

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

RIGHT-OF-WAY ACQUISITION HEARING AGENDA

FIRE STATION 6-5

680 N. SEWARD MERIDIAN PARKWAY, WASILLA, ALASKA

REGULAR MEETING

10:00 A.M.

December 8, 2025

Public Participation: To participate in the Right-Of-Way Acquisition 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. **RIGHT-OF-WAY ACQUISITION MAP FOR HERMON ROAD EXTENSION AND UPGRADE:** The State of Alaska, Department of Transportation and Public Facilities, requests approval of the **Right-Of-Way Acquisition Map for Hermon Road Extension and Upgrade**. This project is located between E. Parks Highway and E. Palmer Wasilla Highway (multiple tax ID's); located within Sections 11 & 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. A copy of the proposed acquisition is available for viewing at the MSB Permit Center. Further information for this project is also available at <https://www.hermonroadextension.com/>. Located within Community Council #3 South Lakes, the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: State Of Alaska, Dept Of Transportation & Public Facilities, Staff: Matthew Goddard, Case #2025-146*)

4. ADJOURNMENT

THE RIGHT-OF-WAY ACQUISITION HEARING WILL CONVENE AT **10:00 A.M** ON **DECEMBER 8, 2025**, AT **FIRE STATION 6-5**, 680 N. SEWARD MERIDIAN PARKWAY, WASILLA, 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

**STAFF REVIEW AND RECOMMENDATION
PUBLIC HEARING
DECEMBER 8, 2025**

**ROW ACQUISITION: HERMON ROAD EXTENSION AND UPGRADE:
PARKS HIGHWAY TO PALMER-WASILLA HIGHWAY
ROW ACQUISITION
PROJECT# 0001729/CFHWY00799**

LEGAL DESCRIPTION: SECTIONS 11 & 12, T17N, R01W, S.M., AK

**PETITIONER: STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES**

REVIEWED BY: MATTHEW GODDARD CASE: 2025-146

REQUEST

State of Alaska, Department of Transportation and Public Facilities requests approval of the Right-Of-Way Acquisition Map for the Hermon Road Extension and Upgrade: Parks Highway to Palmer-Wasilla Highway ROW Acquisition, Project No. 0001729/CFHWY00799. This project lies within Sections 11 & 12, T17N, R01W, S.M. AK.

EXHIBITS

Acquisition Vicinity Map
Plan and Profile

**EXHIBIT A (1 pg.)
EXHIBIT B (15 pgs.)**

AGENCY COMMENTS

ADOT&PF
MSB DPW Pre-Design and Engineering Division
MSB Permit Center
Utilities

**EXHIBIT C (2 pgs.)
EXHIBIT D (1 pg.)
EXHIBIT E (1 pg.)
EXHIBIT F (3 pgs.)**

DISCUSSION:

The request is to acquire right-of-way (ROW) for Hermon Road Extension and Upgrade: Parks Highway to Palmer-Wasilla Highway ROW Acquisition, Project No. 0001729/CFHWY00799.

The map meets the requirements of MSB 43.15.070 as it includes:

- The location, name, and number of the acquisition project;
- The proposed timetable for the acquisition and construction;
- Dimensions and area of the parcels to be acquired and of each remainder parcel; and
- The names of the property owners identified by parcel.

Preliminary Timetable:

Acquisition – April 2026 – October 2026
Construction – April 2027 – September 2029

Comments:

ADOT&PF supports this Right of Way Acquisition package in support of the DOT&PF Knik-Goose Bay Road Reconstruction Phase 2 project (**Exhibit C**).

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

MSB Permit Center (**Exhibit E**) has no comments.

Utilities (Exhibit F**)**

ENSTAR did not respond.

GCI has no objections to the Hermon Road Extension ROW Acquisition, just need clarification of the new utility easement whether it is behind the ROW or included in the ROW.

Bob Keiner, ROW Engineering Supervision notes that there aren't any new utility easements being acquired as part of this project, but existing utilities that were in easements may now be within the ROW, depending on design.

MEA noted that they are actively working with DOT to redesign the known electrical conflicts for this project.

MTA did not respond.

CONCLUSION:

The Right of Way Acquisition Map for Hermon Road Extension and Upgrade: Parks Highway to Palmer-Wasilla Highway ROW Acquisition, Project No. 0001729/CFHWY00799 is consistent with AS 40.15.380 Applicability To Governmental Bodies; Right-Of-Way Acquisition Plats and MSB 43.15.070 Right Of Way Acquisition Plats, a map for a subdivision created by a government agency's acquisition of a road, street, highway, right-of-way, railroad right-of-way, or airport parcel is subject to approval under MSB 43.15.070 and is not subject to any other approval procedure for plats under MSB 43.15. Right-of-way acquisition maps are not subject to any of the other submission requirements for plats under Title 43.

FINDINGS of FACT:

1. The Right-of-Way Acquisition Map for Hermon Road Extension and Upgrade: Parks Highway to Palmer-Wasilla Highway ROW Acquisition, Project No. 0001729/CFHWY00799 is consistent with AS 40.15.380 Applicability to Governmental Bodies; Right-Of-Way Acquisition Plats and MSB 43.15.070 Right-Of-Way Acquisition Plats.
2. A right of way acquisition plat is not subject to any of the other submission requirements for plats consistent with MSB 43.15.070(C)(1).
3. The preliminary approval of a right-of-way acquisition plat is effective for 120 months. The platting board or platting officer may grant an extension of up to 120 months for recording the final plat upon the finding that it is in the public interest to do so.

4. All decisions of the platting officer under this section are final unless appealed to the platting board within 10 days under MSB 43.35.003.
5. A right of way acquisition is not subject to the subdivision construction manual.
6. The map meets the requirements of MSB 43.15.070 as it includes:
 - The location, name, and number of the acquisition project;
 - The proposed timetable for the acquisition and construction;
 - Dimensions and area of the parcels to be acquired and each remainder parcel; and
 - The names of the property owners identified by parcel.
7. All monumentation, re-monumentation, right-of-way alignment and reconstruction and other requirements of the borough or of this title shall be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval, but not to be accomplished prior to the approval, shall be completed under the terms and conditions as are set out in writing by the borough. Any survey markers that control the length or direction of any property line shall be reset according to the new location.
8. Survey requirements of this title are not applicable to a right-of-way acquisition plat unless otherwise provided by written agreement between the borough and the government agency applying for the plat; the borough shall require remonumentation or reference monumentation of subdivision control monuments, aliquot part section corner monuments and government survey control monuments that will be disturbed, destroyed or lost as a result of the proposed project.
9. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281(C), the area after condemnation shall be the minimum area required for that lot if that lot met the minimum requirements before the condemnation and the resulting area after the condemnation is not less than 80 percent of the minimum required.
10. Within the borough, if a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot.
11. At the time the staff report was written, there were not comments received from the public in response to the notice of public hearing.

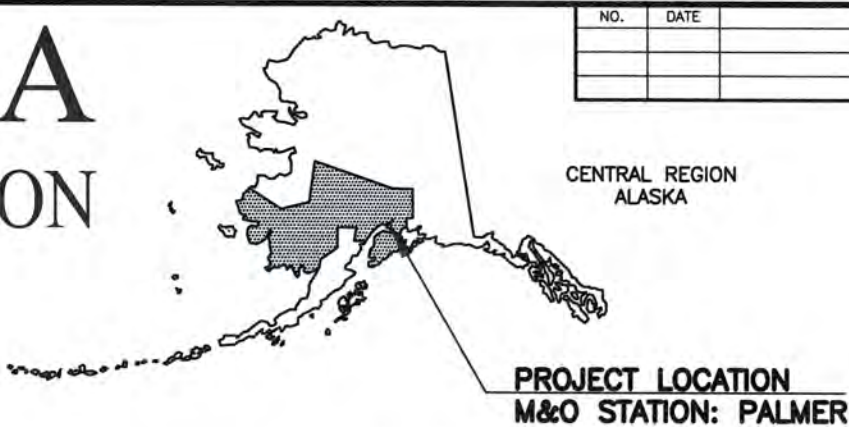
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the Right-of-Way Acquisition Map for Hermon Road Extension and Upgrade: Parks Highway to Palmer-Wasilla Highway ROW Acquisition, Project No. 0001729/CFHWY00799, contingent on the following:

1. Pay postage and advertising fees.
2. Partial acquisitions must comply with MSB 43.20.281(C), Area.
3. Submit the Right-of-Way Acquisition Map in full compliance with MSB 43.15.070.

DESIGNED BY: DKH
CHECKED BY: SM
DATE: 7/19/2024
TIME: 12:14 AM
SCALE: N/A
DRAWING LOCATION: C:\DOWL_PW\039928\00799_A01NA02_TTL.DWG

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

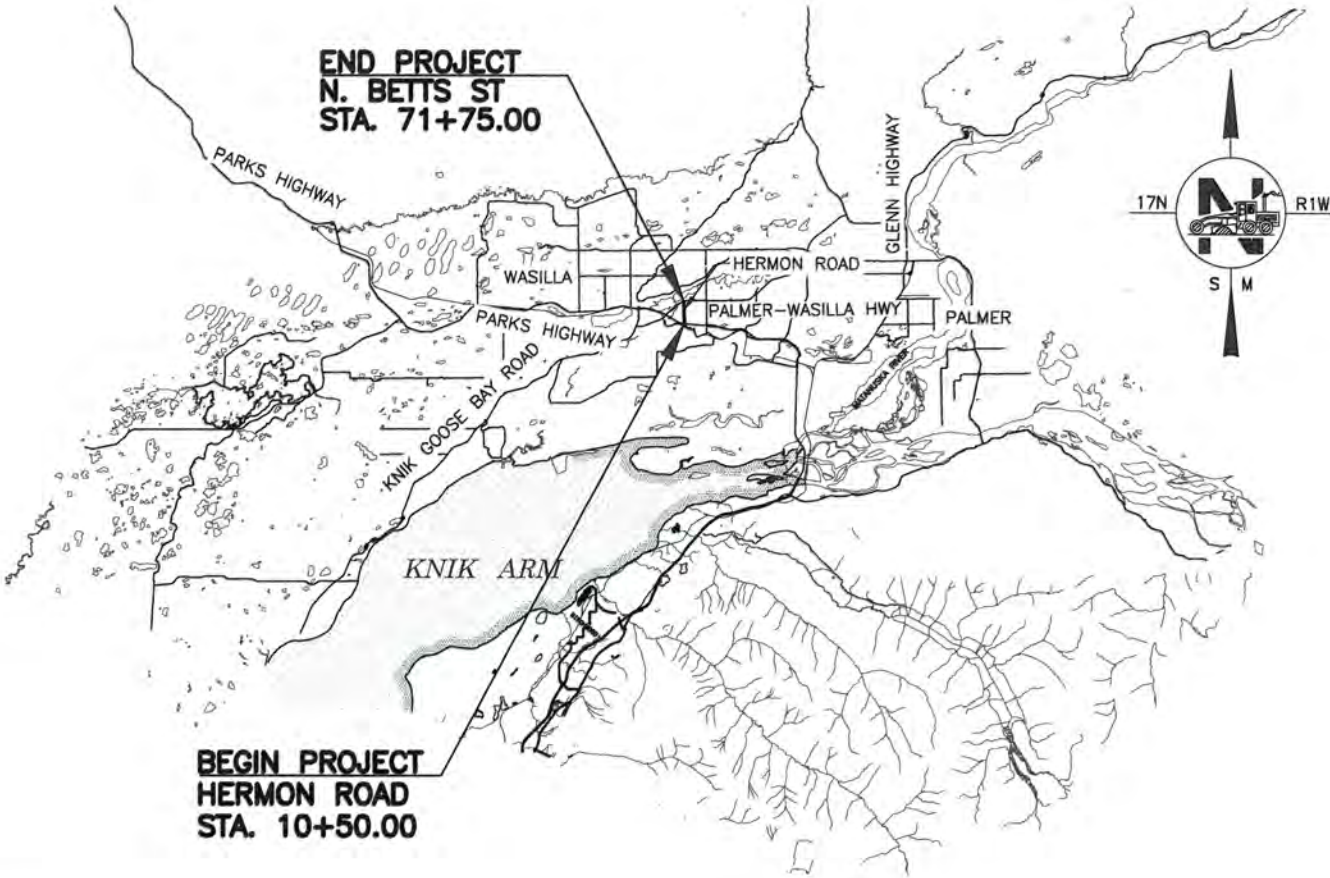


NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0001729/CFHWY00799	2027	A1	A5
ROUTE ID		2381057X000	MILEPOINT	0.05 - 0.85			
LATITUDE		61.57855	LONGITUDE	-149.390208			

PROPOSED HIGHWAY PROJECT
HERMON RD EXTENSION AND UPGRADE: PARKS
HWY TO PALMER-WASILLA HWY
PROJECT NO. 0001729/CFHWY00799
GRADING, DRAINAGE, PAVING, PATHWAYS, ILLUMINATION,
SIGNALIZATION, SIGNING, AND STRIPING

PROJECT SUMMARY		
ROADWAY	WIDTH	LENGTH
	FEET	MILES
HERMON ROAD MP 0.05-0.85 ("HR")	32-44	0.80
MOUNTAIN VILLAGE DR. ACCESS ("MV")	23	0.02
QUIET CIRCLE ("QC")	20	0.02
E. TYSONS TRAIL ("TT")	25	0.02
NEW MANEY DRIVE ("NM")	22	0.02
E. WHISPERING WOODS DRIVE ("WW")	22	0.01
E. ZAK CIRCLE ("ZC")	18	0.02
ADELE CIRCLE ("AC")	24	0.04
E. PALMER-WASILLA HWY ("PW")	48	0.08
N. BETTS STREET ("BS")	15-36	0.03

DESIGN DESIGNATIONS	
	HERMON ROAD
FUNCTIONAL CLASS	URBAN MINOR ARTERIAL
AADT (EXISTING YEAR)	2000 (2022)
AADT (DESIGN YEAR)	3217 (2046)
DESIGN SPEED (V) (MPH)	40 MPH
DHV (EXISTING YEAR)	10% (2022)
DHV (DESIGN YEAR)	10% (2046)
T-PERCENT COMMERCIAL TRUCKS (%)	5.79%
D-DIRECTIONAL DISTRIBUTION (%)	60/40



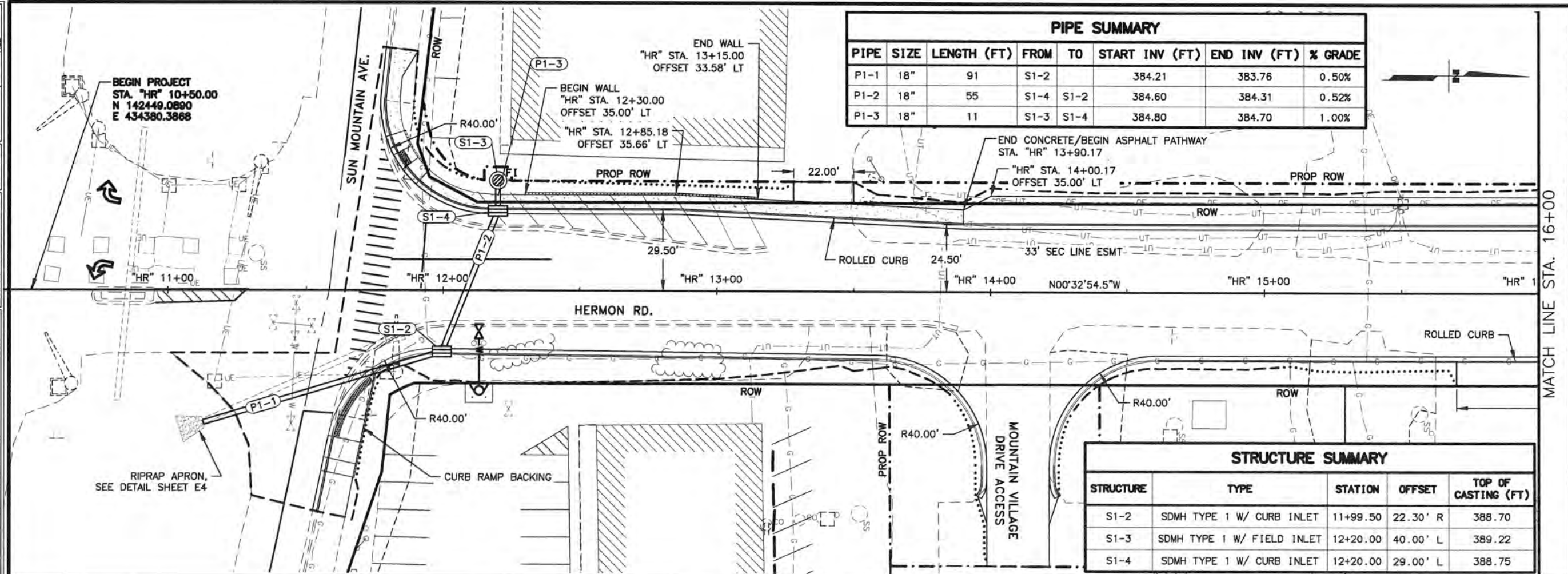
PIH REVIEW
JULY 2024

PLANS DEVELOPED BY: DOWL, LLC

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
4111 AVIATION AVENUE, ANCHORAGE, AK 99502
(907)269-0590

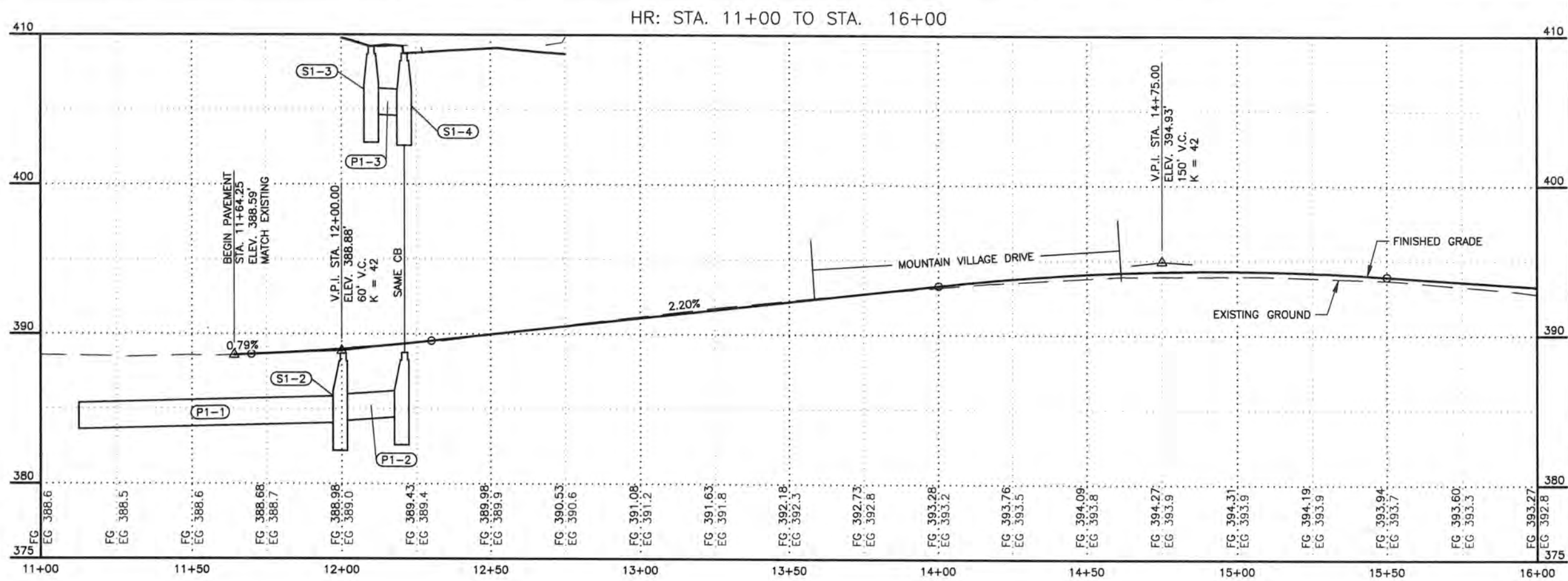
APPROVED:

REGIONAL PRECONSTRUCTION ENGINEER	DATE
CONCUR:	EXHIBIT B
REGIONAL CONSTRUCTION ENGINEER	DATE



PIPE SUMMARY						
PIPE	SIZE	LENGTH (FT)	FROM	TO	START INV (FT)	END INV (FT) % GRADE
P1-1	18"	91	S1-2		384.21	383.76 0.50%
P1-2	18"	55	S1-4	S1-2	384.60	384.31 0.52%
P1-3	18"	11	S1-3	S1-4	384.80	384.70 1.00%

STRUCTURE SUMMARY				
STRUCTURE	TYPE	STATION	OFFSET	TOP OF CASTING (FT)
S1-2	SDMH TYPE 1 W/ CURB INLET	11+99.50	22.30' R	388.70
S1-3	SDMH TYPE 1 W/ FIELD INLET	12+20.00	40.00' L	389.22
S1-4	SDMH TYPE 1 W/ CURB INLET	12+20.00	29.00' L	388.75



SHEET NO.

F1

TOTAL SHEETS

F14

STATE

ALASKA

YEAR

2027

PROJECT DESIGNATION

0001729/
CFHWY00799

NO.

REVISION

DATE

NO.

REVISION

DATE

NO.

REVISION

DATE

STATE OF ALASKA
PIH REVIEW
JULY 2024
PROFESSIONAL ENGINEER

DOWL, LLC
5015 BUSINESS PARK BLVD
SUITE 4000
ANCHORAGE, AK 99503
(907) 582-2000
#AEC1848 - AK

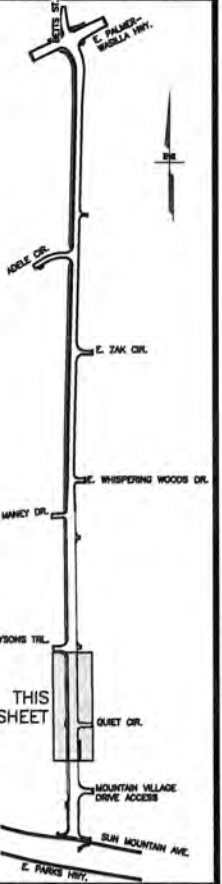
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
HERMON ROAD STA
11+00 TO STA
16+00

SHEET NO.	TOTAL SHEETS
F2	F14
STATE	YEAR
ALASKA	2027

PROJECT DESIGNATION

0001729/
CFHWY00799

NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



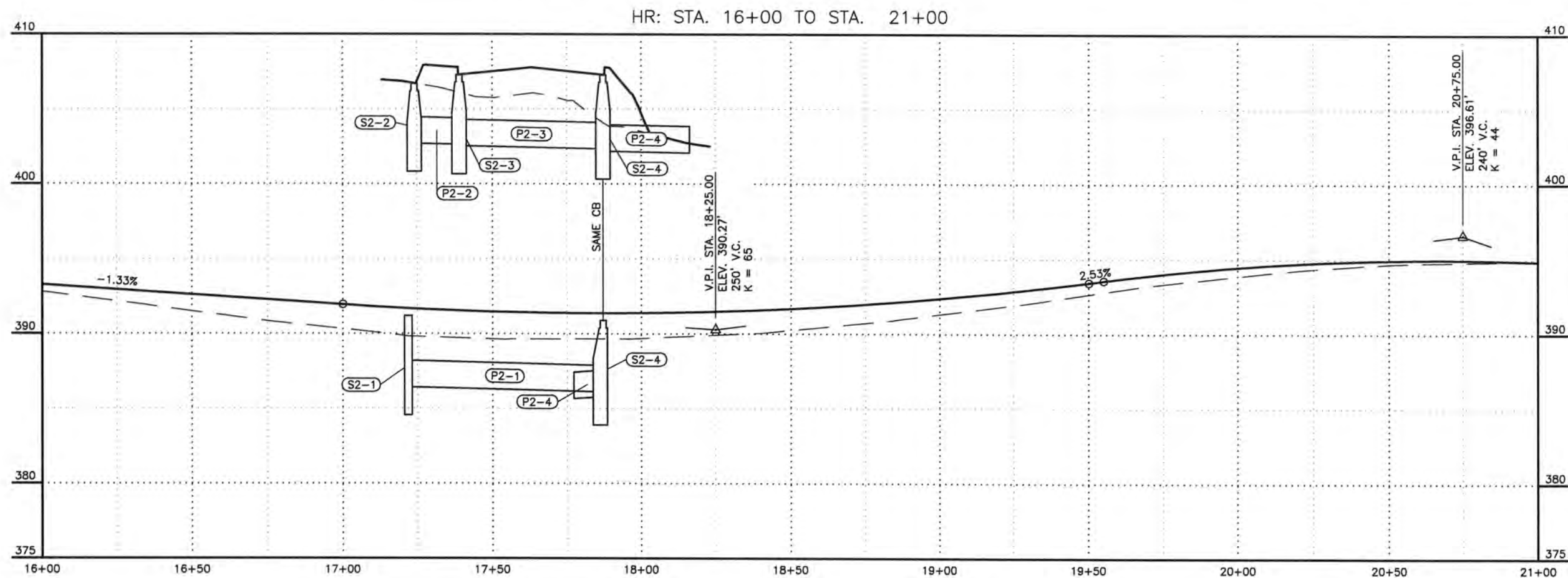
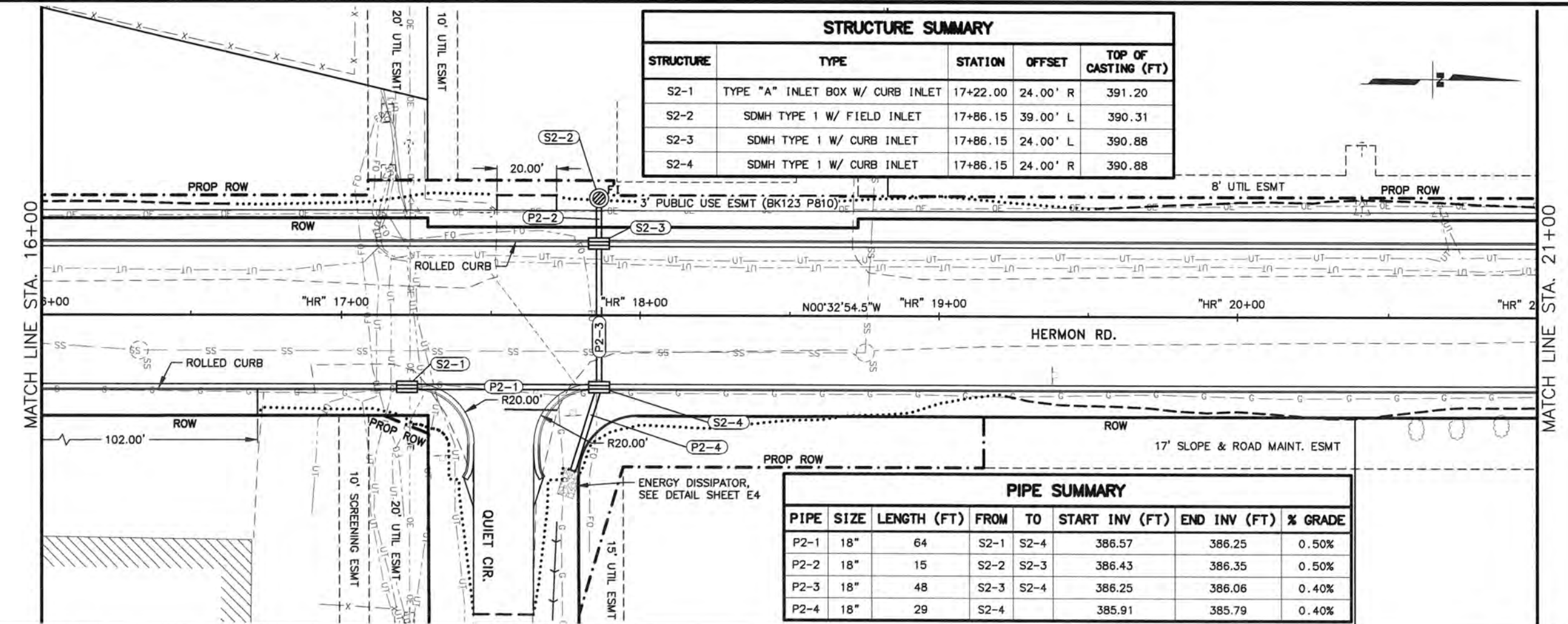
DOWL, LLC
015 BUSINESS PARK BLVD
SUITE 4000
ANCHORAGE, AK 99503
(907) 562-2000
#AECL848 - AK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

