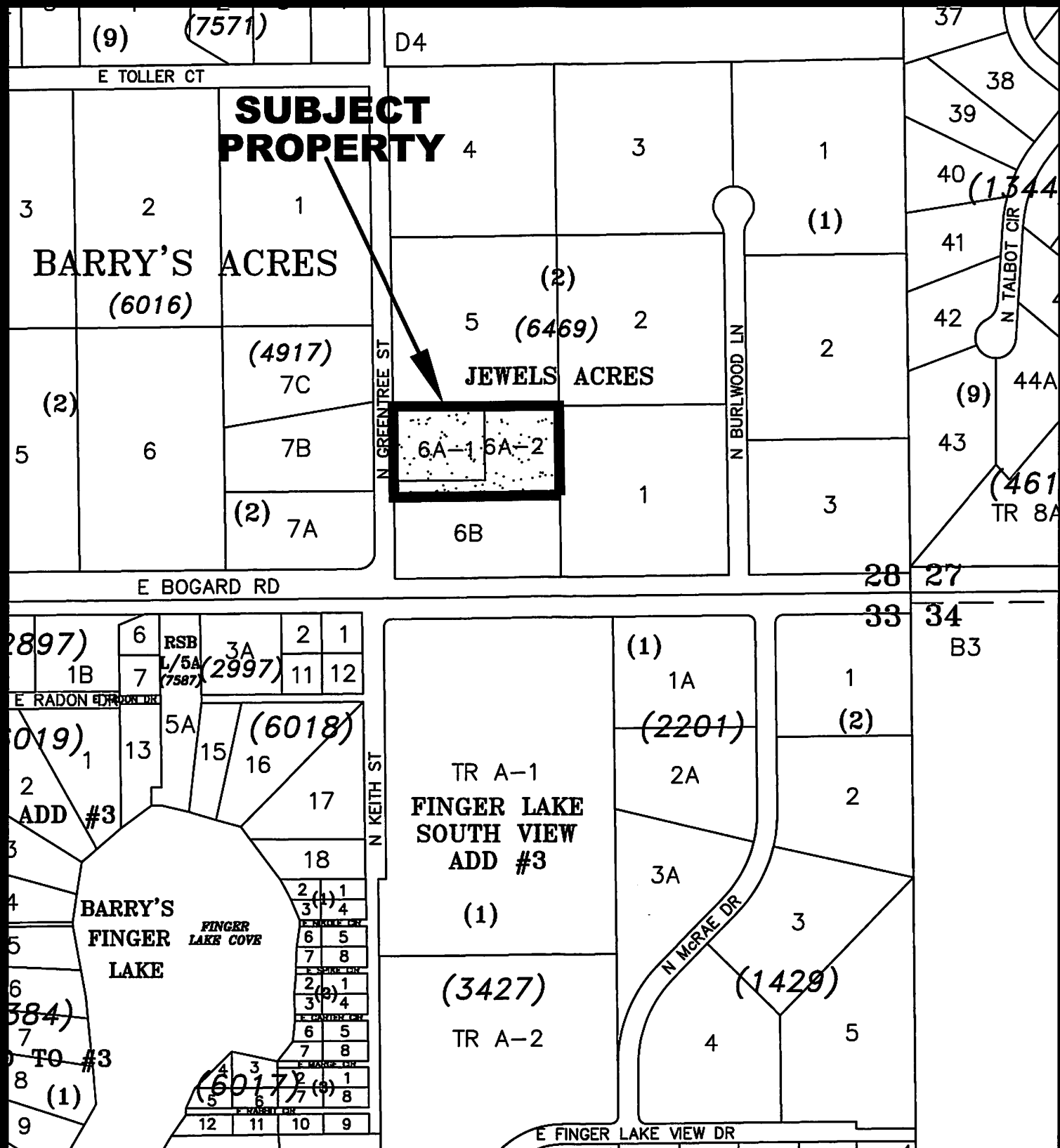
FINDINGS OF FACT

1. The plat of Jewels Acres 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Road Service Area #25 Bogard; MSB Community Development, 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.
8. There was one non-objection received from the public in response to the notice of public hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Jewels Acres 2025, Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED JEWELS ACRES 2025
LOCATED WITHIN
SECTION 28, T18N, R01E, SEWARD MERIDIAN
ALASKA

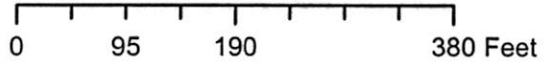
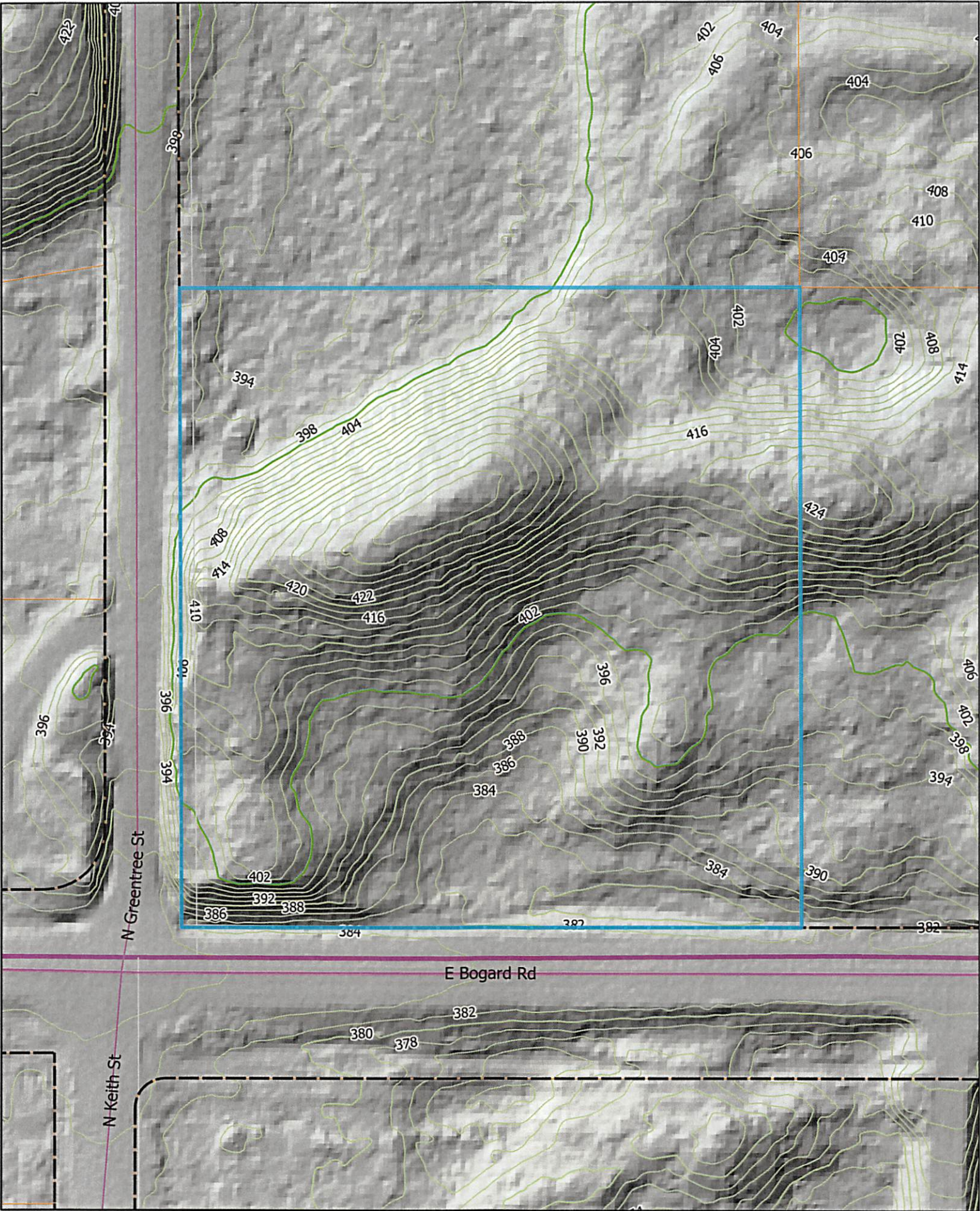
WA07 MAP

EXHIBIT A



0 95 190 380 Feet

Microsoft





0 380 760 1,520 Feet



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

July 9, 2025

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

RECEIVED
JUL 09 2025
PLATTING

Re: *Jewels Acres 2025 Subdivision*; Useable Areas
HE #24047

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils and useable area review. The project will create 2 new lots from one existing parcel with a total area of 2.06 acres. Our soils evaluation included review of existing on-project and adjacent soils information, review of the provided present condition topography information, review of aerial imagery, discussion with the grading excavation contractor and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site was previously hilly, with substantial grading work completed. Higher areas were used to fill lower areas. At this point lots 6A-1 and 6A-2 are substantially level, and a large shop building, well, septic and driveway has been constructed on lot 6A-2. Drainage is generally directed to the northwest or south. Areas with steep slopes over 25% are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 25'.

Soils & Groundwater. Two testholes were dug on the project, and another nearby to the south at a lower elevation. The original two testholes for the project were located based on the recorded GPS coordinates, and are shown on the attached map. Testhole 2 on Lot 6B was in an area that had been cut down substantially, so a new hole was dug to the south near the lowest area. Additionally, there are two visible cutbanks of 8' and 20' height, located at the north and east borders. Receiving soils encountered in all of the holes and cuts were consistent, being relatively clean sands and gravels. Similar soils were also encountered in our testholes on adjacent property to the west. A copy of the on-project and one nearby testhole logs, and a location/topography map are attached.

Groundwater. Groundwater was not encountered in any of the new or adjacent testholes, which were dug to depths of 12' to 14'; this includes testhole 3, located well below the

lowest area on the project. Groundwater is not expected to be a limiting factor for useable area for either of the proposed lots.

Useable Area Update. 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, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. Despite the limitations, 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 lots 6A-1 and 6A-2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

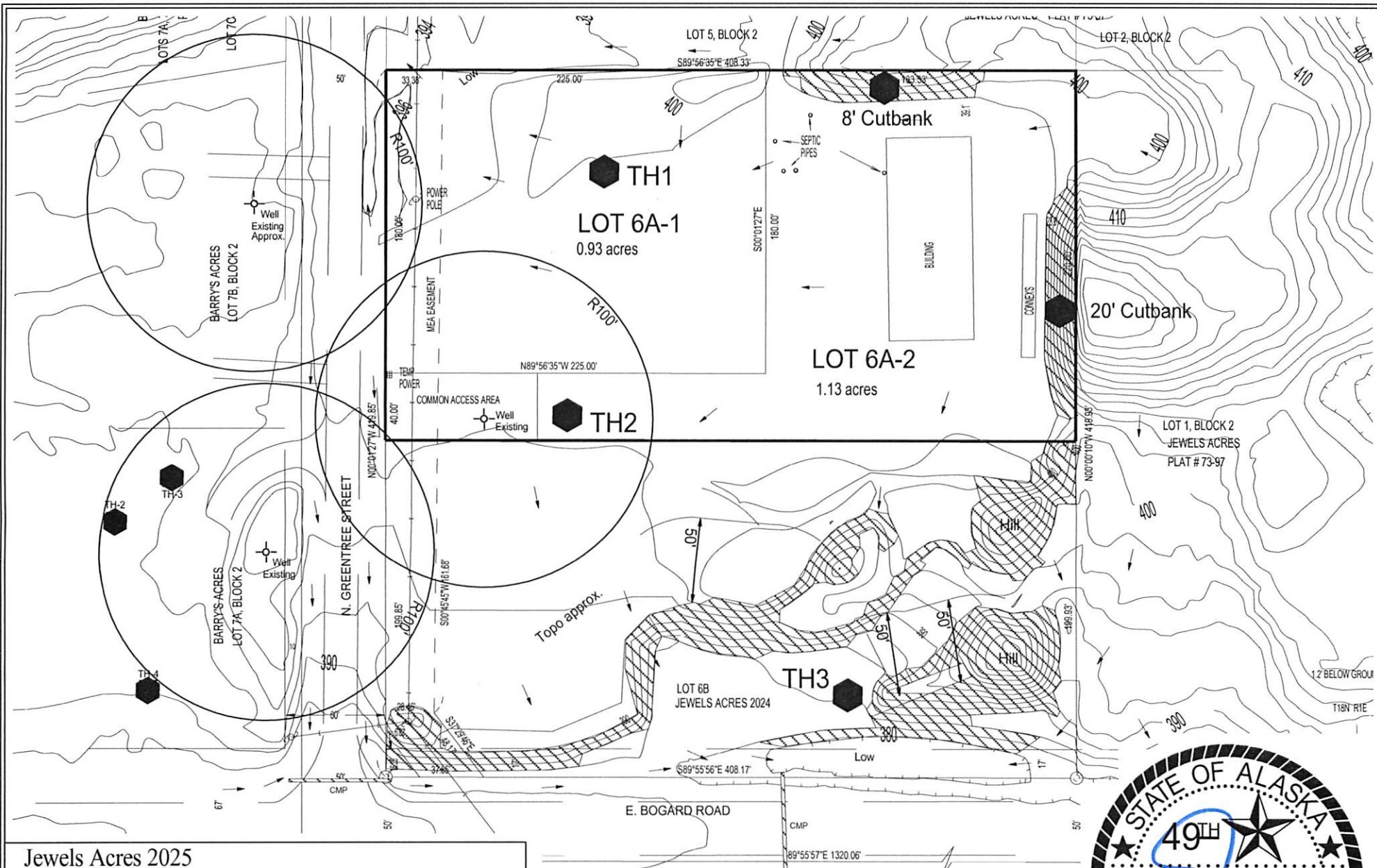
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: Sumner Co., w/attachments





