



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

Department of Transportation and
Public Facilities

Project Delivery: Statewide 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

January 29, 2026

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:

- **Case #2025-000128; Vanda Valley 01.2026 Revisions (Wasilla-Fishhook Road)**
 - No objection to updated plat (DEC23).
 - Required to add plat note: "No direct access to Wasilla-Fishhook Road for Tract 1."
 - DOT&PF suggests dedicating a pedestrian access easement to connect between PH. IV and PH. II.

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.

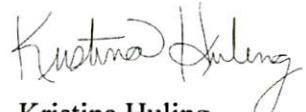
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PLATTING

Keep Alaska Moving

HANDOUT # 1
VANDA VALLEY
CASE # 2025-128
MEETING DATE: February 5, 2026

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

Sincerely,



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

Chris Curlin

From: Tom Adams
Sent: Monday, February 2, 2026 7:53 AM
To: Chris Curlin
Cc: Jamie Taylor; Brad Sworts
Subject: Fw: Vanda Valley Subdivision - NLCC Comments for February 5th Hearing

Chris,

PD&E staff reviewed comments submitted by North Lakes Community Council for the proposed subdivision. Their staff are provided below for your reference. I will coordinate with Project Management regarding recommendation for crosswalk at the new subdivision intersection.

Thanks.

Tom Adams, PE

Public Works Director
Matanuska-Susitna Borough
Phone: (907) 861-7751

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, January 29, 2026 4:42 PM
To: Tom Adams <Tom.Adams@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Cole Branham <Cole.Branham@matsugov.us>
Subject: Re: Vanda Valley Subdivision - NLCC Comments for February 5th Hearing

Hi Tom,

Here were our comments on the most recent update:

PD&E recommends conditions of approval to include the following information:

1. With only access via Kilo Drive they would be limited to 10 lots and one remainder tract.
2. Paradise Lane from Wasilla-Fishhook to the subdivision will need to be certified to a minimum of residential standard per the 2022 Subdivision Construction Manual before any more lots may be recorded.

My thoughts on the traffic related concerns brought up by NLCC:

- 1a. The anticipated traffic volume from Phase 1 does not trigger the need for any improvements to Kilo Drive or its intersection with Charley Drive, per the SCM.
- 1b. The updated traffic analysis considers this potential for through traffic, too (see Vanda Valley ADT Count Analysis dated January 13, 2026, Phase III, 2nd paragraph). For a straight road alignment, there is no physical difference between a residential standard road and a residential subcollector standard road.
- 1c. The Vanda Valley ADT Count Analysis dated January 13, 2026 does not show a physical road connection between Paradise Lane and Foxtrot Avenue. While this is not an accurate portrayal of MSB's

planned road construction, it does more or less accurately portray the traffic impacts of Vanda Valley subdivision on the existing road network.

3. The SCM does not require construction of separated or attached pathways on any roads, regardless of proximity to schools. Local roads typically are considered walkable for school-aged children and the MSB intends to construct a pathway along the south side of Paradise/Foxtrot. I recommend the MSB project consider the need for a crosswalk at the new subdivision intersection.

Let me know if you need anything else.

Thank you,

Jamie Taylor, PE (she/her)

Civil Engineer

Matanuska-Susitna Borough

Department of Public Works

t: 907-861-7765 c: 907-355-9810

jamie.taylor@matsugov.us

<http://www.matsugov.us/>

From: Tom Adams <Tom.Adams@matsugov.us>

Sent: Monday, January 26, 2026 4:40 PM

To: Jamie Taylor <Jamie.Taylor@matsugov.us>

Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Cole Branham <Cole.Branham@matsugov.us>

Subject: FW: Vanda Valley Subdivision - NLCC Comments for February 5th Hearing

Jamie,

Please review the attached letter regarding subdivision traffic and let me know your thoughts.

