

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

January 28, 2026

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **MOOSE BED RIDGE:** The request is to create two lots from Parcel 4, MSB Waiver Resolution #98-83, recorded at Book 991 & Page 927, to be known as **MOOSE BED RIDGE**, containing 26.16 acres +/- . The property is located south of W. Pinnochle Lane, north of W. Glenn Highway, and west of W. Gamway Drive (Tax ID #20N09E30A007); within the NE ¼ Section 30, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7. *(Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case #2025-183)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **January 28, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 28, 2026

ABBREVIATED PLAT: MOOSE BED RIDGE
LEGAL DESCRIPTION: SEC 30, T20N, R09E, SEWARD MERIDIAN AK
PETITIONERS: MICHAEL & DEBORAH NICHOLS
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 26.16 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-183

REQUEST: The request is to create two lots from Parcel 4, MSB Waiver Resolution #98-83, recorded at Book 991 & Page 927, to be known as **MOOSE BED RIDGE**, containing 26.16 acres +/- . The property is located south of W. Pinnochle Lane, north of W. Glenn Highway, and west of W. Gamway Drive (Tax ID #20N09E30A007); within the NE ¼ Section 30, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 5 pgs
Site Plan	EXHIBIT C – 3 pgs
Section Line Easement Determination	EXHIBIT D – 1 pg

AGENCY COMMENTS

AK Department of Transportation & Public Facilities (ADOT&PF)	EXHIBIT E – 15 pgs
US Army Corps of Engineers (USACE)	EXHIBIT F – 1 pg
MSB DPW Pre-Design & Engineering Division (PD&E)	EXHIBIT G – 1 pg
MSB Development Services	EXHIBIT H – 2 pgs
Utilities	EXHIBIT I – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots from Parcel 4, MSB Waiver Resolution No. 98-83-PWm, recorded at Book 991, Page 928. Access to both lots is from the W. Glenn Highway, an ADOT&PF owned and maintained road. Per ADOT&PF, a single shared access will be required for both lots.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, notes that one test hole was dug September 22, 2025. Receiving soils consisted of SM and GP soils. A sieve analysis was submitted. No groundwater was encountered. William Klebesadel concludes *“I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my*

investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Topographic mapping and as-built information were submitted and can be seen at **Exhibit C**. Based on the supplied as-built information, there are no setback violations on the property, nor will any be created by the recordation of the proposed Moose Bed Ridge Subdivision.

A section line easement determination was submitted (**Exhibit D**).

Comments:

Alaska Department of Transportation and Public Facilities (ADOT&PF) (**Exhibit E**) has the following comments:

Planning:

- DOT&PF requires shared access for both lots to the Glenn Highway to be formalized with a shared access easement. All future subdivisions of both lots will be required to continue taking Glenn Highway access through this single access. Add plat note: "Single shared access to the Glenn Highway" or similar. (**Recommendation #4**)
- Both lots shall share a single access to the Glenn Highway at the Section Line Easement. Note that roads built within the Section Line Easements are public and other abutting properties can connect to them. Per 23 CFR 624.7, access to an interstate can only be granted to a public road.
- Confirm that location and width of flag lot meet driveway construction standards; allow for enough geometry that the radii of the driveway remains outside of Glenn Highway right of way. Shared connection to Glenn Highway to remain perpendicular to Glenn Highway to meet driveway construction requirements. (**Recommendation #5**)
- Confirm waiver resolution record Book 991 Page 927, previously Page 924.
- Platting actions redefine the legal description of a lot and require driveway permits to be reapplied for. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with a regional permit officer if you have any questions. (**Recommendation #5**)
- DOT&PF recommends consideration of local access needs and whether a dedicated road may better formalize local access connections in this area. The existing section line easement can be used for this purpose. Also consider dedicating the SLE and the pole section of the flag lot as right-of-way.

Platting staff notes that this platting action is an abbreviated action and cannot dedicate right of way.

ROW:

- *It is not clear what is being set vs. what was found. According to this agenda plat all corners were found?
- *Which corner in the NE is actually being held?
- *Hanson surveyed the corner to the east shown here as a tie in 2024 as well as the centerline monuments per Plat 2024-101. This agenda plat should be tied into, and show the centerline monuments also.
- *This agenda plat does not match the ROW shown on 2000-2. Why is there a ~5' shift?
- *Please do not cite the source of the SLE as plat 2000-2. Instead cite the Statutes shown in the SLE determination document.
- *Typo in record Length near the found rebar. (not 4805.43')

Platting staff notes that if this case is approved, all detailed information on the agenda plat will be reviewed and corrected as needed during the final review process.

US Army Corps of Engineers (USACE) (**Exhibit F**) notes that based on aerial imagery, it appears that there may be aquatic resources in the most northeastern portion of the proposed Lot 2. Department of the Army authorization is required if anyone proposes to place dredged and/or fill materials into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

MSB DPW Pre-Design and Engineering Division (PD&E) (**Exhibit G**) recommends both lots share access to the West Glenn Highway which may require a common access easement. The petitioner should coordinate access to the Glenn Highway.

MSB Development Services (**Exhibit H**) has no comments or objections.

Utilities: (Exhibit I)

ENSTAR did not respond to the request for comments.

GCI has no comments or objections.

MEA did not respond to the request for comments.

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #21 Glacier View; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR or MEA.

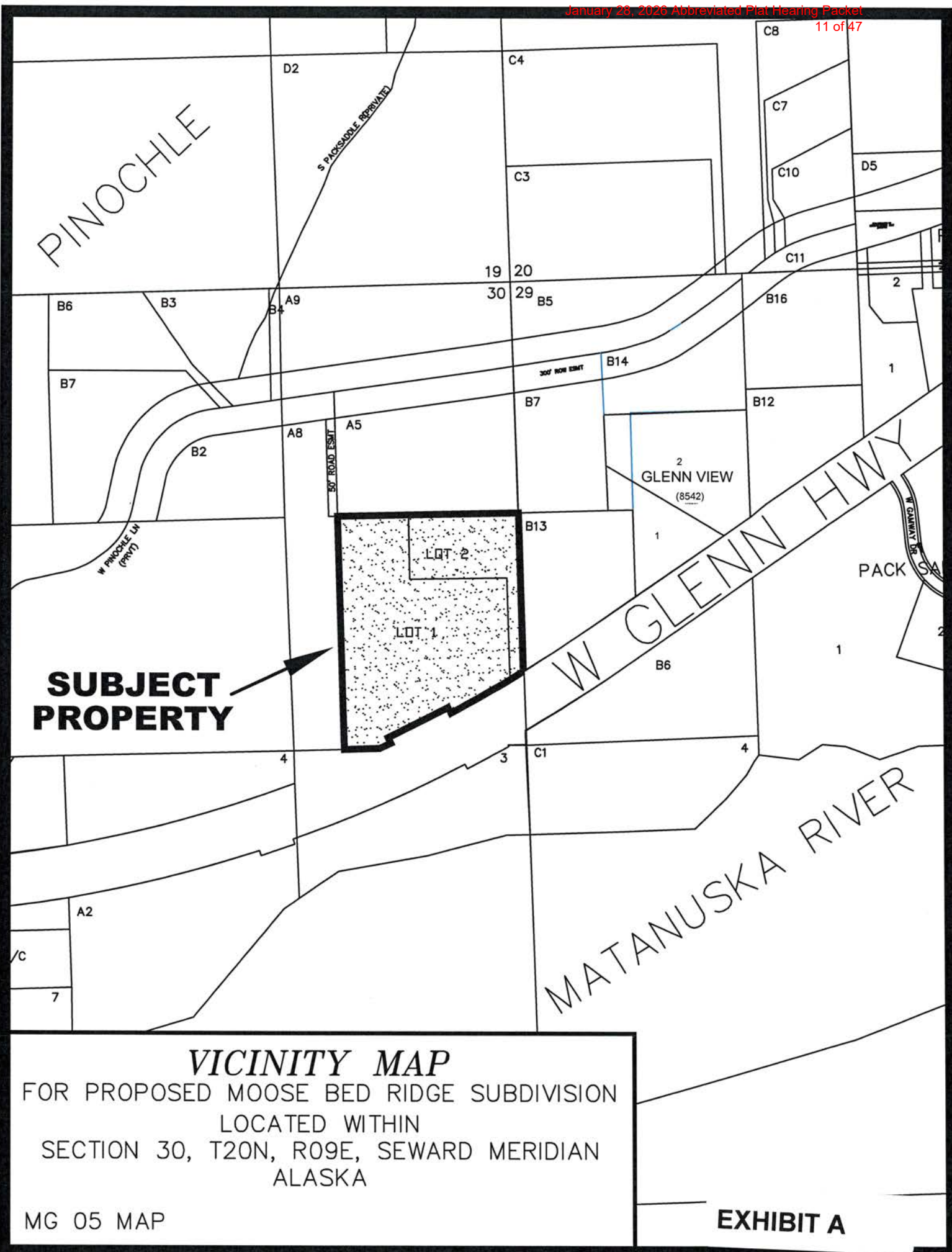
CONCLUSION: The abbreviated plat of Moose Bed Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Moose Bed Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #21 Glacier View; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Moose Bed Ridge, Section 30, Township 20 North, Range 09 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Grant a common access easement sufficient in size to allow for shared access to the W. Glenn Highway.
4. Add a plat note stating, "Lots 1 and 2 are to share a single access to the W. Glenn Highway unless otherwise authorized by the permitting authority."
5. Provide Platting Staff with a copy of the approved driveway permit from ADOT&PF for access to the W. Glenn Highway.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