Jewels Acres 2025
Useable Area, Drainage & Topo Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

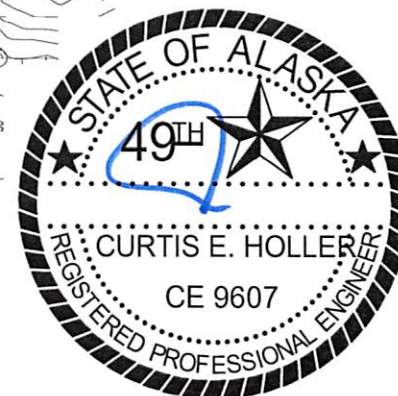
Job # 24047

Scale 1"=80'

Date 7/08/25

Notes

1. Internal 2' contours are present condition, provided by surveyor.
2. External 2' contours are MSB LiDAR data; est. on W end of Lot 6B.
3. Arrows denote apparent drainage patterns.



7-08-2025



HOLLER ENGINEERING

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

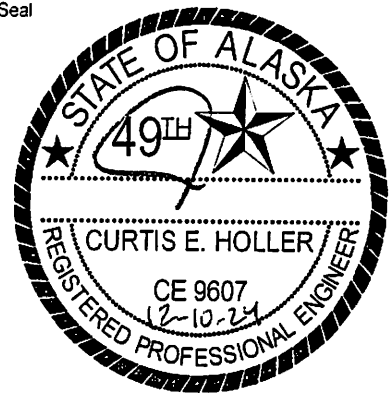
SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of

Performed For: SUMNER COMPANY

Legal Description: LOT 6 A/B/C Block 2 JEWEL ACRES

Seal



Depth, feet	Soil Type	Slope	Site Plan
1	(Previously cut AREA)		(SEE MAP & CONTROLS)
2	SP-GP OLIVE-BROWN		
3	MORT ROCK < 5", FEW 6" +		
4	REL. CLEAN		
5	FROZEN TO 3.5'		
6			
7			
8	SP M GRAVEL, OLIVE,		Slope
9	MEDIUM SANDS	WAS GROUNDWATER ENCOUNTERED? <u>NO</u>	
10	REL. CLEAN	IF YES, AT WHAT DEPTH? <u>N/A</u>	
11	FEW DISC. BANDS	DEPTH AFTER MONITORING? <u>N/A</u>	
12	SP-M 7'-9'		
13	MORT ROCK < 4"		
14	NO GW / NO SPANS		
15			
16			
17			
18			
19			
20			
21			
22			

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

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

- TEST RUN BETWEEN 4 FT AND _____ FT DEPTH

- COMMENTS: _____

- PERFORMED BY: C. Holler DATE: 12-09-2024



650 W. 58th Ave, Suite E
Anchorage, AK 99518

RECEIVED

FEB 04 2022

PLATINUM

Soils Investigation – Usable Area Report Lots 6A, 6B & 6C, Block 2, Jewels Acres Subdivision

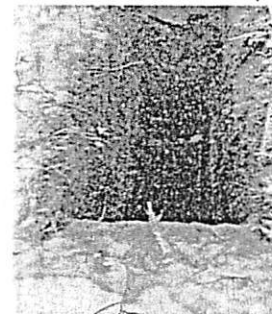
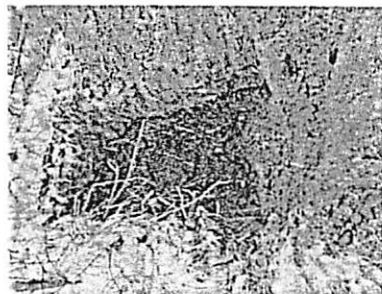
Introduction:

A Soils Investigation was requested for Lots 6A, 6B & 6C, Block 2, Jewels Acres Subdivision to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) "Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....". The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). There is no Flood Zone designation on the subject properties.

Investigation:

The soils investigation was performed on January 11, 2022. Two test pits were dug with a Cat 316 excavator. The first test pit was located near the NW corner of Lot 6A and the second test pit was sampled near the NW corner Lot 6B. All test pits were logged by Pierre Stragier, PE.

Test Pit 1: Test Pit 1 is located at Lat: 61.6150, Long: - 149.2759. The surrounding terrain rises to the south, with dense undergrowth and dense spruce/birch. The top foot of the pit was classified as brown silt/loam with organics. The next 14' was classified as poorly graded gravel (GP), dry, occasional cobble to 6". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present. Frost 1'



Test Pit 2: Test Pit 2 is located at Lat: 61.6146, Long: - 149.2760. The surrounding terrain rises to the south and east, with dense undergrowth and dense spruce/birch. The top foot of the pit was classified as brown silt/loam with organics. The next 14' was classified as poorly graded gravel (GP), dry, occasional cobble to 6". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present. Frost 1.5'

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GP (poorly graded gravels), with small random pockets of SP (Poorly Graded Sands), see the attached soil logs. No water table was encountered nor any impervious layers for each test hole. Topography is such to allow for 10,000sf of contiguous usable septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.



TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: FRONTIER SURVEYS, LLC

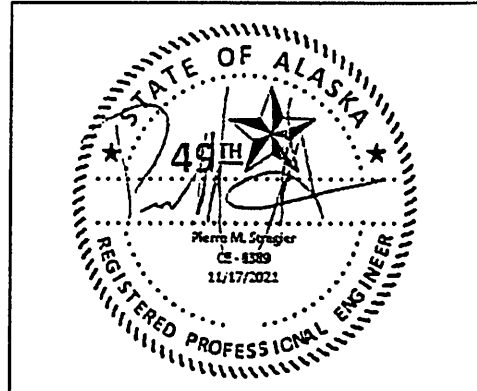
Legal Description:	Lots 6A, 6B & 6C, Block 2, Jewels Acres		
Soil Log Date:	01-11-2022	Evaluated By:	P. Stragler, PE

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 21-722

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-15': GREY, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 6", DRY, 1' FROST
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 61.6150

Long: -149.2759

COMMENTS:

- Cat 316
- Sample location NW corner Lot 6A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

FRONTIER SURVEYS, LLC

650 W 58th Ave, Suite E, Anchorage, AK 99518
907.460.1686

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: FRONTIER SURVEYS, LLC

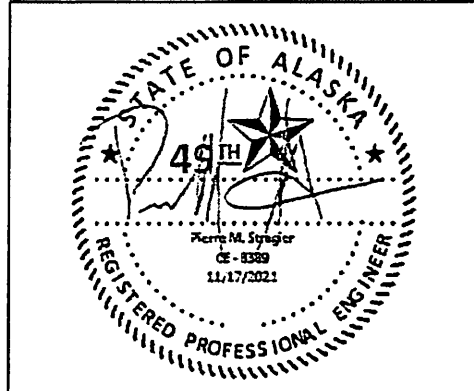
Legal Description:	Lots 6A, 6B & 6C, Block 2, Jewels Acres		
Soil Log Date:	01-11-2022	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-722

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-15': GREY, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 6", DRY, 1.5' FROST
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 61.6150

Long: -149.2759

COMMENTS:

- Cat 316
- Sample location NW corner Lot 6A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

FRONTIER SURVEYS, LLC

650 W 58th Ave, Suite E, Anchorage, AK 99518
907.460.1686

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, August 26, 2025 3:44 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Jewels Acres 2025 (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 25, 2025 9:01 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; board@nlakes.cc; Michael Keenan <Michael.Keenan@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Fonov <Fonov@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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Jewels Acres 2025 (MG)

Hello,

The following link is a request for comments for the proposed Jewels Acres 2025.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Jewels Acres 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Monday, August 25, 2025 9:13 AM
To: Matthew Goddard
Subject: RE: RFC Jewels Acres 2025 (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, August 25, 2025 9:01 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; board@nlakes.cc; Michael Keenan <Michael.Keenan@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Fonov <Fonov@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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Jewels Acres 2025 (MG)

Hello,

The following link is a request for comments for the proposed Jewels Acres 2025. Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ Jewels Acres 2025

Matthew Goddard

From: Jeffrey Anderson
Sent: Monday, August 25, 2025 11:24 AM
To: Platting
Subject: RE: RFC Jewels Acres 2025 (MG)

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027



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, August 25, 2025 9:01 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; board@nlakes.cc; Michael Keenan <Michael.Keenan@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Fonov <Fonov@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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Jewels Acres 2025 (MG)

Hello,

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Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Jewels Acres 2025](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Rod Hanson <rod@nlakes.cc>
Sent: Wednesday, August 27, 2025 3:34 PM
To: Matthew Goddard
Cc: Myers, Sarah E E (DFG); Percy, Colton T (DFG); board@nlakes.cc; Michael Keenan; Brian Davis; Jeffrey Anderson; Fire Code; hessmer@mtaonline.net; Fonov; Land Management; Jillian Morrissey; Tom Adams; Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons; Pre-Design & Engineering; Amie Jacobs; Katrina Kline; MSB Farmers; Permit Center; Code Compliance; Kendra Johnson; Planning; Alex Strawn; Fred Wagner; Taunnie Boothby; msbaddressing; eric.r.schuler@usps.gov; John Aschenbrenner; Erin Ashmore; Andrew Fraiser; ROW; Right of Way Dept.; OSP Design Group; mearow@mea.coop
Subject: Re: RFC Jewels Acres 2025 (MG)

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

Matthew,

Thank you for providing the North Lakes Community Council the opportunity to review and comment on the proposed subdivision.

The Mat Su Borough Assembly recently approved the Bogard-Seldon Corridor Access Management Plan (CAMP). Now that this plan is adopted, there are obligations of the Platting Department that must be considered for any such development. Specifically, section 5.3 of the approved CAMP states:

" Platting actions must comply with the recommendations of the adopted Bogard Seldon Corridor Access Management Plan. Questions or requests for exemptions require a review by MSB Planning and MSB Public Works and with exceptions approved by the Directors of Planning and Land Use and Public Works. Exceptions must be based on a traffic impact study completed by a registered Professional Engineer in the State of Alaska and any additional engineering studies necessary to support the approval of an exception. The petitioner may be required to provide additional engineering data as required by the MSB or provide a Traffic Impact Analysis, if traffic thresholds are met, to facilitate the review by MSB Planning and Public Works. DOT&PF review and approval of exceptions are required for requests accessing state owned segments of the Bogard Seldon Corridor."

Within the approved CAMP, there are three elements that should be clearly addressed in this proposed subdivision.

1. No additional driveway access to Bogard Road. This has been already been addressed with a note on the Agenda Plat.
2. The intersection of Greentree onto Bogard, as envisioned in the CAMP, will include left turn lanes on Bogard Road. We are unsure if there will be any left or right turn lane provided on Greentree at that intersection. If so, is there any potential ROW impact to the subject property? This issue should be mentioned and definitively addressed as part of this platting action.
3. Of most significance, is the intended Minor Collector Street planned between North Greentree and North Burlwood. The plan is for Burlwood to no longer have access on to Bogard Road. It is to end in a

cul-de-sac. A new minor collector street is planned that will run east-west along the northern property boundary of lots 6A-1 and 6A-2 of the proposed subdivision. Plat approval for the subdivision must address the necessary road right-of-way and utility easements along this property line.

We strongly suggest the Platting Department not only address these issues on this proposed subdivision plat, but that a process be established that assures any future plat application along the Bogard-Seldon corridor be reviewed for compliance with the approved CAMP and that there be attestations to that effect prior to releasing proposed actions for public review.

Please provide us with another opportunity for review after our comments have been addressed.