Tom Adams, PE

Public Works Director

Matanuska-Susitna Borough

Phone: (907) 861-7751

From: Rod Hanson <rod@nlakes.cc>

Sent: Monday, January 26, 2026 1:32 PM

To: Chris Curlin <chris.curlin@matsugov.us>

Cc: Fonov <Fonov@matsugov.us>; Ivan Fonov <fonovivan20@gmail.com>; Alex Strawn <Alex.Strawn@matsugov.us>;

Tom Adams <Tom.Adams@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>

Subject: Vanda Valley Subdivision - NLCC Comments for February 5th Hearing

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

Chris,

Here is the response from North Lakes Community Council to the RFC. We will have a representative at the hearing to testify as well.

Please let me know if you have any questions.

Please also let me know when an updated meeting packet (with other responses to the RFC) is available for the hearing.

Regards,

Rod Hanson
President, North Lakes Community Council
rod@nlakes.cc
907-841-8735



RE: Platting Board Authority - Dedication of Pedestrian Improvements

From Fred Wagner <Frederic.Wagner@matsugov.us>

Date Thu 2/5/2026 9:18 AM

To Kayla Smith <Kayla.Smith@matsugov.us>

Please provide it as an additional handout today. I intend to add this condition of approval at the meeting today.

From: Kayla Smith <Kayla.Smith@matsugov.us>

Sent: Thursday, February 5, 2026 9:17 AM

To: Fred Wagner <Frederic.Wagner@matsugov.us>

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

Subject: Fw: Platting Board Authority - Dedication of Pedestrian Improvements

Fred,

Can you please respond to Mr. Hansons request to provide this email to the Board. We are past the cut off for handouts but not sure how you want this addressed.

Kayla Smith
Platting Administrative Specialist
Kayla.smith@matsugov.us
907-861-8692

From: Rod Hanson <rod@nlakes.cc>

Sent: Thursday, February 5, 2026 9:13 AM

To: Kayla Smith <kayla.smith@matsugov.us>; Chris Curlin <chris.curlin@matsugov.us>

Subject: Fwd: Platting Board Authority - Dedication of Pedestrian Improvements

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

Good morning Kayla and Chris,

My name is Rod Hanson, President of the North Lakes Community Council. We have been engaged with our membership regarding the proposed Vanda Valley subdivision and have submitted formal letters to both of the Platting Officer's RFPs. We held another meeting of our NLCC membership last Thursday and talked about the upcoming public hearing. New information came to light regarding the authority of the Platting Board to require pedestrian improvements because the development is next to a school (actually 2 schools). I have a question in to Mr. Strawn and Mr. Wagner, but they may not have time to respond before today's hearing.

I intend to testify, but I will need to call in from home. I'm fighting off a cold and unable to join the meeting in person.

HANDOUT # 3
VANDA VALLEY
CASE # 2025-128
MEETING DATE: February 5, 2026

Can you provide a copy of this email to Platting Board Members and Staff please? I will reference it in my testimony.

Thank you,

Rod
907-841-8735

----- Forwarded message -----

From: Rod Hanson <rod@nlakes.cc>

Date: Thu, Feb 5, 2026 at 8:53 AM

Subject: Platting Board Authority - Dedication of Pedestrian Improvements

To: Alex Strawn <Alex.Strawn@matsugov.us>, Fred Wagner <Frederic.Wagner@matsugov.us>

Cc: Dmitri Fonov <Fonov@matsugov.us>, Maxwell Sumner <maxwell.sumner@matsugov.us>,

Michael Bowles <Michael.Bowles@matsugov.us>, KATHERINE GARDNER

<Katherine.Gardner@matsuk12.us>

Mr. Strawn and Mr. Wagner;

I have been under the impression that there were no code provisions to drive a requirement for pedestrian features in a subdivision development next to a school. This was brought up again at a very recent NLCC membership meeting. The context was a discussion about the proposed Vanda Valley subdivision.

