

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.

November 26, 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. **PAHKALA SUBDIVISION:** The request is to create one lot from Lots 7 and 8, Lupine Lane Acres Addition 2, Plat 86-179, to be known as Pahkala Subdivision, containing 2.43 acres +/- . The plat is located directly south of West Christina Court, east of South Norwich Lane, and north of Lucy Lake, located within the NE ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska, Assembly District 003, and Community Council Knik-Fairview. (*Petitioner/Owner: Steven & Christine Pahkala, Staff: Cayman Reynolds, Case #2025-155*)

B. **HARTLEY ESTATES:** The request is to create 2 lots from Tract A, Wisteria Meadows Addition 1, Plat 2024-105, (Tax ID# 8544000T00A) to be known as Hartley Estates, containing 10 acres +/- . The property is directly south and east of E. Gunnysack Road, north of S. Mary Street, and west of E. Wisteria Avenue; within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Randy Moffit, Staff: Chris Curlin, Case #2025-156*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **November 26, 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:** The Secretary reports the number of public hearing notices sent out and the date they were 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:** The 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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 26, 2025

ABBREVIATED PLAT: **PAHKALA SUBDIVISION**

LEGAL DESCRIPTION: **SEC 35, T17N, R02W S.M., AK**

PETITIONER: **STEVEN & CHRISTINE PAHKALA**

SURVEYOR: **BULL MOOSE SURVEYING**

ACRES: **2.43 +/-** PARCELS: **1**

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-155

REQUEST:

The request is to create one lot from Lots 7 and 8, Lupine Lane Acres Addition 2, Plat 86-179, to be known as **PAHKALA SUBDIVISION**, containing 2.43 acres +/- . The plat is located directly south of West Christina Court, east of South Norwich Lane, and north of Lucy Lake, located within the NE ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska, Assembly District 003 and Community Council Knik-Fairview.

EXHIBITS:

Vicinity Maps

Exhibit A – 4 pgs

AGENCY COMMENTS:

Development Services

Exhibit B – 1 pg

Code Compliance

Exhibit C – 1 pg

USACE

Exhibit D – 1 pg

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

COMMENTS:

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 Pahkala 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.

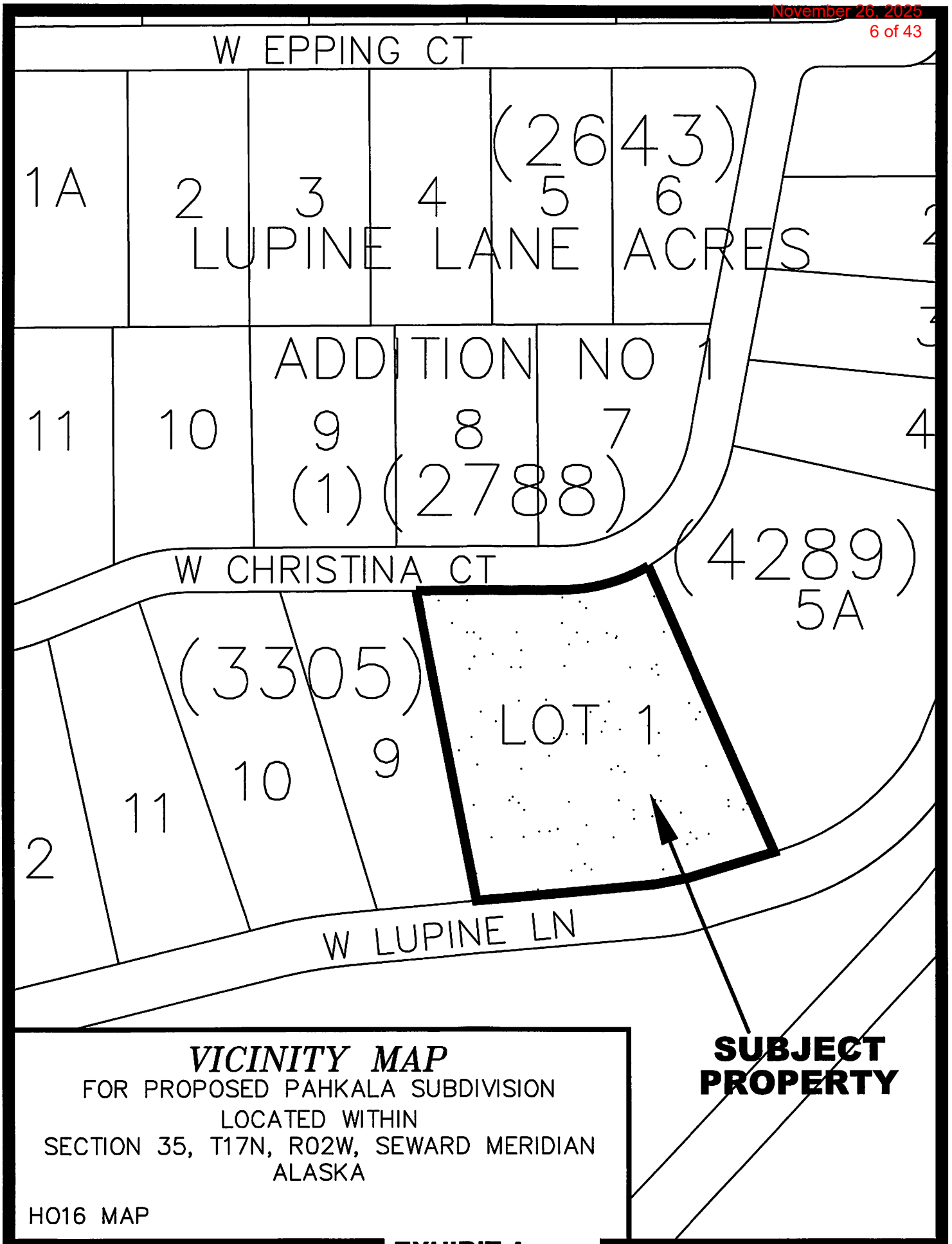
FINDINGS of FACT:

1. The abbreviated plat of Pahkala 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 Pahkala 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 Lupine Lane Acres Addition No 2 (Plat #86-179), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Pahkala 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 PAHKALA SUBDIVISION