Regards,

Rod Hanson
President, North Lakes Community Council
907-841-8735

On Mon, Aug 25, 2025 at 9:01 AM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello,

The following link is a request for comments for the proposed Jewels Acres 2025.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Jewels Acres 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us



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

August 25, 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.

- **JEWELS ACRES 2025**
(MSB Case # 2025-125)

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

Sincerely,

James Christopher

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

EXHIBIT G

CERTIFICATE OF OWNERSHIP & REDUCTION
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SIGNATURE _____ DATE _____

NAME/TITLE
SUMNER COMPANY
NOTARY PUBLIC
MUSKIE, ALASKA 99587

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAT
ON _____ DAY OF _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____ PLATING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I, the undersigned authority, do hereby certify that all current taxes and special
assessments, through _____, included in the subdivision
against the property, have been paid.

DATE _____ BURDEN TAX COLLECTION OFFICIAL

- NOTES:
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO DETERMINE THE APPLICABLE REQUIREMENTS AND TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. DRAINAGE OF SURFACE WATER FROM THE PARCELS SHOWN HEREON IS TO BE DETERMINED BY THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A SURVEY OF THE DRAINAGE OF THE PARCELS SHOWN HEREON.
 3. 3/8" = 20' REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP. THE REBAR SHALL BE PLACED AT THE CORNERS OF THE PARCELS SHOWN HEREON AND AT THE MIDPOINTS OF THE LONGER SIDES OF THE PARCELS SHOWN HEREON.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWERAGE SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH COVER THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED JUNE 15, 1973
b) MEA EASEMENT RECORDED JUNE 15, 1973
c) MEA EASEMENT RECORDED JUNE 15, 1973
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RECORDED IN BOOK 98 AT PAGE 615
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IN THE PLAT RECORDED IN BOOK 98 AT PAGE 615
PALMER RECORDING DISTRICT

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IN THE PLAT RECORDED IN BOOK 98 AT PAGE 615
PALMER RECORDING DISTRICT

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 4, 2025 7:26 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Jewels Acres 2025 (MG)
Attachments: Agenda Plat (71).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, August 25, 2025 9:01 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; board@nlakes.cc; Michael Keenan <Michael.Keenan@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Fonov <Fonov@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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Jewels Acres 2025 (MG)

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

Hello,

The following link is a request for comments for the proposed Jewels Acres 2025.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Jewels Acres 2025](#)

CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE _____ DATE _____

NAME/TITLE
SUMNER COMPANY
P.O. BOX 81402
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT

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

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 PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 3/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.O.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MEA EASEMENT RECORDED JUNE 15, 1973 IN BOOK 68 AT PAGE 927
 - b) MEA EASEMENT RECORDED MARCH 24, 1960 IN BOOK 32 AT PAGE 75
 - c) MEA EASEMENT RECORDED AUGUST 27, 2024 AT RECEPTION SERIAL #2024-010590-0
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED MAY 7, 1975 IN BOOK 96 AT PAGE 616 PALMER RECORDING DISTRICT.
7. DIRECT ACCESS TO N. BOGARD ROAD IS NOT ALLOWED UNLESS OTHERWISE APPROVED BY THE PERMITTING AUTHORITY.
8. THERE MAY BE UNDERGROUND UTILITIES ELSEWHERE ON THE PARCELS THAT CAUSE ADDITIONAL EASEMENTS TO BE IN PLACE. CONTACT SHOULD BE MADE WITH UTILITY COMPANIES TO SEE IF ADDITIONAL PROPERTY IS AFFECTED BY THE EASEMENT LOCATIONS.

- LEGEND
- FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 3-1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 3-1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
 - FOUND IRON PIPE
 - FOUND 2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND REBAR - AS SHOWN AND DESCRIBED
 - SURVEY CONTROL POINT
 - SET 3/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
 - KEYSTONE 137306

VICINITY MAP

SCALE 1" = 1 MILE



SURVEYOR'S CERTIFICATE

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

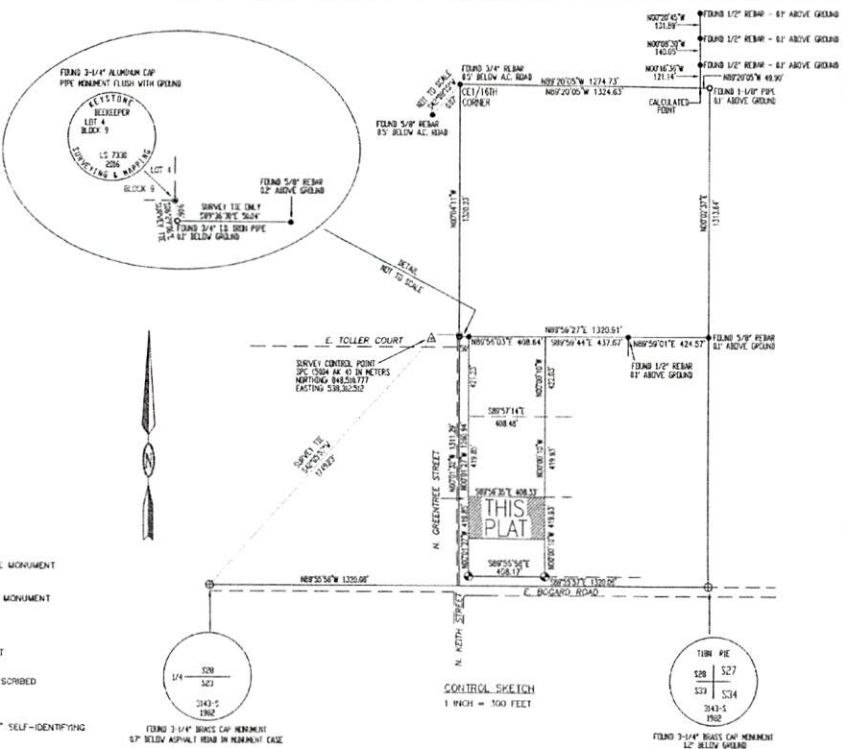
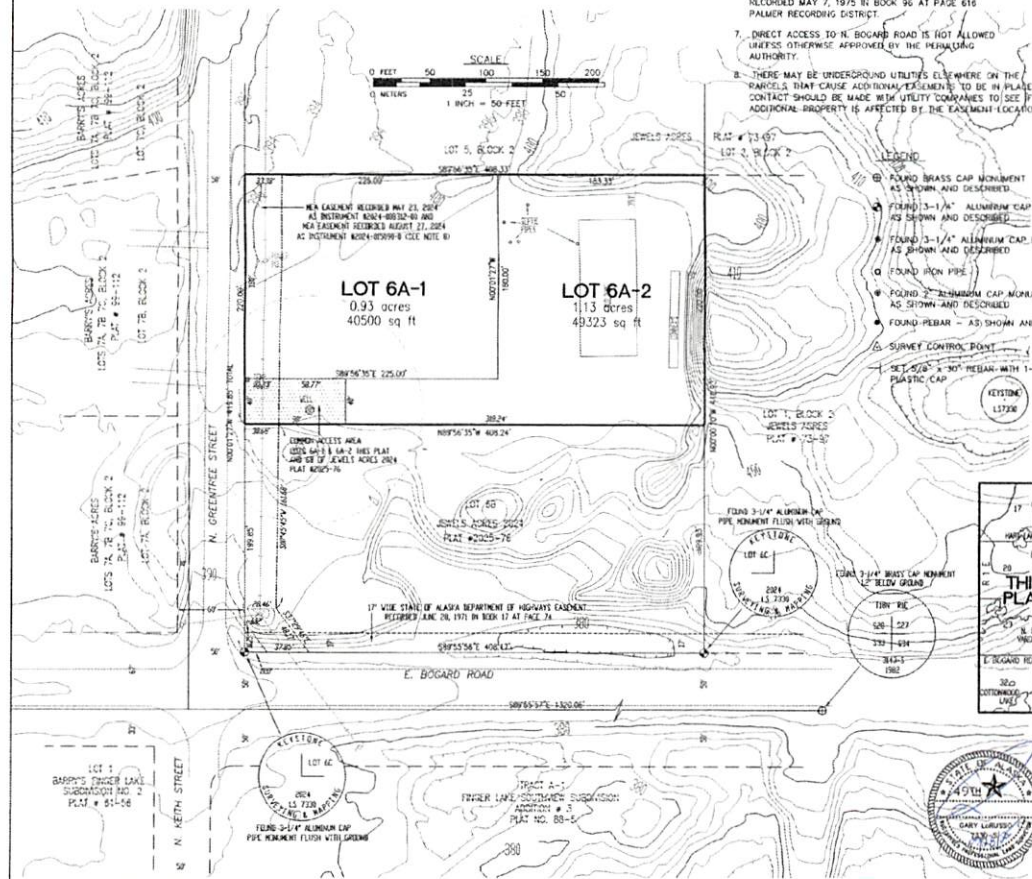
7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR

DATE _____

APPROVED AS: SHOWN ☒ CORRECTED ☐

SIGN Mireya Armenta, DATE 09/04/2025

GCI ENGINEERING & DESIGN



RECEIVED
JUL 28 2025
PLATTING Agenda Copy

A PLAT OF
JEWELS ACRES 2025
A SUBDIVISION OF LOT 6A, BLOCK 2
JEWELS ACRES 2024, PLAT #2025-76
WITHIN THE
SE1/4 SE1/4 SECTION 28, T. 18 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.06 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134815
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3435 N. VESTA DRIVE • PALMER, ALASKA 99645
PHONE: (907) 376-7881

DRAWN BY: CAD/LLY
DATE: 7/28/25
CHECKED BY: GLO
SCALE: 1 INCH = 50 FEET
DRAWING: 2025-5/JewelsAcres2025
SHEET 1 OF 1

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

RECEIVED
SEP 29 2025
PLATTING

6469B02L002 9
MAGONE FAMILY JT TR MAGONE DANIEL L & SUSAN E TRE
3100 N BURLWOOD LN
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SUMNER COMPANY

REQUEST: The request is to create two lots from Lot 6A, Jewels Acres 2024, Plat No. 2025-76 to be known as **JEWELS ACRES 2025**, containing 2.06 acres +/- . The property is located west of N. Burlwood Lane, north of E. Bogard Road, and directly east of N. Greentree Street (Tax ID # 8634000L006A); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 24, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

☒ No Objection ☐ Objection ☐ Concern

Name: Daniel Magone Address: 3100 N Burlwood Lane Wasilla

Comments: _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE _____ DATE _____

NAME/TITLE
SUMNER COMPANY
P.O. BOX 874402
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK

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DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

NOTES

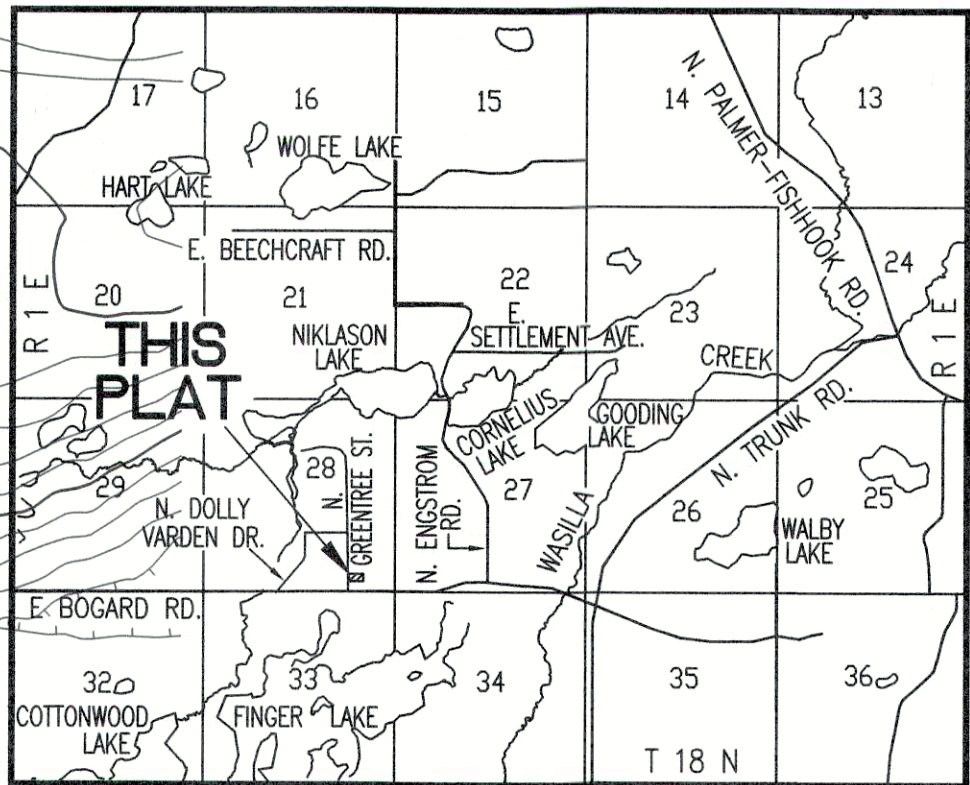
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- KEYSTONE
- LS7330

