

# 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.** **March 4, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@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. **ACER PALMER PHASE 2:** The request is to create 4 lots from Tract A, Maple Springs Palmer (Plat #2019-90), (Tax ID7907000T00A) to be known as **Acer Palmer Phase 2**, containing 19.49 acres +/- . The property is directly south and west of E. Maple Springs Way, and directly west of S. Irwin Road; within the NW ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Acer Palmer, LLC, Staff: Chris Curlin, Case #2026-006)*

**4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 4, 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  
MARCH 4, 2026

ABBREVIATED PLAT: ACER PALMER PHASE 2  
LEGAL DESCRIPTION: SEC 5, T17N, R02E S.M., AK  
PETITIONERS: GIA HAYCOCK  
SURVEYOR: LAVENDER SURVEY & MAPPING  
ACRES: 19.49 +/- PARCELS: 4  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-006

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**REQUEST:**

The request is to create 4 lots from Tract A, Maple Springs Palmer (Plat #2019-90), (Tax ID7907000T00A) to be known as Acer Palmer Phase 2, containing 19.49 acres +/- . The property is directly south and west of E. Maple Springs Way, and directly west of S. Irwin Road; within the NW ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**

**COMMENTS:**

MSB Pre-Design and Engineering **Exhibit B – 1 pg**  
MSB Permit Center **Exhibit C – 1 pg**  
City of Palmer **Exhibit D - 1 pg**  
Utilities **Exhibit E - 4 pgs**

**DISCUSSION:** The proposed subdivision is creating 4 lots ranging in size from 1.20 acres to 12.87 acres +/- . Access for the lots exist from E. Maple Springs Way.

**Soils Report:** A soils report was not required, as each lot is served by City of Palmer water and sewer, pursuant to MSB 43.20.281(A)(3).

**COMMENTS:**

MSB DPW Pre-design and Engineering (**Exhibit B**) PD&E comments that a note should be placed on the plat that all lots shall take access to Maple Springs Way.  
*Staff notes this is COA# 3.*

MSB Permit Center (**Exhibit C**) has no comment.

City of Palmer (**Exhibit D**) Attached are the comments from the City of Palmer: no comments.

**Utilities:** (Exhibit F) ENSTAR has no comments or recommendations. GCI has no objections. MTA has no comments. MEA did not reply.

There were no objections received from Borough departments, outside agencies, or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

### **CONCLUSION**

The plat of **ACER PALMER PHASE 2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was not required, as each lot is served by City of Palmer water and sewer, pursuant to MSB 43.20.281(A)(3), as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

