

# 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**

CONFERENCE ROOM 110  
350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**March 25, 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. **EXCALIBUR ESTATES:** The request is to create four lots from Parcel No. 1, MSB Waiver 86-66PWm, recorded as 86-187W, (Tax ID# 18N03W26C005) to be known as **EXCALIBUR ESTATES**, containing 4.99 acres +/- . The property is directly south of W. King Arthur Drive and east of W. Parks Highway; within the SW ¼ Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7.  
*(Petitioner/Owner: Anchor Investments, LLC, Staff: Chris Curlin, Case #2026-015)*

B. **SMITH-WILLIS:** The request is to create two lots from Parcel No. 1, MSB Waiver 2002-224PWm, recorded as #2002-030066, (Tax ID# 17N02W29A010), to be known as **SMITH-WILLIS**, containing 5 acres +/- . The property is directly east of S. Eider Circle, south of W. Hollywood Road and north of W. Sunset Avenue; within the NE ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Rodney & Jean Willis, Staff: Chris Curlin, Case #2026-016)*

### **4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 25, 2026,** in **CONFERENCE ROOM 110** 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 25, 2026

ABBREVIATED PLAT: EXCALIBER ESTATES  
LEGAL DESCRIPTION: SEC 26, T18N, R03W S.M., AK  
PETITIONERS: ANCHOR INVESTMENTS, LLC  
SURVEYOR/ENGINEER: DENALI NORTH / SDCS, LLC  
ACRES: 4.99 +/- PARCELS: 4  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-015

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**REQUEST:**

The request is to create four lots from Parcel No. 1, MSB Waiver 86-66PWm, recorded as 86-187W, (Tax ID# 18N03W26C005) to be known as EXCALIBUR ESTATES, containing 4.99 acres+/- . The property is directly south of W. King Arthur Drive and east of W. Parks Highway; within the SW ¼ Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**  
Soils Report **Exhibit B – 6 pgs**

**COMMENTS:**

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

**DISCUSSION:** The proposed subdivision is creating 4 lots ranging in size from .92 acres to 1.53 acres +/- . Access for the lots exists from W. King Arthur Drive.

**Soils Report:** A geotechnical report was submitted (Exhibit B), pursuant to MSB 43 .20.281 (A). Dan Steiner, PE, Steiner Design & Construction Services, LLC, notes two testholes were excavated. Testhole location map and soils logs are attached. In the report the Engineer states that each lot has 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area.

**COMMENTS:**

MSB DPW Pre-Design and Engineering: **(Exhibit C)** Per 2022 Subdivision Construction Manual E01.1 ensure the common access easement is sized to reasonably accommodate separation of the shared driveway to the individual lots.

MSB Permit Center: **(Exhibit D)** No comments from the Permit Center.

City of Houston: **(Exhibit E)** Regarding the proposed Excalibur Estates Subdivision, the City of Houston has completed an additional review of the driveway access plan.

Following a meeting with Wayne of Denali North Surveying and a review of the prints he presented, the City conducted further evaluation of the proposed configuration. Based on that review, the City of Houston is not opposed to the driveway plan that includes a common access point off King Arthur Drive. At this time, the City has no objection to the proposed shared access configuration as presented. Please feel free to contact me if any additional information or clarification is needed.

**Utilities: (Exhibit F)** ENSTAR has no comments or recommendations. GCI has no objections. MEA did not reply. MTA is requesting that the 50'x90' Proposed Access Easement, would also include Utility Easement, for access to lots 2-4. *Staff notes a utility easement may be granted outside of this platting action.*

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 **EXCALIBUR ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, 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.

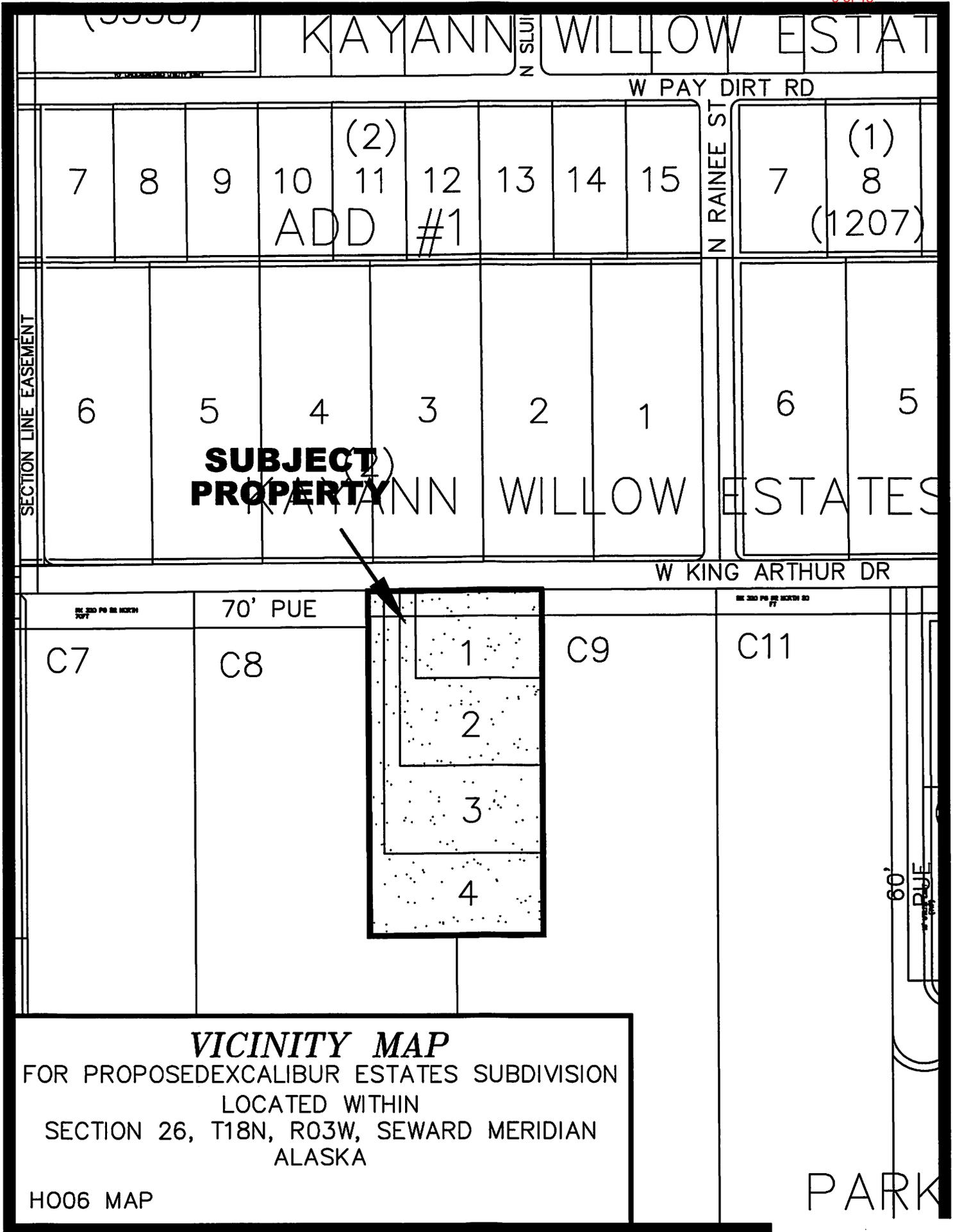
### **FINDINGS OF FACT:**

1. The plat of EXCALIBUR ESTATES 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 submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
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 EXCALIBUR ESTATES, Section 26, Township 18 North, Range 03 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. 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.



**SUBJECT PROPERTY**

**VICINITY MAP**  
FOR PROPOSED EXCALIBUR ESTATES SUBDIVISION  
LOCATED WITHIN  
SECTION 26, T18N, R03W, SEWARD MERIDIAN  
ALASKA

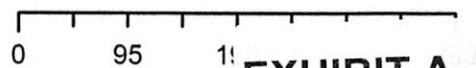
H006 MAP

W King Arthur Dr

70' PUE



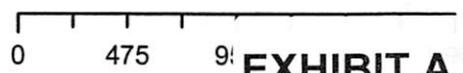
Maxar, Microsoft

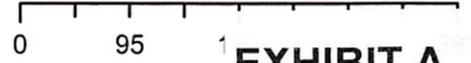
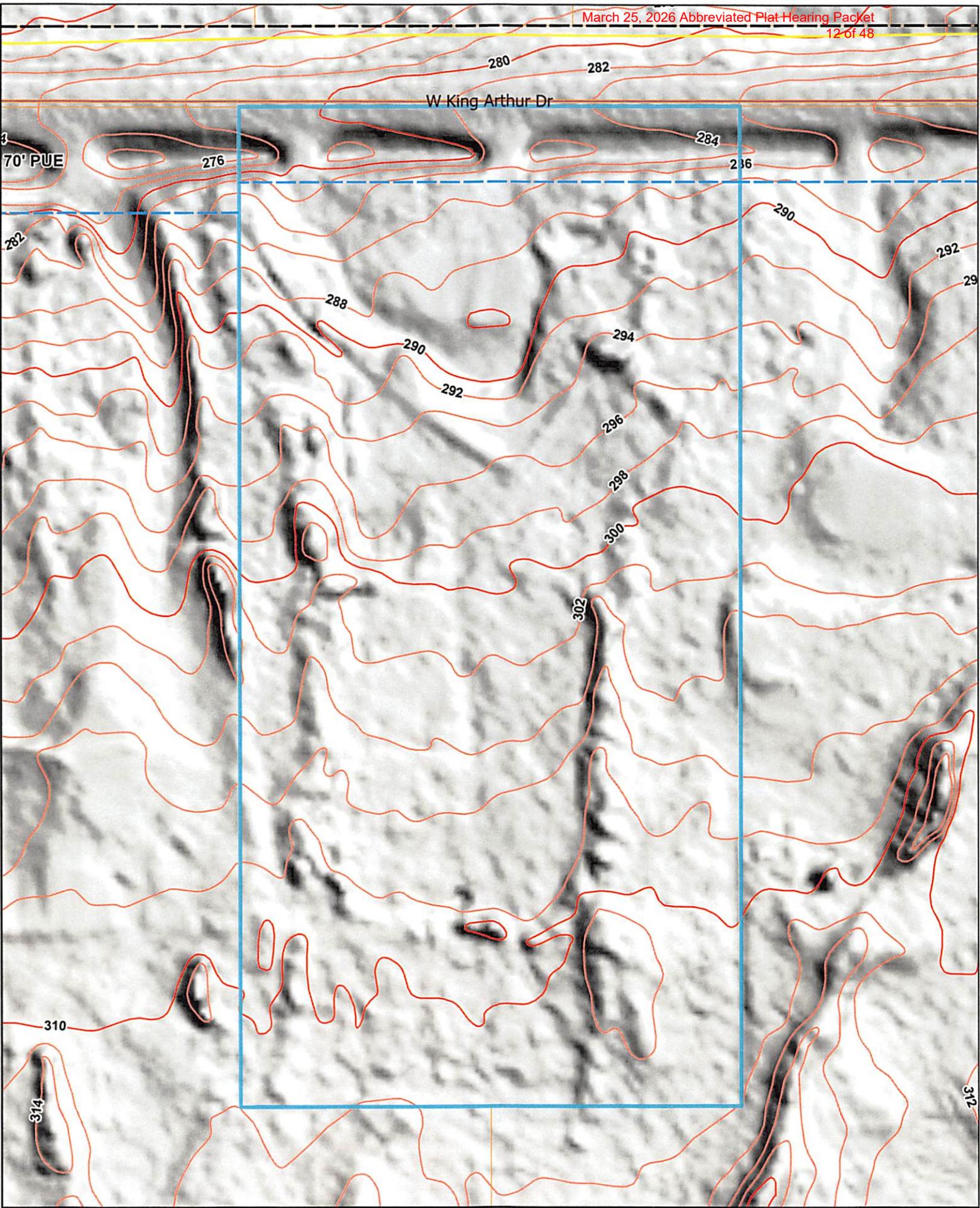