In attendance at the meeting were Assembly members Fonov, Sumner, and Bowles. Mr. Sumner pointed us to Title 43, and specifically 43.20.060 Dedication to Public as a section of code that does indeed give the Platting Board the authority to require such an improvement, reference 43-20-060.(E).2 below ... highlights added.

I would like to assure that the Platting Board as a whole is well aware of this code provision as they consider the Vanda Valley plat later this afternoon.

The local community has strongly encouraged this approach (reference both letters from the NLCC on this proposed development). The School District has also weighed in requesting such a requirement. Note that in the staff report, the School District Assistant Superintendent, Katherine Gardner's, email on this subject is presented with simply her name, and not her role as Assistant Superintendent. I want to make sure the Platting Board knows this is a MSBSD position, not just an individual member of the public.

Are we interpreting this code correctly? Please let me know as it could shape our testimony at the upcoming public hearing.

Thank you,

Rod Hanson
North Lakes Community Council
907-841-8735

43.20.060 DEDICATION TO PUBLIC.

(A) All roads shall be dedicated to the public, except as provided in MSB 43.20.100(C); provided, that a subdivider shall be required only to provide the designated right-of-way width within the subdivision, and one-half of the designated right-of-way width of the street on the exterior boundary of the subdivision with the dedication secured from the adjacent property owner before final plat approval.

(B) When accepting roadway dedication, the platting authority shall conduct a public hearing.

(C) Roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available. Dedications shall be a minimum of 60 feet wide and sufficient to carry all traffic generated by the subdivision and to provide residential rights-of-way for projected traffic through the subdivision. Sixty-foot radius rights-of-way shall be dedicated at temporary and permanent cul-de-sacs.

(D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.

(E) The platting board may require the dedication or improvement, or dedication and improvement, of rights-of-way, tracts, or easements no narrower than ten feet in width to accommodate the construction of walkways up to eight feet in width in any of the following circumstances:

- (1) if a walkway is indicated as appropriate in the borough's comprehensive plan or other ordinance, i.e., special land use district (SPUD);
- (2) if the walkway is reasonably necessary to provide safe and efficient pedestrian access to a school, playground, park, shopping center, public cemetery, transportation, or other community facility; or
- (3) if the walkway is reasonably necessary to provide connectivity to a dedicated right-of-way in an adjoining subdivided or unsubdivided parcel.

(4) The above requirements for dedication of additional right-of-way for a walkway shall apply only where a walkway cannot be contained within the legal right-of-way reserved for a street.

- (a) Plats or master plans of 20 lots or less shall be exempt from requirements to construct a walkway, unless evidence is presented supporting the need for pedestrian safety or the walkway will provide connectivity to other pedestrian facilities.

Cayman Reynolds

From: Keith Dobson <keithrdobson@gmail.com>
Sent: Wednesday, February 4, 2026 8:40 AM
To: Cayman Reynolds; Fred Wagner; Brandon Tucker; Kayla Smith
Cc: Keith Dobson
Subject: Feather Lakes Subdivision (301 S Horseshoe Lake Road) – Public Comment on Environmental Stewardship

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

Dear Platting Board Members and Platting Division Staff,

Thank you for the time and care you devote to reviewing subdivision applications and for the professionalism with which you engage public questions and concerns.

I want to begin by clearly stating that I am **supportive of planned and responsible development** in the Big Lake area. I believe growth, when done thoughtfully and in accordance with established regulations, can strengthen our community and help Big Lake continue to mature into the special destination many of us value.

My comments are not intended to oppose the creation of a new neighborhood. Rather, my interest is in ensuring that development in and around **wetlands and lake systems** proceeds with a full understanding of the land's natural characteristics and long-term implications. Wetlands in the Big Lake area play a critical role in **water storage, filtration, flood attenuation, and groundwater recharge**, and they are closely connected to the health of surrounding lakes and ecosystems.