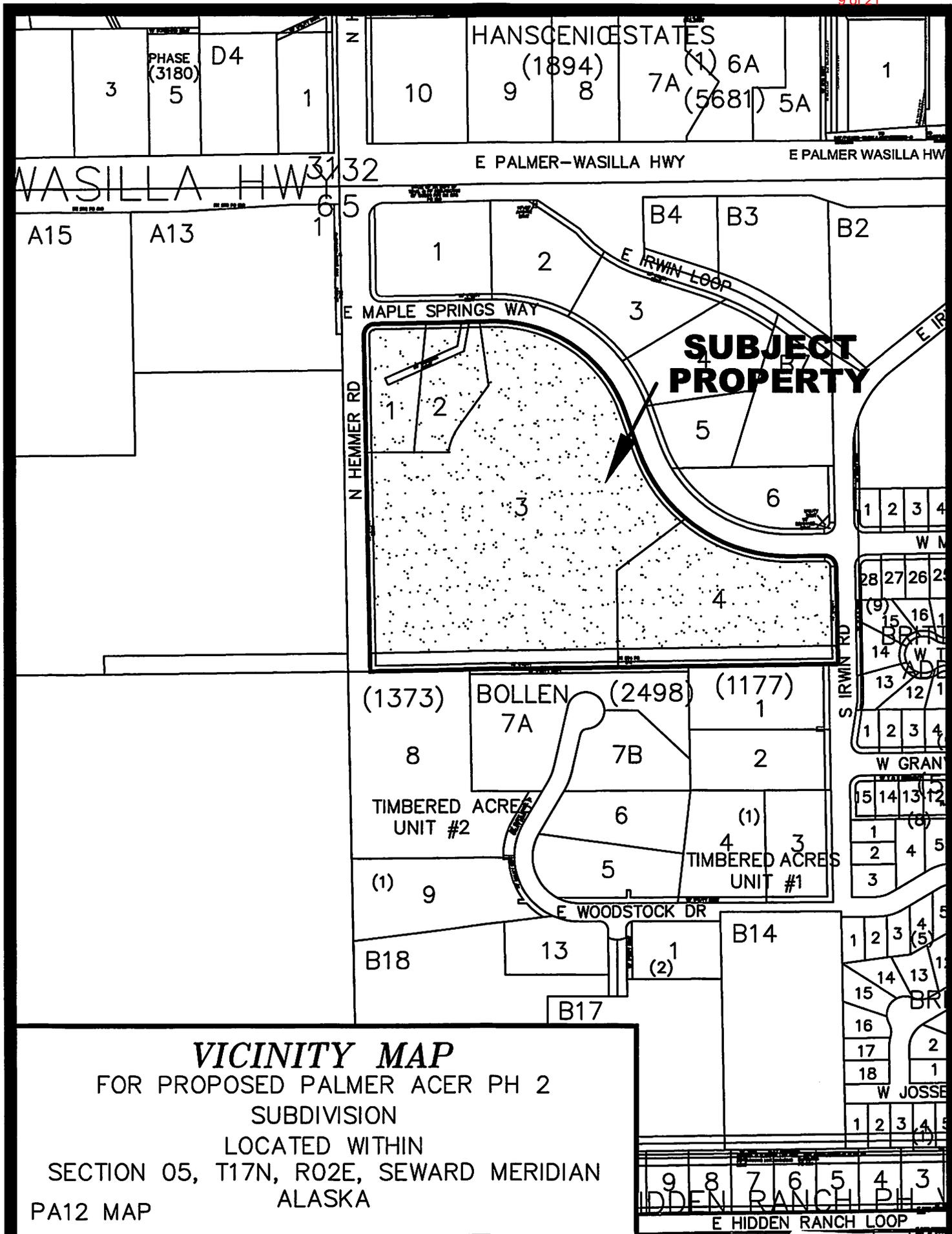
### **FINDINGS OF FACT:**

1. The plat of **ACER PALMER PHASE 2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was not required, as each lot is served by City of Palmer water and sewer, pursuant to MSB 43.20.281(A)(3).
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or MEA, or the public.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of ACER PALMER PHASE 2, Section 5, Township 17 North, Range 02 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. Add a plat note "All lots shall take access to Maple Springs Way unless otherwise authorized by the permitting authority."
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED PALMER ACER PH 2  
SUBDIVISION

