

# 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 11, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@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. **SIDES 2026:** The request is to create one lot from Lots 2 & 3, Sides (Plat#70-26), (tax ID#s 6283000L002 and 6283000L003), to be known as **SIDES 2026**, containing 2.075 acres +/- . The plat is located directly east of Long Lake and directly west of N. Rena Circle, located within the NE ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council & Assembly District 7. *(Petitioner/Owner: Thomas & Kristine Lord, Staff: Chris Curlin, Case #2026-010)*
- B. **ESTATES AT LAKE LUCILLE RSB B2 L9:** The request is to create two lots from Lot 9, Estates at Lake Lucille, Plat No. 2008-58 to be known as **LOTS 9A & 9B**, containing 1.76 acres +/- . The property is located north of Lucille Lake, east of S Clapp Street, and south of W. Parks Highway (Tax ID # 6815B02L009); within the SW ¼ Section 08, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Jared Hacker & Desiree Hacker, Staff: Matthew Goddard, Case #2026-011)*

### **4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 11, 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

# PUBLIC HEARINGS



3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 11, 2026

ABBREVIATED PLAT: SIDES 2026  
LEGAL DESCRIPTION: SEC 24, T19N, R05W S.M., AK  
PETITIONERS: THOMAS & KRISTINE LORD  
SURVEYOR: TAIGA CARTOGRAPHY, LLC  
ACRES: 2.075 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-010

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**REQUEST:**

The request is to create one lot from Lots 2 & 3, Sides (Plat#70-26), (tax ID#s 6283000L002 and 6283000L003), to be known as SIDES 2026, containing 2.075 acres +/- . The plat is located directly east of Long Lake and directly west of N. Rena Circle, located within the NE ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council & Assembly District 7.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
MSB Code Compliance  
Public Comments

**Exhibit A – 4 pgs**  
**Exhibit B – 1 pg**  
**Exhibit C – 3 pgs**

**DISCUSSION:** The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

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

**MSB Code Compliance: (Exhibit B),** There are no open/active Code Compliance Cases on the existing parcels (Lots 2 or 3).

There is a structure within the required setbacks and over the common lot line they are requesting to be removed; by removing the common lot line and creating one parcel, it would remedy the setback issue. Code Compliance has no objection to moving forward with the plating action.

**Public: (Exhibit C),** Three replies were received from the Notice of Public Hearing all had no objection.

## **CONCLUSION**

The plat of **SIDES 2026** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

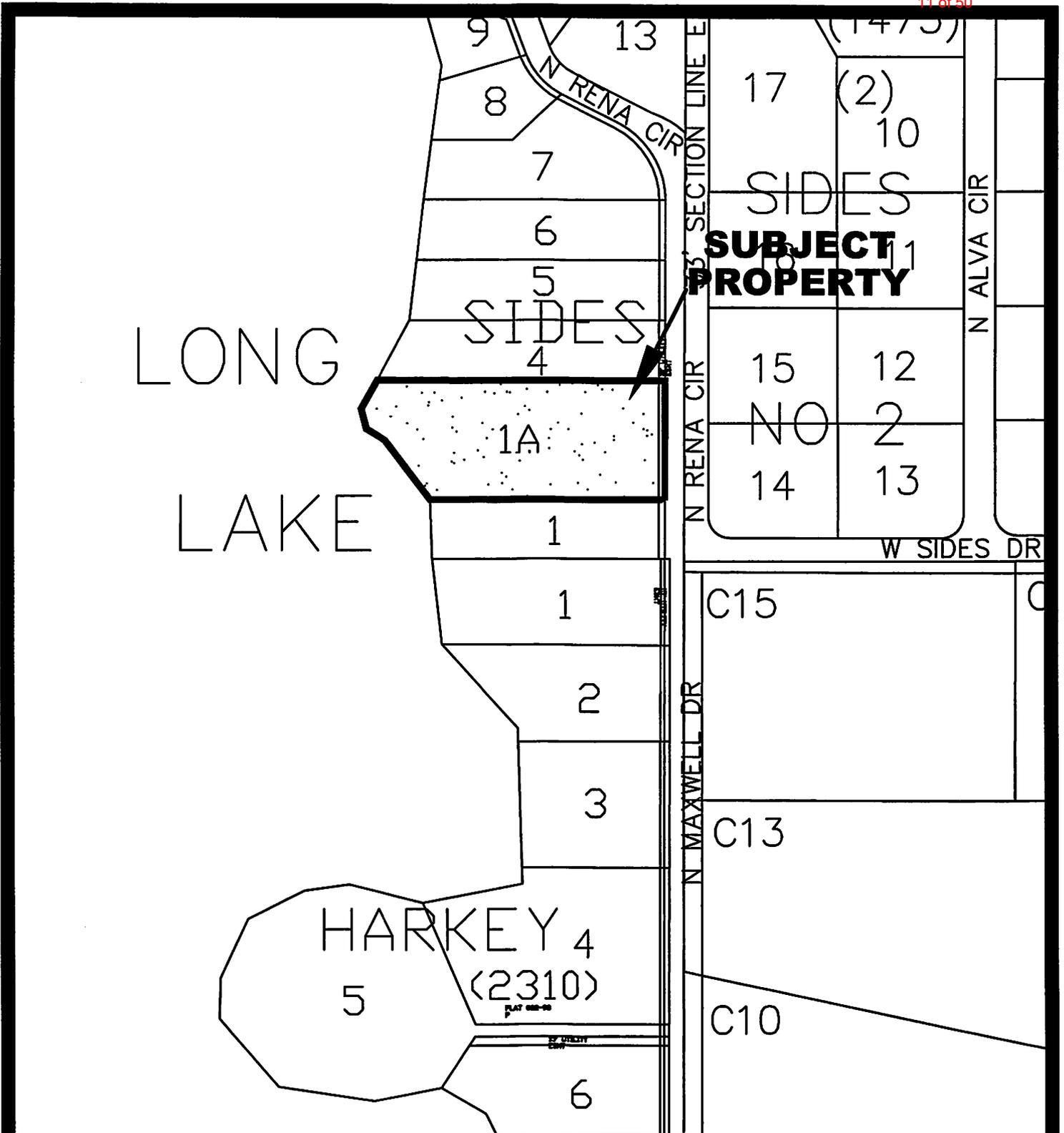
## **FINDINGS of FACT:**

1. The abbreviated plat of **SIDES 2026** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within sides, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 2 and 3, **SIDES**, (Plat 70-26) and does not require additional monumentation.

## **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of **SIDES 2026**, contingent on the following recommendations:

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



**VICINITY MAP**

FOR PROPOSED SIDES 2026 SUBDIVISION  
LOCATED WITHIN  
SECTION 24, T19N, R05W, SEWARD MERIDIAN  
ALASKA

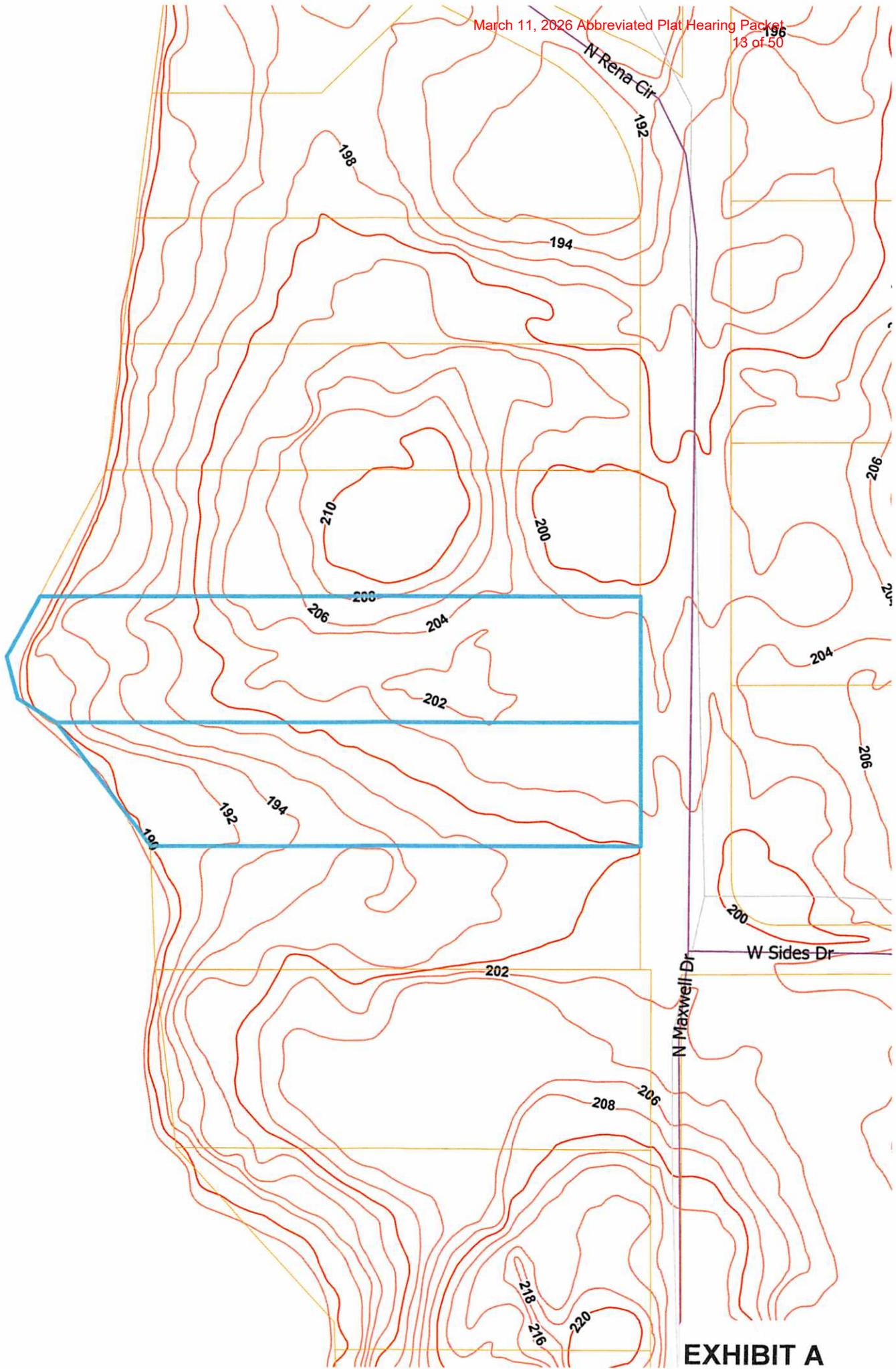
W14 MAP



N Maxwell Dr

W Sides Dr

EXHIBIT A



**EXHIBIT A**



**EXHIBIT A**



## **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](mailto:ccb@matsugov.us)

### **MEMORANDUM**

**DATE:** 2/18/2026

**TO:** Chris Curlin, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Platting Abbreviated Plat Sides 2026 – 2026-10

There are no open/active Code Compliance Cases on the existing parcels (Lots 2 or 3).

There is a structure within the required setbacks and over the common lot line they are requesting to be removed; by removing the common lot line and creating one parcel, it would remedy the setback issue.