Changes to hydrology—whether through fill, access improvements, drainage alterations, or incremental development over time—can have cumulative effects that are not always immediately visible. These changes can influence lake levels, water quality, sediment transport, and habitat for fish and waterfowl. Once these systems are altered, they can be difficult or impossible to restore.

I understand, based on staff clarification, that the subdivision review process under Title 43 does not require all state and federal permits to be obtained prior to plat approval, and that many compliance requirements are addressed later in the development process. While I recognize this distinction, I believe it is still important for the Board and the public to consider how future development activities on these lots may interact with wetlands, drainage patterns, and nearby lakes over time.

My hope is that, as this application is considered, any approval clearly acknowledges existing environmental sensitivities and communicates that future development may require additional review and permitting. Doing so helps ensure transparency, sets appropriate expectations for future property owners, and supports responsible stewardship of Big Lake's natural resources.

Thank you for considering these comments as part of the public record and for your continued service to our community.

Cayman Reynolds

From: Tina Dobson <tsdobson@gmail.com>
Sent: Wednesday, February 4, 2026 12:00 PM
To: Cayman Reynolds; Brandon Tucker; Kayla Smith; Fred Wagner
Subject: Feather Lake Subdivision Opposition Letter

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

Dear Platting Board Members and Staff,

Thank you for the opportunity to submit comments regarding the proposed **Feather Lakes Subdivision – 301 S Horseshoe Lake Rd** and the time the Platting Division devotes to reviewing these applications.

I live on Horseshoe Lake and I support growth in the Big Lake area when it has been thoroughly planned and all impacts to the surrounding properties have been taken into consideration. Big Lake is a unique place, and is an area of many lakes, waterways, and low-lying wetlands that produce a rich source of aquatic animals, birds, and native plants - most importantly blueberries and cranberries. We have personally witnessed the impact that poor planning and approval of projects have made due to improperly filling in wetland areas with no regard to proper water runoff, drainage, and lake inlet and outlet streams. These hastily approved projects have a consequence to our lakes, fish, wildlife, and plant species.

I have learned, through presentations from biologists that have visited the Big Lake Community Council meetings, that the MatSu Borough has fairly strict guidelines regarding human activity in these sensitive areas. I would love to see the borough policies regarding development follow the guidelines the biologists have been promoting.

The decision to approve a subdivision platt without the need for further wetland studies and impacts seems backwards to me and illogical. I urge you not to approve the referenced subdivision platting request at this time until these concerns have been met. The Horseshoe Lake Firewise community is a tight-knit group and has been made aware of this project. After speaking with many members of the community, I am only aware of one neighbor that supports this project. We care about our community, and the quality of the lake, wetlands, and wildlife habitats.

Thank you for your careful consideration and taking the time to read this. Please do not approve this subdivision until all studies have been completed. Most of the land slotted for this subdivision is on wetlands. I appreciate the professionalism of the process and the opportunity to share my perspective.

Sincerely,
Tina Dobson

HANDOUT # 2

Feather Lake

CASE # 2025-176

MEETING DATE: FEBRUARY 5, 2025

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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JAN 21 2026

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1

ANDERSON TIMOTHY L & MARY P
PO BOX 870854
WASILLA AK 99687-0854

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: GARREN BLAIR

REQUEST: The request is to vacate the drainage easement from Lot 4 Cornelius Lakeview Subdivision, Plat 99-90 and create a drainage easement along the boundary of lot 3 Cornelius Lakeview Subdivision, Plat 99-90. To be known as **BLAIR RESIDENCE**. The plat is located directly north of Cornelius lake, east of North Engstrom Road, and north of East Bogard Road, located within the SW ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers at the Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **February 5, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Tim & Mary Anderson Address: 7826 E Settlement Ave Wasilla

Comments: _____

No objection

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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JAN 21 2026

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18

GRECO PETER B & TRACY L
PO BOX 870267
WASILLA AK 99687

NOTIFICATION OF PUBLIC HEARING

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No Objection Objection Concern

Name: Peter Greco

Address: 7584 E. Belvoir Circle (lot 3)

Comments: My only concern is possible weakening or the erosion of the hill side of lot 3 during excavation.

