

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.

December 10, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS: *None*

3. PUBLIC HEARINGS:

A. **HUGHES HOMESTEAD ADDITION NO. 3:** The request is to adjust the common lot line between Lots 1 & 2 of Hughes Homestead (Plat #2015-47), (Tax ID #'s 7405000L001 & 7405000L002), to be known as **Hughes Homestead Addition No. 3**, containing 23.00 acres +/- . The property is directly south of W. Hughes Homestead Road and directly north of Fish Creek; within the SW ¼ Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Kenneth Hughes, Staff: Chris Curlin, Case #2025-162*)

B. **ORION:** The request is to create 2 lots from Lot 3, POSSIBLE (Plat #2003-168), (Tax ID#5456000L003) to be known as **Orion**, containing 35.14 acres +/- . The property is east of Big Beaver Lake and directly east of S. Wolf Road; within the N ½ of Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: David Fritcher & Rayma Hadley, Staff: Chris Curlin, Case #2025-149*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **December 10, 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 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:** 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
DECEMBER 10, 2025

ABBREVIATED PLAT: HUGHES HOMESTEAD ADD NO. 3
LEGAL DESCRIPTION: SEC 27, T17N, R03W S.M., AK
PETITIONERS: KENNETH, JENNIFER, & JENNETTA HUGHES
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING
ACRES: 23 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-162

REQUEST:

The request is to adjust the common lot line between Lots 1 & 2 of Hughes Homestead (Plat #2015-47), (Tax ID #'s 7405000L001 & 7405000L002), to be known as **HUGHES HOMESTEAD ADDITION NO. 3**, containing 23.00 acres +/- . The property is directly south of W. Hughes Homestead Road and directly north of Fish Creek; within the SW ¼ Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5.

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 1 pg

COMMENTS:

USACE
Pre-Design & Engineering
Permit Center
RSA #21
Utilities

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

DISCUSSION: The proposed subdivision is adjusting the common lot line between lots 1 & 2. All proposed lots will take access from W. Hughes Homestead Road, an MSB owned and maintained road.

Topographic Narrative: A Topographic Narrative was submitted by the surveyor (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

USACE: (**Exhibit C**) USACE has no comments for this adjustment.

MSB Pre-Design & Engineering: (Exhibit D) Has no comments

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

MSB RSA #21: (Exhibit F) I see no problem with approving this.

Utilities: (Exhibit G)

ENSTAR: ENSTAR Natural Gas Company, LLC has reviewed preliminary plat HUGHES HOMESTEAD ADDITION NO.3 (MSB Case # 2025-162) and advises that there is an existing natural gas service line which appears to cross proposed Lot 2A to serve proposed Lot 1A and Lot 3, HUGHES HOMESTEAD. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

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

MTA has no comments. MEA did not respond.

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

CONCLUSION

The plat of HUGHES HOMESTEAD ADDITION NO.3 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 HUGHES HOMESTEAD ADDITION NO.3 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was submitted by the surveyor (Exhibit B), pursuant to MSB 43.20.281(A)(1)(i)(i).
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 HUGHES HOMESTEAD ADDITION NO.3, within Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. A. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service lines." And draw in the location of the service lines on the map and add, "Location of natural gas service pipelines and centerline of ten foot (10 FT) wide natural gas easement". Or,
B. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service lines at this location.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

C6

**SUBJECT
PROPERTY**

W HUGHES HOMESTEAD RD

50' ROW ESMT

50' PUBLIC ACCESS
ESMT

50' ROW ESMT

C20

C12

2A

C21

C19

1A

3

D2

VICINITY MAP

FOR PROPOSED HUGHES HOMESTEAD ADDITION

No. 3 SUBDIVISION

LOCATED WITHIN

SECTION 27, T17N, R03W, SEWARD MERIDIAN

ALASKA

H014 MAP

EXHIBIT A

W Hughes Homestead Rd

50' PUBLIC ACCESS ESMT

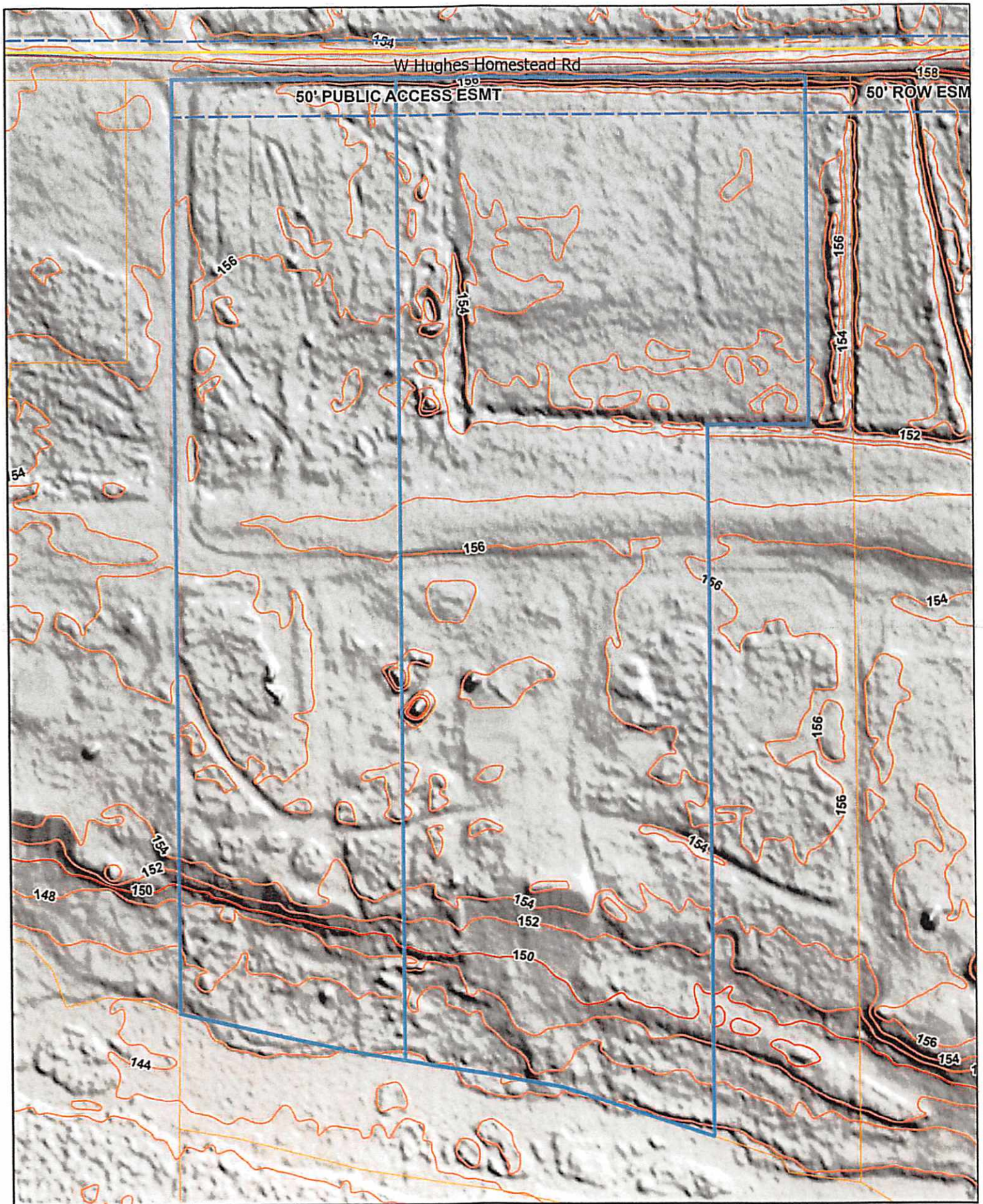
50' ROW ESMT

Microsoft



0 195 390 780 Feet

EXHIBIT A



0 195 390 780 Feet

EXHIBIT A

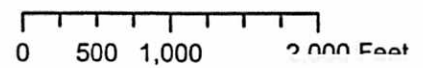


EXHIBIT A



RESOLUTE LAND SURVEYING

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

Project name: Hughes Homestead, Addition No. 3, Preliminary Plat

Parcel / Legal description: Lots 1 & 2, Hughes Homestead Subd., Lots 1-3 (Plat# 2015-47)

Dates of Field Survey: July 3, 2025

Applicant / Owner: Kenneth L. Hughes Jr — PMB 181, 189 E Nelson Ave; Wasilla, AK 99654

Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

RECEIVED
NOV 03 2025
PLATTING

Date: November 2, 2025

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of the proposed lots 1A & 2A slopes gradually from the north to the south with approximately 14' of elevation change over a horizontal distance of approximately 1300'. The land is an old homestead characterized by spruce and birch forest with some cleared fields, gravel roads, and various residences and buildings.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)

Chris Curlin

From: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Sent: Friday, November 7, 2025 4:25 PM
To: Chris Curlin
Subject: RE: RFC Hughes Homestead Addition No. 3 (CC)

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

Chris,

Thank you that one worked! USACE has no comments for this adjustment.

Sincerely,
Leah Barrett



**US Army Corps
of Engineers®**

Leah Barrett
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2760
Email Leah.Barrett@usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, November 7, 2025 4:20 PM
To: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Subject: [Non-DoD Source] RFC Hughes Homestead Addition No. 3 (CC)

Hi Leah,

Try this one. I think my settings changed and I didn't catch it until too late.

☐ [Hughes Homestead Add No 3](#)

Sincerely,

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

Chris Curlin

From: Tammy Simmons
Sent: Wednesday, November 12, 2025 10:48 AM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hughes Homestead Addition No. 3 (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, November 7, 2025 11:55 AM
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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; akntaz@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Hughes Homestead Addition No. 3 (CC)

Hello,

The following link contains a Request for Comments for Hughes Homestead Addition No. 3, MSB Case 2025-000162.

Comments are due by November 21, 2025.

 [Hughes Homestead Add No 3](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Friday, November 7, 2025 12:19 PM
To: Chris Curlin
Subject: RE: RFC Hughes Homestead Addition No. 3 (CC)
Attachments: Screenshot 2025-11-07 121548.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: Friday, November 7, 2025 11:55 AM
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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; akntaz@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Hughes Homestead Addition No. 3 (CC)

Hello,

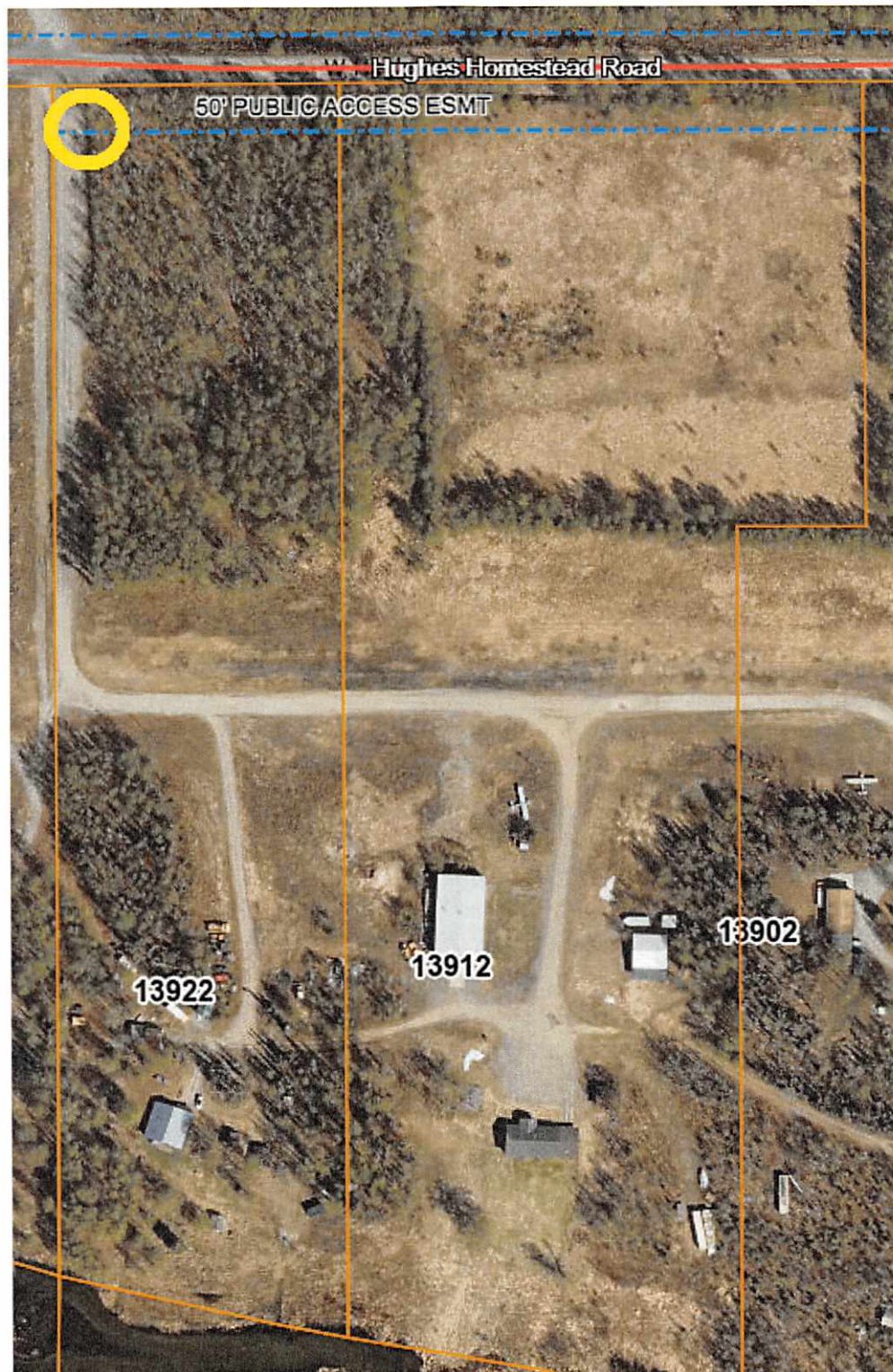
The following link contains a Request for Comments for Hughes Homestead Addition No. 3, MSB Case 2025-000162.

Comments are due by November 21, 2025.

 [Hughes Homestead Add No 3](#)

Sincerely,

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



Chris Curlin

From: Andrew Traxler <ibmillinalaska@gmail.com>
Sent: Friday, November 7, 2025 3:36 PM
To: Chris Curlin
Subject: Re: RFC Hughes Homestead Addition No. 3 (CC)

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

I see no problem with approving this.

Andrew Traxler
RSA 21 chairman
Sent from my iPhone

On Nov 7, 2025, at 11:55 AM, Chris Curlin <Chris.Curlin@matsugov.us> wrote:

Hello,

The following link contains a Request for Comments for Hughes Homestead Addition No. 3, MSB Case 2025-000162.

Comments are due by November 21, 2025.

[<image001.png>](#)

[Hughes Homestead Add No 3](#)

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

November 20, 2025

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed preliminary plat **HUGHES HOMESTEAD ADDITION NO.3 (MSB Case # 2025-162)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 2A to serve proposed Lot 1A and Lot 3, HUGHES HOMESTEAD. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

Sincerely,

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

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

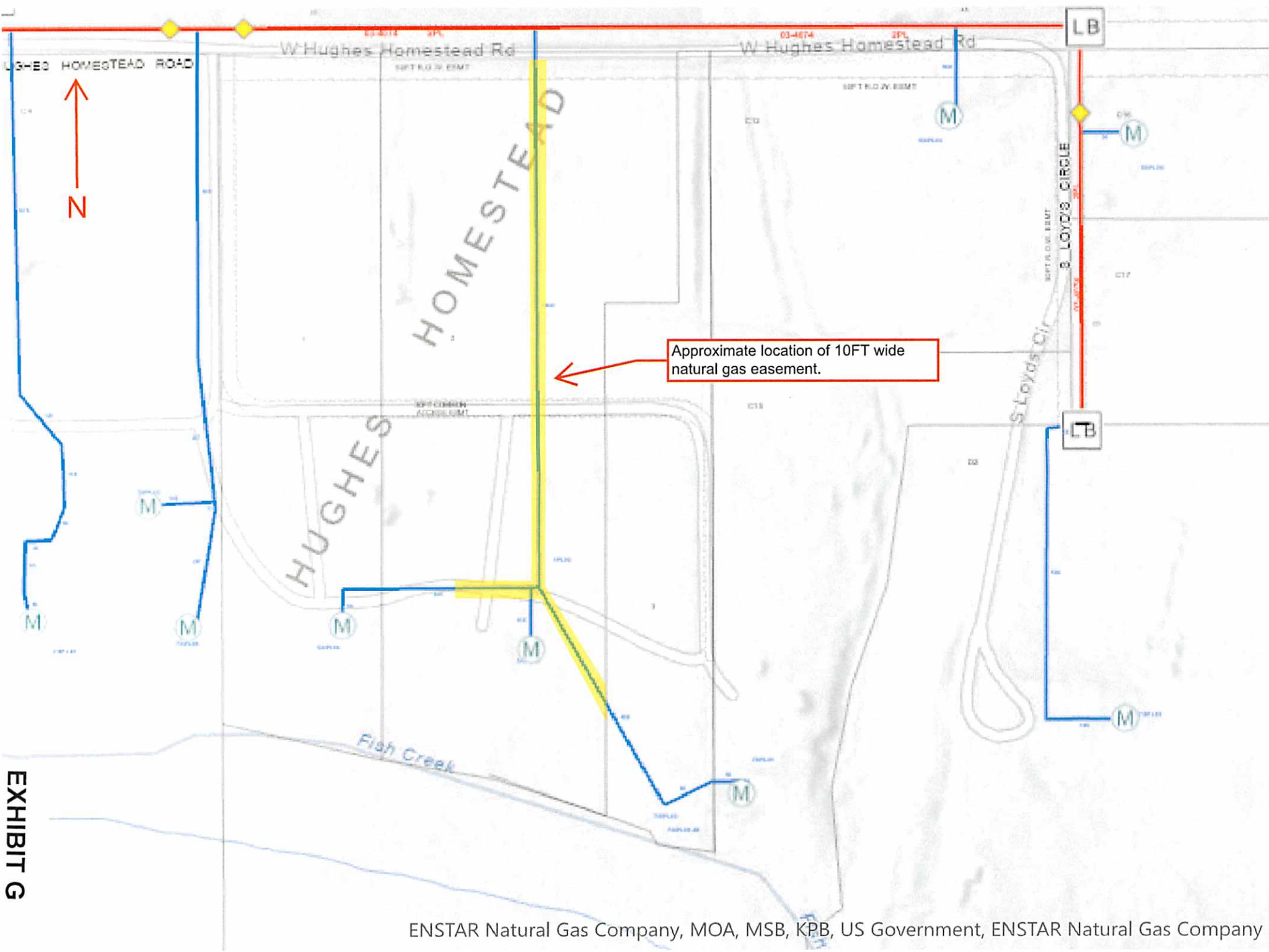


EXHIBIT G

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, November 17, 2025 6:12 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Hughes Homestead Addition No. 3 (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, November 7, 2025 11:55 AM
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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; akntaz@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Hughes Homestead Addition No. 3 (CC)

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

Hello,

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Comments are due by November 21, 2025.

 [Hughes Homestead Add No 3](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, November 21, 2025 7:32 AM
To: Chris Curlin
Subject: RE: RFC Hughes Homestead Addition No. 3 (CC)

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

Good morning,

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: Friday, November 7, 2025 11:55 AM
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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; akntaz@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Hughes Homestead Addition No. 3 (CC)

Hello,

The following link contains a Request for Comments for Hughes Homestead Addition No. 3, MSB Case 2025-000162.

Comments are due by November 21, 2025.

[☐ Hughes Homestead Add No 3](#)

CERTIFICATE OF OWNERSHIP

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

KENNETH L. HUGHES Jr.
PMB 181 189 E NELSON AVE
WASILLA, AK 99654

DATE

JENNIFER A. HUGHES
PMB 181 189 E NELSON AVE
WASILLA, AK 99654

DATE

JANETTA M. HUGHES
PO BOX 520204
BIG LAKE, AK 99652

DATE

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

Legend

- Found Aluminum Monument
- Found Pipe
- Found Plastic Cap
- Found Rebar
- Set Plastic Cap
- Set Spike
- Water Well
- 4" PVC Pipe
- Power Pole
- Guy Wire
- Communications Pedestal

Linetype Legend

- Easement
- Subdivision Boundary
- Interior Lot Lines
- Adjacent Property Line
- Right of Way Centerline
- Ordinary High Water
- Edge of Gravel
- Building Line
- Overhead Utilities

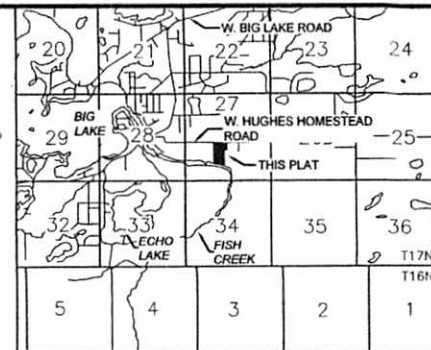
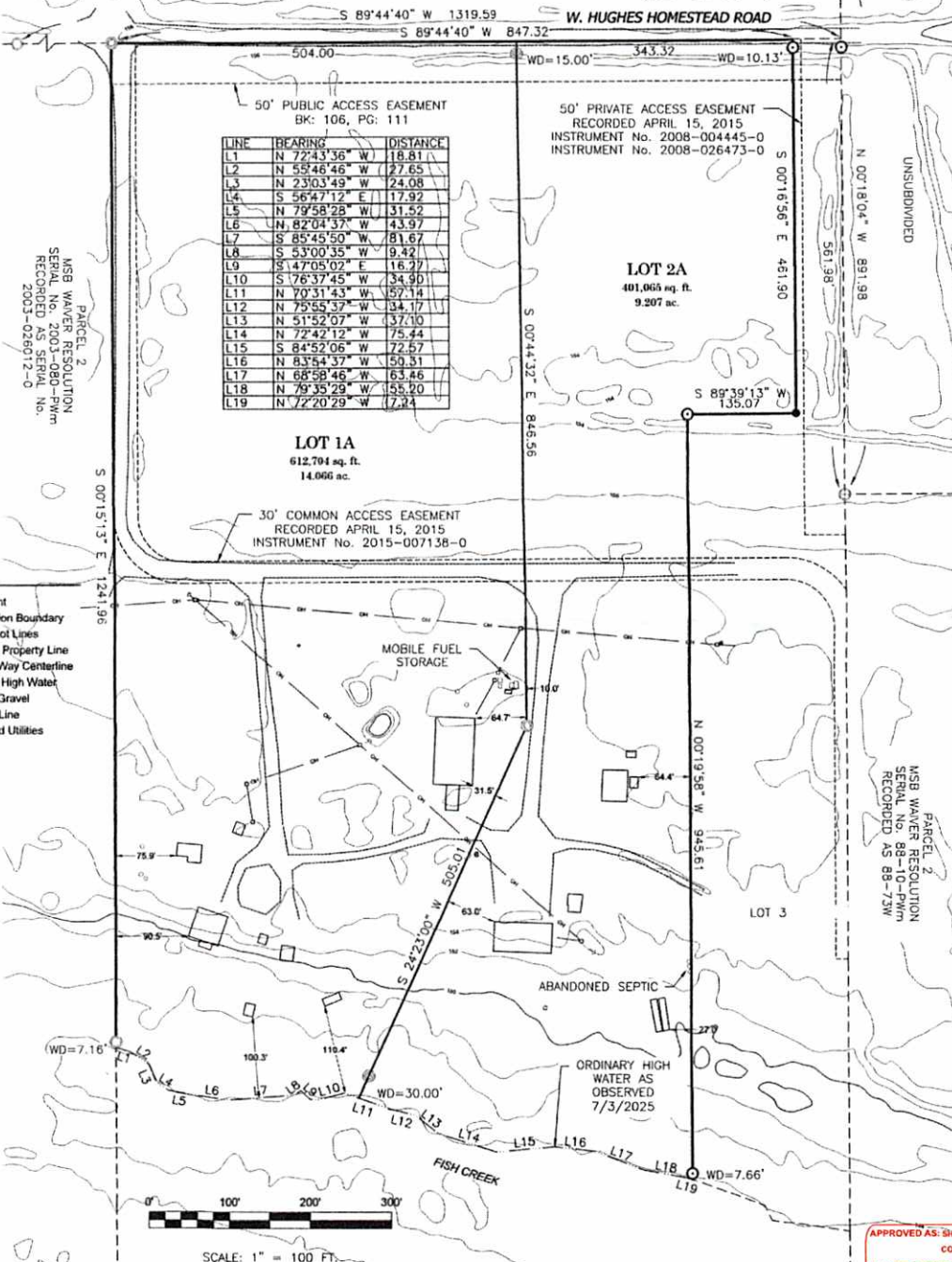
NOTES

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 GOVERNS THOSE SYSTEMS.
3. BASIS OF BEARINGS IS ALASKA STATE PLANE ZONE 4 GRID NORTH.

RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT. RECORDED SEPTEMBER 29, 1961, BOOK 38 PAGE 348 (BLANKET EASEMENT)

RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT. RECORDED DECEMBER 29, 1977, BOOK 156 PAGE 85 (BLANKET EASEMENT)

UNSUBDIVIDED
ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES



VICINITY MAP

SCALE: 1" = 1 MILE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST:
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Agenda Copy

DATE

RECEIVED
NOV 10 4 2025
PLATTING



A PLAT OF HUGHES HOMESTEAD ADDITION NO. 3

A SUBDIVISION OF
LOTS 1 & 2, HUGHES HOMESTEAD SUBD. LOTS 1-3
PLAT No. 2015-47 PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 27, T17N, R3W, S.M., AK
CONTAINING 23 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING

7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolute-survey.com

APPROVED AS SHOWN
CORRECTED
SIGN Marya Armenta, DATE 11/10/2025
GCI ENGINEERING & DESIGN

DRAWN: EAM/OTD SCALE: 1" = 100'
DATE: 11/02/2025 FIELD BOOK: RLS-05
PROJECT: 250142 SHEET 1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 10, 2025

ABBREVIATED PLAT: ORION

LEGAL DESCRIPTION: SEC 9, T17N, R03W S.M., AK

PETITIONERS: DAVID FRITCHER & RAYMA HADLEY

SURVEYOR/ENGINEER: LAVENDER

ACRES: 35.14 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2025-149

REQUEST:

The request is to create 2 lots from Lot 3, POSSIBLE (Plat #2003-168), to be known as **ORION**, containing 35.14 acres +/- . The property is east of Big Beaver Lake, directly east of S. Wolf Road; within the N ½ Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District 5.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Topographic Narrative	Exhibit B – 1 pg

COMMENTS:

Pre-Design & Engineering	Exhibit C – 1 pg
Permit Center	Exhibit D – 1 pg
Utilities	Exhibit E – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 10.91 to 24.23 acres. All proposed lots will take access from S. Wolf Road, an MSB owned and maintained road.

Topographic Narrative: A Topographic Narrative was submitted by the surveyor (Exhibit B), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

MSB Pre-Design & Engineering: (Exhibit C) Has no comments

MSB Permit Center: (Exhibit D) No comments from the Permit Center.

Utilities: (Exhibit E)

ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA did not respond.

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

CONCLUSION

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

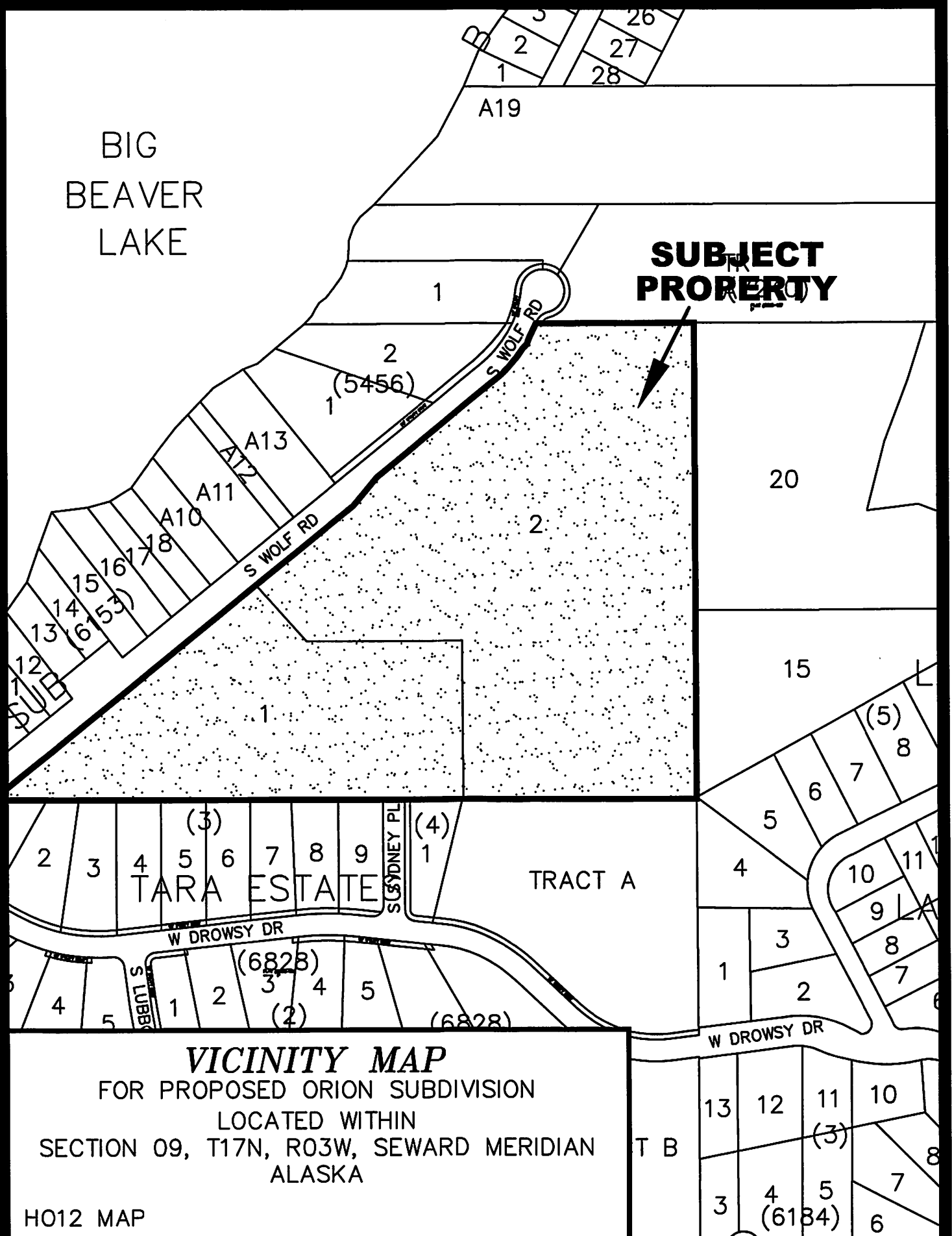
RECOMMENDED CONDITIONS OF APPROVAL:

**Staff recommends approval of the abbreviated plat of ORION, within Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska.
contingent on the following recommendations:**

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

BIG
BEAVER
LAKE

**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED ORION SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R03W, SEWARD MERIDIAN
ALASKA

HO12 MAP

EXHIBIT A



0 330 660 1,320 Feet

EXHIBIT A

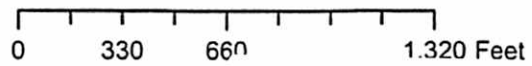


EXHIBIT A



0 500 1,000 2,000 Feet

EXHIBIT A



Lavender Survey & Mapping
720 N Yeti St
Palmer, AK 99645

September 16, 2025

Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645
Platting Division

RECEIVED
SEP 17 2025
PLATTING

Dear Mr. Wagner,

I, Dayna Rumfelt PLS, certify the proposed subdivision Orion located in Section 9, Township 17 North, Range 3 west, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, there is a shed that is currently encroaching into Lot 3 and the owners have been asked to move said shed. The land is undeveloped and comprised predominantly of forest that was burned in the Big Lake fire years ago. There are two ridges running northwest through the property and in the southeast the lots drain into the marsh that Pup Lake drains through to Stepan Lake.

In my opinion as a well-traveled lay person, I expect that almost the entirety of the upland portion of proposed lots 1 and 2 is buildable. The presence of birch throughout the upland area and the lack of any significant amount of vegetation typical to saturated ground conditions suggests that the ground is well drained, and a typical leach field setup would pass perc tests throughout the approximately 32-acre upland.

Proposed Lot 1 is 10.91 acres or 475,239.6 sqft and proposed Lot 2 is 24.23 acres or 1,055,458.8 sqft.

Thank you,

Dayna Rumfelt PLS
LS-13322

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, October 21, 2025 2:20 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC ORION (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, October 13, 2025 12:44 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; ibmillinginalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC ORION (CC)

Hello,

The following link contains a Request for Comments for ORION, MSB Case 2025-149.
Comments are due by October 24, 2025.

 [Orion](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Monday, October 13, 2025 2:52 PM
To: Chris Curlin
Subject: RE: RFC ORION (CC)

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: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Monday, October 13, 2025 12:44 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; ibmillinginalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
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 [Orion](#)

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 20, 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 preliminary plat and has no comments or recommendations.

- **ORION Subdivision**
(MSB Case # 2025-149)

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 22, 2025 5:19 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC ORION (CC)
Attachments: Agenda Plat (82).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: Monday, October 13, 2025 12:44 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; ibmillinginalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC ORION (CC)

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

Hello,

The following link contains a Request for Comments for ORION, MSB Case 2025-149.
Comments are due by October 24, 2025.

 [Orion](#)

Sincerely,

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

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, October 22, 2025 1:12 PM
To: Chris Curlin
Subject: RE: RFC ORION (CC)

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

Hello,

No comments.

Thank you for the opportunity to comment.

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: Monday, October 13, 2025 12:44 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; ibmillinginalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC ORION (CC)

Hello,

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Comments are due by October 24, 2025.

 [Orion](#)

Sincerely,

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

DATE _____ MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT REGISTRATION NO. _____, 2025, AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST _____ RATING CLERK

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

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 2025

FOR SAID FIDELITY

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 2025

FOR SAID FIDELITY

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

- LEGEND**
- FOUND ALUMINUM MONUMENT
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED AS NOTED
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "AK RUN ENG 2234-S"
 - FOUND REBAR AS NOTED
 - SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP
 - SURVEYED
 - EASEMENT
 - UNDEVELOPED
 - MEASURED

N 89°02'27" E 828.85' MEASURED

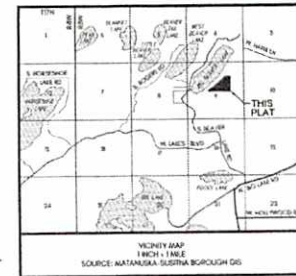
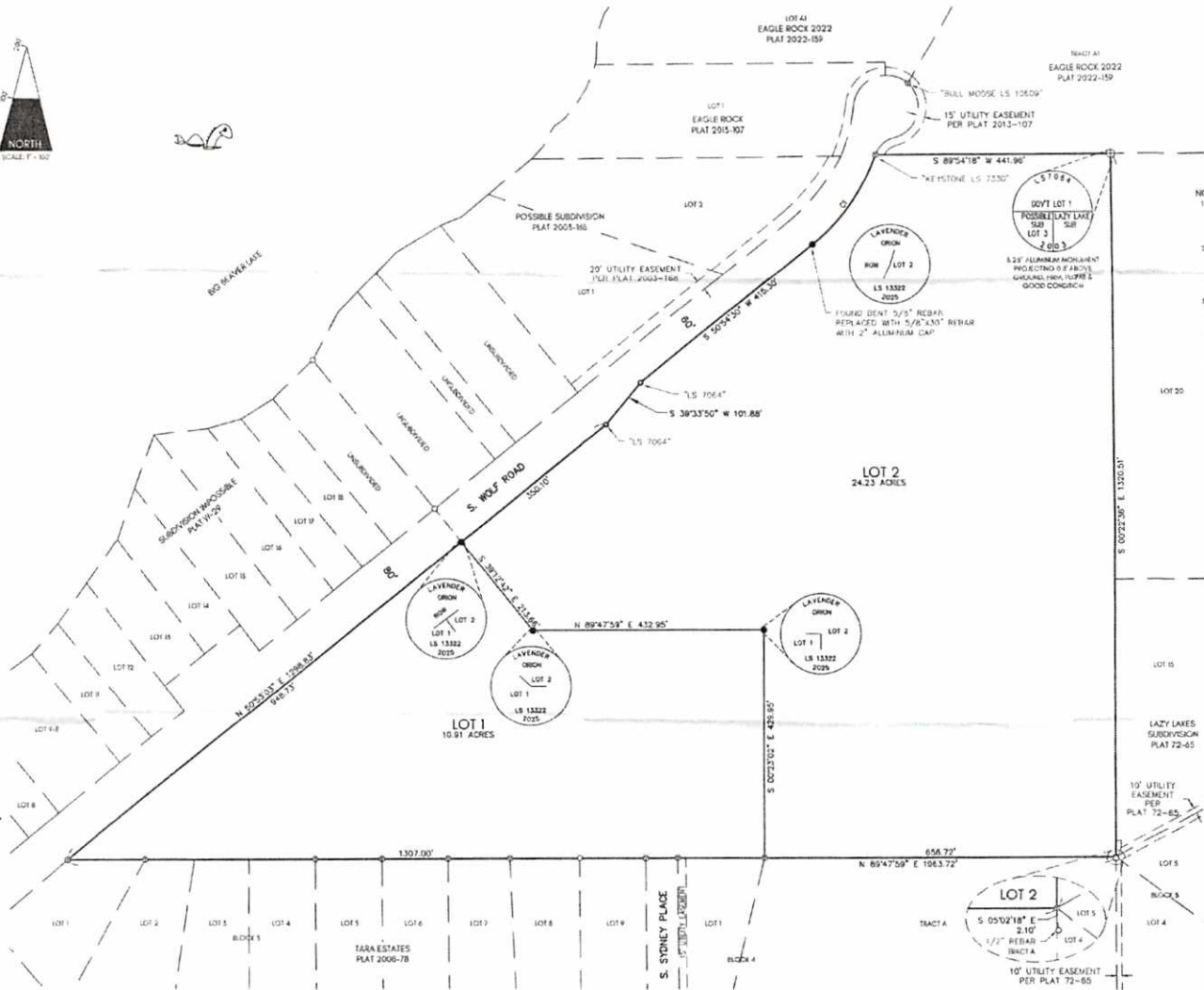
EXHIBIT E



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

DATE _____ REGISTRATION NO. 15322

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	206.67	379.96	31°17'34"	106.10	N 35°16'27" E 204.36



- 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. NO NEUTRALIZATION OR BUFFER SYSTEM OR SERVICE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 3. THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTIES:
 - 3.1. AREA EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM RECORDED ON SEPTEMBER 8, 2000 IN BOOK 36 AT PAGE 20.
 - 3.2. EASEMENT FOR WIRELESS, CABLES AND UTILITIES FOR MICHAEL B. HANES AND DESIRE A. SINGH HANES RECORDED ON NOVEMBER 18, 1999 IN BOOK 34 AT PAGE 200.
 - 3.3. AREA EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM RECORDED ON SEPTEMBER 8, 2000 IN BOOK 36 AT PAGE 200.
 - 3.4. AREA EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM RECORDED ON SEPTEMBER 8, 2000 IN BOOK 36 AT PAGE 200.
 - 3.5. AREA EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM RECORDED ON SEPTEMBER 8, 2000 IN BOOK 36 AT PAGE 200.
 - 3.6. AREA EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM RECORDED ON JUNE 8, 2000 IN BOOK 342 AT PAGE 200.

RECEIVED
 SEP 17 2025
 PLATTING
 Agenda Copy

PRELIMINARY PLAT

PLAT OF
 ORION
 A PLAT OF LOT 9 POSSIBLE SUBDIVISION PLAT 2005-168
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN
 GOVERNMENT LOT 4 SECTION 9, TOWNSHIP 9 NORTH, RANGE 3 WEST,
 Seward Meridian, 4N
 CONTAINING 24.23 ACRES, MORE OR LESS

LAVENDER
 SURVEY & MAPPING
 200 N. E STREET, PALMER, AK 99645
 LAVENDER@LAVENDERSURVEY.COM (907)303-5177

DRAWN BY: SAP GPO: H012 SCALE: 1" = 100' SHEET: 1 OF 1
 CHECKED BY: ENR DWG: 20-047 DATE: 9/9/2025