Code Compliance has no objection to moving forward with the platting action.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

FEB 25 2026

PLATTING

56283000L001 14  
O'SHEA ROLAND W & LOVA J  
PO BOX 144  
WILLOW, AK 99688

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: Thomas & Kristine Lord**

**REQUEST:** The request is to create one lot from Lots 2 & 3, Sides (Plat#70-26), (tax ID#s 6283000L002 and 6283000L003), to be known as **SIDES 2026**, containing 2.075 acres +/- . The plat is located directly east of Long Lake and directly west of N. Rena Circle, located within the NE ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council & Assembly District 7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 11, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873 To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

No Objection     Objection     Concern

Name: ROLAND O'SHEA      Address: 12013 NORTH RENA CIRCLE WILLOW AK

Comments: I OWN LOT 1 ADJACENT TO THE EXISTING 99688  
LOT 2 OWNED BY THE LORDS. I HAVE NO OBJECTION  
TO THEIR PROPOSAL TO COMBINE THEIR LOTS 2 & 3.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645**

56283000L007 4  
HUMPHREY CHRIS & LYNN LVG TR  
18149 E MERRY CIR  
PALMER, AK 99645

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No Objection [ ] Objection [ ] Concern

Name: Chris L. Humfrey Address: 18149 E. Merry Cir, Palmer, AK 99645

Comments: It is good for the neighborhood.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case # 2026-10 CC

Note: Vicinity map Located on Reverse Side

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

56283000L004 10  
LORD NANCY K  
PO BOX 1002  
WILLOW, AK 99688-1002

RECEIVED  
FEB 25 2026  
PLATTING

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: Thomas & Kristine Lord**

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No Objection [ ] Objection [ ] Concern

Name: Nancy Lord Address: PO Box 1002 Willow, AK 99688-1002

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Tom Lord Date  
PO Box 1257  
Willow, Ak 99688

**NOTARY ACKNOWLEDGMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026 for Tom Lord.

Notary for the State Of Alaska My commission expires

**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.

Kristine Lord Date  
PO Box 1257  
Willow, Ak 99688

**NOTARY ACKNOWLEDGMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026 for Kristine Lord.

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 plat has been approved by the Platting Authority by Plat Resolution No. \_\_\_\_\_ dated \_\_\_\_\_, 2026, and that this plat has been approved for recording 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

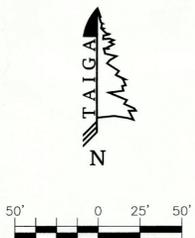
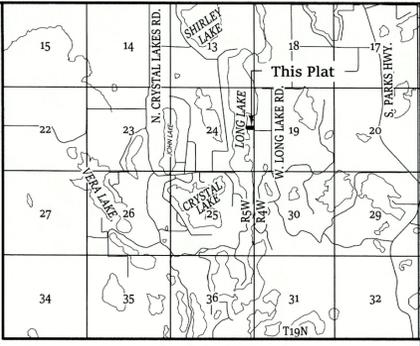
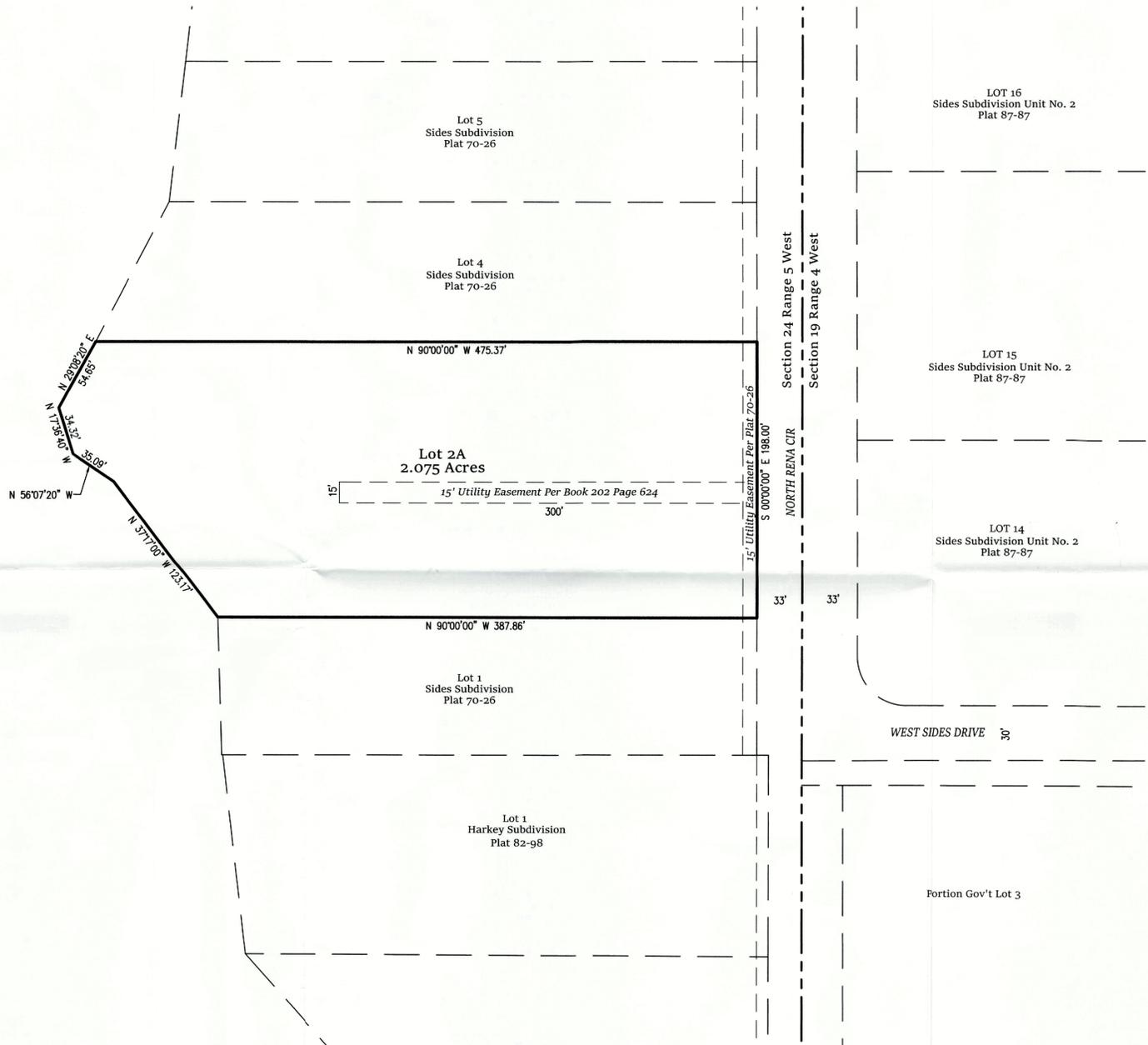
**CERTIFICATION OF PAYMENT OF TAXES**

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.

Tax Collector Official, Mat-Su Borough Date

- NOTES:**
- All bearings and distances shown are record per Plat 70-26.
  - No individual water supply system or sewage disposal systems 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.
  - Easements not depicted on this plat:
    - An easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof to Matanuska Electric Association Inc. recorded in Book 204 at Page 664 on December 7th, 1979.
    - An easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof to Matanuska Electric Association, Inc. recorded at Serial Number 2020-024270-0 on September 28th, 2020.
    - An easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provision thereof to Matanuska Electric Association, Inc. recorded at Serial Number 2020-0247271-0 on September 28th, 2020.
  - 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.
  - All documents referenced hereon are in the Palmer Recording District.

Long Lake



- LEGEND**
- Easement
  - Subdivision Boundary
  - Adjacent Property
  - Section Lines

**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. 226241



**RECEIVED**  
JAN 27 2026  
**PLATTING**

Agenda Copy

A Plat of:  
**SIDES 2026**  
CREATING LOT 2A

A SUBDIVISION OF  
LOTS 2 & 3 SIDES SUBDIVISION PLAT 70-26

LOCATED WITHIN SECTION 24,  
TOWNSHIP 19 NORTH,  
RANGE 5 WEST, SEWARD MERIDIAN;  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

CONTAINING 2.075 ACRES

**TAIGA CARTOGRAPHY LLC**  
PO BOX 872596 907-315-7648  
WASILLA, AK 99687 SAM@TAIGAC.COM  
LICENSE# 232793 WWW.TAIGAC.COM

DRAWN: SAP CHECKED: SAP PROJECT: 311-0035 FIELDBOOK: N/A  
SCALE: 1"=50' DATE: 01/26/2026 SHEET: 1 OF 1



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 11, 2026

ABBREVIATED PLAT: ESTATES AT LAKE LUCILLE RSB B/2 L/9A & 9B  
LEGAL DESCRIPTION: SEC 08, T17N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: JARED HACKER & DESIREE HACKER  
SURVEYOR: BUSH CONSTRUCTION SURVEYS INC.  
ENGINEER: THE BOUTET COMPANY INC.  
ACRES: 1.76 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-011

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**REQUEST:** The request is to create two lots from Lot 9, Estates at Lake Lucille, Plat No. 2008-58 to be known as **BLOCK 2, LOTS 9A & 9B**, containing 1.76 acres +/- . The property is located north of Lucille Lake, east of S Clapp Street, and south of W. Parks Highway (Tax ID # 6815B02L009); within the SW ¼ Section 08, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

**EXHIBITS**

**SUBMITTAL INFORMATION**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
As-Built & Topographic Map	<b>EXHIBIT B</b> – 1 pg
Soils Report	<b>EXHIBIT C</b> – 2 pgs
Preliminary Septic Design	<b>EXHIBIT D</b> – 3 pgs
City of Wasilla Land Use Permit for Subdivision	<b>EXHIBIT E</b> – 1 pg

**AGENCY COMMENTS**

City of Wasilla Public Works	<b>EXHIBIT F</b> – 2 pgs
MSB Pre-Design and Engineering Division	<b>EXHIBIT G</b> – 1 pg
MSB Development Services	<b>EXHIBIT H</b> – 2 pgs
Utilities	<b>EXHIBIT I</b> – 5 pgs
Public Comments	<b>EXHIBIT J</b> – 1 pg

**DISCUSSION:** The proposed subdivision is creating two lots from Lot 9, Block 2, Estates at Lake Lucille, Plat #2008-58. Access for both proposed lots is from W. Lake Lucille Drive, a City of Wasilla owned and maintained road. The petitioner has proposed utilization of City of Wasilla sewer systems for proposed Lot 9B. Per MSB 43.20.281(A)(2), minimum lot size when serviced by community septic systems is reduced to 20,000 square feet. The sewer connection will need to be in place for both lots prior to final recordation. City of Wasilla approval of the sewer connections will be required.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Timothy Alley, Registered Professional Engineer, notes that a subsurface soil exploration was performed on October 15, 2025, at 1861 W. Lake Lucille Drive. The soils exploration was conducted by the client, with an engineer from The Boutet Company present during excavation to log subsurface conditions and monitor groundwater observations. Groundwater was encountered at 3.5 feet below ground surface.

The proposed subdivision of Lot 9 into Lots 9A and 9B meets the Matanuska-Susitna Borough requirement for 10,000 square feet of contiguous usable area per lot. The subsurface conditions observed, combined with available grading and access, indicate the property is suitable for its intended residential use.