**EXHIBIT A**



Maxar, Microsoft





5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

February 12, 2026

Fred Wagner  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

**RECEIVED**

FEB 13 2026

PLATTING

Re: Engineering Report – Excalibur Estates Subdivision  
A Subdivision of Lot C5 T18N R3W Section 26, S.M.

Mr. Wagner,

This letter is to serve as the engineering report for the above-referenced subdivision and platting action. The platting action is to replat a parcel of 4.99 acres into four smaller lots from 0.92 acres to 1.53 acres. The proposed lots are adjacent to an existing Matanuska-Susitna Borough (MSB) road (King Aurther Drive). No new roads will be needed for this platting action.

The lot that is closest to the existing road will include an existing single family home.

## **Soils Investigation**

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meet all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

Two test holes were excavated on this site. The soils were consistent between the two test holes. Beneath the topsoil and sandy loam was gavelly sand (SP) soils. No groundwater was encountered. A map showing the location of the test holes and logs of the test holes are included with this report.

These types of soils are compatible with on-site septic systems. Based on the soil conditions and the existing topography, there is 10,000 square feet of usable septic area on each of the proposed lots.

**EXHIBIT B**

Mr. Fred Wagner  
Matanuska-Susitna Borough  
Engineering Report – Excalibur Estates Subdivision

Page 2 of 2

### Drainage Plan and Site Topography

Currently, there are no drainage issues with this site. The platting action of this subdivision will not require the construction of any new roads. The existing drainage patterns of the existing roads and parcel will not be altered by this new subdivision.

The property slopes from south to north. Based on MSB contours, the change in elevation is approximately 28'. The overall grade of the property is approximately 4%.

### ADT Drawing

Even though there is no new road construction, SDCS has verified with MSB Public Works that an ADT figure is needed. Three of the proposed lots are currently planned for multifamily projects, each with four units. Based on the planned multifamily projects and the existing single family home, the calculated ADT is 130 vehicles per day. King Aurthur Drive is a Major Collector. The ADT figure shows the ADT to this road.

### Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The drainage pattern of the existing road and topography will not be altered by this platting action. ADT for this proposed subdivision does not exceed the MSB limits.

Sincerely,



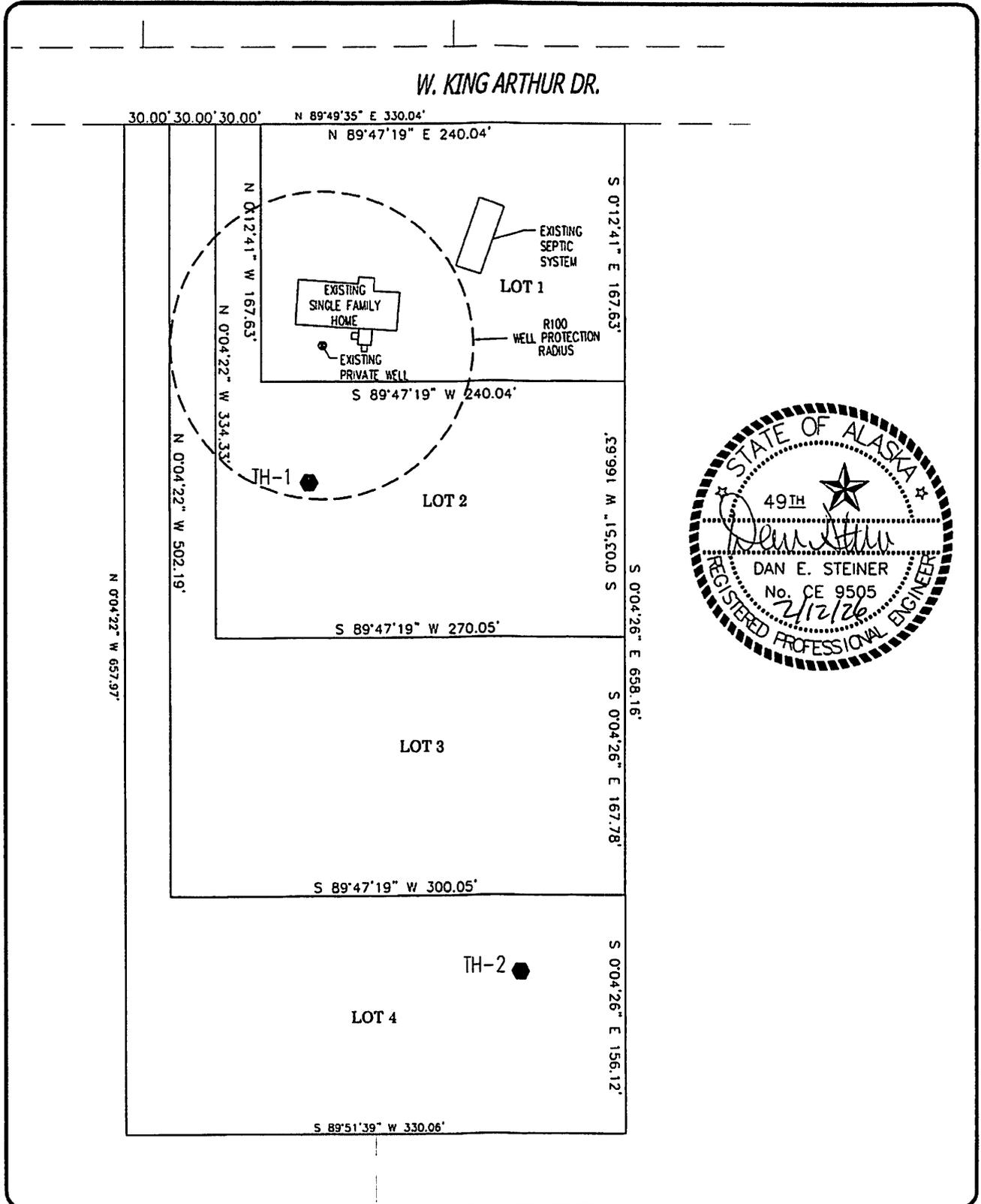
Dan Steiner, P.E.  
Manager

des  
encl.





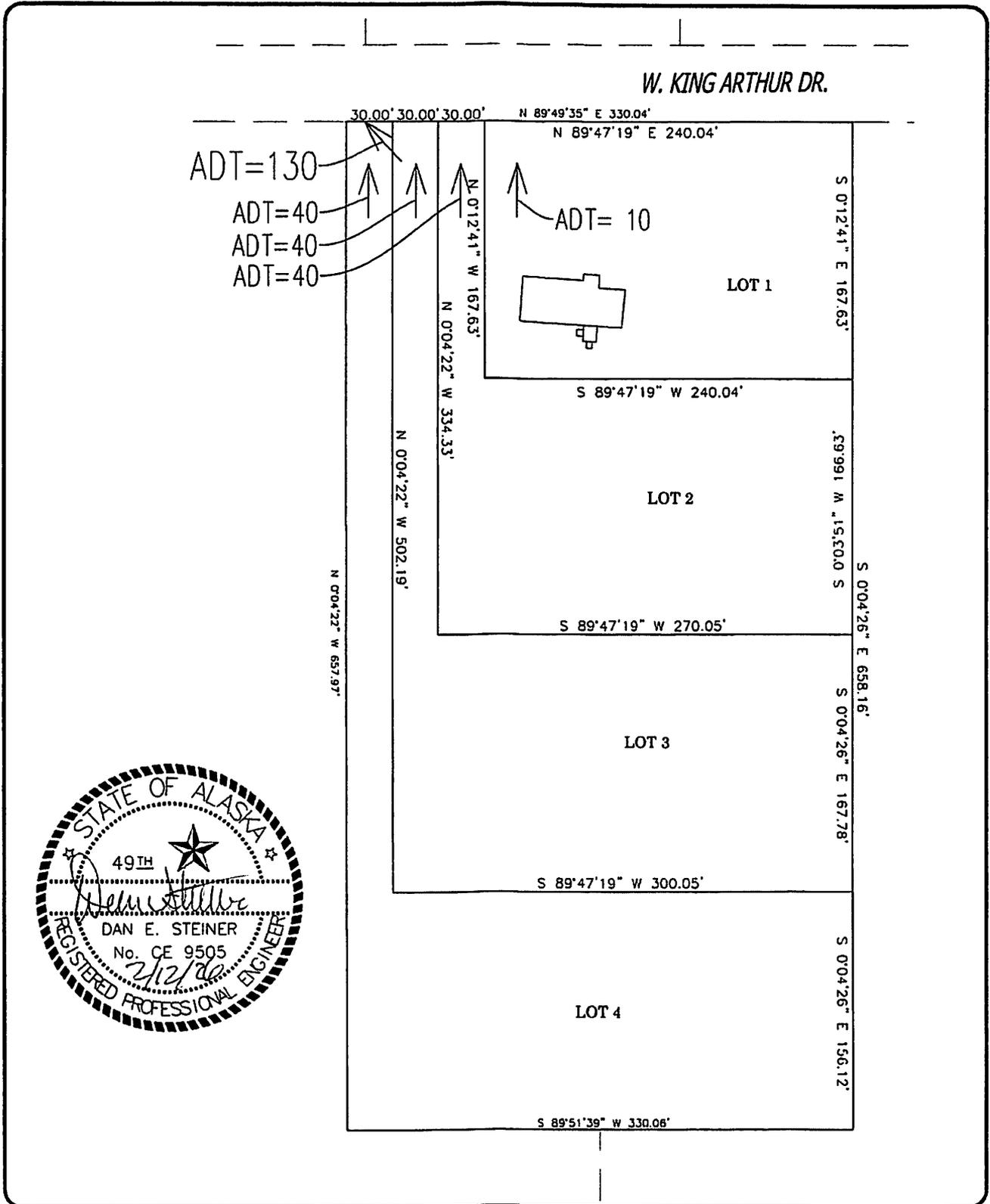




**SDCS, LLC**  
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608

EXCALIBUR ESTATES SUBDIVISION  
 TEST HOLE LOCATIONS

FIGURE  
 1



**SDCS, LLC**  
STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
5900 W. DEWBERRY DR. PH: (907) 357-5609  
WASILLA, AK 99623 FAX: (907) 357-5608