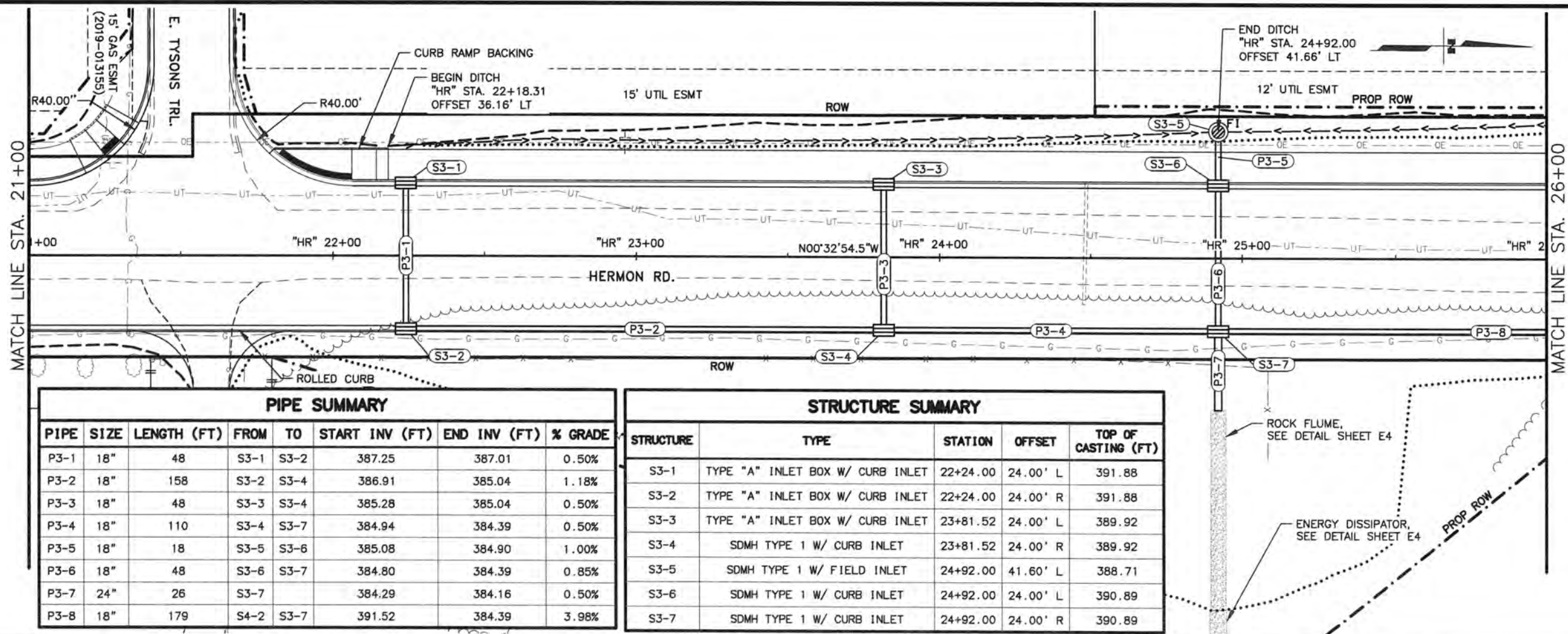
HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
HERMON ROAD STA
16+00 TO STA
21+00

STRUCTURE SUMMARY				
STRUCTURE	TYPE	STATION	OFFSET	TOP OF CASTING (FT.)
S2-1	TYPE "A" INLET BOX W/ CURB INLET	17+22.00	24.00' R	391.20
S2-2	SDMH TYPE 1 W/ FIELD INLET	17+86.15	39.00' L	390.31
S2-3	SDMH TYPE 1 W/ CURB INLET	17+86.15	24.00' L	390.88
S2-4	SDMH TYPE 1 W/ CURB INLET	17+86.15	24.00' R	390.88

PIPE SUMMARY							
PIPE	SIZE	LENGTH (FT)	FROM	TO	START INV (FT)	END INV (FT)	% GRADE
P2-1	18"	64	S2-1	S2-4	386.57	386.25	0.50%
P2-2	18"	15	S2-2	S2-3	386.43	386.35	0.50%
P2-3	18"	48	S2-3	S2-4	386.25	386.06	0.40%
P2-4	18"	29	S2-4		385.91	385.79	0.40%

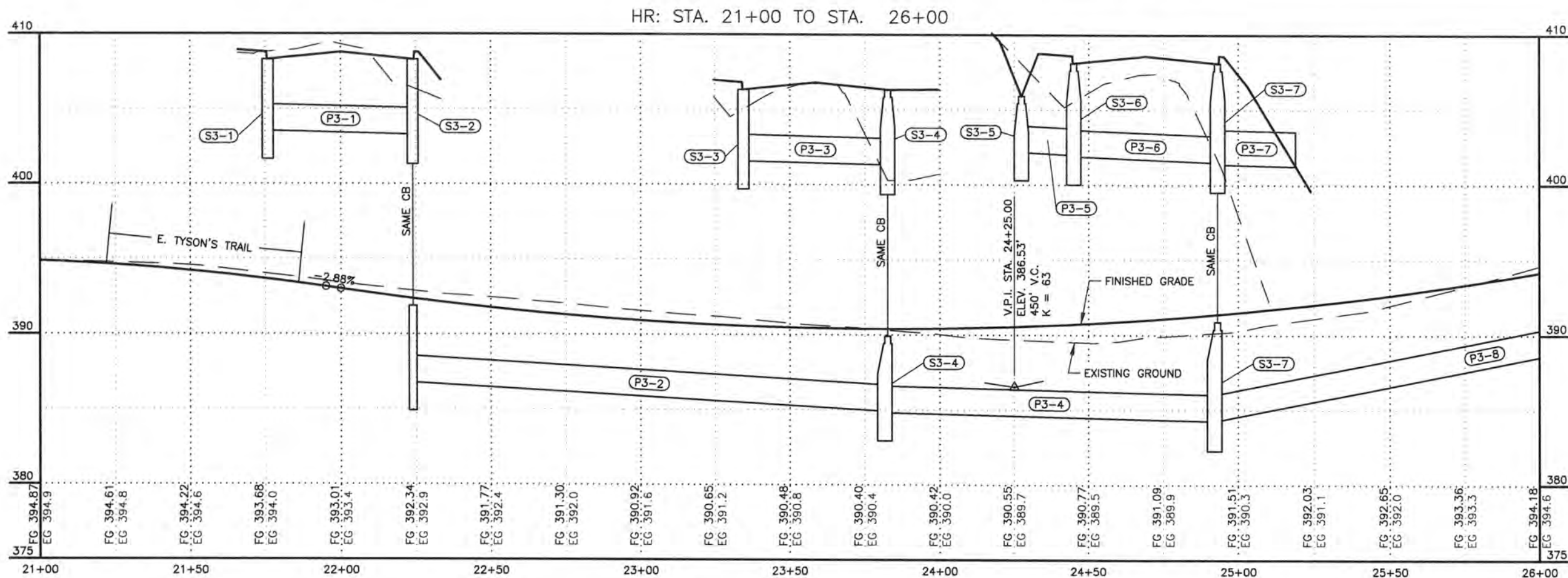


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PIPE SUMMARY							
PIPE	SIZE	LENGTH (FT)	FROM	TO	START INV (FT)	END INV (FT)	% GRADE
P3-1	18"	48	S3-1	S3-2	387.25	387.01	0.50%
P3-2	18"	158	S3-2	S3-4	386.91	385.04	1.18%
P3-3	18"	48	S3-3	S3-4	385.28	385.04	0.50%
P3-4	18"	110	S3-4	S3-7	384.94	384.39	0.50%
P3-5	18"	18	S3-5	S3-6	385.08	384.90	1.00%
P3-6	18"	48	S3-6	S3-7	384.80	384.39	0.85%
P3-7	24"	26	S3-7		384.29	384.16	0.50%
P3-8	18"	179	S4-2	S3-7	391.52	384.39	3.98%

STRUCTURE SUMMARY					
STRUCTURE	TYPE	STATION	OFFSET	TOP OF CASTING (FT)	
S3-1	TYPE "A" INLET BOX W/ CURB INLET	22+24.00	24.00' L	391.88	
S3-2	TYPE "A" INLET BOX W/ CURB INLET	22+24.00	24.00' R	391.88	
S3-3	TYPE "A" INLET BOX W/ CURB INLET	23+81.52	24.00' L	389.92	
S3-4	SDMH TYPE 1 W/ CURB INLET	23+81.52	24.00' R	389.92	
S3-5	SDMH TYPE 1 W/ FIELD INLET	24+92.00	41.60' L	388.71	
S3-6	SDMH TYPE 1 W/ CURB INLET	24+92.00	24.00' L	390.89	
S3-7	SDMH TYPE 1 W/ CURB INLET	24+92.00	24.00' R	390.89	



SHEET NO.

F3

TOTAL SHEETS

F14

STATE

ALASKA

YEAR

2027

PROJECT DESIGNATION

0001729/
CFHWY00799

NO.

REVISION

DATE

NO.

REVISION

DATE

NO.

REVISION

DATE

PIH REVIEW

JULY 2024

PROFESSIONAL ENGINEER

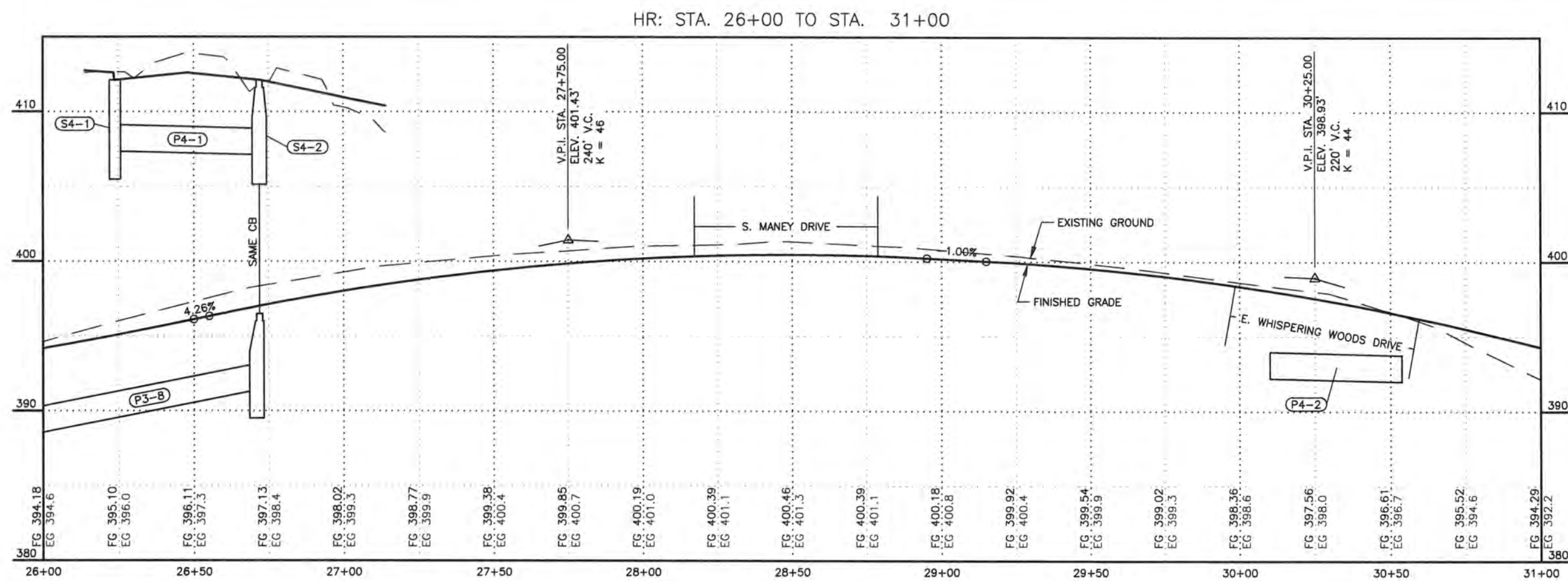
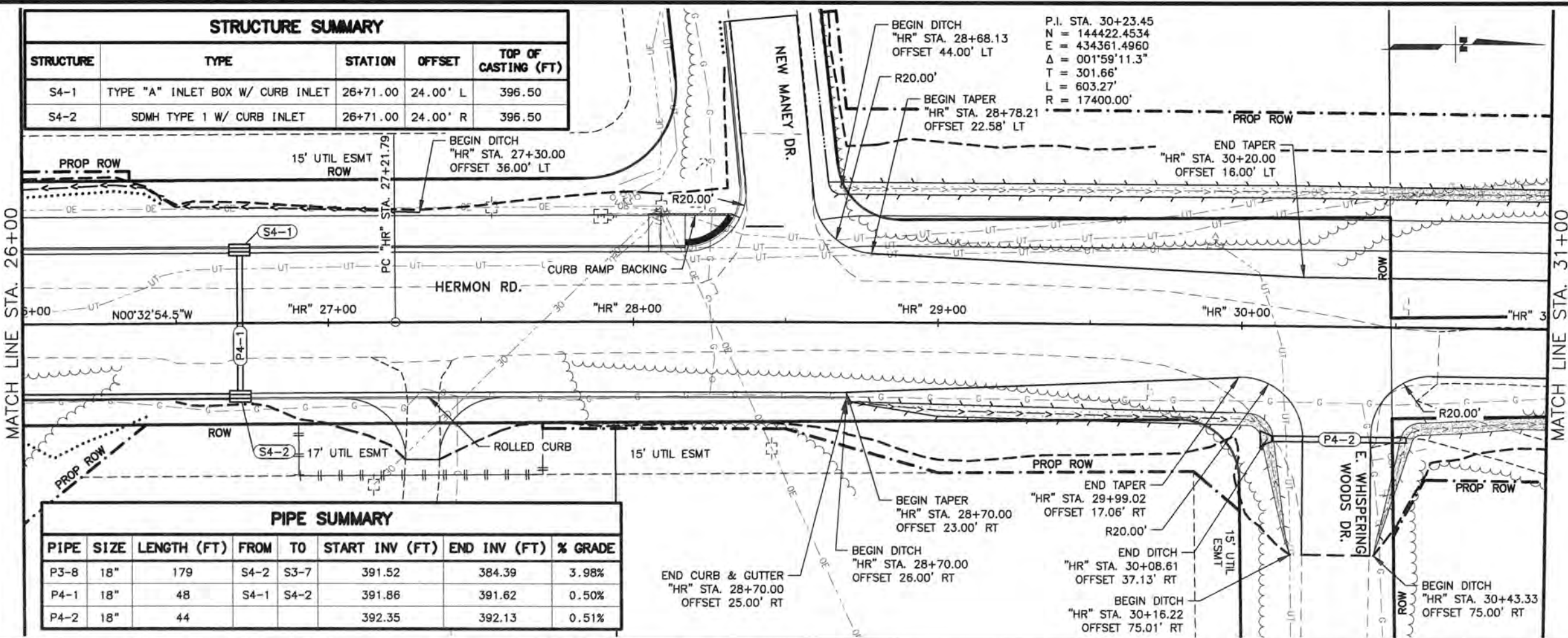
STATE OF ALASKA

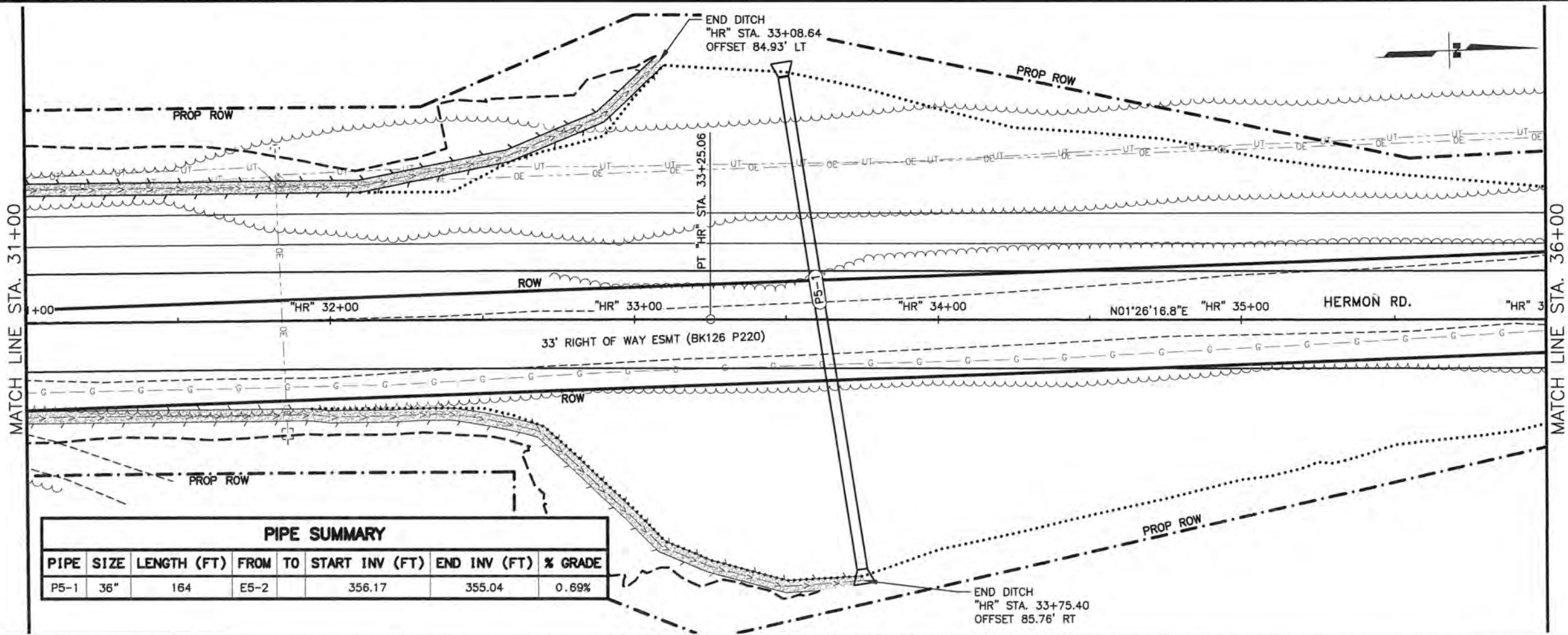
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

HERMON ROAD

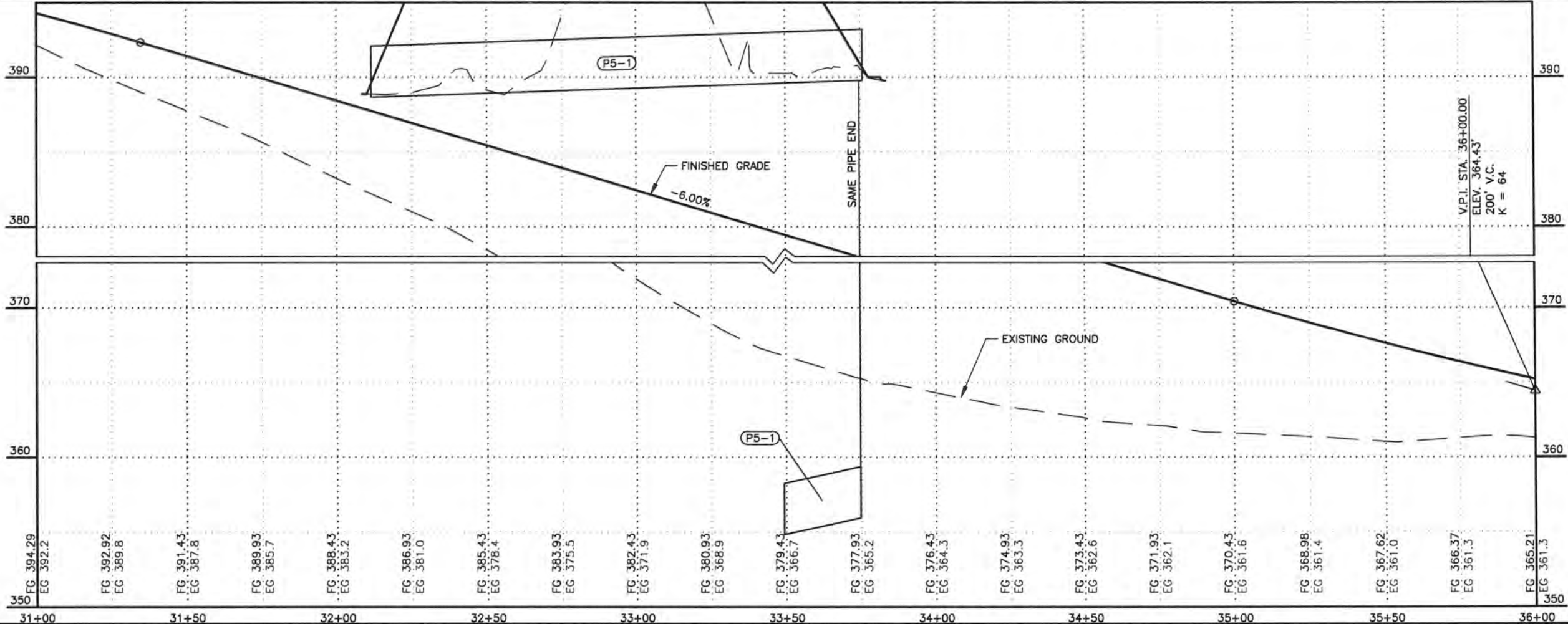
PARKS HIGHWAY TO PALMER-WASILLA HIGHWAY

HERMON ROAD STA 21+00 TO STA 26+00





PIPE SUMMARY						
PIPE	SIZE	LENGTH (FT)	FROM	TO	START INV (FT)	END INV (FT)
P5-1	36"	164	E5-2		356.17	355.04
					% GRADE	
					0.69%	



SHEET NO.

F5

TOTAL SHEETS

F14

STATE

ALASKA

YEAR

2027

PROJECT DESIGNATION

0001729/
CFHWY00799

NO.

REVISION

DATE

NO.

REVISION

DATE

NO.

REVISION

DATE

THIS SHEET

HERMON RD.

HERMON RD. STA 31+00 TO STA 36+00

STATE OF ALASKA

PIH REVIEW

JULY 2024

PROFESSIONAL ENGINEER

DOWL LLC

5015 BUSINESS PARK BLVD

SUITE 4000

ANCHORAGE, AK 99503

(907) 562-2000

#AEC1848 - AK

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION

AND PUBLIC FACILITIES

HERMON ROAD

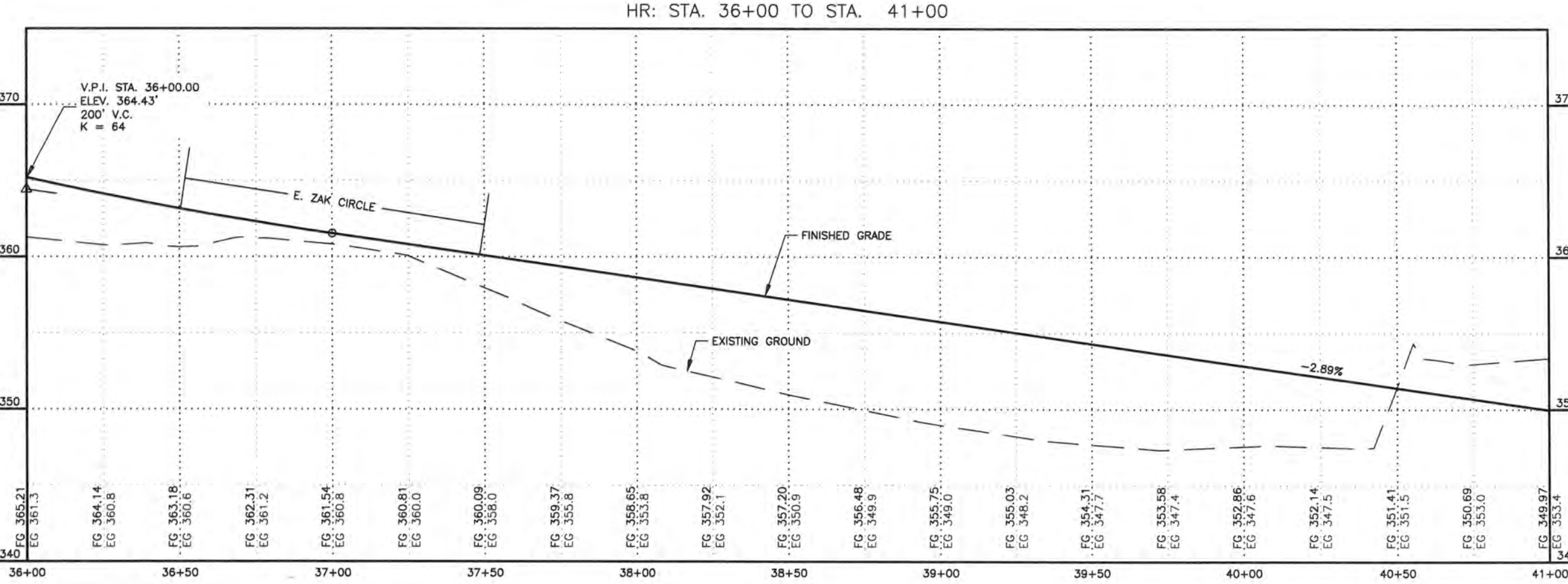
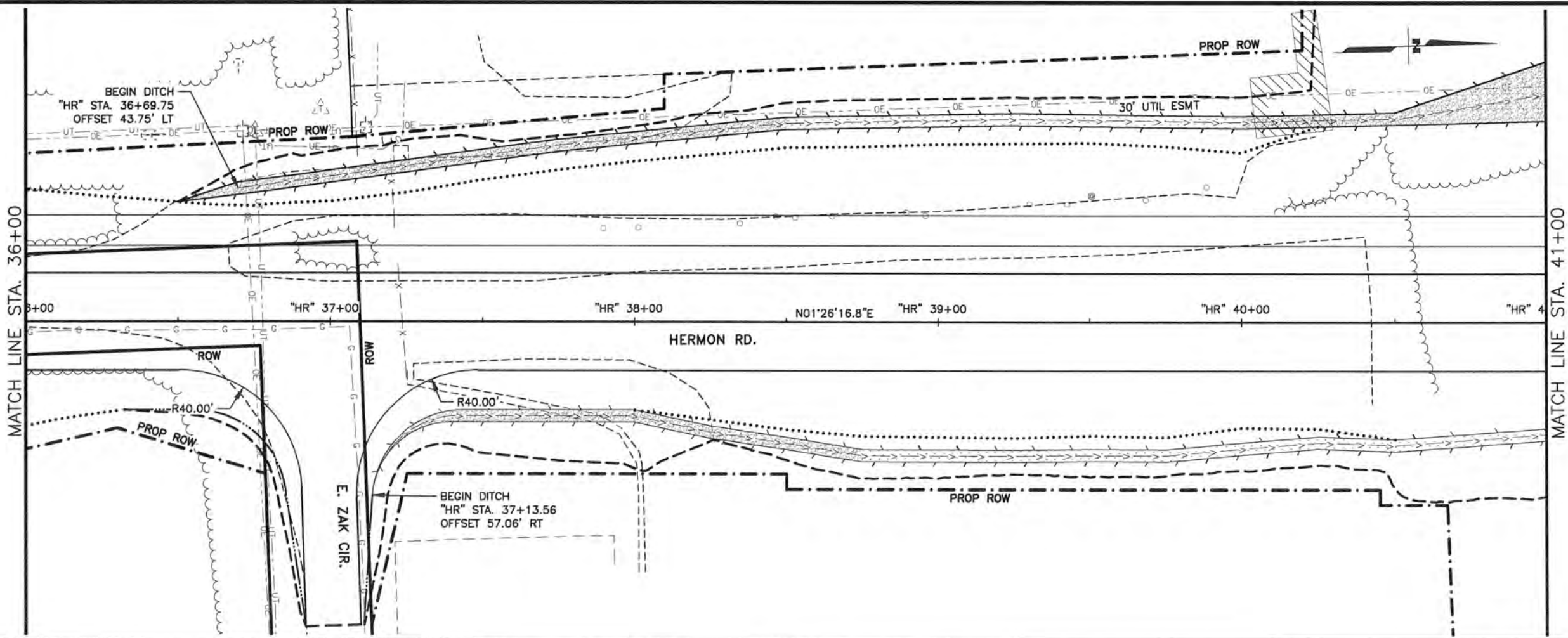
PARKS HIGHWAY TO

PALMER-WASILLA HIGHWAY

HERMON ROAD STA

31+00 TO STA

36+00



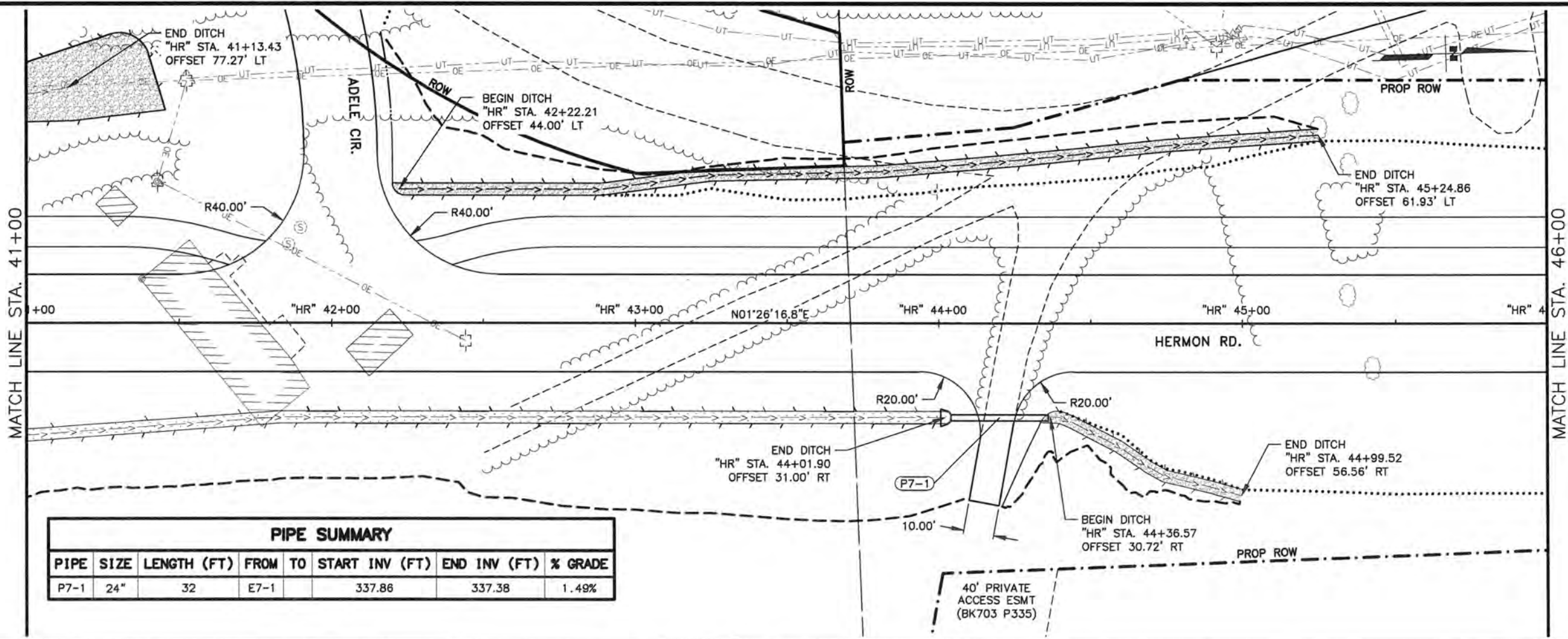
SHEET NO.	TOTAL SHEETS
F6	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

STATE OF ALASKA
PIH REVIEW
JULY 2024
PROFESSIONAL ENGINEER

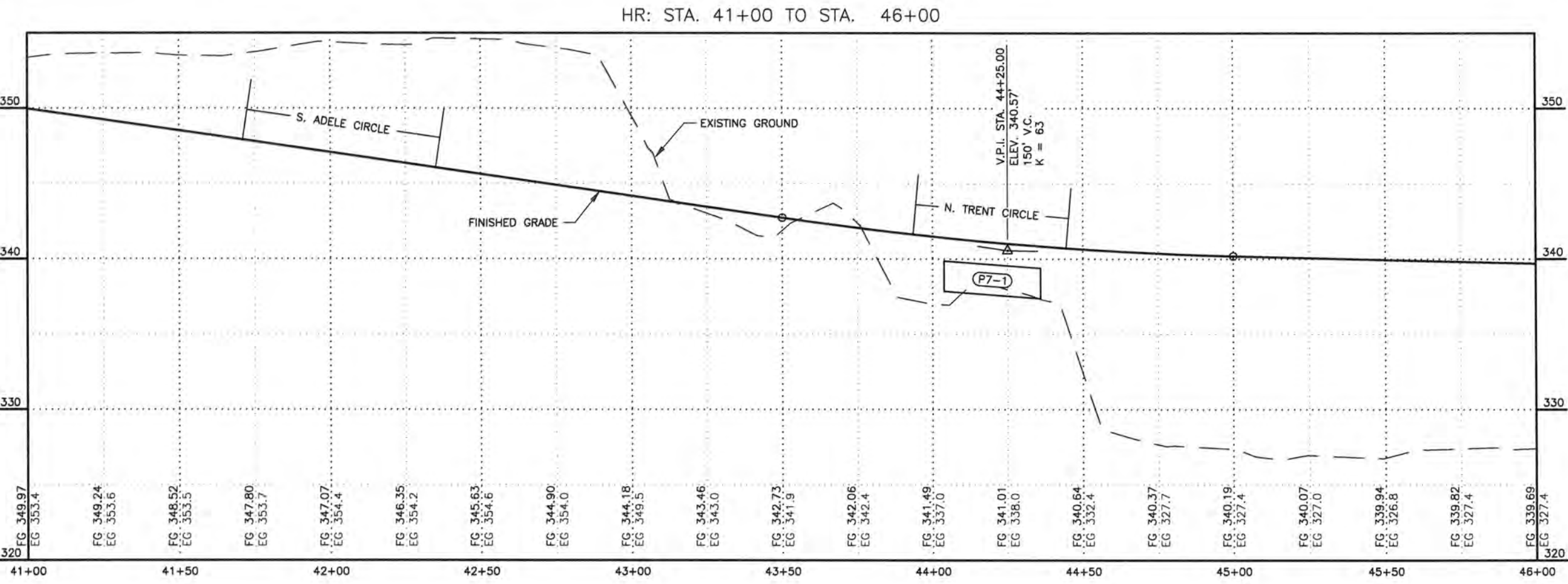
DOWL, LLC
5015 BUSINESS PARK BLVD
SUITE 4000
ANCHORAGE, AK 99503
(907) 562-2000
#AEC1848 - AK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
HERMON ROAD STA
36+00 TO STA
41+00



PIPE SUMMARY						
PIPE	SIZE	LENGTH (FT)	FROM	TO	START INV (FT)	END INV (FT)
P7-1	24"	32	E7-1		337.86	337.38



SHEET NO.

F7

TOTAL SHEETS

F14

STATE

ALASKA

YEAR

2027

PROJECT DESIGNATION

0001729/
CFHWY00799

NO.

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DATE

NO.

REVISION

DATE

NO.

REVISION

DATE

STATE OF ALASKA

PIH REVIEW

JULY 2024

PROFESSIONAL ENGINEER

DOWL LLC

5015 BUSINESS PARK BLVD

SUITE 4000

ANCHORAGE, AK 99503

(907) 582-2000

#AECL848 - AK

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION

AND PUBLIC FACILITIES

HERMON ROAD

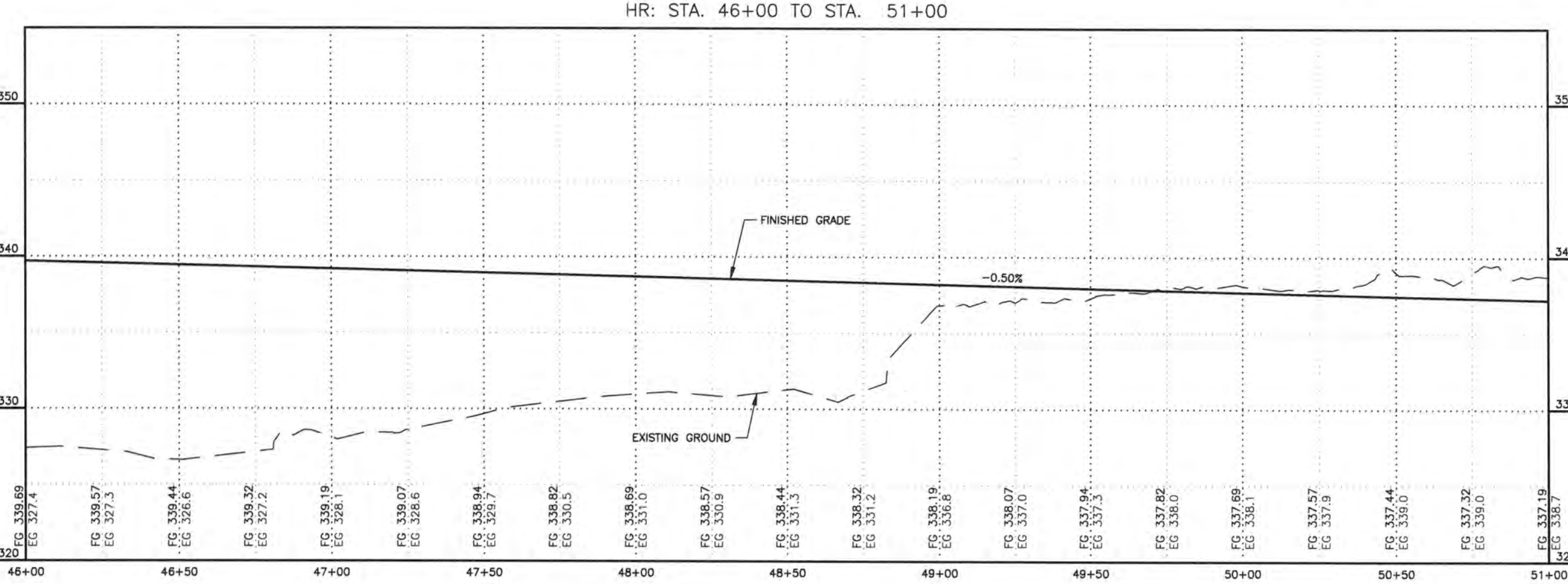
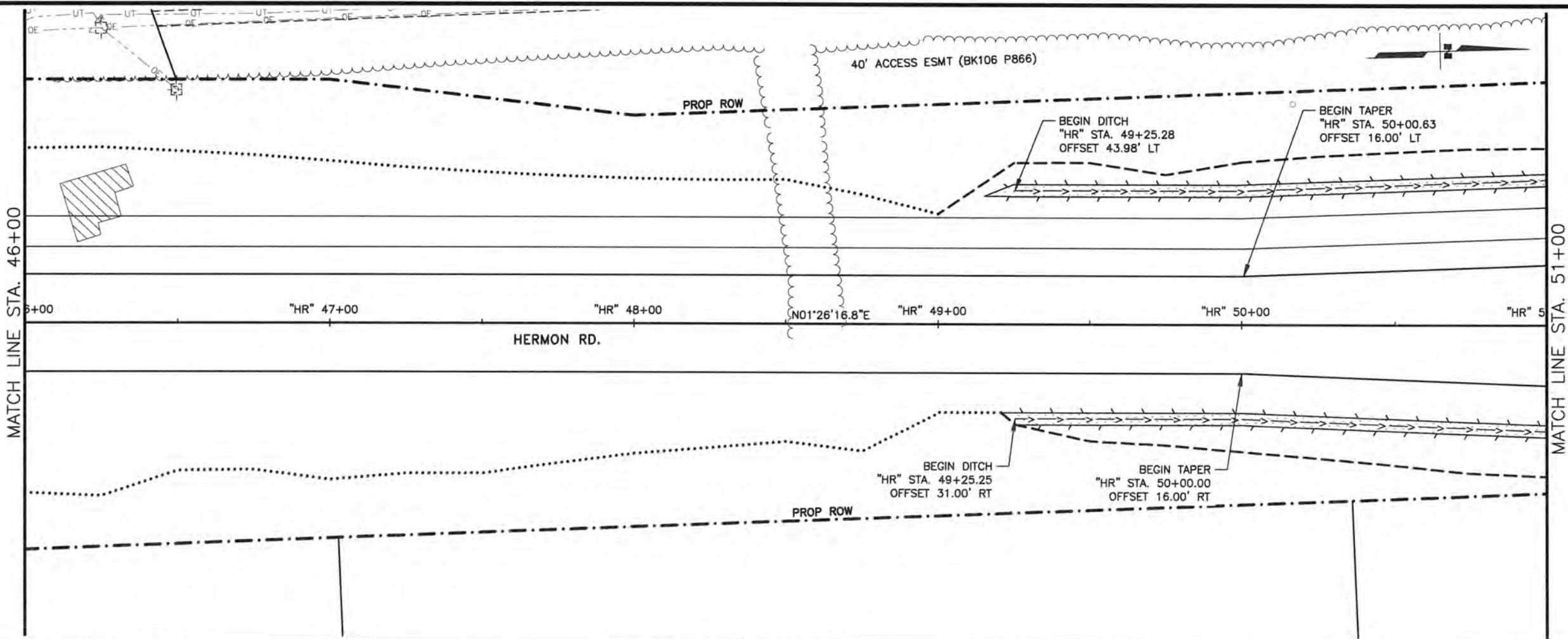
PARKS HIGHWAY TO

PALMER-WASILLA HIGHWAY

HERMON ROAD STA

41+00 TO STA

46+00



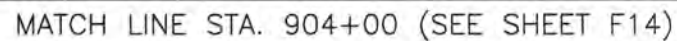
SHEET NO. F8	TOTAL SHEETS F14
STATE ALASKA	YEAR 2027
PROJECT DESIGNATION 0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

STATE OF ALASKA
PIH REVIEW
JULY 2024
PROFESSIONAL ENGINEER

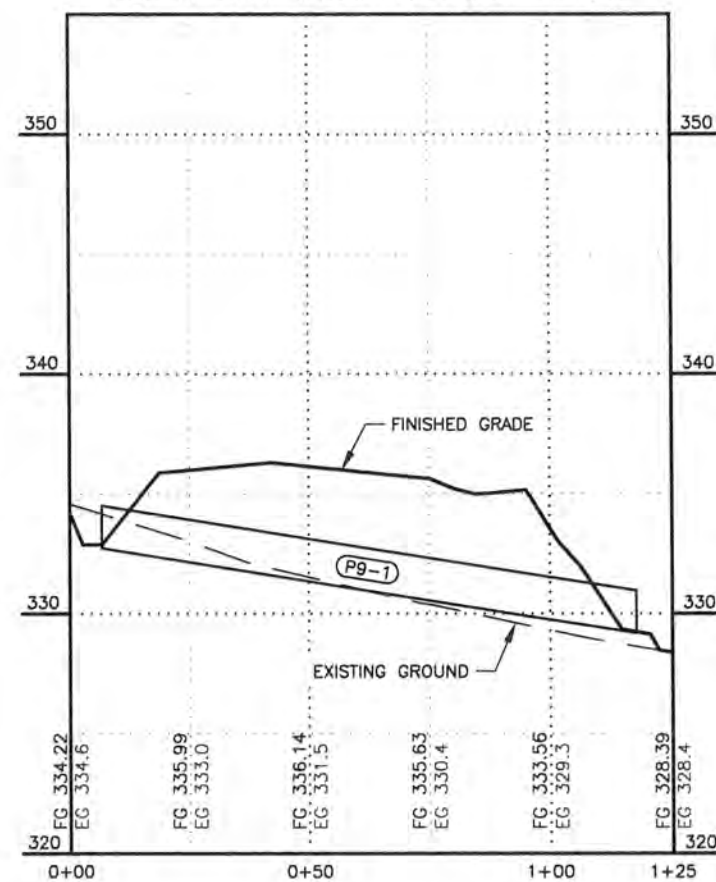
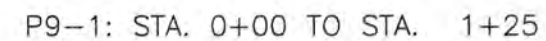
DOWL, LLC
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SUITE 4000
ANCHORAGE, AK 99503
(907) 562-2000
#AEC1848 - AK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
**HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
HERMON ROAD STA
46+00 TO STA
51+00**

MATCH LINE STA. 906+00 (SEE SHEET F14)



NOTE:
SEE SHEET ### FOR N. BETTS ST
PLAN & PROFILE



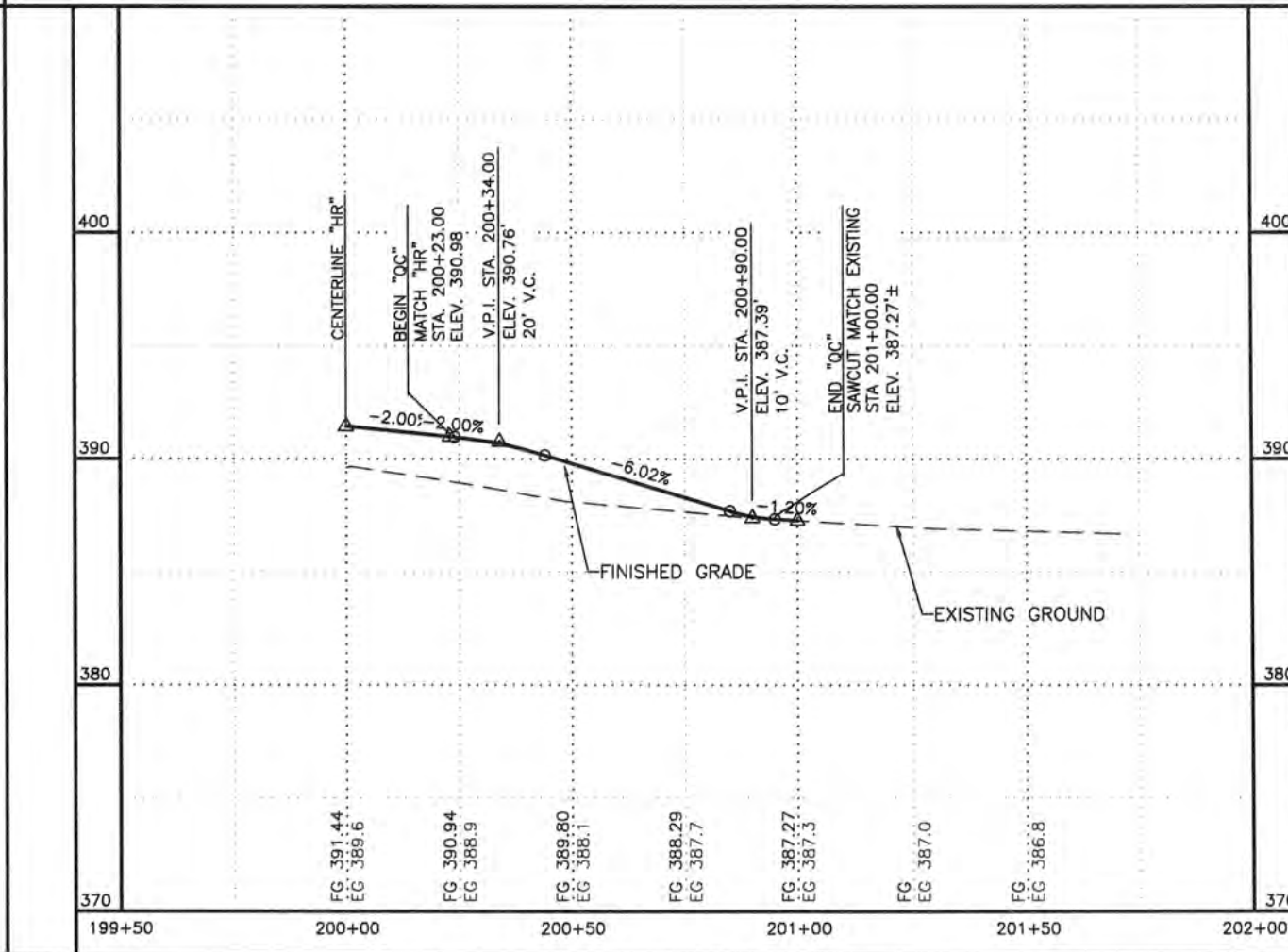
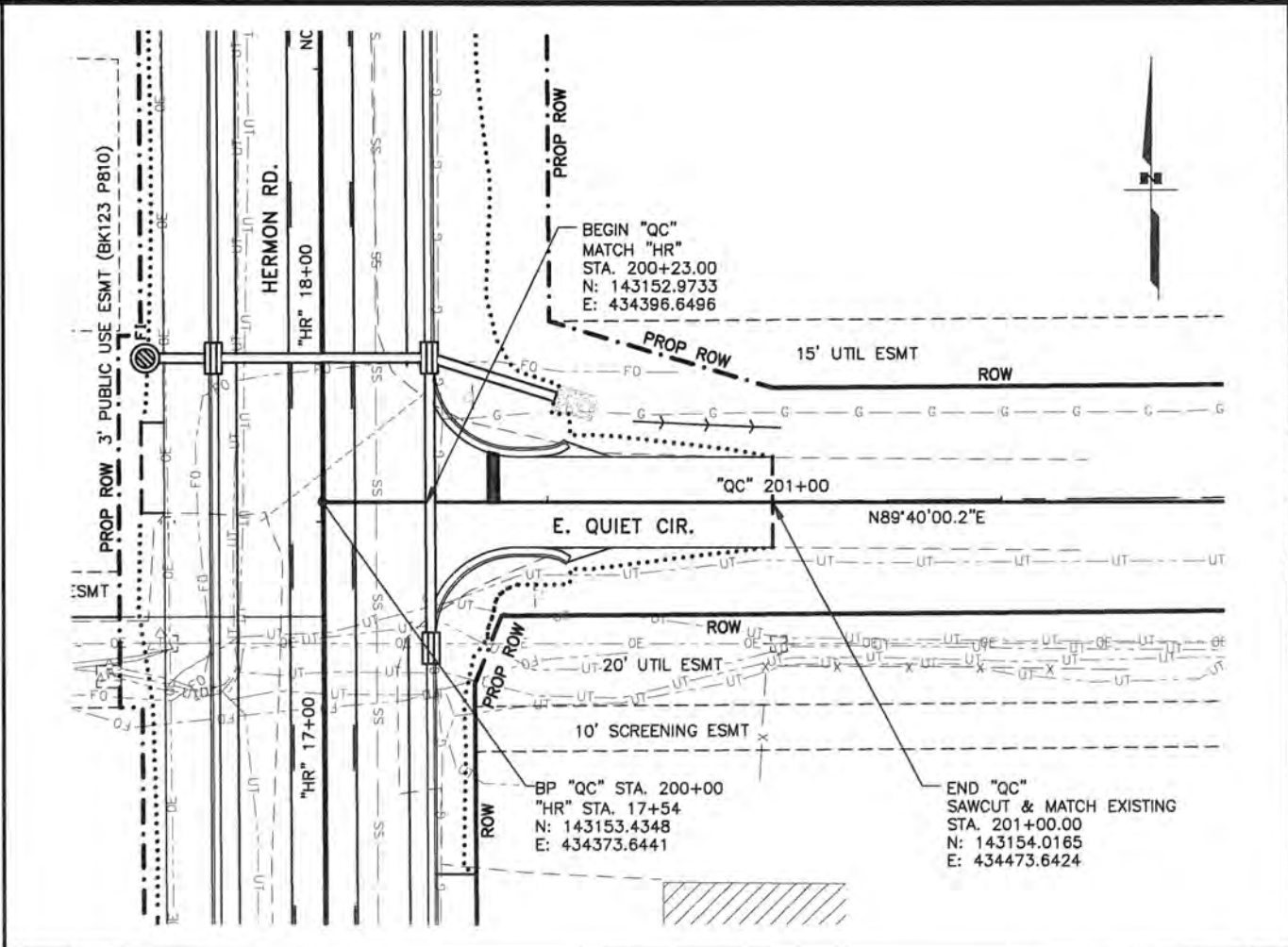
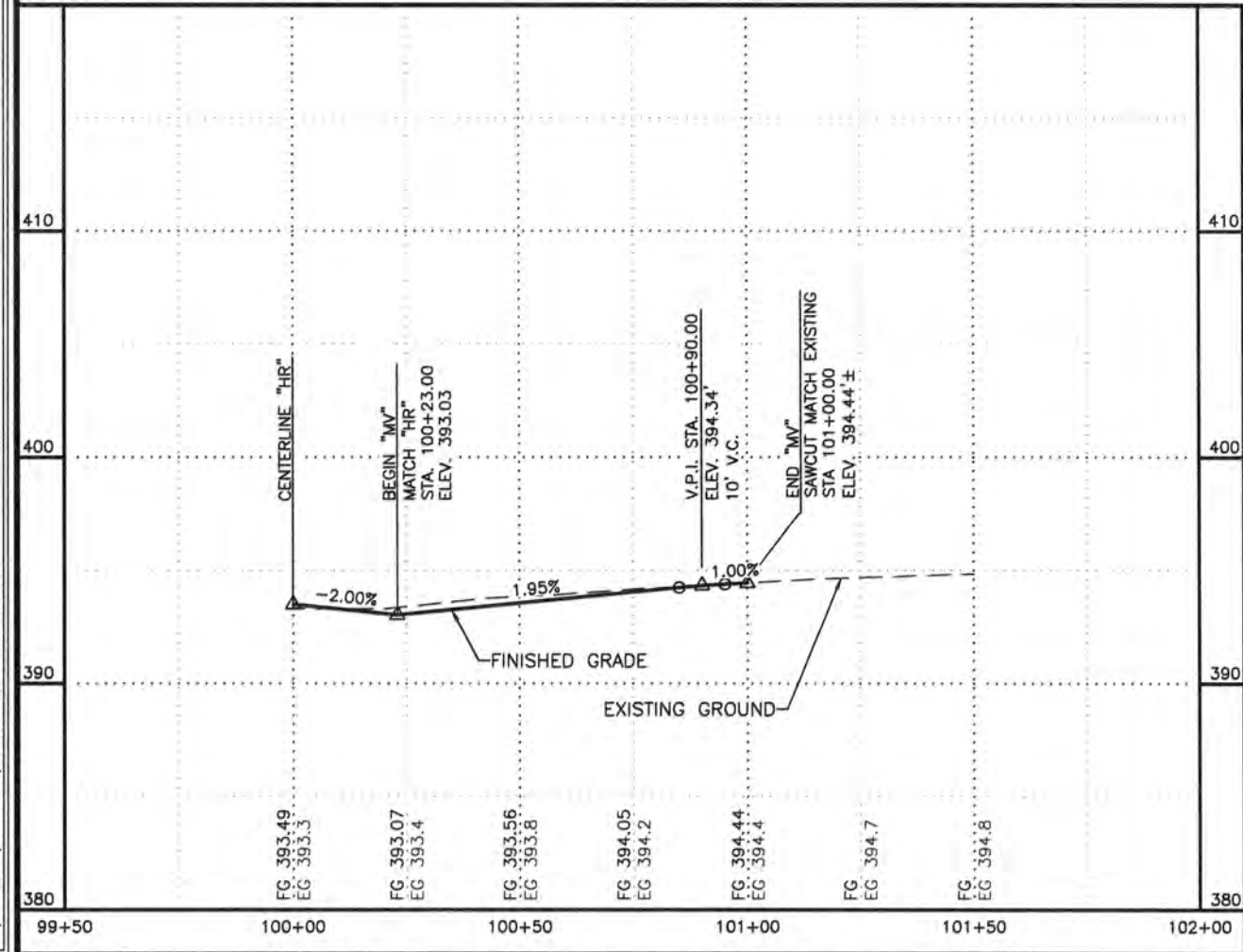
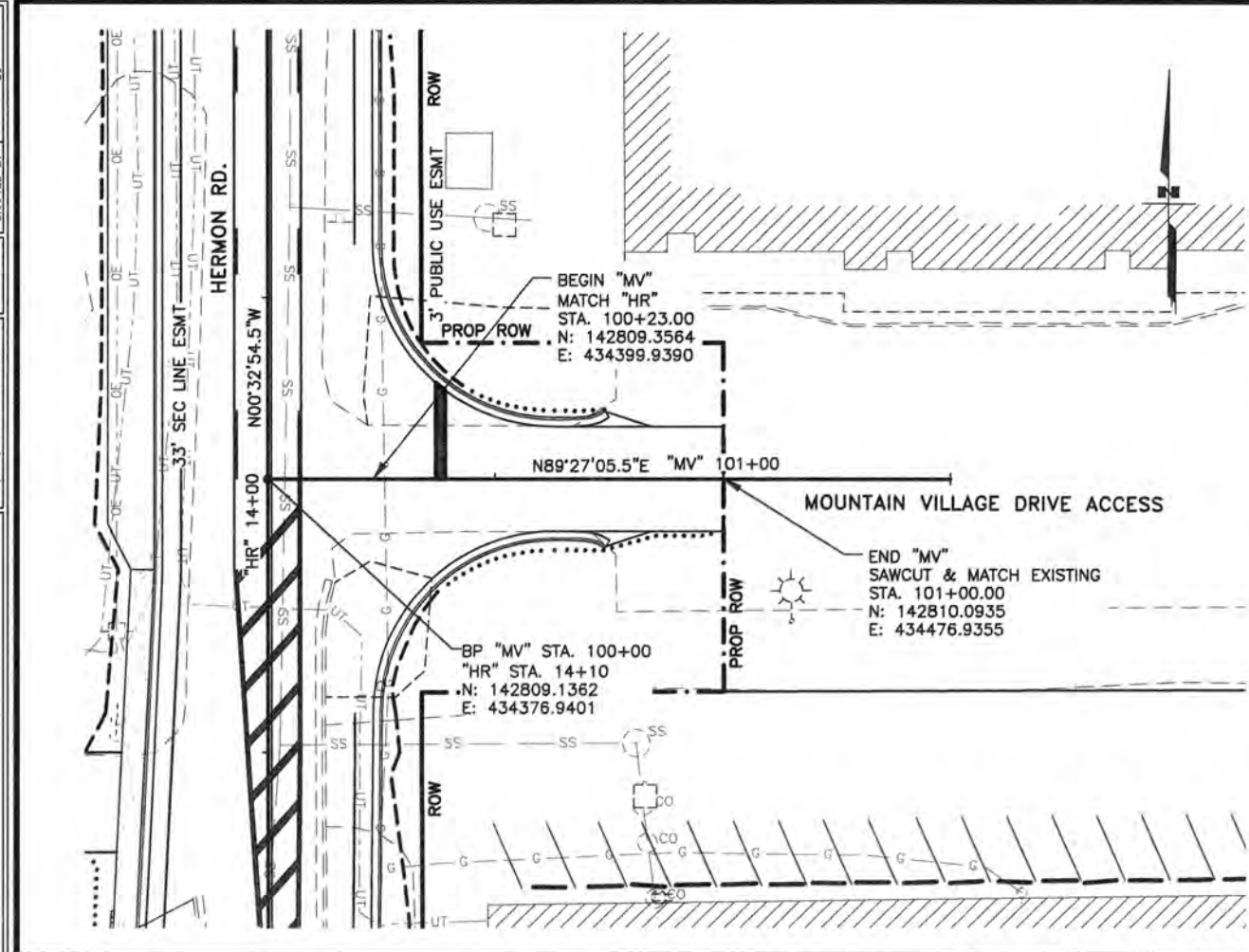
0001729/
CFHWY00799

NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



DOWL, LLC
5015 BUSINESS PARK BLVD
SUITE 4000
ANCHORAGE, AK 99503
(907) 562-2000
#AEC1848 - AK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
HERMON ROAD STA
51+00 TO STA
53+41.40



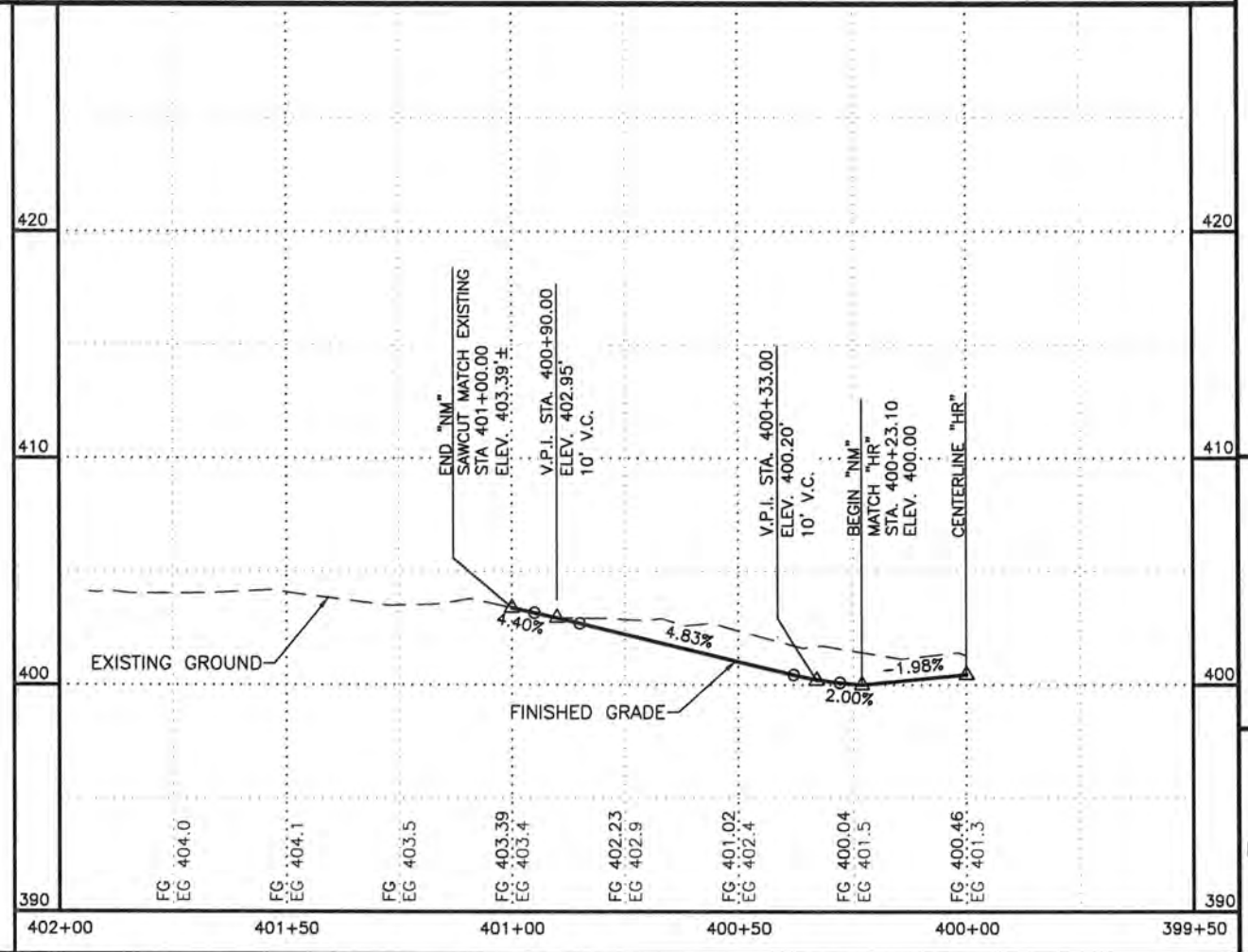
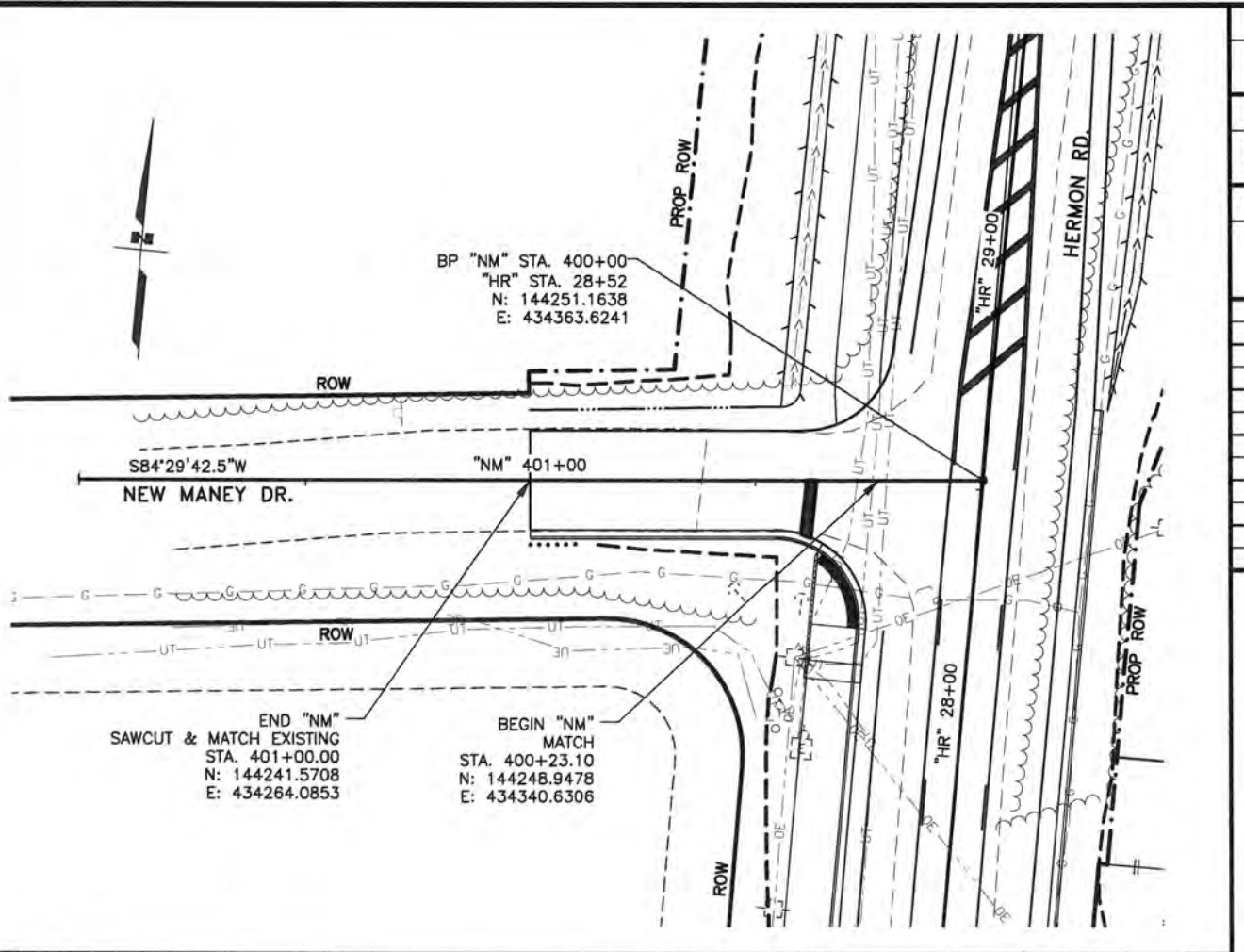
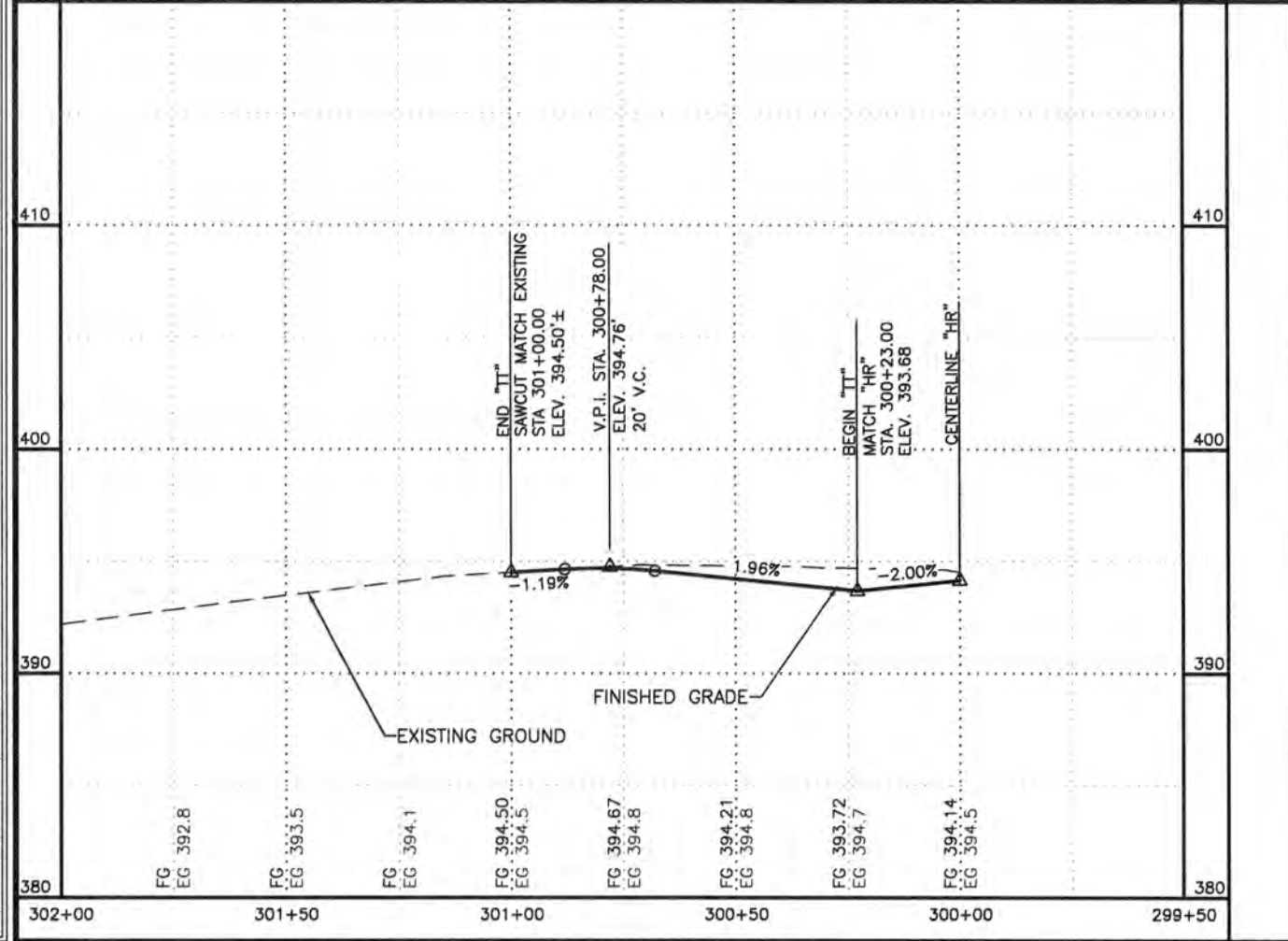
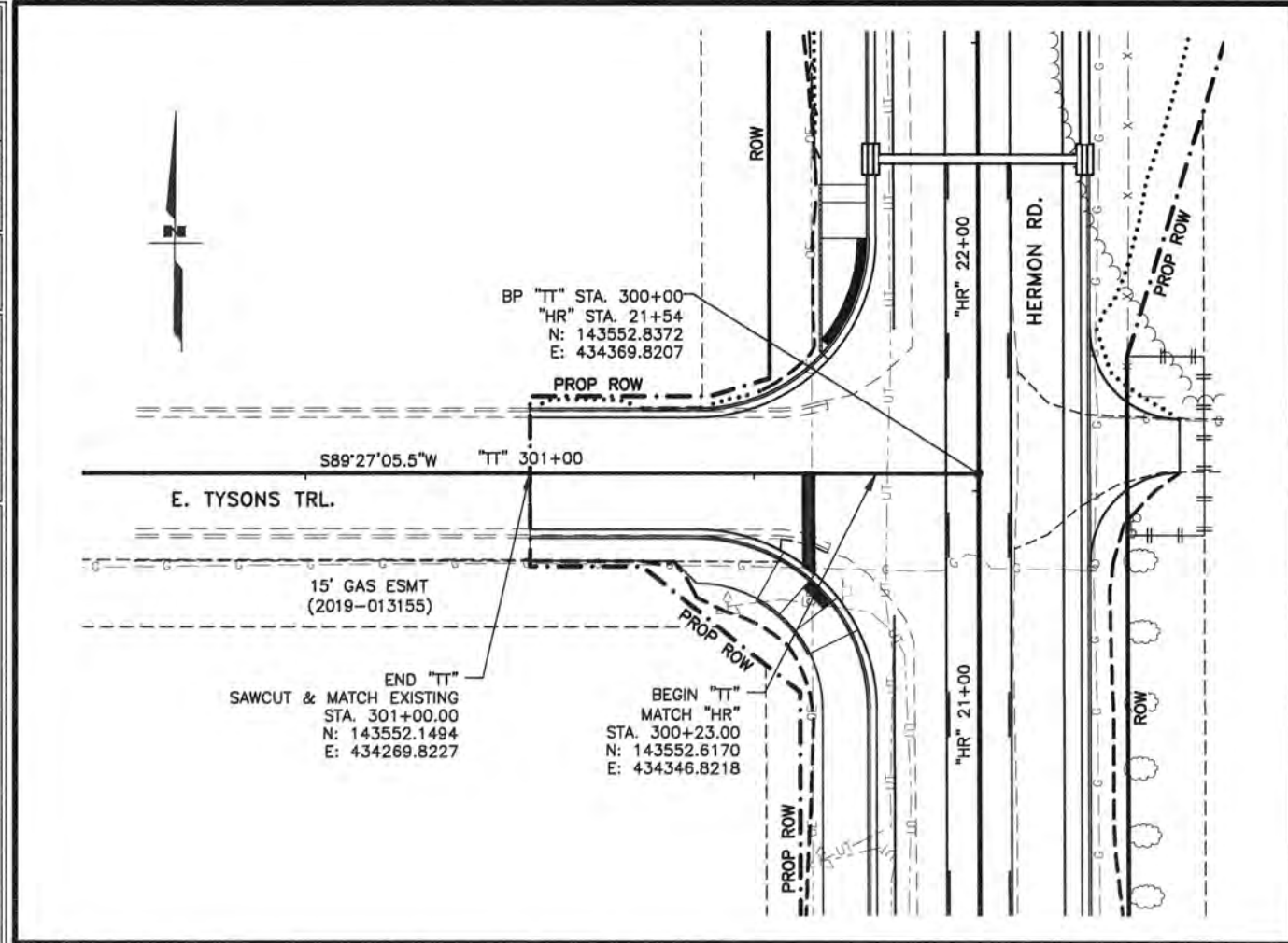
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F10	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

STATE OF ALASKA
40%
PIH REVIEW
JULY 2024
J. PROFESSIONAL ENGINEER

PLANS DEVELOPED BY:
LOUNSBURY & ASSOCIATES INC.
3230 C ST, SUITE 201,
ANCHORAGE, AK 99503
(907)272-5451
CERTIFICATE OF AUTHORITY NO. AECC391

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
MOUNTAIN VILLAGE
DRIVE ACCESS AND
E. QUIET CIRCLE



SHEET NO.	TOTAL SHEETS
F11	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

THIS SHEET

E. TYSONS TRL.

E. ZAK DR.

WHISPERING WOODS DR.

NEW MANEY DR.

SUN MOUNTAIN AVE.

MOUNTAIN VILLAGE DRIVE ACCESS

E. QUIET DR.

E. PARKS HWY.

STATE OF ALASKA
PIH REVIEW
JULY 2024
PROFESSIONAL ENGINEER

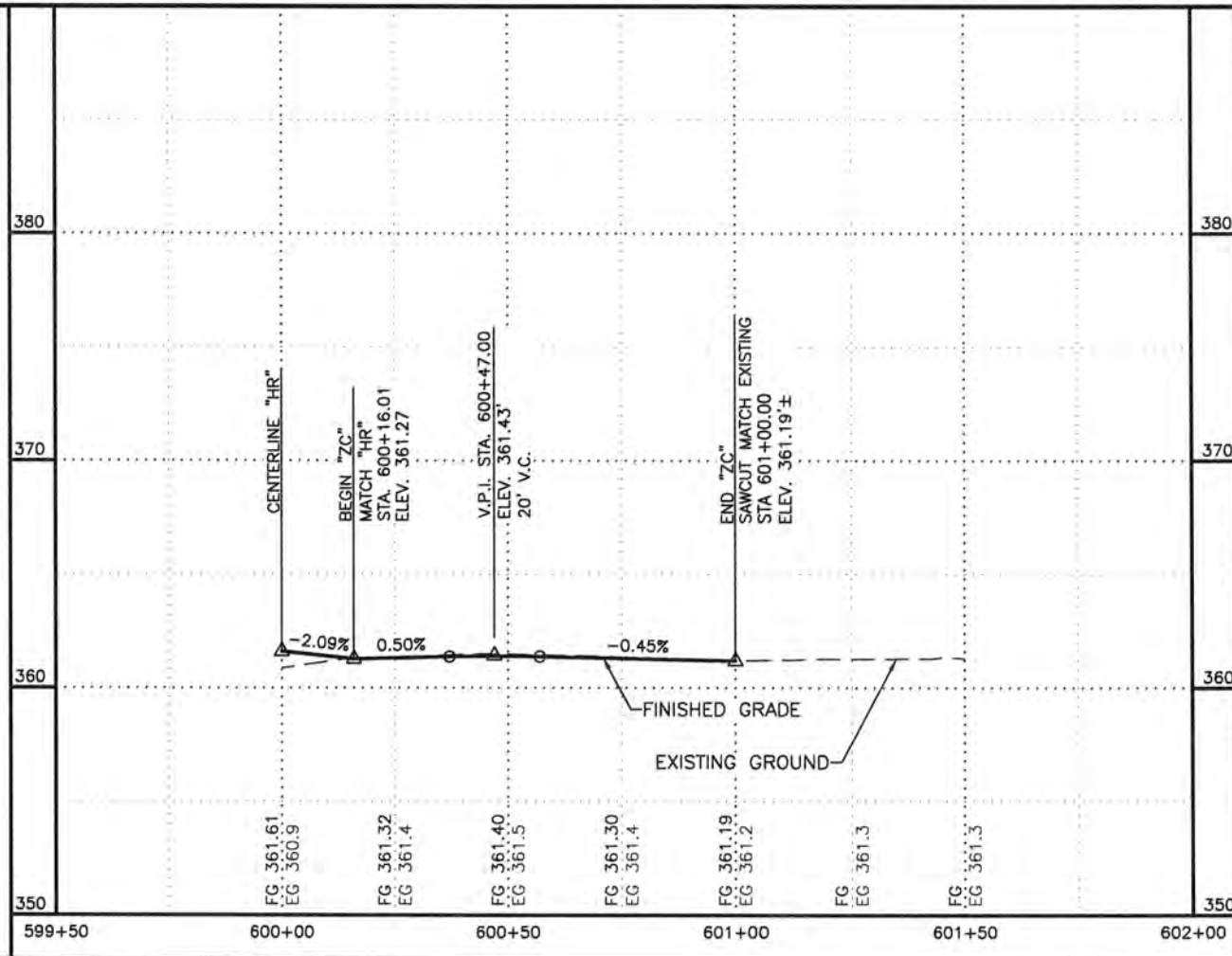
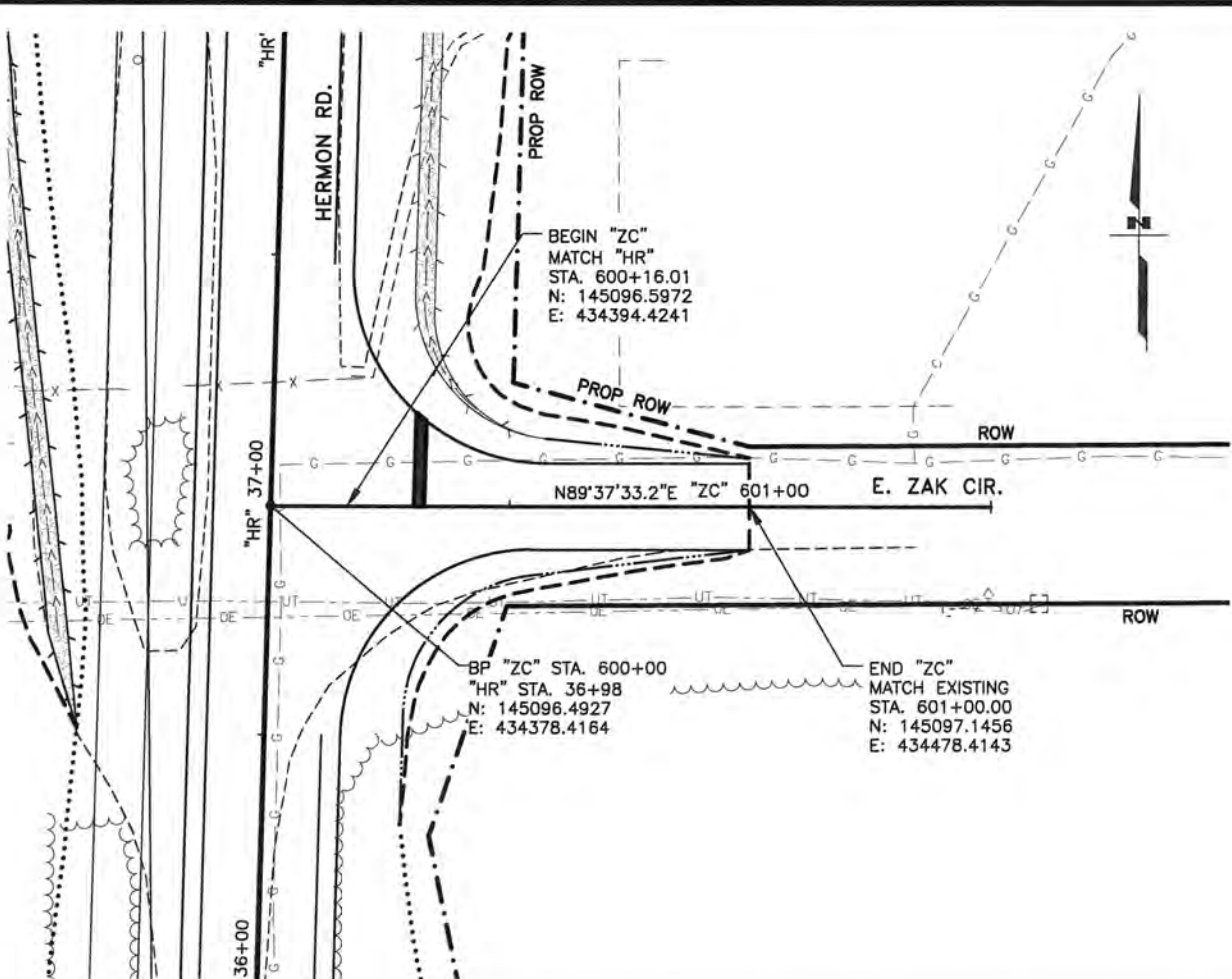
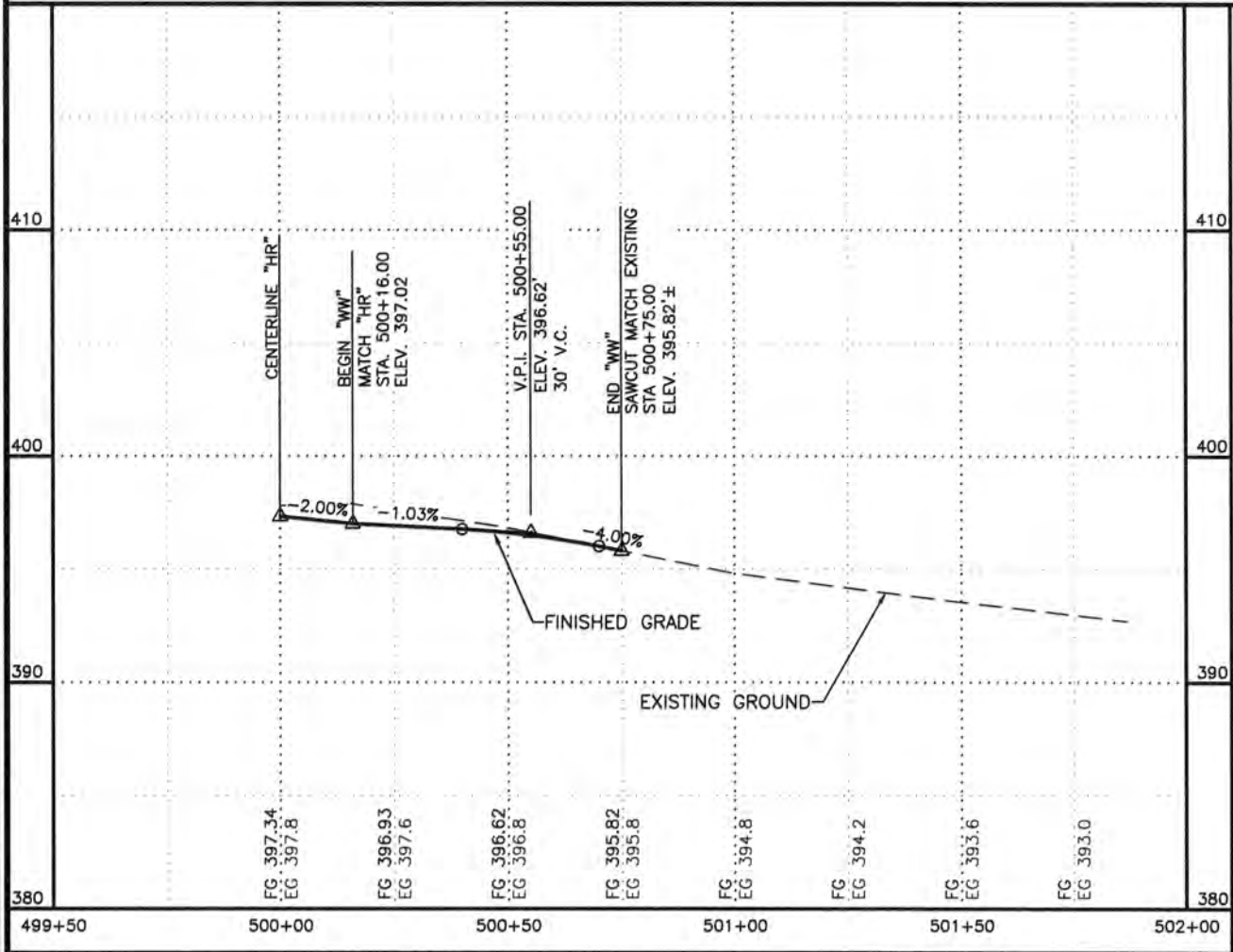
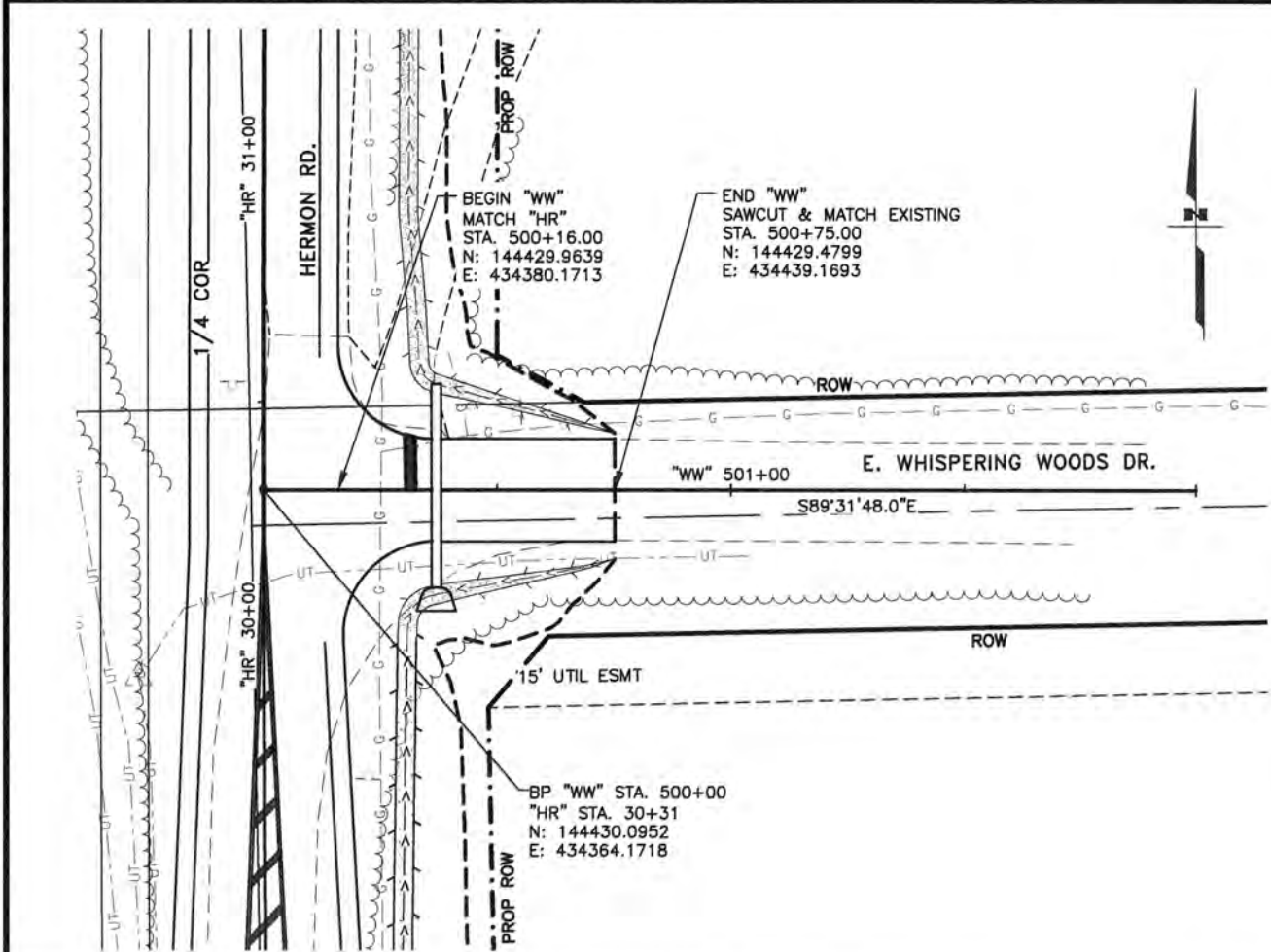
PLANS DEVELOPED BY:
LOUNSBURY & ASSOCIATES INC.
3230 C ST, SUITE 201,
ANCHORAGE, AK 99503
(907)272-8451