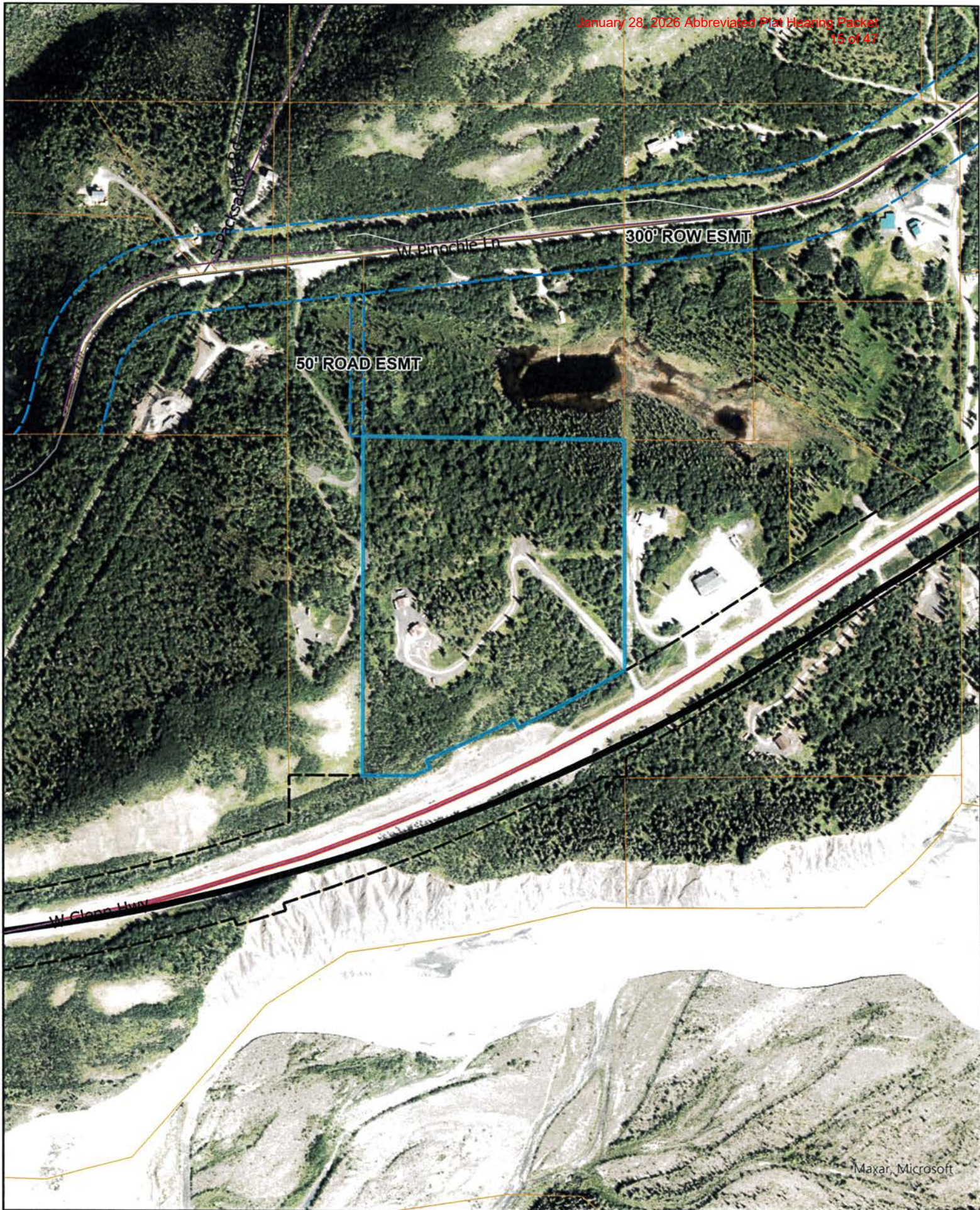




0 195 390 780 Feet

Maxar, Inc.





0 500 1,000 2,000 Feet

HANSON LAND SOLUTIONS
SURVEYING & LAND DEVELOPMENT CONSULTING
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
DEC 05 2025
PLATTING

USEABLE AREA CERTIFICATION

MOOSE BED RIDGE

A SUBDIVISION OF

PARCEL 4 WAIVER RESOLUTION SERIAL NO. 98-83-PWM RECORDED AT BOOK 991, PG.928

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SURVEYING & LAND DEVELOPMENT CONSULTING
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

William Klebesadel

WILLIAM KLEBESADEL P.E.

Professional Engineer

12-5-25

Date

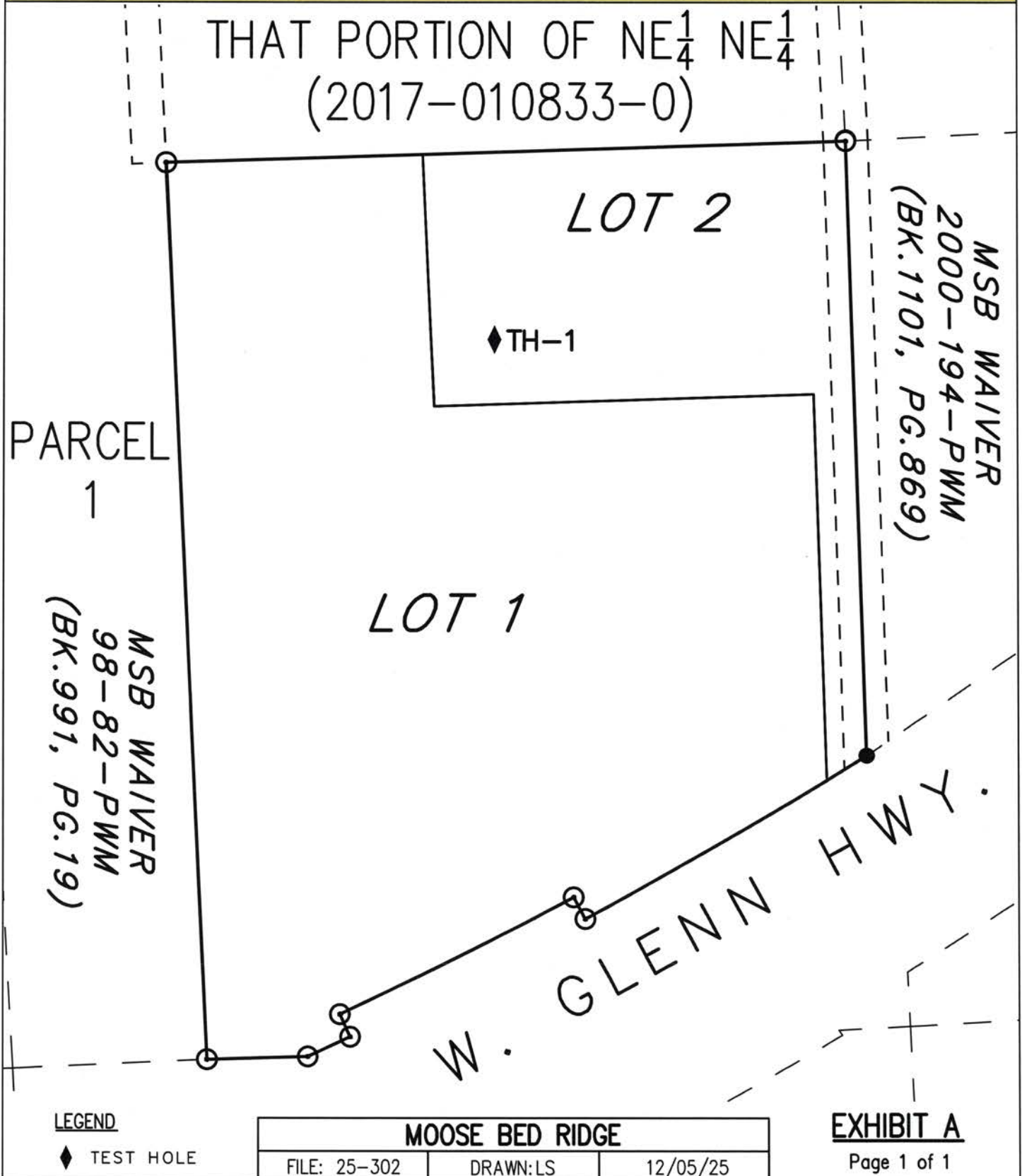


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP





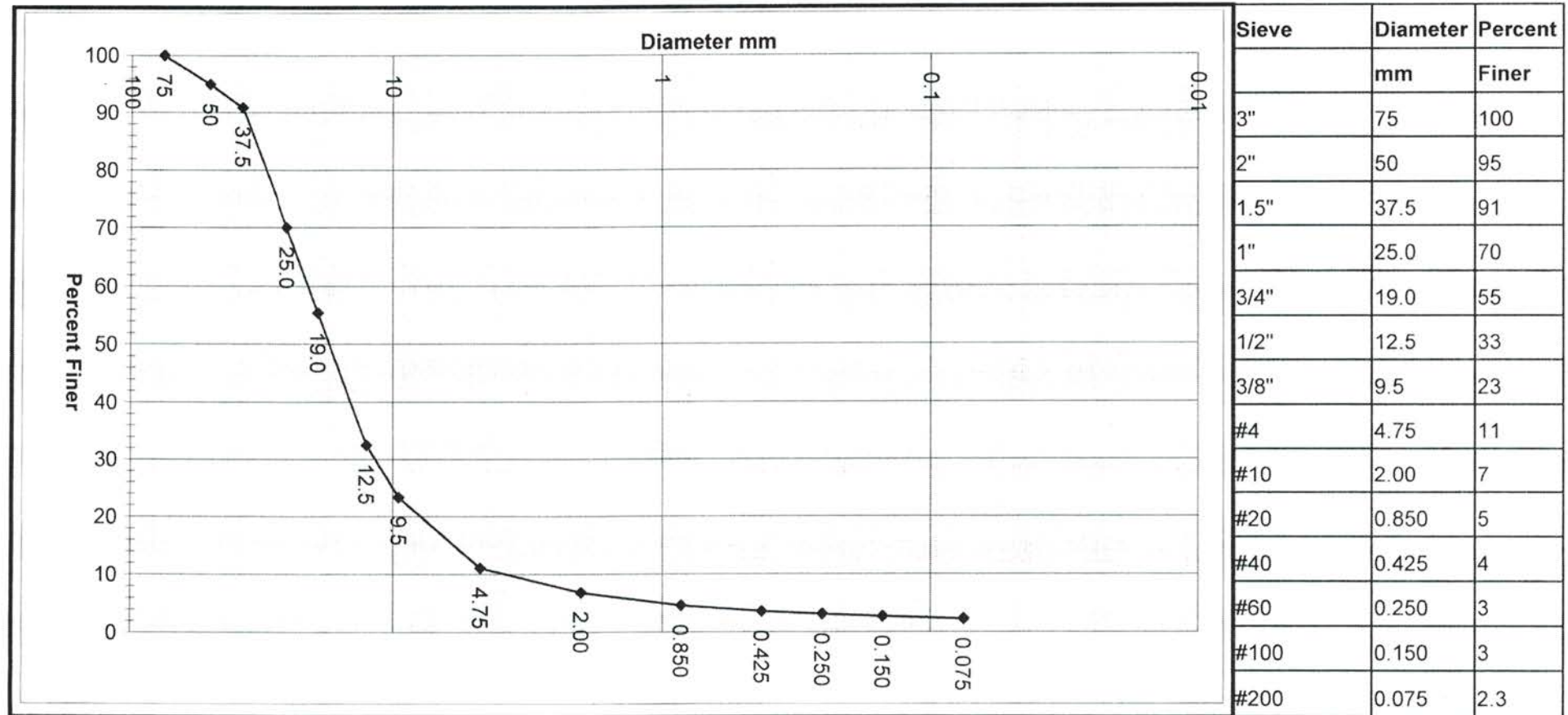
HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