EXCALIBUR ESTATES SUBDIVISION  
ADT FIGURE

FIGURE  
2

## Chris Curlin

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**From:** Tammy Simmons  
**Sent:** Tuesday, March 3, 2026 4:10 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Excalibur Estates (CC)

Hello Chris,

Per 2022 Subdivision Construction Manual E01.1 ensure the common access easement is sized to reasonably accommodate separation of the shared driveway to the individual lots.

Thank you.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 19, 2026 3:59 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>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Public Works <publicworks@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Ron Bernier <Ron.Bernier@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>  
**Subject:** RFC Excalibur Estates (CC)

Hello,

Attached is the RFC packet for Excalibur Estates Subdivision. Please ensure that all comments are submitted by March 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Excalibur Estates](#)

Sincerely,

Chris Curlin

## Chris Curlin

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**From:** Permit Center  
**Sent:** Thursday, February 19, 2026 4:24 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Excalibur Estates (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

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 19, 2026 3:59 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>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Public Works <publicworks@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Ron Bernier <Ron.Bernier@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>  
**Subject:** RFC Excalibur Estates (CC)

Hello,

Attached is the RFC packet for Excalibur Estates Subdivision. Please ensure that all comments are submitted by March 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Excalibur Estates](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough

## Chris Curlin

---

**From:** Melissa Sonnek <msonnek@houston-ak.gov>  
**Sent:** Thursday, March 5, 2026 12:26 PM  
**To:** Chris Curlin  
**Cc:** Jason Kahn; Christian Hartley  
**Subject:** Excalibur Estates Subdivision – Driveway Access Review

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

March 5, 2026

Dear Chris,

Regarding the proposed Excalibur Estates Subdivision, the City of Houston has completed an additional review of the driveway access plan.

Following a meeting with Wayne of Denali North Surveying and a review of the prints he presented, the City conducted further evaluation of the proposed configuration. Based on that review, the City of Houston is not opposed to the driveway plan that includes a common access point off King Arthur Drive.

At this time, the City has no objection to the proposed shared access configuration as presented.

Please feel free to contact me if any additional information or clarification is needed.

Sincerely,

**Melissa Sonnek**  
Public Works Director  
City of Houston, Alaska  
OFFICE: (907) 892-6869 FAX: (907) 892-7677  
Website: <http://www.houstonak.us/>  
Facebook: <https://www.facebook.com/houstonak/>





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 cursive script that reads "Skylar Furlong".

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

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, March 4, 2026 6:03 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Excalibur Estates (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 | w: [www.gci.com](http://www.gci.com)

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 19, 2026 3:59 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>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Public Works <publicworks@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Ron Bernier <Ron.Bernier@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>  
**Subject:** RFC Excalibur Estates (CC)

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

Hello,

Attached is the RFC packet for Excalibur Estates Subdivision. Please ensure that all comments are submitted by March 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Excalibur Estates](#)

Sincerely,

**NOTES**

1. 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.
2. NO INDIVIDUAL WATER OR WASTEWATER SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
3. THIS LOT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 10/5/1960 IN BOOK 34 PG 54.
4. BOUNDARY NUMBERS ARE CALCULATED FROM PRELIMINARY FIELD MEASUREMENTS TO ADJACENT SURVEY PLATS

**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE 20 TAX COLLECTION OFFICIAL (BOROUGH)

**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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 20 DATED 20 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE 20  
PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

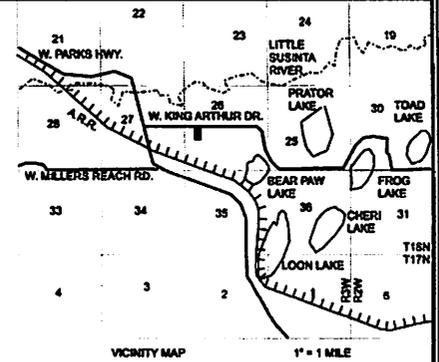
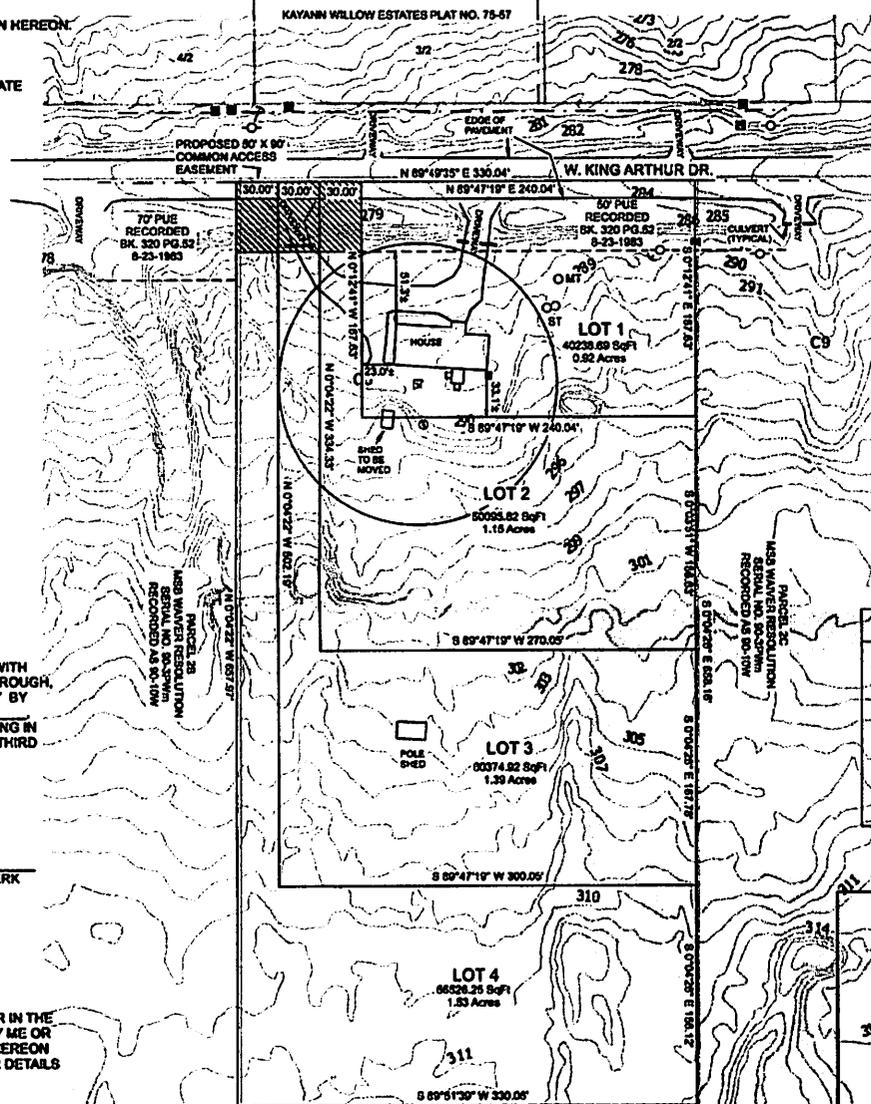
**SURVEYOR'S CERTIFICATE**

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_  
WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



TOPOVASBULT INFO ONLY



**CERTIFICATE OF OWNERSHIP**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NAME: ANCHOR INVESTMENTS LLC DATE:  
911 MAHO CIR.  
ANCHORAGE, AK 99515

- LEGEND**
- POWER POLE W/ANCHOR
  - HOSE BIB
  - ⊗ WELL
  - ⊕ LIGHT POST
  - UNDERGROUND METERBASE
  - MTA PEDESTAL



RECEIVED  
FEB 13 2026  
PLATTING

Agenda Copy

**PRELIMINARY PLAT**

**A PLAT OF EXCALIBUR ESTATES**

A REPLAT OF:  
PARCEL NO. 1 PER WAIVER NO. 88-66PWm  
RECORDED AS 88-187W

LOCATED WITHIN  
W 1/2 NE 1/4 NW 1/4 SW 1/4  
SECTION 26 TOWNSHIP 13 NORTH RANGE 3 WEST  
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT  
CONTAINING 4.99 ACRES MORE OR LESS

**DEVALI NORTH**

1190 N. HELEN LN. WASILLA, ALASKA 06654  
PHONE (907) 378-8535

APPROVED AS SHOWN  
CORRECTED  
SIGN HERE IF APPROVED DATE  
ENGINEERING & DESIGN

JOB NO. 25-243PB2	DATE: FEBRUARY 6, 2026	OWN HW CHK WW
SCALE 1" = 60'	FB. 322 PGS. 23-34	SHEET 1 OF 1

## Chris Curlin

---

**From:** Kiley Guggenmos <kguggenmos@mtasolutions.com>  
**Sent:** Wednesday, February 25, 2026 2:15 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Excalibur Estates (CC)

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

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

Good afternoon,

MTA is requesting that the 50'x90' Proposed Access Easement, would also include Utility Easement, for access to lots 2-4.