VICINITY MAP

SCALE 1" = 1 MILE



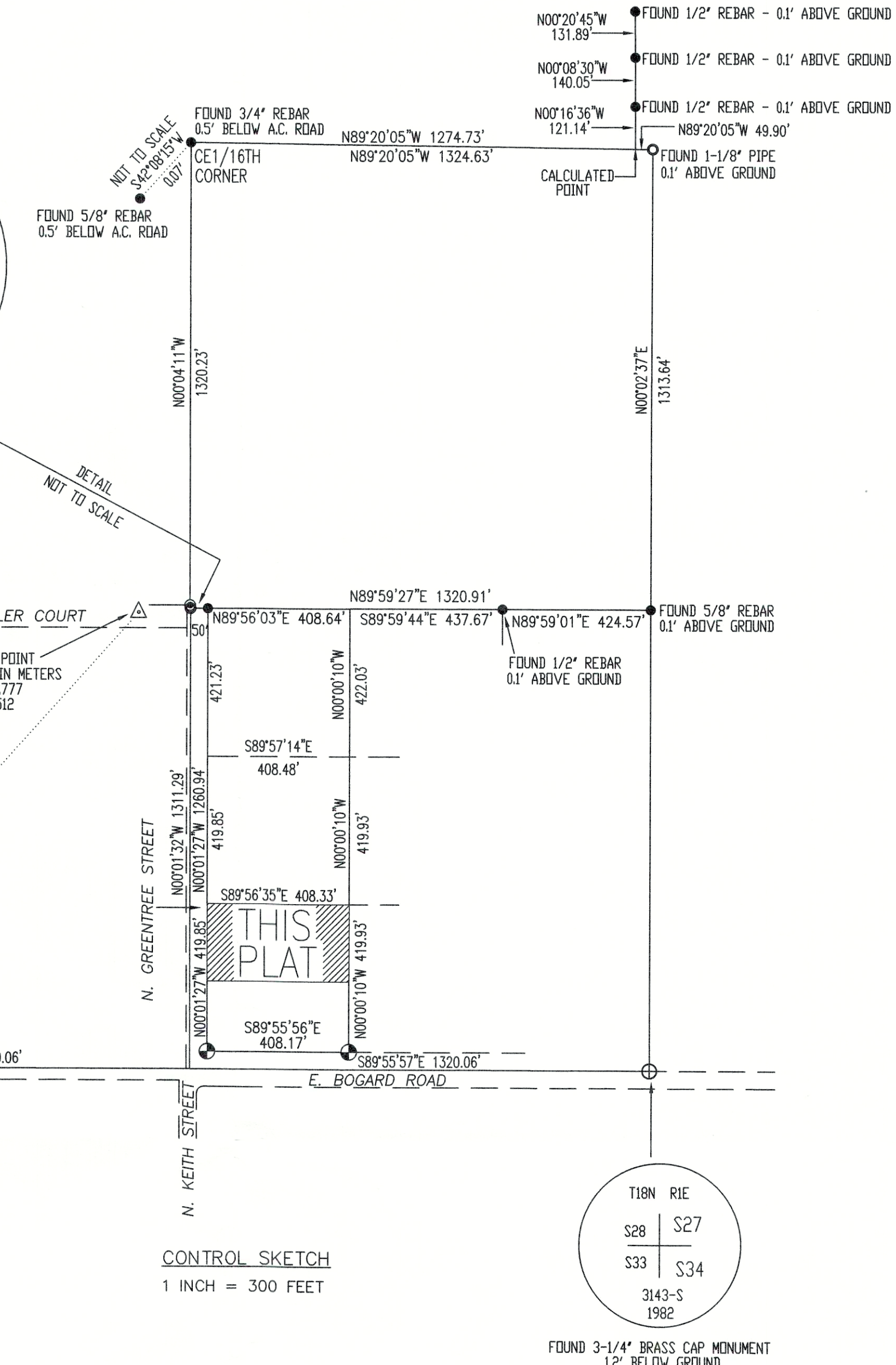
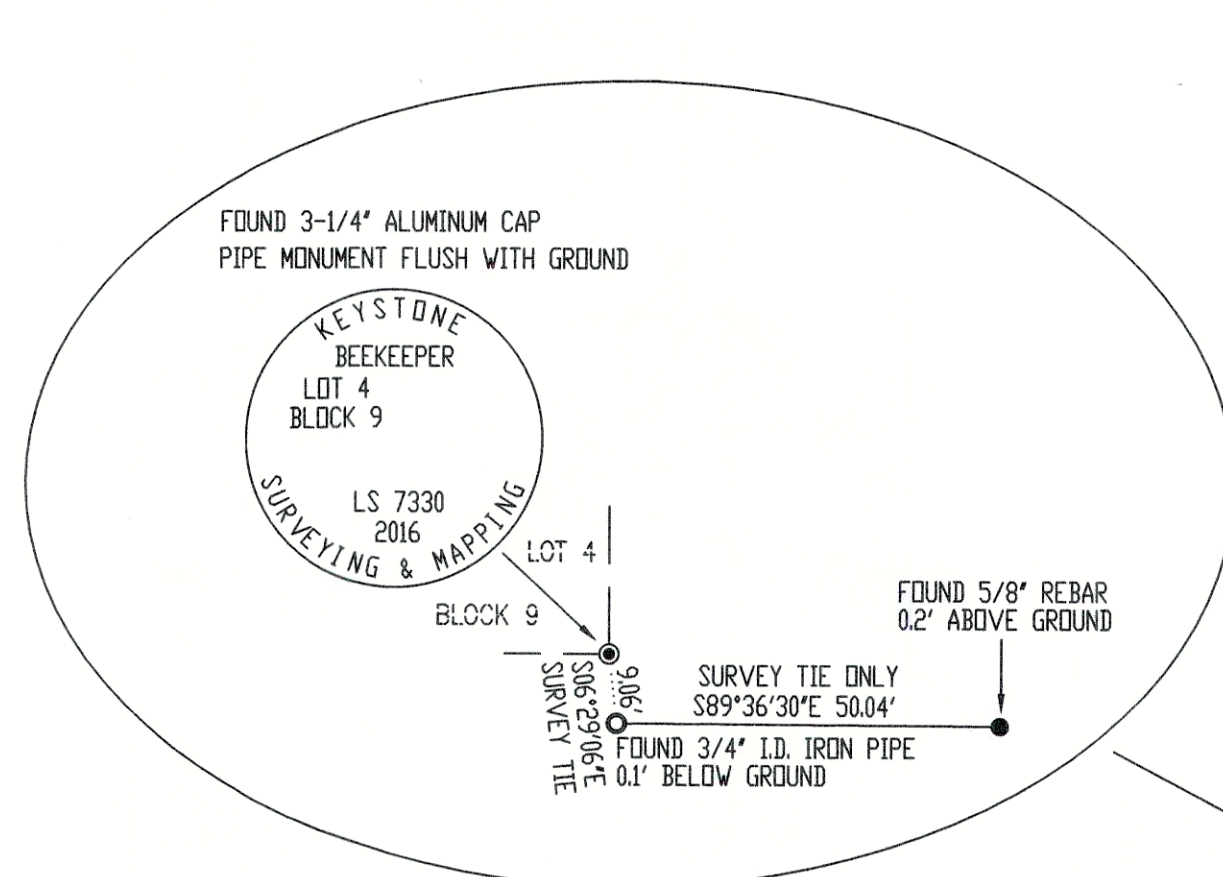
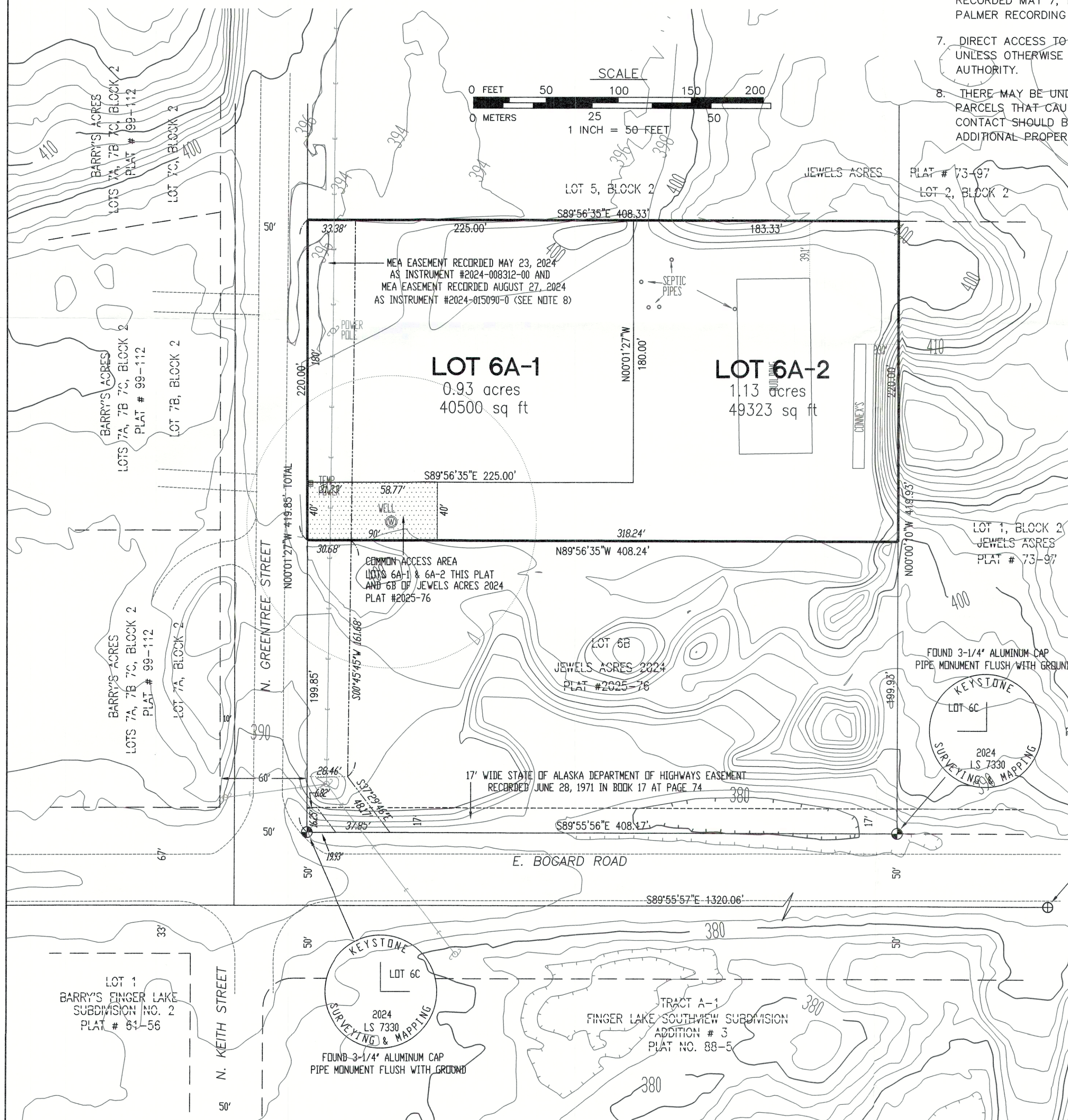
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7330-S GARY LoRUSSO

REGISTERED LAND SURVEYOR

DATE _____



RECEIVED
JUL 28 2025
PLATTING Agenda Copy

A PLAT OF
JEWELS ACRES 2025

A SUBDIVISION OF LOT 6A, BLOCK 2
JEWELS ACRES 2024, PLAT #2025-76

WITHIN THE
SE1/4 SE1/4 SECTION 28, T. 18 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.06 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR

ALASKA BUSINESS LICENSE #134615

MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645

PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645

PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 7/28/25	DRAWING: 2025-5/JewelsAcres2025
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

3C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 24, 2025

ABBREVIATED PLAT: BIRCH COVE

LEGAL DESCRIPTION: SEC 33, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: DAVID POLEVOY

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / PIONEER ENGINEERING LLC

ACRES: 3.00 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD

CASE #: 2025-119

REQUEST: The request is to create three lots from Lot 3, Block 1, Aurora Heights, Plat No. 2023-121 to be known as **BIRCH COVE**, containing 3.00 acres +/- . The property is located NORTH OF w. Carmel Road, east of S. This Way, and directly south of W. Aurora Heights Loop (Tax ID # 8435B01L003); within the SW ¼ Section 33, Township 17 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
As-Built & Topographic Mapping

EXHIBIT A – 6 pgs
EXHIBIT B – 8 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works
Development Services
Utilities

EXHIBIT D – 2 pgs
EXHIBIT E – 2 pg
EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots. Access for all lots is from W. Aurora Heights Loop, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that three test holes were excavated on March 25, 2025. They were sited to represent the soils in each lot. In all test holes the upper topsoil layer was 2 feet thick followed by 10 feet of sand (SP) and silty gravel (GM) to the bottom of each test hole. A copy of the soil logs and a location map are attached. No groundwater was encountered in any of the test holes. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.