LOCATED WITHIN

SECTION 35, T17N, R02W, SEWARD MERIDIAN
ALASKA

H016 MAP

EXHIBIT A





5030

5000

4960

4930

4900

4820

4840

5031

5001

4951

4901

4870

W Christina Ct

5030

5000

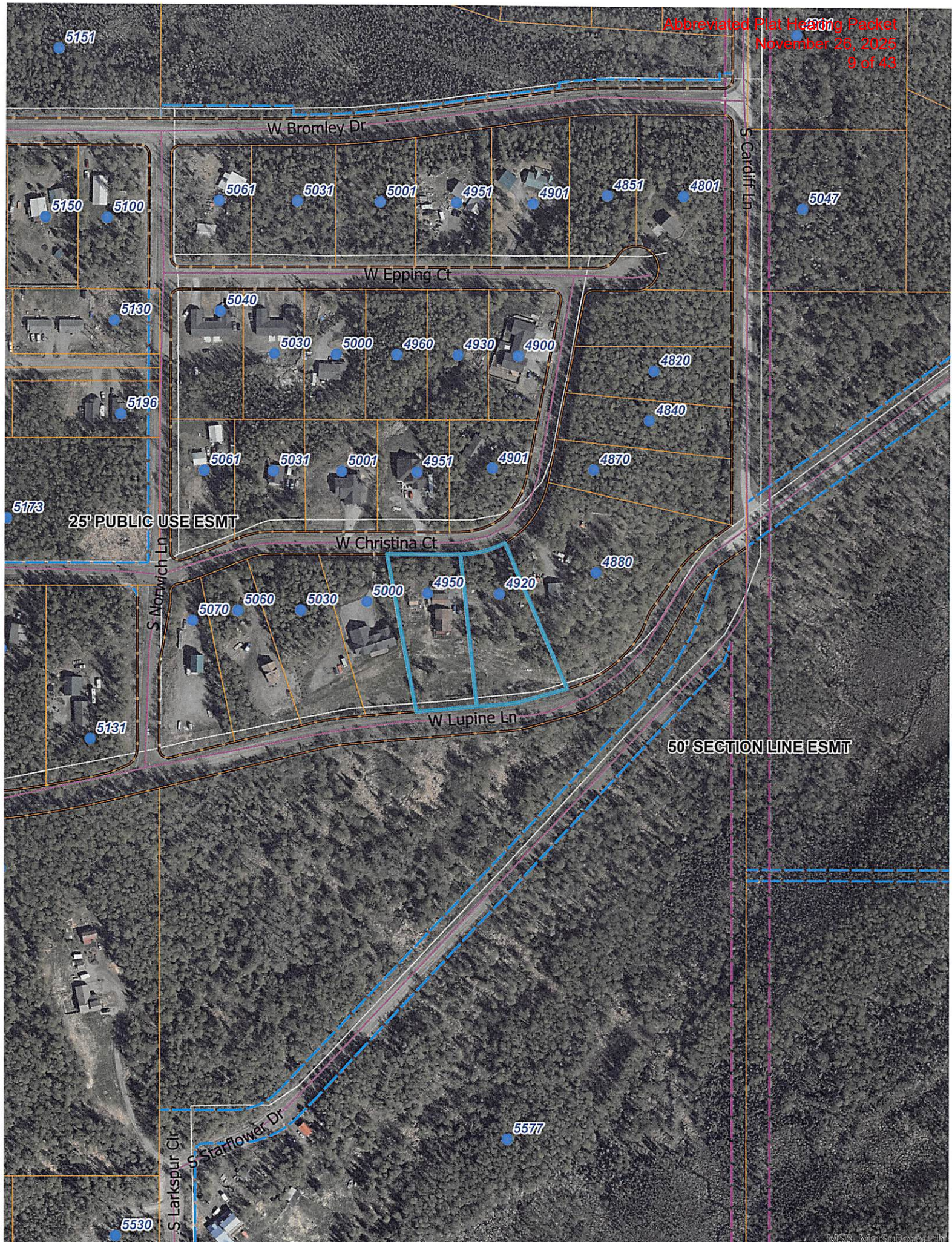
4950

4920

4880

W Lupine Ln

S Starflower Dr



Cayman Reynolds

From: Permit Center
Sent: Thursday, October 23, 2025 4:08 PM
To: Cayman Reynolds
Subject: RE: RFC Pahkala Subdivision CR

No 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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, October 23, 2025 3:37 PM
To: Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov
Subject: RFC Pahkala Subdivision CR

Hello,

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

Please ensure all comments have been submitted by November 7, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ Pahkala Subdivision

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us



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: 11/04/2025

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Pahkala Subdivision Platting action 2025-155

There are no open/active Code Compliance cases upon existing Lot 7 or 8 at this time.

Code Compliance has no objection to eliminating the lot line between Lot 7 & 8 to create one parcel to be known as Pahkala Subdivision Lot 1

Cayman Reynolds

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Thursday, October 23, 2025 5:49 PM
To: Cayman Reynolds
Subject: RE: RFC Pahkala Subdivision CR

Hello Cayman,

Cursory review of the documents provided regarding the plan to replat a part of the Pahkala Subdivision in unincorporated Matanuska Susitna Borough indicates that there are no waters of the U.S. within the project area and thus none that would be affected by the project. Hence, there would be no need to apply for a Department of the Army permit. Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at the website linked below.

V/r, Greg



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory



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

rrs.usace.army.mil

From: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Thursday, October 23, 2025 4:46 PM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: FW: RFC Pahkala Subdivision CR

Please review the message below as Reg of the Day and respond as needed.

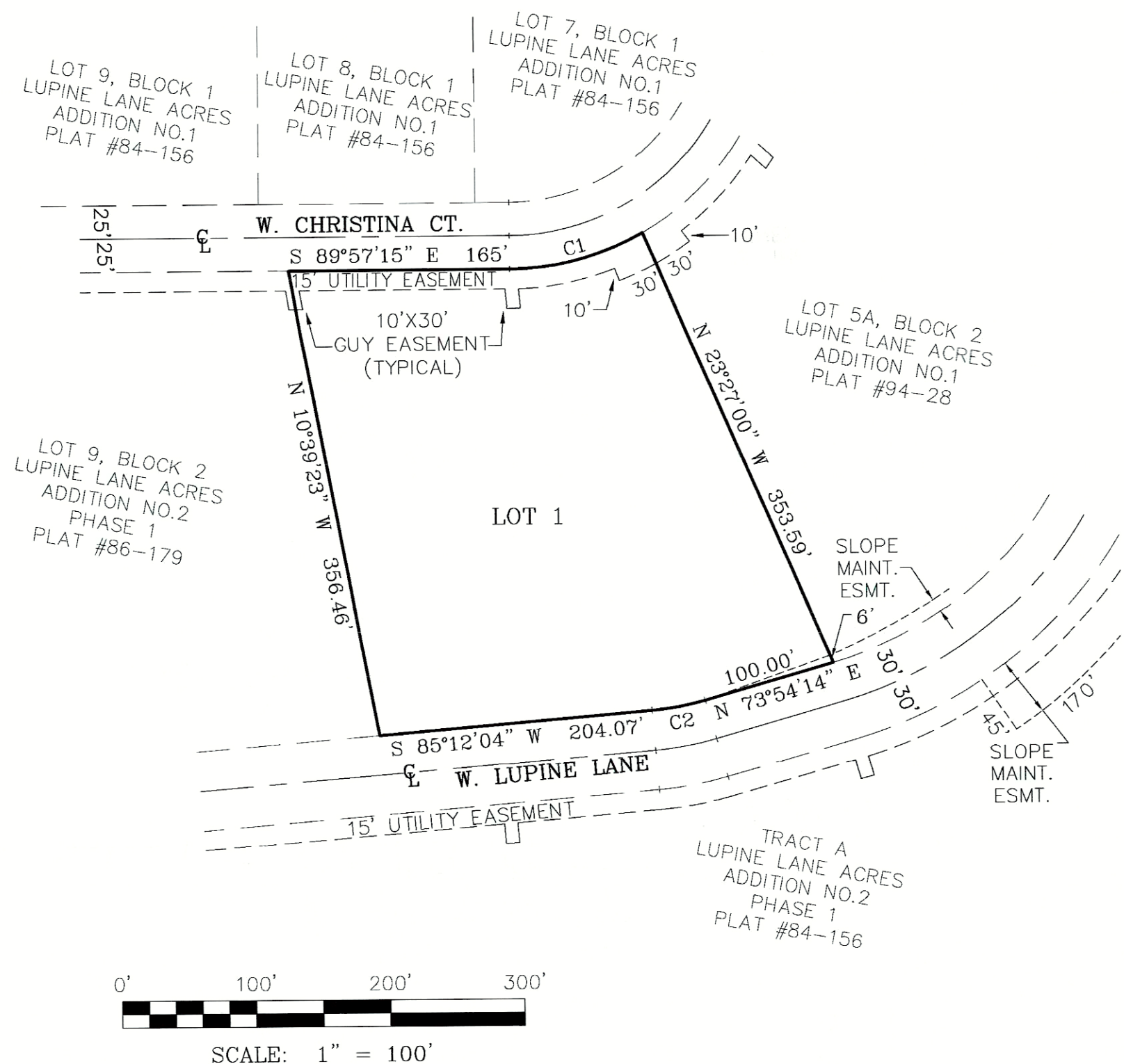
-Sara J

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, October 23, 2025 3:37 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Pahkala Subdivision CR

