

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



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.

October 15, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **NEIINE DEN SUBDIVISON:** The request is to create one lot from Lots 4 and 20 block 6, Mcpherson, Plat No. 2018-226 to be known as **NEIINE DEN SUBDIVISON**, containing 2.26 acres +/- . The property is located north of N Glenn Highway, east of North Jonesville Mine Road, and south of East Mcpherson Avenue (Tax ID # 4004B06L004 / L020); within the NE ¼ Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council #2 and in Assembly District #1. *(Petitioner/Owner: Chickaloon Village, Staff: Cayman Reynolds, Case #2025-131)*
- B. **TWIGG:** The request is to create two lots by adjusting the common lot line between Lot 1A, Block 19, Talkeetna Townsite, Plat #98-17, and Lot 2, Block 19, Talkeetna Townsite, US Survey 1260 to be known as **TWIGG**, containing 0.40 acres +/- . The property is located north of E Second Street, west of S Talkeetna Spur, and directly south of E First Street (Tax ID # 7000B19L002 & 4794B19L001A); within the SE ¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Duronda Twigg, Staff: Matthew Goddard, Case #2025-127)*
- C. **TWIN BIRCHES:** The request is to create one lot from Lots 26-28, Block 1, Bailey Heights, Plat #7-46, to be known as **TWIN BIRCHES**, containing 1.00 acres +/- . The parcel is located east of N. Glenn Highway and directly west of N. Hilltop Drive (Tax ID#s 3003B01L026-

L028); within Section 28, Township 17 North, Range 02 East, Seward Meridian, Alaska.
(Petitioner/Owner: Matanuska-Susitna Borough, Staff: Fred Wagner, Case #2025-129)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 15, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

ЗА

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 15, 2025**

ABBREVIATED PLAT: **NE'IINE' DEN**
LEGAL DESCRIPTION: **SEC 27, T19N, R03E S.M., AK**
PETITIONER: **CHICKALOON VILLAGE**
SURVEYOR: **ALL POINTS NORTH**
ACRES: **2.26 +/-** **PARCELS: 1**
REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-131

REQUEST:

The request is to create one lot from Lots 4 and 20 block 6, Mcpherson, Plat No. 2018-226 to be known as **NE'IINE' DEN SUBDIVISION**, containing 2.26 acres +/- . The property is located north of N Glenn Highway, east of North Jonesville Mine Road, and south of East Mcpherson Avenue (Tax ID # 4004B06L004 / L020); within the NE ¼ Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

EXHIBITS:

Vicinity Maps	Exhibit A – 3 pages
Code Compliance	Exhibit B – 1 page

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

COMMENTS:

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

CONCLUSION

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

FINDINGS of FACT:

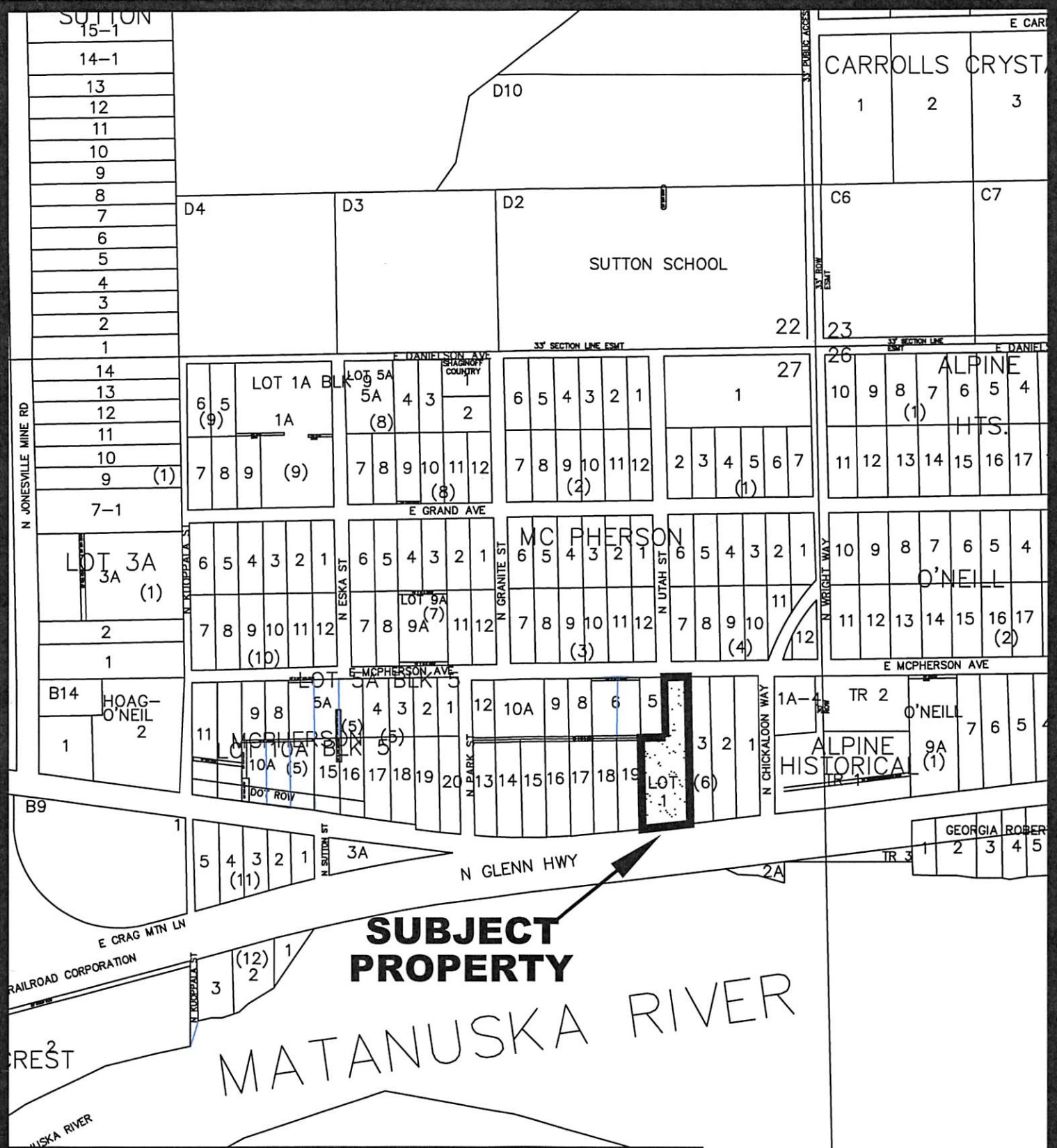
1. The abbreviated plat of Ne'iine' Den Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.

2. This plat combines two lots within Ne'iine' Den Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Ne'iine' Den Subdivision (Plat #18-226), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Ne'iine' Den Subdivision contingent on the following recommendations:

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



VICINITY MAP

FOR PROPOSED NE'LINE' DEN SUBDIVISION
LOCATED WITHIN
SECTION 27, T19N, R03E, SEWARD MERIDIAN
ALASKA

SU14 MAP



EXHIBIT A -1

0 170 340 680 Feet

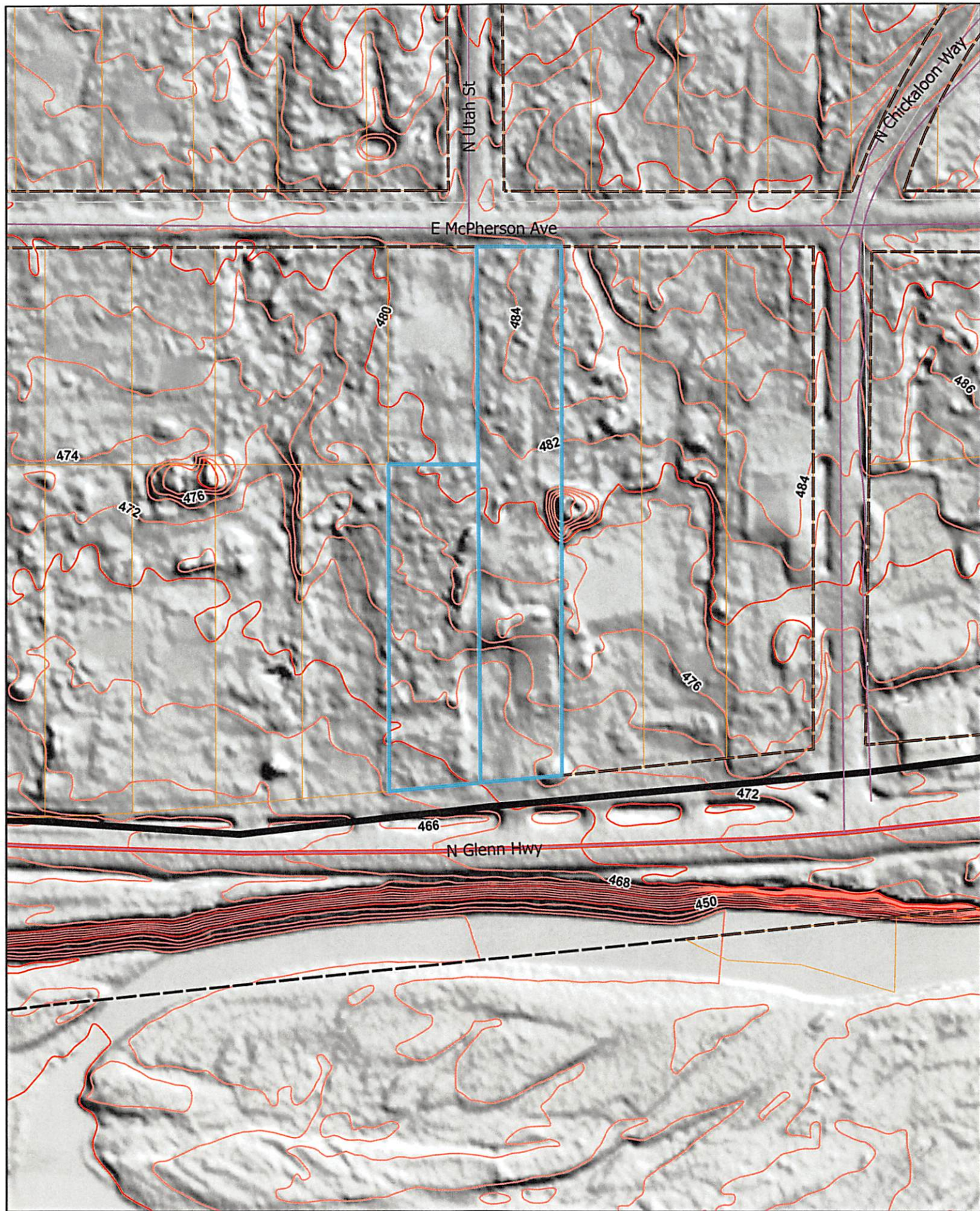


EXHIBIT A -2

0 170 340 680 Feet

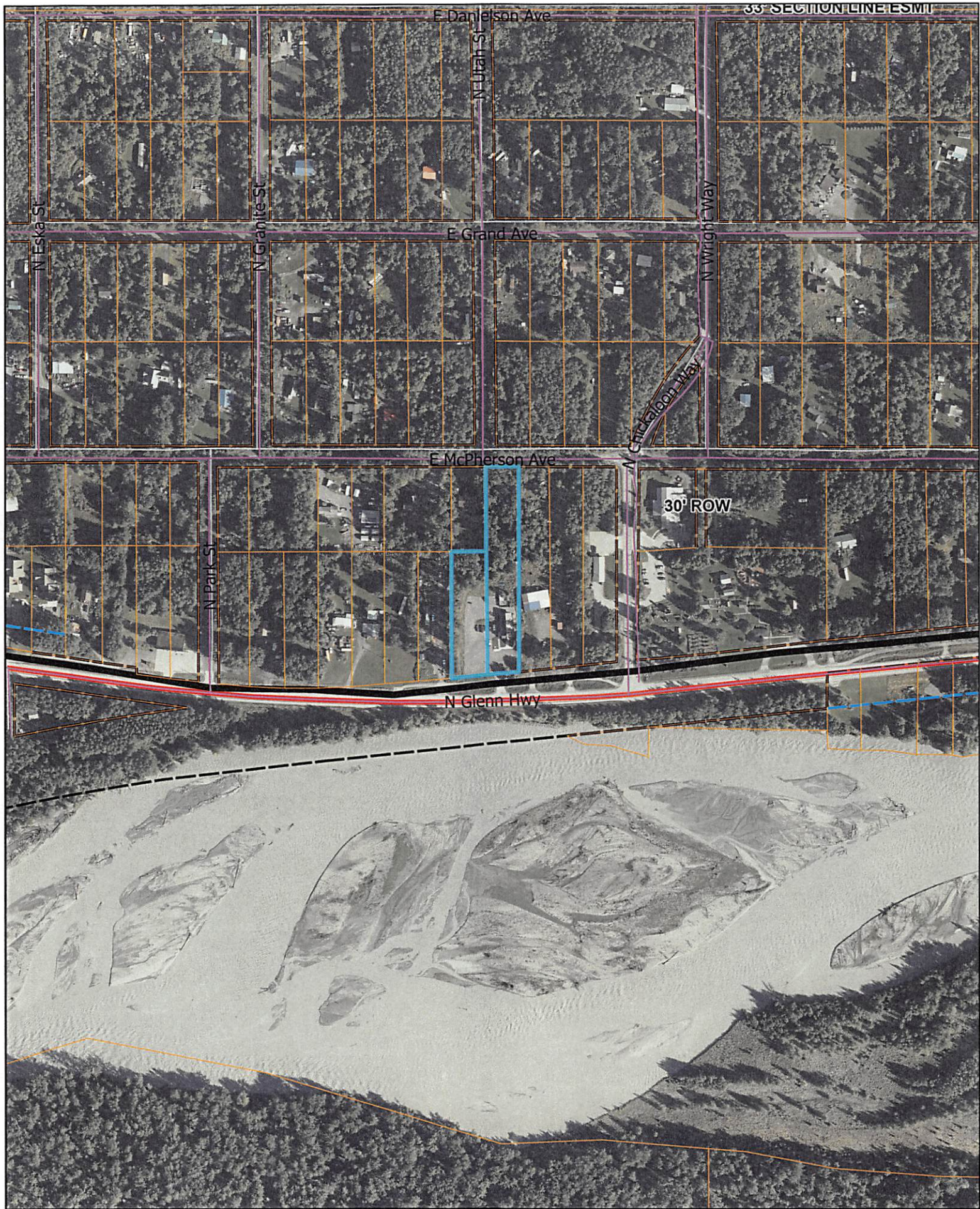


EXHIBIT A -3

0 425 850 1,700 Feet



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: 9/25/2025

TO: Cayman Reynolds, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Ne'iine' Den #2025-131

Creating one lot from Lots 4 & 20 Block 6 of Mcpherson to be known as Neine Den Subdivision will not create any violations of code.

There is no issue or conflict with the Sutton SpUD by creating one lot from the existing two lots.

No objection to the re-plating action.

OWNERSHIP CERTIFICATE

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

OWNER: CHICKALOON NATIVE VILLAGE
CHICKALOON VILLAGE TRADITIONAL COUNCIL
BY CHIEF GARY HARRISON
PO BOX 1105
CHICKALOON, AK 99674-1105

DATED:

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2025,
FOR:
MY COMMISSION EXPIRES:
NOTARY PUBLIC:

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

PLANNING AND LAND USE DIRECTOR DATED:
ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL:
DATED:

SURVEYORS STATEMENT

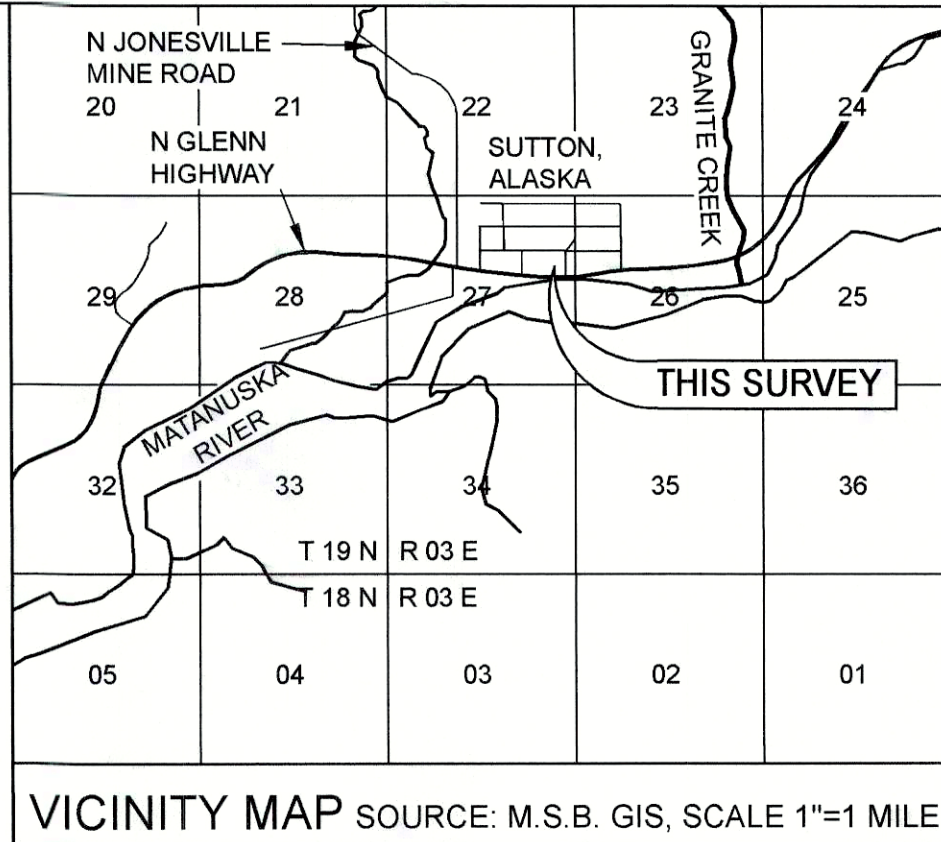
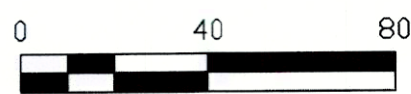
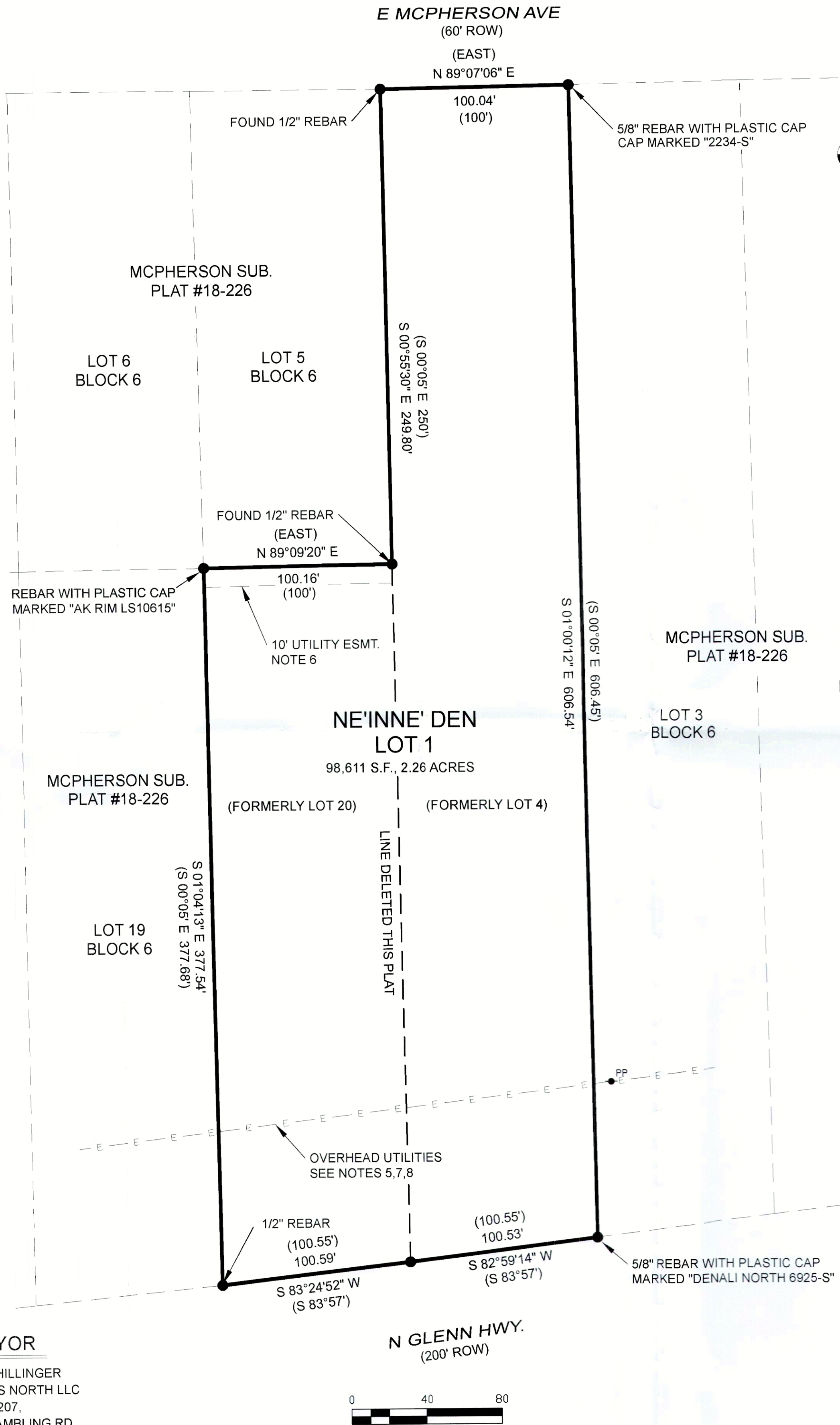
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE:



SURVEYOR

MAX A. SCHILLINGER
ALL POINTS NORTH LLC
P.O. BOX 4207,
17600 E. RAMBLING RD.
PALMER, AK. 99645
907-746-4185

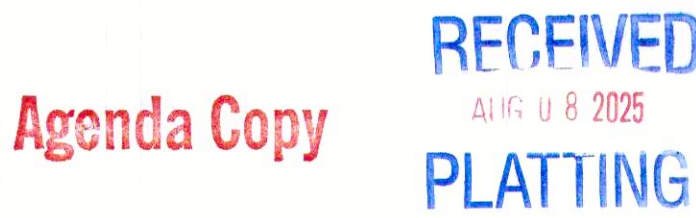


LEGEND

- EXISTING FOUND REBAR, AS DESCRIBED
- () RECORD DATA PER MCPHERSON SUBDIVISION, PLAT #18-226.