Comments:

Department of Public Works (**Exhibit D**) has no comments.

Development Services (**Exhibit E**) has no objections.

Utilities: (Exhibit F)

ENSTAR has no comments or recommendations.

GCI notes that the Township section and range as shown on the agenda plat is inaccurate.
Platting staff notes that this will be corrected during the final review process prior to recordation.

MTA did not respond.

MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik Fairview; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

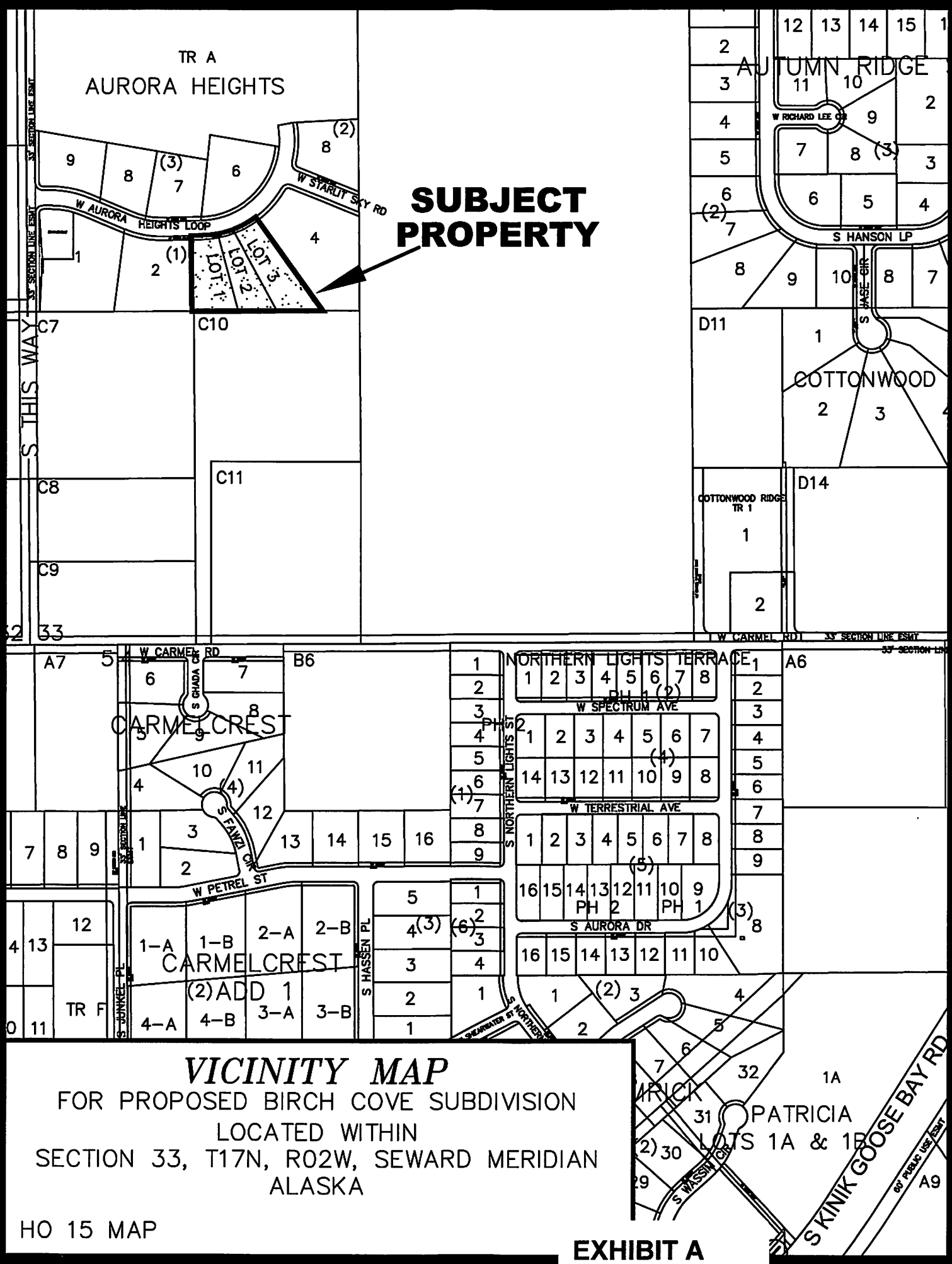
CONCLUSION: The abbreviated plat of Birch Cove is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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 Birch Cove is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik Fairview; Road Service Area #17 Knik; MSB Community Development, 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 Birch Cove, Section 33, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. 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.



TR A
AURORA HEIGHTS

**SUBJECT
PROPERTY**

AUTUMN RIDGE

COTTONWOOD

CARMELCREST

NORTHERN LIGHTS TERRACE

CARMELCREST

PATRICIA

VICINITY MAP
FOR PROPOSED BIRCH COVE SUBDIVISION
LOCATED WITHIN
SECTION 33, T17N, R02W, SEWARD MERIDIAN
ALASKA

HO 15 MAP

EXHIBIT A

C5

(8435)

D18

(2)

W STARLIT SKY RD

W AURORA HEIGHTS LOOP

(1)

3

4

W	THAT	WAY
---	------	-----

C10

~~S THIS WAY~~

	c9
--	----

33



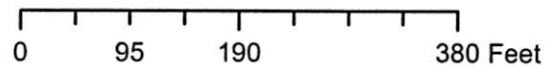
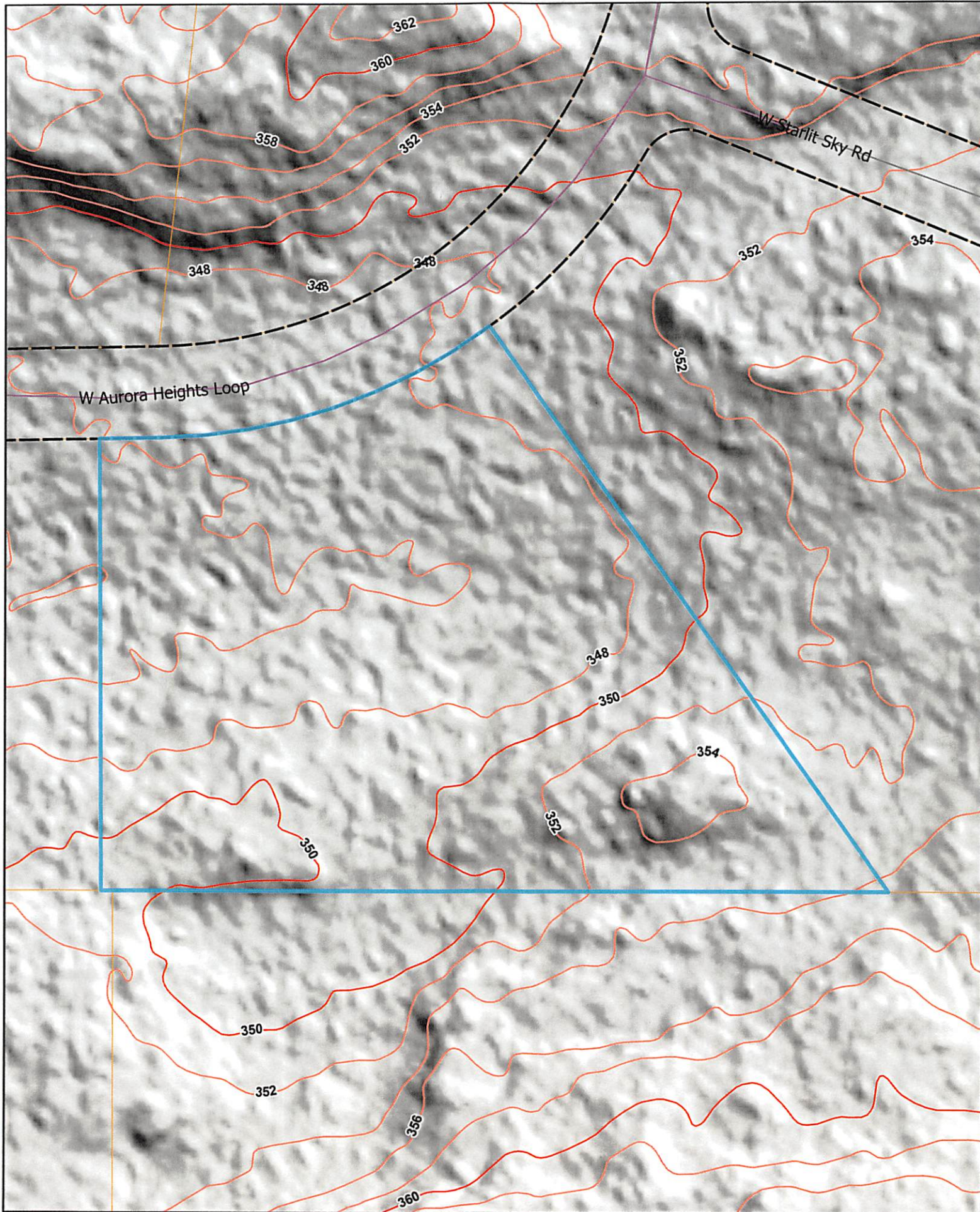
W Aurora Heights Loop

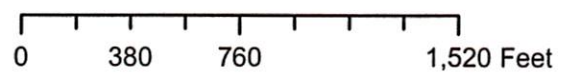
W Starlit Sky Rd

Mitaniuska Susina Borough, Maxar, Microsoft



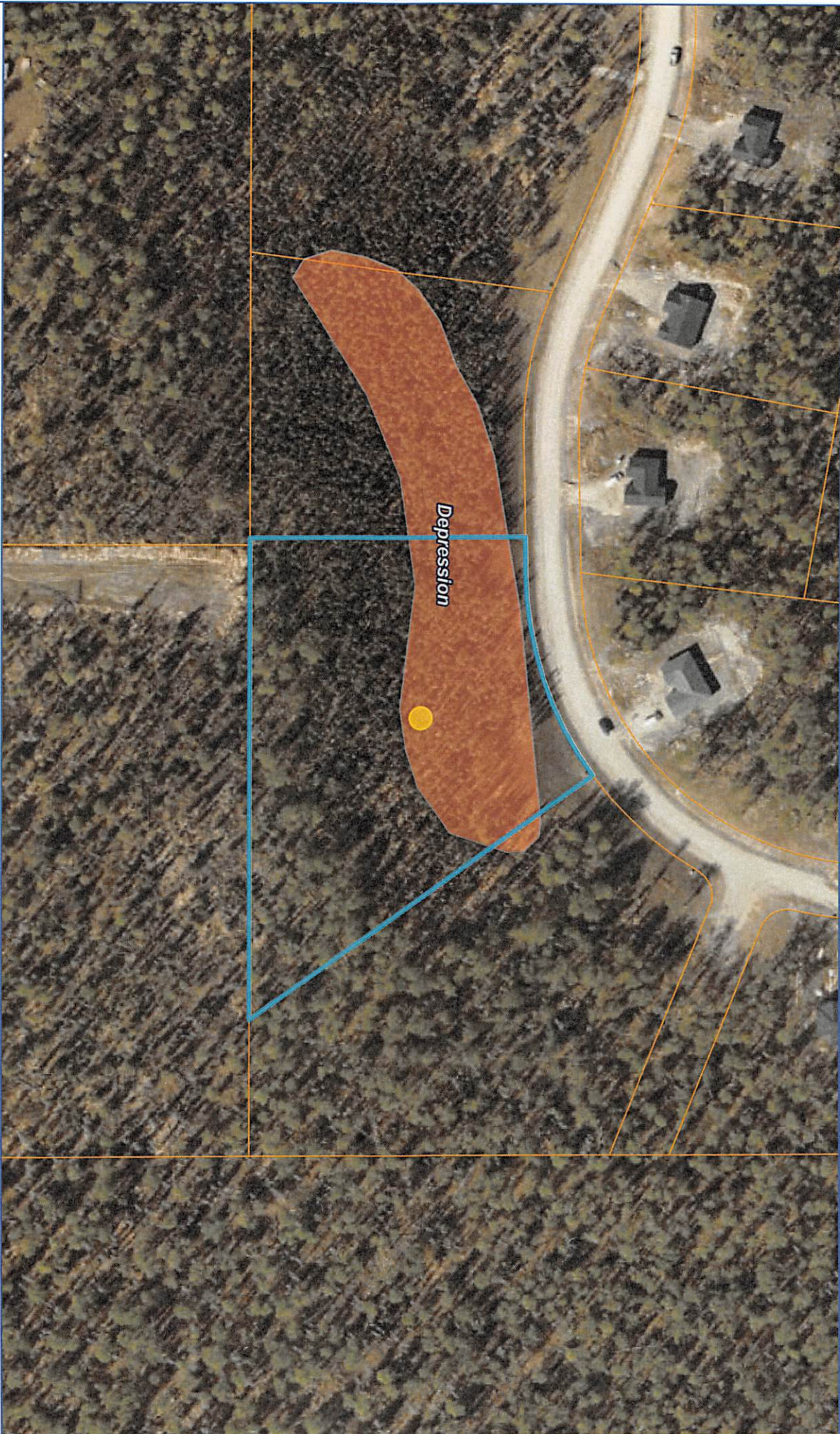
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Mat-Su Borough Wetlands Viewer



- Mat-Su Addresses
- Mat-Su Borough Parcels
- Cookinlet Wetlands
- Depression
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Printed on Apr 1, 2025

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.