Hello,

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	103.93'	102.76'	S 75°09'33" W	29°46'24"
C2	205.00'	40.42'	40.36'	S 79°33'36" W	11°17'54"



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 3. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 9, 1961 IN BOOK 32, PAGE 428
 4. COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: DECEMBER 30, 1983 IN BOOK 338, PAGE 835
AMENDED: MARCH 13, 1987 IN BOOK 506, PAGE 399

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

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

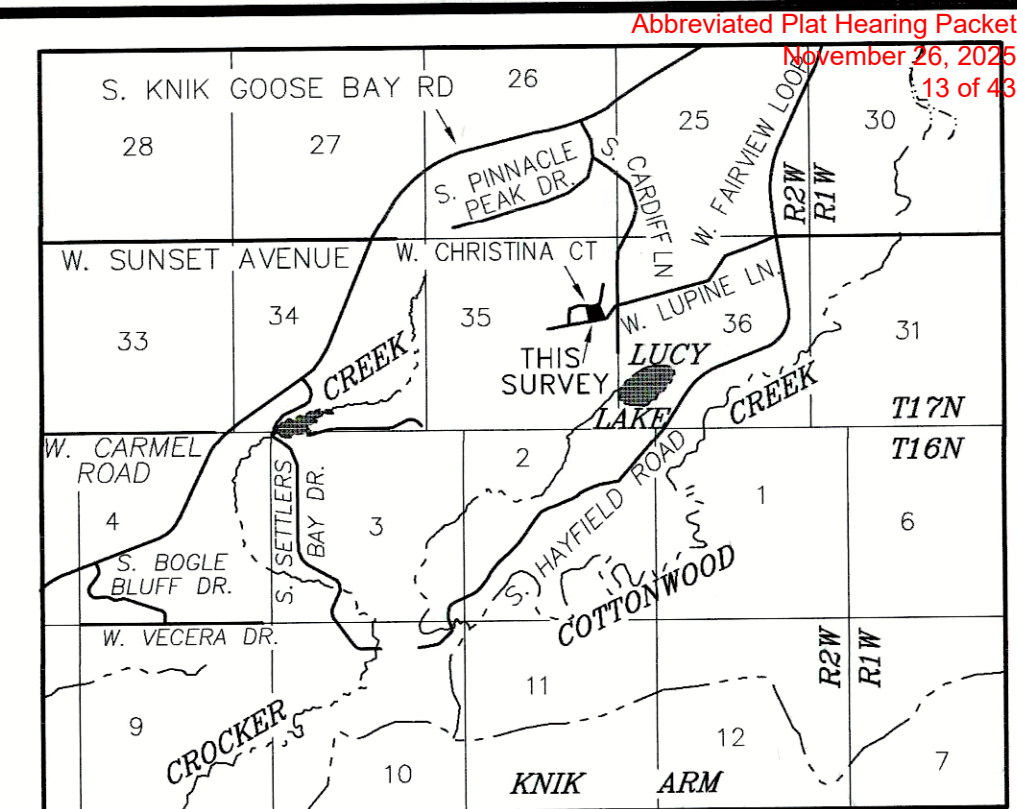
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #86-179



ROBERT S. HOFFMAN, P.L.S. _____ 4/20/2025
LS-10609 PROFESSIONAL LAND SURVEYOR _____ DATE _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

STEVEN J. PAHKALA _____ DATE _____
PO BOX 874655
WASILLA, ALASKA 99687-4655

CHRISTINE M. PAHKALA _____ DATE _____
PO BOX 874655
WASILLA, ALASKA 99687-4655

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR STEVEN J. PAHKALA
CHRISTINE M. PAHKALA
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



PAHKALA SUBDIVISION

A REPLAT OF:
LOTS 7 & 8, BLOCK 2
LUPINE LANE ACRES ADDITION NO.2
PHASE 1
PLAT #86-179

LOCATED WITHIN:
SECTION 35, T17N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.43 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE _____
WASILLA, ALASKA 99654 _____
DRAWN BY: TGC _____
DATE: 4/20/2025 _____
CHECKED BY: RSH _____
OFFICE: (907) 357-6957
office@bullmoosesurveying.com
DRAWING SCALE:
1"=100'
SHEET
1 OF 1

30@

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 26, 2025

ABBREVIATED PLAT: HARTLEY ESTATES
LEGAL DESCRIPTION: SEC 10, T17N, R02E S.M., AK
PETITIONERS: RANDY MOFFITT
SURVEYOR/ENGINEER: KEYSTONE/HOLLER
ACRES: 10.00 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-156

REQUEST:

The request is to create 2 lots from Tract A, Wisteria Meadows Addition 1, Plat 2024-105, to be known as **HARTLEY ESTATES**, containing 10 acres +/- . The property is directly south and east of E. Gunnysack Road, north of S. Mary Street, and west of E. Wisteria Avenue; within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District 2.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

USACE
Pre-Design & Engineering
Permit Center
Utilities

Exhibit C – 1 pg
Exhibit D – 10 pgs
Exhibit E – 2 pgs
Exhibit F – 5 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 3.31 to 6.69 acres. Proposed lots will take access from S. Mary Street and W. Wisteria Avenue, MSB owned roads not yet accepted for Borough maintenance.

Topographic Narrative: A Soils Report was submitted by Curtis Holler, PE with Holler Engineering (**Exhibit B**), pursuant to MSB 43.20.281(A)(1). A single testhole was logged on 10/01/25 near the lotline common to both lots. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoils and silty sands extending down to 5.5'. Receiving soils under the topsoils were found to be relatively clean sands and gravels down to 13 .5'. Soils encountered were typical for the area, based

on our prior experiences in the neighborhood. A copy of the testhole log and a location/topography map is attached.

COMMENTS:

USACE (Exhibit C) cursory review of the documents provided regarding the proposed subdivision at the Hartley Estates within the Matanuska-Susitna Borough indicates that there are no waters of the U.S. within the project area and none would be affected by the project. Hence, there would be no need to apply for a Department of the Army permit. Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at the website linked below.

MSB Pre-Design & Engineering: (Exhibit D) PD&E comments that Mary Street and Wisteria Avenue have not yet been accepted for Borough maintenance. There should be a condition of approval that either the roads are accepted for maintenance, or the petitioner must work with the developer of Wisteria Meadows to ensure completion of the remaining punch list items (see attached).

MSB Permit Center: (Exhibit E) They'll need a DW permit as shown. No other comments from the Permit Center.

Utilities: (Exhibit E)

ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comments.

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

CONCLUSION

The plat of **HARTLEY ESTATES** 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.