*Staff notes, as usable septic area was not established for proposed Lot 9A, both lots will need to be connected to City of Wasilla sewers systems prior to recordation (**Recommendation #4**). Proposed Lot 9B will need the sewer connection in place for future connection. A plat note stating that both lots are serviced by City of Wasilla Sewer Systems, no onsite septic systems shall be allowed (**Recommendation #7**).*

Topographic Mapping and As-Built information were submitted and are seen at **Exhibit B**.

A preliminary septic design was submitted as seen at **Exhibit D**.

**City of Wasilla Land Use Permit for Subdivision:** A Land Use Permit was submitted (**Exhibit E**). The permit listed the following conditions of approval:

- The application for subdivision permit is approved for Lots 9A & 9B, Block 2, Estate at Lake Lucille for uses permissible in the Rural Residential (RR) zoning district.
- The final plat approved by the Mat-Su Borough Platting Department must be submitted to the City to be reviewed, recorded, and used to initiate addressing for Lot 9B.
- Must submit driveway permit application with Public Works Department for Lot 9B (**Recommendation #5**).
- The permit is valid for this location(s), and valid while tax, licensing, public works, land use code requirements are being met.
- This will require a shared well with the existing well and they must hook into our sewer system as it will be too small to have a leach field (**Recommendation #4**).

**Comments:**

City of Wasilla Public Works (**Exhibit F**) In the Boutet Company's letter it states this will be connected to city water that is not the case, we were told it will be on a shared well on Lot 9A. We request that the pump vault is located on the lot line in-between 9A & 9B for future failure of Lot 9A system and hooking into this vault as a future shared pump vault (**Recommendation #4**).

For them to hook up to City Water, it would require a watermain line extension from the far side of Lot 8 and going across the 20' water easement into Lot 9 and creating another 20' water easement on 9A to get to 9B (**Recommendation #6**).

Department of Public Works (**Exhibit G**) The usable area report does not address usable septic area on proposed Lot 9A. The petitioner needs to show that Lot 9A contains at least 10,000 square feet of contiguous usable septic area where the seasonal high water table is a minimum of 8' below the surface, per 43.20.281(A)(1)(a).

*Staff notes that connection to City of Wasilla sewer systems will be required (**Recommendation #4**).*

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

**Utilities: (Exhibit I):**

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MTA notes that the recording information listed in note 9 is incorrect, it should be 2024-022512-0.  
*Staff notes that this will be corrected during the final review process.*

MEA did not respond.

**Public Comments: (Exhibit J):** Mark Frank, a neighbor to the east, objects to the proposed subdivision due to the small lot sizes.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; ARRC; USACE; Fire Service Area #130 Central Ma-Su; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

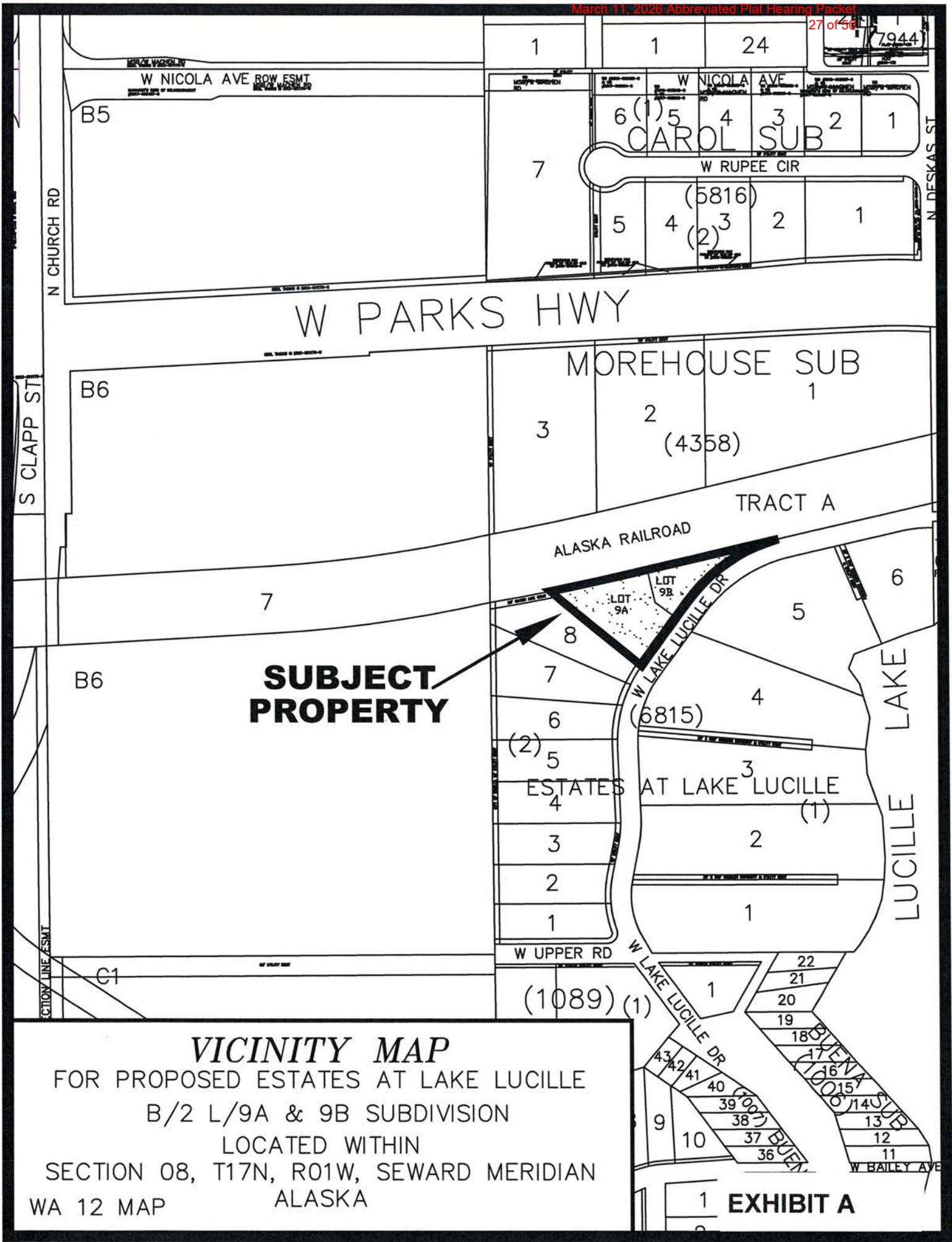
**CONCLUSION:** The abbreviated plat of Estates at Lake Lucille RSB B/2 L/9A & 9B is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat 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). Connection to City of Wasilla sewer systems is required for both lots.

**FINDINGS OF FACT**

1. The plat of Estates at Lake Lucille RSB B/2 L/9A & 9B 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. Both lots will be serviced by City of Wasilla sewer systems.
4. No onsite septic systems shall be allowed for either lot.
5. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
6. Each lot has the required frontage pursuant to MSB 43.20.320.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; ARRC; USACE; Fire Service Area #130 Central Ma-Su; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. At the time the staff report was written, there was one objection received from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Estates at Lake Lucille RSB B/2 L/9A & 9B, Section 08, Township 17 North, Range 01 West, 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. Pay postage and advertising fees.
4. Work with the City of Wasilla to connect the existing septic connection to the City of Wasilla sewer systems. Obtain City of Wasilla acceptance for both future connection of Lot 9B and the connection of the existing septic systems to the City's sewer systems.
5. Submit a driveway permit application for proposed Lot 9B to City of Wasilla Public Works Department. Submit a copy of all driveway permit/permit applications to platting staff.
6. Work with the City of Wasilla to record a water easement by document, located on the northern boundary of Lot 9A. Show the recorded easement on the final plat.
7. Add a plat note stating " Lots 9A & 9b are serviced by City of Wasilla Sewer Systems, no onsite septic systems shall be allowed."
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