LOCATED WITHIN

SECTION 05, T17N, R02E, SEWARD MERIDIAN  
ALASKA

PA12 MAP

HIDDEN RANCH PH 1  
E HIDDEN RANCH LOOP

N Hemmer Rd

354' PUE

E Maple Springs Way

E Irwin Loop

S Irwin Rd

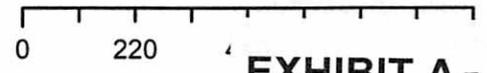
W Mike St

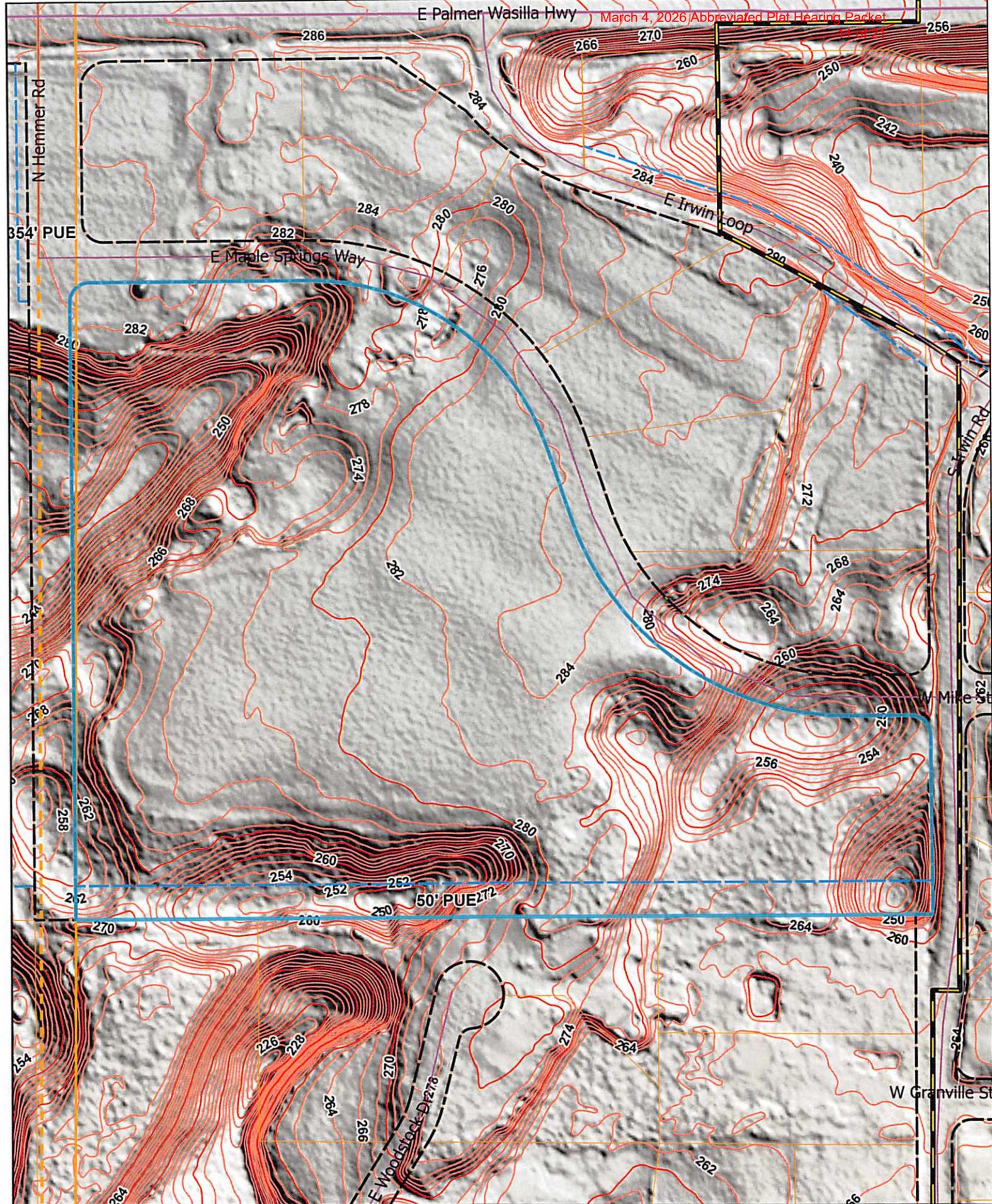
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W Granville St

E Woodstock Dr

Metlissa-Susitna Borough, Michigan

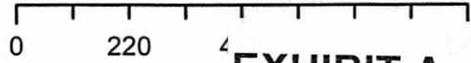




354' PUE

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50' PUE





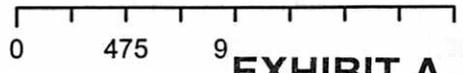
15x354' PUE

50' PUE

10' TRAIL ESMT

10' PUE TRAIL ESMT

Monticello, Susitna Borough, Alaska



**Chris Curlin**

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**From:** Tammy Simmons  
**Sent:** Tuesday, February 10, 2026 2:26 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Acer Palmer Ph 2 (CC)

Hello Chris,

PD&E comments that a note should be placed on the plat that all lots shall take access to Maple Springs Way.

Thank you.

PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, February 4, 2026 1:01 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.ylek@gmail.com; stephanienowersdistrict2@gmail.com  
**Subject:** RFC Acer Palmer Ph 2 (CC)

Hello,

The following link contains a Request for Comments for Acer Palmer Phase 2, MSB Case 2026-000006. Comments are due by February 17, 2026.