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:** Thursday, February 19, 2026 3:59 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>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Public Works <publicworks@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; Ron Bernier <Ron.Bernier@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>  
**Subject:** RFC Excalibur Estates (CC)

Hello,

**NOTES**

1. 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.
2. NO INDIVIDUAL WATER OR WASTEWATER SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
3. THIS LOT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 10/5/1960 IN BOOK 34 PG 54.
4. BOUNDARY NUMBERS ARE CALCULATED FROM PRELIMINARY FIELD MEASUREMENTS TO ADJACENT SURVEY PLATS

**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_, 20\_\_\_\_ TAX COLLECTION OFFICIAL (BOROUGH)

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

DATE \_\_\_\_\_, 20\_\_\_\_ TAX COLLECTION OFFICIAL (CITY OF HOUSTON)

**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 NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR ATTEST: \_\_\_\_\_ PLATTING CLERK

**SURVEYOR'S CERTIFICATE**

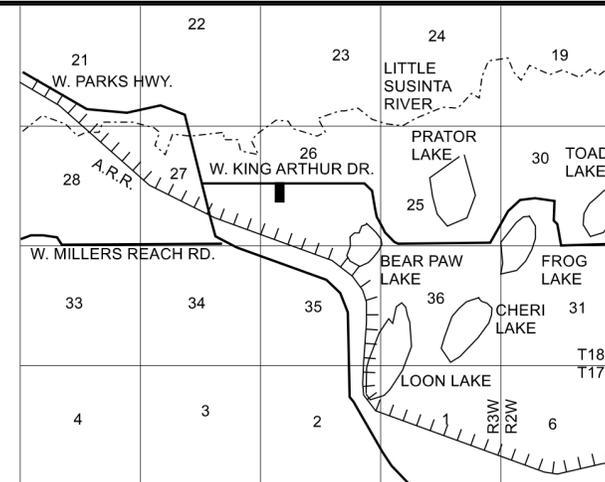
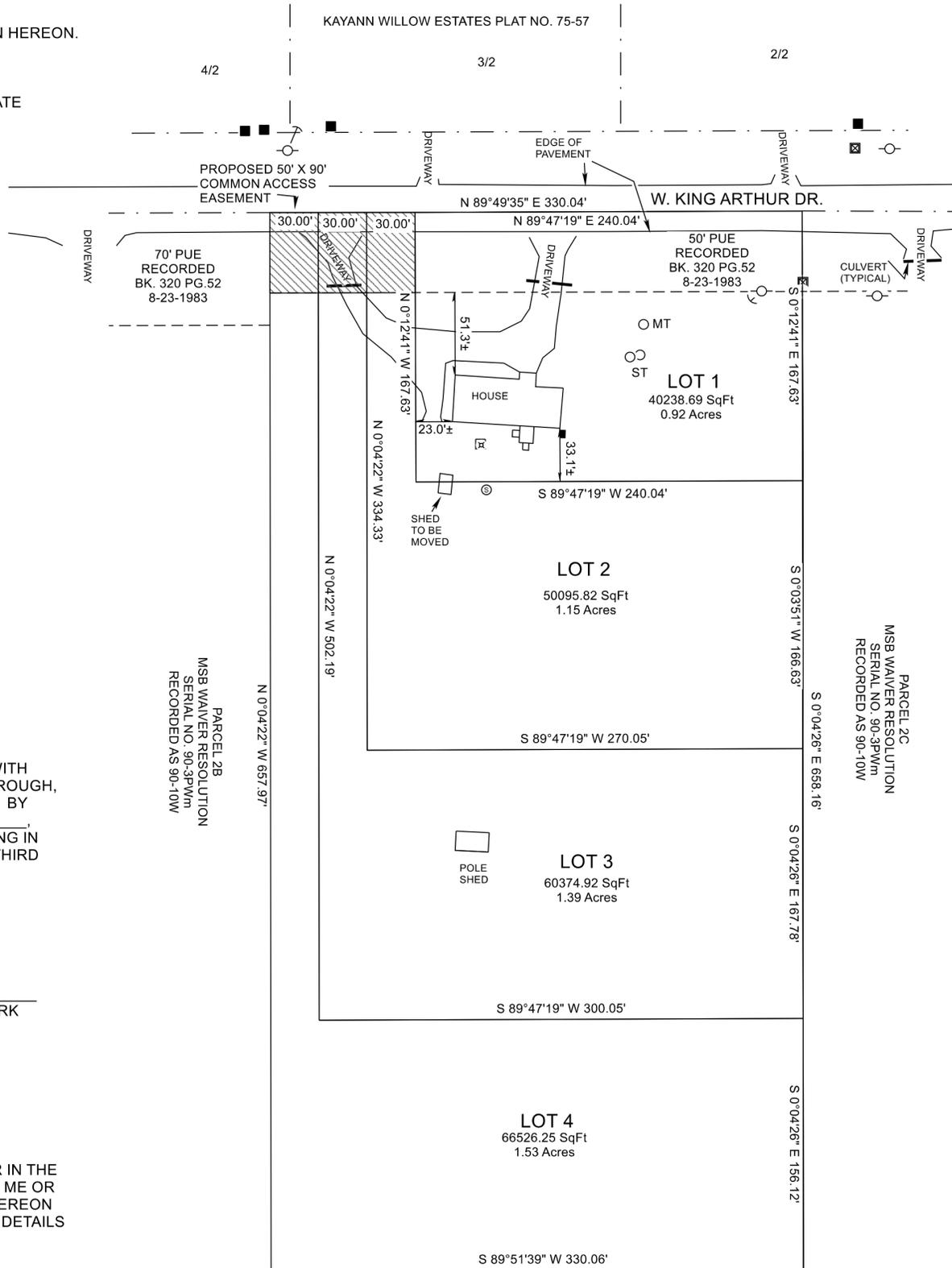
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO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

DATE \_\_\_\_\_

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



ASBUILT INFO ONLY



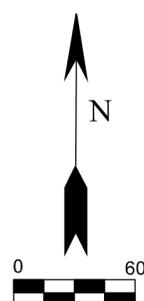
**CERTIFICATE OF OWNERSHIP**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NAME: ANCHOR INVESTMENTS LLC DATE: \_\_\_\_\_  
911 MAHO CIR.  
ANCHORAGE, AK 99515

**LEGEND**

- POWER POLE W/ANCHOR
- ⊙ HOSE BIB
- ⊞ WELL
- ⊗ LIGHT POST
- UNDERGROUND METERBASE
- ⊠ MTA PEDESTAL



**PRELIMINARY PLAT**

A PLAT OF  
**EXCALIBUR ESTATES**  
A REPLAT OF:  
PARCEL NO. 1 PER WAIVER NO. 86-66PWm  
RECORDED AS 86-187W  
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SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 4.99 ACRES MORE OR LESS

**DENALI NORTH**

1190 N. HELEN LN. WASILLA, ALASKA 99654  
PHONE (907) 376-9535

JOB NO. 25-243PS2	DATE: FEBRUARY 6, 2026	DWN HW CHK WW
SCALE 1" = 60'	FB. 322 PGS. 23-24	SHEET 1 OF 1

**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 25, 2026

ABBREVIATED PLAT: P&M AIRPARK (SMITH-WILLIS)  
LEGAL DESCRIPTION: SEC 29, T17N, R02W S.M., AK  
PETITIONERS: RODNEY WILLIS  
SURVEYOR/ENGINEER: BULL MOOSE / ARE, LLC  
ACRES: 5.00 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-016

---

**REQUEST:**

The request is to create two lots from Parcel No. 1, MSB Waiver 2002-224PWm, recorded as #2002-030066, (Tax ID# 17N02W29A010), to be known as **P&M AIRPARK**, containing 5 acres +/- . The property is directly east of S. Eider Circle, south of W. Hollywood Road and north of W. Sunset Avenue; within the NE ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Soils Report

**Exhibit A – 4 pgs**  
**Exhibit B – 7 pgs**

**COMMENTS:**

MSB Pre-Design and Engineering  
Utilities

**Exhibit C – 1 pg**  
**Exhibit D – 5 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots ranging in size from .95 acres to 4.06 acres +/- . Access for the lots exist from S. Eider Circle. The name of the plat was changed from **SMITH-WILLIS** to **P&M AIRPARK** shortly before this report was written.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, PE, Alaska Rim Engineering, notes one testhole was excavated. Testhole location map and soils logs are attached. In the report the Engineer states that each lot has 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area.

**COMMENTS:**

MSB DPW Pre-Design and Engineering (**Exhibit C**) PD&E has no comments.

**Utilities:** (**Exhibit F**) GCI has no objections. MEA did not reply. MTA has no comments. ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed the preliminary plat for SMITHWILLIS SUBDIVISION proposed under MSB Case 2026-16 and advises that there is an existing natural gas service line that crosses proposed Lot 1 to serve proposed Lot 2. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Dedicate a ten foot (10 FT) wide Natural Gas Easement centered over the existing natural gas service pipeline within proposed Lot 1.
2. Grant ENSTAR a Natural Gas Easement for a ten foot (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed Lot 1.

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 **P&M AIRPARK** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A soils report was submitted, legal and physical access exist, 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.