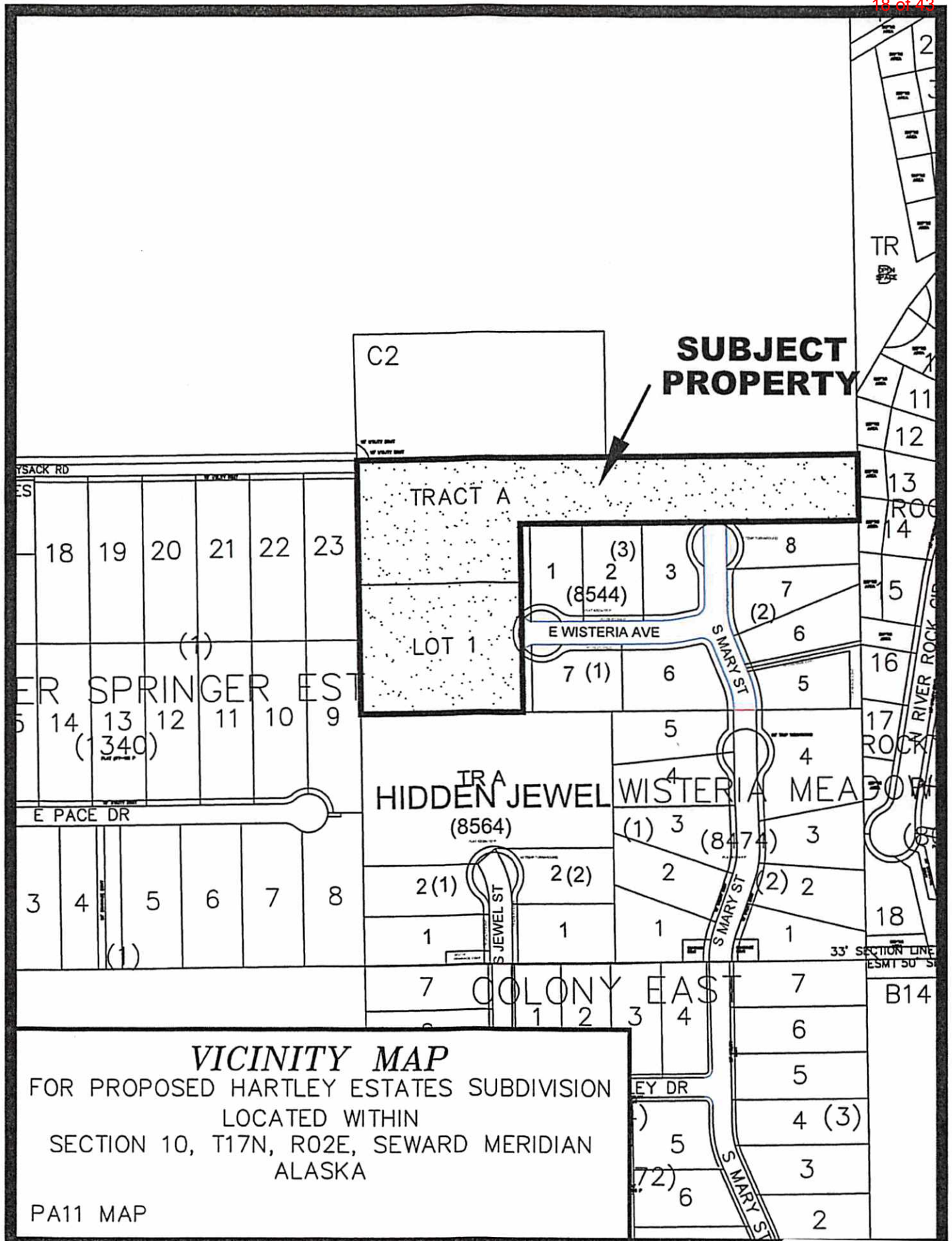
FINDINGS of FACT:

1. The abbreviated plat of **HARTLEY ESTATES** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Emergency Services, Assessments; MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

**Staff recommends approval of the abbreviated plat of HARTLEY ESTATES, within Section 10, Township 17 North, Range 02 East, 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. Provide Platting Staff with road acceptance of E. Wisteria Avenue and S. Mary Street or, Work with the developer of Wisteria Meadows to ensure completion of the remaining punch list items.
4. Provide Platting Staff with a copy of a Driveway Permit Application.
5. Pay postage and advertising fees.
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.



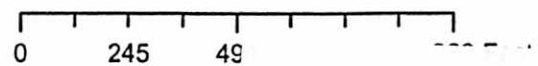
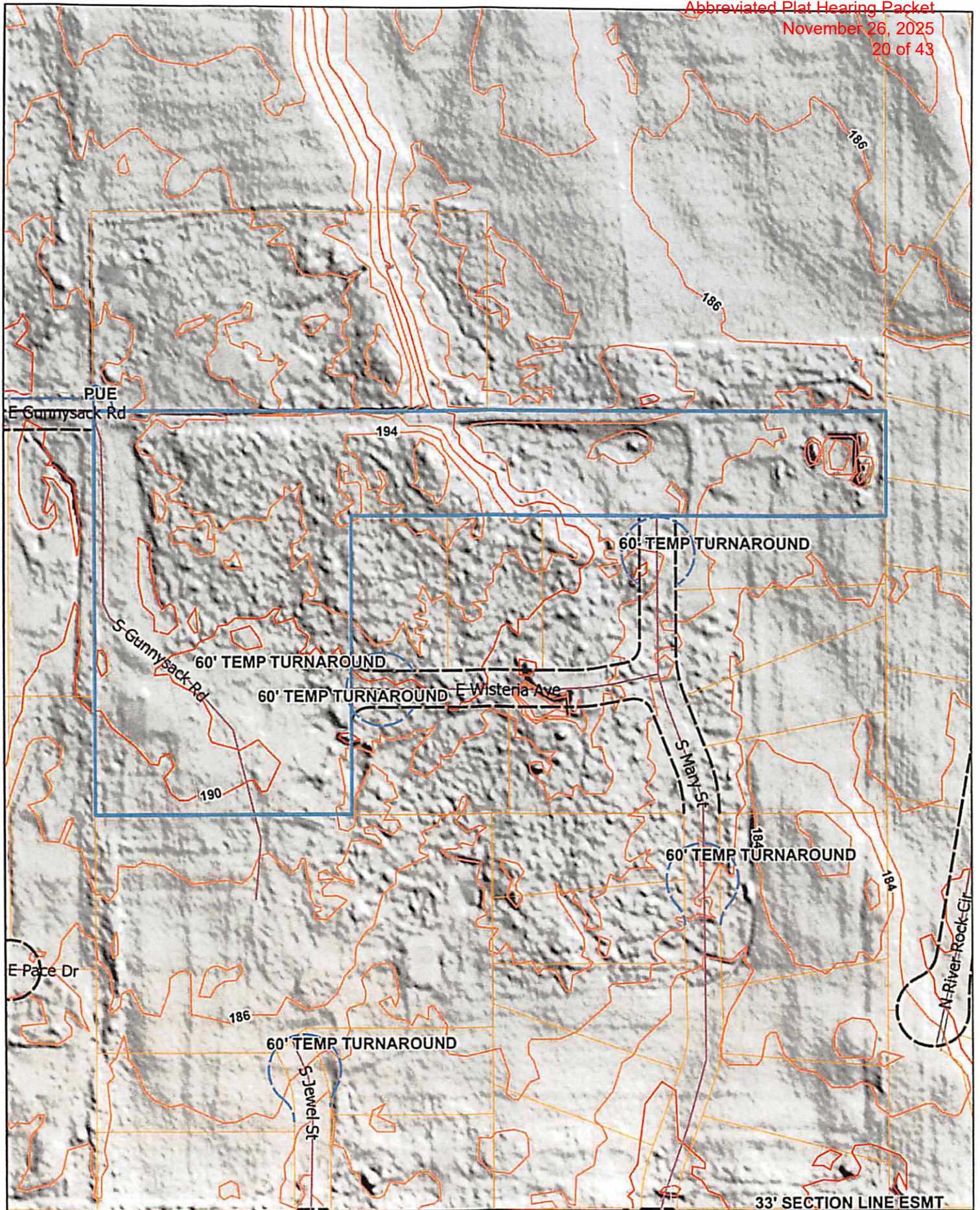


EXHIBIT A-2



0 245 490 735 Feet



0 500 1,000 2,000 Feet

EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

October 2, 2025

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

RECEIVED
OCT 03 2025
PLATTING

Re: *Hartley Estates Subdivision*; Useable Areas, Soils, and Drainage
HE #25040

Dear Mr. Wagner:

At the request of the project owner and surveyor, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from an existing parcel totaling 10 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of neighboring testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rotated "L" shape as 2 conjoined rectangles, east of the east end of E. Gunnysack Road, west of the west end of E. Wisteria Avenue, and north of the north end of S. Mary Street; all 3 streets provide points of legal access. The entire lot is nearly level, with an old open excavation near the east end comprising most of the vertical shape. Other than the spoil piles delineated on the attached map, no areas with grade over 25% exist. The total elevation differential indicated by the provided topographical map is approximately 10', or a 3' differential for areas not near the excavation.

Soils & Vegetation. The parent parcel contains two developed home sites and related outbuildings and yards. The remaining areas are forested and remain in a native or near native state. The existing vegetation on the parent parcel appeared to primarily consist of young to mature growth birch, spruce and cottonwood trees, with tall grasses and minor shrubs scattered in between. A single testhole was logged on 10/01/25 near the lotline common to both lots. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoils and silty sands extending down to 5.5'. Receiving soils under the topsoils were found to be relatively clean sands and gravels down to 13.5'. Soils encountered were typical for the area, based on our prior experiences in the neighborhood. A copy of the testhole log and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 13.5', nor was it encountered in the adjacent testholes to 14' or 15'.

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

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to water wells, lot lines and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily 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 will both contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed 2 new lots will each have access for driveways onto existing maintained roads, and as such will not require the creation of any new roads. As no new roads are proposed, a full drainage plan is not required; however, existing drainage patterns have been indicated on the attached map. The project will minimally affect drainage patterns in the area.

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

Sincerely,

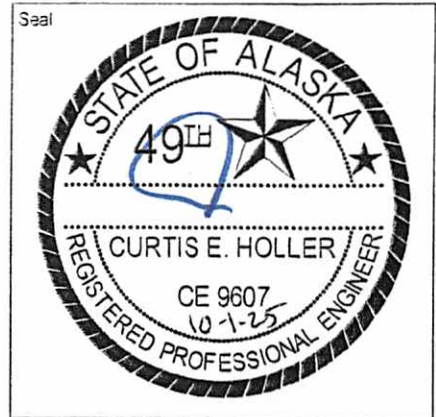
Curtis Holler, PE

c: R. Moffitt, w/attachments





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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: RANDY McEFFITT

Legal Description: WARTLEY ESTATES

Depth, feet

Soil Type

0	OL, ROOTS		
1			
2	SM-ML, SFT due brown		
3	LOESS SILTS		
4			
5			
6			
7	SP-GP + GP-SP		
8	clive brown		
9	w/ FINE SILTS		
10	most rock < 6"		
11	Few to 8"		
12	Fine sand bands		
13	NO GW / NO STAIN		
14			
15			
16			
17			
18			
19			
20			
21			
22			

Slope

Site Plan

(SEE MAP & CAPTIONS)

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

2/4

DEPTH AFTER MONITORING?

Slope

PERCOLATION TEST

[illegible]

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

- TEST RUN BETWEEN FT AND FT DEPTH

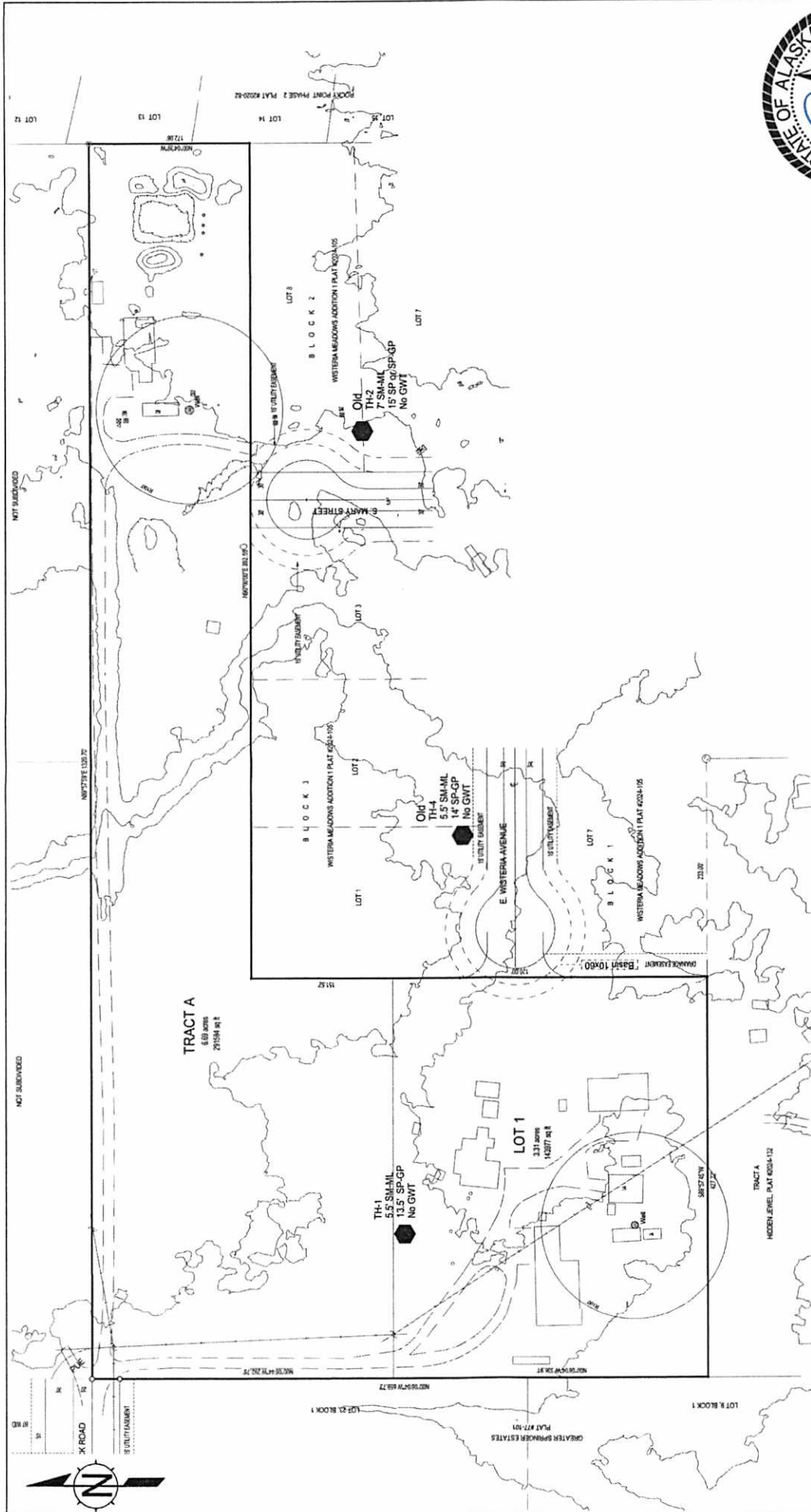
- COMMENTS:

- PERFORMED BY: C. HOLLER

DATE: 10-1-2025



10/02/25



Notes

1. Base drawing provided by surveyor.
2. 2' topography contours supplied by surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole location is approximate.

Hartley Estates
Lease Area, Testhole, Drainage & Topo Map



ob # 25040 Scale: 1" = 100' 10/02/25

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Thursday, October 23, 2025 6:33 PM
To: Chris Curlin
Subject: RE: RFC Hartley Estates (CC)

Hi Chris,

Cursory review of the documents provided regarding the proposed subdivision at the Hartley Estates within the Matanuska-Susitna Borough indicates that there are no waters of the U.S. within the project area and none would be affected by the project. Hence, there would be no need to apply for a Department of the Army permit. Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at the website linked below.
V/r, Greg



US Army Corps
of Engineers®

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory



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

rrs.usace.army.mil

From: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Thursday, October 23, 2025 4:54 PM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: FW: RFC Hartley Estates (CC)

Please review the message below as Reg of the Day and respond as needed.
-Sara J

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, October 23, 2025 4:35 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Hartley Estates (CC)

Hello,

The following link contains a Request for Comments for Hartley Estates MSB Case 2025-000156.

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, October 28, 2025 4:19 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hartley Estates (CC)
Attachments: SITE VISIT REPORT - Wisteria Meadows - 2025.08.14.pdf; SITE VISIT REPORT - Wisteria Meadows Add 1 - 2025.08.14.pdf

Hello,

PD&E comments that Mary Street and Wisteria Avenue have not yet been accepted for Borough maintenance. There should be a condition of approval that either the roads are accepted for maintenance, or the petitioner must work with the developer of Wisteria Meadows to ensure completion of the remaining punch list items (see attached).

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, October 23, 2025 4:34 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; jprevost@palmerak.org; bgerard@mtaonline.net; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; 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 Hartley Estates (CC)

Hello,

The following link contains a Request for Comments for Hartley Estates MSB Case 2025-000156. Comments are due by November 7, 2025.

 [Hartley Estates](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

SITE VISIT REPORT

Subdivision: Wisteria Meadows	Date: 8/14/2025
Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue	

REMARKS



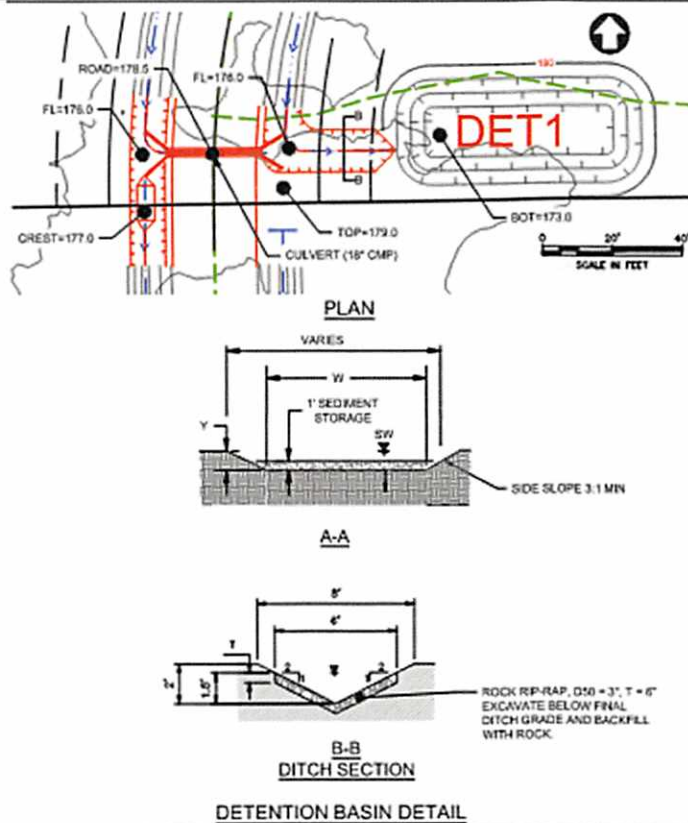
- Large settlements/sink holes on either end of cross culvert – fill with clean gravel, regrade, compact, and stabilize.

SITE VISIT REPORT

Subdivision: Wisteria Meadows

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue



- Install rock lining in drainage swales from ditch to drainage basins for stabilization, per drainage report.
- Remove any accumulated sediment from drainage basins.
- Ensure drainage basin slopes are stabilized; recommend flattening side slopes to 4:1 or flatter to improve stability.

SITE VISIT REPORT

Subdivision: Wisteria Meadows

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu, Aug 14, 2025 at 10:30:43 AKDT
Position: +061.570665° / -149.074908° (±8.3ft)
Altitude: 175ft (±23.0ft)
Datum: WGS-84
Azimuth/Bearing: 015° N15E 0267mils True (±11°)
Elevation Angle: -06.2°
Horizon Angle: +00.6°
Zoom: 1.0X
Wisteria Meadows



- Repair settlement area in road at the utility crossing near Lots 1 & 2, Block 1.
- Cut brush throughout.
- Grade road and compact to re-establish 3% crown.
- Remove concrete washout near Lot 4, Block 1.
- Shoulder cut edge of pavement (former cul-de-sac) with D-1 or similar.

Signed By: _____

Jamie Taylor

Digitally signed by Jamie Taylor
Date: 2025.09.05 17:32:48-08'00'

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1	Date: 8/14/2025
Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughroue	

REMARKS

- Remove oversize rocks from ditch throughout.
- Ensure positive drainage in ditches throughout.
- Ensure all driveways have culverts installed and are clear.
- Repair areas of settlement in the roadway at utility crossings, in particular near the boundary of Wisteria Meadows and Wisteria Meadows Add 1.
- Ensure drainage basin slopes are stabilized; recommend flattening slopes to 4:1 or flatter to improve stability.
- Remove any accumulated sediment from ditches and drainage basins.



- Install rock lining in drainage swales from ditch to drainage basins for stabilization.
- Grade roads and compact to re-establish 3% crown.

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu Aug 14 2025 at 10:59:56 AKDT
Position: 66.573048 / -149.074773 -17.21E
Altitude: 191 ft (58.27 ft)
Datum: WGS-84
Azimuth Bearing: 169.51 E 3004 mls True 1.1 M
Elevation Angle: -0.68
Horizon Angle: -00.8
Zoom: 1.0X
Wisteria Meadows Add 1



- Repair ruts in backslope and foreslope near Lot 6 or 7, Block 2.
- Recommend stabilizing backslopes to prevent further damage.

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu, Aug 14, 2025 at 11:00:28 AKDT
Position: +061.572923° / -149.074909° ±4.6ft
Altitude: 181ft (±9.8ft)
Datum: WGS-84
Azimuth/Bearing: 249° S69W 4427mils True (±11°)
Elevation Angle: -06.4°
Horizon Angle: -01.1°
Zoom: 1.0X
Wisteria Meadows Add 1



- Repair damaged cross culvert at Wisteria Avenue.
- Street name signs need directionals (S Mary St, E Wisteria Ave).
- Sleeve for sign post is too high. Please see Figure A-12 of the 2022 SCM for the Concrete Foundation for Sign Post detail. Sleeve should extend no more than 3 inches above the surrounding grade.

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu, Aug 14, 2025 at 11:02:53 ACDT
Position: +061.573200° / -149.074924° (±10.11m)
Altitude: 182ft (±20.4ft)
Datum: WGS-84
Azimuth/Bearing: 334° N26W 5938mits True (±1.1°)
Elevation Angle: -23.4°
Horizon Angle: -02.1°
Zoom: 1.0X
Wisteria Meadows Add 1



- Remove concrete washout from Mary Street ditch fronting Lot 3, Block 3

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu, Aug 14, 2025 at 11:04:31 AKDT
Position: +061.573532° / -149.075093° (±6.7ft)
Altitude: 162ft (±9.8ft)
Datum: WGS-84
Azimuth/Bearing: 169° S11E 3004mils True (±11°)
Elevation Angle: -07.7°
Horizon Angle: -00.6°
Zoom: 1.0X
Wisteria Meadows Add 1



- Mud and organic debris in Mary Street cul-de-sac – remove and replace with topping meeting SCM specifications for Surface Course.

SITE VISIT REPORT

Subdivision: Wisteria Meadows Add 1

Date: 8/14/2025

Persons On Site: Jamie Taylor, Wheeler Nevels, Thomas Merritt, and Doug Sughrue

Date & Time: Thu, Aug 14, 2025 at 11:15:19 AKDT
Position: +061.573071° / -149.077721° (±157.5ft)
Altitude: 174ft (±171.7ft)
Datum: WGS-84
Azimuth/Bearing: 108° S72E 1920mils True ±11°
Elevation Angle: -10.9°
Horizon Angle: -00.1°
Zoom: 1.0X
Wisteria Meadows Add 1



- It appears the Wisteria Avenue cul-de-sac was re-shaped (possibly by utility contractor?) and is no longer the full 85-foot diameter required. Reconstruct to full size.

Signed By: Jamie Taylor  Digitally signed by Jamie Taylor
Date: 2025.09.05 17:39:23-08'00'

Chris Curlin

From: Permit Center
Sent: Thursday, October 23, 2025 4:45 PM
To: Chris Curlin
Subject: RE: RFC Hartley Estates (CC)
Attachments: Screenshot 2025-10-23 164349.png

They'll need a DW permit 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: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, October 23, 2025 4:34 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; jprevost@palmerak.org; bgerard@mtaonline.net; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; 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 Hartley Estates (CC)

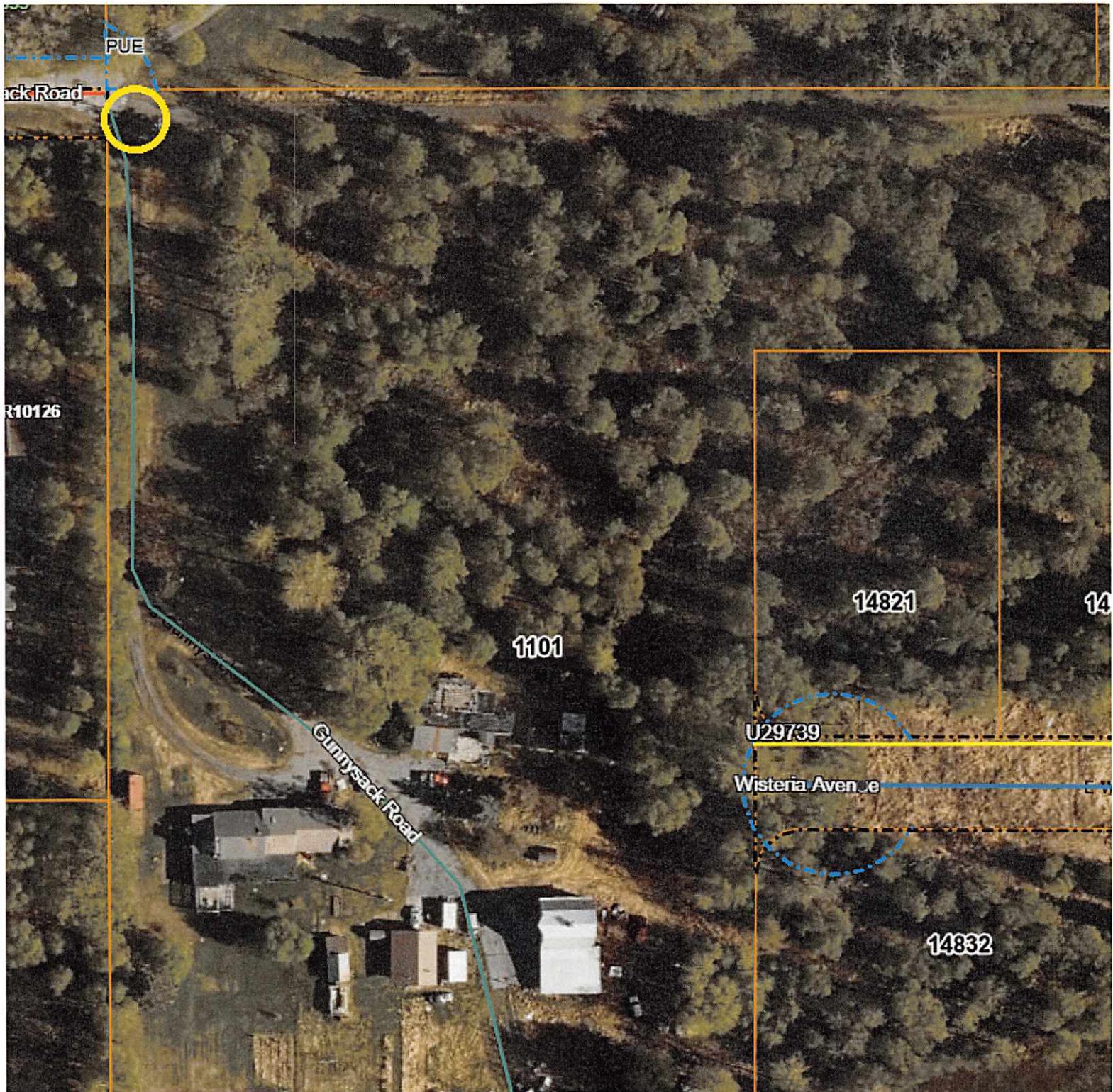
Hello,

The following link contains a Request for Comments for Hartley Estates MSB Case 2025-000156.
Comments are due by November 7, 2025.

 [Hartley Estates](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873





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

October 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.

- **HARTLEY ESTATES**
(MSB Case # 2025-156)

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

Sincerely,

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

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

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

JEAN MARALYN HARTLEY, TRUSTEE DATE
JEAN MARALYN HARTLEY REVOCABLE TRUST
UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1992
C/O RANDY MORFITT
P.O. BOX 3395
PALMER, ALASKA 99645

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

JEAN MARALYN HARTLEY, TRUSTEE DATE
LEE WILLIAM HARTLEY BYPASS TRUST
CREATED UNDER THE LEE WILLIAM HARTLEY REVOCABLE TRUST
UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1992
AND AMENDED MAY 30, 1995
C/O RANDY MORFITT
P.O. BOX 3395
PALMER, ALASKA 99645

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

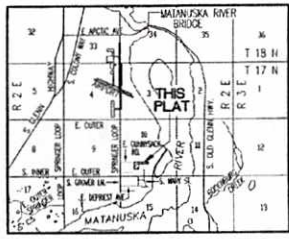
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. _____
DATED _____ 20____, AND THAT
THIS 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: _____ PLATING CLERK

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

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 _____

LEGEND

- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED L57350
- FOUND 1/2" REBAR - AS DESCRIBED
- FOUND 1" IRON PIPE IN MONUMENT CASE
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP



TRACT A
6.69 acres
291564 sq ft

LOT 1
2.31 acres
161077 sq ft

SCALE
0 FEET 60 120 180 240
0 METERS 30 60
1 INCH = 60 FEET

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 PLAT OF WESTERIA MEADOWS ADDITION 1, PLAT #2024-105.
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.I.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 OCTOBER 16, 2001 AT SERIAL #2901-022529-0.
 - b) MEA EASEMENT RECORDED SEPTEMBER 3, 1985 IN BOOK 434, PAGE 16.
 - c) MEA EASEMENT RECORDED JANUARY 30, 1995 IN BOOK 795, PAGE 261.
 - d) MEA EASEMENT RECORDED NOVEMBER 21, 1997 IN BOOK 923, PAGE 640.
 - e) MEA EASEMENT RECORDED APRIL 24, 2018 AT RECEPTION SERIAL #2018-007808-0.

Agenda Copy
RECEIVED
OCT 8 2025
PLATTING

A PLAT OF
HARTLEY ESTATES
A SUBDIVISION OF TRACT A
WESTERIA MEADOWS ADDITION 1, PLAT #2024-105
LOCATED WITHIN THE
N1/2 SE1/4 SW1/4, SECTION 10, T. 17 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 10 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #34615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3630 N. 15TH AVENUE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY CAD/K.L.H.	DATE 10/6/25	DRAWING 2025-11/HartleyEstates
CHECKED BY GLS	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, November 4, 2025 12:48 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Hartley Estates (CC)
Attachments: Agenda Plat (83).pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, October 23, 2025 4:34 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; jprevost@palmerak.org; bgerard@mtaonline.net; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; 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 Hartley Estates (CC)

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

Hello,

The following link contains a Request for Comments for Hartley Estates MSB Case 2025-000156. Comments are due by November 7, 2025.

 [Hartley Estates](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, October 29, 2025 12:37 PM
To: Chris Curlin
Subject: RE: RFC Hartley Estates (CC)

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

Hello,

No comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, October 23, 2025 4:34 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; jprevost@palmerak.org; bgerard@mtaonline.net; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; 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 Hartley Estates (CC)

Hello,

The following link contains a Request for Comments for Hartley Estates MSB Case 2025-000156.
Comments are due by November 7, 2025.

 [Hartley Estates](#)

Sincerely,

CERTIFICATE OF OWNERSHIP
I 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.

JEAN MARALYN HARTLEY, TRUSTEE DATE
JEAN MARALYN HARTLEY REVOCABLE TRUST
UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1992
C/O RANDY MOFFITT
P.O. BOX 3395
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

JEAN MARALYN HARTLEY, TRUSTEE DATE
LEE WILLIAM HARTLEY BYPASS TRUST
CREATED UNDER THE LEE WILLIAM HARTLEY REVOCABLE TRUST
UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1992
AND AMENDED MAY 30, 1995
C/O RANDY MOFFITT
P.O. BOX 3395
PALMER, ALASKA 99645

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 WATANUSKA-SUZUNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 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, HEREON HAVE BEEN PAID.

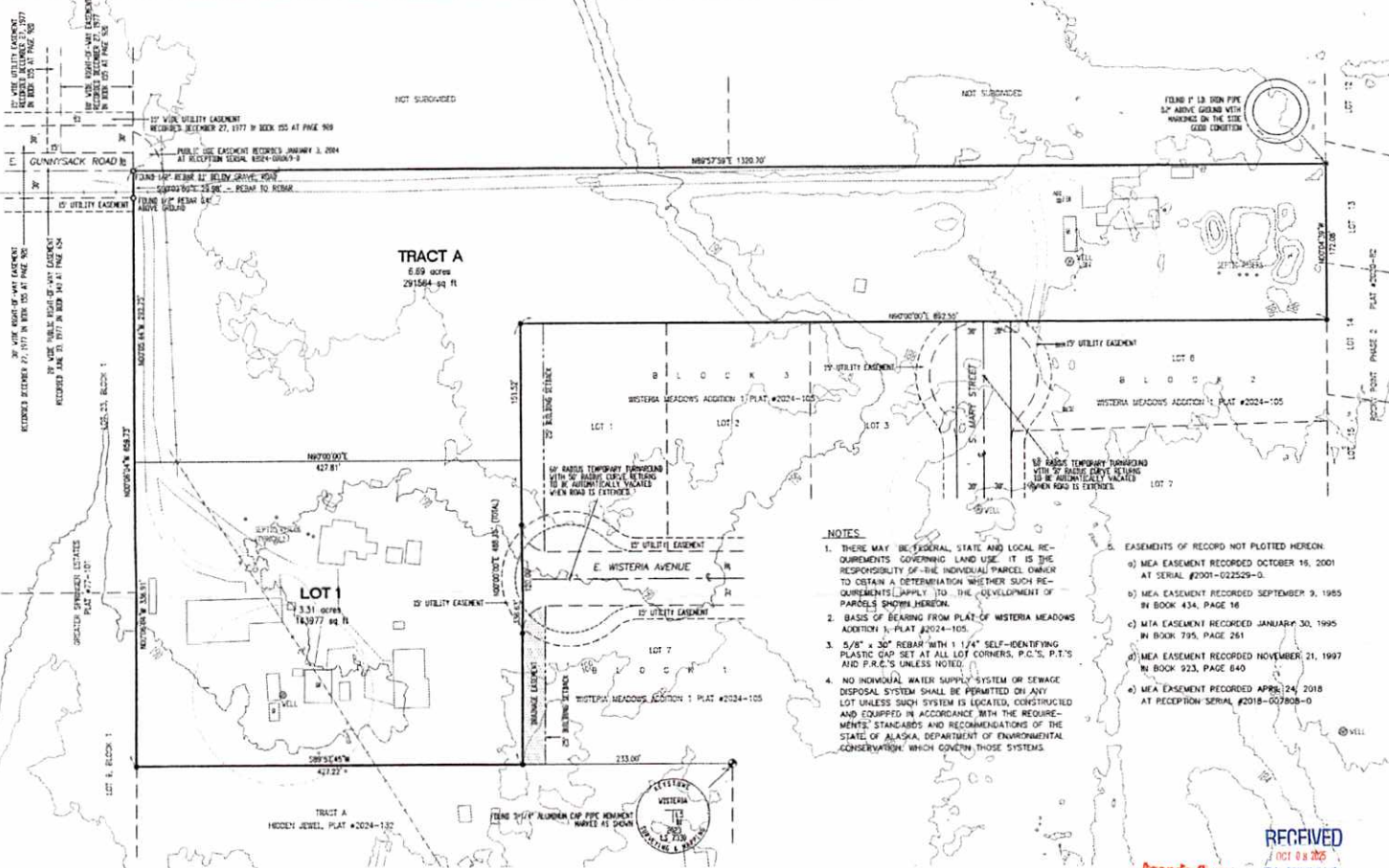
DATE BOROUGH TAX COLLECTION OFFICIAL



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.
2330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED L57330
 - FOUND 1/2" REBAR - AS DESCRIBED
 - FOUND 1" IRON PIPE IN MONUMENT CASE
 - SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
L57330



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 PLAT OF WISTERIA MEADOWS ADDITION 1, PLAT #2024-105.
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.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 OCTOBER 16, 2001 AT SERIAL #2001-022529-0.
 - b) MEA EASEMENT RECORDED SEPTEMBER 3, 1985 IN BOOK 434, PAGE 16.
 - c) MEA EASEMENT RECORDED JANUARY 30, 1995 IN BOOK 795, PAGE 261.
 - d) MEA EASEMENT RECORDED NOVEMBER 21, 1997 IN BOOK 923, PAGE 640.
 - e) MEA EASEMENT RECORDED APRIL 24, 2018 AT RECEPTION SERIAL #2018-007808-0.

RECEIVED
OCT 8 2025
PLATTING
Agenda Copy

A PLAT OF
HARTLEY ESTATES
A SUBDIVISION OF TRACT A
WISTERIA MEADOWS ADDITION 1, PLAT #2024-105
LOCATED WITHIN THE
N1/2 SE1/4 SW1/4, SECTION 10, T. 17 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 10 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #34615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3630 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 375-7801

DRAWN BY JAD/N. Lynn	DATE 10/8/25	DRAWING 2025-11/HartleyEstates
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Myra Amendo, DATE 11/04/2025
GCI ENGINEERING & DESIGN