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mi



Pioneer Engineering LLC
Professional, Reliable, Local

July 30, 2025

RE: Usable Area Report
Aurora Heights, Lot 3 Block 1

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying and Mapping, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent 3-acre parcel into 3 lots, each 1 acre in size.

Test Hole:

Three test holes were excavated on 3-25-25. They were sited to represent the soils in each lot. In all test holes the upper topsoil layer was 2 feet thick followed by 10 feet of sand (SP) and silty gravel (GM) to the bottom of each test hole. A copy of the soil logs and a location map are attached. No groundwater was encountered in any of the test holes. No percolation tests were performed, but gradations were performed where GM soils were encountered in each test hole.

Useable Area: The proposed tracts have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



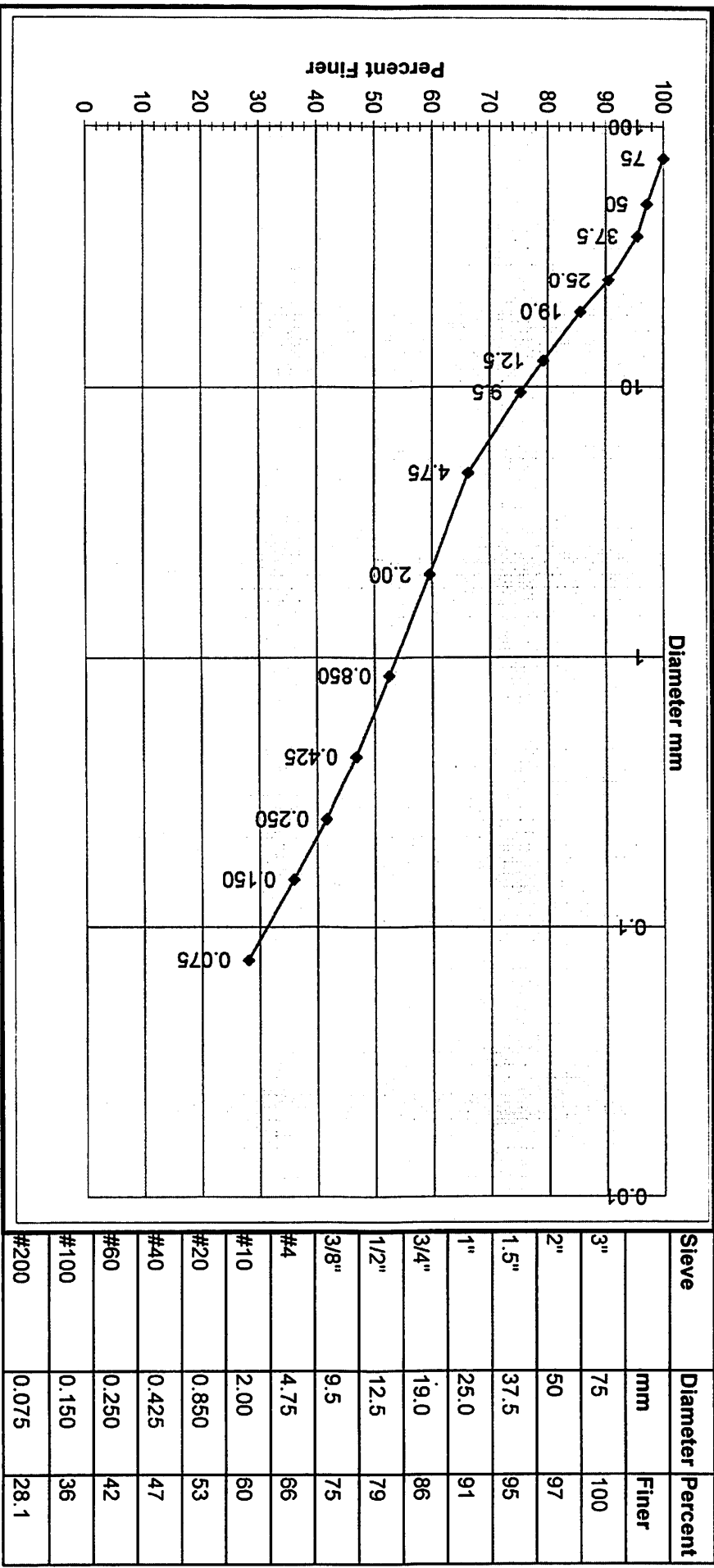
EXHIBIT B

RECEIVED
SEP 08 2025
PLATTING



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: **David Polevoy**
Project: **Aurora Heights, L3B1**
Sample Location: **Lot #1, Left**

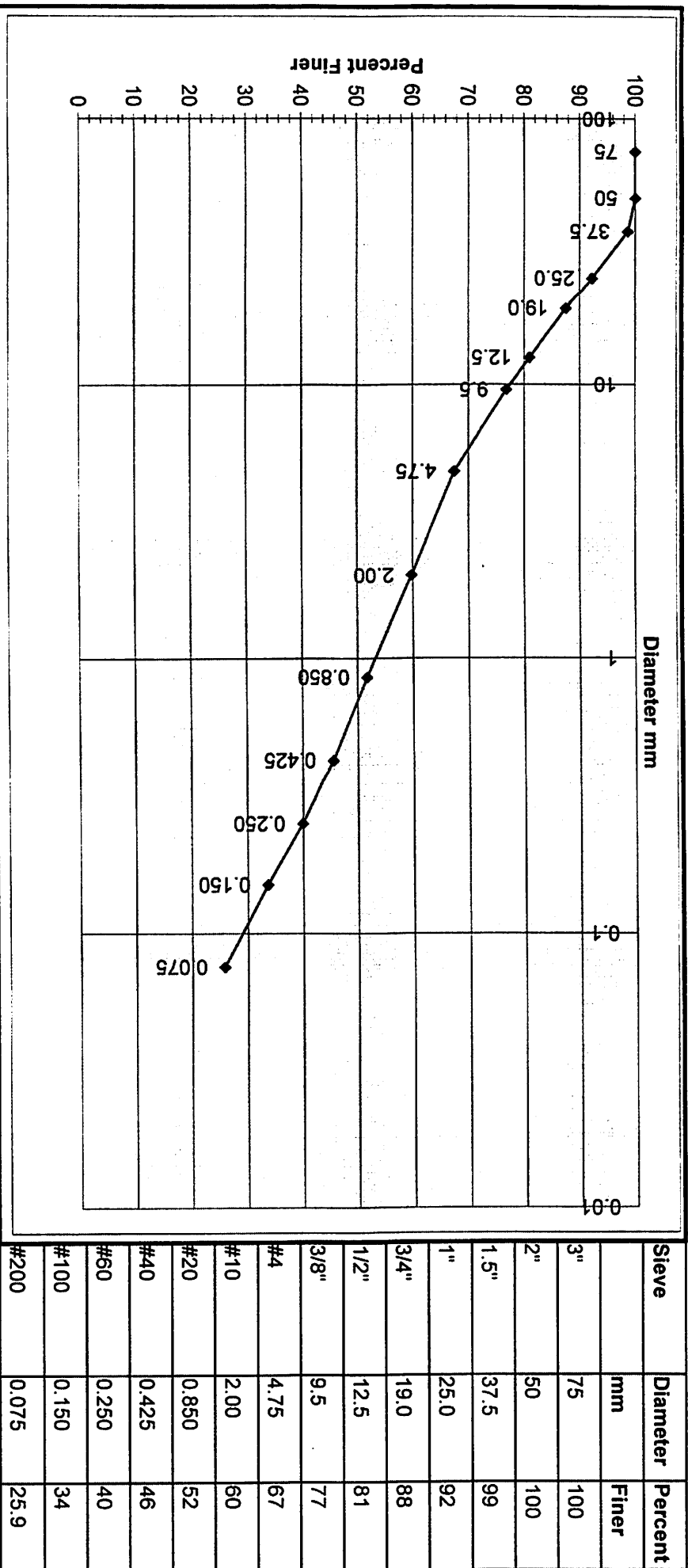
Soil Description: **Silty Sand with Gravel**
Unified Classification: **SM**

Date: **4/29/2025**
Sample Date: **3/25/2025**
Proj. no: **25025**



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: David Polevoy

Soil Description: Silty Sand with Gravel

Project: Aurora Heights, L3B1

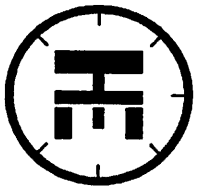
Unified Classification: SM

Sample Location: Lot #2, Middle

Date: 4/29/2025

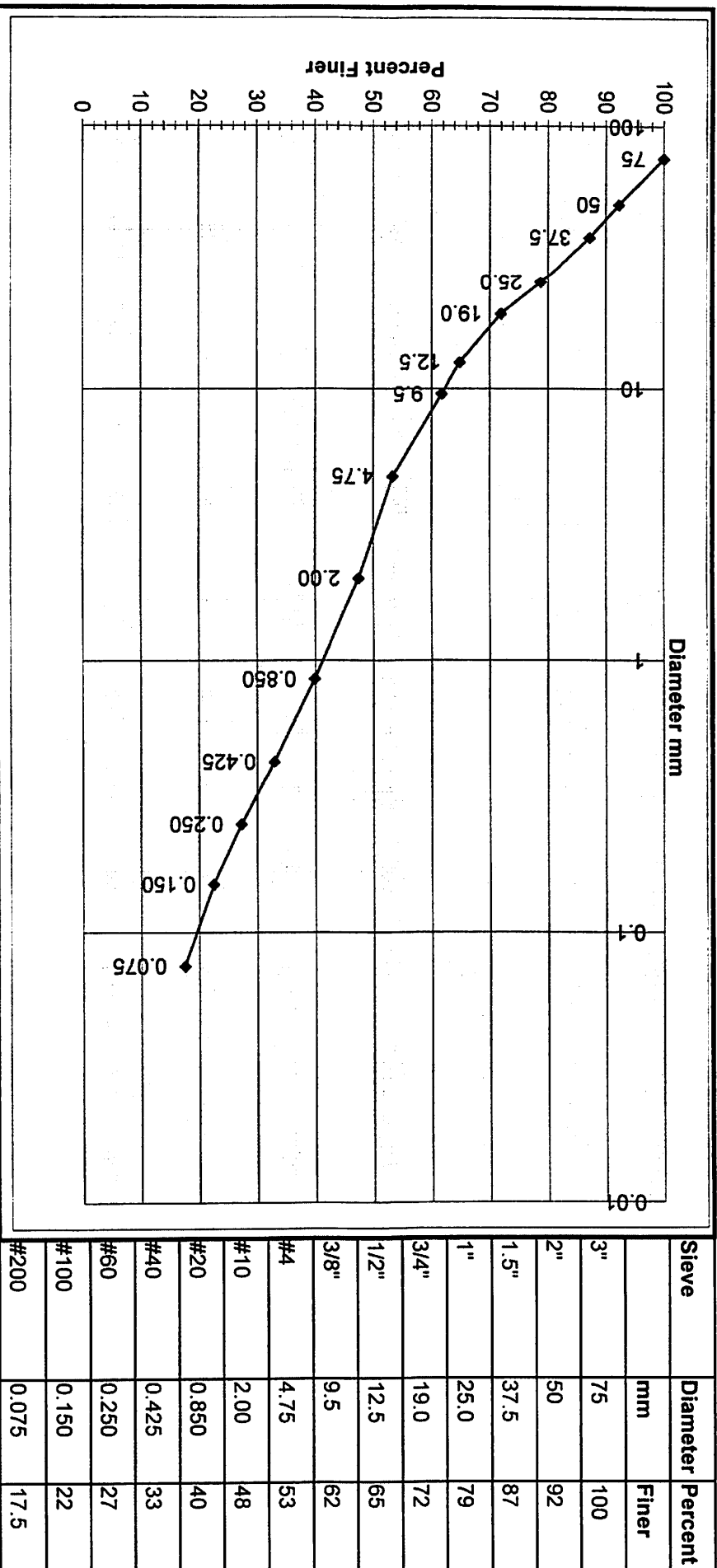
Sample Date: 3/25/2025

Proj. no: 25025



HANSEN ENGINEERING, INC.