NOTES

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
- 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.
- ACCESS TO THE LOT IS THE N. GLENN HIGHWAY.
- BASIS OF BEARINGS IS THE ALASKA STATE PLAN GRID, NAD83(2011), BASED ON FIELD SURVEY IN SEPTEMBER 2024. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN STATE PLANE GRID DISTANCES, MULTIPLY THE SHOWN DISTANCES BY THE COMBINED FACTOR OF 0.999917.
- SUBJECT TO A UTILITY EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, RECORDED AUGUST 18, 1961, AT BOOK 37 PAGES 322-325.
- SUBJECT TO A UTILITY EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, RECORDED JANUARY 18, 1963, AT BOOK 44 PAGE 385.
- SUBJECT TO A UTILITY EASEMENT TO MATANUSKA TELEPHONE ASSOCIATION, RECORDED APRIL 2, 2001, AT BOOK 1124 PAGE 412.
- SUBJECT TO A UTILITY EASEMENT TO MATANUSKA TELEPHONE ASSOCIATION, RECORDED APRIL 18, 2001, AT BOOK 1127 PAGE 823.



PLAT OF

NE'INE' DEN SUBDIVISION

A RE-SUBDIVISION OF LOTS 4 AND 20, BLOCK 6,
MCPHERSON SUBDIVISION
PLAT #66-41 PALMER RECORDING DISTRICT.

CONTAINING 2.26 ACRES, WITHIN THE NE 1/4 SECTION 27
TOWNSHIP 19 NORTH, RANGE 03 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 8/8/2025 Scale: 1" =40' Sheet: 1 of 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 15, 2025

ABBREVIATED PLAT: TWIGG

LEGAL DESCRIPTION: SEC 24, T26N, R05W, SEWARD MERIDIAN AK

PETITIONERS: DURONDA TWIGG

SURVEYOR/ENGINEER: FIXED HEIGHT LLC

ACRES: 0.40± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD

CASE #: 2025-127

REQUEST: The request is to create two lots by adjusting the common lot line between Lot 1A, Block 19, Talkeetna Townsite, Plat #98-17, and Lot 2, Block 19, Talkeetna Townsite, US Survey 1260 to be known as **TWIGG**, containing 0.40 acres +/- . The property is located north of E Second Street, west of S Talkeetna Spur, and directly south of E First Street (Tax ID # 7000B19L002 & 4794B19L001A); within the SE ¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

EXHIBITS

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
As-Built & Topographic Mapping
Flood Hazard Determination
Sewer and Water Statement

EXHIBIT A – 5 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg

AGENCY COMMENTS

Talkeetna Utilities/Facilities Operational Unit
Department of Public Works
Development Services
Utilities

EXHIBIT E – 4 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 3 pgs
EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line between Lots 1A, Block 19 and Lot 2, Block 19. Access for both proposed lots is from E. First Street, a Borough maintained road. The property is located within the Talkeetna Special Land Use District. Both lots are currently serviced by Talkeetna sewer and water systems.

Soils Report: A geotechnical report was not required as both lots are serviced by Talkeetna sewer and water systems. Topographic Mapping was supplied and is seen at **exhibit B**. A flood hazard determination letter was supplied noting that the affected property is located within the Flood Zone X (**Exhibit C**).

As-Built: An as-built was submitted pursuant to MSB 43.15.016. Based on the supplied as-built information, there are two sheds and one structure in violation of setback requirements. All structures in violation of MSB Title 17 setback requirements will need to be removed/relocated prior to recordation (**Recommendation #4**).

Comments:

Talkeetna Utilities/Facilities Operational Unit (**Exhibit E**) notes that based on the submitted information, the proposed lot line change will not remove or conflict with current sewer and water services provided to either lot.

Department of Public Works (**Exhibit F**) Notes that verification should be obtained from Talkeetna sewer and water utility that the proposed lot line change will not remove any direct connections to sewer and water.

Platting staff notes that Talkeetna sewer and water utilities has confirmed that the proposed lot line adjustment will not remove or conflict with services provided to either lot.

PD&E further notes that confirmation that the two store house located within the drainage easement has been removed (**Recommendation #4**).

Development Services (Exhibit G**):**

Permit Center notes that there are two driveways accessing First street that do not have a driveway permit. The petitioner will need to apply for a driveway permit for all non-permitted accesses (**Recommendation #5**).

Code Compliance notes the proposed lot line adjustment will bring the 1-Story Frame house currently on Lot 2 into compliance with setback requirements pursuant to MSB 17.25.055(F). However the 2-Story Frame House on Lot 1B will still be in violation of MSB setback requirements per 17.25.055(F) which requires structures be 10ft from the lot line. The shed in the alley way will need to be moved onto their property and be in compliance with setbacks per 17.25.055(F). Code Compliance has no objections to the platting action.

Utilities: (**Exhibit H**) Enstar has no comments or recommendations. GCI noted the title block on the agenda plat shows the wrong section. *Platting staff notes that this will be corrected during the final review process.* MEA did not respond. MTA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #18 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

CONCLUSION: The abbreviated plat of Twigg 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 Twigg is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required as both lots are serviced by City of Talkeetna sewer and water systems.
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 #18 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. At the time the staff report was written 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 Twigg, Section 24, Township 26 North, Range 05 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. Remove/relocate all structures in violation of MSB Title 17 setback requirements. Provide either an updated as-built or a signed/stamped letter from a surveyor certifying that so setback violations exist, now will any be created by the recordation of this platting action.
5. Add a plat note stating: "All lots are to be serviced by Talkeetna sewer & water utility services. No individual water supply system or sewage disposal system shall be allowed on any lot."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

PUBLIC ACCESS ESMT

21)

60' PUBLIC ACCESS ESMT

15' UTILITY ESMT

D510C
D611C

D710C
D711C

D910C
D911C

D1010C
D1011C

D1110C
D1111C

D1210C
D1211C

D1310C
D1311C

BEARHURST

1

1/2A
BLK 20
2A

PLAT #2019-15

PLAT #197-18

(20)

1

(20)

US POSTAL OWNS ALL THESE LOTS

2A

5

6

7

18A

(22A)

1

2A

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

PLAT #99-19

E FIRST ST

**SUBJECT
PROPERTY**

D9
N/C

7 6 5 4 3 2B1B 2A 1

(19)

(23)

8 9 10 11 12 13 14A 3A 4 A1

PLAT #98-17

PLAT #98-17

PUE
BK 152 PG 377

E SECOND ST

7 5-1 3-1 2 1A 2A 1

(18)

(24)

PLAT #98-17

PLAT #2000-17

NO 2
1A

1B

12' STREET ESMT
BK 112 PG 557
40' WATER & SEWER ESMT
BK 112 PG 557

VICINITY MAP

FOR PROPOSED TWIGG SUBDIVISION

LOCATED WITHIN

SECTION 24, T26N, R05W, SEWARD MERIDIAN
ALASKA

TA 06 MAP

EXHIBIT A

1

BK
11/1/82

(20)

US POSTAL OWNS ALL THESE
LOTS

2A

324)

#99-19

5

6

7

18A

(22A)

E FIRST ST

S
TALKEETNA SPUR

6

5

4

3

2

1A

2A

1

(4794)

PLAT #98-17

(19)

(23)

9

10

11

12

13

14

4A

3A

4

(4794)

PLAT #98-17

5-1

3-1

2

1A

2A

1

(4794)