[☐ Acer Palmer Ph 2](#)

Sincerely,

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

**Chris Curlin**

---

**From:** Permit Center  
**Sent:** Thursday, February 5, 2026 9:41 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Acer Palmer Ph 2 (CC)

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, February 4, 2026 1:01 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.ylek@gmail.com; stephanienowersdistrict2@gmail.com  
**Subject:** RFC Acer Palmer Ph 2 (CC)

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 [Acer Palmer Ph 2](#)

Sincerely,

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts  
Director

Ian Dorman  
Building Inspector

Joy Bailey  
Library Director

Ailis Vann  
Parks & Facilities Manager

645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709

## MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kalea Myers, Community Development Specialist  
DATE: February 11, 2026  
LOCATION:  
SUBJECT: Preliminary Plat Review – Create four lots  
TAX ACCT#: 7907000T00A  
 Inside City Limits  Outside City Limits

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We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comment.
2. Building Inspector: No comment.
3. Community Development: No comment.
4. Fire Chief: No comment.
5. Public Works: No comment.
6. Planning and Zoning Commission: Will comment on Final Plat Review



**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

February 19, 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

- **Willow Lake Ct Adjustment**  
(MSB Case # 2026-007)
- **Acer Palmer Phase 2**  
(MSB Case # 2026-006)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

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

ACER PALMER, LLC DATE \_\_\_\_\_  
1200 E MAPLE SPRINGS WAY  
PALMER, AK 99645

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2024, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_  
ATTEST: PLANNING CLERK \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RE-SUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE \_\_\_\_\_

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	49.87 (47.87)	30.87 (30.87)	89°52'27" (90°52'27")	S 47°42'47" W (S 47°42'47" W)	42.47 (42.47)
C2	462.87 (422.87)	379.87 (379.87)	71°30'37" (71°30'37")	N 54°54'47" W (N 54°54'47" W)	387.87 (387.87)
C3	138.87 (133.87)	438.87 (438.87)	71°40'47" (71°40'47")	S 54°58'47" E (S 54°58'47" E)	381.87 (381.87)
C4	42.87 (40.87)	36.87 (36.87)	89°56'37" (89°56'37")	N 47°57'37" W (N 47°57'37" W)	42.37 (42.37)
C5	76.17 (74.17)	180.17 (180.17)	29°44'47" (29°44'47")	S 21°42'57" W (S 21°42'57" W)	75.17 (75.17)
C6	228.27 (228.27)	438.17 (438.17)	30°58'47" (30°58'47")	S 24°09'57" E (S 24°09'57" E)	223.17 (223.17)
C7	83.27 (83.27)	438.17 (438.17)	47°32'37" (47°32'37")	S 70°02'27" E (S 70°02'27" E)	308.17 (308.17)

- LEGEND**
- ⊕ FOUND 3-1/4" BRASS MONUMENT
  - ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
  - ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
  - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
  - ⊕ SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP
  - SURVEYED
  - UNSURVEYED

LAVENDER  
13323-1

N 89°57'34" E 2642.75' MEASURED  
N 89°57'54" E 2647.87' RECORD DATA PER PLAT 2019-90

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

DATE \_\_\_\_\_ REGISTRATION NO. 15222



- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
  - SECOND DIMENSIONS (L) ON THIS PLAN ARE FROM THE PLAT 2019-90, EXCEPT WHERE OTHERWISE NOTED.
  - NO ON-LOT WATER SUPPLY AND WASTE WATER DISPOSAL SYSTEMS ARE ALLOWED. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM.
  - EASEMENTS NOT DEPICTED ON THIS PLAN:
    - A. A EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 24, 2020, AT SERIAL NUMBER 2020-02095-8.
    - B. A EASEMENT WAS GRANTED TO ENSTAR NATURAL GAS COMPANY, INC. RECORDED ON NOVEMBER 2, 2018, AT SERIAL NUMBER 2018-023309-0.
  - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

Handwritten: **RECEIVED**  
JAN 14 2025  
PLANNING

PLAT OF  
**ACER PALMER PHASE 2**  
A RE-SUBDIVISION OF TRACT A, MAPLE SPRINGS PALMER, PLAT 2019-90  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN:  
NW 1/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 EAST,  
SEWARD MERIDIAN, ALASKA  
CONFIRMED BY ACRES MORE OR LESS

**LAVENDER**  
SURVEY & MAP  
1701 N. 7th STREET, PALMER, AK 99645  
SERIALS@LAVENDERSURVEY.COM (907)301-8177

DRAWN BY: SPW    DATED: 1/16/2025    SHEET: 1 OF 1  
CHECKED BY: DMH    FILED: 25-15    SCALE: 1" = 100'    SHEET: 1 OF 1

**Chris Curlin**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 16, 2026 4:44 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Acer Palmer Ph 2 (CC)  
**Attachments:** Agenda Plat.pdf

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

Chris,

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

Thanks,

**GCI** | OSP Design

1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, February 4, 2026 1:01 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.ylek@gmail.com; stephanienowersdistrict2@gmail.com  
**Subject:** RFC Acer Palmer Ph 2 (CC)

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

Hello,

The following link contains a Request for Comments for Acer Palmer Phase 2, MSB Case 2026-000006. Comments are due by February 17, 2026.