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



Client: David Polevoy

Soil Description: Silty Gravel with Sand

Project: Aurora Heights, L3B1

Unified Classification: GM

Sample Location: Lot #3, Right

Sample has 7% cobbles over 3" not shown in gradation.

Date: 4/29/2025

Sample Date: 3/25/2025

Proj. no: 25025

SOIL LOG

Job Number: 2025-SW-039

Project Location: Aurora Heights, Lot 3 Block 1
8278 W Aurora Heights Loop

Logged By: Steve Wilson

Date: 3-25-25

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Poorly-graded sand & silty gravel (SP/GM)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2025-SW-039

Project Location: Aurora Heights, Lot 3 Block 1
8278 W Aurora Heights Loop

Logged By: Steve Wilson

Date: 3-25-25

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Poorly-graded sand & silty gravel (SP/GM)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2025-SW-039

Project Location: Aurora Heights, Lot 3 Block 1
8278 W Aurora Heights Loop

Logged By: Steve Wilson

Date: 3-25-25

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Poorly-graded sand & silty gravel (SP/GM)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



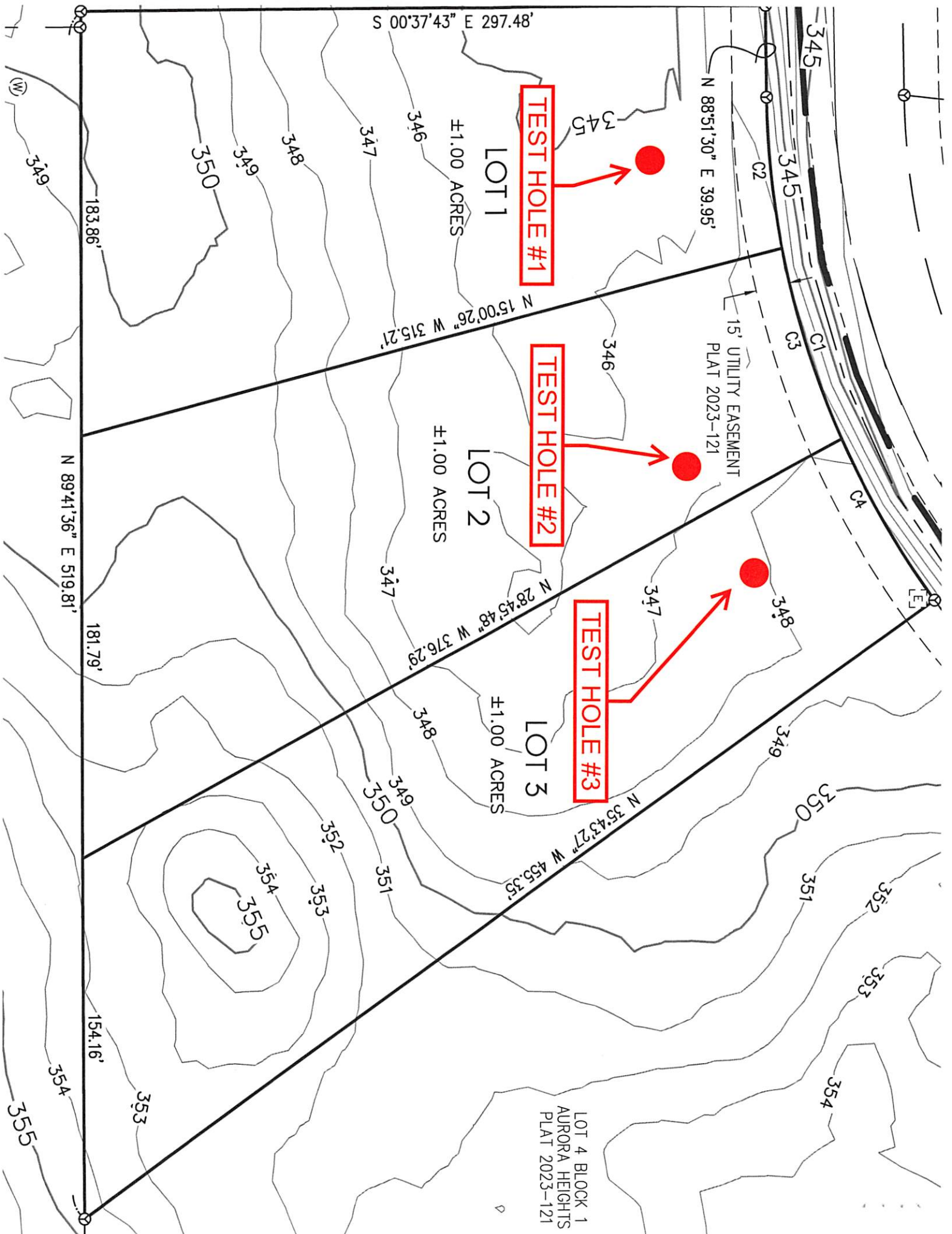
TEST HOLE LOCATION:

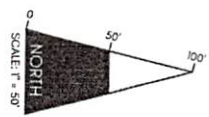
See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.





E1/2 SW1/4
SECTION 33
T17N R2W

SCALE: 1" = 50'	FILE: 24-AB
	DRAWING: 00/000

Matthew Goddard

From: Jamie Taylor
Sent: Monday, September 8, 2025 2:53 PM
To: Matthew Goddard; Wheeler Nevels; Tammy Simmons; Pre-Design & Engineering
Subject: Re: Birch Cove Soils Report

Thank you for passing on the updated information. PD&E has no further comments.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 8, 2025 2:01 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: Birch Cove Soils Report

Hello,

In response to your previous comments, please find attached updated soils information for Birch Cove.

From: Dayna Rumfelt <dayna@lavendersurvey.com>
Sent: Monday, September 8, 2025 1:39 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Bill Klebesadel <pioneerllc@hotmail.com>
Subject: Re: Birch Cove Soils Report

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

I think this might be my fault.

Attached is the test hole map
soils report
soils logs
gradations.

Not sure what happened but I will get originals to you tomorrow at the latest.

Dayna Rumfelt PLS, CFedS
Lavender Survey & Mapping
907.301.5177
www.lavendersurvey.com
<https://www.facebook.com/lavendersurveyandmapping>

Lavender Survey & Mapping does NOT request payment via Wire Transfer.

On Mon, Sep 8, 2025 at 1:23 PM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Good afternoon,

DPW noticed that your soils report calls the excavation of three test hole, included a test hole map with two test holes, and test hole information for one test hole.

An updated report with consistent test hole information is needed. The revised report needs to be submitted by Friday (9/12/2025) to have it in time to write the staff report for the September 24th meeting.

Have a great day,

Matthew Goddard
Platting Technician
907-861-7881

Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Tuesday, August 26, 2025 8:46 AM
To: Matthew Goddard
Subject: RE: RFC Birch Cove (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, August 25, 2025 4:13 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; 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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Birch Cove (MG)

Hello,

The following link is a request for comments for the proposed Birch Cove Subdivision.
Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Birch Cove



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: 9/8/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Birch Cove Platting action 2025-119

Code Compliance does not have any open or outstanding violations on Lot 3 Block 1 Aurora Heights (AKA MSB Tax ID 8435B01L003) at this time.

No objection to the platting action to create the three lots from the existing lot.



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

August 27, 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.

- **BIRCH COVE**
(MSB Case # 2025-119)

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

Sincerely,

James Christopher

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

EXHIBIT F

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 4, 2025 7:51 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Birch Cove (MG)
Attachments: Agenda Plat (72).pdf

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

Matthew,

In review GCI has no objections, only the following comment for the attached signed plat.
The legal description in the title block needs to show the SECTION to be 33, Township to be 17N and Range to be 2W.

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, August 25, 2025 4:13 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; 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>; Wheeler Nevels <Wheeler.Nevels@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>; Erin Ashmore <Erin.Ashmore@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 Birch Cove (MG)

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

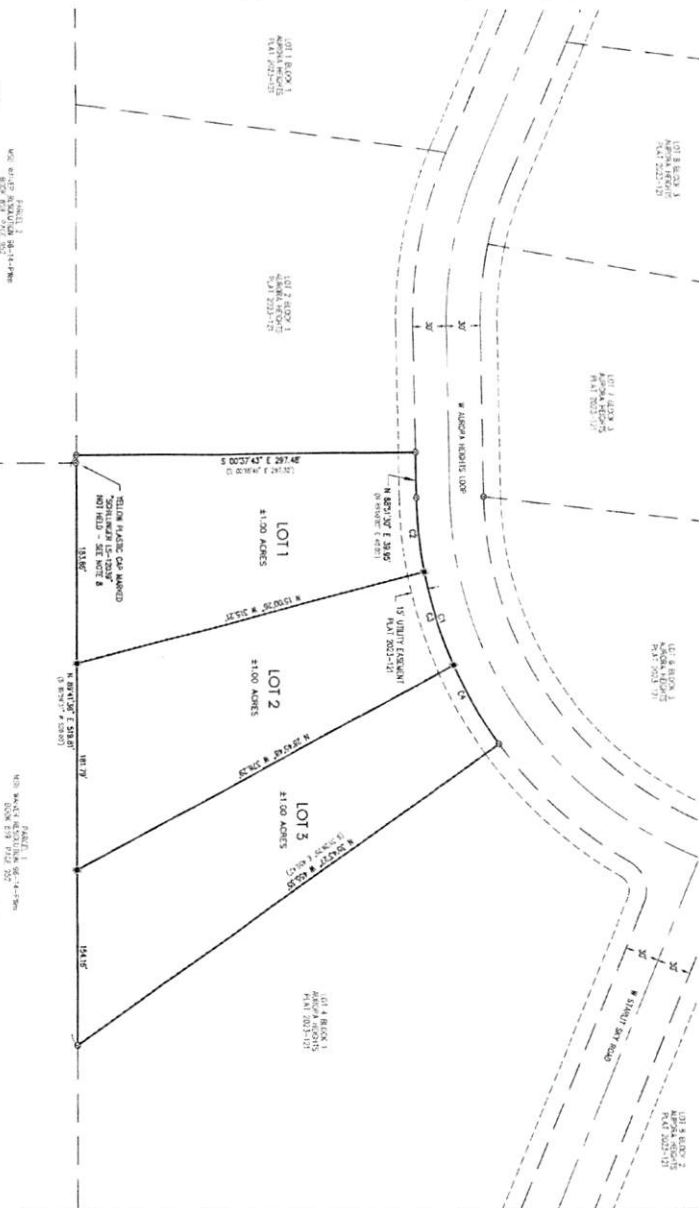
Hello,

The following link is a request for comments for the proposed Birch Cove Subdivision.
Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. NO RECORDS OF ANY SYSTEMS OR STRUCTURES EXISTING WITHIN THE BOUNDARY OF THE PROPERTY.
3. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.
4. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.
5. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.
6. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.
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9. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.
10. THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE STATE OF ALASKA, UNINCORPORATED.