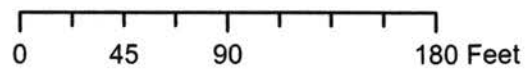
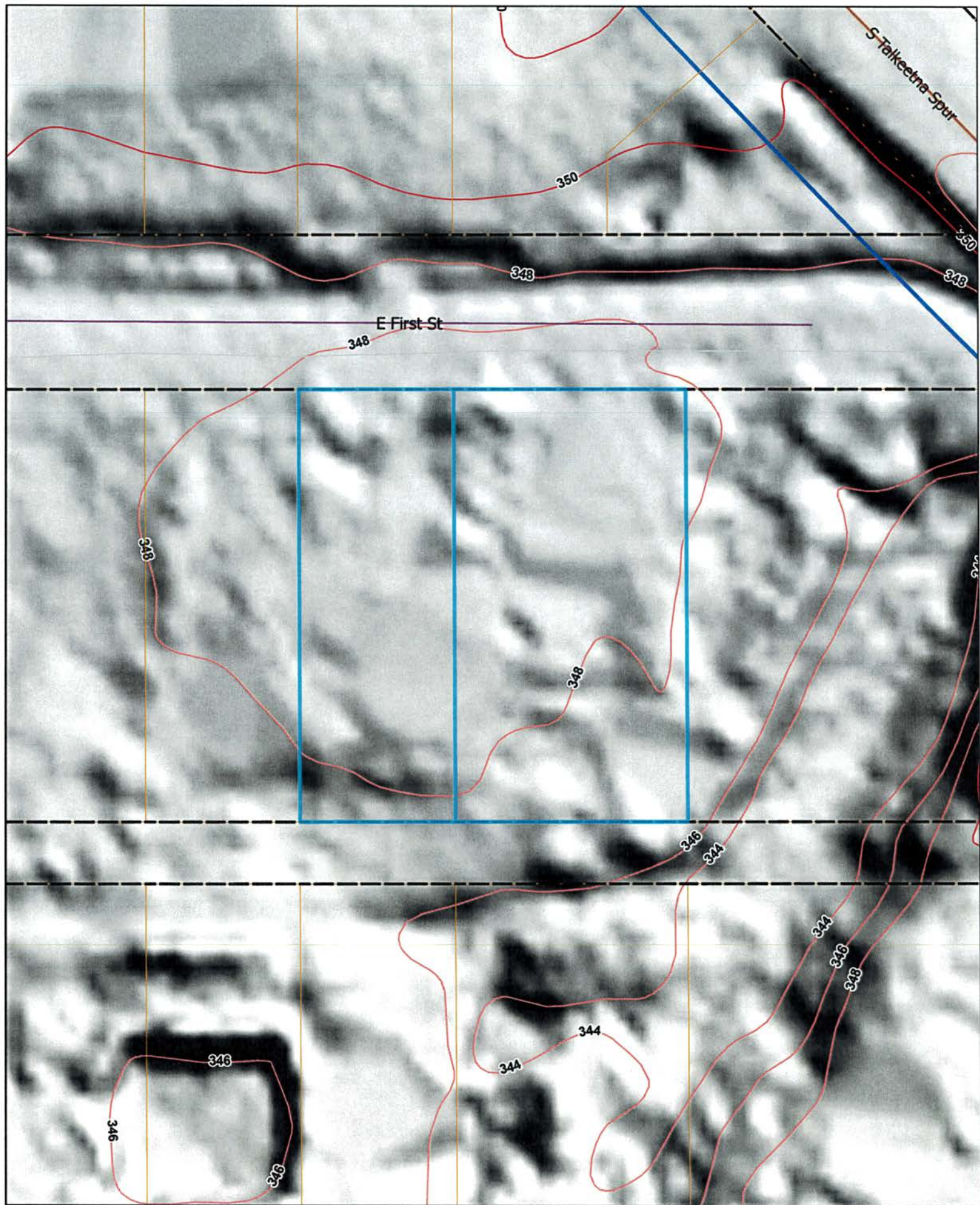
PLAT #98-17

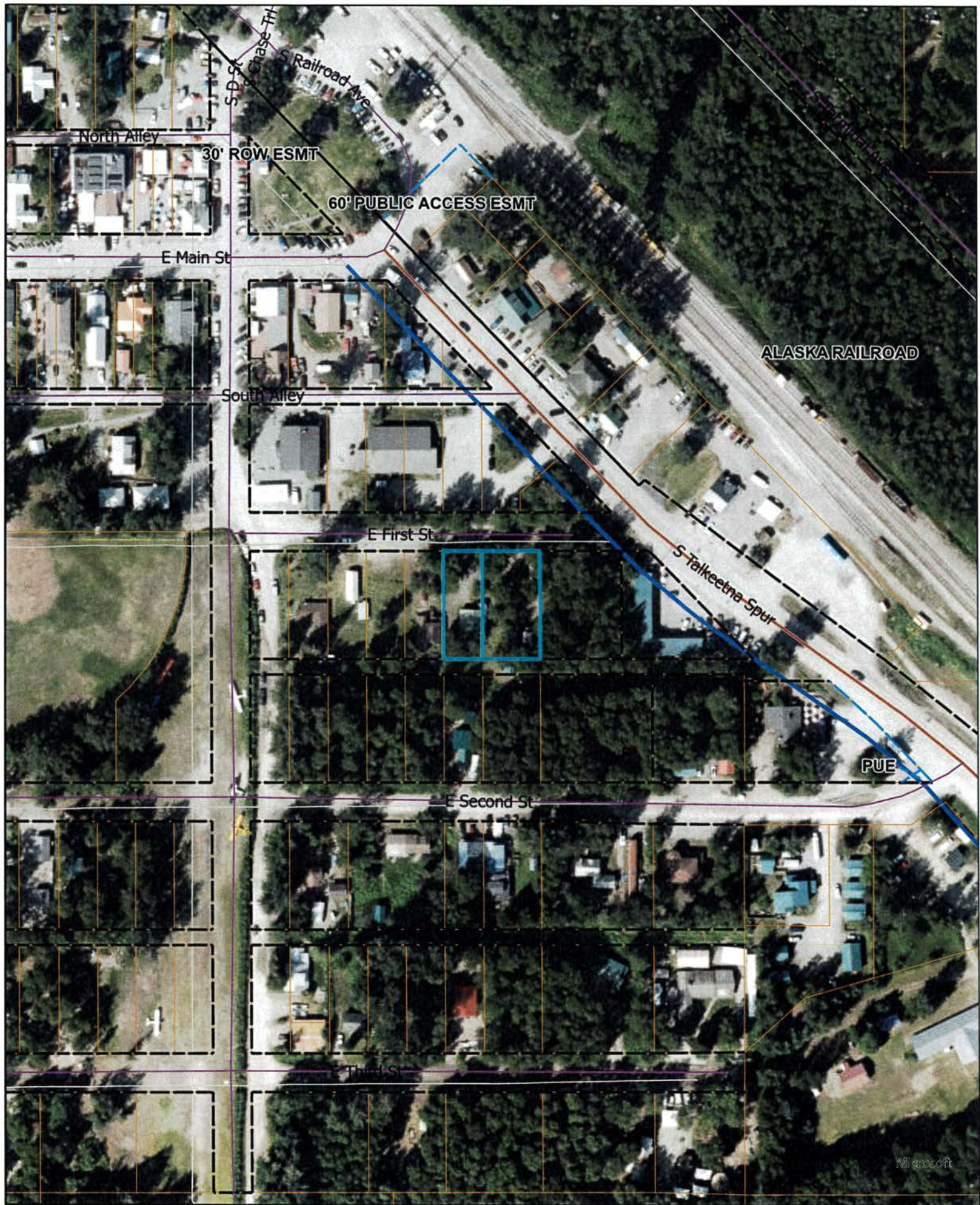
(10)

(21)

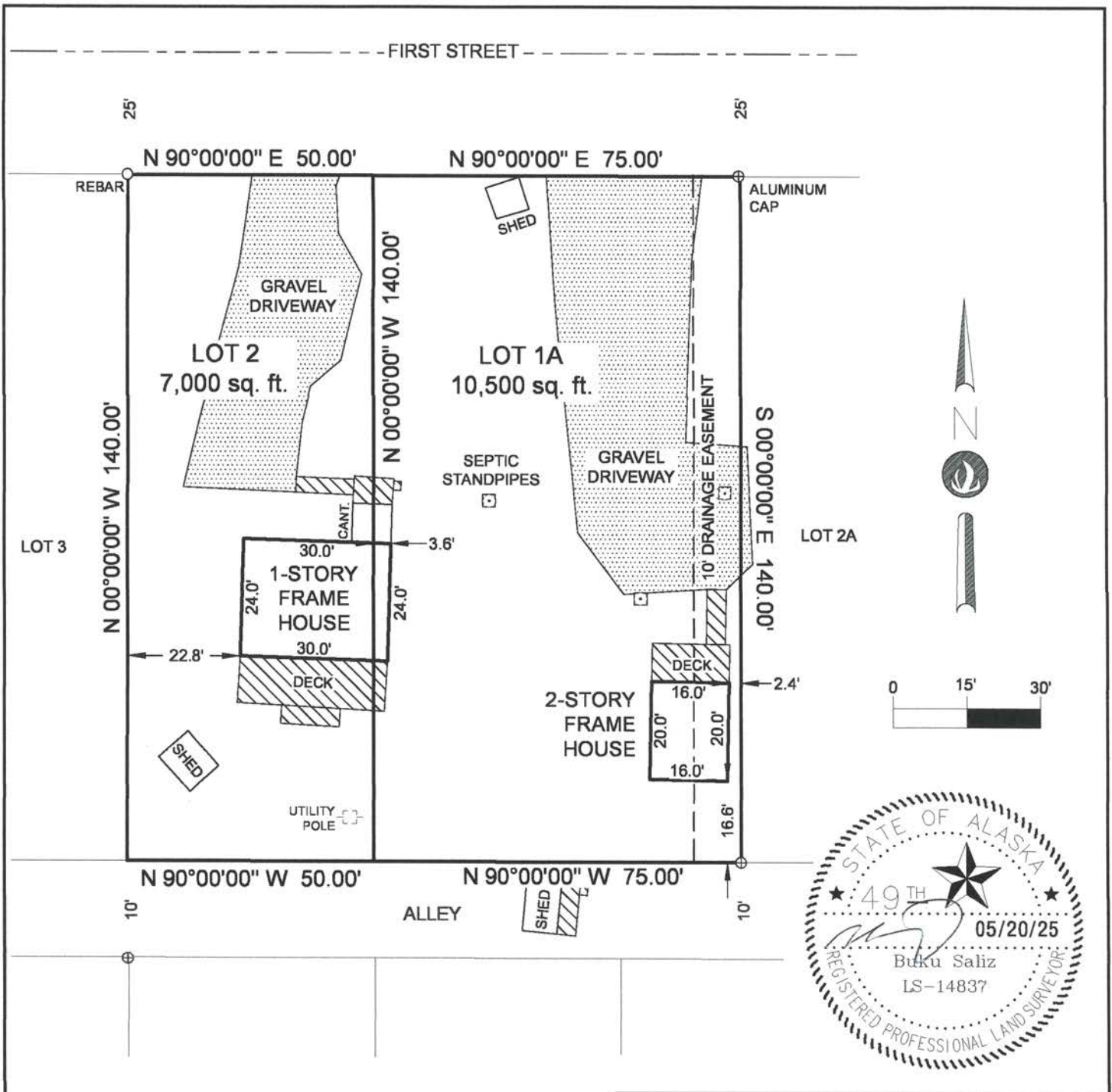


0 45 90 180 Feet





0 195 390 780 Feet



EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED SUBDIVISION PLAT (U.S.S. 1260, 98-17) ARE NOT SHOWN HEREON.

THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

UNDER NO CIRCUMSTANCES SHOULD ANY OF THE DATA HEREON BE USED FOR CONSTRUCTION OF FENCES, IMPROVEMENTS, OR FOR ESTABLISHING PROPERTY BOUNDARIES.

THIS SURVEY REPRESENTS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.

THIS MORTGAGE LOCATION SURVEY SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT EXPRESS CONSENT OF THE SURVEYOR IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT OF THE PREPARER SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS PRODUCT.

AS-BUILT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1A & 2, BLOCK 19, TALKEETNA TOWNSITE

TALKEETNA RECORDING DISTRICT, ALASKA AND THAT THE VISIBLE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND NO VISIBLE ENCROACHMENTS EXIST EXCEPT AS INDICATED.