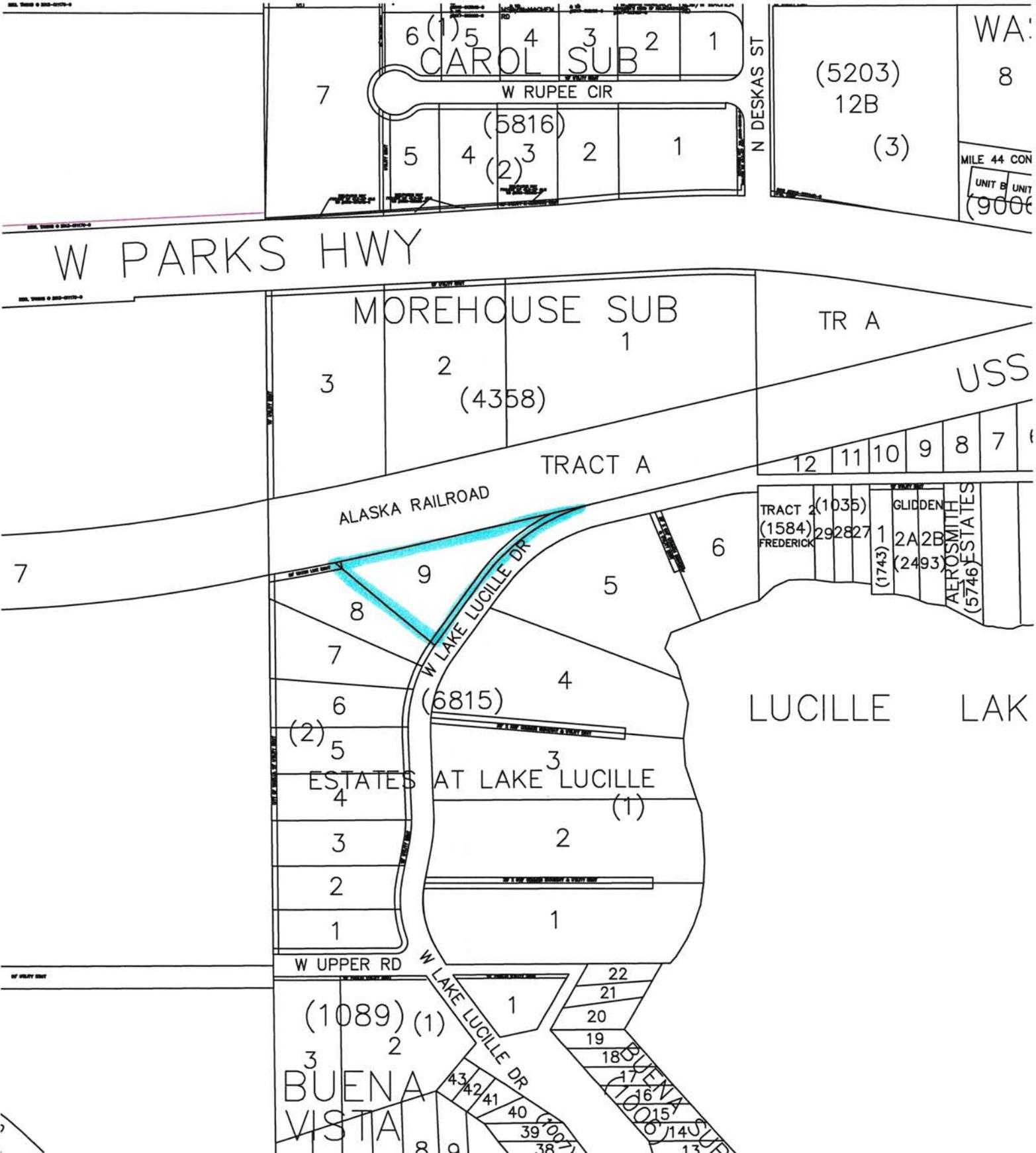


**SUBJECT PROPERTY**

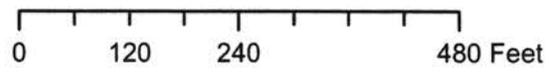
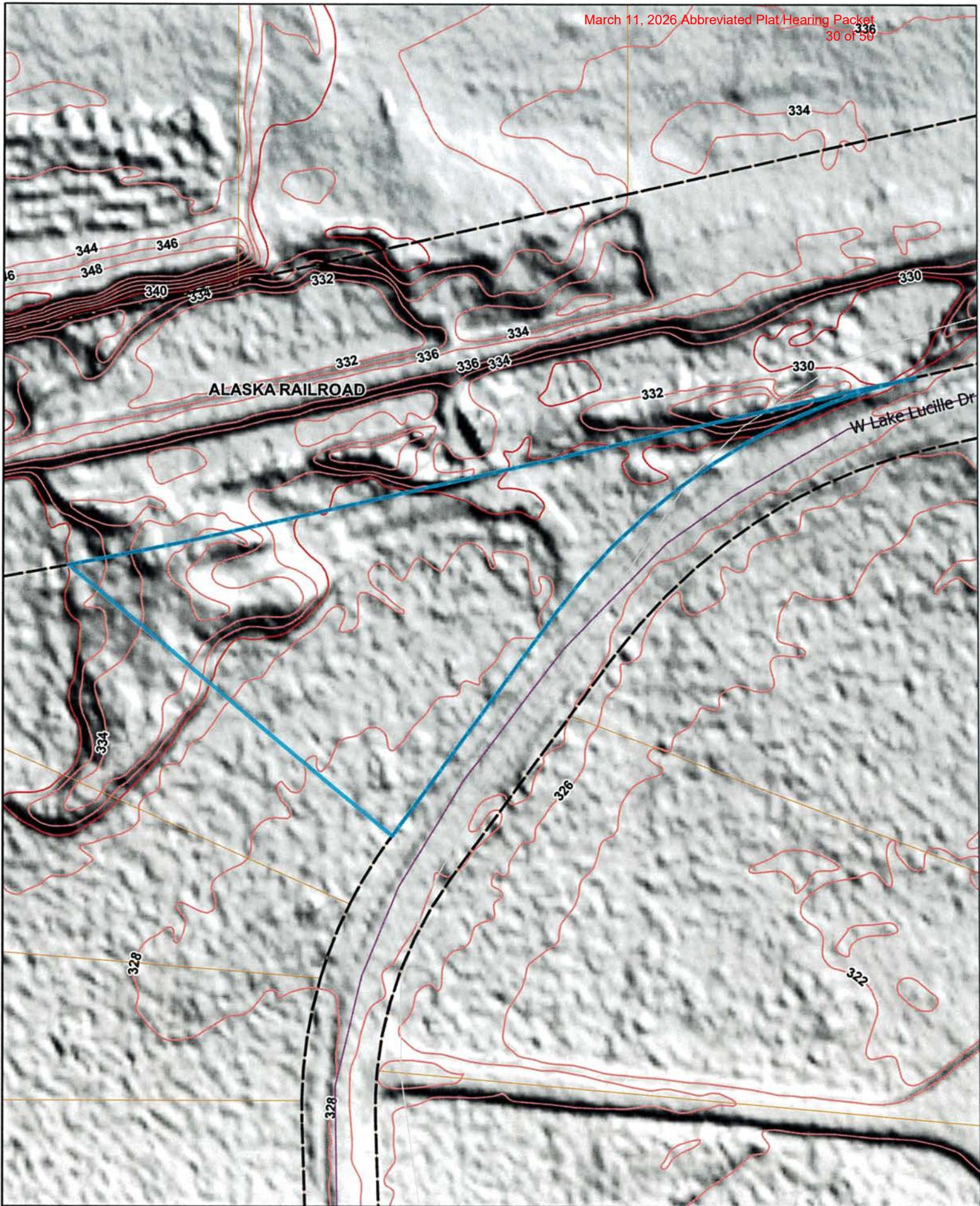
**VICINITY MAP**

FOR PROPOSED ESTATES AT LAKE LUCILLE  
 B/2 L/9A & 9B SUBDIVISION  
 LOCATED WITHIN  
 SECTION 08, T17N, R01W, SEWARD MERIDIAN  
 WA 12 MAP ALASKA

**EXHIBIT A**

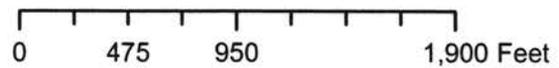


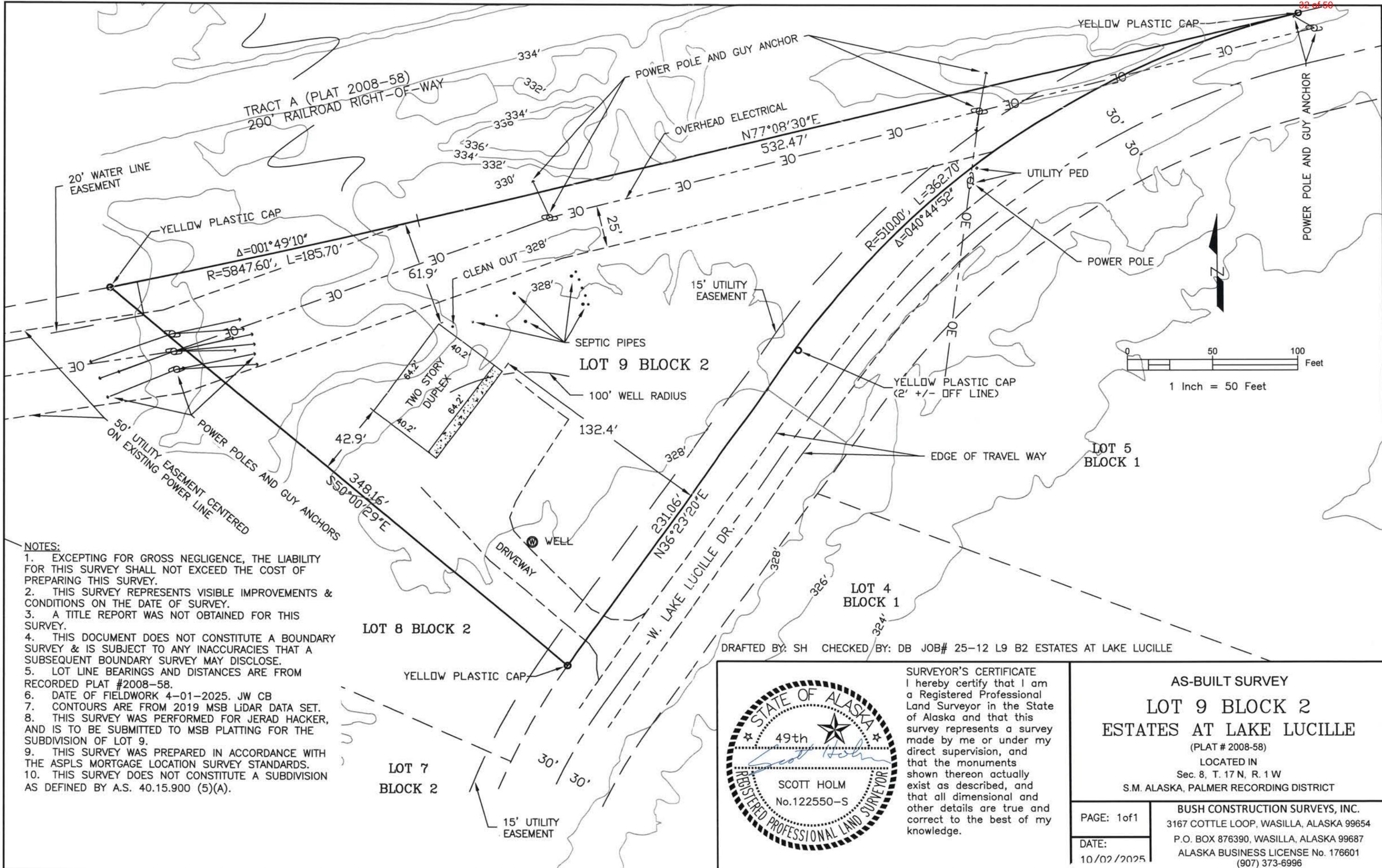






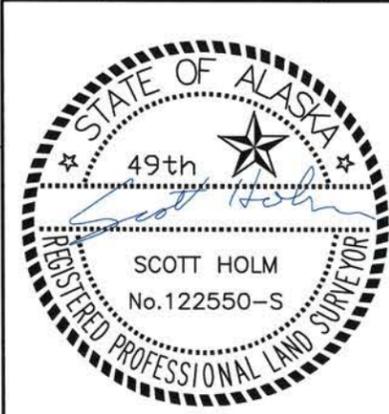
Manruska-Swina Borough, Microsoft





- NOTES:**
1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
  2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
  3. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
  4. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
  5. LOT LINE BEARINGS AND DISTANCES ARE FROM RECORDED PLAT #2008-58.
  6. DATE OF FIELDWORK 4-01-2025. JW CB
  7. CONTOURS ARE FROM 2019 MSB LIDAR DATA SET.
  8. THIS SURVEY WAS PERFORMED FOR JERAD HACKER, AND IS TO BE SUBMITTED TO MSB PLATTING FOR THE SUBDIVISION OF LOT 9.
  9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.
  10. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).

DRAFTED BY: SH CHECKED BY: DB JOB# 25-12 L9 B2 ESTATES AT LAKE LUCILLE



**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

<b>AS-BUILT SURVEY</b> <b>LOT 9 BLOCK 2</b> <b>ESTATES AT LAKE LUCILLE</b> (PLAT # 2008-58) LOCATED IN Sec. 8, T. 17 N, R. 1 W S.M. ALASKA, PALMER RECORDING DISTRICT	
PAGE: 1 of 1 DATE: 10/02/2025	BUSH CONSTRUCTION SURVEYS, INC. 3167 COTTLE LOOP, WASILLA, ALASKA 99654 P.O. BOX 876390, WASILLA, ALASKA 99687 ALASKA BUSINESS LICENSE No. 176601 (907) 373-6996



The Boutet Company, Inc.  
1174 N. Leatherleaf Loop, Ste. B  
Wasilla, Alaska 99654

Phone 907.357.6770  
www.tbca.com

October 27, 2025

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

RE: Estates at Lake Lucille Subdivision Block 2 Lot 9  
Usable Area Report

To Whom it May Concern,

The property owner, Jerad Hacker, is proposing to subdivide Lot 9 of Estates at Lake Lucille Subdivision, totaling 76,549 square feet (1.76 acres), into two lots identified as Lot 9A and Lot 9B. Lot 9A will retain the existing duplex, private well, and mounded septic absorption field, while Lot 9B will be targeted for development of a single family residence utilizing a connection to the City of Wasilla water and sewer main. The property is located within the City of Wasilla, 1861 W. Lake Lucille Dr. legal description, Section 8, Township 17 North, Range 1 West, Seward Meridian.