CERTIFICATE OF AUTHORITY NO. AEC0391

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
E. TYSONS TRAIL
AND
NEW MANEY DRIVE

DRAWING LOCATION	DATE	TIME	SCALE	DESIGNED BY	AM
C:\DOWL_PWL\00415158\PL-00799_F-APPROACH.DWG	7/19/2024	11:34 AM	1" = 20'	CHECKED BY	SA
				DRAFTED BY	DJ

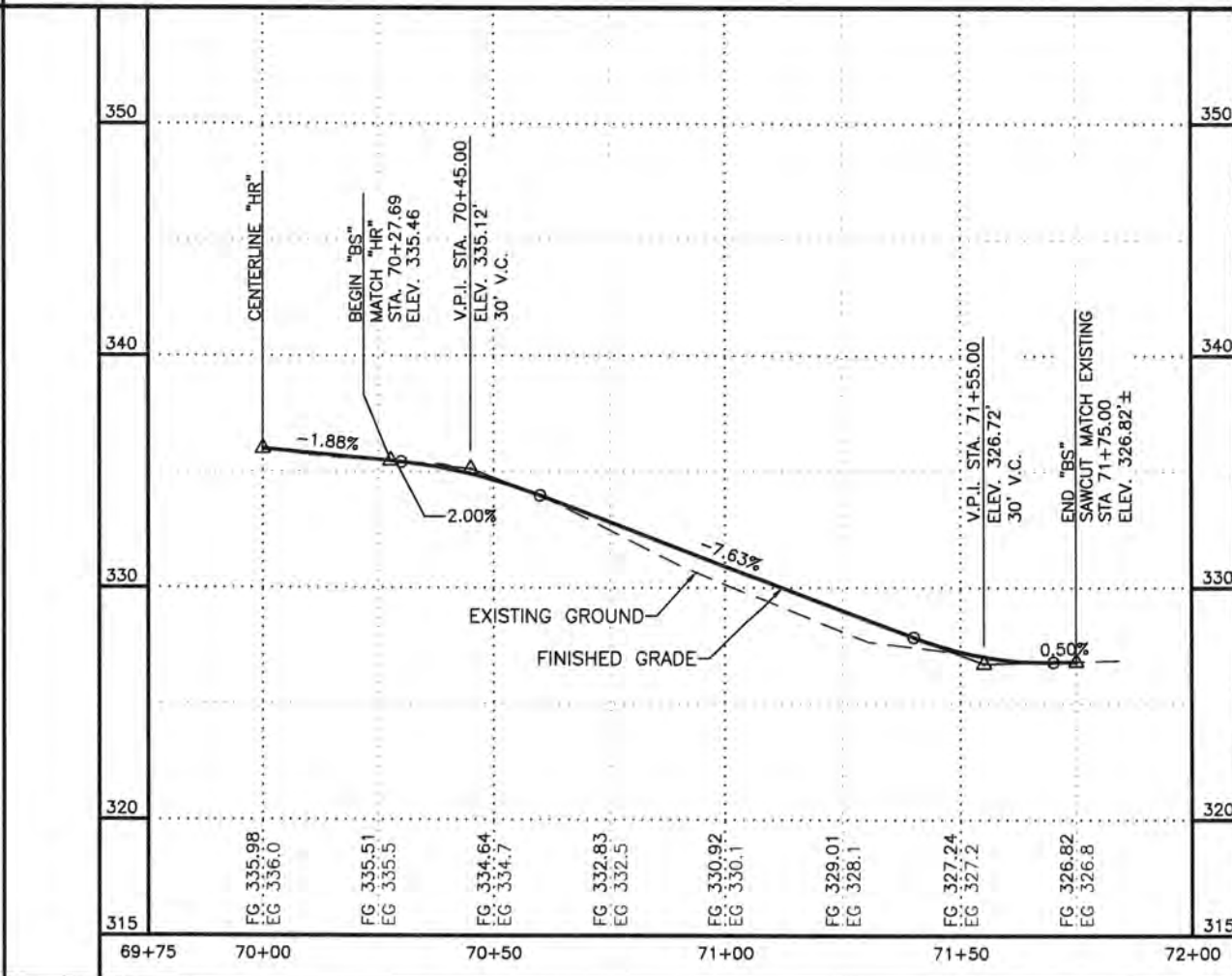
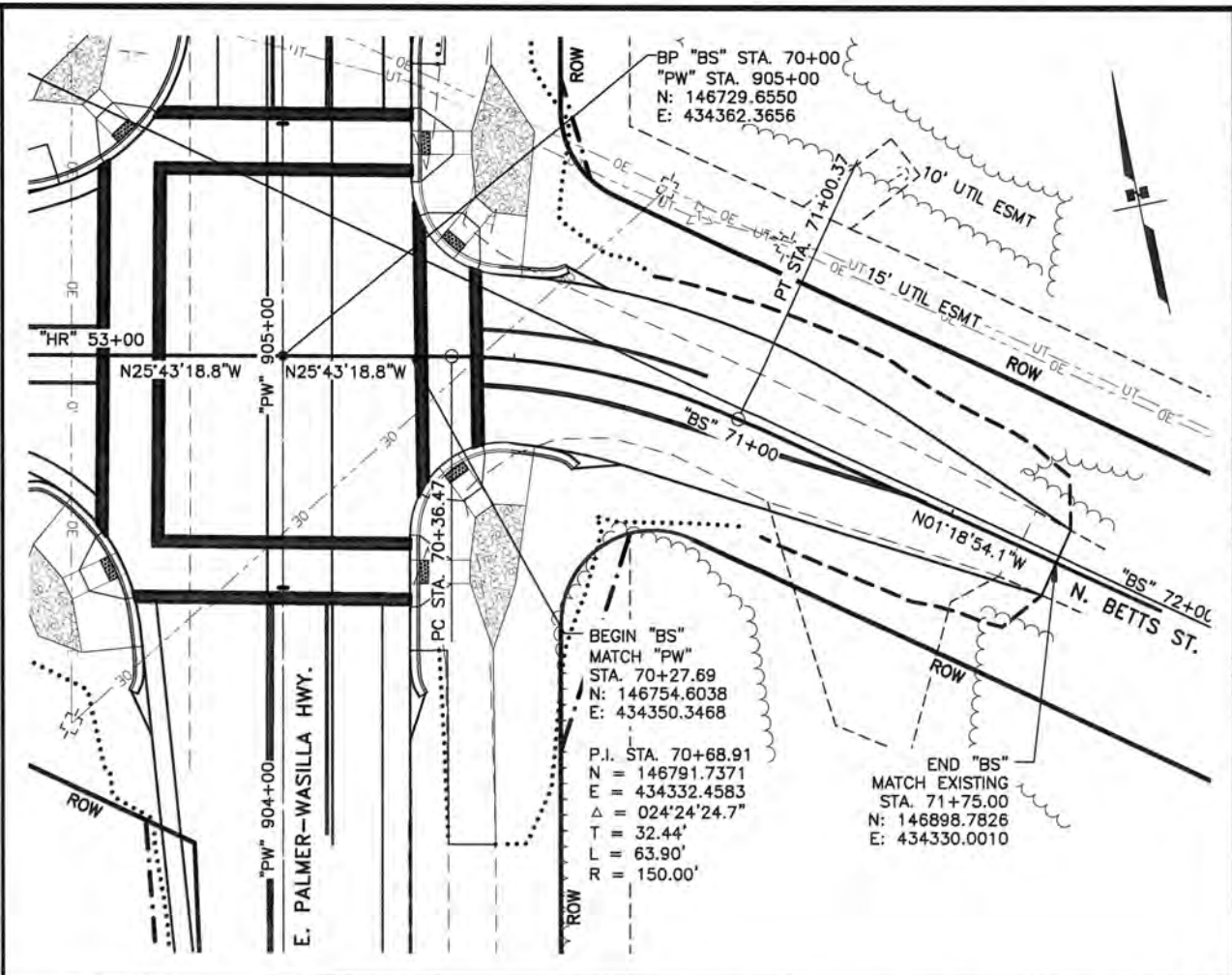
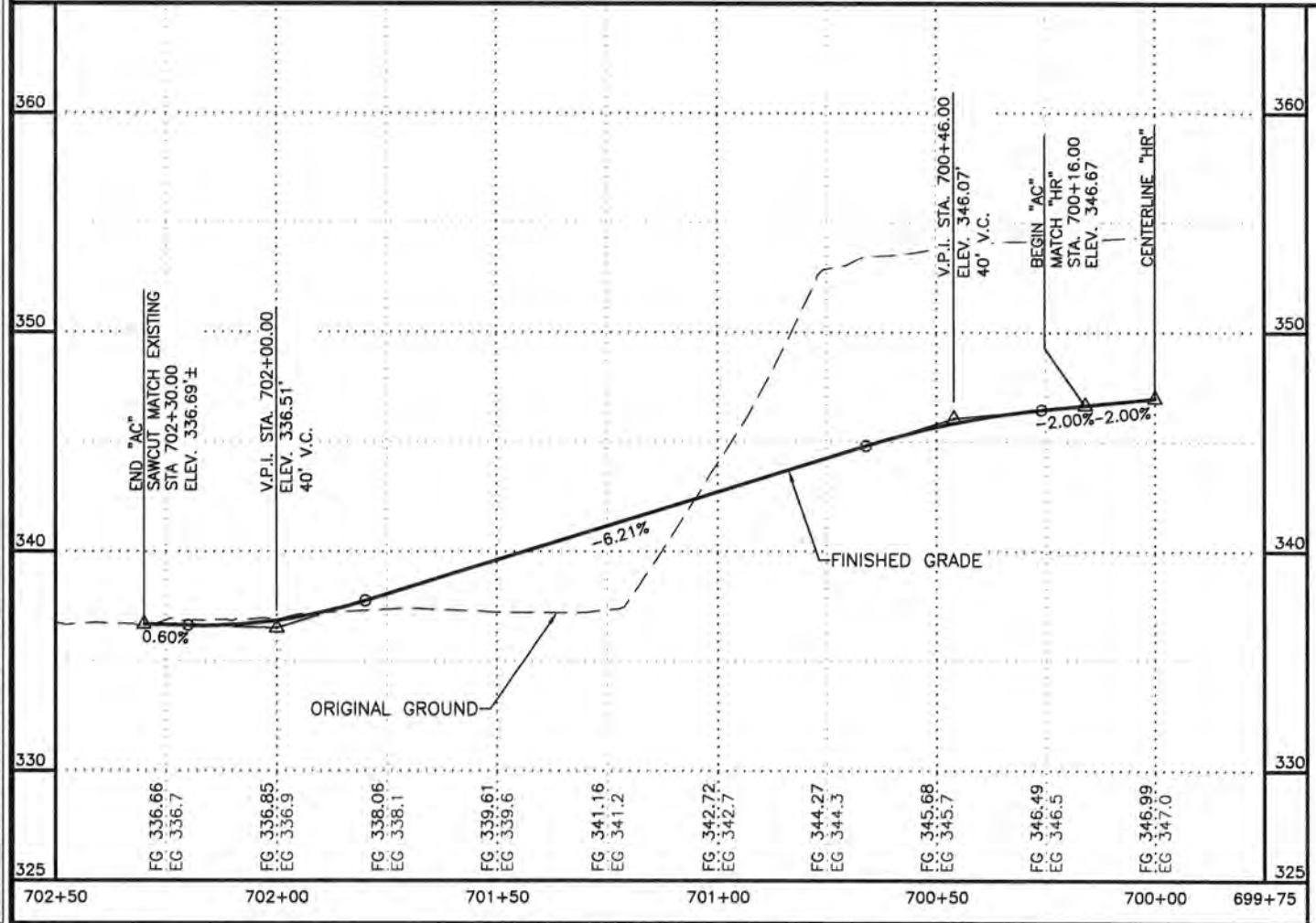
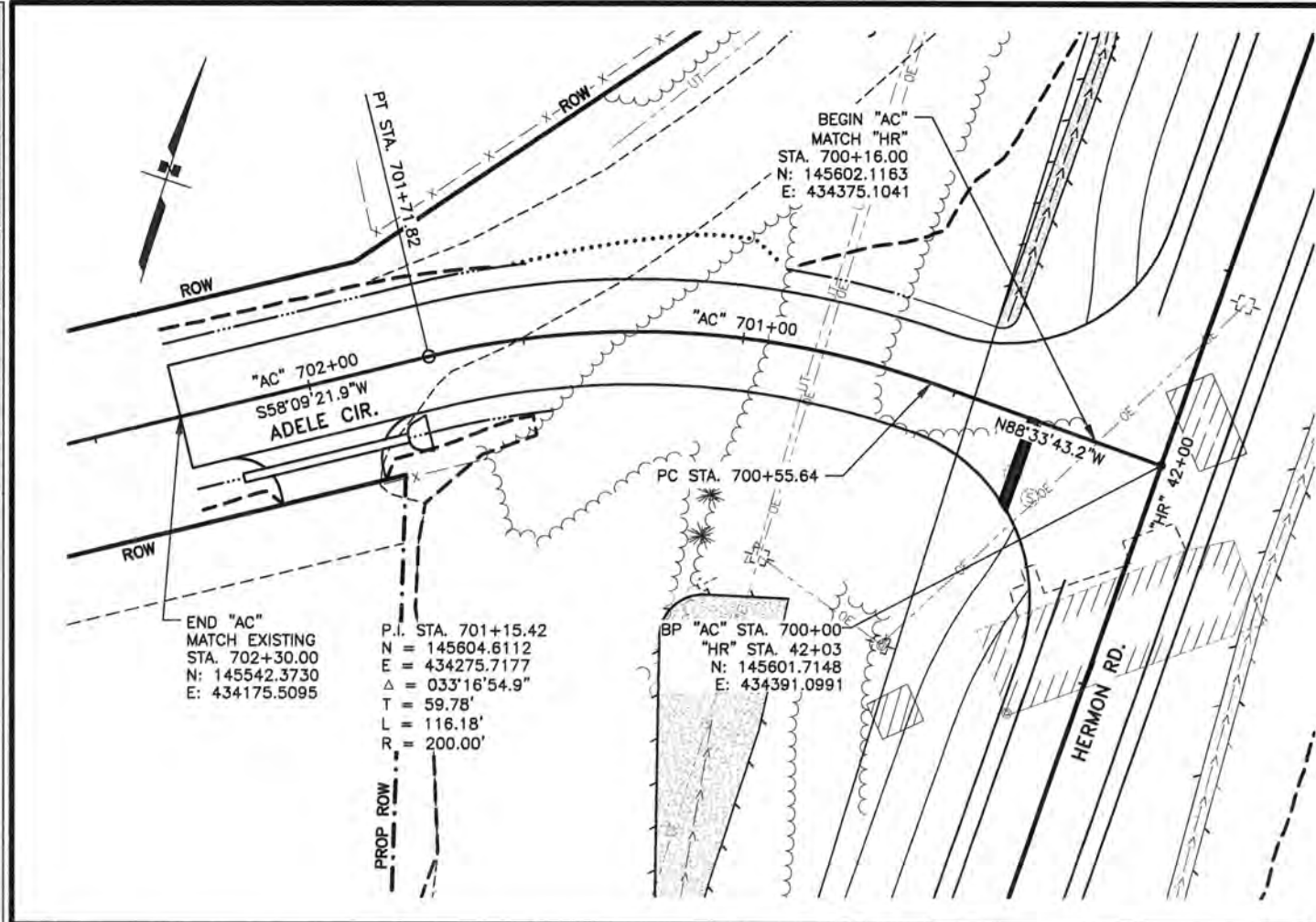


SHEET NO.	TOTAL SHEETS
F12	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

PLANS DEVELOPED BY:
LOUNSBURY & ASSOCIATES INC.
3230 C ST, SUITE 201,
ANCHORAGE, AK 99503
(607)272-5451
CERTIFICATE OF AUTHORITY NO. AECC0361

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
E. WHISPERING
WOODS DRIVE AND
E. ZAK CIRCLE



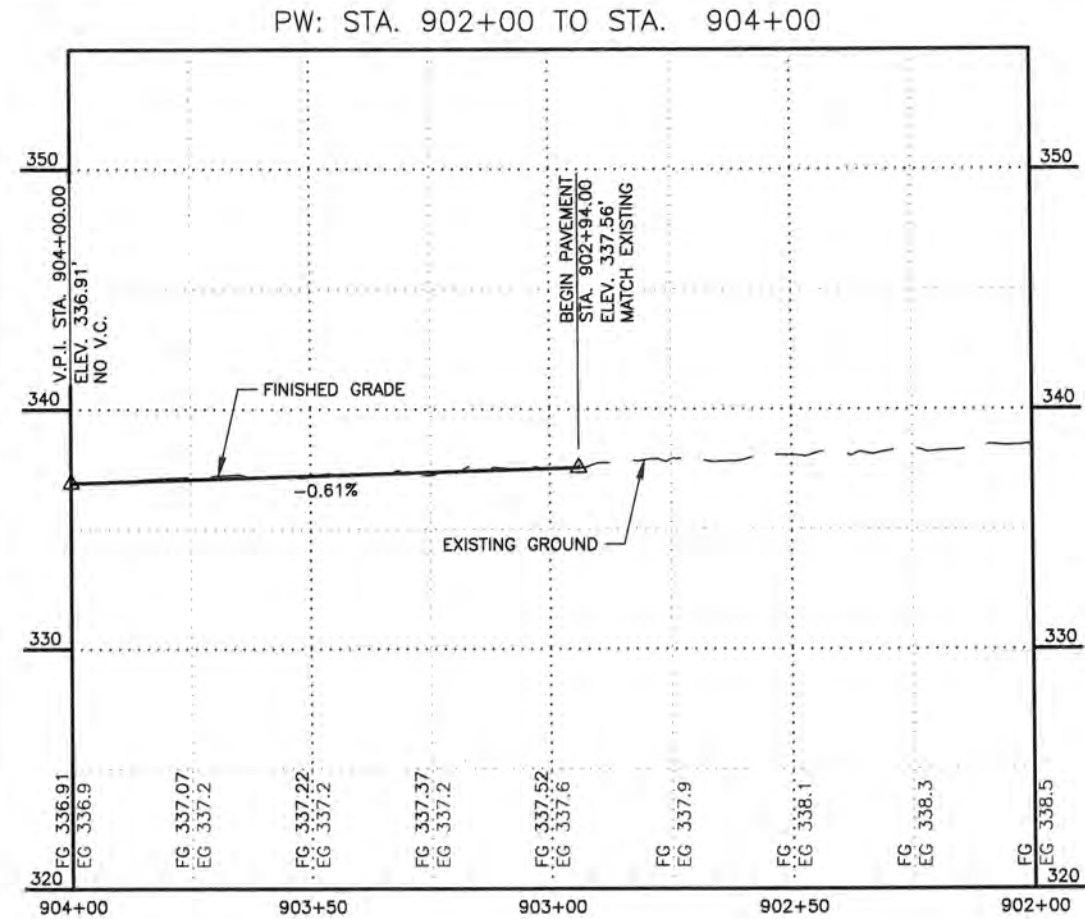
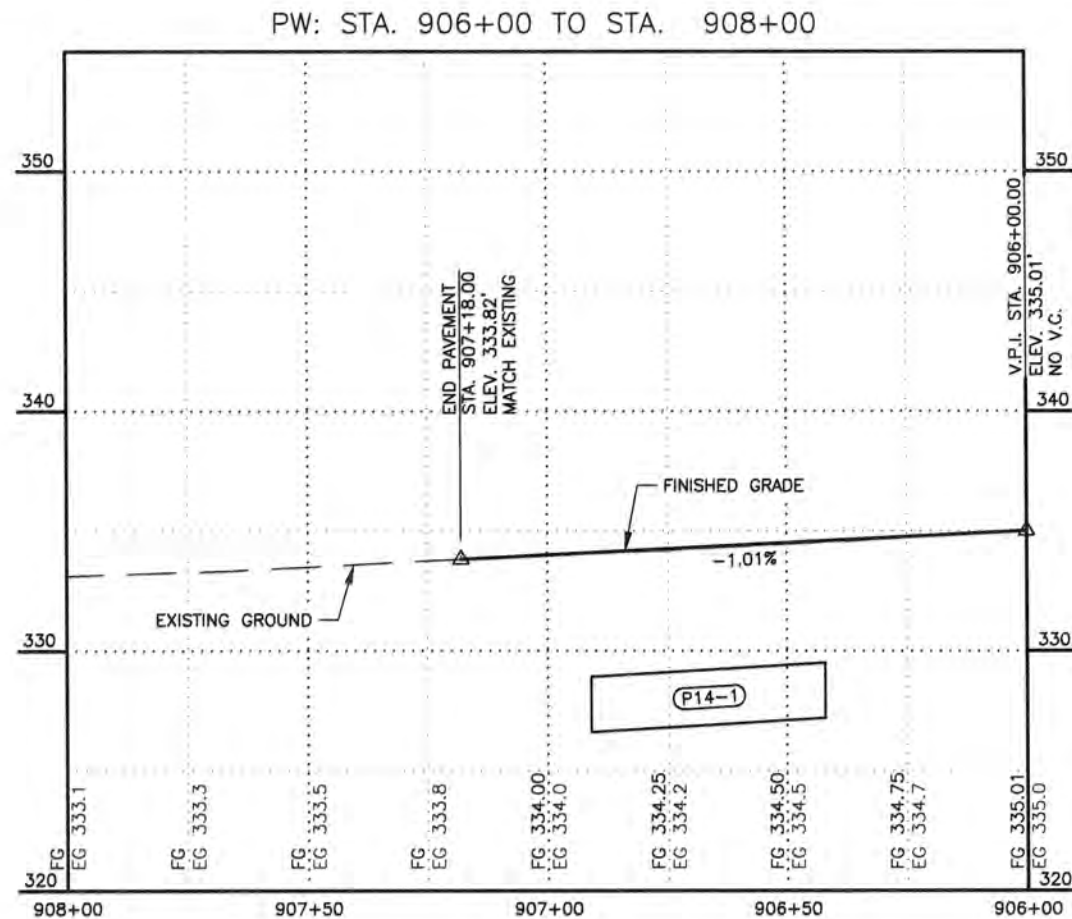
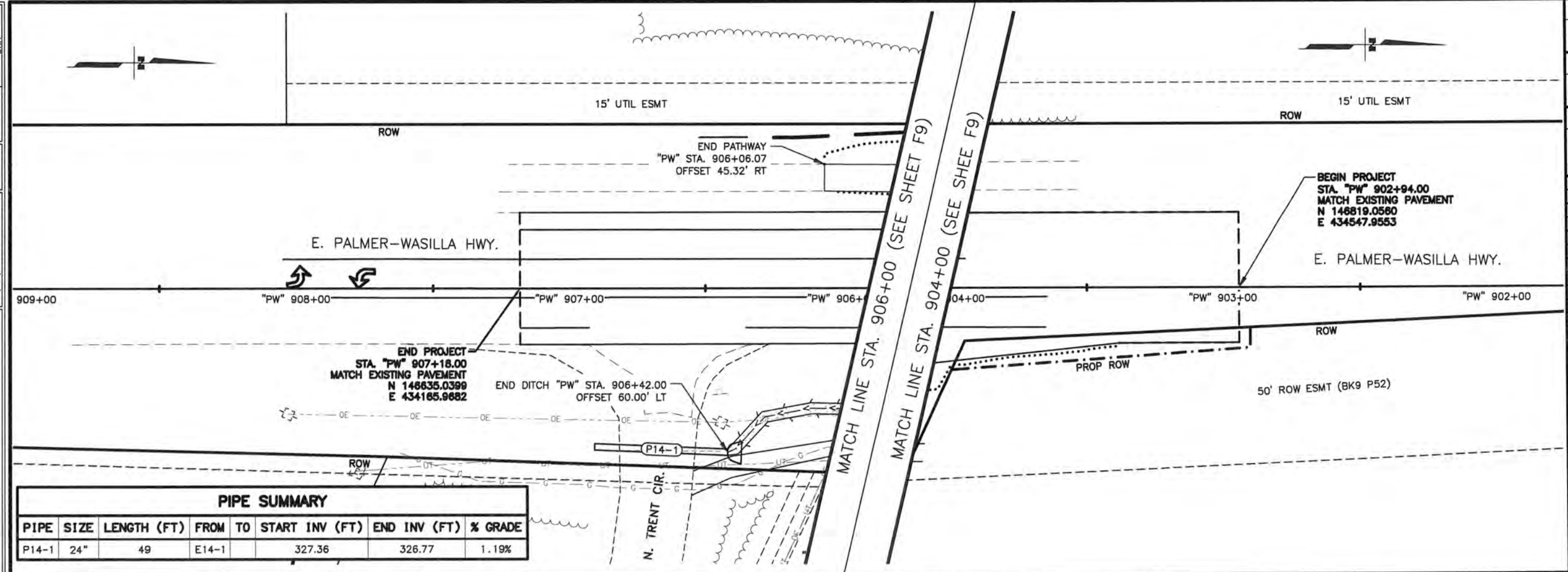
SHEET NO.	TOTAL SHEETS
F13	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

PLANS DEVELOPED BY:
LOUNSBURY & ASSOCIATES INC.
3230 C ST, SUITE 201
ANCHORAGE, AK 99503
(907)272-5451
CERTIFICATE OF AUTHORITY NO. AECC391

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY
ADELE CIRCLE
AND
N. BETTS STREET

DKH
7/19/2024 11:25 AM
1" = 20'
DATE
TIME
SCALE
DRAWING LOCATION
C:\DOWL_PW\0039928\00799_F_P&P.DWG



SHEET NO.	TOTAL SHEETS
F14	F14
STATE	YEAR
ALASKA	2027
PROJECT DESIGNATION	
0001729/ CFHWY00799	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

THIS SHEET

THIS SHEET

HOLE OF

E. ZAK CIR.

SEE WHISPERING WOODS DR.

NEW MANEY DR.

E. TYSONS TRL.

QUIET CIR.

MOUNTAIN VILLAGE DRIVE ACCESS

BURN MOUNTAIN AVE.

E. PALMER HWY.

STATE OF ALASKA
PIH REVIEW
JULY 2024
PROFESSIONAL ENGINEER

DOWL LLC
5015 BUSINESS PARK BLVD
SUITE 4000
ANCHORAGE, AK 99503
(907) 562-2000
#AEC1848 - AK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

HERMON ROAD
PARKS HIGHWAY TO
PALMER-WASILLA HIGHWAY

E. PALMER-WASILLA
HWY



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Project Delivery: Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

November 13, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Vine Road Right-of-Way Acquisition**
 - Recommend approval.
- **Hermon Road Right-of-Way Acquisition**
 - Recommend approval.
- **HO 16 Rumfelt; Plat #78-123; Mizo LLC (Hollywood Road & Vine Road)**
 - This pre-application exists within the boundary of several active DOT&PF projects: Hollywood Road: Vine Road to Big Lake Road Pavement Preservation, HSIP: Vine Road at Hollywood Intersection Improvements, and Vine Road Reconstruction: Knik-Goose Bay Road to Hollywood Road. Please contact project manager Connor Eshleman at connor.eshleman@alaska.gov or (907) 269-0595 with questions.
 - Recommend attending Vine Road Right-of-Way Acquisition Mat-Su Borough Platting public hearing on December 8th to speak with project team about project impacts and right of way acquisition before proceeding with this platting action. If unable to attend please get in touch with the project team by emailing connor.eshleman@alaska.gov, or call (907) 269-0595.
 - Driveway access cannot be permitted to Hollywood Road during the duration of an active project, access for both lots will be required through Lombard Circle.
 - Required to add plat note: "No access to Hollywood Road or Vine Road."

Keep Alaska Moving

EXHIBIT C

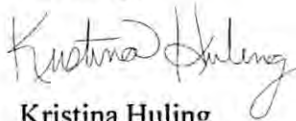
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristina Huling".

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Matthew Goddard

From: Tammy Simmons
Sent: Wednesday, November 12, 2025 10:34 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hermon Road Extension ROW Acquisition (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, November 4, 2025 1:51 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Julia Barnett <jbarnett@cityofwasilla.gov>; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Hermon Road Extension ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Hermon Road Extension and Upgrade Right of Way Acquisition.

Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Hermon Road Extension ROW Acquisition](#)

Matthew Goddard

From: Permit Center
Sent: Tuesday, November 4, 2025 2:13 PM
To: Matthew Goddard
Subject: RE: RFC Hermon Road Extension ROW Acquisition (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, November 4, 2025 1:51 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Julia Barnett <jbarnett@cityofwasilla.gov>; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Hermon Road Extension ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Hermon Road Extension and Upgrade Right of Way Acquisition.

Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Hermon Road Extension ROW Acquisition](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Sent: Friday, November 14, 2025 8:25 AM
To: Matthew Goddard; ospdesign@gci.com
Cc: Bentz, Chris L (DOT); Gard, Krysta M (DOT)
Subject: RE: RFC Hermon Road Extension ROW Acquisition (MG)

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

Matthew\GCI,

There aren't any new Utility Easements being acquired as part of this project, but existing utilities that were in easements may now be within the ROW, depending on the design.

Thanks!

Bob Keiner, P.L.S.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, November 13, 2025 3:38 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Eshleman, Connor A S (DOT) <connor.eshleman@alaska.gov>
Subject: FW: RFC Hermon Road Extension ROW Acquisition (MG)

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

Hello,

Passing on a question from GCI (see below).

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

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, November 13, 2025 1:34 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: RE: RFC Hermon Road Extension ROW Acquisition (MG)

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

Matthew,

In review GCI has no objections to the Hermon Road Extension ROW Acquisition, just need the clarification of the new utility easement whether it is behind the ROW or included in the ROW.

Thanks,

GCI | OSP Design

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

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

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

Sent: Tuesday, November 4, 2025 1:51 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Julia Barnett <jbarnett@cityofwasilla.gov>; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; meadow@mea.coop

Subject: RFC Hermon Road Extension ROW Acquisition (MG)

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

Hello,

The following link is a request for comments for the proposed Hermon Road Extension and Upgrade Right of Way Acquisition.

Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Hermon Road Extension ROW Acquisition](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

Matthew Goddard

From: John M. Foutz <John.Foutz@mea.coop>
Sent: Monday, November 10, 2025 11:08 AM
To: Matthew Goddard
Cc: Willie B. O'Malley; Erin M. Schallenkamp
Subject: RE: RFC Hermon Road Extension ROW Acquisition (MG)

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

Hello Matthew,

MEA is actively working with DOT to redesign the known electrical conflicts for this project. I am the project manager on behalf of MEA, and my contact information is below. Please let me know if you have any further questions.

Thank you,



John Foutz
Project Engineer
Matanuska Electric Association, Inc.
PO Box 2929 | 163 E. Industrial Way
Palmer, Alaska 99645
907-761-9323 (O) 907-414-9543 (M)

From: Willie B. O'Malley <Willie.OMalley@mea.coop>
Sent: Thursday, November 6, 2025 4:59 PM
To: John M. Foutz <John.Foutz@mea.coop>
Subject: Fw: RFC Hermon Road Extension ROW Acquisition (MG)

John,
Please see below. Please let me know what this is about

Thanks

Willie B. O'Malley, P.E.
Capital Projects Manager
Matanuska Electric Association
Office: (907) 761-9343
Cell: (907) 795-2244

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT - OF - WAY MAP
ALASKA PROJECT
HERMON ROAD
EXTENSION AND UPGRADE:
PARKS HWY TO
PALMER-WASILLA HWY
CFHWY00799/0001729

MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET
SUITE 201
ANCHORAGE, AK 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391

SPECIAL GENERAL NOTE

SUBDIVISION NAMES, PLAT NUMBERS AND DEPICTIONS OF PROPERTIES ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREON WERE GENERATED AT THE TIME OF INITIAL PLAN DEVELOPMENT. THIS PLAN DOES NOT NECESSARILY REFLECT THE CURRENT STATUS AT THE TIME OF THE RECORDING OF THIS DOCUMENT.

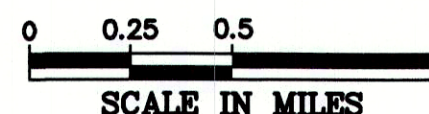
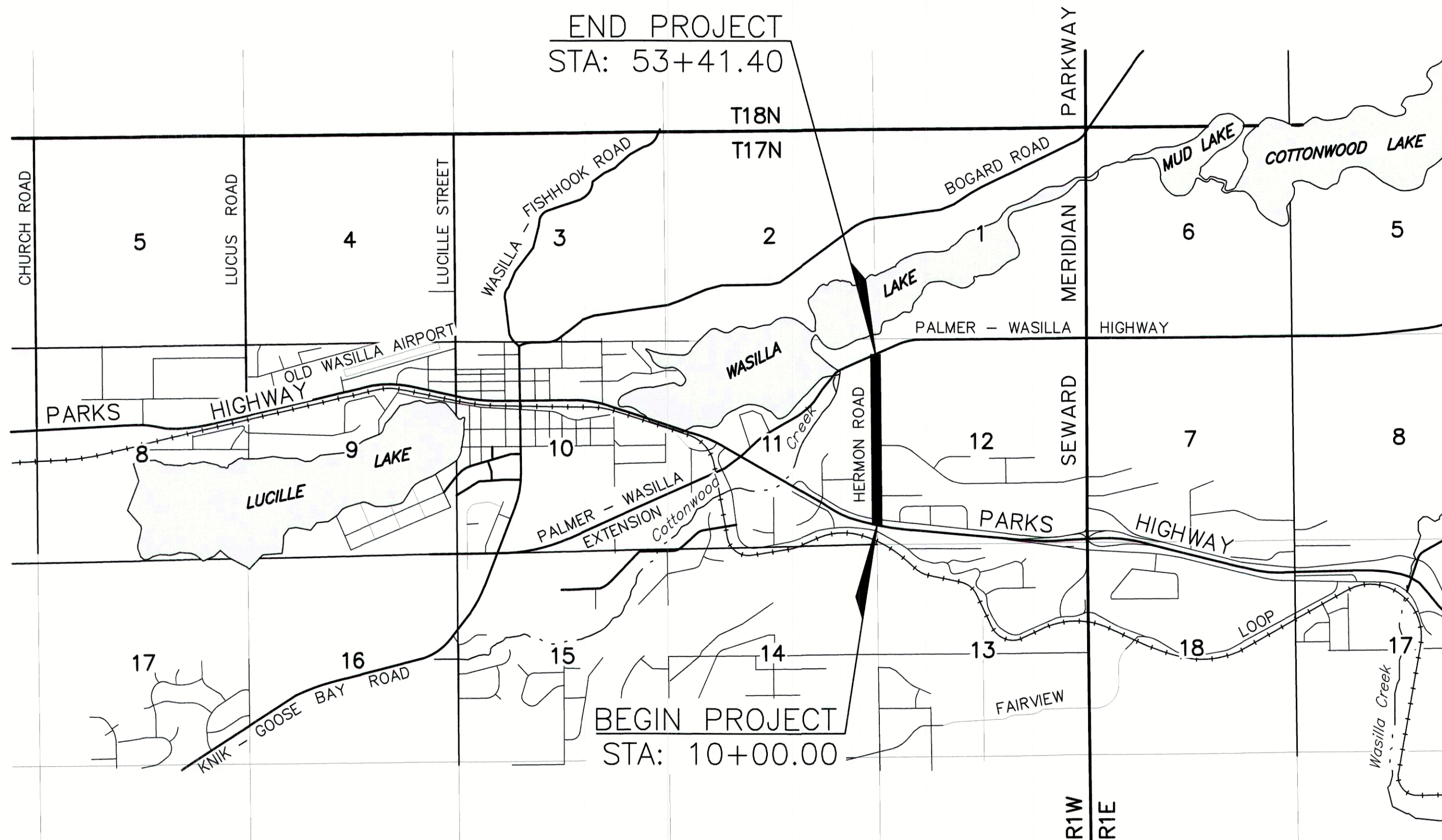
RIGHT-OF-WAY PLAN NOTE

THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT-OF-WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

PRELIMINARY
DRAFT 10/2/2025

ACQUISITION DATES: APRIL 2026 - OCTOBER 2026
CONSTRUCTION DATES: APRIL 2027 - SEPTEMBER 2029
PROJECT LENGTH 0.8 MILES

T17N R1W
S. M.



SITE MAP
U.S.G.S. QUADRANGLE ANCHORAGE (C-7) ALASKA

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R1	R11

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY
I HEREBY CERTIFY THAT THE RIGHT OF WAY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

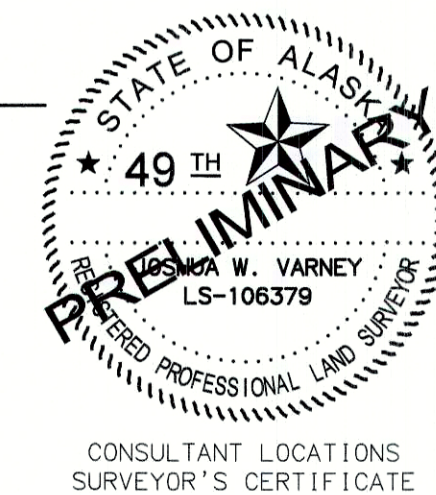
ATTEST:

PLATTING CLERK PLANNING & LAND USE DIRECTOR
MATANUSKA-SUSITNA BOROUGH
PLATTING AUTHORITY

CONSULTANT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS, ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE REGISTRATION NUMBER

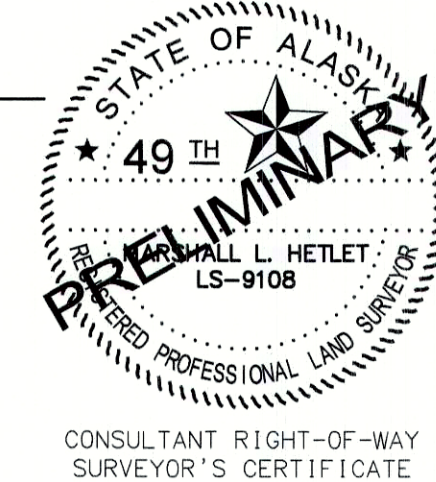
JOSHUA W. VARNEY



CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MONUMENTS RECOVERED DURING THE CONSULTANT'S LOCATIONS SURVEY FOR THIS PROJECT.

DATE REGISTRATION NUMBER

MARSHALL L. HETLET



DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPROVED _____, 20____
Date

REGIONAL CHIEF RIGHT-OF-WAY AGENT

THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION
AS DEFINED BY A.S. 40.15.900(5).

WITHIN A PORTION OF SECTIONS: 11 & 12, T17N R1W,
SEWARD MERIDIAN

RECORD OF SURVEY - PALMER RECORDING DISTRICT

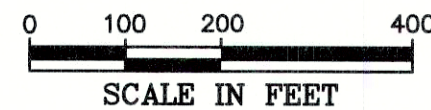
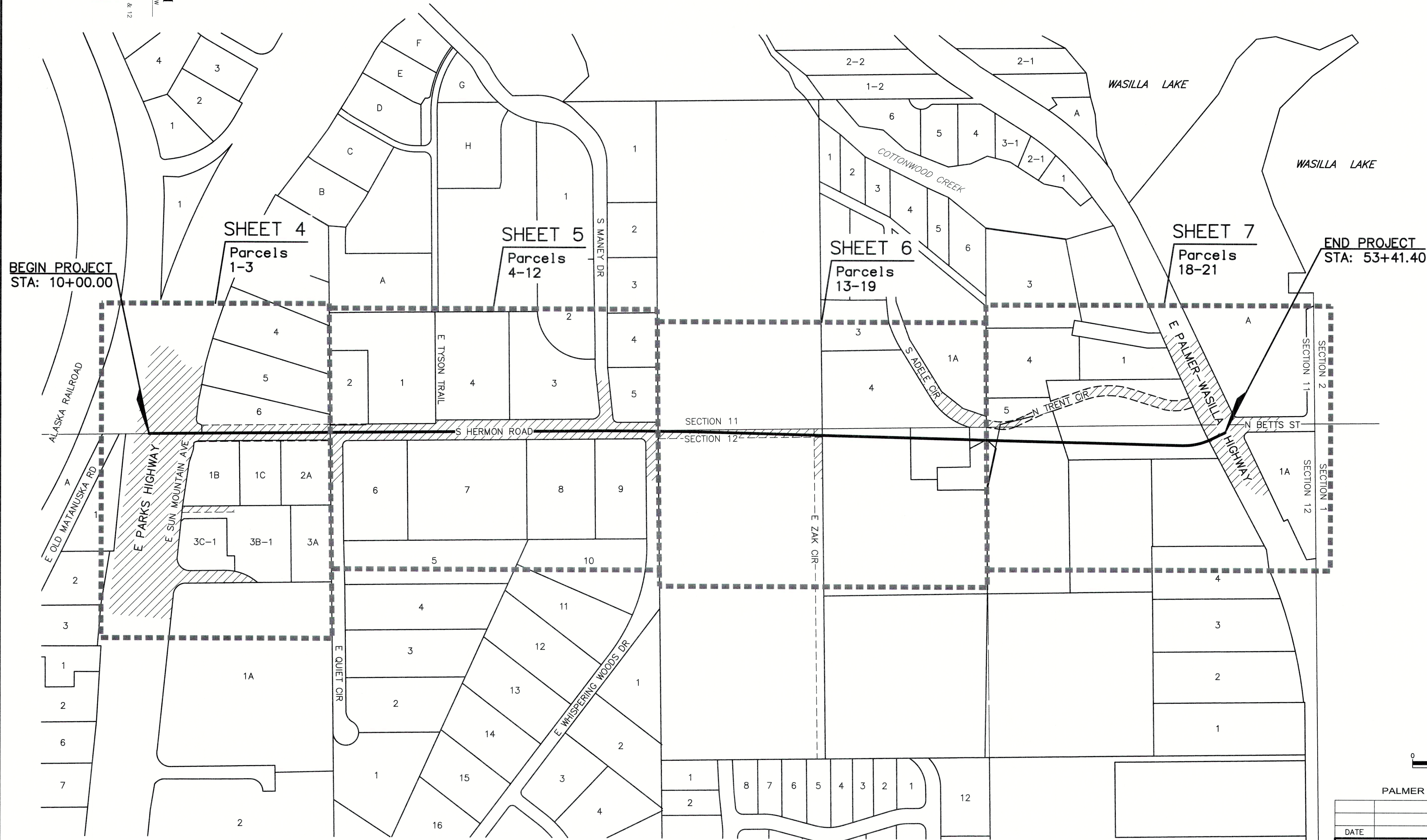
STATE BUSINESS - NO FEE

DRAFT 10/2/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R3	R11



CONSULTANT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391



PALMER RECORDING DISTRICT

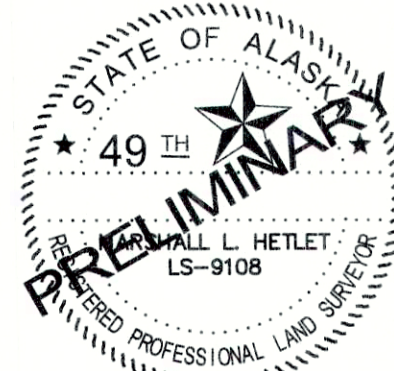
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT
CFHWY00799 / 0001729
HERMON ROAD EXTENSION AND UPGRADE:
PARKS HWY TO PALMER-WASILLA HWY

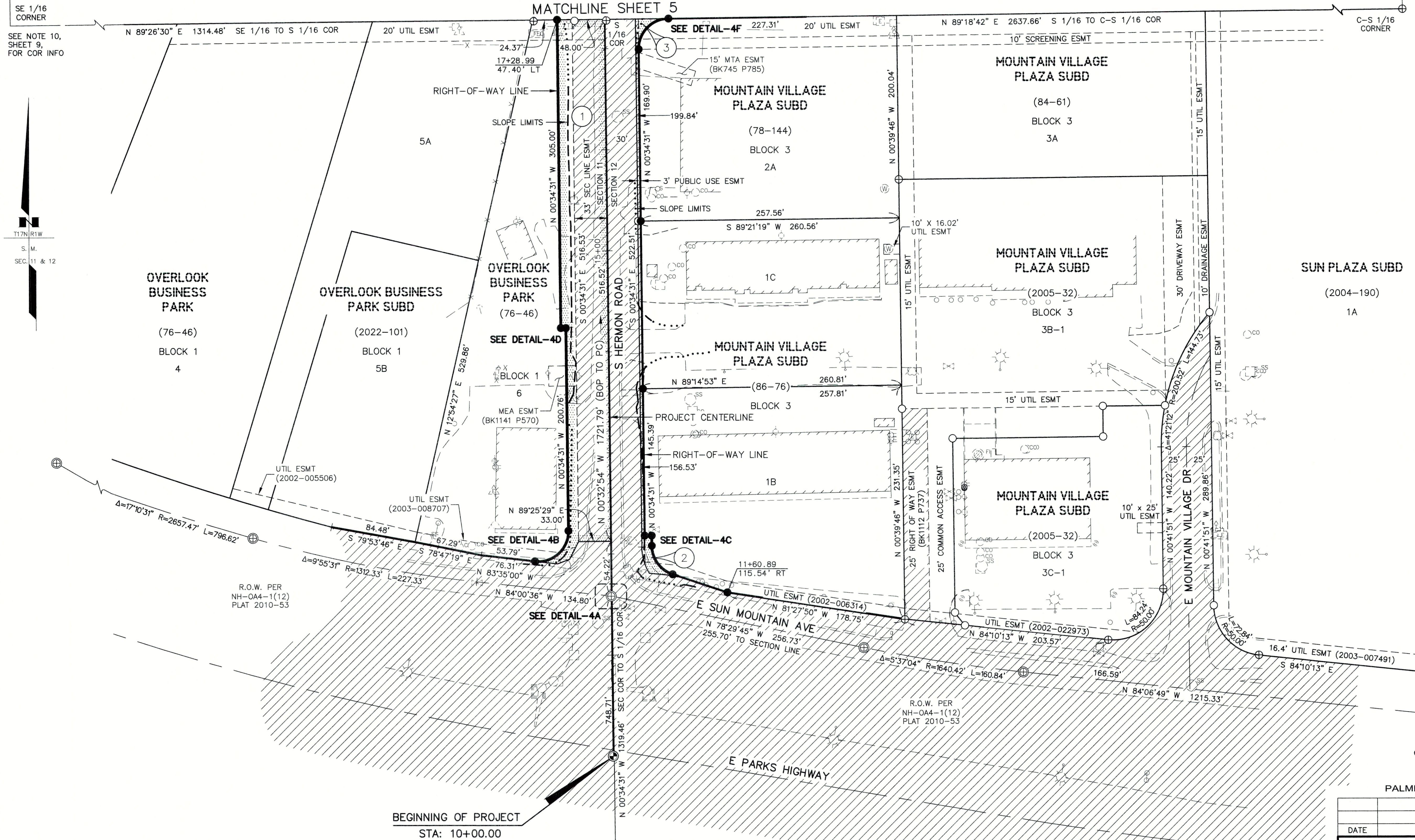
DRAWN	MLH	DATE	10/02/2025	SCALE	1"=200'
CHECKED	JWV/KMG	DATE		SHEET	3 OF 11

DRAFT 10/2/2025

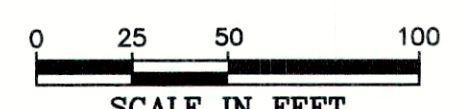
PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R4	R11



CONSULTANT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
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NOTE:
STATIONS AND OFFSETS SHOWN
HEREIN ARE TO COMPUTED RIGHT
OF WAY LOCATIONS.
SEE MONUMENT SUMMARY SHEETS
FOR POSITIONS OF RECOVERED
CORNER MONUMENTS.



SCALE IN FEET
PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT

CFHWY00799 / 0001729

HERMON ROAD EXTENSION AND UPGRADE:
PARKS HWY TO PALMER-WASILLA HWY

DRAWN	MLH	DATE	10/02/2025	SCALE	1"=50'
CHECKED	JWV/KMG	DATE		SHEET	4 OF 11

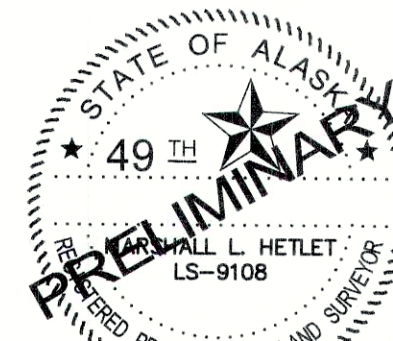
NOTE:
SEE SHEET 8 FOR
DETAILS.

PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
3	FEE	Warren W Wedekind Jr Revocable Trust	52,065 S.F.	792 S.F.	192 S.F.	51,273 S.F.	
2	FEE	Hunter Plaza, LLC	54,251 S.F.	907 S.F.	403 S.F.	53,344 S.F.	
1	FEE	BP Investment Group, LLC	71,348 S.F.	24,055 S.F.	7009 S.F.	47,293 S.F.	

PARCEL INFORMATION

DRAFT 10/2/2025

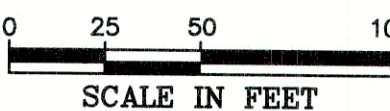
PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R5	R11



CONSULTANT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 G STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391

NOTE:
SEE SHEET 8 FOR
DETAILS.

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PALMER RECORDING DISTRICT

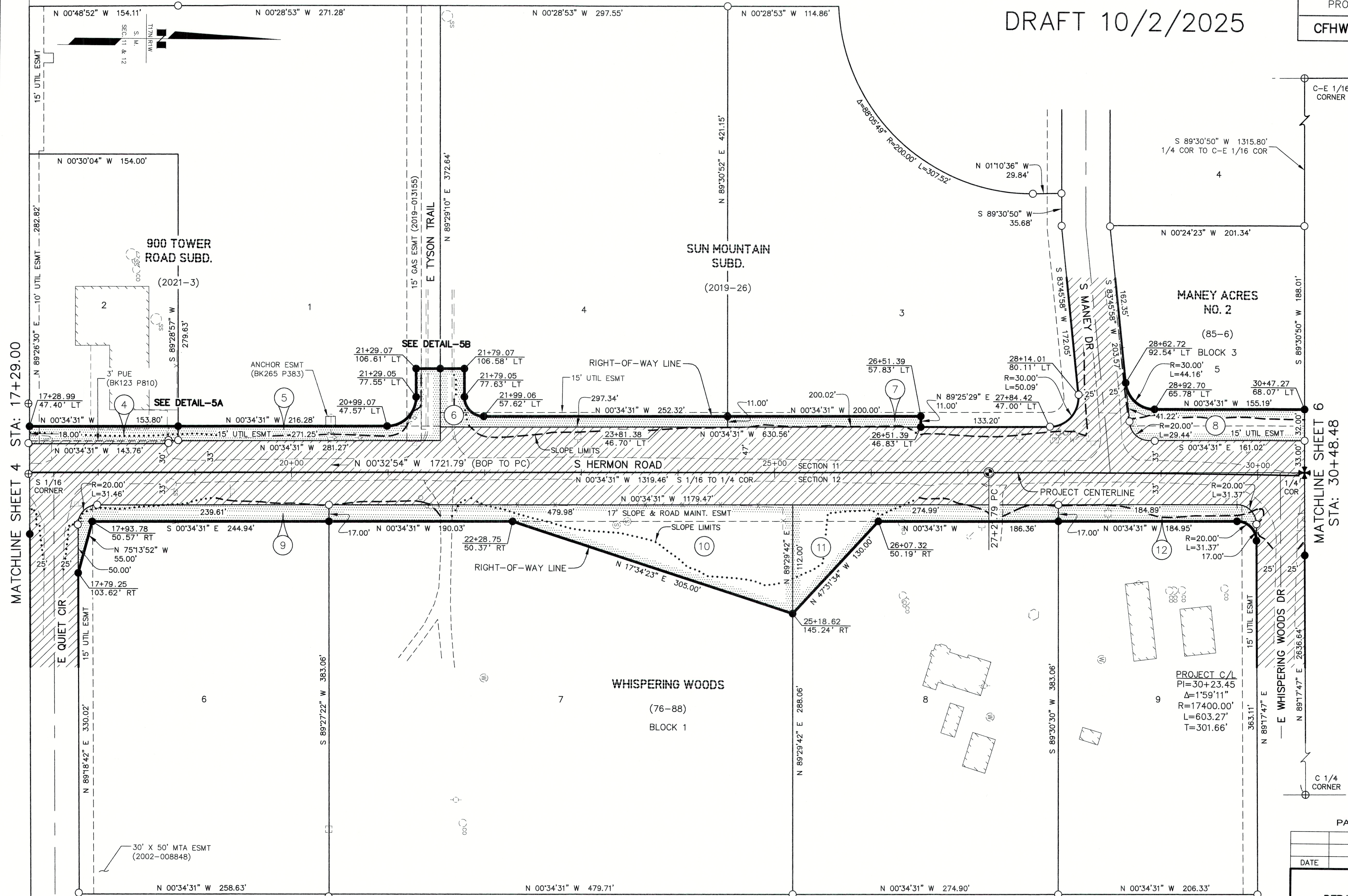
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT

CFHWY00799 / 0001729

HERMON ROAD EXTENSION AND UPGRADE:
PARKS HWY TO PALMER-WASILLA HWY

DRAWN	MLH	DATE	10/02/2025	SCALE	1"=50'
CHECKED	JWV/KMG	DATE		SHEET	5 OF 11



PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
8	FEE	City of Wasilla	41,840 S.F.	5869 S.F.	5869 S.F.	35,971 S.F.	
7	FEE	SM3 Development, LLC	115,388 S.F.	2200 S.F.	2200 S.F.	113,188 S.F.	
6	FEE	SM3 Development, LLC	128,615 S.F.	4582 S.F.	4582 S.F.	124,033 S.F.	
5	FEE	SM3 Development, LLC	144,639 S.F.	5737 S.F.	5737 S.F.	138,902 S.F.	
4	FEE	900 Tower Holdings, LLC	45,786 S.F.	2378 S.F.	2307 S.F.	43,048 S.F.	

PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
12	FEE	Randy G & Pamela J Button	82,161 S.F.	3483 S.F.	3483 S.F.	78,678 S.F.	
11	FEE	Anthony C Bentley	109,994 S.F.	8885 S.F.	8885 S.F.	101,109 S.F.	
10	FEE	Diep Nguyen-McGee	191,968 S.F.	21,932 S.F.	21,932 S.F.	170,036 S.F.	
9	FEE	Kniknatnu Inc	103,585 S.F.	4716 S.F.	4716 S.F.	98,869 S.F.	

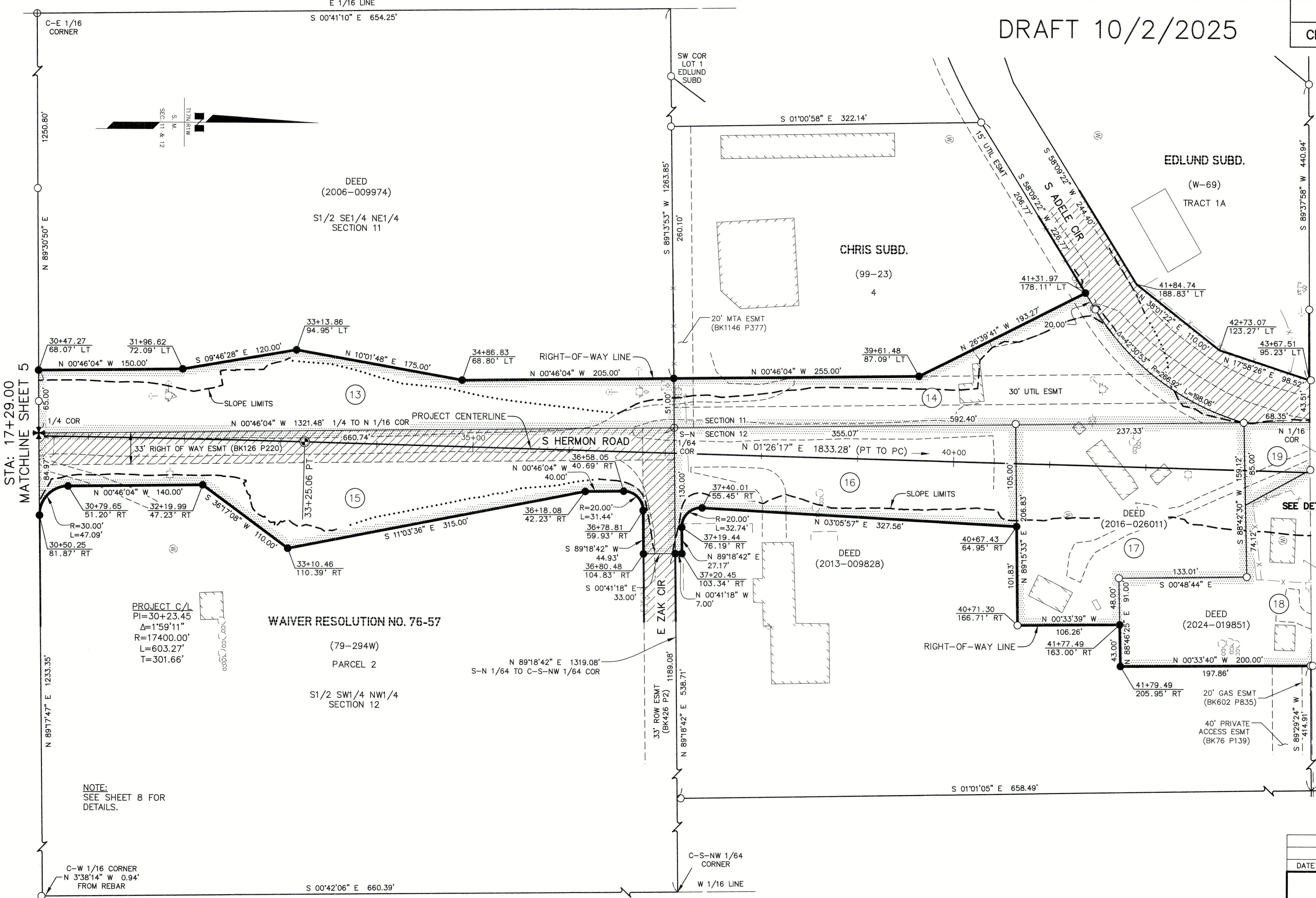
DRAFT 10/2/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R6	R11



CONSULTANT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE

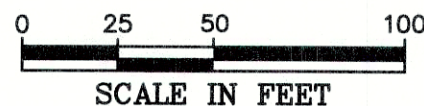
MAPS PREPARED BY:
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3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391



MATCHLINE SHEET 7
STA: 43+70.79

MATCHLINE SHEET 5
STA: 17+29.00

NOTE:
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OF WAY LOCATIONS.
SEE MONUMENT SUMMARY SHEETS
FOR POSITIONS OF RECOVERED
CORNER MONUMENTS.



PALMER RECORDING DISTRICT

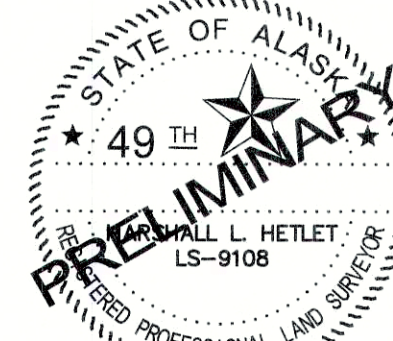
DATE		REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT CFHWY00799 / 0001729 HERMON ROAD EXTENSION AND UPGRADE: PARKS HWY TO PALMER-WASILLA HWY				
DRAWN	MLH	DATE	10/02/2025	SCALE 1"=50'
CHECKED	JWV/KMG	DATE		SHEET 6 OF 11

PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
16	FEE	AK Frontier Rentals, LLC	368,294 S.F.	33,466 S.F.	33,466 S.F.	334,828 S.F.	
15	FEE	Andrew J Dalziel	87,088 S.F.	54,424 S.F.	29,420 S.F.	816,664 S.F.	
14	FEE	K2 Investments, LLC	132,354 S.F.	37,219 S.F.	37,219 S.F.	95,135 S.F.	
13	FEE	Wasilla Land Trust, LLC	864,817 S.F.	41,382 S.F.	41,382 S.F.	823,435 S.F.	