January 28, 2026 Abbreviated Plot Hearing Racket

20 of 47

Nicholas



Client: **Hanson Land Solutions**

Soil Description: Poorly Graded Gravel

Project: 35639 Glenn

Unified Classification: GP

Date: 10/27/2025

Sample Location: Submitted - 14'

$C_u = 5$

Sample Date: 9/22/2025

$C_c = 1.7$

Proj. no: 25020



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE HANSON SOLUTIONS PROJECT IMAGERY, PROJECT OF 2024.
2. THE HORIZONTAL DATUM IS NAD83 (CORRESPONDING 2011.0)

GLACIER VIEW, ALASKA
MOOSE BED RIDGE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 25-302C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
12-05-25

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

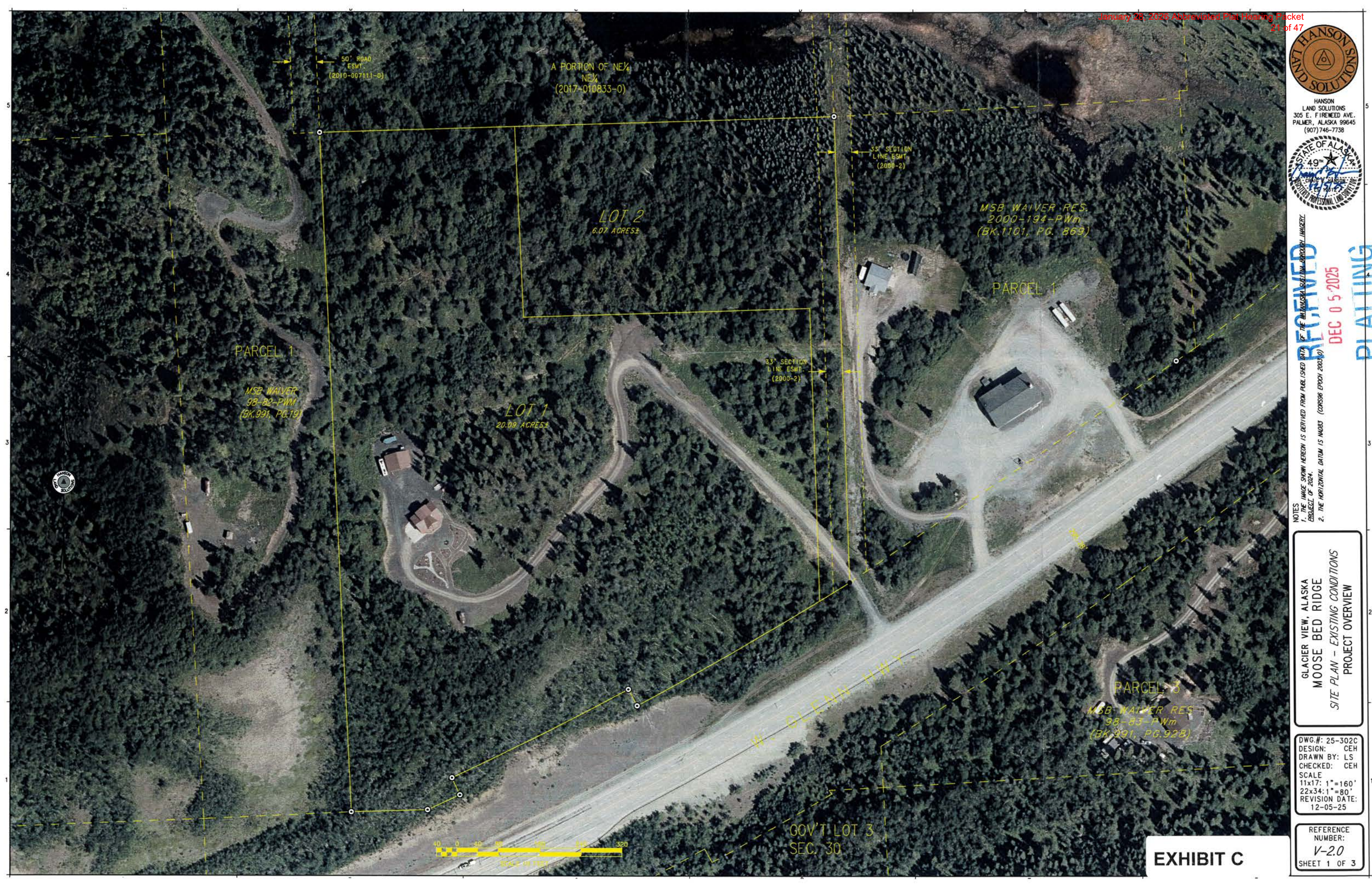


EXHIBIT C



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PALMER, ALASKA 99645
(907) 746-7738



RECEIVED
DEC 05 2025
PLATTING

MSB WAIVER RES.
2000-194-PWm
(BK.1101, PG. 869)

PARCEL 1

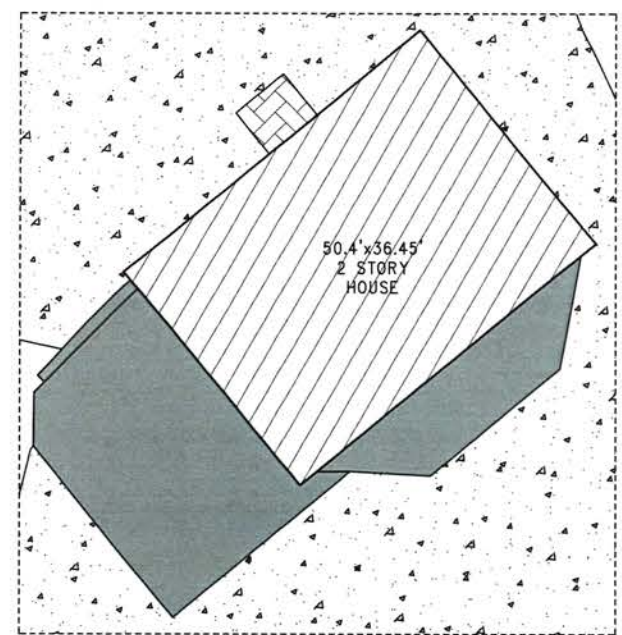
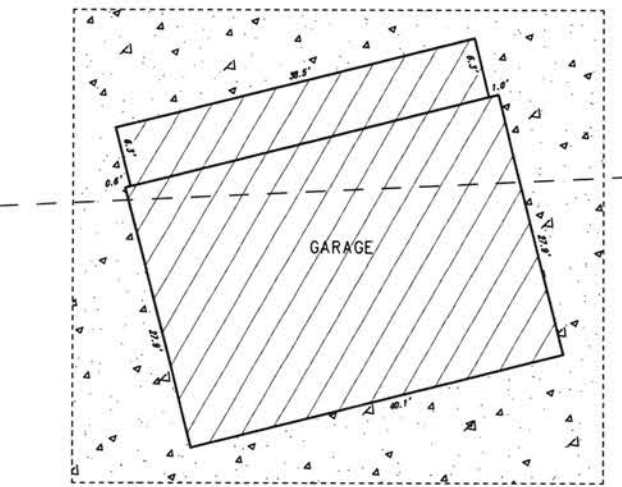
PARCEL 3
MSB WAIVER RES
98-83-PWm
(BK.991, PG.928)

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON OCTOBER 17, 2025. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

GLACIER VIEW, ALASKA
MOOSE BED RIDGE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 25-302C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
12-05-25

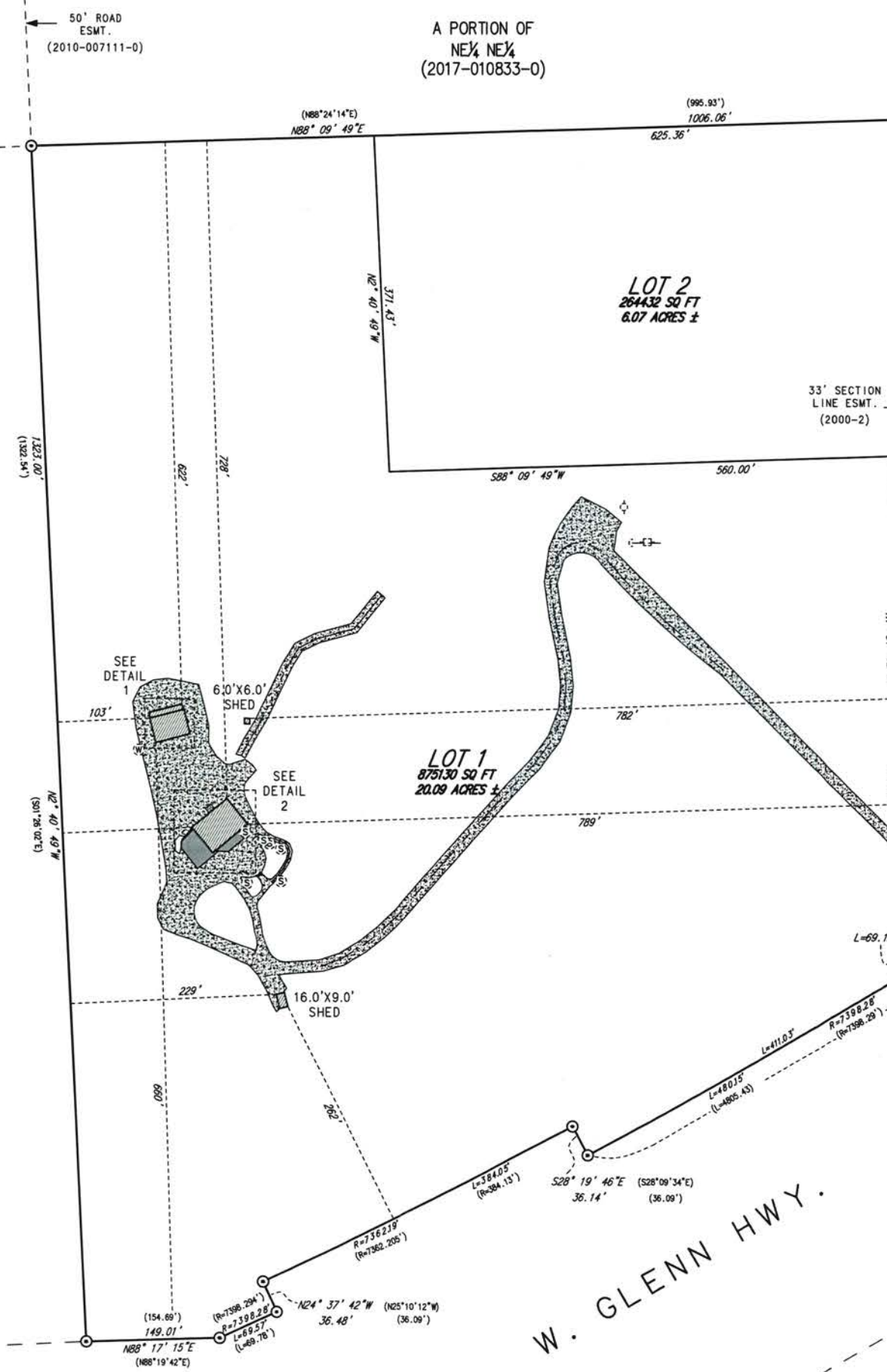
REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



- LEGEND**
- RECOVERED 3/8" REBAR
 - RECOVERED PLASTIC CAP ON 3/8" REBAR
 - MEASURED DATA
 - RECORD PER PLAT (2000-2)
 - WATER WELL
 - PEDESTAL, TELEPHONE
 - SIGN (PUBLIC)
 - ANCHOR GUY
 - UTILITY POLE
 - METER, ELECTRIC
 - CLEANOUT (SEWER)
 - DECK/PORCH
 - BUILDING
 - GRAVEL DRIVEWAY/TRAIL
 - ASPHALT ROAD/DRIVEWAY
 - CONCRETE PAD/RETAINING WALL
 - 24" CULVERT

PARCEL 1

MSB WAIVER
98-82-PWm
(BK.991, PG.19)



W. GLENN HWY.

GOV'T LOT 3
SEC. 30



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305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH
LIBRARY/IMAGERY PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88 (GEOID09)

GLACIER VIEW, ALASKA
MOOSE BED RIDGE
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 25-302C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
12-05-25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

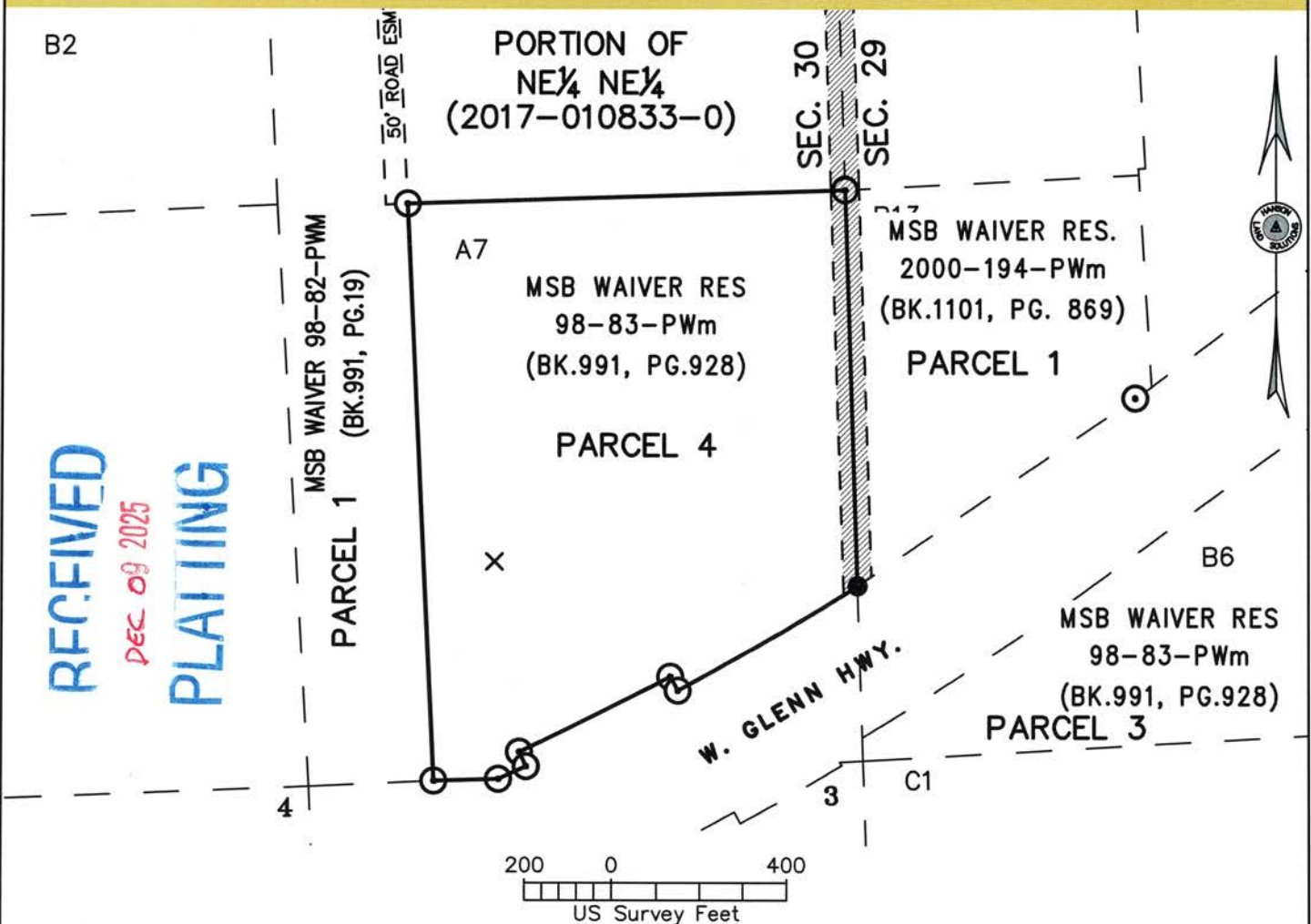


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

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SECTION LINE EASEMENT & ROW DETERMINATION RESEARCH



REGION	ORIGINAL SURVEY	DATE OF ENTRY	PATENT ISSUE	STATE OWNERSHIP	RELEVANT STATUTE	RELEVANT EO/PLO	SLE STATUS
1	02/08/1960	03/19/1964	POLEN 07/01/1966	NONE FOUND	RS2477 CH.35SLA1953	NONE FOUND	33'



INFORMATION PRESENTED HEREON PRESENTS THE RESULTS OF RESEARCH CONDUCTED UNDER MY SUPERVISION TO DETERMINE THE EXISTENCE OF SECTION LINE EASEMENTS OVER THE DEPICTED REGIONS. I HEREBY CERTIFY THAT THE IDENTIFIED EASEMENTS EXIST AS SHOWN BASED ON THE PRESENTED RESEARCH RESULTS AND COMMONLY ACCEPTED PRINCIPLES OF SECTION LINE EASEMENT EXISTENCE DETERMINATION IN THE STATE OF ALASKA.

CRAIG E. HANSON, PLS

DATE

DETERMINATION MADE FOR REGIONS ADJACENT TO SECTION LINES COMMON TO SECTIONS 29&30 OF T.20N. R.9E. SM, AK

File: 25-302 | Scale: 1"=400' | Drawn: SDN | 12/08/25 | P.1 C

MOOSE BED RIDGE

EXHIBIT D



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

December 31, 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 no comments:

- **HO 08 Phillips; MSB Waiver #77-3; Timothy Phillips & Desiree Diselrod (Wyoming & Overview Drive)**

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

- **Revised GC 02 Goldenberg; Ari Goldenberg, Erich & Brigitte Bauer; Plat #77-229 and USS 3242 (Old Glenn Highway MP 5.5)**
 - No objections to lot line changes.
 - One access to the Old Glenn Highway will be allowed. Subsequent development of lots will require shared access.
 - Remove dashed lines around "S. OLD GLENN HWY."
 - Platting actions invalidate existing access permits. Reapply for driveway permit for access to Old Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- **MG 05 Moose Bed Ridge; Nicholas; MSB Waiver #98-83, Book 991 Page 924; Debora & Michael Nicholas (Glenn Highway MP 98)**

- DOT&PF requires shared access for both lots to the Glenn Highway to be formalized with a shared access easement. All future subdivisions of both lots will be required to continue taking Glenn Highway access through this single access. Add plat note: "Single shared access to the Glenn Highway" or similar.
- Both lots shall share a single access to the Glenn Highway at the Section Line Easement. Note that roads built within the Section Line Easements are public and other abutting properties can connect to them. Per 23 CFR 624.7, access to an interstate can only be granted to a public road.
- Confirm that location and width of flag lot meet driveway construction standards; allow for enough geometry that the radii of the driveway remains outside of Glenn Highway right of way. Shared connection to Glenn Highway to remain perpendicular to Glenn Highway to meet driveway construction requirements.
- Confirm waiver resolution record Book 991 Page 927, previously Page 924.
- Platting actions redefine the legal description of a lot and require driveway permits to be reapplied for. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- DOT&PF recommends consideration of local access needs and whether a dedicated road may better formalize local access connections in this area. The existing section line easement can be used for this purpose. Also consider dedicating the SLE and the pole section of the flag lot as right-of-way.

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) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky

YK 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: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Sent: Wednesday, December 31, 2025 1:48 PM
To: Matthew Goddard
Cc: Kostelecky, Erica D (DOT); Huling, Kristina N (DOT)
Subject: RE: RFC Moose Bed Ridge (MG)
Attachments: (1663) 59839 Glenn MP 97 to 100 Pinochle Hill ROW IM-0A1-5(7).pdf

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

Matthew,

Here are the comments from DOT ROW Engineering in regard to how the ROW is shown for Glenn Highway, etc. (Expect additional platting comments from Kristina/Erica soon) Glenn Highway MP 97-100 ROW Plans attached (2000-2)

*It is not clear what is being set vs. what was found. According to this agenda plat all corners were found?

*Which corner in the NE is actually being held?

*Hanson surveyed the corner to the east shown here as a tie in 2024 as well as the centerline monuments per Plat 2024-101. This agenda plat should be tied into, and show the centerline monuments also.

*This agenda plat does not match the ROW shown on 2000-2. Why is there a ~5' shift?

*Please do not cite the source of the SLE as plat 2000-2. Instead cite the Statutes shown in the SLE determination document.

*Typo in record Length near the found rebar. (not 4805.43")

Thanks!

Bob Keiner, P.L.S.
ROW Engineering Supervisor
Central Region DOT/PF
(907)269-0713

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 29, 2025 2:00 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons

<Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs
<Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>;
Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson
<Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>;
Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing
<msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; 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 Moose Bed Ridge (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,

The following link is a request for comments for the proposed Moose Bed Ridge.

Please ensure all comments have been submitted by January 8, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

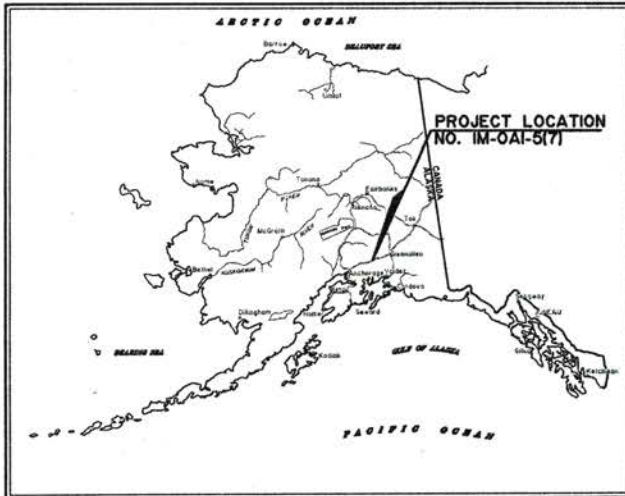
 [Moose Bed Ridge](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881

Matthew.Goddard@matsugov.us



**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES**

**RIGHT OF WAY MAP
ALASKA PROJECT
GLENN HIGHWAY M.P. 97 TO 100
PINOCHLE HILL
IM-0A1-5(7)
59839**

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
IM-0A1-5(7)	R1	

PLAT APPROVAL
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2000-11-15-0, DATED 11-15-00, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

JAN 6, 2000

C. J. A. A.
PLANNING AND LAND USE DIRECTOR
ATTEST:
Marilyn M. Schaefer
PLATTING CLERK



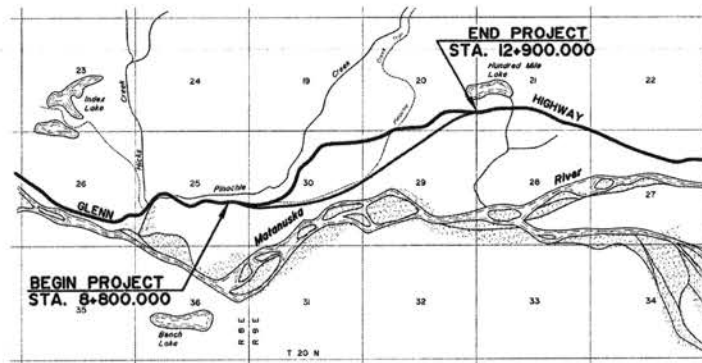
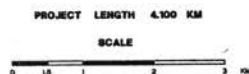
DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS, ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY 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 11/1/00 4015-S
REGISTRATION NUMBER
REGISTERED PROFESSIONAL LAND SURVEYOR

DEPARTMENT 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 DEPARTMENT'S LOCATIONS SURVEY FOR THIS PROJECT.
DATE 11/1/00 4015-S
REGISTRATION NUMBER
REGISTERED PROFESSIONAL LAND SURVEYOR

METRIC CONVERSION FACTORS
BASED ON METER - U.S. SURVEY FOOT RELATIONSHIP
1 METER = 39.37 INCHES EXACTLY. (METRIC LAW 1866)

FROM	TO	MULTIPLY BY
FOOT (U.S. SURVEY)	METER (m)	0.304800610
ACRE	HECTARE (ha)	0.404687261
SQUARE FOOT	METER ² (m ²)	0.092903412
METER (m)	FOOT (U.S. SURVEY)	3.280833333
HECTARE (ha)	ACRE	2.471043930
METER ² (m ²)	SQUARE FEET	10.763867360

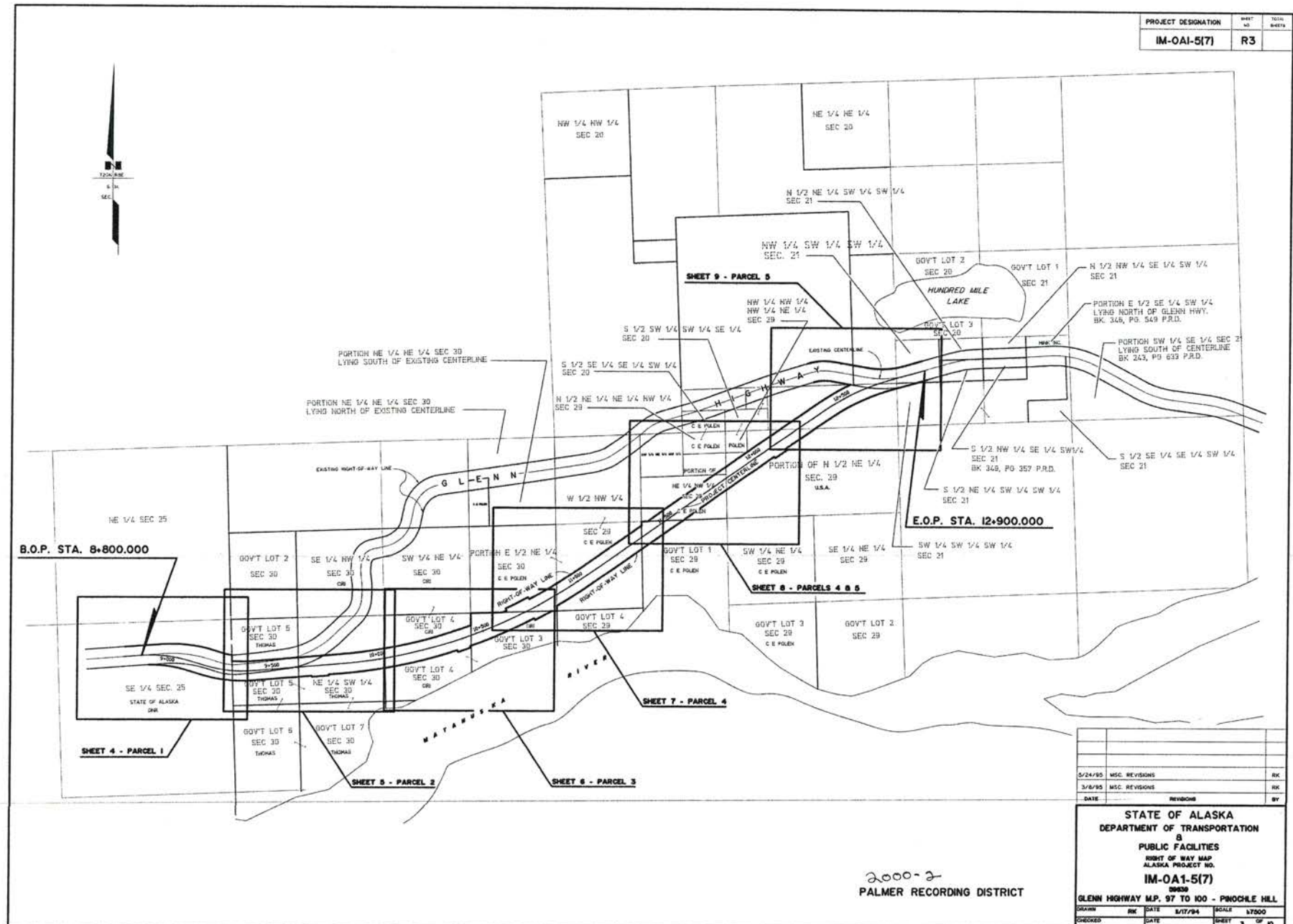
NOTE: 1 HECTARE = 10 000 m²; 1 ACRE = 43,560 SQUARE FEET



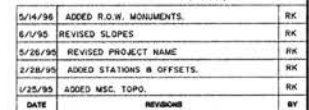
DEPARTMENT OF
TRANSPORTATION & PUBLIC FACILITIES

APPROVED December 1, 1999
Date
[Signature]
CHIEF RIGHT OF WAY AGENT

STATE BUSINESS - NO FEE
2.000 - 2-
PALMER RECORDING DISTRICT



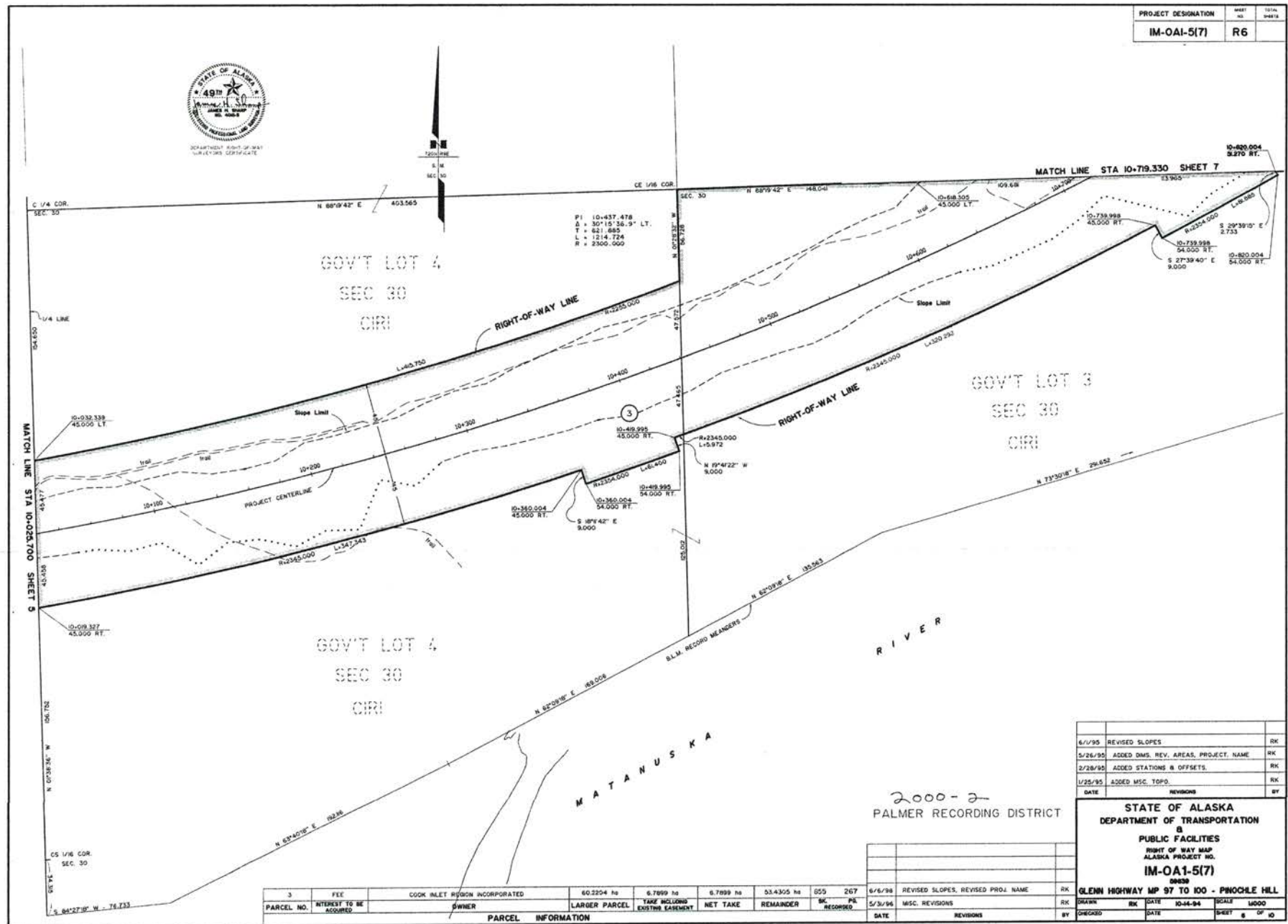
		RECOVERED	TO BE SET THIS PROJECT					PROJECT DESIGNATION		SHEET NO.	TOTAL SHEETS
GOV'T SECTION CORNER				EXISTING RIGHT-OF-WAY				TRAFFIC			
GOV'T 1/4 SECTION CORNER				RIGHT-OF-WAY REQUIRED				PVC CONDUIT			
GOV'T 1/6 SECTION CORNER				STATION EQUATIONS				RIGID METAL CONDUIT (EXISTING)			
GOV'T SURVEY MONUMENT				U.G. TELEPHONE				RIGID METAL CONDUIT (PROPOSED)			
GOV'T TRIANGULATION STA.				U.G. ELECTRIC				SIGNAL FACE, VEHICULAR			
PRIMARY MONUMENT (BRASS/AL CAP)				U.G. DUCT				SIGNAL FACE, BACKPLATE			
MISC. CORNER				TELEPHONE MANHOLE				SIGNAL FACE, LEFT TURN, BACKPLATE			
CENTERLINE SURVEY MONUMENT				ELECTRIC MANHOLE				SIGNAL FACE, PEDESTRIAN			
				FOUNDATION				JUNCTION BOX, TYPE I			
				BUILDING				JUNCTION BOX, TYPE II			
				INTERMITTENT DRAINAGE				JUNCTION BOX, TYPE III			
INTERNATIONAL BOUNDARY LINE				INTERCEPTOR DITCH				DETECTOR, LOOP			
TOWNSHIP & RANGE LINE				GUARD RAIL				DETECTOR, MAGNETOMETER			
SECTION OR LOT LINES				RETAINING WALL				DETECTOR, RADAR			
1/4 SECTION LINE				NOISE BARRIER				DETECTOR, SONIC			
1/16 SECTION LINE				FENCE				DETECTOR, OPTICOM			
CORPORATE or CITY LIMITS				STONE FENCE				DETECTOR, PUSH BUTTON (DIRECTION)			
SECTION LINE INTERSECTION				HEAD & WINGWALLS				SIGNAL CONTROLLER			
				TUNNEL				LOAD CENTER			
				EXISTING ROADWAY				SIGNAL POLE			
				MARSHLAND				SIGNAL POLE w/MASTARM			
				CREEKS				SOLID WHITE STRIPE			
				RIVERS				SOLID YELLOW STRIPE			
				LAKES				BROKEN WHITE or YELLOW STRIPE			
				RESERVOIRS				DASH YELLOW STRIPE			
				CHANNEL CHANGE				SOLID YELLOW STRIPE with BROKEN YELLOW STRIPE			
				DECIDUOUS TREE				FOR STRIPING PLANS			
				CONIFER TREE/SHRUB				2000-2			
				SHRUB				PALMER RECORDING DISTRICT			
				GROUP OF SHRUBS				STATE OF ALASKA			
				HIGHWAY MILEPOST				DEPARTMENT OF TRANSPORTATION			
				RAILROAD MILEPOST				& PUBLIC FACILITIES			
								CENTRAL REGION			
								IM-0A1-5(7)			
								39535			
								STANDARD LEGEND SHEET			
								GLENN HIGHWAY MP 97 TO 100 - PHOOCHE HILL			
								DRAWN DATE 5/24/95 SCALE N/A			
								CHECKED DATE SHEET 2 OF 10			

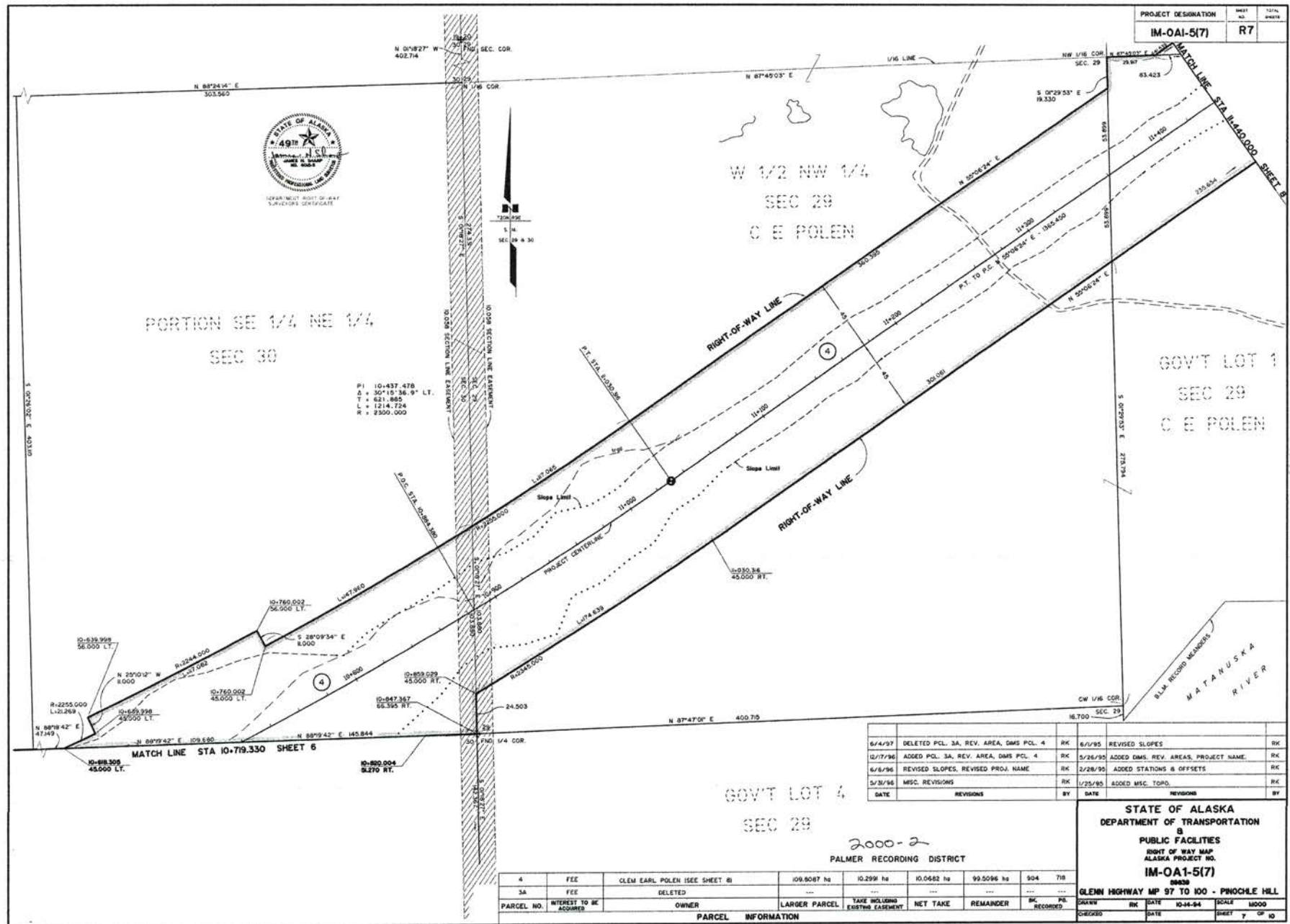


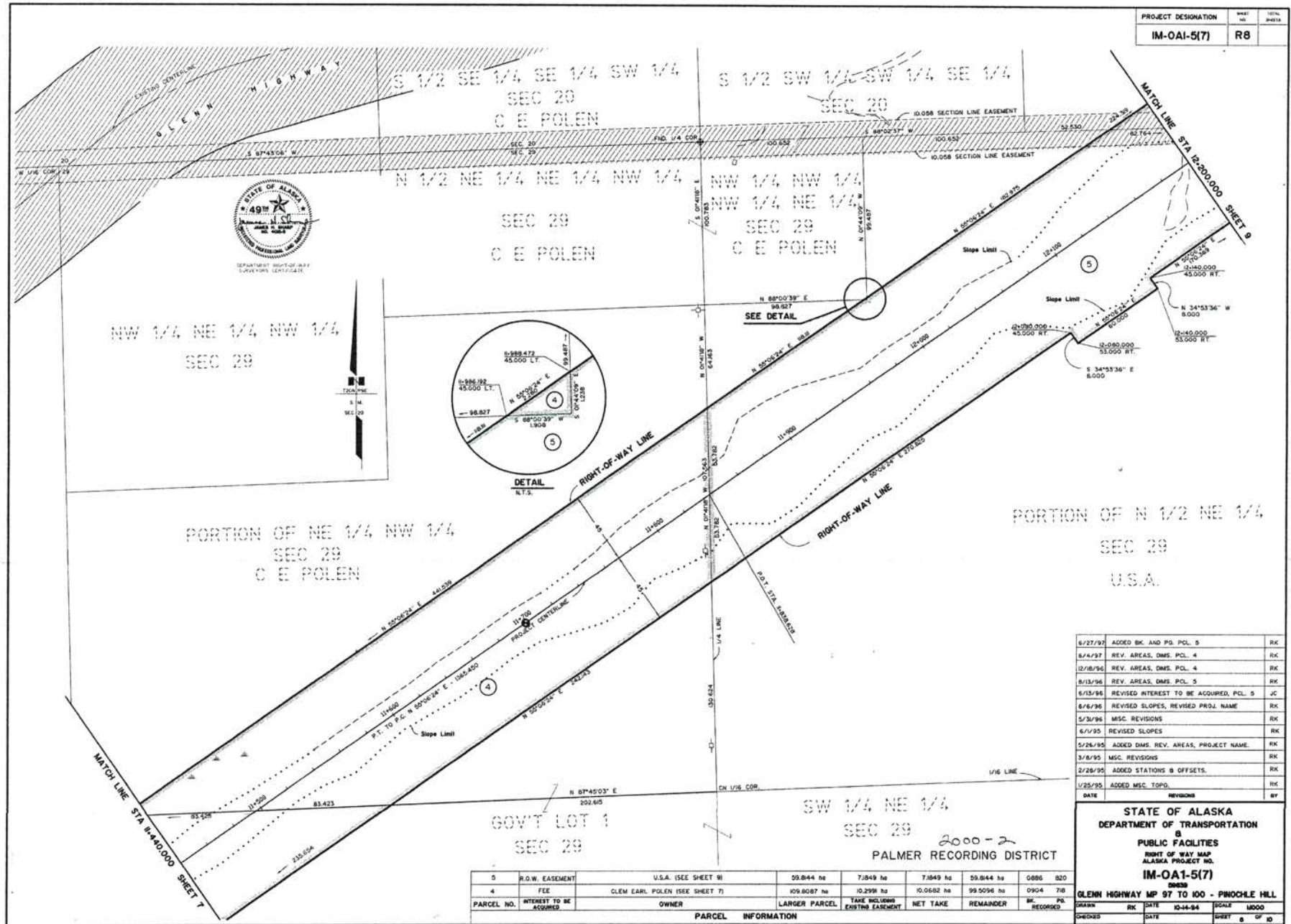
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
IM-OA1-5(7)

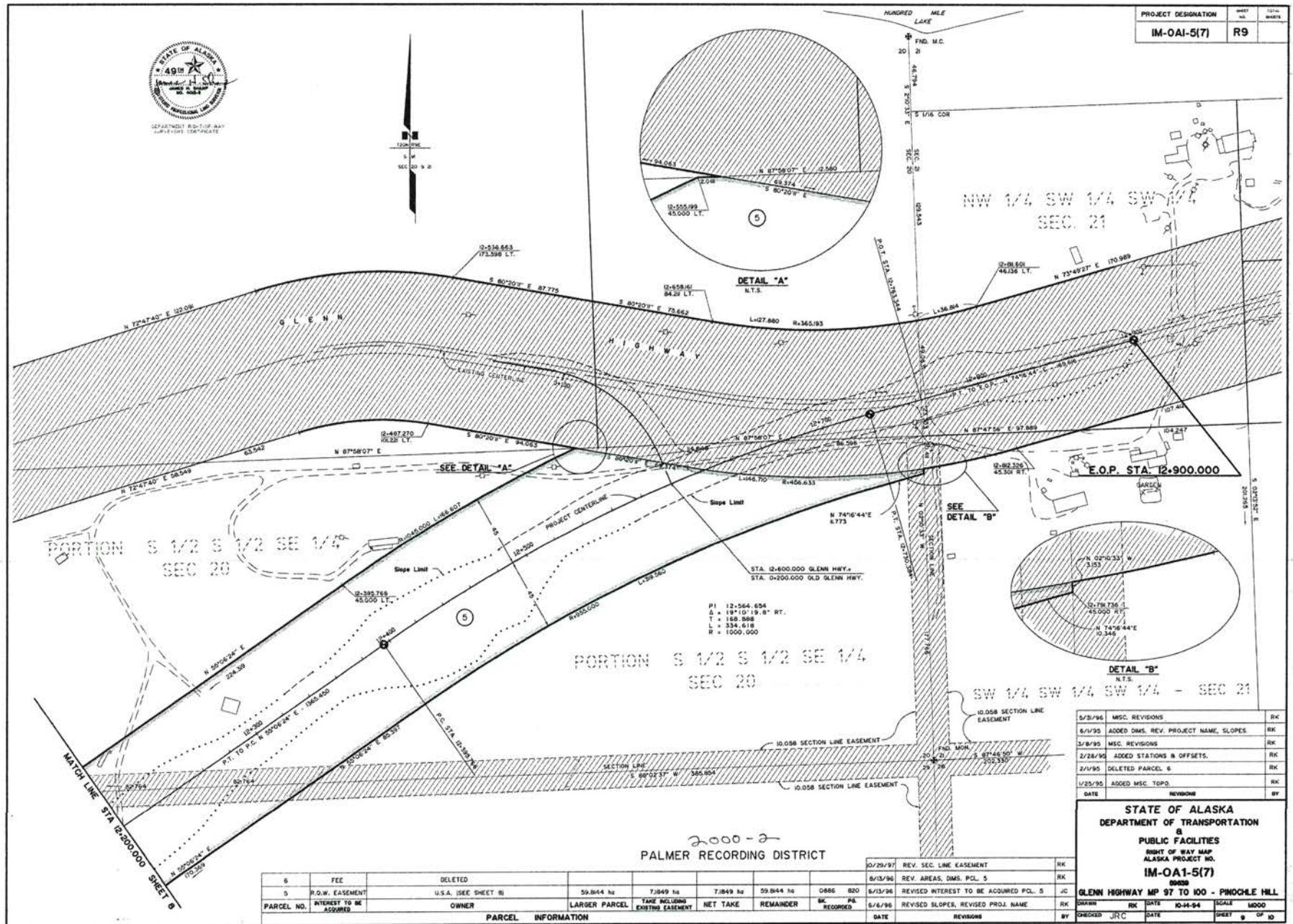
I EASEMENT		STATE OF ALASKA		LARGE	0.873 ha	0.873 ha	LARGE		6/6/96	REVISED SLOPES, REVISED PROJ NAME	RK	GLENN HIGHWAY MP 97 TO 100 - PNOCHLE HILL					
PARCEL NO.	INTEREST TO BE ACQUIRED	OWNER		LARGER PARCEL	TAGE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RK	5/3/96	MISC. REVISIONS	RK	DRAWN	RK	DATE	12-14-94	SCALE	MOOD
PARCEL INFORMATION									DATE	REVISIONS	BY	CHECKED	DATE	SHEET	4	OF	10











MONUMENT SUMMARY SHEET

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
IM-OA1-5(7)	R10	

RECOVERED CORNERS - SHEETS 4 THRU 9						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	WORK ITEM
WC 1/4 COR 25136 T20N R8E	3 1/4" BLM BRASS CAP MON	68959.3347	9687.1034			
5241S191S25130 T20N R8E	3 1/4" BLM BRASS CAP MON	70592.0455	10303.9836	9+056.526	1007.757 LT	
1/4 COR 25130 T20N R8E & R9E	3 1/4" BLM BRASS CAP MON	69787.6515	10329.0250	9+268.634	236.489 LT	
SEC COR 25130136131 T20N R8E & R9E	3 1/4" BLM BRASS CAP MON	68981.5749	10356.8755	9+345.766	565.744 RT	
WCMC 36131 T20N R8E & R9E	3 1/4" BLM BRASS CAP MON	68875.4838	10359.9534	9+348.375	671.748 RT	
WC 1/4 COR 19130 T20N R9E	3 1/4" BLM BRASS CAP MON	70616.8150	11061.9003	10+353.302	977.525 LT	
1/4 COR 30129 T20N R9E	3 1/4" BLM BRASS CAP MON	69831.9761	11847.8059	10+847.367	66.395 RT	
SEC COR 19120130129 T20N R9E	3 1/4" BLM BRASS CAP MON	70637.1948	11829.4274	11+287.836	612.056 LT	
WC 1/4 COR 19120 T20N R9E	3 1/4" BLM BRASS CAP MON	71414.5238	11793.3436	11+702.911	1270.277 LT	
USC855 TRI STA "RED"	3 1/4" BRASS CAP MON	70774.4460	12493.8301	11+911.308	344.560 LT	
1/4 COR 20129 T20N R9E	3 1/4" BLM BRASS CAP MON	70669.8900	12624.8800	11+958.412	183.014 LT	
WC 1/4 COR 29128 T20N R9E	3 1/4" BLM BRASS CAP MON	69777.3181	13462.8266	12+135.686	1027.618 RT	
1/4 COR 17120 T20N R9E	3 1/4" BLM BRASS CAP MON	72277.2276	12564.8959	12+565.033	1573.292 LT	
SEC COR 20121129128 T20N R9E	3 1/4" BLM BRASS CAP MON	70696.3800	13429.6268	12+705.437	217.578 RT	
MC 20121 T20N R9E	3 1/4" BLM BRASS CAP MON	71145.5098	13412.5635	12+816.136	219.131 LT	
MC 20121 T20N R9E	3 1/4" BLM BRASS CAP MON	71337.7454	13406.2011	12+862.099	405.899 LT	

RECOVERED RECTANGULAR MONUMENTS						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	WORK ITEM
1/4 COR 20121 T20N R9E	3 1/4" BLM BRASS CAP MON	71502.5167	13399.3857			
1/4 COR 16121 T20N R9E	3 1/4" BLM BRASS CAP MON	72335.1151	14174.8947			
1/4 COR 21122 T20N R9E	3 1/4" BLM BRASS CAP MON	71560.0684	15008.9261			
1/4 COR 21128 T20N R9E	3 1/4" BLM BRASS CAP MON	70727.7216	14236.3414			
SEC COR 21122128127 T20N R9E	3 1/4" BLM BRASS CAP MON	70777.1856	15037.1626			
RM SEC COR 21122128127 T20N R9E	3 1/4" BLM BRASS CAP MON	70735.4784	15038.6051			
WCMC SEC 28127 T20N R9E	3 1/4" BLM BRASS CAP MON	70086.5566	15064.4463			
1/4 COR 26125 T20N R8E	3 1/4" BLM BRASS CAP MON	69735.6568	8717.8104			
1/4 COR 24125 T20N R8E	3 1/4" BLM BRASS CAP MON	70565.6957	9493.7135			
WCMC SEC 26125 T20N R8E	3 1/4" BLM BRASS CAP MON	69223.2786	8735.1303			
WCMC SEC 25136 T20N R8E	3 1/4" BLM BRASS CAP MON	68959.1204	9683.0728			

INSTALL PROJECT CENTERLINE MONUMENTS						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	WORK ITEM	
BOP	PRIMARY IN CASE	69613.8859	9832.9252	8+800.000	4.10.12	
PC	PRIMARY IN CASE	69619.9698	9915.7483	8+883.046	4.10.12	
PT	PRIMARY IN CASE	69595.9269	10133.2782	9+103.133	4.10.12	
PC	PRIMARY IN CASE	69572.6629	10210.2570	9+183.550	4.10.12	
PT	PRIMARY IN CASE	69548.9683	10432.2964	9+408.159	4.10.12	
PC	PRIMARY IN CASE	69581.8788	10838.3984	9+815.593	4.10.12	
PT	PRIMARY IN CASE	69987.8613	11968.3325	11+030.316	4.10.12	
POT	PRIMARY IN CASE	70370.9548	12517.6195	11+700.000	4.10.12	
PC	PRIMARY IN CASE	70768.9680	13088.2994	12+395.766	4.10.12	
PT	PRIMARY IN CASE	70911.3414	13389.3939	12+730.384	4.10.12	
EOP	PRIMARY IN CASE	70957.3000	13552.6649	12+900.000	4.10.12	

WORK ITEM	WORK REQUIRED	PAY ITEM NO.
1	CONSTRUCTION SURVEYING	84201
2	OFFICE ENGINEERING	84202
3	THREE PERSON SURVEY PARTY	84203
4	SET PRIMARY MONUMENT	84204
5	SET SECONDARY MONUMENT	84205
6	REPLACE EXISTING WITH PRIMARY MONUMENT	84206
7	REPLACE EXISTING WITH SECONDARY MONUMENT	84207
8	ADJUST EXISTING MONUMENT	84208
9	REFERENCE EXISTING MONUMENT	84209
10	MONUMENT CASE	84210
11	ADJUST EXISTING MONUMENT CASE	84211
12	FINAL TRAVERSE	84212

INSTALL PROJECT RIGHT OF WAY LIMIT MONUMENTS						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	WORK ITEM
ANGLE POINT	PRIMARY	69575.0907	9919.0450	8+883.046	45.000 RT	4.12
PC	PRIMARY	69672.8075	10010.9666	8+974.174	53.240 LT	4.12
PT	PRIMARY	69552.8510	10120.2601	9+103.133	45.000 RT	4.12
PC	PRIMARY	69529.5870	10197.2389	9+183.550	45.000 RT	4.12
PT	PRIMARY	69645.1901	10246.5371	9+199.406	79.740 LT	4.12
PC	PRIMARY	69629.7329	10295.3399	9+257.982	75.211 LT	4.12
INT SEC LINE	PRIMARY	69622.3329	10334.7373	9+303.662	73.033 LT	4.12
INT SEC LINE	PRIMARY	69603.5787	10358.8402	9+317.755	45.000 RT	4.12

HORIZONTAL CONTROL:

A LOCAL GROUND COORDINATE SYSTEM BASED ON TRAVERSES PERFORMED BY AKDOT BETWEEN STATIONS CONTROLLED WITH G.P.S. OBSERVATIONS. AKDOT STATION BOP, A REBAR WITH A PLASTIC CAP, LOCATED 14.5 METERS LEFT OF STATION 8+988.9 HAS COORDINATES OF N 69634.6260, E 10002.5638. AKDOT STATION BOPAZ, A REBAR WITH A PLASTIC CAP, BEARS S 84°20'14.2"W 407.155 METERS AND HAS COORDINATES OF N 69594.4510, E 9597.3958. SAID LINE IS THE BASIS OF BEARINGS, NAD 83 STATE PLANE GRID.

NOTES:

1. WHETHER LISTED OR NOT, 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. 19.10.2601 AND RECORDED (A.S. 34.65.040).

METRIC CONVERSION FACTORS

BASED ON METER - U.S. SURVEY FOOT RELATIONSHIP
1 METER = 39.37 INCHES EXACTLY. (METRIC LAW 1866)

FROM	TO	MULTIPLY BY
FOOT (U.S. SURVEY)	METER (m)	0.304800610
ACRE	HECTARE (ha)	0.404687261
SQUARE FOOT	METER ² (m ²)	0.092903412
METER (m)	FOOT (U.S. SURVEY)	3.280833333
HECTARE (ha)	ACRE	2.471043880
METER ² (m ²)	SQUARE FEET	10.763906730

NOTE: 1 HECTARE = 10 000 m²; 1 ACRE = 43,560 SQUARE FEET



2000-2
RECORDED & FILED
Sailed
Date 1-16-2020
Time 2:22 pm
Requested by: AS/DOE

6/23/97 REV. WORK ITEMS, HORIZ. CONTROL NOTE	1K
3/18/97 REVISED "WORK REQUIRED"	1K
DATE	REVISION
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. IM-OA1-5(7) 08830 GLENH HIGHWAY MP. 97 TO 100 - PNOCHLE HILL	
DRAWN	DATE 6/29/94
CHECKED	DATE
SCALE	MA
SHEET	10 OF 10

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Tuesday, December 30, 2025 8:32 AM
To: Matthew Goddard
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Moose Bed Ridge (MG)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does have a comment regarding the proposed Moose Bed Ridge Subdivision. Based on aerial imagery, it appears that there may be aquatic resources in the most northeastern portion of the proposed Lot 2.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). USACE defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District|POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, December 30, 2025 3:19 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Moose Bed Ridge (MG)

Hello,

PD&E recommends both lots share access to Glenn Highway which may require a common access easement. Coordinate access to the Glenn Highway with ADOT&PF.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 29, 2025 2:00 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; 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 Moose Bed Ridge (MG)

Hello,

The following link is a request for comments for the proposed Moose Bed Ridge.

Please ensure all comments have been submitted by January 8, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Moose Bed Ridge](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Monday, December 29, 2025 2:21 PM
To: Matthew Goddard
Subject: RE: RFC Moose Bed Ridge (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: Monday, December 29, 2025 2:00 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; 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

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 [Moose Bed Ridge](#)

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Thank you,

Matthew Goddard
Platting Technician



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 1/2//2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Moose Bed Ridge 2025-183

There are no open or active Code Compliance violations on the parent parcel of 20N09E30A007

The proposed subdividing of the lot into two parcels will not create any setback issues with the existing structures to the proposed lot lines.

No objection to the plating action

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, January 8, 2026 4:58 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Moose Bed Ridge (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Monday, December 29, 2025 2:00 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; 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 Moose Bed Ridge (MG)

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☐ [Moose Bed Ridge](#)

Feel free to contact me if you have any questions.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

LEGEND

- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- N74°50'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER DOT&PF 1M-0A1-5(7) (2000-2)
- 705 SURVEY POINT NUMBER

SURVEYOR'S CERTIFICATE

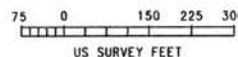
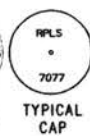


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 1. A RECOVERED PLASTIC CAP ON REBAR (POINT 705) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 42' 52.68"N 142° 53' 08.02"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
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CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

THAT PORTION
OF NE 1/4 NE 1/4
(2017-010833-0)

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE)
DEBORAH NICHOLAS
35639 W. GLENN HWY
SUTTON AK 99674

DATE _____



SOURCE: MSB TAX MAP ARO1, ARO8, ARO9, M004, M005, M012 1"=5280'

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OWNER (REPRESENTATIVE) _____ DATE _____
MICHAEL NICHOLAS
35639 W. GLENN HWY
SUTTON AK 99674

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy DEC 05 2025
PLATTING

A PLAT OF
MOOSE BED RIDGE
A SUBDIVISION OF
PARCEL 4
WAIVER RESOLUTION SERIAL NO. 98-83-PWM
RECORDED AT BOOK 991, PG. 928
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 30, T. 20N. R. 9E. SM, AK
CONTAINING 26.16 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: FB25-302.CK: CEH SCALE: 1"=150' 12/05/25 1 OF 1

PARCEL 1
MSB WAIVER
98-82-PWM
(BK. 991, PG. 19)

LOT 2
2644.32 SQ FT
6.07 ACRES ±

MSB WAIVER
RES.
2000-194-PWM
(BK. 1101, PG. 869)

PARCEL 1
33' SECTION
LINE ESMT.
(2000-2)

LOT 1
8751.30 SQ FT
20.09 ACRES ±

PARCEL 3
MSB WAIVER RES
98-83-PWM
(BK. 991, PG. 928)

GOV'T LOT 3
SEC. 30

APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN: Mireya Armas DATE: 01/05/2025
GCI ENGINEERING & DESIGN

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Monday, January 5, 2026 2:55 PM
To: Matthew Goddard
Subject: RE: RFC Moose Bed Ridge (MG)

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

Hello,

No comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 29, 2025 2:00 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; 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
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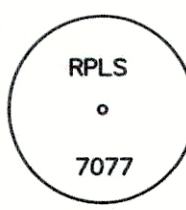
REGISTERED LAND SURVEYOR

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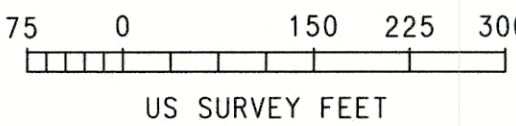
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TYPICAL SET
1 3/4" PLASTIC
CAP



TYPICAL
CAP



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DEBORAH NICHOLAS
35639 W. GLENN HWY
SUTTON AK 99674

THAT PORTION
OF NE 1/4 NE 1/4
(2017-010833-0)

PARCEL 1

MSB WAIVER
98-82-PWM
(BK.991,
PG.19)

LOT 2
264432 SQ FT
6.07 ACRES ±

LOT 1
875130 SQ FT
20.09 ACRES ±

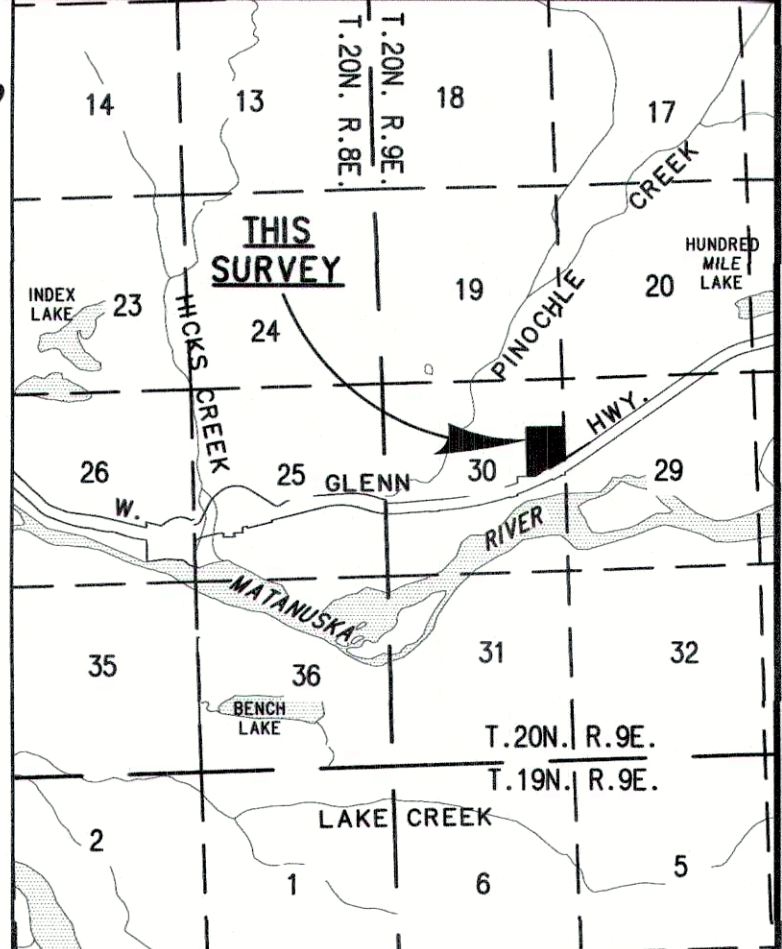
MSB WAIVER
RES.
2000-194-PWm
(BK.1101, PG.
869)

PARCEL 1

PARCEL 3
MSB WAIVER RES
98-83-PWm
(BK.991, PG.928)

W. GLENN HWY.

GOV'T LOT 3
SEC. 30



SOURCE: MSB TAX MAP AR01, AR08, AR09, MG04, MG05, MG12 1"=5280'

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FOR _____

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LAND SOLUTIONS**
ALASKA BUSINESS LICENSE #1525
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PALMER, ALASKA, 99645
(907)746-7738