DATED THIS 16th DAY OF MAY, 2025, AT ANCHORAGE, ALASKA.

FIXED HEIGHT, LLC

C.O.A. 122554

Land Surveying Services
600 W 41st. Ave, Ste. C, Anchorage, AK 99503

WWW.FIXEDHEIGHT.COM
207.222.8949

JOB # 25102

NO CORNERS SET THIS DATE

SCALE 1" = 30'

EXHIBIT B



Fixed Height, LLC
600 W 41st Ave, Ste C
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

RECEIVED
AUG 26 2025
PLATTING

August 26, 2025

Matthew Goddard
Platting
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645

RE: Flood Hazard Determination – Twigg Subdivision

Hi Matthew,

Per FIRM No. 02170C2803E, Effective Date March 17, 2011, the proposed Twigg Subdivision is wholly within Flood Zone X.

Thanks for your time.

Please let me know if you have any questions.

Have Fun

Buku Saliz, PLS, CFedS
907.290.8949
www.fixedheight.com

EXHIBIT C



Fixed Height, LLC
600 W 41st Ave, Ste C
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

August 26, 2025

Matthew Goddard
Platting
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645

RE: Water and Sewer Connects – Twigg Subdivision

Hi Matthew,

Per the property owner, the proposed Twigg Subdivision will not adversely affect the existing water and sewer connects.

Thanks for your time.

Please let me know if you have any questions.

Have Fun

Buku Saliz, PLS, CFedS
907.290.8949
www.fixedheight.com

RECEIVED
AUG 26 2025
PLATTING

EXHIBIT D

Matthew Goddard

From: Amanda Fleming
Sent: Tuesday, September 9, 2025 3:45 PM
To: Tammy Simmons; Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Chad Fry
Subject: RE: RFC Twigg Subdivision (MG)
Attachments: PW - TSW - As Built - 1988 - Water & Sewer Improvements - 6 of 41.PDF; PW - TSW - As Built - 1988 - Water & Sewer Improvements - 18 of 41.PDF

Hello all,

Sewer and water services are currently only provided to Block 19, Lot 2. At one point, water service extended over the shared lot line with Block 19, Lot 1A. This violates the Service Area Operating Rules, Rates & Procedures and, as a result, service was disconnected many years ago. There are sewer cleanouts on Lot 1A however, these are for an old septic system that is abandoned (according to the current property owner).

Attached are as-built drawings that indicate there were no sewer and water services stubbed out to either property when utility infrastructure was installed. Additionally, operators field verified and could not find stub outs on Lot 1A.

Based on that information, the proposed lot line change will not remove or conflict with current sewer and water services provided to either lot. Please let me know if you have additional questions for Talkeetna Sewer & Water. Thanks!

Amanda Fleming

Utilities/Facilities Operational Unit Supervisor - Talkeetna
Matanuska-Susitna Borough
O: (907) 861-8347
C: (907) 795-6664

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, September 9, 2025 2:38 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Amanda Fleming <Amanda.Fleming@matsugov.us>; Chad Fry <Chad.Fry@matsugov.us>
Subject: RE: RFC Twigg Subdivision (MG)

Hello,

Please verify with the Talkeetna sewer & water utility that the proposed lot line change will not remove any direct connections to sewer and water. Please provide confirmation that the two story house located within the drainage easement has been removed.

Thank you.

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

Sent: Tuesday, September 9, 2025 1:13 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; william55@gmail.com; rgerlach@mtaonline.net; Eric Chappel <Eric.Chappel@matsugov.us>; Ron Bernier <Ron.Bernier@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@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>; meadow@mea.coop

Subject: RFC Twigg Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Twigg Subdivision.

Please ensure all comments have been submitted by September 19, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Twigg](#)

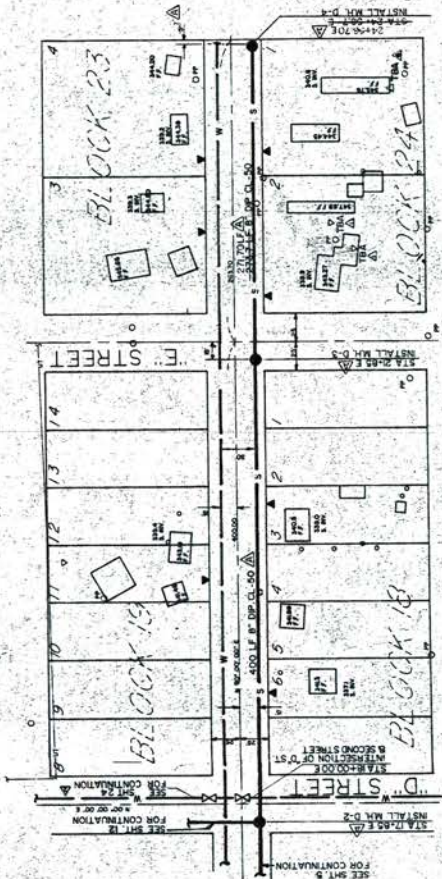
Feel free to contact me if you have any questions.

Thank you,

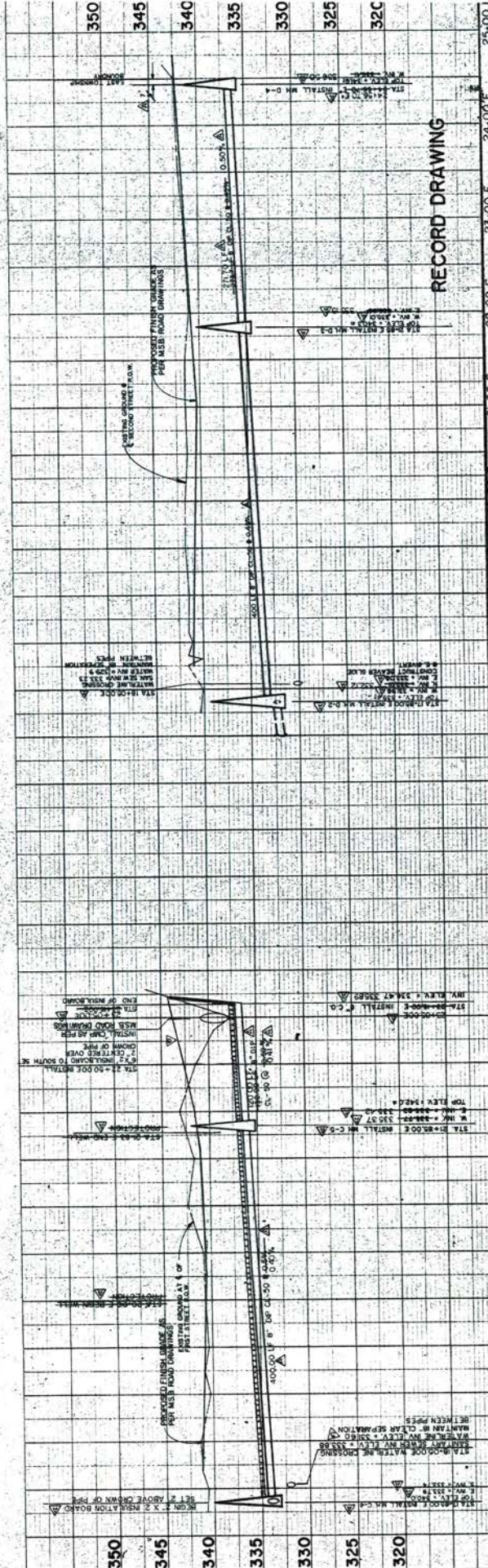
Matthew Goddard
Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