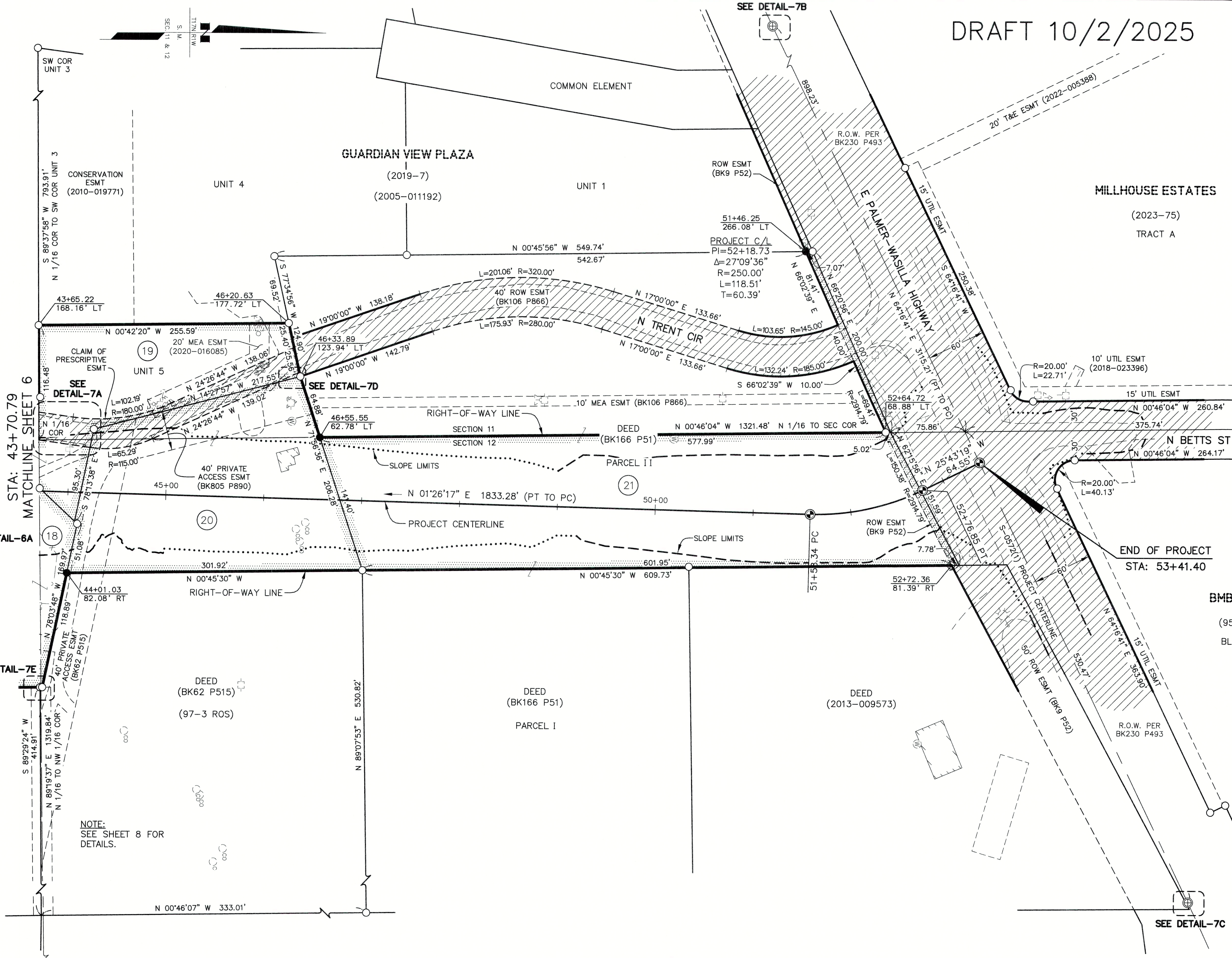
PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
19	FEE	Bru-Nette, LLC	30,775 S.F.	30,775 S.F.	26,420 S.F.	0 S.F.	
18	FEE	AK Frontier Rentals, LLC	28,367 S.F.	28,367 S.F.	28,367 S.F.	0 S.F.	
17	FEE	John D. & Amie L. Sommer	42,971 S.F.	42,791 S.F.	42,791 S.F.	0 S.F.	

DRAFT 10/2/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R7	R11

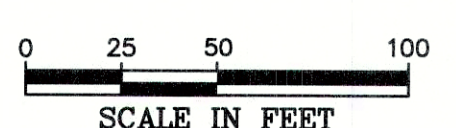


CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391



SEE NOTE 9, SHEET 9, FOR COR INFO

NOTE:
STATIONS AND OFFSETS SHOWN
HEREIN ARE TO COMPUTED RIGHT
OF WAY LOCATIONS.
SEE MONUMENT SUMMARY SHEETS
FOR POSITIONS OF RECOVERED
CORNER MONUMENTS.



PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT
CFHWY00799 / 0001729
HERMON ROAD EXTENSION AND UPGRADE:
PARKS HWY TO PALMER-WASILLA HWY

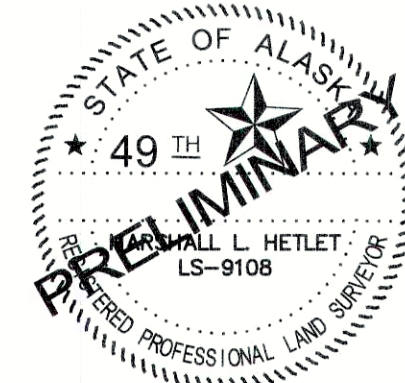
DRAWN	MLH	DATE	10/02/2025	SCALE	1"=50'
CHECKED	JWV/KMG	DATE		SHEET	7 OF 11

PARCEL NUMBER	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
21	FEE	Eric G & Jill E Follett	185,305 S.F.	81,719 S.F.	79,580 S.F.	103,586 S.F.	
20	FEE	Joyce Loitz	218,568 S.F.	44,405 S.F.	41,312 S.F.	174,163 S.F.	

DETAIL SHEET

DRAFT 10/2/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R8	R11

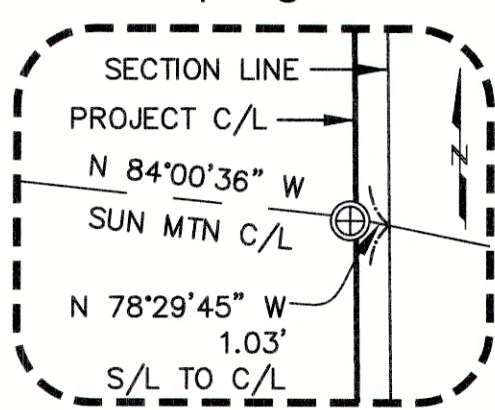


CONSULTANT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE

MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
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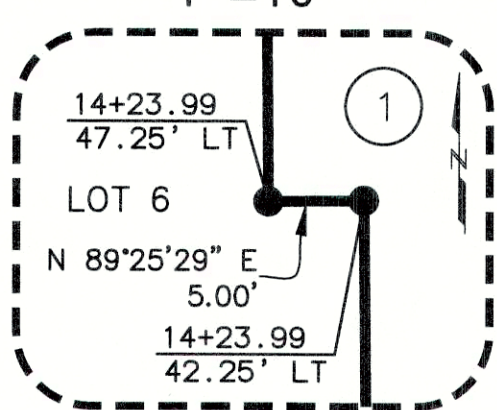
DETAIL-4A

1"=5'



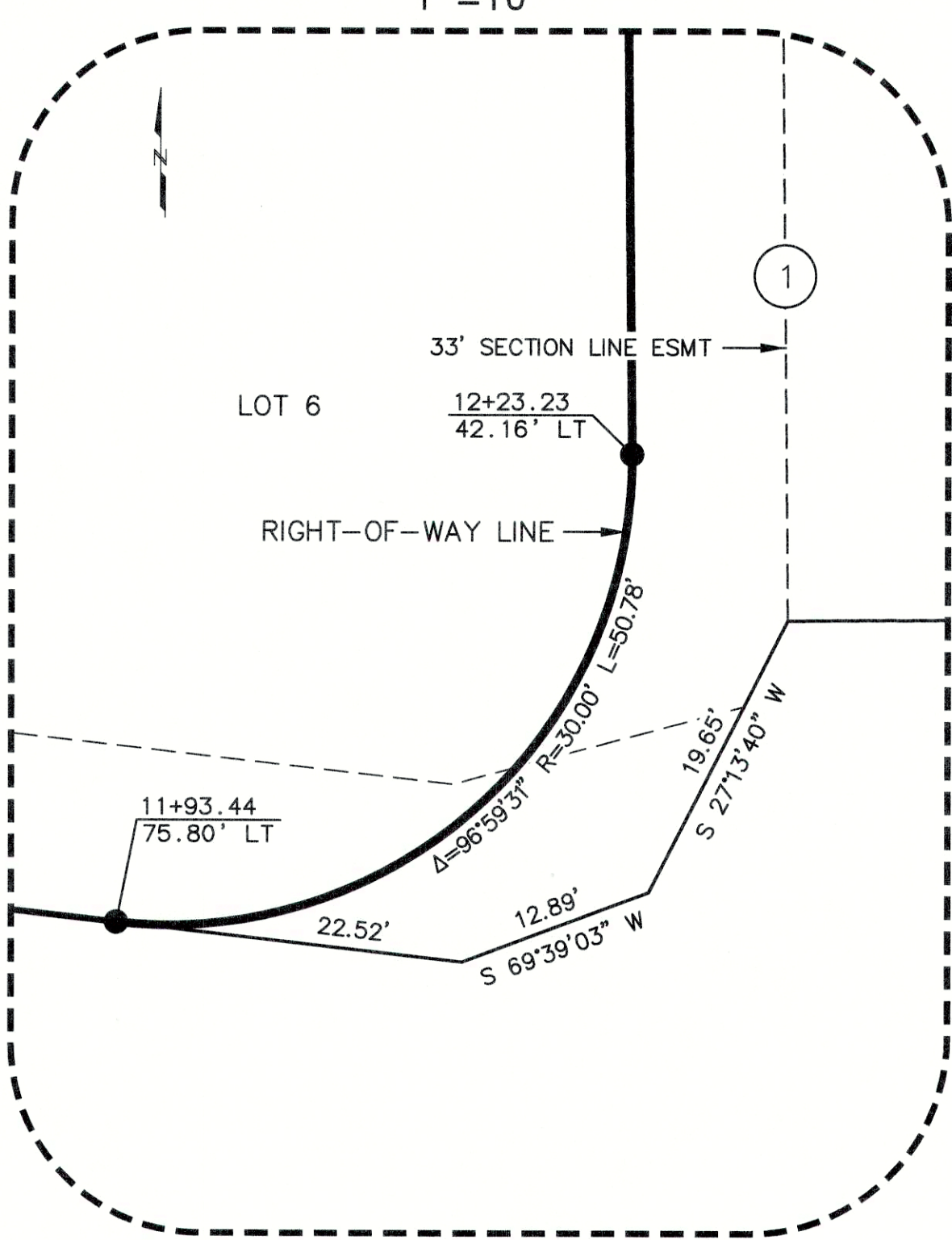
DETAIL-4D

1"=10'



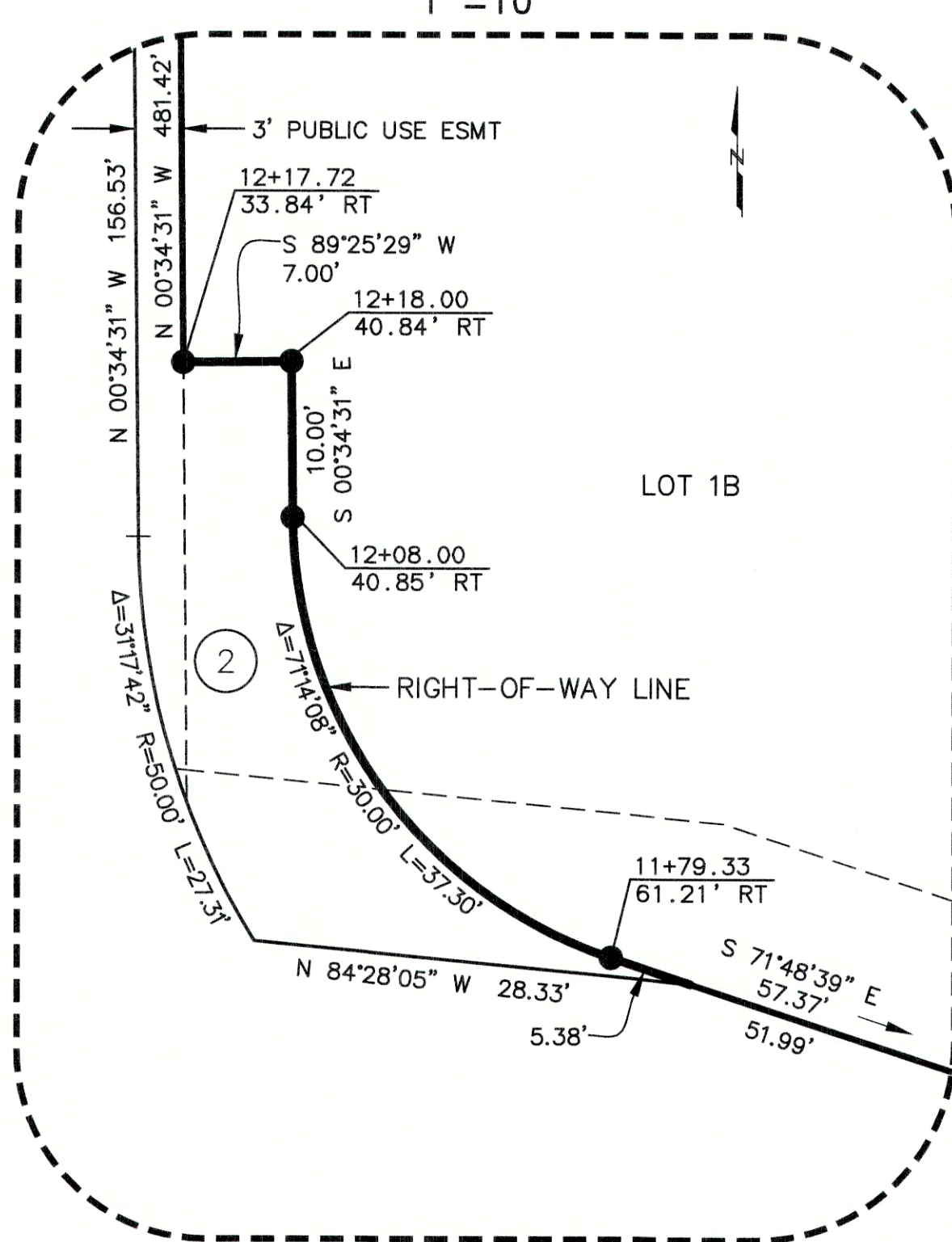
DETAIL-4B

1"=10'



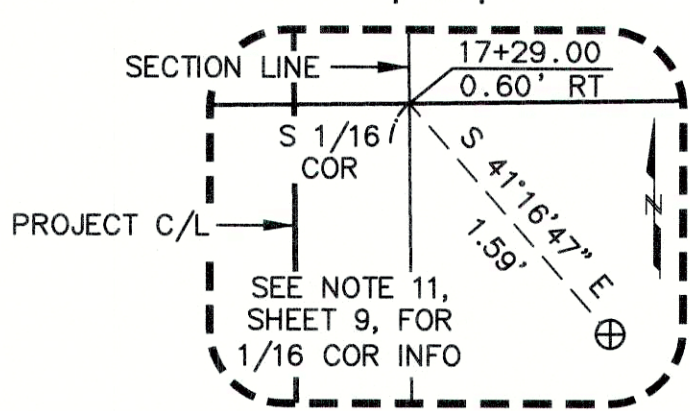
DETAIL-4C

1"=10'



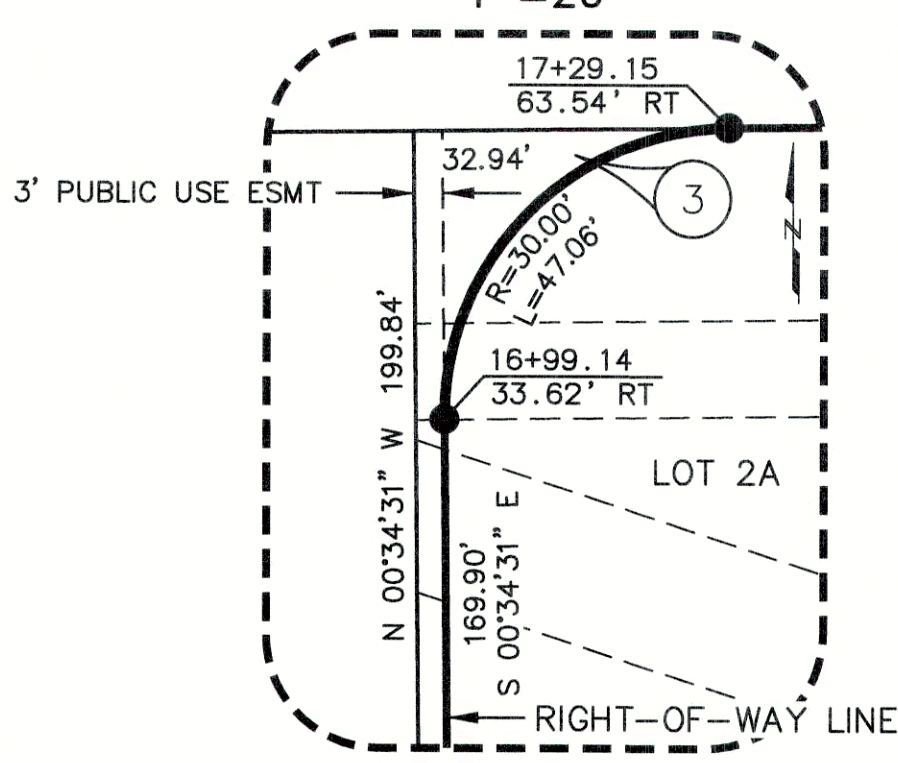
DETAIL-4E

1"=1'



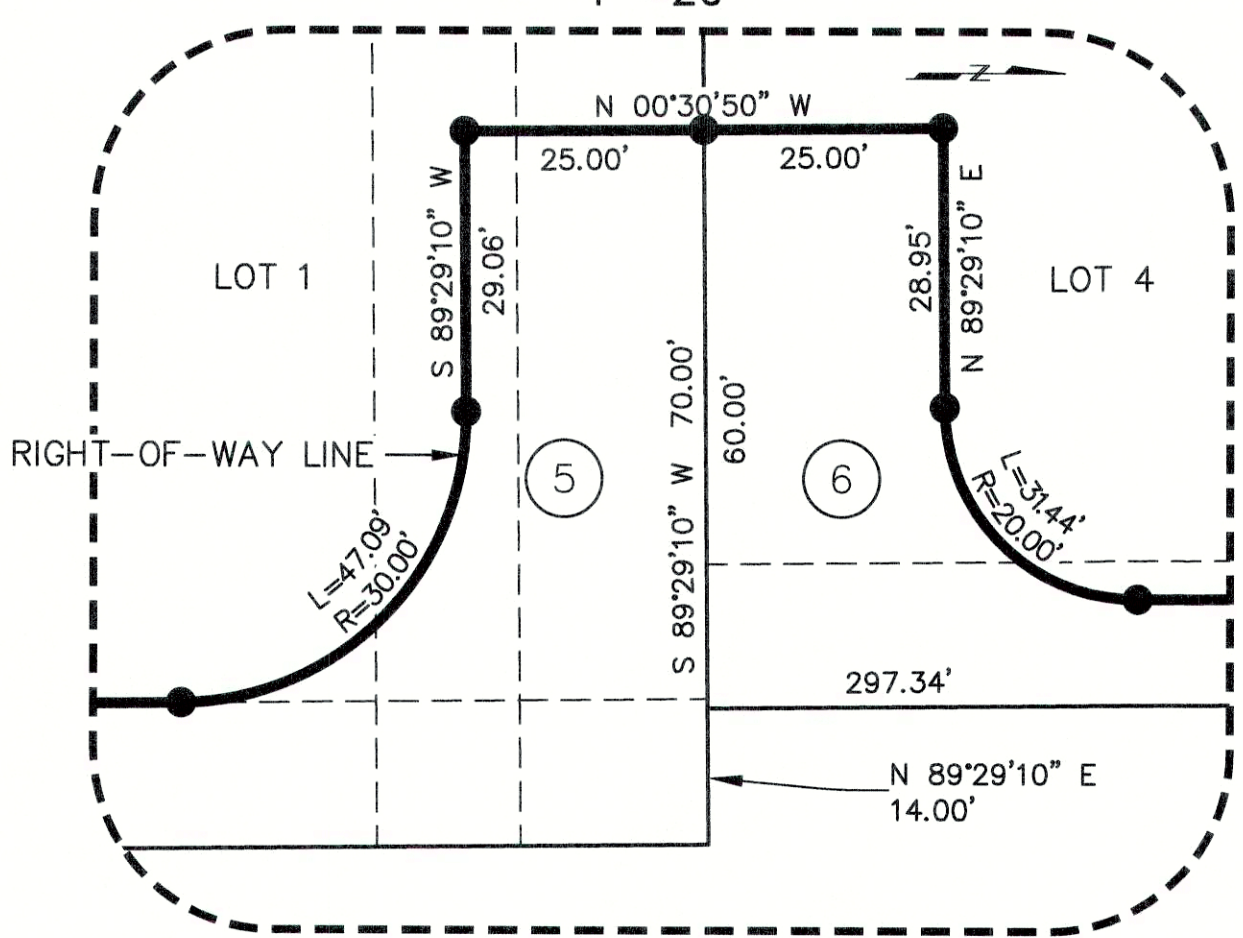
DETAIL-4F

1"=20'



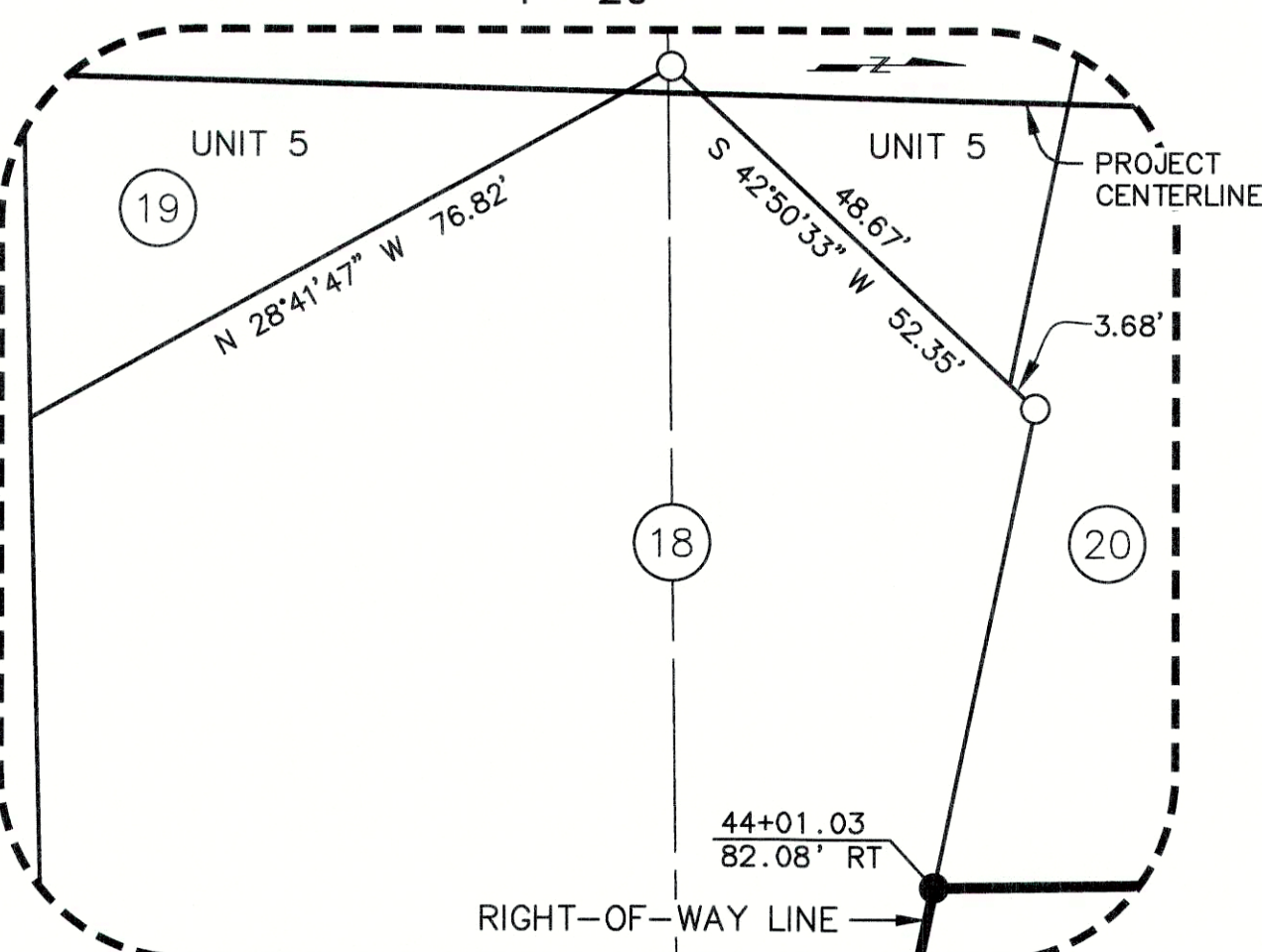
DETAIL-5B

1"=20'



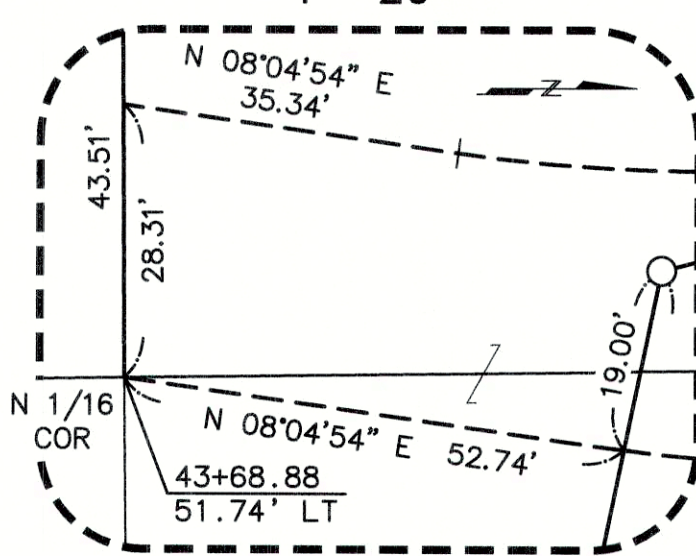
DETAIL-6A

1"=20'



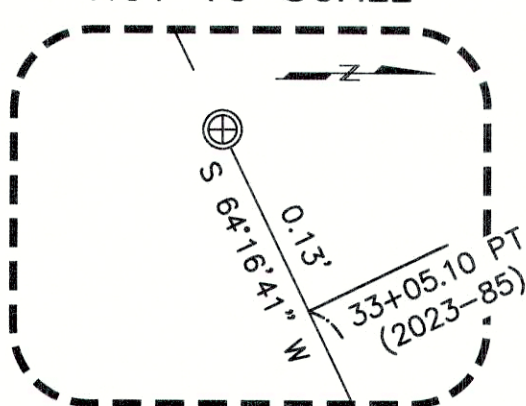
DETAIL-7A

1"=20'



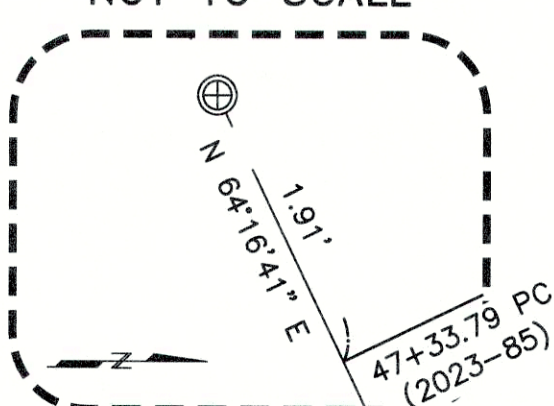
DETAIL-7B

NOT TO SCALE



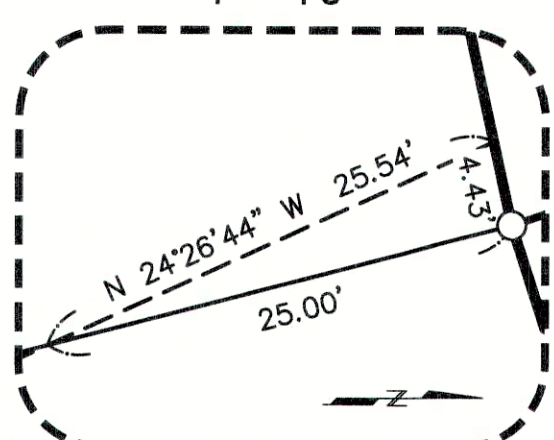
DETAIL-7C

NOT TO SCALE



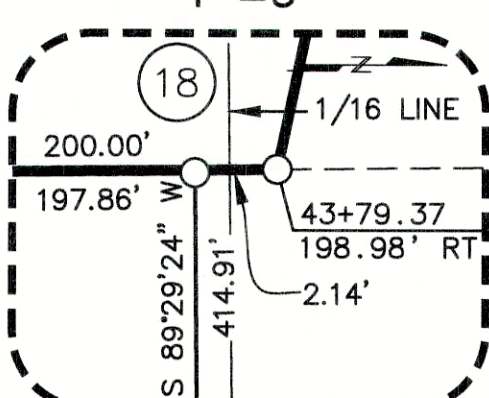
DETAIL-7D

1"=10'



DETAIL-7E

1"=5'



PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT-OF-WAY MAP
ALASKA PROJECT

CFHWY00799 / 0001729

HERMON ROAD EXTENSION AND UPGRADE:
PARKS HWY TO PALMER-WASILLA HWY

DRAWN	MLH	DATE	10/02/2025	SCALE	VARIES
CHECKED	JWV/KMG	DATE		SHEET	8 OF 11

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R9	R11

HORIZONTAL CONTROL STATEMENT

COORDINATE SYSTEM:

THIS PROJECT IS LOCATED ENTIRELY WITHIN THE MATANUSKA–SUSITNA VALLEY SV–1 ADJUSTMENT, A U.S. FOOT LOCAL SURFACE GRID COORDINATE SYSTEM DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION.