The Boutet Company, Inc (TBC) has been retained to prepare a usable area report in response to Matanuska-Susitna Borough (MSB) Subdivision Regulation requirements to demonstrate that each proposed lot contains at least 10,000 square feet of contiguous usable area suitable for building and septic development, in accordance with MSB Title 43.20.281(A)(1)(b)(ii). Lot 9B will be connected to the City of Wasilla's municipal sewer system and is therefore exempt from the usable septic area requirement in accordance with MSB 43.20.281(A)(2)(a).

#### **Field Investigation**

A subsurface soil exploration was performed on October 15, 2025, at 1861 W. Lake Lucille Drive. The soils exploration was conducted by the client, with an engineer from TBC present during excavation to log subsurface conditions and monitor groundwater observations. Excavation was performed using a Kubota KX040-4 Mini Excavator equipped with a 24-inch toothed bucket. The test pit reached a total depth of 6-foot below ground surface (BGS) before encountering groundwater, which made further excavation and detailed soil horizon classification difficult. In accordance with MSB 43.20.281(A)(1)(b)(ii)(ee), a lesser excavation depth was deemed acceptable due groundwater interference. Soils were visually classified in general accordance with the Unified Soil Classification System (USCS).

### Subsurface Conditions

The soils encountered during the investigation ranged from silty sand to sandy gravel with cobbles. Below 3 feet, groundwater was observed, limiting further excavation. All soils were observed to be in situ.

The detailed soil profile for Test Hole 1, located near the northeast center of proposed Lot 9B, is summarized as follows:

- **0.0 – 0.5 ft BGS:** Native organic layer
- **0.5 – 1.5 ft BGS:** Light brown silty sand (SP/SM)
- **1.5 – 3.0 ft BGS:** Dark gray, highly saturated clayey silt (CL-ML), low permeability
- **3.0 – 6.0 ft BGS:** Saturated poorly graded gravel (SP) with cobbles 4–8 inches in diameter
- **Groundwater:** Encountered at approximately 3.5 feet BGS.

### Usable Area

Based on the test hole data, topographic grading, and existing site conditions, Lot 9B contains a minimum of 10,000 square feet of contiguous usable building area, meeting the MSB requirement for subdivision approval. Lot 9A will retain its existing structure and onsite septic system.

Both proposed lots demonstrate compliance with the MSB Subdivision Regulations for usable areas and development feasibility.

The proposed subdivision of Lot 9 into Lots 9A and 9B meets the Matanuska-Susitna Borough requirement for 10,000 square feet of contiguous usable area per lot. The subsurface conditions observed, combined with available grading and access, indicate that the property is suitable for its intended residential use.

If you have any questions, feel free to give me a call at (907) 357-6760.

Sincerely,



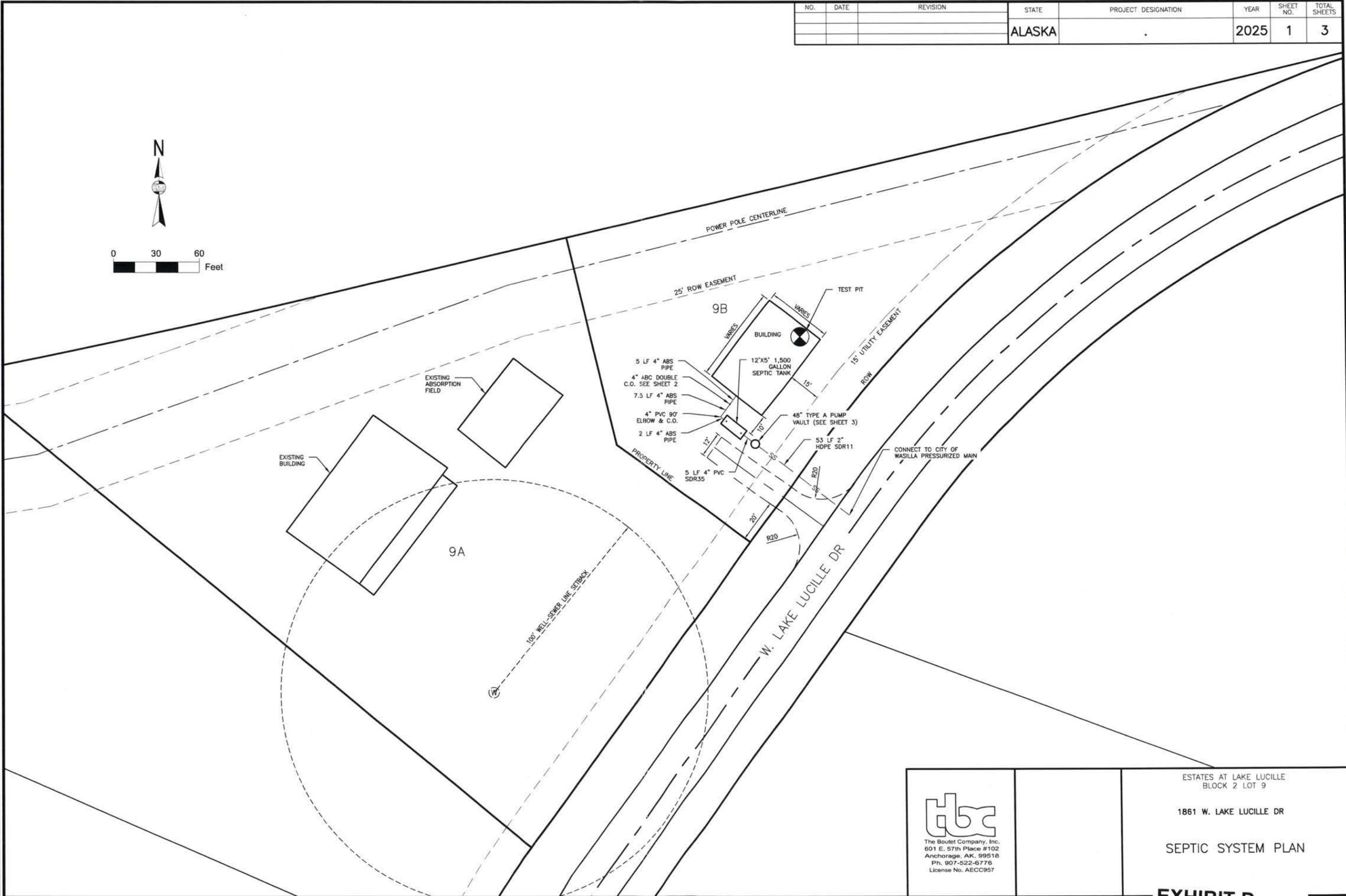
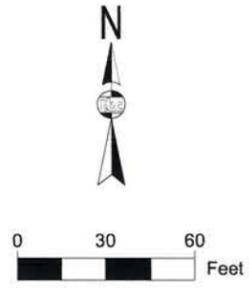
Tim Alley, PE  
Civil Engineer  
The Boutet Company, Inc.  
Office: (907) 357-6760  
Mobile: (907) 830-2821  
Email: talley@tbca.com



Attachments (2 sheets):  
Preliminary Plat  
Sewer Plan & Details

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA		2025	1	3

FILE 1361 LAKE LUCILLE DR  
DATE/TIME 10/27/2025  
LAYOUT  
DESIGNED DJM  
CHECKED TJA  
DRAFTED DJM

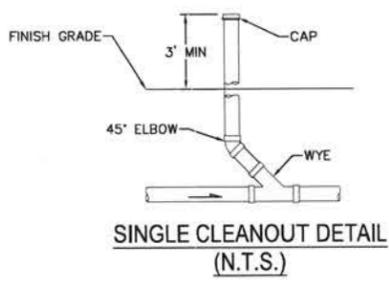
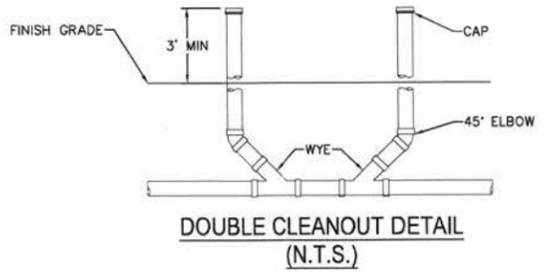
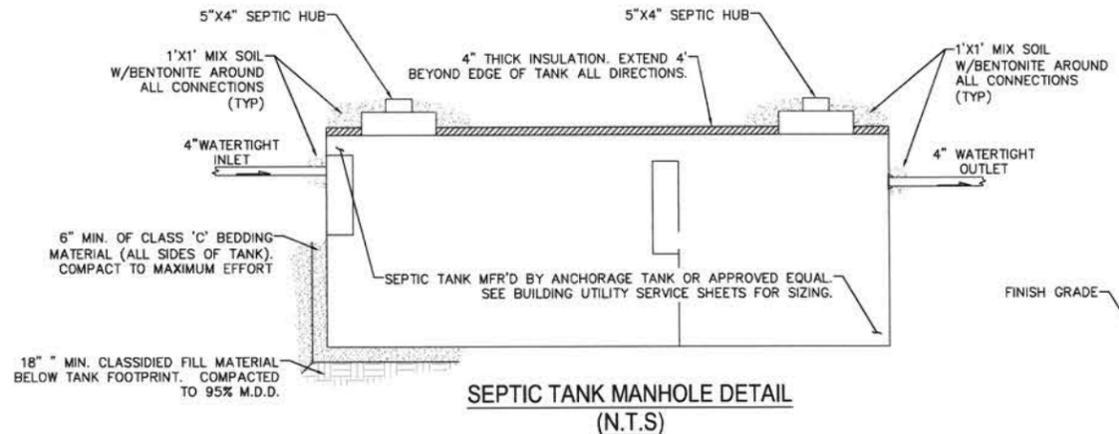


 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK, 99518 Ph. 907-522-6776 License No. AECC957	ESTATES AT LAKE LUCILLE BLOCK 2 LOT 9	
	1861 W. LAKE LUCILLE DR	
	SEPTIC SYSTEM PLAN	

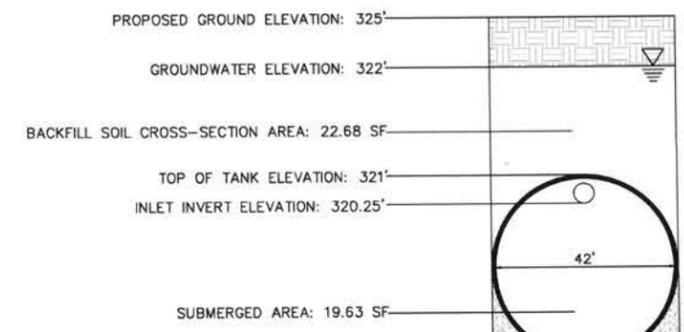
**EXHIBIT D**

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA		2025	2	3

FILE 1361 LAKE LUCILLE DR  
 DATE/TIME 10/27/2025  
 LAYOUT  
 DESIGNED  
 DIM  
 CHECKED T.L.A.  
 DRAFTED  
 DIM



- CLEANOUT NOTES:**
1. MATCH PIPE SIZE AND MATERIAL PER UTILITY PLANS.
  2. DOUBLE CLEANOUT ASSEMBLY SHOWN. SINGLE CLEANOUTS ONLY INCLUDE ONE RISER. DIRECTION TO BE DIRECTED IN THE FIELD BY THE ENGINEER.
  3. PROTECT CLEANOUT ASSEMBLY DURING CONSTRUCTION