IF THAT CAN BE MONITORED AND CONTROLLED I HAVE NO ISSUES AND WISH THE OWNERS SUCCESS

Pete Greco

Case # PLAT-2025-000181 CR

Note: Vicinity map I

HANDOUT # 2

Blair Residence

CASE # 2025-181

MEETING DATE: FEBRUARY 5, 2026

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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JAN 21 2026

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47

YUNKER DONALD L
SCHOPPE MELANIE J
1150 S COLONY WAY
STE 3 PMB 318
PALMER AK 99645-6967

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No Objection Objection Concern

Name: D. YUNKER, M. SCHOPPE Address: L7 Bl 41635 E BETTER DUCK CIR

Comments: SEE ATTACHED OBJECTION

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE

PALMER, ALASKA 99645

46

YUNKER DONALD
SCHOPPE MELANIE
1150 S COLONY WAY
#3-318
PALMER AK 99645

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No Objection Objection Concern

Name: D. YUNKER, M. SCHOPPE Address: 7545 E. BETTER DUCK CIR, 116 B1

Comments: SEE ATTACHED OBJECTION

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

40

SCHOPPE MELANIE
1150 S COLONY WAY
STE 3 PMB 318
PALMER AK 99645

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No Objection Objection Concern

Name: D. YUNKER, M. SCHOPPE Address: 19 Bl 1, 4461 N ENGSTROM RD

Comments: SEE ATTACHED

OBJECTION FROM LOTS 6, 7+9 BLOCK 1

With regard to Mr. Blair's request to vacate the drainage easement along across lot 4 of Cornelius Lakeview Subdivision, we must respectfully protest. The terrain in the subdivision slopes downward from where Better Duck Circle begins at Engstrom Road, down to where Better Duck Circle terminates in a cul-de-sac. Drainage is intended to flow down the slope, collect in the various slope/utility/drainage areas, and flow through the dedicated drainage easement into Cornelius Lake.

When the subdivision was platted, there was an intent to install a culvert under Better Duck to permit water from the north side to drain to the south side, and there after into Cornelius Lake. That culvert was never installed, and so all drainage from lots north of Better Duck is expected to flow down the north side of Better Duck, circle around the outside of the cul-de-sac, and follow the existing drainage easement across lot 4 into Cornelius Lake.

Mr. Blair proposes to vacate the drainage easement at the bottom of the slope, and dedicate a new one halfway up the slope, on the boundary between lots 3 & 4. This would leave no downslope drainage for lots 4, 5, 6, 7, 8, 9, & lot 3 of the neighboring subdivision which shares a boundary with lots 4, 7, and 8. Drainage in the area is already poor, due to fill work performed on lot 4 by previous owners. The defined drainage easement has been filled and graded so that no drainage can occur. Water is collecting at the bottom of the slope at the end of the cul-de-sac, and turning areas of lots 7, & 4, and lot 3 of the neighboring subdivision, into marsh and swamp.

Vacating the existing easement would only serve to ratify the existing flooding being caused by the actions of the (prior) owners of lot 4. The newly proposed easement would facilitate drainage from lots 1, 2, & 3, but drainage from the rest of the subdivision would all be forced to collect at the bottom of the road with nowhere to go. Newly installed utility pedestals at the fronts of lots along Better Duck are in locations which are currently threatened with being submerged, and will almost certainly be submerged with the new, worsened drainage. Subjecting these pedestals to water infiltration and potential freeze thaw cycles would seem potentially damaging.

The Borough has denied interest in installing the missing culvert, saying the developer should have done so. The existing drainage easement is the only solution for water to drain from the subdivision into the lake, thus preventing damage to properties in the subdivision. The existing easement should not only be retained, but should be rehabilitated to serve its intended purpose, and allow the proper drainage of water from the subdivision properties into Cornelius Lake.