 [Acer Palmer Ph 2](#)

Sincerely,

Chris Curlin  
Platting Technician

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

ACER PALMER LLC  
1700 E MAPLE SPRINGS WAY  
PALMER AK 99645

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SIGNED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.  
FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 2026, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_

ATTEST: PLATING CLERK \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 2026, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL DATE \_\_\_\_\_

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD TANGENT
C1	41.81' (14.15')	30.30' (8.30')	89°59'27" (99°52'27")	S 44°24'47" W (S 44°51'17" W)	43.47' (12.45')
C2	462.86' (142.43')	370.86' (104.93')	77°30'36" (77°46'45")	N 84°54'47" W (N 85°02'36" W)	483.03' (133.23')
C3	638.82' (193.85')	430.81' (123.87')	74°02'57" (74°46'47")	S 54°28'41" E (S 54°01'31" E)	364.61' (103.88')
C4	41.26' (14.47')	30.30' (8.30')	89°59'27" (99°52'27")	N 45°25'13" W (N 45°07'53" W)	42.23' (12.37')
C5	36.33' (10.37')	180.66' (51.02')	28°04'46" (28°07'53")	S 27°25'57" W (S 27°25'57" W)	35.33' (10.37')
C6	228.27' (64.80')	430.81' (123.87')	74°02'57" (74°46'47")	S 54°28'41" E (S 54°01'31" E)	223.47' (63.82')
C7	39.25' (11.25')	430.81' (123.87')	47°36'27" (47°36'27")	S 70°27'24" E (S 70°27'24" E)	38.47' (11.25')

**LEGEND**

- ⊕ FOUND 3-1/4" BRASS MONUMENT
- ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
- ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- UNSURVEYED

N 89°57'54" E 2647.75' MEASURED  
(N 89°57'54" E 2647.815' RECORD DATA PER PLAT 2018-90)

EXHIBIT E-4



**CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LICENSED TO PRACTICE THE SCIENCE OF SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS MY OR UNDER MY DIRECT SUPERVISION, THAT THE PROPERTY AS DESCRIBED, AND THAT ALL DIMENSIONS ARE CORRECT.

REGISTRATION No. 18132



- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS OBTAINED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
  - SECTION DIMENSIONS (L) ON THIS PLAN ARE FROM THE PLAT 2009-90, EXCEPT WHERE OTHERWISE NOTED.
  - NO ON LOT WATER SUPPLY AND WASTE/WATER DISPOSAL SYSTEMS ARE ALLOWED. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM.
  - EASEMENTS NOT DEPICTED ON THIS PLAT:
    - A RELEASE EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 24, 2008, AT SERIAL NUMBER 2020-01999-0.
    - A RELEASE EASEMENT WAS GRANTED TO ENTAS NATURAL GAS COMPANY, INC. RECORDED ON NOVEMBER 2, 2008, AT SERIAL NUMBER 2008-02339-0.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCELS OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

RECEIVED  
JUN 16 2025  
PLATING

PLAT OF  
**ACER PALMER PHASE 2**  
A RESUBDIVISION OF TRACT A, MAPLE SPRINGS PALMER, PLAT 2009-90, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
LOCATED WITHIN:  
NW 1/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA.  
CORRECTING TO: ACER PALMER PHASE 2

**LAVENDER**  
SURVEY & MAPPING  
730 N. 7th STREET, PALMER, AK 99645  
DANIEL@LAVENDERSURVEY.COM (907) 730-1577

DRAWN BY: SPK    GRD: PAJZ    FR: 2025-3    DATE: 1/16/2026  
CHECKED BY: DMR    FILE: 25-181    SCALE: 1" = 100'    SHEET: 1 OF 1

APPROVED AS SHOWN  
CORRECTED  
SIGN: *Mirya Adams*, DATE: 2/20/2025  
ENGINEERING & DESIGN

**Chris Curlin**

---

**From:** Kiley Guggenmos <kguggenmos@mtasolutions.com>  
**Sent:** Wednesday, February 11, 2026 3:49 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Acer Palmer Ph 2 (CC)

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

Good afternoon,

MTA has no comments.