BASIS OF COORDINATES:

THE BASIS OF COORDINATES IS GPS PALM, A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) MOUNTED ON THE DOT/PF MAINTENANCE BUILDING IN PALMER, ALASKA. SAID STATION HAS SV–1 COORDINATES OF 147896.4806 N, 481573.6333 E.

LOUNSBURY HELD THE RECORD VALUES FOR POINTS 2, 3, 5, 8 & 701 FROM THE SURVEY CONTROL DIAGRAM OF HHE–0441(8) AKSAS 51829: HSIP PALMER–WASILLA HIGHWAY, CENTER LEFT TURN LANE WIDENING, DATED APRIL 29, 2014, RECORDED UNDER P.R.D. PLAT NO. 2014–45, FIXED AT THEIR PUBLISHED COORDINATES.

BASIS OF BEARINGS:

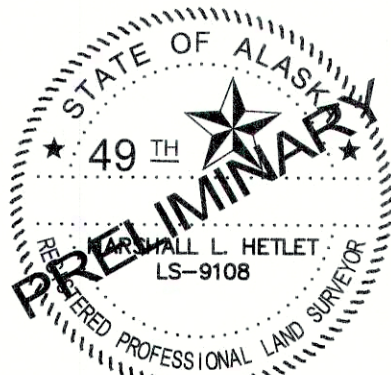
THE BASIS OF BEARINGS IS A LOCAL GRID BEARING BETWEEN GPS PALM AND GPS MSB–1, AN NGS BRASS CAP LOCATED EAST OF THE MATANUSKA–SUSITNA BOROUGH BUILDING. THE LOCAL GRID BEARING BETWEEN GPS PALM AND GPS MSB–1 IS N 20° 36′ 42″ E AT A DISTANCE OF 5405.86 U.S. FEET. GPS MSB–1 HAS SV–1 COORDINATES OF 152956.3007 N, 483476.6610 E.

TRANSLATION PARAMETERS:

TO CONVERT THE LOCAL COORDINATES TO NAD83 (92) STATE PLANE U.S. FOOT COORDINATES, TRANSLATE USING +2624946.5706 FEET N, +1312508.8943 FEET E, AND SCALE USING 0.9998990458.

GENERAL NOTES

- THE RIGHT–OF–WAY SURVEY WAS PERFORMED BY LOUNSBURY AND ASSOCIATES, INC. JUNE THROUGH JULY 2022.
- THE RIGHT–OF–WAY BASE MAPPING WAS PREPARED BY LOUNSBURY AND ASSOCIATES, INC. JULY THROUGH AUGUST 2022.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT–OF–WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS. SURVEY DATA, INCLUDING MONUMENTATION AND TOPOGRAPHIC FEATURES, WAS ACQUIRED BY LOUNSBURY AND ASSOCIATES, INC. THROUGH JULY 2025.
- WHETHER LISTED OR NOT, UNLESS OTHERWISE NOTED, ALL MONUMENTS OR PROPERTY MARKERS/CORNERS OR ACCESSORIES WHICH WILL BE DISTURBED OR BURIED SHALL BE REFERENCED AND RE–ESTABLISHED IN THEIR ORIGINAL POSITION (A.S. 19.10.260) AND RECORDED (A.S. 34.65.040).
- ALL DOCUMENTS NOTED IN THIS PLAN SET AND REFERENCED BY INSTRUMENT NUMBER OR BOOK AND PAGE ARE RECORDED IN THE PALMER RECORDING DISTRICT (P.R.D.) UNLESS OTHERWISE NOTED.
- TITLE REPORTS WERE NOT ACQUIRED FOR PROPERTIES ALONG HERMON ROAD. ALTHOUGH A CONCERTED EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES, EASEMENTS MAY EXIST THAT ARE NOT SHOWN THIS RIGHT–OF–WAY BASEMAP.
- FOR ADDITIONAL SURVEY CONTROL INFORMATION, REFER TO THE SURVEY CONTROL DIAGRAM RECORD OF SURVEY PREPARED BY LOUNSBURY AND ASSOCIATES, INC. AND RECORDED AS PLAT NO. 2023–12 IN THE PALMER RECORDING DISTRICT.
- AT THE CORNER OF SECTIONS 1, 2, 11, AND 12, T17N, R1W, A SECOND BLM BRASS CAP CORNER BEARS N 28°35′30″ E 0.21′ AND IS STAMPED GENERAL LAND OFFICE. A BLM ALUMINUM CAP MONUMENT WAS SET IN 1985, BUT NO RECORD WAS FOUND OF IT BEING SET IN BLM RECORDS. THEORY IS THAT THIS CORNER WAS UPGRADED IN 1985 DURING THE BLM RAILROAD SURVEY, US SURVEY 9029, AND THE ORIGINAL CORNER BURIED NEXT TO THE NEW ALUMINUM CAP. FOR ADDITIONAL INFORMATION REGARDING THE SECTION CORNER, SEE PLAT NO. 2014–121.
- THE POSITION OF SE 1/16 CORNER OF SECTION 11 IS BASED ON THE RECOVERED CENTERLINE MONUMENTS OF EAST SUN MOUNTAIN AVENUE AND THE PARKS HIGHWAY RIGHT–OF–WAY MAPS, RECORDED AS PLAT NO. 2010–53. THE FIELD CREW GOT A FAINT SIGNAL AT THE RECORD POSITION WHERE THE MONUMENT HAS BEEN BURIED AND PAVED OVER.
- THE BRASS CAP MONUMENT FOUND NEAR THE S 1/16 CORNER OF SECTIONS 11 AND 12 IS NOT AT THE S 1/16 CORNER POSITION AS SHOWN ON PLATS 78–1, 78–144, AND 86–76.
- THE LOCATION OF THE 40′ ROW ESMT RECORDED IN BOOK 106 PAGE 866 WAS BASED ON A BEST FIT LOCATION OF THE EXISTING ROAD FOR N. TRENT CIRCLE.



CONSULTANT RIGHT–OF–WAY SURVEYOR’S CERTIFICATE

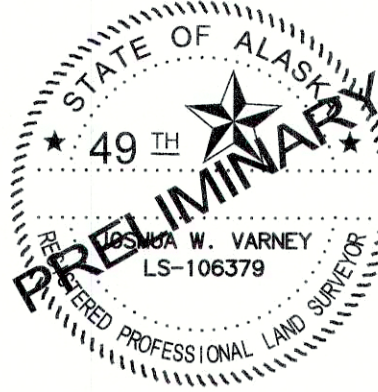
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272–5451
CERT. OF AUTH. NO. AECC391

EXISTING RIGHT OF WAY – SOURCE DOCUMENTS	
SHEET	DOCUMENT
4	PLAT 76–46, PLAT 78–1, PLAT 78–144, PLAT 84–61, PLAT 86–76, PLAT 2004–190, PLAT 2005–32, PLAT 2010–53
5	PLAT 76–88, PLAT 83–255, PLAT 85–6, PLAT 2007–140, PLAT 2011–102, PLAT 2014–49, PLAT 2019–26, PLAT 2021–3, PUE BK123 P810
6	PLAT W–69, PLAT 99–23, ROW ESMT BK126 P220, ROW ESMT BK426 P2
7	PLAT 86–154, PLAT 95–107, PLAT 2014–121, PLAT 2019–7, ROW ESMT BK106 P866

PALMER RECORDING DISTRICT			
DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT–OF–WAY MAP ALASKA PROJECT CFHWY00799 / 0001729 HERMON ROAD EXTENSION AND UPGRADE: PARKS HWY TO PALMER–WASILLA HWY			
DRAWN	MLH	DATE	10/02/2025
CHECKED	JWV/KMG	SCALE	N/A
		DATE	
		SHEET	9 OF 11

MONUMENT SUMMARY SHEET

DRAFT 10/2/2025



CONSULTANT LOCATIONS
SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
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RECOVERED CORNERS - SHEET 4				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AC/Bx: POL 2+500.000	142357.4065	435998.6330		
Fd BC[GL0]: S11 S12/S14 S13 *T17N R1W SM	141808.6746	434387.7350		
Fd AC/Bx: PC 2+870.434	142482.0150	434789.7107	10+79.01	409.62 RT
Fd Rbr/AC[9689]: SW L1A Sun Plaza	142498.6627	435024.3097	10+93.41	644.37 RT
Fd AC/Bx: PT 2+919.460	142506.3648	434630.7909	11+04.88	250.94 RT
Fd Rbr/AC[9689]: SE L3C-1 B3 Mountain Village Plaza	142513.7040	434874.2731	11+09.88	494.48 RT
Fd Rbr/PC[8535]: SW L3C-1 B3 Mountain Village Plaza	142528.2818	434731.5171	11+25.83	351.87 RT
Fd AM[8535]: SE L1B B3 Mountain Village Plaza	142534.2449	434671.7086	11+32.36	292.12 RT
Fd Rbr: SW L3C-1 B3 Mountain Village Plaza	142540.9092	434721.6215	11+38.55	342.10 RT
Fd Rbr: SW L1A Sun Plaza	142547.7706	434979.5195	11+42.94	600.05 RT
Fd AC/Bx: PI 3+000.000	142557.4573	434379.2050	11+58.37	0.14 LT
Fd Rbr/AC: SE L3C-1 B3 Mountain Village Plaza	142564.2042	434929.2177	11+59.86	549.91 RT
Fd AC/Bx: PCC 3+108.088	142614.7848	434022.2477	12+19.12	356.54 LT
Fd Nail/Washer: NW L3C-1 B3 Mountain Village Plaza	142713.0515	434719.6165	13+10.70	341.74 RT
Fd Rbr/PC: NE L3C-1 B3 Mountain Village Plaza	142714.6905	434869.6276	13+10.91	491.76 RT
Fd Rbr/PC[8535]: W L3C-1 B3 Mountain Village Plaza	142742.3613	434669.2969	13+40.49	291.70 RT
Fd Rbr/PC[8535]: NE L3C-1 B3 Mountain Village Plaza	142745.4407	434931.3546	13+41.06	553.78 RT
Fd Rbr: NE L3C-1 B3 Mountain Village Plaza	142744.8506	434869.3277	13+41.07	491.75 RT
Fd Rbr/PC[8535]: E L3C-1 B3 Mountain Village Plaza	142837.5146	434975.8944	14+32.71	599.20 RT
Fd Rbr/PC: NW L1C B3 Mountain Village Plaza	142928.6009	434406.9436	15+29.24	31.15 RT
Fd AM[8535]: NW L3C-1 B3 Mountain Village Plaza	142969.4397	434666.5975	15+67.59	291.18 RT
Fd Rbr/PC[10609]: SE L2 900 Tower Road	143126.5309	434343.8536	17+27.76	30.05 LT
Fd BC: NE L6 B1 Overlook Business Park	143126.8661	434375.5411	17+27.79	1.64 RT
Fd AM[11299]: NW L6 B1 Overlook Business Park	143126.2109	434303.1123	17+27.83	70.79 LT
Fd AC/Bx: PT 3+452.152	143120.4758	433018.6963	17+34.39	1355.20 LT
Fd BC[1634]: CS 1/16 S12 *T17N R1W SM	143159.7568	437011.9578	17+35.44	2638.25 RT

RECOVERED CORNERS - SHEET 5				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr: SW L6 B1 Whispering Woods	143178.4788	434427.1909	17+78.91	53.78 RT
Fd Rbr: SE L6 B1 Whispering Woods	143182.8562	434805.7415	17+79.66	432.36 RT
Fd Rbr: SW L6 B1 Whispering Woods	143198.3171	434406.6085	17+98.94	33.39 RT
Fd Rbr/PC[10609]: NE L2 900 Tower Road	143271.4793	434339.4500	18+72.74	33.06 LT
Fd Rbr/PC: NE L2 900 Tower Road	143271.5285	434342.4638	18+72.76	30.05 LT
Fd Rbr/PC: NE L2 900 Tower Road	143281.5130	434339.3528	18+82.78	33.06 LT
Fd Rbr/PC[9020]: W L1 900 Tower Road	143277.4813	433892.8797	18+83.02	479.55 LT
Fd Rbr: NE L6 B1 Whispering Woods	143441.3550	434806.8865	20+38.14	435.98 RT
Fd Rbr: NW L6 B1 Whispering Woods	143438.0900	434404.4829	20+38.73	33.56 RT
Fd Rbr/PC[9020]: NW L4 Sun Mountain	143846.2902	433888.1016	24+51.85	478.89 LT
Fd Rbr: NE L7 B1 Whispering Woods	143921.5733	434799.5283	25+18.40	433.22 RT
Fd Rbr/PC[9020]: NW L3 Sun Mountain	144163.8566	434077.5360	27+66.85	286.48 LT
Fd Rbr: NE L3 Sun Mountain	144183.5716	434316.6943	27+84.84	47.20 LT
Fd Rbr: SW L9 B1 Whispering Woods	144193.0253	434396.9434	27+93.84	33.10 RT
Fd Rbr: SE L9 B1 Whispering Woods	144196.4571	434796.9315	27+95.13	433.10 RT
Fd Rbr/PC[9020]: NW L3 Sun Mountain	144193.4137	434076.9289	27+95.93	286.91 LT
Fd Rbr: NW L3 Sun Mountain	144193.9735	434110.4793	27+96.30	253.35 LT
Fd Rbr/AC[8535]: NE L3 Sun Mountain	144213.0338	434283.6312	28+14.36	80.11 LT
Fd Rbr: SW L5 B3 Maney Acres 2	144244.0677	434110.5801	28+45.68	253.06 LT
Fd Rbr: SE L5 B3 Maney Acres 2	144265.9115	434310.5515	28+66.97	53.05 LT
Fd Rbr: SE L5 B3 Maney Acres 2	144292.1922	434330.2057	28+93.17	33.38 LT
Fd Rbr: NW L9 B1 Whispering Woods	144398.1455	434414.7169	29+99.46	50.78 RT
Fd Rbr: NE L9 B1 Whispering Woods	144402.6643	434794.8603	30+06.58	430.88 RT
Fd AM[2071]: CE 1/16 S11 *T17N R1W SM	144436.2895	433045.4964	30+26.79	1318.68 LT
Fd Rbr: NW L5 B3 Maney Acres 2	144445.2173	434108.2449	30+43.92	256.05 LT
Fd Rbr: NE L5 B3 Maney Acres 2	144447.2838	434328.2752	30+47.95	36.04 LT
Fd BC[GL0]: 1/4 S11 S12 *T17N R1W SM	144447.4522	434361.2450	30+48.42	3.08 LT
Fd BC[7233]: C 1/4 S12 *T17N R1W SM	144479.8307	436997.6853	31+15.14	2632.84 RT

RECOVERED CORNERS - SHEET 6				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr/PC[9106]: SW L1 B3 Utopia Meadows	144462.7077	435679.5245	30+78.04	1314.98 RT
Fd Rock Drill: SW L1 Edlund	145091.4306	433107.3057	36+60.69	1270.58 LT
Fd Rbr: SW L4 Chris	145103.4516	434041.3258	36+96.14	337.16 LT
Fd AM[2234]: S-N 1/64 S11 S12 *T17N R1W SM	145108.1211	434352.4575	37+08.62	26.24 LT
Fd IP: SE Deed 2013-009828	145119.8830	435020.9883	37+37.15	641.78 RT
Fd Rbr: NW L4 Chris	145426.0504	434035.6047	40+18.50	350.97 LT
Fd IP: Prop Cor	145463.1609	434346.7566	40+63.40	40.85 LT
Fd IP: SE Deed 2016-026011	145465.8460	434554.4469	40+71.30	166.71 RT
Fd Rbr: N L4 Chris	145545.6347	434228.1447	41+42.88	161.50 LT
Fd IP: NE Deed 2016-026011	145571.0707	434505.4177	41+75.26	115.05 RT
Fd Rbr/PC[2234]: NE L4 Chris	145700.3514	434344.4181	43+00.46	49.14 LT
Fd IP: NE Deed 2016-026011	145704.0650	434503.5320	43+08.17	109.83 RT
Fd Drill Bit: NW Tract 1A Edlund	145765.9520	433859.2925	43+53.87	535.76 LT
Fd Rbr/PC[9106]: SW Unit 5 Guardian View Plaza	145768.0585	434227.0639	43+65.20	168.16 LT
Fd Rock Drill: NE Tract 1A Edlund	145769.9419	434300.0167	43+68.92	95.28 LT
Fd IP: NE Angle Point Tax Parcel B24	145769.7756	434392.5471	43+71.07	2.77 LT
Fd Rbr/PC[9106]: NE Deed 2016-016236	145770.8662	434594.5328	43+77.23	199.12 RT
Fd Rbr/PC[9106]: NE Deed 2016-016236	145773.0087	434594.4384	43+79.37	198.98 RT

RECOVERED CORNERS - SHEET 7				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rod: NE PC Tr A Millhouse Est	147039.9031	434296.4725		
Fd BC[GL0]: MC S2/S11 *T17N R1W SM	147083.5218	433772.3925		
Fd Rbr: S Line Tr A Millhouse Est	146652.4400	434063.2944		
Fd Rbr: SE PT Tr A Millhouse Est	146784.1084	434299.9530		
Fd Rbr: SE PC Tr A Millhouse Est	146761.1729	434288.4973		
Fd Rbr/PC/BX: NW L1A B1 BMB Subd	147090.5273	434355.8563		
Fd Rbr: SW PT L1A B1 BMB Subd	146826.7673	434359.2741		
Fd Rbr: SW PC L1A B1 BMB Subd	146808.9805	434387.9200		
Fd Rbr/AC[11547]: SE L1A B1 BMB	146981.7322	434708.5838		
Fd AM/BX[BLM]: S1 S2/S11 S12 *T17N R1W SM	147090.1841	434325.8305		
Fd Rbr/AC[11547]: SE L1A B1 BMB	146966.4374	434715.8369		
Fd Rbr: E Unit 5 Guardian View Plaza	145824.9070	434332.3512	44+24.67	64.33 LT
Fd IP: NW 1/16 S12 *T17N R1W SM	145784.5279	435662.0276	44+17.68	1265.94 RT
Fd Rbr/PC[9106]: NE Tax Parcel B24	145808.1629	434428.1471	44+10.34	31.86 RT
Fd Rbr/PC[9106]: NW Unit 5 Guardian View Plaza	146023.6304	434223.9165	46+20.61	177.72 LT
Fd Rbr/PC[9106]: SW Parcel 2 Bk166 P51	146008.6958	434156.0256	46+03.98	245.21 LT
Fd Rbr/PC[9106]: SE Angle Point East Line Sec 11 L A11	146035.5552	434278.0078	46+33.89	123.94 LT
Fd Rbr/PC[9106]: SE Unit 1 Guardian View Plaza	146143.9055	434154.1937	47+39.10	250.44 LT
Fd Rbr/PC[9106]: SW Parcel No. 1 Book 166 Page 52	146099.4925	434474.1252	47+02.73	70.51 RT
Fd BC/Bx[D0H]: PT 42+44.87	146324.5892	433521.5235	49+03.85	887.44 LT
Fd Rbr: SW R.L. Hardesty	146432.9163	434468.9100	50+35.92	56.93 RT
Fd Rbr: NE L1 Guardian View Plaza	146558.2517	434148.6556	51+53.18	266.37 LT
Fd Rbr: N Parcel 2 Bk 166 P51	146633.5855	434331.9572	52+64.69	68.88 LT
Fd Rbr: NW Sec. 12 L B004	146700.8645	434466.1660	52+71.99	81.08 RT
Fd BC/Bx[D0H]: PC 56+72.48	146943.8747	434807.0463	53+41.40	493.59 RT

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R10	R11

PALMER RECORDING DISTRICT			
DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT CFHWY00799 / 0001729 HERMON ROAD EXTENSION AND UPGRADE: PARKS HWY TO PALMER-WASILLA HWY			
DRAWN	MLH	DATE	10/02/2025
CHECKED	JWV/KMG	DATE	
SCALE	N/A		
SHEET	10	OF	11

MONUMENT SUMMARY SHEET

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00799/0001729	R11	R11

DRAFT 10/2/2025



CONSULTANT LOCATIONS
SURVEYOR'S CERTIFICATE
MAPS PREPARED BY:
LOUNSBURY & ASSOCIATES, INC.
3230 C STREET, SUITE 201,
ANCHORAGE, ALASKA 99503
(907) 272-5451
CERT. OF AUTH. NO. AECC391

RIGHT OF WAY CORNERS SET THIS SURVEY				SHEET 4
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Set Rbr/AC: S AP L1B B3 Mountain Village Plaza	142561.0846	434494.8627	11+60.89	115.54 RT
Set Rbr/AC: SE PC Parcel 2	142578.9945	434440.3547	11+79.33	61.21 RT
Set Rbr/AC: SW PT Parcel 1	142591.7957	434303.2178	11+93.44	75.80 LT
Set Rbr/AC: SE PT Parcel 2	142607.1942	434419.7209	12+07.72	40.85 RT
Set Rbr/AC: E AP Parcel 2	142617.1235	434412.6209	12+17.72	33.84 RT
Set Rbr/AC: E AP Parcel 2	142617.1937	434419.6205	12+17.72	40.84 RT
Set Rbr/AC: SW PC Parcel 1	142621.9089	434336.5690	12+23.23	42.16 LT
Set Rbr/AC: NE Parcel 2	142762.5072	434411.1614	13+63.11	33.77 RT
Set Rbr/AC: W AP Parcel 1	142822.6110	434329.5539	14+23.99	47.25 LT
Set Rbr/AC: W AP Parcel 1	142822.6612	434334.5537	14+23.99	42.25 LT
Set Rbr/AC: SE Parcel 3	142928.6296	434409.4937	15+29.24	33.70 RT
Set Rbr/AC: NE PC Parcel 3	143098.5207	434407.7882	16+99.14	33.62 RT
Set Rbr/AC: NW Parcel 1 - SW Parcel 4	143127.5956	434326.4923	17+28.99	47.40 LT
Set Rbr/AC: NE PT Parcel 3	143128.8197	434437.4263	17+29.15	63.54 RT

RIGHT OF WAY CORNERS SET THIS SURVEY				SHEET 5
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Set Rbr/AC: SE Parcel 9	143179.2991	434477.0203	17+79.25	103.62 RT
Set Rbr/AC: SE AP Parcel 9	143193.3198	434423.8374	17+93.78	50.57 RT
Set Rbr/AC: NW Parcel 4 - SW Parcel 5	143281.3829	434324.9484	18+82.79	47.47 LT
Set Rbr/AC: NE Parcel 9 - SE Parcel 10	143438.2504	434421.3786	20+38.72	50.46 RT
Set Rbr/AC: NW PC Parcel 5	143497.6542	434322.7774	20+99.07	47.57 LT
Set Rbr/AC: NW PT Parcel 5	143527.3518	434292.5099	21+29.05	77.55 LT
Set Rbr/AC: NW AP Parcel 5	143527.0913	434263.4521	21+29.07	106.61 LT
Set Rbr/AC: NW Parcel 5 - SW Parcel 6	143552.0903	434263.2279	21+54.07	106.60 LT
Set Rbr/AC: SW PC Parcel 6	143577.3489	434291.9544	21+79.05	77.63 LT
Set Rbr/AC: SW AP Parcel 6	143577.0893	434263.0038	21+79.07	106.58 LT
Set Rbr/AC: SW PT Parcel 6	143597.5488	434311.7740	21+99.06	57.62 LT
Set Rbr/AC: E AP Parcel 10	143628.2684	434419.4711	22+28.75	50.37 RT
Set Rbr/AC: NW Parcel - SW Parcel 7	143849.8587	434309.2412	24+51.39	57.73 LT
Set Rbr/AC: NE parcel 10 - SE Parcel 11	143919.0350	434511.5569	25+18.62	145.24 RT
Set Rbr/AC: E AP Parcel 11	144006.8181	434415.6709	26+07.32	50.19 RT
Set Rbr/AC: NW Parcel 7	144049.8486	434307.2335	26+51.39	57.83 LT
Set Rbr/AC: NE Parcel 7	144049.9591	434318.2330	26+51.39	46.83 LT
Set Rbr/AC: NE Parcel 11 - SE Parcel 12	144193.1699	434413.8002	27+93.89	49.96 RT
Set Rbr/AC: SW PC Parcel 8	144261.5981	434271.0639	28+62.72	92.54 LT
Set Rbr/AC: SW PT Parcel 8	144291.7218	434297.8047	28+92.70	65.78 LT
Set Rbr/AC: NE PC Parcel 12	144378.1144	434411.9436	29+79.36	48.12 RT
Set Rbr/AC: NE PT Parcel 12	144398.3137	434431.6970	29+99.74	67.76 RT
Set Rbr/AC: NW Parcel 8 - SW Parcel 13	144446.9008	434296.2469	30+47.27	68.07 LT

RIGHT OF WAY CORNERS SET THIS SURVEY				SHEET 6
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Set Rbr/AC: SE PC Parcel 15	144448.4956	434446.2051	30+50.25	81.87 RT
Set Rbr/AC: SE PT Parcel 15	144478.0914	434415.8394	30+79.65	51.20 RT
Set Rbr/AC: W AP Parcel 13	144596.8873	434294.2370	31+96.62	72.09 LT
Set Rbr/AC: E AP Parcel 15	144618.0788	434413.9634	32+19.99	47.23 RT
Set Rbr/AC: E AP Parcel 15	144706.7473	434479.0625	33+10.46	110.39 RT
Set Rbr/AC: W AP Parcel 13	144715.1454	434273.8648	33+13.86	94.95 LT
Set Rbr/AC: W AP Parcel 13	144887.4707	434304.3439	34+86.83	68.80 LT
Set Rbr/AC: E AP Parcel 15	145015.8966	434418.6333	36+18.08	42.23 RT
Set Rbr/AC: NE PC Parcel 15	145055.8930	434418.0973	36+58.05	40.69 RT
Set Rbr/AC: NE PT Parcel 15	145076.1596	434437.8552	36+78.81	59.93 RT
Set Rbr/AC: NE AP Parcel 15	145076.6993	434482.7784	36+80.48	104.83 RT
Set Rbr/AC: NW Parcel 13 - SW Parcel 14	145107.4510	434301.3960	37+06.67	77.27 LT
Set Rbr/AC: NE Parcel 15 - SE Parcel 16	145109.6969	434482.3820	37+13.46	103.60 RT
Set Rbr/AC: SE PC Parcel 16	145116.3700	434455.1260	37+19.44	76.19 RT
Set Rbr/AC: SE AP Parcel 16	145116.6964	434482.2979	37+20.45	103.34 RT
Set Rbr/AC: SE PT Parcel 16	145137.4498	434434.9150	37+40.01	55.45 RT
Set Rbr/AC: W AP Parcel 14	145362.4281	434297.9791	39+61.48	87.09 LT
Set Rbr/AC: NE Parcel 16	145464.5296	434452.6248	40+67.43	64.95 RT
Set Rbr/AC: NW AP Parcel 14	145535.1461	434211.2573	41+31.97	178.11 LT
Set Rbr/AC: W AP Parcel 17	145572.0980	434553.4067	41+77.49	163.00 RT
Set Rbr/AC: SE Parcel 18	145573.0183	434596.3969	41+79.49	205.95 RT

RIGHT OF WAY CORNERS SET THIS SURVEY				SHEET 7
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Set Rbr/AC: SE Parcel 20	145797.5984	434478.1208	44+01.03	82.08 RT
Set Rbr/AC: SW Parcel 21	146055.6658	434339.6938	46+55.55	62.78 LT
Set Rbr/AC: NW Parcel 21	146551.3171	434148.7754	51+46.25	266.08 LT

PROJECT CENTERLINE MONUMENTS SET THIS SURVEY				
SHEET NO.	MONUMENT TYPE	NORTHING	EASTING	STATION
4	PRIMARY CENTERLINE MON. IN CASE	142399.0913	434380.8654	10+00.00
5	PRIMARY CENTERLINE MON. IN CASE	144120.8041	434364.3836	27+21.79
6	PRIMARY CENTERLINE MON. IN CASE	144724.0215	434369.0663	33+25.06
7	PRIMARY CENTERLINE MON. IN CASE	146556.7287	434415.0729	51+58.34
7	PRIMARY CENTERLINE MON. IN CASE	146671.5033	434390.3795	52+76.85
7	PRIMARY CENTERLINE MON. IN CASE	146729.6550	434362.3656	53+41.40

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT CFHWY00799 / 0001729 HERMON ROAD EXTENSION AND UPGRADE: PARKS HWY TO PALMER-WASILLA HWY		
DRAWN MLH	DATE 10/02/2025	SCALE N/A
CHECKED JWV/KMG	DATE	SHEET 11 OF 11