CLOVE TABLE									
CHUNK	LENGTH	WIDTH	AREA	PERCENT	CHUNK	LENGTH	WIDTH	AREA	PERCENT
C1	33.33'	30.00'	999.99'	100.00%	C2	33.33'	30.00'	999.99'	100.00%
C3	33.33'	30.00'	999.99'	100.00%	C4	33.33'	30.00'	999.99'	100.00%
C5	33.33'	30.00'	999.99'	100.00%	C6	33.33'	30.00'	999.99'	100.00%
C7	33.33'	30.00'	999.99'	100.00%	C8	33.33'	30.00'	999.99'	100.00%
C9	33.33'	30.00'	999.99'	100.00%	C10	33.33'	30.00'	999.99'	100.00%
C11	33.33'	30.00'	999.99'	100.00%	C12	33.33'	30.00'	999.99'	100.00%
C13	33.33'	30.00'	999.99'	100.00%	C14	33.33'	30.00'	999.99'	100.00%
C15	33.33'	30.00'	999.99'	100.00%	C16	33.33'	30.00'	999.99'	100.00%
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C47	33.33'	30.00'	999.99'	100.00%	C48	33.33'	30.00'	999.99'	100.00%
C49	33.33'	30.00'	999.99'	100.00%	C50	33.33'	30.00'	999.99'	100.00%
C51	33.33'	30.00'	999.99'	100.00%	C52	33.33'	30.00'	999.99'	100.00%
C53	33.33'	30.00'	999.99'	100.00%	C54	33.33'	30.00'	999.99'	100.00%
C55	33.33'	30.00'	999.99'	100.00%	C56	33.33'	30.00'	999.99'	100.00%
C57	33.33'	30.00'	999.99'	100.00%	C58	33.33'	30.00'	999.99'	100.00%
C59	33.33'	30.00'	999.99'	100.00%	C60	33.33'	30.00'	999.99'	100.00%
C61	33.33'	30.00'	999.99'	100.00%	C62	33.33'	30.00'	999.99'	100.00%
C63	33.33'	30.00'	999.99'	100.00%	C64	33.33'	30.00'	999.99'	100.00%
C65	33.33'	30.00'	999.99'	100.00%	C66	33.33'	30.00'	999.99'	100.00%
C67	33.33'	30.00'	999.99'	100.00%	C68	33.33'	30.00'	999.99'	100.00%
C69	33.33'	30.00'	999.99'	100.00%	C70	33.33'	30.00'	999.99'	100.00%
C71	33.33'	30.00'	999.99'	100.00%	C72	33.33'	30.00'	999.99'	100.00%
C73	33.33'	30.00'	999.99'	100.00%	C74	33.33'	30.00'	999.99'	100.00%
C75	33.33'	30.00'	999.99'	100.00%	C76	33.33'	30.00'	999.99'	100.00%
C77	33.33'	30.00'	999.99'	100.00%	C78	33.33'	30.00'	999.99'	100.00%
C79	33.33'	30.00'	999.99'	100.00%	C80	33.33'	30.00'	999.99'	100.00%
C81	33.33'	30.00'	999.99'	100.00%	C82	33.33'	30.00'	999.99'	100.00%
C83	33.33'	30.00'	999.99'	100.00%	C84	33.33'	30.00'	999.99'	100.00%
C85	33.33'	30.00'	999.99'	100.00%	C86	33.33'	30.00'	999.99'	100.00%
C87	33.33'	30.00'	999.99'	100.00%	C88	33.33'	30.00'	999.99'	100.00%
C89	33.33'	30.00'	999.99'	100.00%	C90	33.33'	30.00'	999.99'	100.00%
C91	33.33'	30.00'	999.99'	100.00%	C92	33.33'	30.00'	999.99'	100.00%
C93	33.33'	30.00'	999.99'	100.00%	C94	33.33'	30.00'	999.99'	100.00%
C95	33.33'	30.00'	999.99'	100.00%	C96	33.33'	30.00'	999.99'	100.00%
C97	33.33'	30.00'	999.99'	100.00%	C98	33.33'	30.00'	999.99'	100.00%
C99	33.33'	30.00'	999.99'	100.00%	C100	33.33'	30.00'	999.99'	100.00%

STANDARD CERTIFICATE
FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED
AND FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED



APPROVED AS SHOWN
CORRECTED
SIGN Mireya Armesto DATE 06/04/2025
GCI ENGINEERING & DESIGN



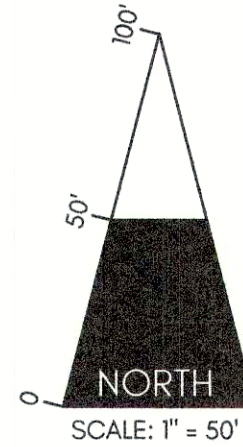
CERTIFICATE OF CORRECTION
FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED
AND FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED

CERTIFICATION OF PAYMENT OF TAXES
FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED
AND FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED
AND FOR THE RECORDING OF A
PLAT OF LAND IN THE
STATE OF ALASKA
UNINCORPORATED

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BRIDGE COVE
L'VENDER
SURVEY & MAPPING
DATE 7/7/2025



NOTES:

- ALL BEARINGS SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AND THE DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID DISTANCES.
- 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.
- 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.
- A 10' X 50' ELECTRICAL GUY EASEMENT FOR MEA RECORDED SEPTEMBER 2, 1985 IN BOOK 399 PAGE 811 EXISTS IN THE NW1/4 SW1/4 OF SECTION 33 T17N R2W. SAID EASEMENT IS NOT DESCRIPTIVE OF THE PRECISE LOCATION AND IS NOT SHOWN. PLAT 2023-121 ALSO DOES NOT SHOW THIS EASEMENT.
- A BLANKET EASEMENT TO MEA FOR PRIMARY AND SECONDARY POWERLINES AND INFRASTRUCTURE AS WELL AS TELECOMMUNICATIONS RECORDED SEPTEMBER 1, 2021 IN DOCUMENT 2021-025871-0. SAID EASEMENT CONVERTS TO A 20' WIDE EASEMENT CENTERED ON UNDERGROUND FACILITIES AND 30' WIDE EASEMENT FOR OVERHEAD FACILITIES FOR INFRASTRUCTURE OUTSIDE OF THE PLAT DESIGNATED UTILITY EASEMENTS FOR AURORA HEIGHTS SUBDIVISION. ALL INFRASTRUCTURE THAT IS WITHIN THE PLAT DESIGNATED UTILITY EASEMENTS ARE LIMITED TO THE PLAT DESIGNATED UTILITY EASEMENT.
- A BLANKET EASEMENT FOR NATURAL GAS INFRASTRUCTURE TO ENSTAR RECORDED SEPTEMBER 16, 2021 IN DOCUMENT 2021-027453-0. SAID EASEMENT ENCUMBERS THE NW1/4 SW1/4 SECTION 33, T17N R2W S.M. THIS BLANKET EASEMENT REDUCES TO A 15' WIDE GAS EASEMENT CENTERED ON THE INSTALLED INFRASTRUCTURE. EASEMENT IS AUTOMATICALLY VACATED UPON DEDICATION OF A VALID PUBLIC RIGHT-OF-WAY THAT IS APPROPRIATELY SITUATED OVER THE NATURAL GAS FACILITIES AND SAID INFRASTRUCTURE IS PERMITTED BY THE PERMITTING AUTHORITY.
- A BLANKET EASEMENT TO MEA FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEMS RECORDED JULY 23, 2021 IN DOCUMENT 2021-021955-0. DOCUMENT WAS SIGNED BY A DOYLE D. RENFROE ON SEPTEMBER 3RD, 1970. THIS BLANKET EASEMENT ENCUMBERS THE SW1/4 OF SECTION 33 T17N R2W S.M.
- NO RECORD WAS FOUND FOR THE SCHILLINGER PLASTIC CAP AND REBAR AND WAS NOT HELD. IT WAS FOUND TO BE 0.37' SOUTH OF THE LINE ESTABLISHED BY PLS 7330 IN PLAT 2023-121.

LEGEND

- FOUND REBAR WITH ORANGE PLASTIC CAP MARKED "KEYSTONE LS-7330" UNLESS NOTED OTHERWISE
- TO BE SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED
- - - EASEMENT
- S 89°59'54" E 660.94' MEASURED
- (S 89°59'54" E 660.94') RECORD DATA PER PLAT 2023-121

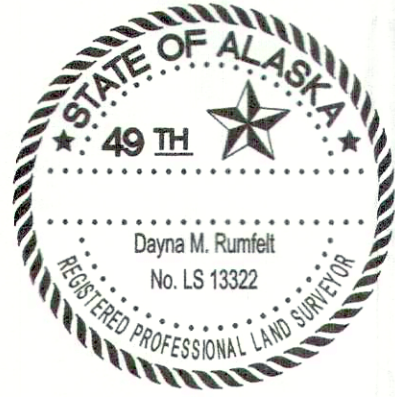


TYPICAL CAP STAMPING

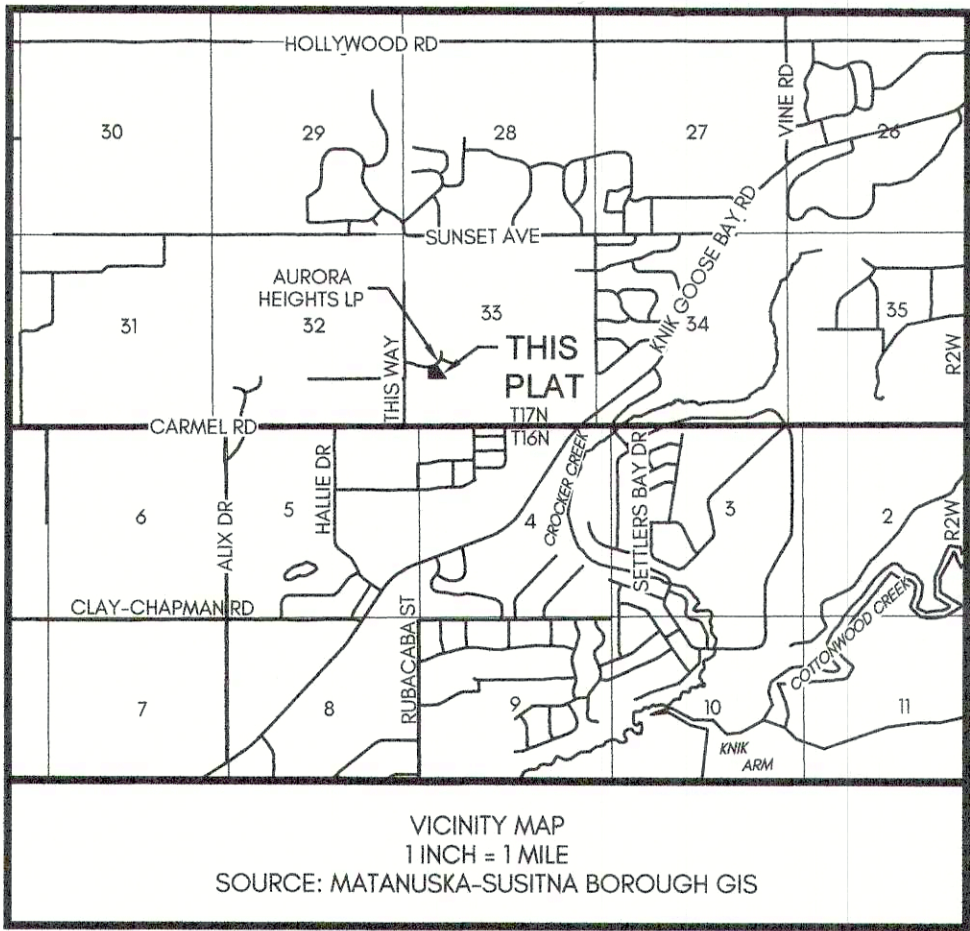
SURVEYOR'S CERTIFICATE

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

DATE: _____ REGISTRATION No. 13322



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	233.21'	380.00'	35°09'50"	120.41'	N 71°08'42" E	229.57'
C2	66.03'	380.00'	9°57'21"	33.10'	N 83°44'56" E	65.95'
C3	86.65'	380.00'	13°03'55"	43.51'	N 72°14'18" E	86.46'
C4	80.53'	380.00'	12°06'34"	40.42'	N 59°38'04" E	80.38'
(C1)	(233.13')	(380.00')	(35°09'05")	(120.37')	(N 71°25'27" E)	(229.49')



CERTIFICATE OF OWNERSHIP

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

DAVID ROLEYOV 8204 W SHEARWATER ST. WASILLA, AK 99623

DATE

NOTARY ACKNOWLEDGMENT

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

FOR: JAKE SNEDEKER

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

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PRELIMINARY PLAT

PLAT OF BIRCH COVE A SUBDIVISION OF LOT 3 BLOCK 1, AURORA HEIGHTS SUBDIVISION, PLAT 2023-121. LOCATED IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 3.00 ACRES, MORE OR LESS.	LAVENDER SURVEY & MAPPING 720 N. YETI STREET, PALMER, AK 99645 DAYNA@LAVENDERSURVEY.COM (907)301-5177		
DRAWN BY: SAP CHECKED BY: DMR	GRID: H015 FILE: 25-045	SCALE: 1" = 100' DATE: 7/7/2025	SHEET: 1 OF 1