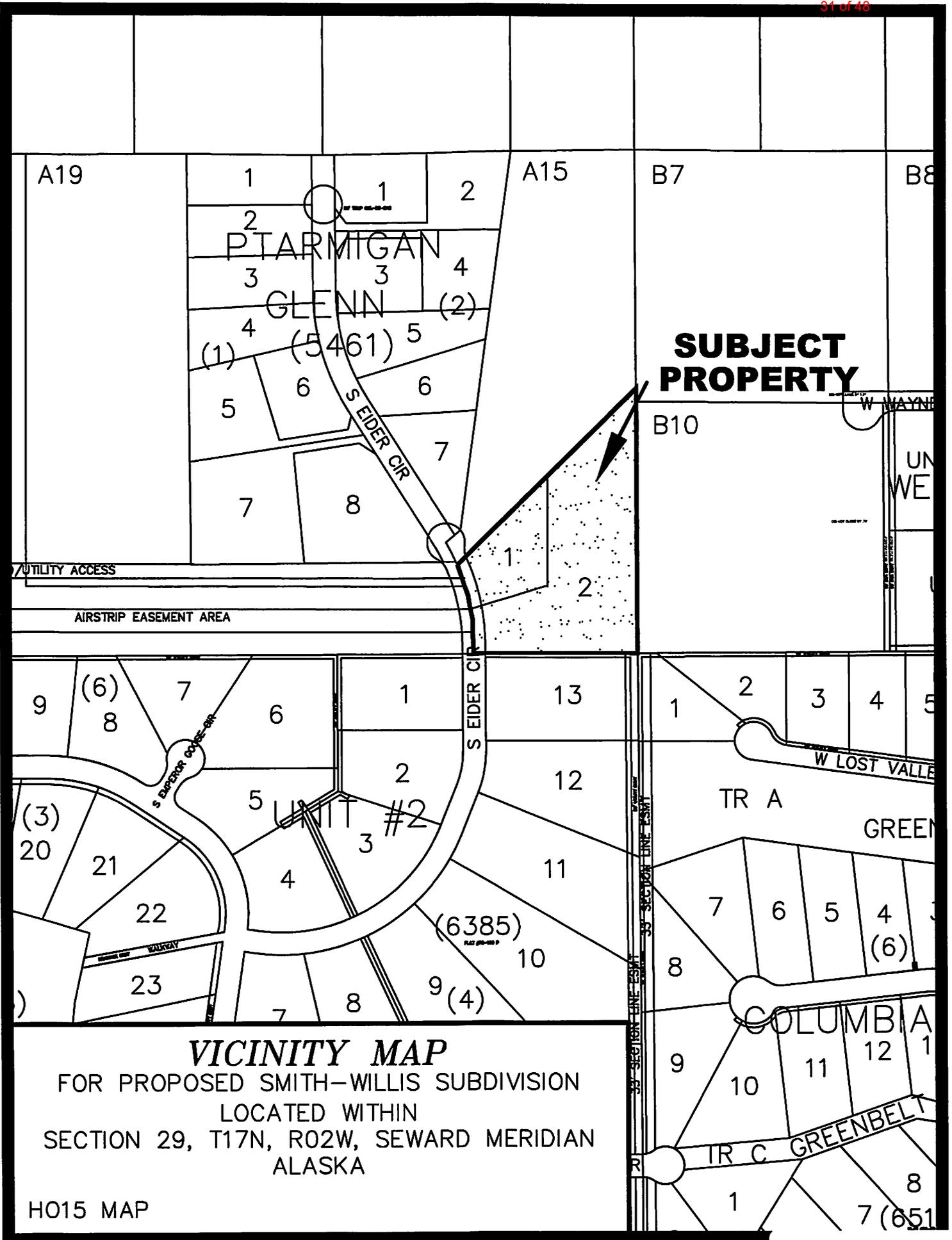
### **FINDINGS OF FACT:**

1. The plat of **P&M AIRPARK** 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 submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
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.

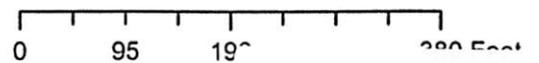
### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of P&M AIRPARK, Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:**

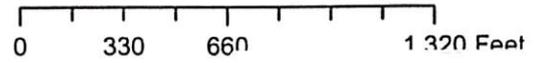
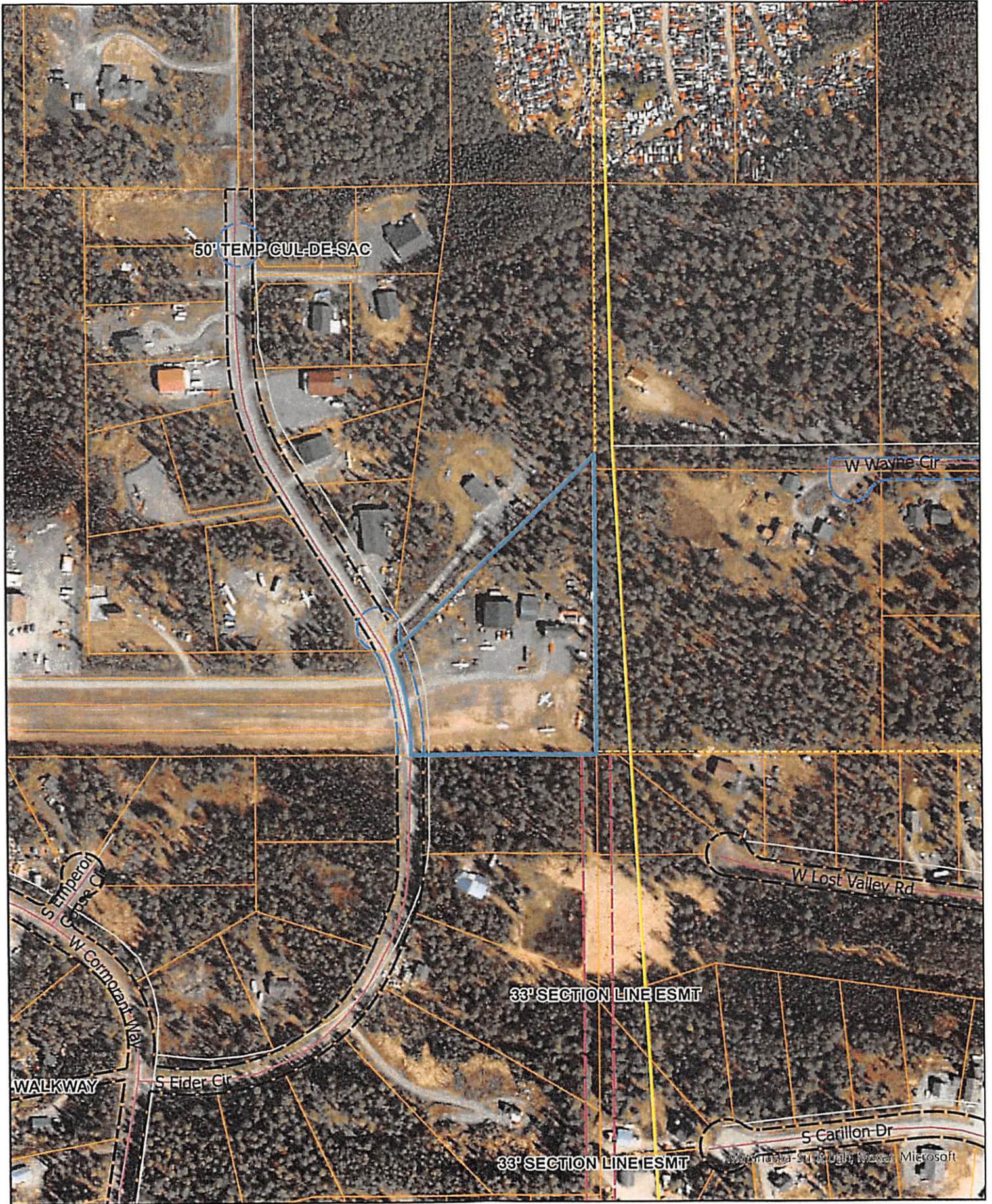
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Dedicate a ten foot (10 FT) wide Natural Gas Easement centered over the existing natural gas service pipeline within proposed Lot 1.  
Or,  
Grant ENSTAR a Natural Gas Easement for a ten foot (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed Lot 1.
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.



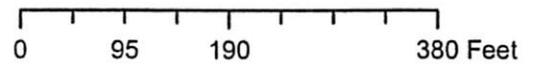
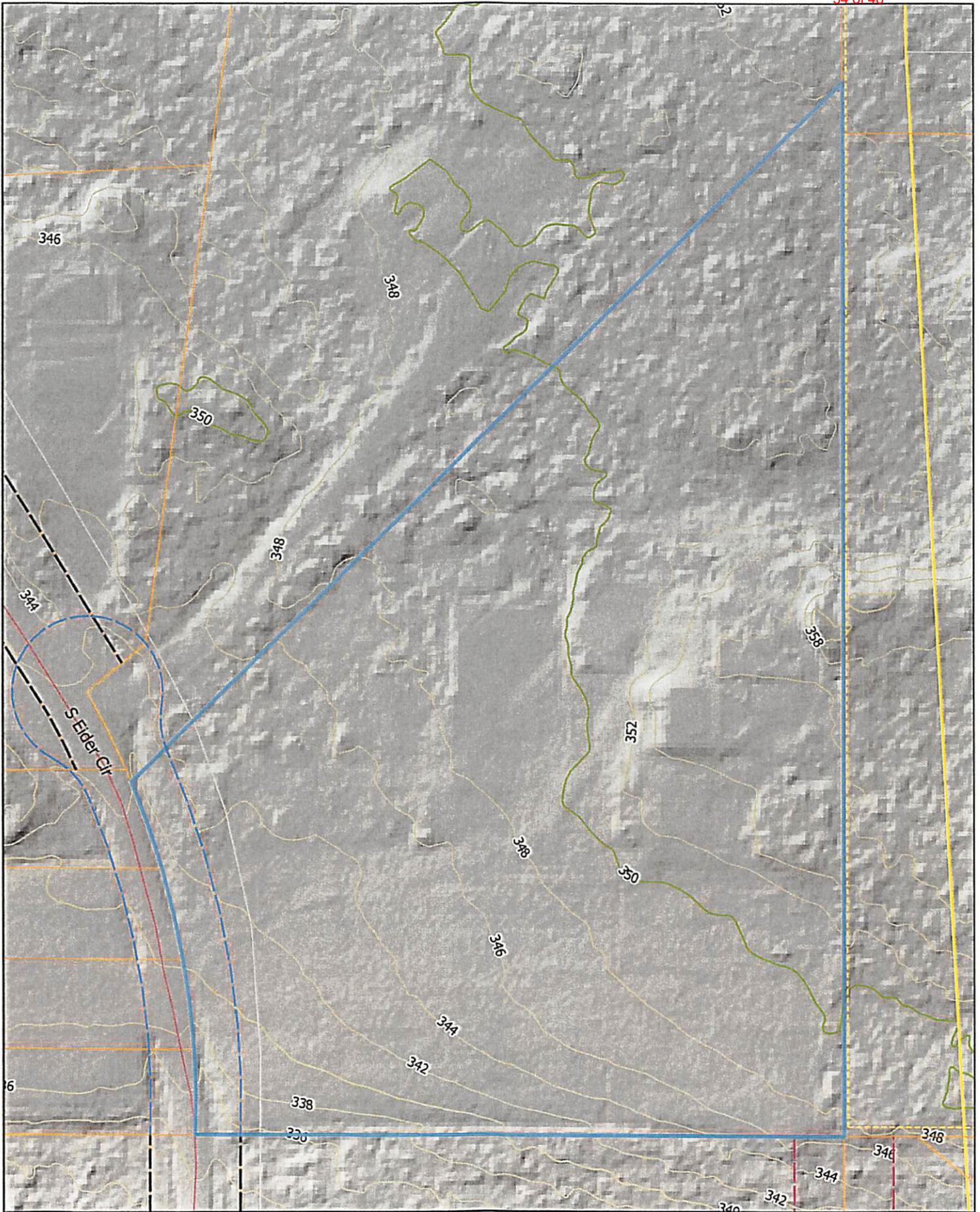
**EXHIBIT A**



**EXHIBIT A**



**EXHIBIT A**



**EXHIBIT A**



RECEIVED

FEB 12 2026

PLATTING

ARE, LLC  
dba ALASKA RIM ENGINEERING  
CONSULTING CIVIL ENGINEERS - PLANNERS  
1920 N. Kentucky Derby Dr.  
Palmer, Alaska 99645  
Telephone (907) 775-2347  
Email: alaskarimengineering.llc@gmail.com

February 4, 2026

Mr. Fred Wagner, PLS  
Matanuska Susitna Borough  
Platting Department  
350 E. Dahlia  
Palmer, AK 99645

RE: T17N, R2W, SEC 29  
Proposed, plat of SMITH-Willis Subdivision  
Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above-mentioned parcels of land is proposing to subdivide this parcel into 2 lots: to be known as Lots 1 and 2 Smith-Willis Subdivision. Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. Access to the properties is S. Eider Cir.