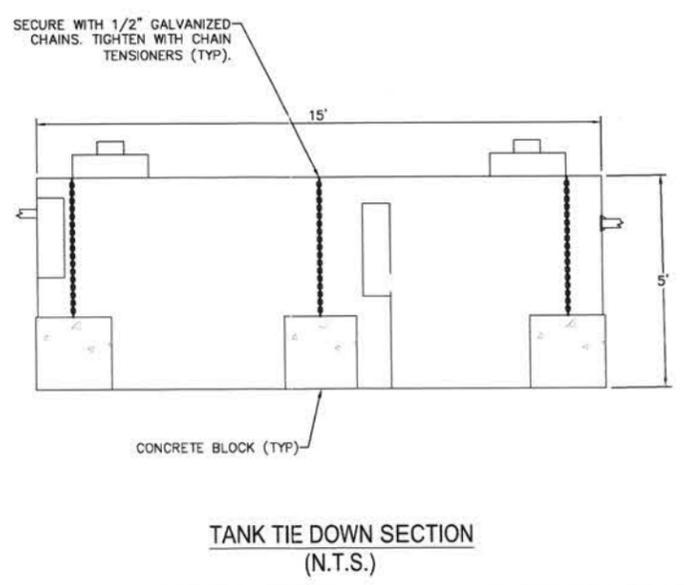
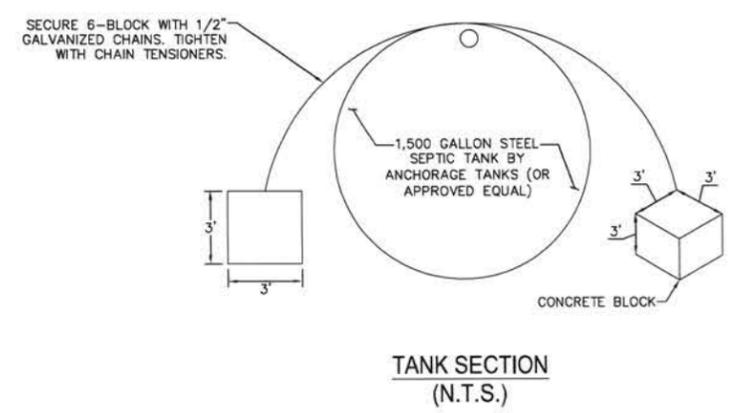
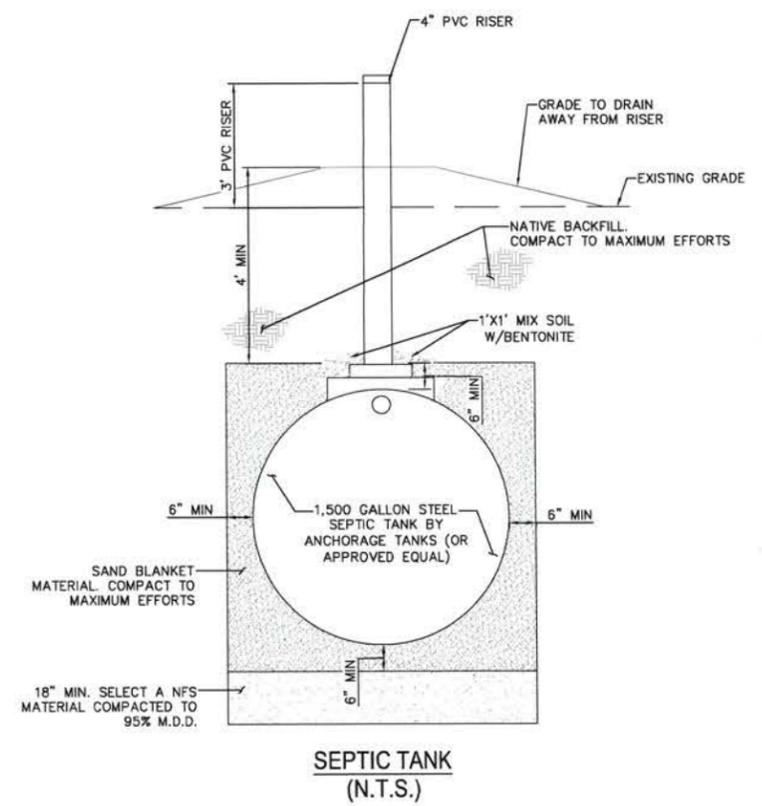
**WEIGHT OF SOIL**  
 XSECTION AREA OF SOIL ABOVE TANK: 6.25 SF  
 LENGTH: 12'  
 VOLUME: 75 CF  
 WEIGHT OF SOIL: (75 \* 130 LB/CF) = 9,750 LB = 4.9 TON

**BOUYANCY OF TANK**  
 XSECTION AREA OF SUBMERGED TANK: 19.63 SF  
 LENGTH: 12'  
 VOLUME: 235.56 CF  
 WEIGHT OF TANK: 1,573 LB

**BOUYANCY, WEIGHT OF DISPLACED WATER:** 235.56 CF \* 62.4 LB/CF = 14,698.94 LB + 1,573 LB = 8.14 TON

4.9 TON SOIL < 8.14 TON BOUYANCY  
**TANK HOLD DOWN REQUIRED.**

CONCRETE BLOCK, 3' X 3'  
 BOUYANCY (150 LB/CF - 62.4 LB/CF) \* 27 CF = 2,365.2 LBS = 1.18 TONS  
 1.18 TONS X 6 BLOCKS = 7.08 TONS  
 FACTOR OF SAFETY (FS), (4.9 + 7.08) / 8.14 TONS = 1.47  
**FS = 1.47**





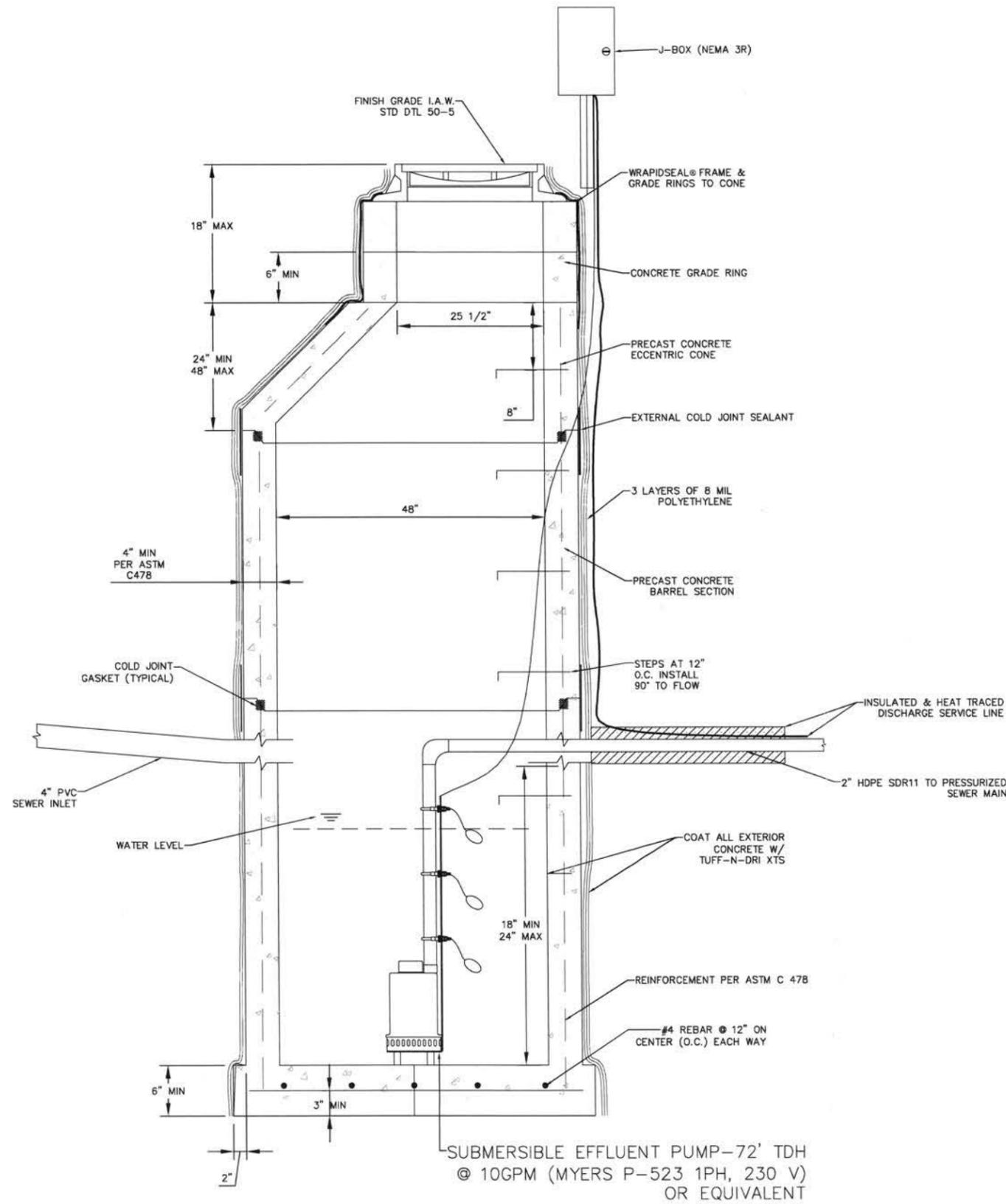
The Boutst Company, Inc.  
601 E. 57th Place #102  
Anchorage, AK, 99518  
Ph. 907-522-6776  
License No. AECC957

ESTATES AT LAKE LUCILLE  
BLOCK 2 LOT 9

1861 W. LAKE LUCILLE DR

**TANK DETAILS**

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA		2025	3	3



TYPE "A" PUMP VAULT DETAIL  
(N.T.S)

**NOTE:**

1. BACKFILL AROUND MANHOLE WITH NFS MATERIAL (3 FT MIN).
2. SEPTIC TANK IS SIZE SHALL BE IN ACCORDANCE WITH ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) REGULATIONS AND RECOMMENDATIONS.
3. LADDER WITHIN THE VAULT SHALL BE LOCATED AT GO FROM PRESSURE SEWER LINE AND GRAVITY SEWER LINE. ELECTRICAL CONDUITS SHOULD BE TO THE SIDE NOT TO HINDER ACCESS.
4. ALL JOINTS IN VAULT SHALL BE SEALED WITH RAM-NEK AND SHALL BE GROUTED INSIDE AND OUTSIDE TO PRODUCE A SMOOTH CONTINUOUS SURFACE.
5. PRESSURE PIPE SHALL BE 2" HDPE SDR11, INSULATED AND HEAT TRACED.
6. ALL PLUMBING FITTINGS IN PUMP VAULT SHALL BE BRASS OR STAINLESS STEEL.
7. HEAT TRACE SHALL BE 240 VAC AT 5 WATTS/FT.



The Boutel Company, Inc.  
601 E. 57th Place #102  
Anchorage, AK, 99518  
Ph. 907-522-6776  
License No. AECC957

ESTATES AT LAKE LUCILLE  
BLOCK 2 LOT 9

1861 W. LAKE LUCILLE DR

PUMP VAULT DETAIL

FILE 1361 LAKE LUCILLE DR DATE/TIME 10/27/2025 LAYOUT DESIGNED D.J.M. CHECKED T.J.A. DRAFTED D.J.M.

RECEIVED  
DEC 15 2025  
PLATTING

# CITY OF WASILLA PLANNING DEPARTMENT

## PERMIT ISSUED

**Project:** Subdivision (SUB)

---

**Permit #:** AA25-000303 **Date:** 12/12/2025

---

**Applicant:** Bush Construction Survey

---

**Applicant Phone#:**

---

**Address:** 1861 W Lake Lucille Dr

---

**Parcel #:** 6815B02L009

---

**Planning Department:** Jennifer Hillyer

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### Conditions of Approval:

- The application for subdivision permit is approved for lots 9A & 9B, Block 2, Estate at Lake Lucille for uses permissible in the Rural Residential (RR) zoning district.
- The final plat approved by the Mat-Su Borough Platting Department must be submitted to the City to be reviewed, recorded, and used to initiate addressing for lot 9B.
- Must submit driveway permit application with Public Works Department for lot 9B.
- The permit is valid for this location(s), and valid while tax, licensing, public works, land use code requirements are being met.
- This will require a shared well with the existing well and they must hook into our sewer system as it will be too small to have a leach field.

# KEEP COPY OF PERMIT FOR YOUR RECORDS

## Matthew Goddard

---

**From:** Robert Walden <rwalden@cityofwasilla.gov>  
**Sent:** Tuesday, February 10, 2026 11:44 AM  
**To:** Matthew Goddard  
**Cc:** Erich E. Schaal; Jennifer Hillyer; Juliah Barnett; John Becker  
**Subject:** RE: RFC Estates at Lake Lucille RSB B2 L9 (MG)  
**Attachments:** Water main location.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Matthew,

In TBC's letter it states this will be connected to city water that is not the case, we were told it will be on a shared well on Lot 9A. We request that the pump vault is located on the lot line in-between 9A&B for future failure of Lot 9A system and hooking into this vault as a future shared pump vault.

For them to hook up to City water, it would require a watermain line extension from the far side of Lot 8 and going across the 20' water easement into lot 9 and creating another 20' water easement on 9A to get to 9B.

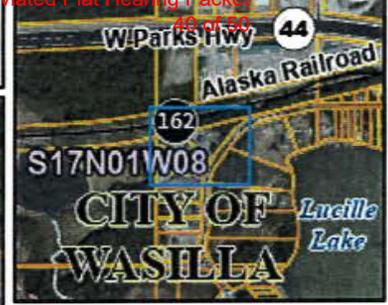
Sincerely,  
Robert L Walden, PE  
907-373-9019

---

**From:** PW Shared <publicworks@cityofwasilla.gov>  
**Sent:** Tuesday, February 10, 2026 6:38 AM  
**To:** Robert Walden <rwalden@cityofwasilla.gov>  
**Subject:** FW: RFC Estates at Lake Lucille RSB B2 L9 (MG)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, February 9, 2026 16:47  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Juliah Barnett <jbarnett@cityofwasilla.gov>; Jennifer Hillyer <jhillyer@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@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; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>;



### Legend

- Railroad Mileposts
- Minor Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Lot and Block Numbers
- ROW and Easements

Layer

- ROW Railroad
- ROW Easement
- Easement
- Section Lines

RGB

- Red: Band\_1
- Green: Band\_2

### Notes

Generated on 10.02.2026 (dd/mm/yyyy)



*This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.*

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, February 17, 2026 2:47 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Estates at Lake Lucille RSB B2 L9 (MG)

Hello Matthew,

The usable area report does not address usable septic area on proposed Lot 9A. The petitioner needs to show that Lot 9A contains at least 10,000 sq. ft. of contiguous usable septic area where the seasonal high water table is a minimum of 8' below the surface, per 43.20.281 (A) (1) (a).

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, February 9, 2026 4:47 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Julia Barnett <jbarnett@cityofwasilla.gov>; jhillyer@cityofwasilla.gov; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@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; 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 Estates at Lake Lucille RSB B2 L9 (MG)

Hello,

The following link is a request for comments for the proposed Estates at Lake Lucille Block 2, Lots 9A & 9B.

Please ensure all comments have been submitted by February 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Estates at Lake Lucille RSB B2 L9](#)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, February 11, 2026 8:17 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Estates at Lake Lucille RSB B2 L9 (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, February 9, 2026 4:47 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Julia Barnett <jbarnett@cityofwasilla.gov>; jhillyer@cityofwasilla.gov; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@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; 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 Estates at Lake Lucille RSB B2 L9 (MG)

Hello,

The following link is a request for comments for the proposed Estates at Lake Lucille Block 2, Lots 9A & 9B.

Please ensure all comments have been submitted by February 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Estates at Lake Lucille RSB B2 L9](#)

Feel free to contact me if you have any questions.



## **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](mailto:ccb@matsugov.us)

### MEMORANDUM

DATE: 2/20/2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM  
Senior Code Compliance Office

SUBJECT: Proposed Platting Abbreviated Plat Estates at Lake Lucille 2026-11

There are no open/active Code Compliance Cases on the existing parcel as this is within City Limits of Wasilla.

Code Compliance has no objection to moving forward with the platting action.



**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 23, 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.

- **Wilmington Hill**  
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**  
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**  
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**  
(MSB Case # 2026-011)
- **Stockland's**  
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**  
(MSB Case # 2026-014)
- **Excalibur Estates**  
(MSB Case # 2026-015)

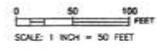
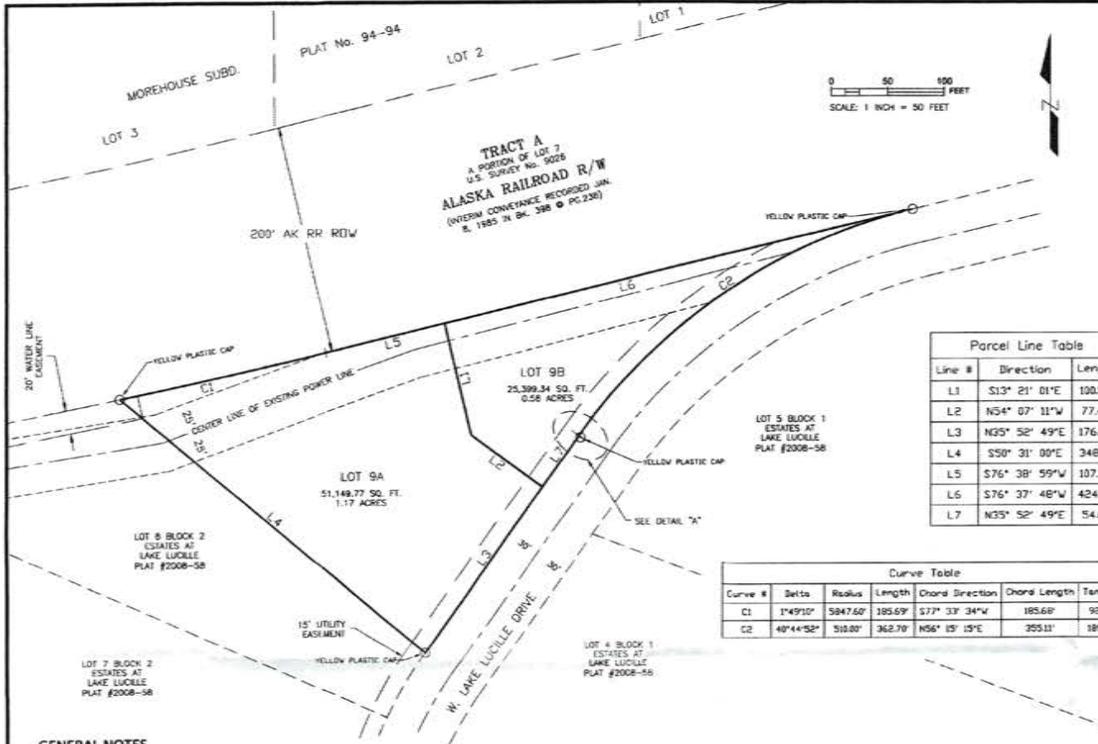
If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

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

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

**EXHIBIT I**



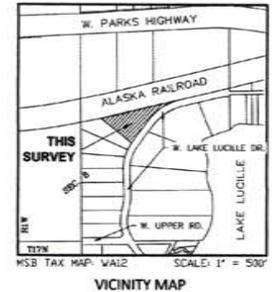
- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - - - EASEMENT LINE
  - CENTER OF RIGHT OF WAY
  - - - LINES OF RECORD
  - FOUND 1" YELLOW PLASTIC CAP (AK RIM 2234--S)
  - ⊥ SET 2" ALUM. CAP (LS 122550)

**Parcel Line Table**

Line #	Direction	Length
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L2	N54° 07' 11"W	77.47'
L3	N35° 52' 49"E	176.45'
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L5	S76° 38' 59"W	107.72'
L6	S76° 37' 48"W	424.79'
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**Curve Table**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	1°49'10"	5847.60'	185.69'	S77° 33' 34"W	185.68'	92.85'
C2	40°44'58"	518.00'	362.70'	N56° 15' 15"E	255.11'	189.49'



**CERTIFICATE OF PAYMENT OF TAXES**

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

BOROUGH TAX COLLECTION OFFICIAL

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

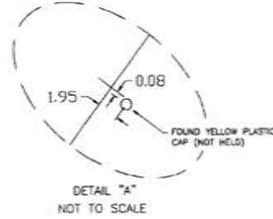
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION \_\_\_\_\_

DATE: \_\_\_\_\_ 2025

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.

**GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 9, ESTATES AT LAKE LUCILLE, PLAT #2008-58, PALMER RECORDING DISTRICT, INTO TWO LOTS AS SHOWN.
2. ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT #2008-58 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
3. ALL FOUND MONUMENTS ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARING IS ALASKA ZONE 4 GRID NORTH AS OBSERVED AT THE SOUTH CORNER OF LOT 9. A RECOVERED YELLOW PLASTIC CAP.
5. 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 THE PARCELS SHOWN HEREON.
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7. MEA EASEMENT RECORDED FEBRUARY 17, 1960, BOOK 29 PAGE 113.
8. MEA EASEMENT RECORDED DECEMBER 11, 2024 AS INSTRUMENT No. 2024-022511-0
9. MEA EASEMENT RECORDED DECEMBER 11, 2024 AS INSTRUMENT No. 2020-022512-0
10. ALL MATTERS SHOWN ON PLAT #2008-58 LOCATED IN THE PALMER RECORDING DISTRICT.
11. COVENANTS, CONDITIONS, RESERVATIONS AND/OR BY-LAWS, RECORDED AUGUST 14, 2008 AS INSTRUMENT No. 2008-018363-0



**SURVEYOR'S CERTIFICATE**

I, SCOTT HOLM (122550), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATED: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

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

JERAD HACKER DATE \_\_\_\_\_  
1861 WEST LAKE LUCILLE DRIVE  
VASSILLA, AK 99564

**NOTARY'S ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, For \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR ALASKA

JERAD HACKER DATE \_\_\_\_\_  
1861 WEST LAKE LUCILLE DRIVE  
VASSILLA, AK 99564

**NOTARY'S ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, For \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR ALASKA



PLAT OF:  
**ESTATES AT LAKE LUCILLE**  
A SUBDIVISION OF  
LOT 9 BLOCK No. 2 PLAT #2008-58  
LOCATED WITHIN THAT PORTION OF THE  
SET 1/4 NW 1/4 AND GOVT. LOT 3'  
LYING SOUTH OF THE SOUTHERLY BOUNDARY OF THE AK. RAILROAD,  
SECTION 8, T117N, R17W, S4M, ALASKA  
CONTAINING  
1.76 +/- ACRES  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:  
**BUSH CONSTRUCTION SURVEYS, INC.**  
MAILING: PO BOX 876290 WASSILLA, AK 99687  
PHYSICAL: 2067 COTTLE LOOP WASSILLA, AK 99564  
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 3/19/2025	Drawn by: JCH	Plat No.: AK
LS License: AEC0709	Sheet: 1	of: 1

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 16, 2026 6:18 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Estates at Lake Lucille RSB B2 L9 (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., 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Monday, February 9, 2026 4:47 PM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Julia Barnett <jbarnett@cityofwasilla.gov>; jhillier@cityofwasilla.gov; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@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; 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 Estates at Lake Lucille RSB B2 L9 (MG)

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

Hello,

The following link is a request for comments for the proposed Estates at Lake Lucille Block 2, Lots 9A & 9B.

Please ensure all comments have been submitted by February 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



## Matthew Goddard

---

**From:** MEAROW <MEAROW@mea.coop>  
**Sent:** Friday, February 20, 2026 1:07 PM  
**To:** Matthew Goddard  
**Subject:** Re: RFC Estates at Lake Lucille RSB B2 L9 (MG)

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

Good Afternoon,

The only comment MEA has is note 9 the recording number is incorrect it should be 2024-022512-0.

**Erin Schallenkamp**

**Administrative Assistant**

**Distribution Engineering**

**Matanuska Electric Association, Inc.**

**907-761-9395**

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, February 9, 2026 4:46 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Julia Barnett <jbarnett@cityofwasilla.gov>; jhillyer@cityofwasilla.gov <jhillyer@cityofwasilla.gov>; Planning <planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@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 <eric.r.schuler@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEAROW <MEAROW@mea.coop>  
**Subject:** RFC Estates at Lake Lucille RSB B2 L9 (MG)

**CAUTION: This email originated from outside of the [MEA.coop](https://mea.coop) organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

FEB 24 2026

PLATTING

51584000T002 3  
FRANK FAMILY TR  
FRANK MERLE REAVES TRE FRANK DOROTHY ALI  
1780 W LAKE LUCILLE DR  
WASILLA, AK 99654

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: JARED HACKER & DESIREE HACKER**

**REQUEST:** The request is to create two lots from Lot 9, Estates at Lake Lucille, Plat No. 2008-58 to be known as **LOTS 9A & 9B**, containing 1.76 acres +/- . The property is located north of Lucille Lake, east of S Clapp Street, and south of W. Parks Highway (Tax ID # 6815B02L009); within the SW ¼ Section 08, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

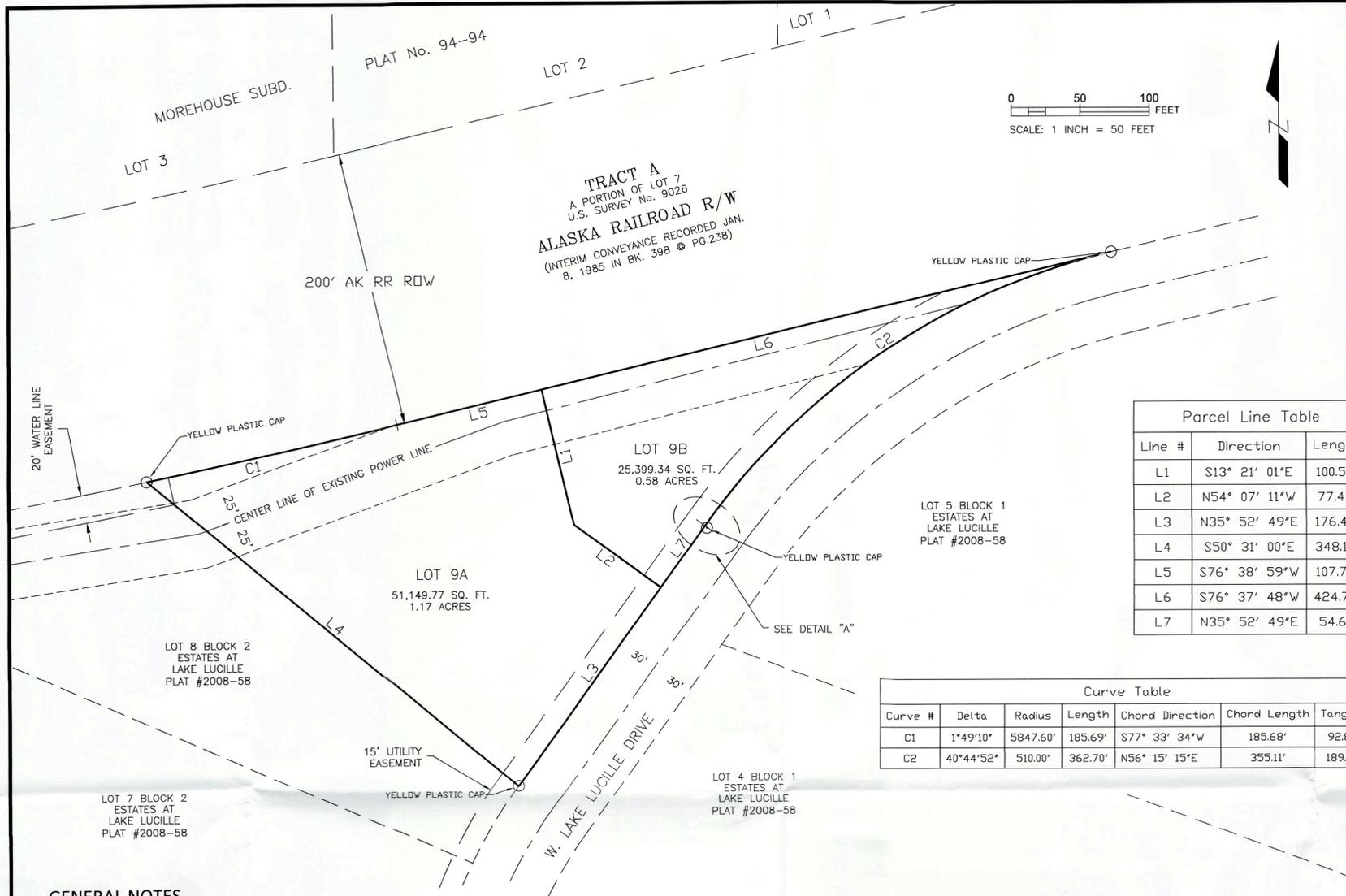
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 11, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

[ ] No Objection [  ] Objection [ ] Concern

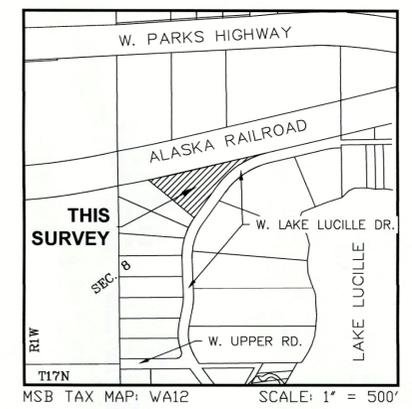
Name: Mrs. Frank Address: 1780 W LAKE LUCILLE DRIVE

Comments: what a shame to divide this lot into  
2 smaller lots, the people that originally  
subdivided this property knew this lot was small to  
start with. they were right. more people will be  
in the area.



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - CENTER OF RIGHT OF WAY
- - - - - LINES OF RECORD
- FOUND 1" YELLOW PLASTIC CAP (AK RIM 2234-S)
- ⊥ SET 2" ALUM. CAP (LS 122550)

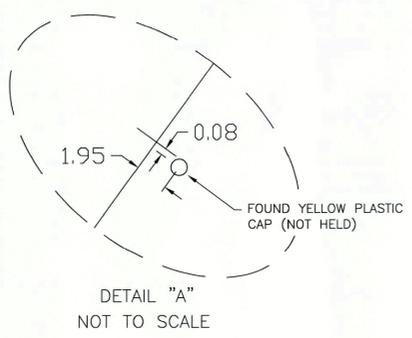


**Parcel Line Table**

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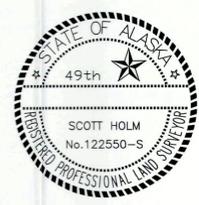
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11. COVENANTS, CONDITIONS, RESERVATION AND/OR BY-LAWS, RECORDED AUGUST 14, 2008 AS INSTRUMENT No. 2008-018363-0



**SURVEYOR'S CERTIFICATE**

I, SCOTT HOLM (122550), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

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

JERAD HACKER  
1861 WEST LAKE LUCILLE DRIVE  
WASILLA, AK 99564

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, For \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR ALASKA

DESIREE HACKER  
1861 WEST LAKE LUCILLE DRIVE  
WASILLA, AK 99564

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, For \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR ALASKA

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\_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**PLANNING AND 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: \_\_\_\_\_

DATE: \_\_\_\_\_ 2025  
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 & Land Use Director Date \_\_\_\_\_  
\_\_\_\_\_ ATTEST: \_\_\_\_\_  
\_\_\_\_\_ Platting Clerk



PLAT OF:

**ESTATES AT LAKE LUCILLE**

A SUBDIVISION OF

LOT 9 BLOCK No. 2 PLAT #2008-58

LOCATED WITHIN THAT PORTION OF THE SE1/4 NW1/4 AND GOVT. LOT 3' LYING SOUTH OF THE SOUTHERLY BOUNDARY OF THE AK. RAILROAD, SECTION 8, T17N, R1W, S.M., ALASKA

CONTAINING 1.76 +/- ACRES

PALMER RECORDING DISTRICT

THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:

**BUSH CONSTRUCTION SURVEYS, INC.**

MAILING: PO BOX 876390 WASILLA, AK 99687

PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654

OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 3/19/2025	Date of Survey: MAY 2024	Job# 25-19 LOT 9 SPLIT
License#: AECC729	SHEET 1	OF 1