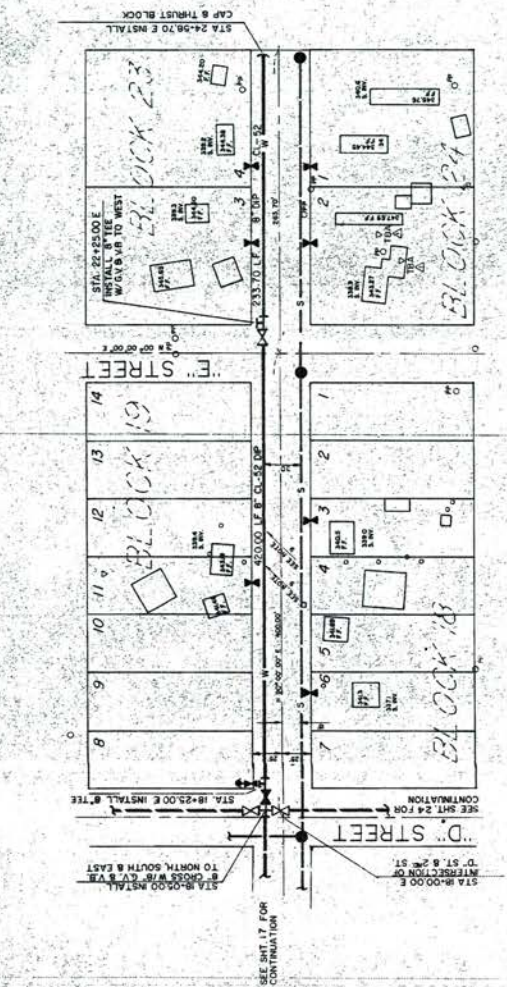


FIRST STREET

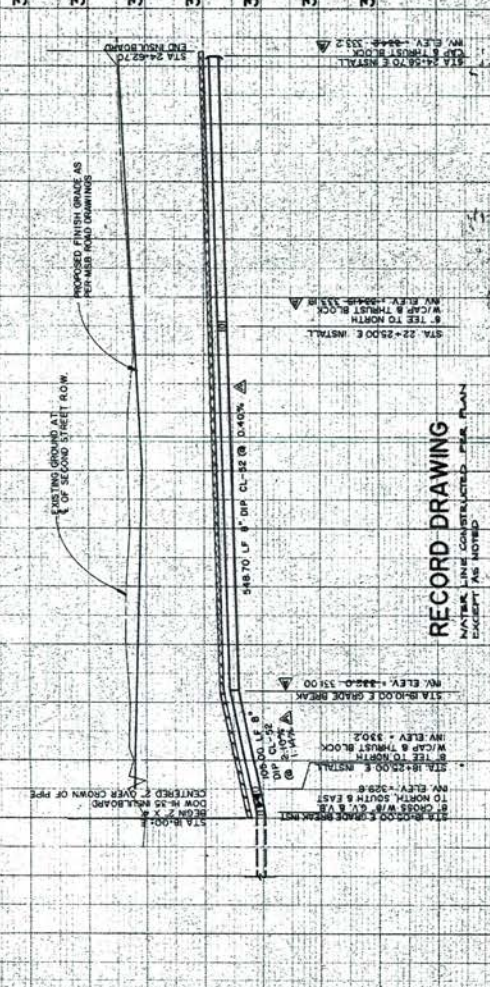


RECORD DRAWING

FILE NO.		23-000 E		21-000 E		20-000 E		19-000 E		18-000 E		17-000 E		16-000 E		15-000 E		14-000 E		13-000 E		12-000 E		11-000 E		10-000 E		9-000 E		8-000 E		7-000 E		6-000 E		5-000 E		4-000 E		3-000 E		2-000 E		1-000 E		0-000 E		1-000 E		2-000 E		3-000 E		4-000 E		5-000 E		6-000 E		7-000 E		8-000 E		9-000 E		10-000 E		11-000 E		12-000 E		13-000 E		14-000 E		15-000 E		16-000 E		17-000 E		18-000 E		19-000 E		20-000 E		21-000 E		22-000 E		23-000 E		24-000 E		25-000 E		26-000 E		27-000 E		28-000 E		29-000 E		30-000 E		31-000 E		32-000 E		33-000 E		34-000 E		35-000 E		36-000 E		37-000 E		38-000 E		39-000 E		40-000 E		41-000 E		42-000 E		43-000 E		44-000 E		45-000 E		46-000 E		47-000 E		48-000 E		49-000 E		50-000 E		51-000 E		52-000 E		53-000 E		54-000 E		55-000 E		56-000 E		57-000 E		58-000 E		59-000 E		60-000 E		61-000 E		62-000 E		63-000 E		64-000 E		65-000 E		66-000 E		67-000 E		68-000 E		69-000 E		70-000 E		71-000 E		72-000 E		73-000 E		74-000 E		75-000 E		76-000 E		77-000 E		78-000 E		79-000 E		80-000 E		81-000 E		82-000 E		83-000 E		84-000 E		85-000 E		86-000 E		87-000 E		88-000 E		89-000 E		90-000 E		91-000 E		92-000 E		93-000 E		94-000 E		95-000 E		96-000 E		97-000 E		98-000 E		99-000 E		100-000 E		101-000 E		102-000 E		103-000 E		104-000 E		105-000 E		106-000 E		107-000 E		108-000 E		109-000 E		110-000 E		111-000 E		112-000 E		113-000 E		114-000 E		115-000 E		116-000 E		117-000 E		118-000 E		119-000 E		120-000 E		121-000 E		122-000 E		123-000 E		124-000 E		125-000 E		126-000 E		127-000 E		128-000 E		129-000 E		130-000 E		131-000 E		132-000 E		133-000 E		134-000 E		135-000 E		136-000 E		137-000 E		138-000 E		139-000 E		140-000 E		141-000 E		142-000 E		143-000 E		144-000 E		145-000 E		146-000 E		147-000 E		148-000 E		149-000 E		150-000 E		151-000 E		152-000 E		153-000 E		154-000 E		155-000 E		156-000 E		157-000 E		158-000 E		159-000 E		160-000 E		161-000 E		162-000 E		163-000 E		164-000 E		165-000 E		166-000 E		167-000 E		168-000 E		169-000 E		170-000 E		171-000 E		172-000 E		173-000 E		174-000 E		175-000 E		176-000 E		177-000 E		178-000 E		179-000 E		180-000 E		181-000 E		182-000 E		183-000 E		184-000 E		185-000 E		186-000 E		187-000 E		188-000 E		189-000 E		190-000 E		191-000 E		192-000 E		193-000 E		194-000 E		195-000 E		196-000 E		197-000 E		198-000 E		199-000 E		200-000 E		201-000 E		202-000 E		203-000 E		204-000 E		205-000 E		206-000 E		207-000 E		208-000 E		209-000 E		210-000 E		211-000 E		212-000 E		213-000 E		214-000 E		215-000 E		216-000 E		217-000 E		218-000 E		219-000 E		220-000 E		221-000 E		222-000 E		223-000 E		224-000 E		225-000 E	
CONSTRUCTION RECORD		VERTICAL DATUM		PLAN CHECK		REVISIONS		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE		BY		REVISION		DATE																																																																																																			



SECOND STREET



RECORD DRAWING

WATER LINE CONSTRUCTED PER PLAN
EXCEPT AS NOTED



HPS
HIGH, PHUKAN, SORENSEN
CONSULTING ENGINEERS INC.



MATTHEWS SURTINA
BOBHOUGH
PUBLIC WORKS DEPT.

TALKEETNA
1988
WATER & SEWER
IMPROVEMENTS

**FIRST & SECOND STS
WATER
IMPROVEMENTS**

STA 18+05.00E TO STA 22+00.00E
@ STA 18+00E TO STA 24+62.70E

SCALE	DATE: 6/29/88	Sheet	18	of 41
HOE 1"=50'	FOR NO. 10102			

[illegible]

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 9, 2025 2:38 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons; Amanda Fleming; Chad Fry
Subject: RE: RFC Twigg Subdivision (MG)

Hello,

Please verify with the Talkeetna sewer & water utility that the proposed lot line change will not remove any direct connections to sewer and water. Please provide confirmation that the two story house located within the drainage easement has been removed.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, September 9, 2025 1:13 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; willjam55@gmail.com; rgerlach@mtaonline.net; Eric Chappel <Eric.Chappel@matsugov.us>; Ron Bernier <Ron.Bernier@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 Twigg Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Twigg Subdivision. Please ensure all comments have been submitted by September 19, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Twigg

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Tuesday, September 9, 2025 3:14 PM
To: Matthew Goddard
Subject: RE: RFC Twigg Subdivision (MG)
Attachments: Screenshot 2025-09-09 151222.png

They'll need DW permits as shown. No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, September 9, 2025 1:13 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; willjam55@gmail.com; rgerlach@mtaonline.net; Eric Chappel <Eric.Chappel@matsugov.us>; Ron Bernier <Ron.Bernier@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 Twigg Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Twigg Subdivision.
Please ensure all comments have been submitted by September 19, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Twigg

Feel free to contact me if you have any questions.

Thank you,

First Street



500 year
Flood Zone

13706

13718



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: 9/22/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Twigg Platting action #2025-127

The properties adjusting the lot line are within the West Talkeetna Townsite Special Use District.

By adjusting the lot line to create lots 1B & 2B; it will bring the 1-Story Frame house currently on lot 2 into compliance with setback requirements per MSB 17.25.055(F).

However, the 2-Story Frame house on lot 1B will still be in violation of MSB setback requirement per 17.25.055(F) which requires 10ft from the lot line. GFR filed Sept 29, 2003 (GFR03-0022) stated "determination not necessary" by how it was written for "future use". I believe this may need to be looked at again to determine if the structure existed prior to ordinance and then apply for the GFR to ensure they are not in violation.

Even if the owner obtains GFR for the 2-story structure, the shed in the alley way will need to be moved onto property and be in compliance with setbacks per 17.25.055(F)

No objection to the platting action continuing forward to bring the 1-story frame house into compliance with setbacks.



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

September 9, 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.

- **TWIGG SUBDIVISION**
(MSB Case # 2025-127)

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 H

CERTIFICATE OF OWNERSHIP

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

DURONDA L. TWIGG
PO BOX 13312
TRAPPER CREEK, ALASKA 99583

DATE

NOTARY'S ACKNOWLEDGEMENT

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

PERSONALLY APPEARED

MY COMMISSION EXPIRES

NOTARY PUBLIC

MONUMENT DETAILS



FOUND 2" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB



FOUND 2" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT 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 NUMBER: _____
DATE: _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

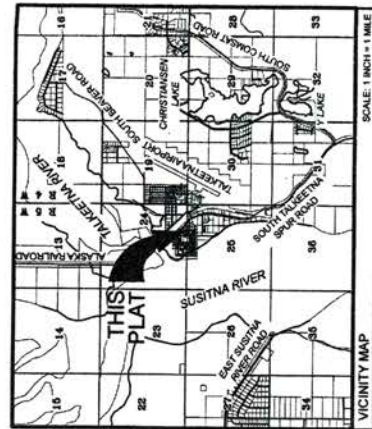
PLANNING AND LAND USE DIRECTOR
DATE

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS ARE PAID IN FULL FOR THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL
DATE



NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. 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 THE PARCELS SHOWN HEREON.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE CITY OF TALKEETNA STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837

Agenda Copy

RECEIVED

AUG 2 2025

PLATTING

A PLAT OF

TWIGG SUBDIVISION

A SUBDIVISION OF

LOT 1A, BLOCK 19, TALKEETNA TOWNSHIP (U.S. SURVEY 1280) AND LOT 2, BLOCK 23, TALKEETNA TOWNSHIP (PLAT No. 98-17) TOWNSHIP 28 NORTH, RANGE 05 WEST, SEWARD MERIDIAN TALKEETNA RECORDING DISTRICT, MATANUSKA-SUSTINA BOROUGH, ALASKA

CONTAINING 17,855 sq. ft.



FIXED HEIGHT

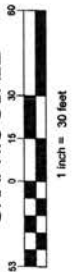
907 280 8400
WWW.FIXEDHEIGHT.COM
600 W 41ST AVE
ANCHORAGE AK 99503
C.O.A. 122544

SURVEY DATE: JULY 2025
SHEET: 1 OF 1
PROJECT NO.: 25102
DRAWN BY: BS
CHECKED BY: BS
SCALE: 1" = 30'

LEGEND

- ⑥ FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR
- FOUND 5/8" REBAR
- SET 2" ALUMINUM CAP ON 5/8" REBAR
- (R1) RECORD MEASUREMENT - U.S. SURVEY 1280 AND PLAT No. 98-17

GRAPHIC SCALE



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 17, 2025 1:28 PM
To: Matthew Goddard
Subject: RE: RFC Twigg Subdivision (MG)

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

Sorry for the typo Section is 25 not 23.

Thanks,

GCI | OSP Design

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

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

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 17, 2025 1:22 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: RE: RFC Twigg Subdivision (MG)

Matthew,

In review GCI has no objections, only a comment for the attached signed plat, the legal description in the title block needs to show the Section to be 23.

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, September 9, 2025 1:13 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; william55@gmail.com; rgerlach@mtaonline.net; Eric Chappel <Eric.Chappel@matsugov.us>; Ron Bernier <Ron.Bernier@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@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>; meadow@mea.coop
Subject: RFC Twigg Subdivision (MG)

CERTIFICATE OF OWNERSHIP

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

DURONDA L. TWIGG
FO BOX 13012
THRAPPER CREEK, ALASKA 99683

DATE

NOTARY'S ACKNOWLEDGEMENT

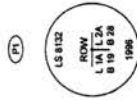
SUBSCRIBED AND SWORN TO, BEFORE ME,
THIS ____ DAY OF _____, 20__.