#### GEOTECHNICAL FIELD EXPLORATION

On September 6, 2025, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug and visually rated, see attached drawing for test hole location. The soil encountered consisted of silty gravel overlain with silt and organics. (see test hole log #1). A soil sample was collected for laboratory analysis and confirmed the visual analysis for GM soils. No impermeable layers or water were encountered in the test holes.

#### TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down to S. Eider Cir. From northeast to southwest, with an elevation change of 358 ft to 336± ft.

There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

Lot 2 has been developed and has a functioning well and septic

The parent parcel has been cleared for the purpose of aviation except for the northeast corner which is vegetated with birch, spruce, cottonwood and brush. The parent parcel is boarded by develop lots.

*Professional Consulting --- Practical Solutions*

**EXHIBIT B**



USEABLE AREA REPORT  
PROPOSED PLAT OF SMITH-WILLIS

Page 2 of 2

**SUBDIVISION DESIGN CRITERIA**

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

A review of the MSB GIS Mapping shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,  
ALASKA RIM ENGINEERING  
Charles A. Leet, P.E.  
Professional Engineer



2/4/2026

Attachment:

- Test Hole Location
- Test Hole Log 1  
Hansen Engineering, Inc. Gradation

Charles A. Leet, P.E.  
Project Engineer

Cc: Tyler Smith  
Bull Moose Surveying, LLC  
AK Rim File No. 2025032

**Professional Consulting --- Practical Solutions**  
ARE, LLC Proj. # 2024035

**EXHIBIT B**



# SOIL LOG

## TEST HOLE 1

**ARE, LLC**  
**dba ALASKA RIM ENGINEERING**  
 CONSULTING CIVIL ENGINEERS & PLANNERS  
 1920 Kentucky Derby Dr.  
 Palmer, Alaska 99645  
 Telephone (907) 775-2347  
 Email: alaskarimengineering,llc@gmail.com

Project: T17N R2W SEC 29  
 Proj. Address **4247 S ELDER CIR.** Logged By: **Chuck Leet**  
 Date: 9/6/25 ARE File No. 25-032

Depth (feet)	Description
	Top Soil
1	
	Sand w/ Fines (SM)
2	
	Gravel, Sand w/ Fines (GM)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	



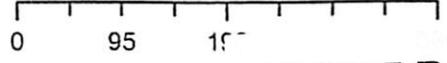
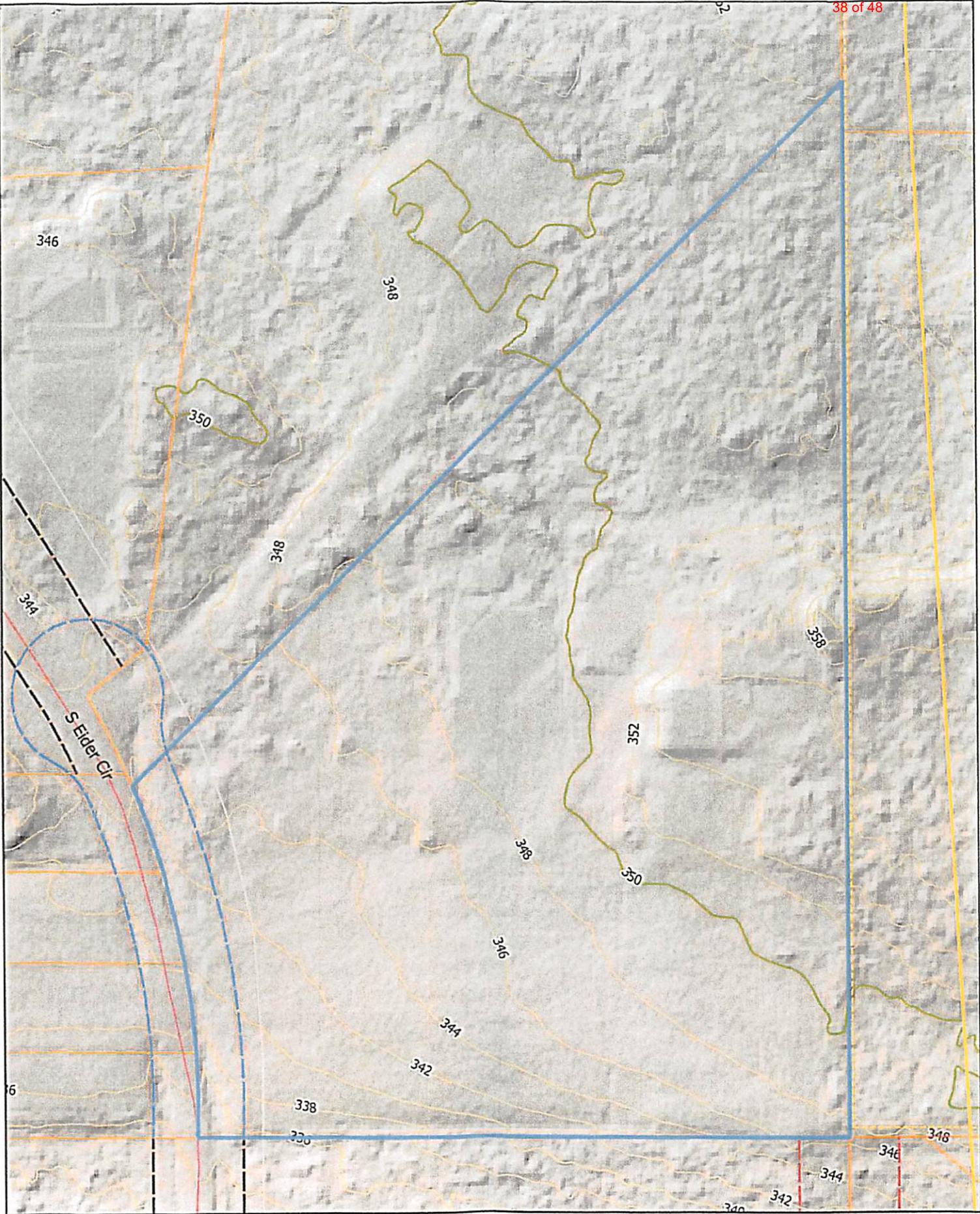
**TEST HOLE LOCATION:**  
 Within 25' of proposed SAS.

**COMMENTS:**  
 No water or impermeable layers were encountered.

Click or tap here to enter text.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 5/2025

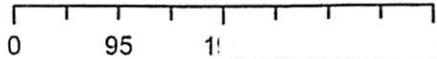
Callout, Color, Density, Moisture Content, USC



**EXHIBIT B**



Microsoft Bing Maps © Microsoft



**EXHIBIT B**

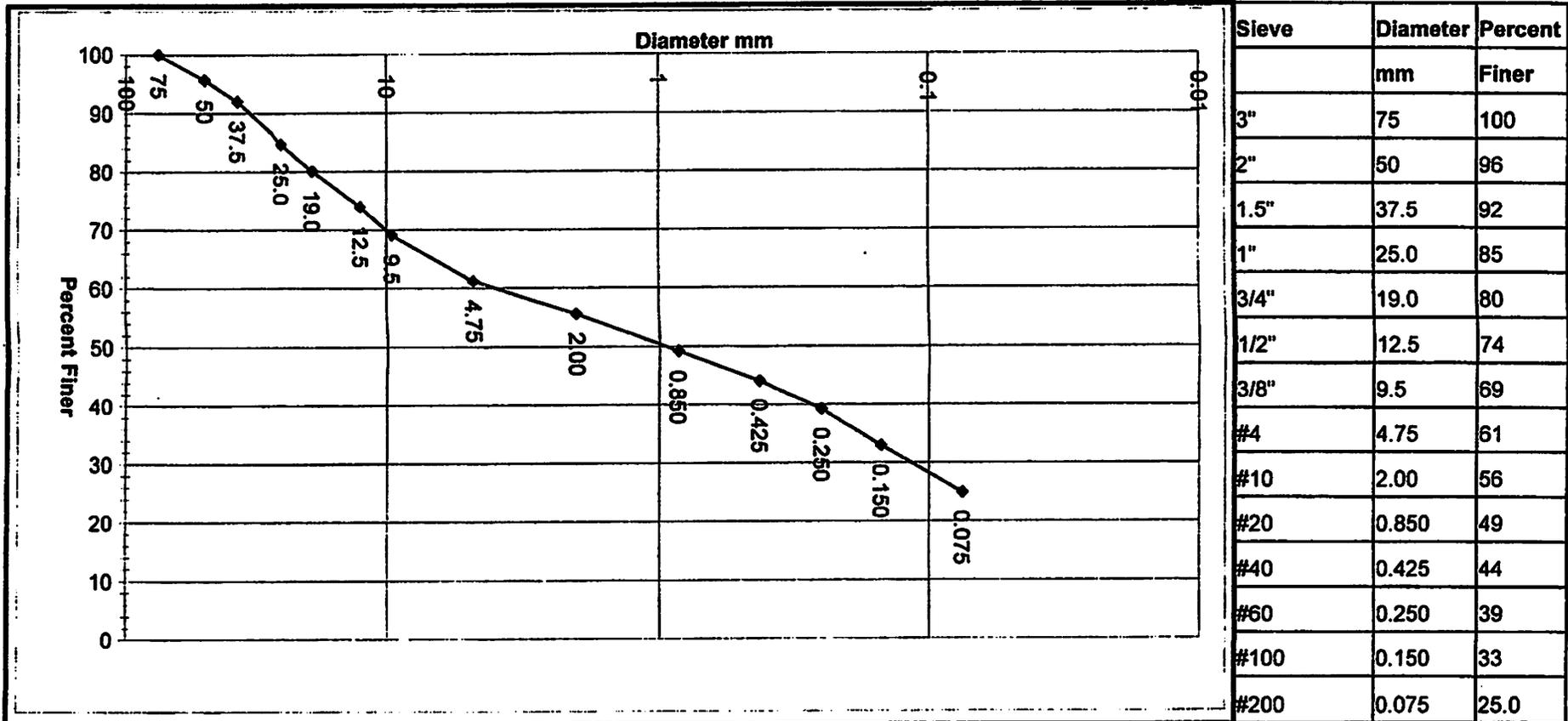


EXHIBIT B



# HANSEN ENGINEERING, INC.

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



Client: ARE, LLC  
Project: Tyler Smith  
Sample Location: 4247 S Eider Cr

Soil Description: Silty Gravel with Sand  
Unified Classification: GM

Date: 12/30/2025  
Sample Date: 9/6/2025  
Proj. no: 25005

EXHIBIT B

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, March 10, 2026 3:08 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Smith-Willis (CC)

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

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Monday, February 23, 2026 4:30 PM  
**To:** billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; materialsintegrity@gci.net; jszmik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; 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>  
**Subject:** RFC Smith-Willis (CC)

Hello,

Attached is the RFC packet for the Smith-Willis Subdivision. Please ensure that all comments are submitted by March 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Smith-Willis](#)

Sincerely,

## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, March 9, 2026 10:47 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Smith-Willis (CC)

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

Good morning,

MTA has no comments on this one.

Thank you for the opportunity to comments.

### Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645  
Office: (907) 761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Monday, February 23, 2026 4:30 PM  
**To:** billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; materialsintegrity@gci.net; jszmik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; 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>  
**Subject:** RFC Smith-Willis (CC)

Hello,

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 9, 2026 6:57 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Smith-Willis (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:** Monday, February 23, 2026 4:30 PM  
**To:** billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; materialsintegrity@gci.net; jszmik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; 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>  
**Subject:** RFC Smith-Willis (CC)

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

Hello,

Attached is the RFC packet for the Smith-Willis Subdivision. Please ensure that all comments are submitted by March 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Smith-Willis](#)

EXHIBIT D

**LEGEND**

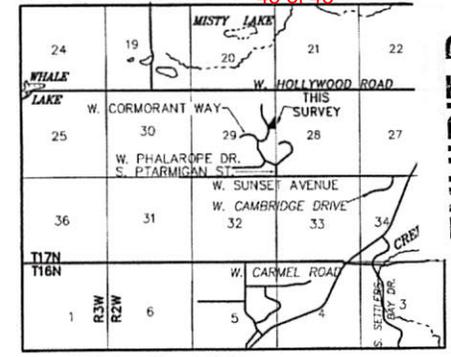
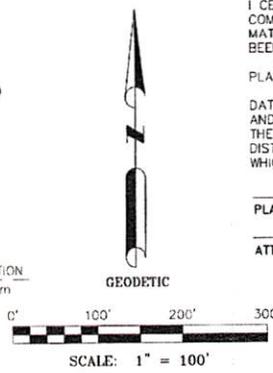
- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, LS 7330)
- ⊙ FOUND YELLOW PLASTIC CAP ON 5/8" REBAR (AK LANDS, LS107877)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER MSB WAIVER RES. #2002-224-PWm (DOC #2002-030066-0) (ROS #2002-163)
- (R1) RECORD VALUE PER PTARMAGIN - VILLAGE (PLAT #72-100)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP AS (BULL MOOSE, LS 10609)
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
- ⊕ UTILITY POLE
- ✓ GUY ANCHOR
- ⊗ UTILITY PEDESTALS

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

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

PLAT RESOLUTION NO. \_\_\_\_\_  
 DATED \_\_\_\_\_  
 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RODNEY S. WILLIS \_\_\_\_\_ DATE \_\_\_\_\_  
 4247 S EODER CIRCLE  
 WASILLA, ALASKA 99654-9863

JEAN E. WILLIS \_\_\_\_\_ DATE \_\_\_\_\_  
 4247 S EODER CIRCLE  
 WASILLA, ALASKA 99654-9863

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR RODNEY S. WILLIS  
 JEAN E. WILLIS  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

Agenda Copy

PRELIMINARY

**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.

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

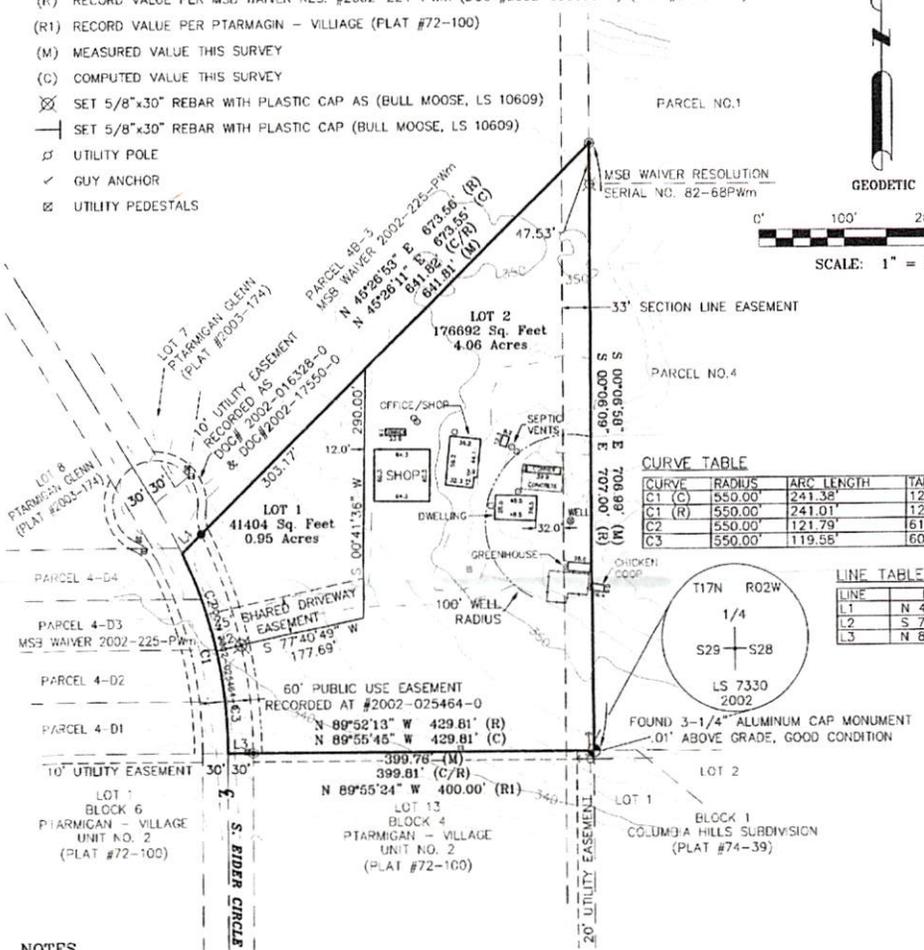
**PRELIMINARY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND ASBLUT INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S. \_\_\_\_\_ 10/10/2025  
 LS-10609 PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE

APPROVED AS: SHOWN   
 CORRECTED   
 SIGN Mireya Armenta, DATE 10/10/2025  
 GCI ENGINEERING & DESIGN



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (C)	550.00'	241.38'	122.66'	239.45'	N 12°28'08" W	25°08'43"
C1 (R)	550.00'	241.01'	122.47'	239.09'	N 12°25'25" W	25°06'25"
C2	550.00'	121.79'	61.15'	121.55'	N 18°39'49" W	12°41'16"
C3	550.00'	119.58'	60.03'	119.35'	N 06°05'27" W	12°27'27"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 45°26'11" E	31.73'
L2	S 77°40'49" W	30.00'
L3	N 89°55'45" W	30.00'

**NOTES**

1. THE "BASIS OF BEARING" IS GEODETTIC NORTH AS OBSERVED ON SEPTEMBER 25, 2025 AT SOUTHEAST PROPERTY CORNER MONUMENT. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETTIC SURVEY (NGS) GEOID 12B (ALASKA).
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1960 IN BOOK 39, PAGE 86.
6. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 30, 2002 AS DOCUMENT #2002-016328-0 & AS DOCUMENT #2002-030066-0

A PLAT OF  
**SMITH-WILLIS SUBDIVISION**

A REPLAT OF:  
 PARCEL 4C  
 MSB WAIVER RES. NO. 2002-224PWm  
 RECORDED AS DOC #2002-030066-0

LOCATED WITHIN:  
 SECTION 29, T17N R2W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 5.0 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
LICENSE #200746

200 HYGRADE LANE OFFICE: (907) 357-6957  
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: TGC DRAWING SCALE:  
 DATE: 10/10/2025 1"=100'  
 CHECKED BY: RSH SHEET  
 1 OF 1



**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

10 March 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed the preliminary plat for SMITH-WILLIS SUBDIVISION proposed under MSB Case 2026-16 and advises that there is an existing natural gas service line that crosses proposed Lot 1 to serve proposed Lot 2. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Dedicate a ten foot (10 FT) wide Natural Gas Easement centered over the existing natural gas service pipeline within proposed Lot 1.
2. Grant ENSTAR a Natural Gas Easement for a ten foot (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed Lot 1.

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at [brandon.echols@enstarnaturalgas.com](mailto:brandon.echols@enstarnaturalgas.com).

Sincerely,

*Brandon Echols*

Brandon Echols  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC

# TOWNSHIP 17N RANGE 2W SECTION 29 PROPOSED LOTS 1 AND 2

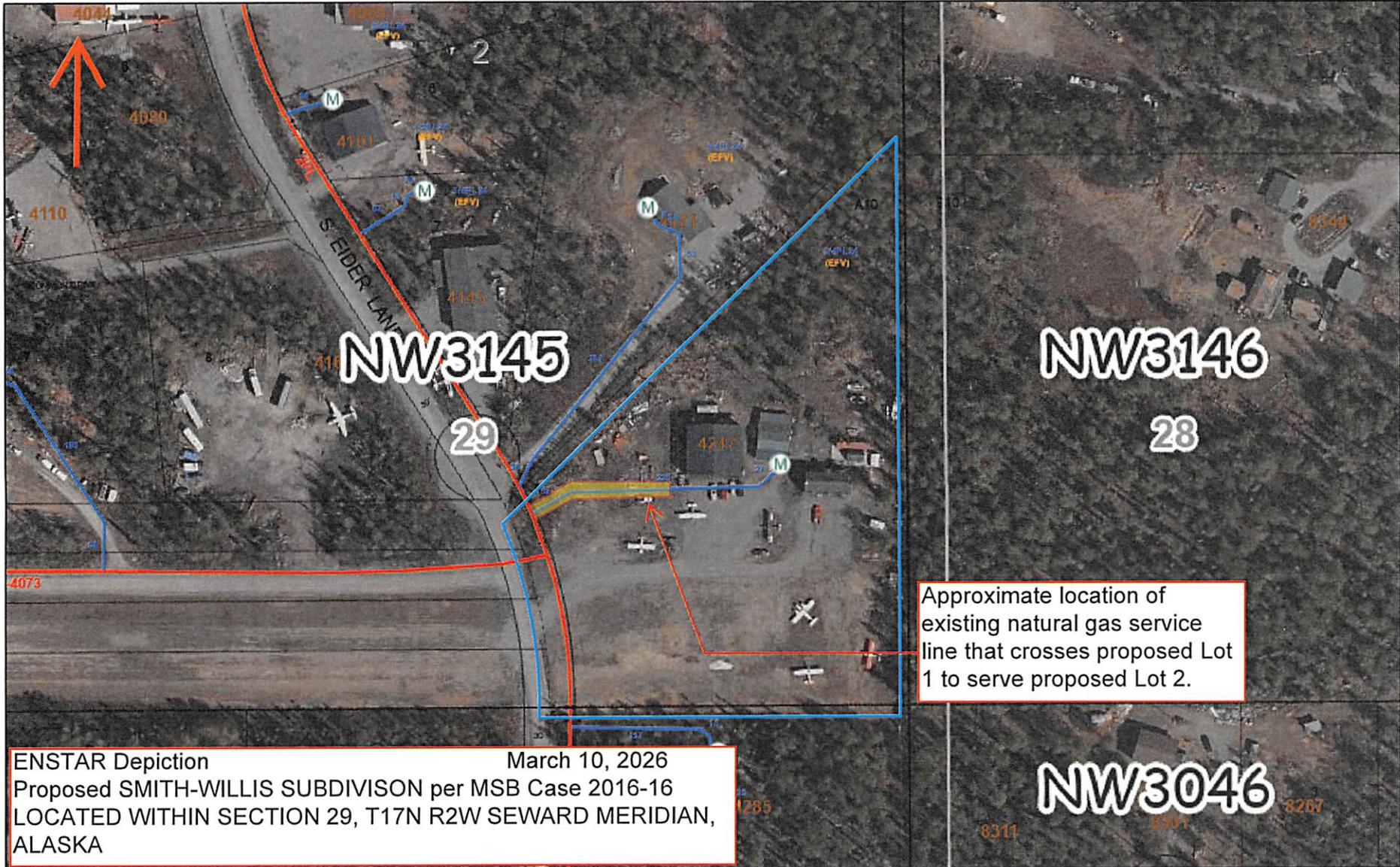
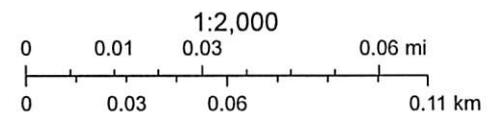


EXHIBIT D

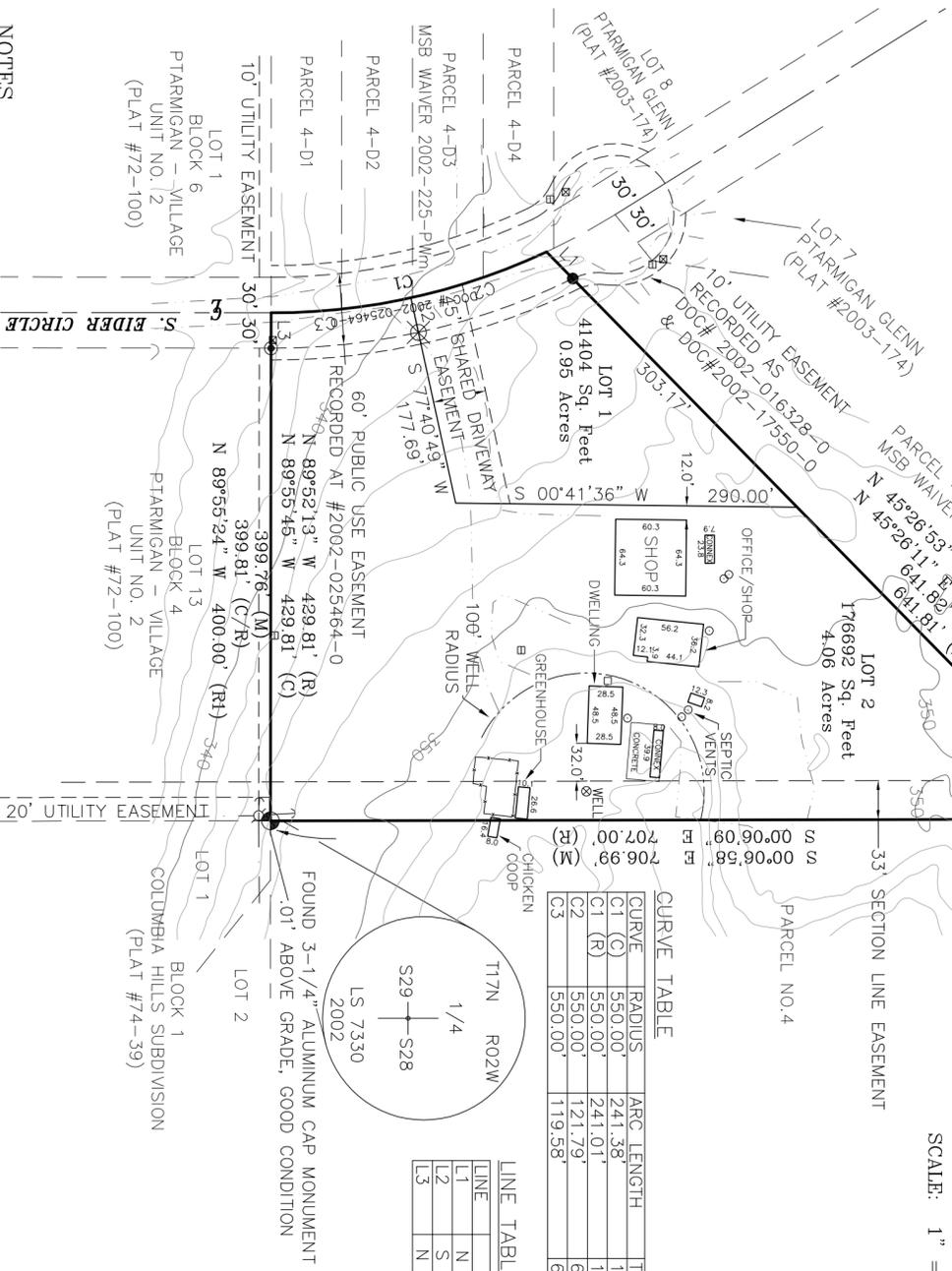


ENSTAR Natural Gas Company, ENSTAR Natural Gas Company, Matanuska  
- Susitna Borough, Kenai Peninsula Borough, Municipality of Anchorage,

ArcGIS Web AppBuilder  
ENSTAR Natural Gas Company

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DATED \_\_\_\_\_ 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**PRELIMINARY**

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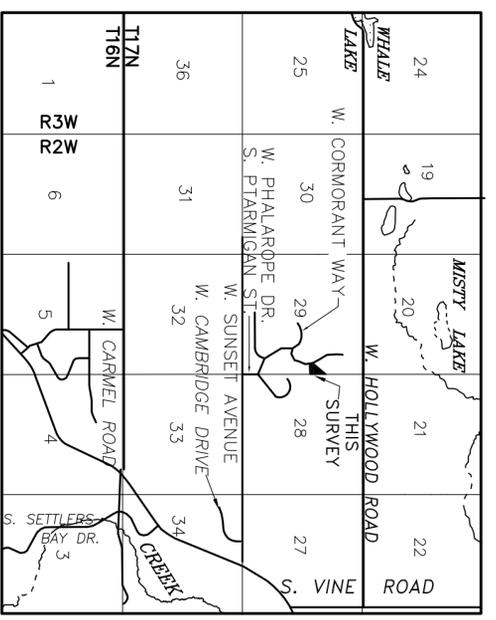
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ROBERT S. HOFFMAN, P.L.S. \_\_\_\_\_ DATE 10/10/2025  
 LS-10609 PROFESSIONAL LAND SURVEYOR



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RODNEY S. WILLIS \_\_\_\_\_ DATE \_\_\_\_\_  
 4247 S EODER CIRCLE  
 WASILLA, ALASKA 99654-9863

JEAN E. WILLIS \_\_\_\_\_ DATE \_\_\_\_\_  
 4247 S EODER CIRCLE  
 WASILLA, ALASKA 99654-9863

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ FOR RODNEY S. WILLIS  
 JEAN E. WILLIS  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**P&M AIRPARK**

A REPLAT OF:  
 PARCEL 4C  
 MSB WAIVER RES. NO. 2002-224PWm  
 RECORDED AS DOC #2002-030066-0

LOCATED WITHIN:  
 SECTION 29, T17N R2W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 5.0 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**

200 HYGRADE LANE  
 WASILLA, ALASKA 99654  
 OFFICE: (907) 357-6957  
 office@bullmoosesurveying.com  
 LICENSE #200746  
 DRAWN BY: TGC  
 DATE: 10/10/2025  
 CHECKED BY: RSH  
 SHEET 1 OF 1

- NOTES**
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