Thank you,

**Kiley Guggenmos, Right of Way Assistant**

1740 S. Chugach St., Palmer, Alaska 99645  
Office: (907) 761-2687 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, February 4, 2026 1:01 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.ylek@gmail.com; stephanienowersdistrict2@gmail.com  
**Subject:** RFC Acer Palmer Ph 2 (CC)

Hello,

The following link contains a Request for Comments for Acer Palmer Phase 2, MSB Case 2026-000006. Comments are due by February 17, 2026.

[Acer Palmer Ph 2](#)

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

ACER PALMER, LLC DATE \_\_\_\_\_  
 12150 E MAPLE SPRINGS WAY  
 PALMER, AK 99645

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

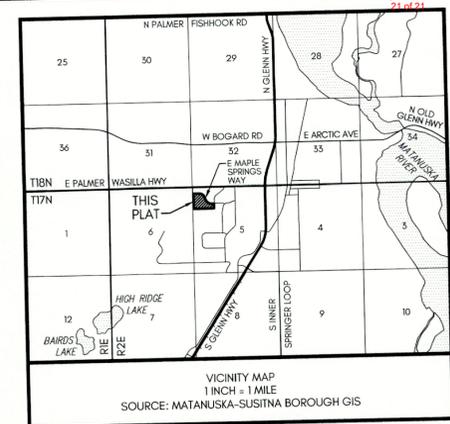
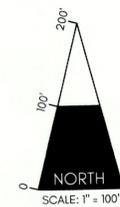
**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2026, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 2026, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE \_\_\_\_\_



**NOTES:**

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM THE PLAT 2019-90, EXCEPT WHERE OTHERWISE NOTED.
- NO ON-LOT WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS ARE ALLOWED. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON JULY 24, 2020, AT SERIAL NUMBER 2020-017093-0.
  - A BLANKET EASEMENT WAS GRANTED TO ENSTAR NATURAL GAS COMPANY, INC, RECORDED ON NOVEMBER 2, 2018, AT SERIAL NUMBER 2018-023379-0.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	47.18' (47.15')	30.00' (30.00')	90°06'29" (90°03'25")	S 44°12'43" W (S 44°58'17" W)	42.47' (42.45')	30.06' (30.03')
C2	462.86' (462.89')	370.00' (370.00')	71°38'39" (71°40'48")	N 54°54'43" W (N 54°09'36" W)	433.10' (433.29')	267.07' (267.25')
C3	538.52' (537.95')	430.00' (430.00')	71°45'20" (71°40'48")	S 54°58'04" E (S 54°09'36" E)	504.01' (503.55')	311.01' (310.58')
C4	47.04' (46.99')	30.00' (30.00')	89°50'32" (89°45'07")	N 45°58'28" W (N 45°07'26" W)	42.37' (42.33')	29.92' (29.87')
C5	76.13' (76.13')	150.00' (150.00')	29°04'48" (29°04'48")	S 21°42'57" W (S 21°42'57" W)	75.32' (75.32')	38.90' (38.90')
C6	226.27' (226.27')	430.00' (430.00')	30°09'01" (30°09'01")	S 34°09'54" E (S 34°09'54" E)	223.67' (223.67')	115.82' (115.82')
C7	312.25' (312.25')	430.00' (430.00')	41°36'20" (41°36'20")	S 70°02'34" E (S 70°02'34" E)	305.43' (305.43')	163.37' (163.37')

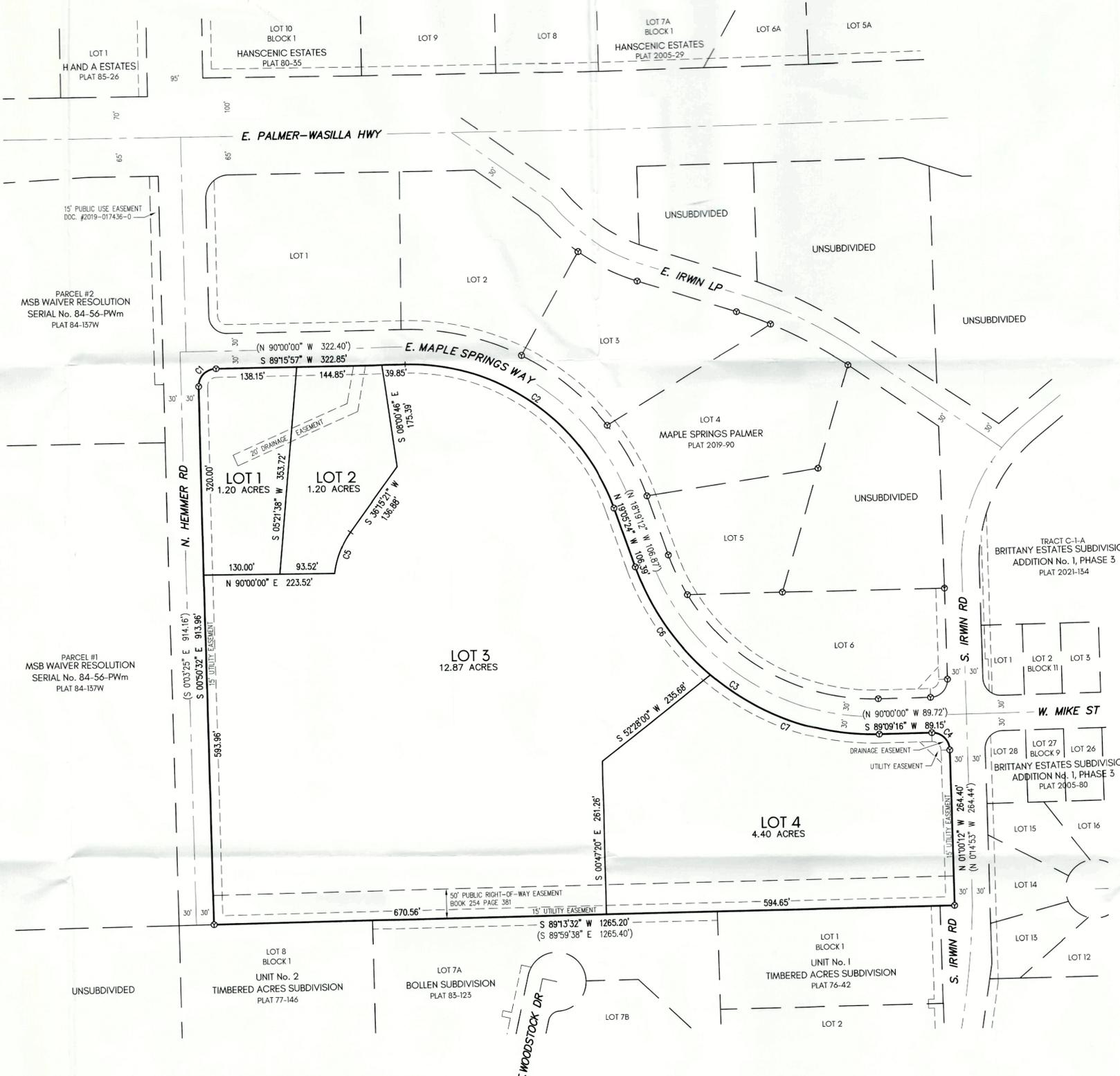
**LEGEND**

- ⊕ FOUND 3-1/4" BRASS MONUMENT
- ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
- ⊕ FOUND 3-1" ALUMINUM MONUMENT
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED

N 89°57'54" E 2647.75' MEASURED  
 (N 89°57'58" E 2647.83') RECORD DATA PER PLAT 2019-90

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

DATE: \_\_\_\_\_ REGISTRATION No. 13322



Agenda Copy

RECEIVED  
 JAN 16 2026  
 PLATTING

PLAT OF  
**ACER PALMER PHASE 2**  
 A RESUBDIVISION OF TRACT A, MAPLE SPRINGS PALMER, PLAT 2019-90  
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 LOCATED WITHIN  
 NW 1/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 EAST,  
 SEWARD MERIDIAN, ALASKA  
 CONTAINING 19.49 ACRES, MORE OR LESS.

**LAVENDER SURVEY & MAPPING**  
 720 N. YETI STREET, PALMER, AK 99645  
 DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: PA12	FB: 2025-3	DATE: 1/16/2026
CHECKED BY: DMR	FILE: 25-151	SCALE: 1" = 100'	SHEET: 1 OF 1