PERSONALLY APPEARED

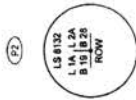
MY COMMISSION EXPIRES

NOTARY PUBLIC

MONUMENT DETAILS



FOUND 2" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB



FOUND 2" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NUMBER: _____

DATE: _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

DATE



NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS 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. 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.

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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837

Agenda Copy

RECEIVED

AUG 2 2 2025

PLATTING

A PLAT OF

TWIGG SUBDIVISION

A SUBDIVISION OF

LOT 1A, BLOCK 19, TALKEETNA TOWNSHIP (U.S. SURVEY 1280) AND LOT 2, BLOCK 23, TALKEETNA TOWNSHIP (PLAT No. 98-17) TOWNSHIP 28 NORTH, RANGE 05 WEST, SEWARD MERIDIAN TALKEETNA RECORDING DISTRICT, MATANUSKA-SUSITNA BOROUGH, ALASKA

CONTAINING 17,252 sq. ft.



FIXED HEIGHT LLC

507.200 8949
WWW.FIXEDHEIGHT.COM
800.348.4337
ANCHORAGE, AK 99503
C.O.A. 122544

DRAWN BY: XK

CHECKED BY: XK

SCALE: 1" = 30'

APPROVED AS: SHOWN ☒ CORRECTED ☐

SIGN: Mervyn Armada, DATE: 8/1/2025

FCI ENGINEERING & DESIGN

LOT LINE VACATED BY THIS PLAT

SUBDIVISION BOUNDARY

PROPERTY LINE CREATED BY THIS PLAT

20' DRAINAGE EASEMENT

LEGEND

- ⊕ FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR
- FOUND 5/8" REBAR
- SET 2" ALUMINUM CAP ON 5/8" REBAR
- (R1) RECORD MEASUREMENT - U.S. SURVEY 1280 AND PLAT No. 98-17

GRAPHIC SCALE



CERTIFICATE OF OWNERSHIP

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

DURONDA L. TWIGG
PO BOX 13312
TRAPPER CREEK, ALASKA 99683

DATE

NOTARY'S ACKNOWLEDGEMENT

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

PERSONALLY APPEARED

MY COMMISSION EXPIRES

NOTARY PUBLIC

MONUMENT DETAILS

P1

LS 8132
ROW
L 1A L 2A
B 19 B 28
1996

FOUND 2" ALUMINUM
CAP MONUMENT,
AT GRADE,
PLUMB

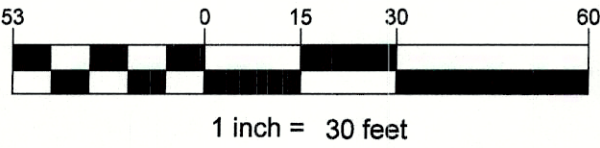
P2

LS 8132
L 1A L 2A
B 19 B 28
ROW

FOUND 2" ALUMINUM CAP
MONUMENT,
AT GRADE,
PLUMB



GRAPHIC SCALE



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NUMBER: _____
DATE: _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

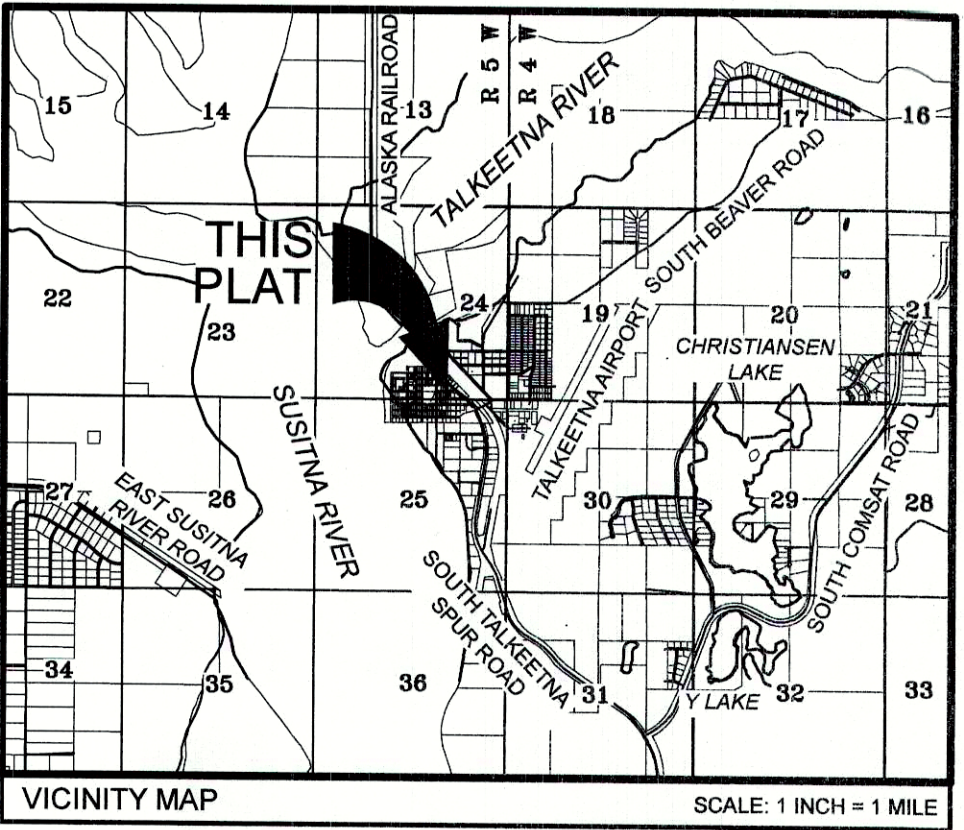
ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

DATE



NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. 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 THE PARCELS SHOWN HEREON.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837

Agenda Copy

RECEIVED
AUG 2 2 2025
PLATTING

A PLAT OF

TWIGG SUBDIVISION

A SUBDIVISION OF

LOT 1A, BLOCK 19, TALKEETNA TOWNSITE (U.S. SURVEY 1260)
AND LOT 2, BLOCK 23, TALKEETNA TOWNSITE (PLAT No. 98-17)
TOWNSHIP 26 NORTH, RANGE 05 WEST, SEWARD MERIDIAN
TALKEETNA RECORDING DISTRICT, MATANUSKA-SUSITNA BOROUGH, ALASKA
CONTAINING 17,505 sq. ft.



FIXED HEIGHT LLC

907.290.8949
WWW.FIXEDHEIGHT.COM

600 W 41ST AVE.
ANCHORAGE, AK 99503
C.O.A. 122544

SURVEY DATE: JULY, 2025

DRAWN BY: XK

SHEET: 1 OF 1

CHECKED BY: BS

PROJECT NO.: 25102

SCALE: 1" = 30'

LEGEND

- ⊕ FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR
- FOUND 5/8" REBAR
- SET 2" ALUMINUM CAP ON 5/8" REBAR
- (R1) RECORD MEASUREMENT - U.S. SURVEY 1260 AND PLAT No. 98-17

- LOT LINE VACATED BY THIS PLAT
- ===== SUBDIVISION BOUNDARY
- ===== PROPERTY LINE CREATED BY THIS PLAT
- 20' DRAINAGE EASEMENT

30

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 15, 2025**

ABBREVIATED PLAT: **TWIN BIRCHES**

LEGAL DESCRIPTION: **SEC 28, T18N, R02E S.M., AK**

PETITIONER: **MICHAEL N. & PEGGY S. NYSTROM**

SURVEYOR: **ALL POINTS NORTH, LLC**

ACRES: **1.000 +/-** PARCELS: **1**

REVIEWED BY: **FRED WAGNER**

CASE: **2025-129**

REQUEST:

The request is to create one lot from Lots 26, 27 & 28, Block 1, Bailey Heights, Plat #7-46, to be known as **TWIN BIRCHES**, containing 1.000 acres +/- . The parcel is located east of N. Glenn Highway and directly west of N. Hilltop Drive (Tax ID#s 3003B01L026-L028); within Section 28, Township 17 North, Range 02 East, Seward Meridian, Alaska.. In the Farm Loop Community Council and Assembly District #2.

EXHIBITS:

Vicinity Map

Exhibit A

AGENCY COMMENTS:

MSB Code Compliance

Exhibit B

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

COMMENTS:

MSB Code Compliance (**Exhibit B**) has no objection to the platting action.

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

CONCLUSION

The plat of Twin Birches is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey,

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

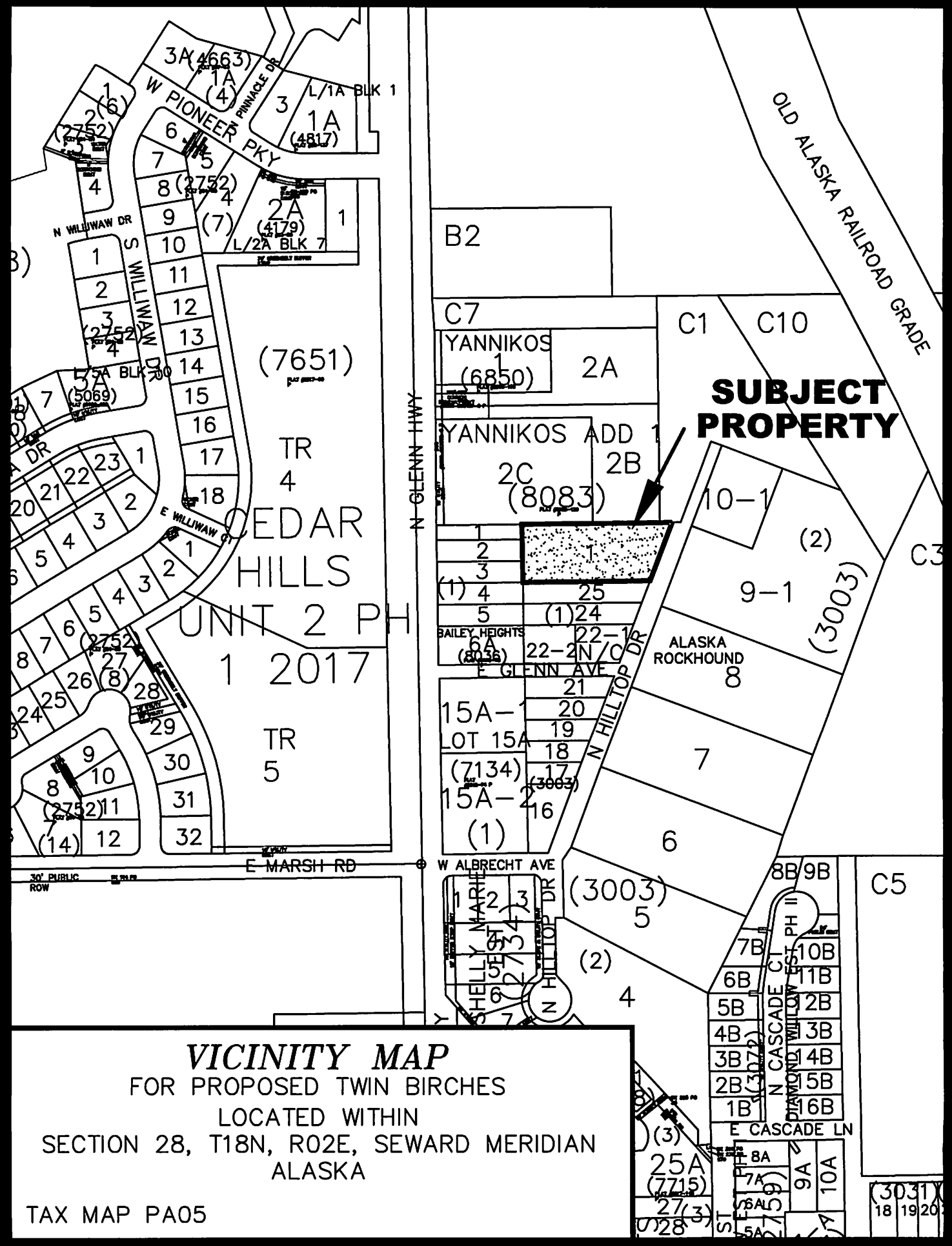
FINDINGS of FACT:

1. The abbreviated plat of Twin Birches is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines 3 lots into 1 lot within Bailey Heights lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies or from the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Bailey Heights, (Plat #7-46) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **TWIN BIRCHES** contingent on the following recommendations:

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





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: 9/25/2025

TO: Fred Wagner, PLS – MSB Platting Officer

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Twin Birches #2025-129

There is a garage and a house crossing over lot lines between Lots 27 & 28. The proposed lot line eliminations to combine lots 26, 27 & 28 into one parcel will bring these structures into compliance with MSB 17.55 ordinance for setback requirements.

However, I cannot confirm that the house on lot 28 is in compliance with MSB setbacks requirements from the northern property line, as there was not an as-built survey showing the distance from the structures to the existing or proposed lot lines.

No objection to the platting action continuing forward to eliminate two lot lines to create one large lot;



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NUMBER: _____

DATED: _____

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

PLANNING AND LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL: _____

DATED: _____

OWNERSHIP CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

OWNERS: _____

DATED: _____
MICHAEL N NYSTROM
PEGGY S NYSTROM
3450 N. HILLTOP DR.
PALMER, AK 99645

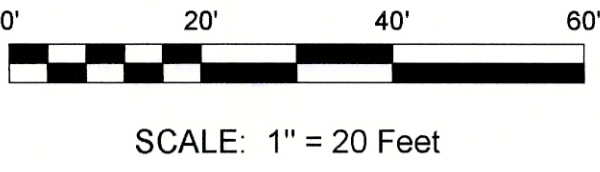
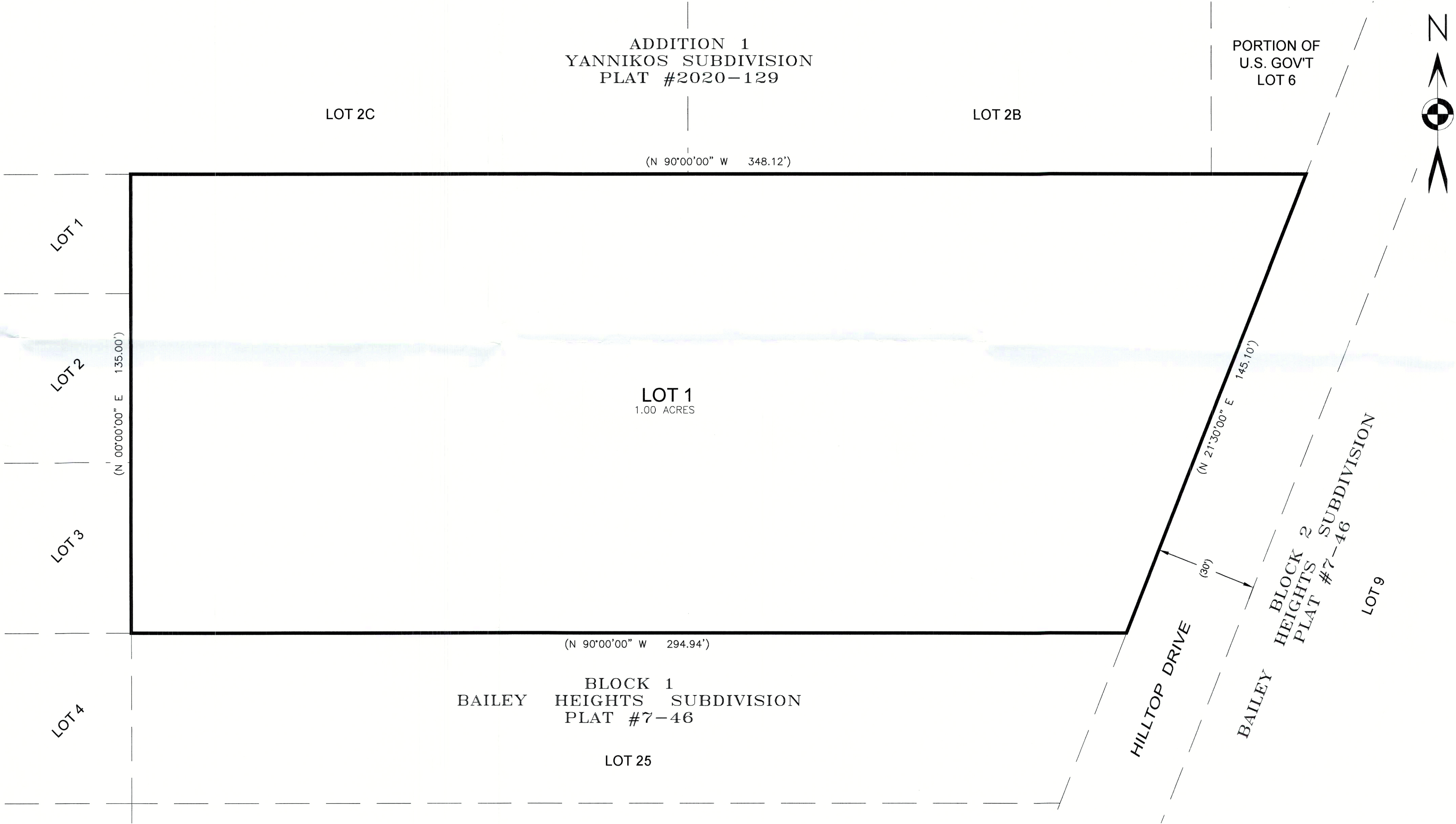
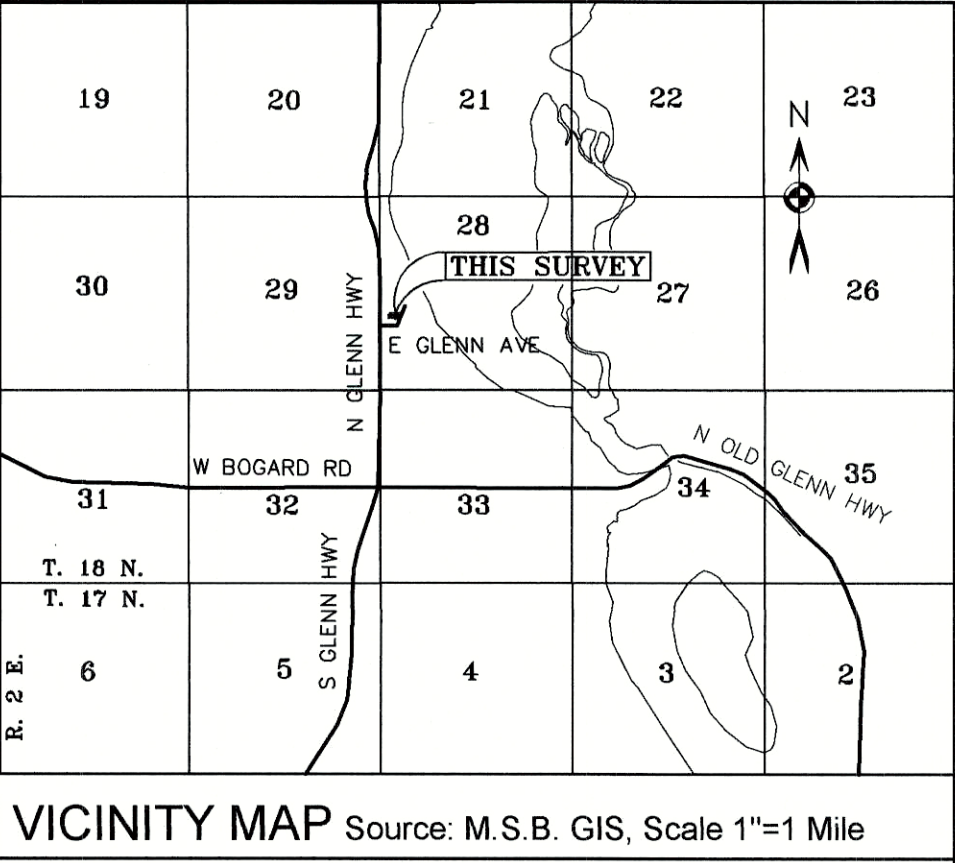
NOTARY'S ACKNOWLEDGEMENT

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

FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



SURVEYORS STATEMENT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM THE OFFICIAL PLAT RECORDED APRIL 22, 1949 IN BOOK 7, PAGE 46, PALMER RECORDING DISTRICT.

DATE: _____



SURVEYOR

MAX A. SCHILLINGER
ALL POINTS NORTH, LLC
AK ENTITY #10057806
P.O. BOX 4207,
17600 E. RAMBLING RD.
PALMER, AK. 99645
907-746-4185

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 THE PARCELS SHOWN HEREON.
- 2) NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 3) RECORD INFORMATION FOR THIS PLAT WAS TAKEN FROM THE OFFICIAL PLAT RECORDED APRIL 22, 1949 IN BOOK 7, PAGE 46, PALMER RECORDING DISTRICT.

Agenda Copy
RECEIVED
AUG 12 2025
PLATTING

PLAT OF

TWIN BIRCHES

A RESUBDIVISION OF LOTS 26, 27, & 28
BLOCK 1, BAILEY HEIGHTS SUBDIVISION, PLAT #7-46
ACCORDING TO THE OFFICAL PLAT RECORDED APRIL 22, 1949
IN BOOK 7, PAGE 46, P.R.D.

CONTAINING 1.00 ACRES, WITHIN THE SW 1/4 OF SECTION 28
TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA