

# 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.** **April 1, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **NEW HOPE ESTATES 2026:** The request is to create four lots from Lot 1, New Hope Estates (Plat# 2022-114), (Tax ID#8313B03L001) to be known as **NEW HOPE ESTATES 2026**, containing 8.66 acres +/- . The property is directly east of N. New Hope Farm Road and north of E. Heavenly Circle; within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Patricia Sikes, Staff: Chris Curlin, Case #2026-017)*
  
- B. **CORTIS CAMP:** The request is to create two lots from Tax Parcel A7 (the S1/2 N1/2 BW1/4 and the N1/2 S1/2 NW1/4 NE1/4) to be known as **CORTIS CAMP**, containing 19.996 acres +/- . The property is located west of S Rubacaba Street, east of S Alix Drive, and south of S Knik Knack Mud Shack Road (Tax ID # 16N02W08A007); within the NE ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Loretta Cortis, Staff: Matthew Goddard, Case #2026-020)*
  
- C. **MERIDIAN PARK EAST ADDITION No. 2:** The request is to create three lots from Parcels 8630000T00A-1 and 8590000L003, to be known as **MERIDIAN PARK EAST ADDITION No. 2**, containing 22.55 acres +/- . The plat is located north of East Palmer Wasilla Highway, south of Mud Lake, and east of North Seward Meridian Parkway, located

within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Meridian Park Medical Holdings LLC, Staff: Cayman Reynolds, Case #2026-021*)

- D. **OTTO ESTATES:** The request is to create four lots from Tax Parcel A9,(Tax ID# 17N02E25A009) to be known as **OTTO ESTATES**, containing 25.076 acres +/- . The property is directly west of S. Caudill Road and south of E. Plumley Road; within the NE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Joseph Bernowski, Staff: Chris Curlin, Case #2026-022*)
- E. **NORTH VILLAGE LOT 15A BLOCK 2:** The request is to create one lot from Lots 15 & 16, North Village, Plat No. 2025-152 to be known as **NORTH VILLAGE LOT 15A BLOCK 2**, containing 2.92 acres +/- . The property is located north of West Bogard Road, east of North Trunk Road, and west of North Cottage Knoll Drive (Tax ID # 8689B02L015 / L016); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, Staff: Cayman Reynolds, Case #2026-024*)

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 1, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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



3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 1, 2026

ABBREVIATED PLAT: NEW HOPE ESTATES 2026  
LEGAL DESCRIPTION: SEC 10, T18N, R01E S.M., AK  
PETITIONERS: MERLE & PATRICIA SIKES  
SURVEYOR/ENGINEER: DENALI NORTH  
ACRES: 8.66 +/- PARCELS: 4  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-017

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**REQUEST:**

The request is to create four lots from Lot 1, New Hope Estates (Plat# 2022-114), (Tax ID#8313B03L001) to be known as NEW HOPE ESTATES 2026, containing 8.66 acres +/- . The property is directly east of N. New Hope Farm Road and north of E. Heavenly Circle; within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1.

**EXHIBITS:**

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

**COMMENTS:**

MSB Pre-Design and Engineering **Exhibit C – 1 pg**  
Utilities **Exhibit D - 3 pgs**

**DISCUSSION:** The proposed subdivision is creating four lots ranging in size from 1.84 acres to 2.76 acres +/- . Access for the lots exist from N. New Hope Farm Road and E. Heavenly Circle, both privately maintained roads.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE, notes two test holes was excavated. Test hole 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 D**) GCI has no objections. ENSTAR has no comments or recommendations. MEA did not reply. MTA requests easement #2020-020639-0 be added to the plat.  
*Staff notes this is condition # 4.*

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 **NEW HOPE ESTATES 2026** 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.

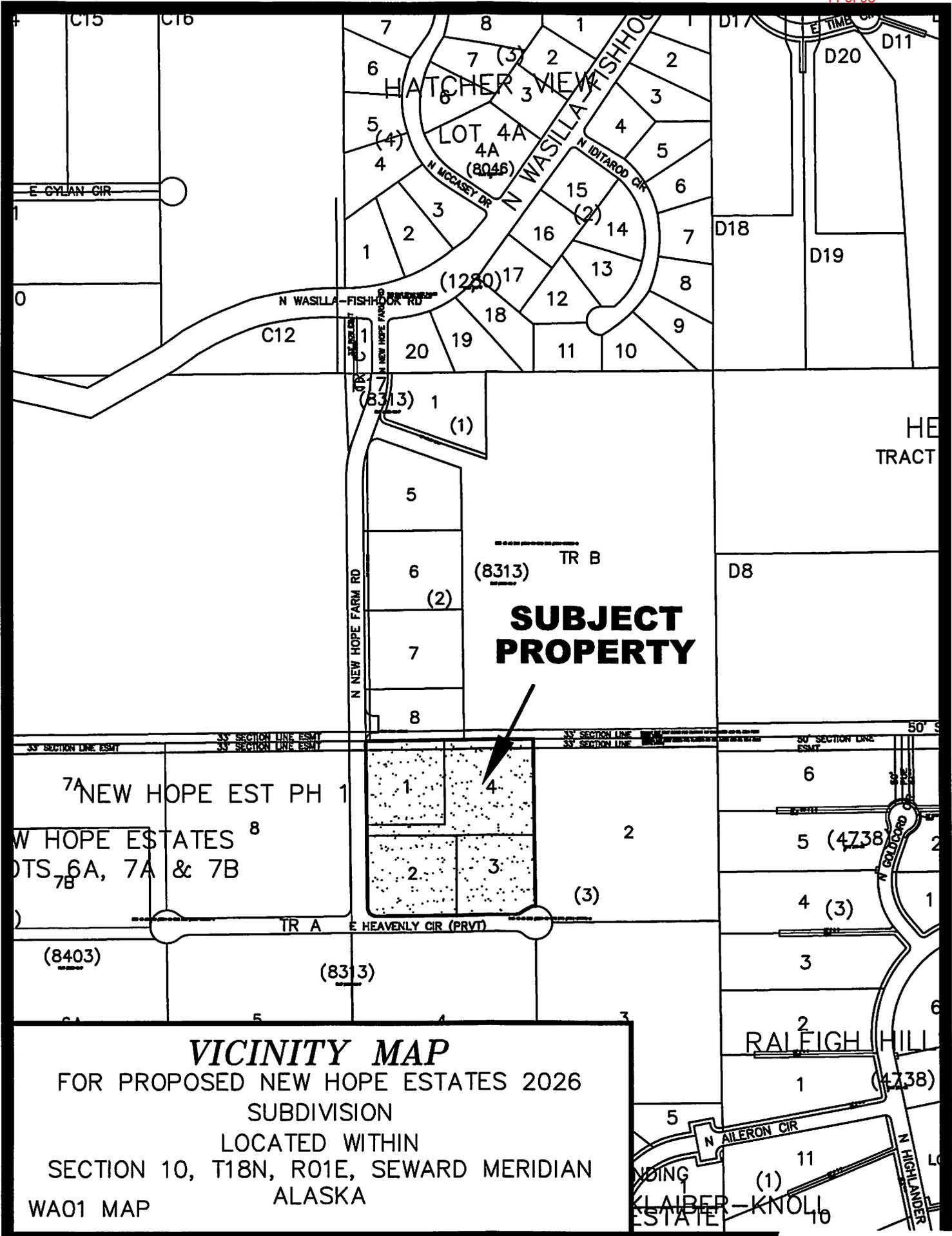
### **FINDINGS OF FACT:**

1. The plat of **NEW HOPE ESTATES 2026** 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:**

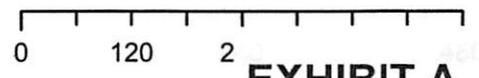
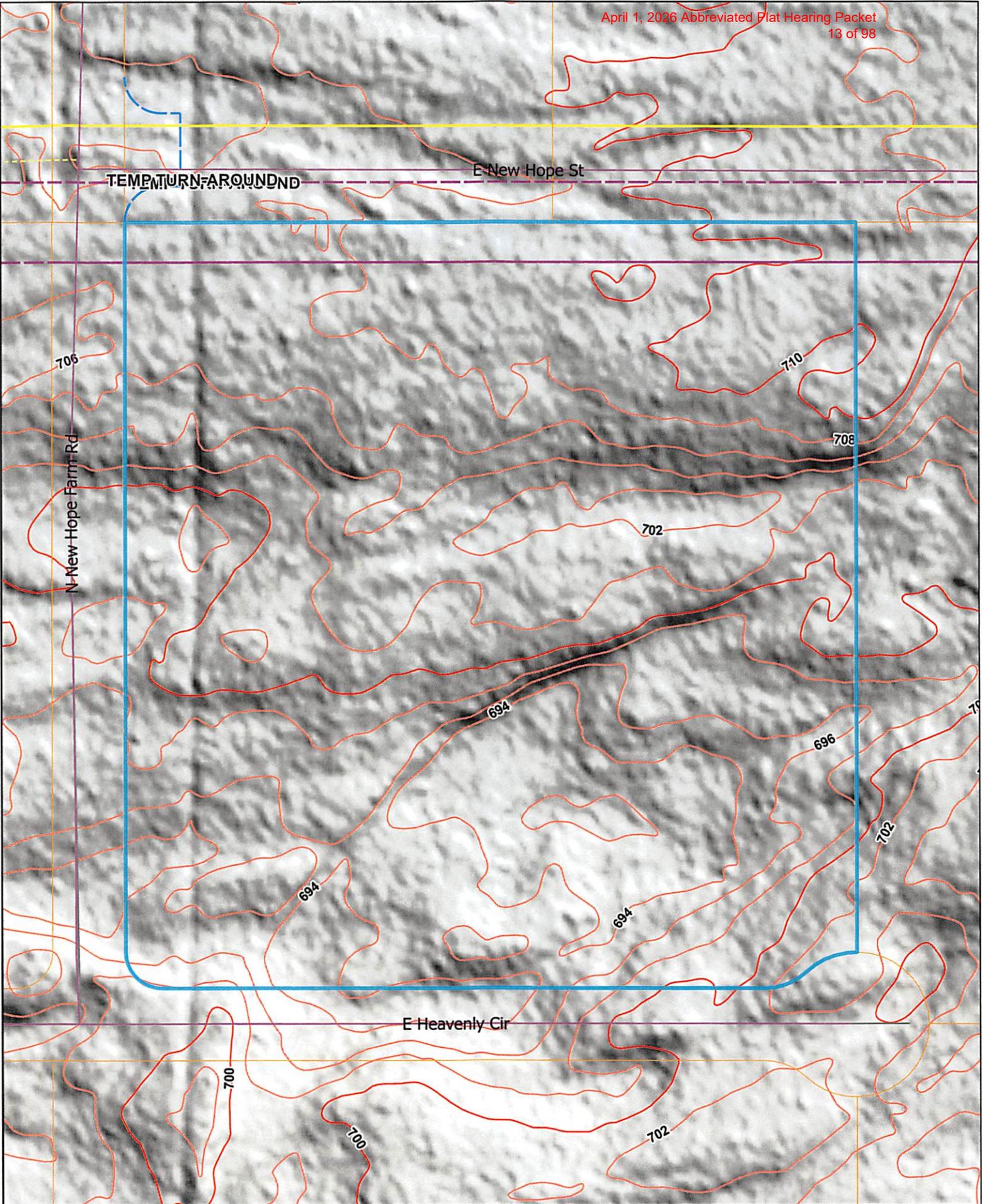
**Suggested motion: I move to approve the Preliminary Plat of NEW HOPE ESTATES 2026, Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. 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.



**EXHIBIT A**







RECEIVED

MAR 17 2026

PLATTING

March 17, 2026

Platting Department  
350 E. Dahlia Ave.  
Palmer, AK 99645

RE: PA#2025-0180

**SOILS INVESTIGATION:**

A soils investigation has been completed for the referenced proposed four lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are the test hole logs dated 10/21/2025. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

**SITE PLAN:**

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely



James Rowland, P.E.



DENALI NORTH  
1190 N. HELEN LN.  
WASILLA, AK 99654

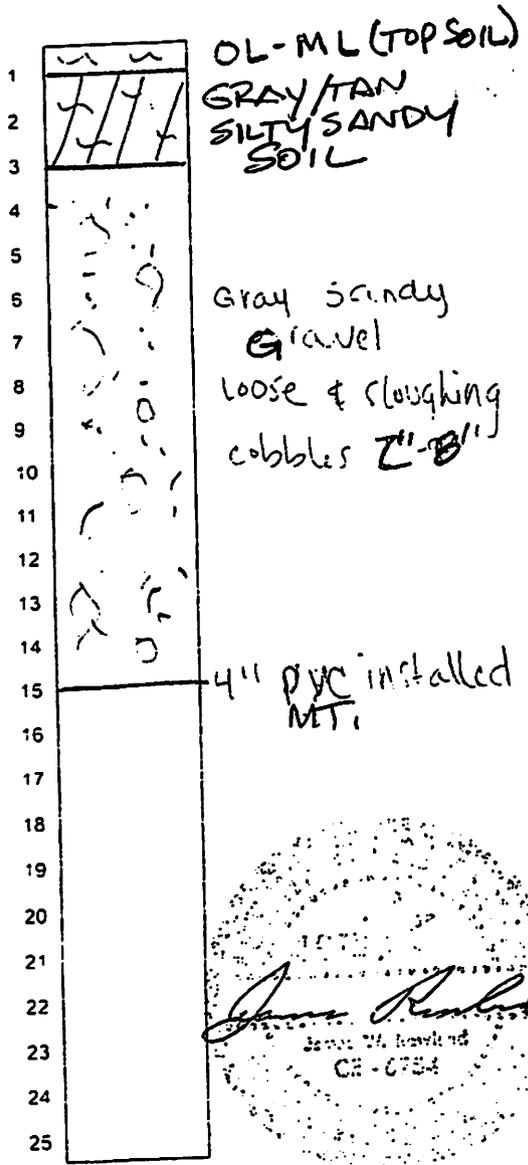
TH #1

SOIL LOG  
 PERCOLATION TEST

SOIL LOG/PERCOLATION TEST

BEDROOMS \_\_\_\_\_  
JOB NUMBER \_\_\_\_\_

PERFORMED FOR: Patricia Sikes DATE PERFORMED: 10-21-25  
LEGAL DESCRIPTION: LOT 1, BUL 3 NEW HOPE EST



(NOT TO SCALE)  
  
**SEE MAP**

WAS GROUND WATER ENCOUNTERED? NO  
IF YES AT WHAT DEPTH? \_\_\_\_\_

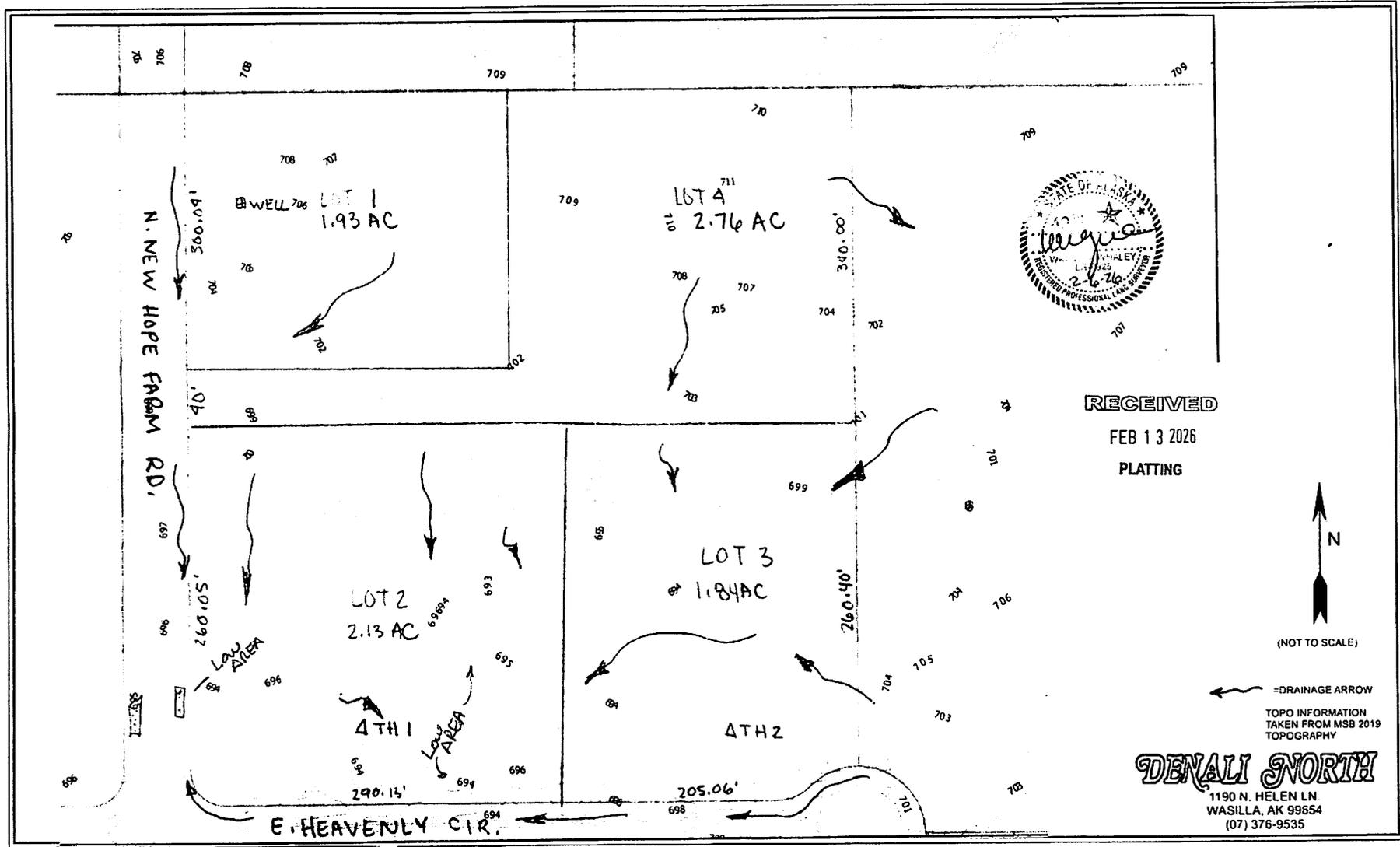
DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED

DEPTH (FEET)

PERCOLATION RATE \_\_\_\_\_ (MIN/INCH)  
REST RUN BETWEEN \_\_\_\_\_ FEET AND \_\_\_\_\_ FEET

COMMENTS \_\_\_\_\_  
PERFORMED BY: UNW CERTIFIED BY: JR DATE: 12-18-25





Traverse PC

EXHIBIT B

## Chris Curlin

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**From:** Tammy Simmons  
**Sent:** Tuesday, March 17, 2026 2:37 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: FW: RFC New Hope Estates 2026 (CC)

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

Hello,

Thank you for the revised soils report. PD&E has no comments.

Thank you.

PD&E Review Group

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, March 17, 2026 11:07 AM  
**To:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>  
**Subject:** FW: FW: RFC New Hope Estates 2026 (CC)

Hello,

The soils report has been updated to describe a four-lot subdivision.

Sincerely,

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

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**From:** Denali North <[denalinorth6925@gmail.com](mailto:denalinorth6925@gmail.com)>  
**Sent:** Tuesday, March 17, 2026 10:44 AM  
**To:** Chris Curlin <[Chris.Curlin@matsugov.us](mailto:Chris.Curlin@matsugov.us)>  
**Subject:** Re: FW: RFC New Hope Estates 2026 (CC)

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

Good Morning Chris,



**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 has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

- **New Hope Estates 2026**  
(MSB Case # 26-017)

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

## Chris Curlin

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, March 10, 2026 8:36 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC New Hope Estates 2026 (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)

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, February 24, 2026 8:40 AM  
**To:** Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Michael Bowles <Michael.Bowles@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>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC New Hope Estates 2026 (CC)

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

Hello,

Attached is the RFC packet for the New Hope Estates 2026 Subdivision. Please ensure that all comments are submitted by March 13, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[New Hope Estates 2026](#)

## Chris Curlin

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, March 11, 2026 3:49 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC New Hope Estates 2026 (CC)

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

Hello,

MTA requests that our easement 2020-020639-0 be added to the plat or at least in the notes.

Thank you for the opportunity to comment.

### 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:** Tuesday, February 24, 2026 8:40 AM  
**To:** Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Michael Bowles <Michael.Bowles@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>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC New Hope Estates 2026 (CC)

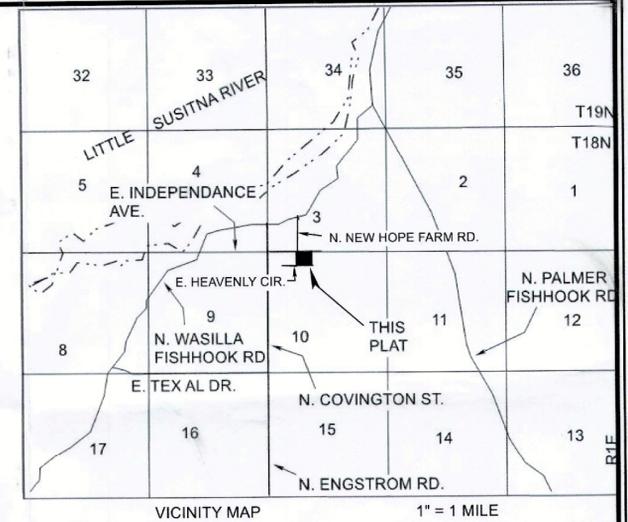
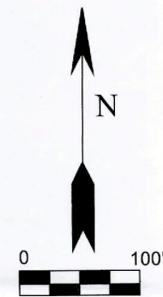
Hello,

Attached is the RFC packet for the New Hope Estates 2026 Subdivision. Please ensure that all comments are submitted by March 13, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

**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.

Line Table		
LINE	BEARING	HORIZ DIST
L1	N0°04'56"E	40.00'



**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) \_\_\_\_\_

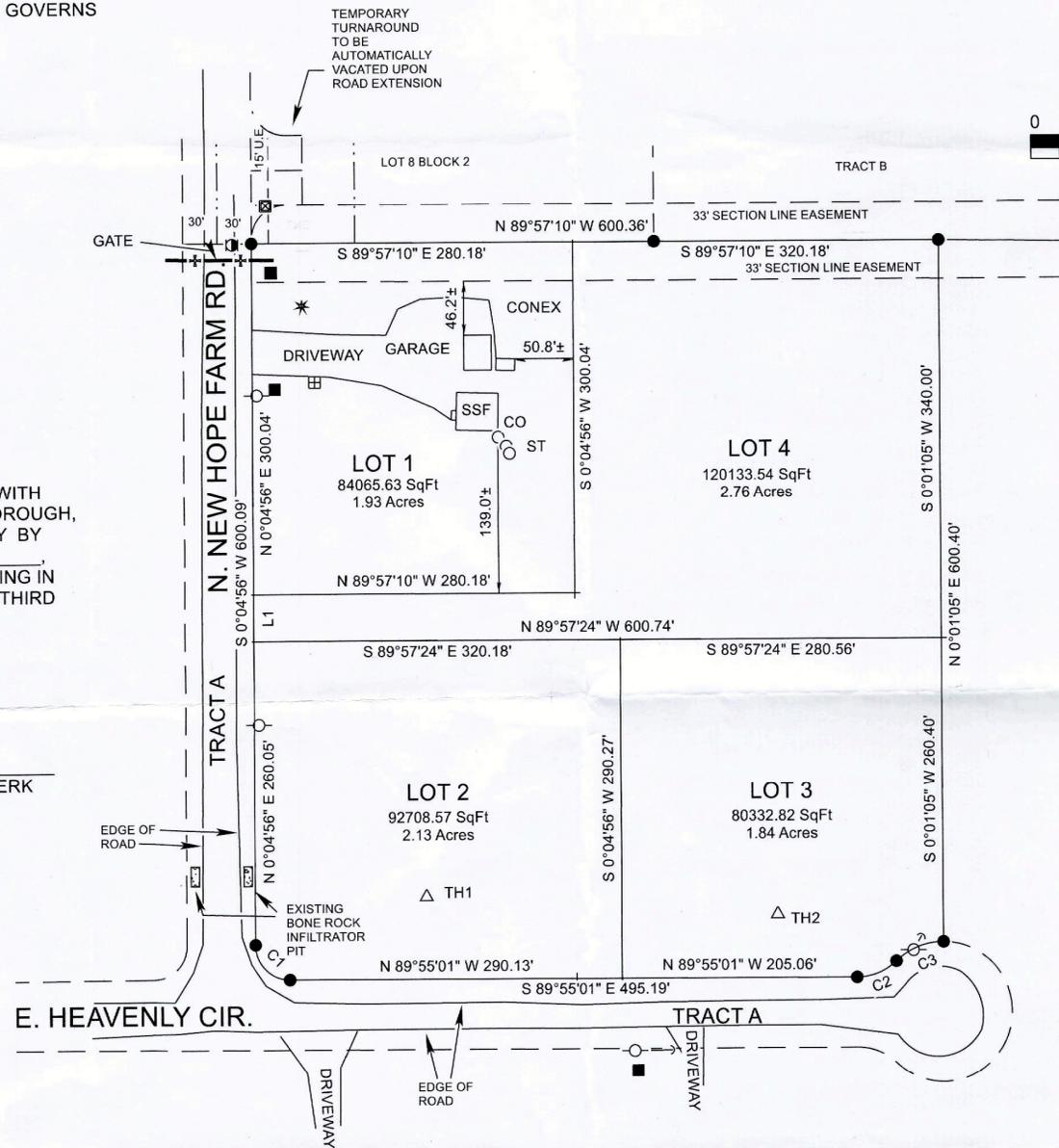
**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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

LEGEND	
△	TEST HOLE
*	SATELITE DISH
○	POWER POLE W/ANCHOR
+	CONTROL BOX ON GATE
●	FOUND 5/8" REBAR
⊠	MTA PEDESTAL
⊞	WELL
■	METERBASE
□	KEYPAD
*	SATELITE DISH



**CERTIFICATE OF OWNERSHIP**

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.

NAME: MERLE L. SIKES DATE: \_\_\_\_\_  
PO BOX 870069  
WASILLA, AK 99687

NAME: PATRICIA M. SIKES DATE: \_\_\_\_\_  
PO BOX 870069  
WASILLA, AK 99687

RECEIVED  
FEB 13 2026  
PLATTING

**PRELIMINARY PLAT**

A PLAT OF  
**NEW HOPE ESTATES 2026**  
A REPLAT OF:  
LOT 1 BLOCK 3 NEW HOPE  
ESTATES PHASE I PLAT NO. 2022-114  
LOCATED WITHIN:  
SECTION 10 TOWNSHIP 18 NORTH  
RANGE 1 EAST SEWARD MERIDIAN,  
ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 8.66 ACRES MORE OR LESS

**DENALI NORTH**

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

JOB NO. 25-260	DATE: FEBRUARY 3, 2026	DWN HW CHK WW
SCALE 1"=100'	FB. PGS.	SHEET 1 OF 1

**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  
2/9/2026

Curve Table						
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S44°58'07"E	42.46'	30.00'	47.16'	90°04'42"	30.04'
C2	N68°30'40"E	36.96'	50.00'	37.85'	43°22'41"	19.89'
C3	N68°23'56"E	44.58'	60.00'	45.67'	43°36'50"	24.01'



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 1, 2026

ABBREVIATED PLAT: CORTIS CAMP  
LEGAL DESCRIPTION: SEC 08, T16N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: LORETTA CORTIS  
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING  
ACRES: 19.996 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-020

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**REQUEST:** The request is to create two lots from Tax Parcel A7 (the S1/2 N1/2 BW1/4 and the N1/2 S1/2 NW1/4 NE1/4) to be known as **CORTIS CAMP**, containing 19.996 acres +/- . The property is located west of S Rubacaba Street, east of S Alix Drive, and south of S Knik Knack Mud Shack Road (Tax ID # 16N02W08A007); within the NE ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 5 pgs</b>
Topographic Narrative	<b>EXHIBIT B – 1 pg</b>
<b><u>AGENCY COMMENTS</u></b>	
ADOT&PF	<b>EXHIBIT C – 2 pgs</b>
MSB DPW Pre-Design and Engineering Division	<b>EXHIBIT D – 1 pg</b>
MSB Development Services	<b>EXHIBIT E – 1 pg</b>
Utilities	<b>EXHIBIT F – 4 pgs</b>

**DISCUSSION:** The proposed subdivision is creating two lots. Access to both proposed lots is from S. Knik-Goose Bay Road, an ADOT&PF owned and maintained road.

**Topographic Narrative:** A topographic narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Owen Dicks, Professional Land Surveyor, notes the terrain of the proposed subdivision slopes gently from an approximate elevation of 280' at the northwest corner southeast towards a bluff overlooking Knik Arm to an approximate elevation of 250' at the top of the bluff near the southeast corner. In the far southeast corner of the property the ground slopes steeply from approximately 250' at the top of the bluff to approximately 186' at the southeast corner. The land is typical boreal spruce and birch forest and is bisected in a northeast and southwest direction by an approximately 200' wide clearing for S. Knik Goose Bay Road.

**Comments:**

ADOT&PF (**Exhibit C**) submitted the following comments:

- Please add note: Knik Goose-Bay ROW shown was taken from Department of Highways Right of Way Map S-0525(2) Goose Bay to Wasilla.
- One access to Knik Goose-Bay Road will be permitted for each lot. Further subdivision of either lot will require internal circulation.
- Thank you for adding required plat note: “Single access for each lot to KGB Road.”
- Platting actions change lot legal descriptions and require access permits to be reapplied for. Any proposed changes to existing access are required to be reviewed through the permitting process. Reapply for access to Knik Goose-Bay Road. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF’s ROW Property Management division at 907-269-0691 if you have any questions (**Recommendation #4**).

MSB DPW Pre-Design and Engineering Division (**Exhibit D**) S. Knik-Goose Bay Road is classified as a Major Arterial on the Official Streets and Highways Plan and is owned and maintained by ADOT&PF. The petitioner should coordinate with ADOT&PF for access to Knik-Goose Bay Road (**Recommendation #4**).

MSB Development Services (**Exhibit E**) has no comments.

**Utilities: (Exhibit F)**

Enstar has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond

MTA requests a 15’ wide utility easement roadside of the lots (**Recommendation #5**).

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.

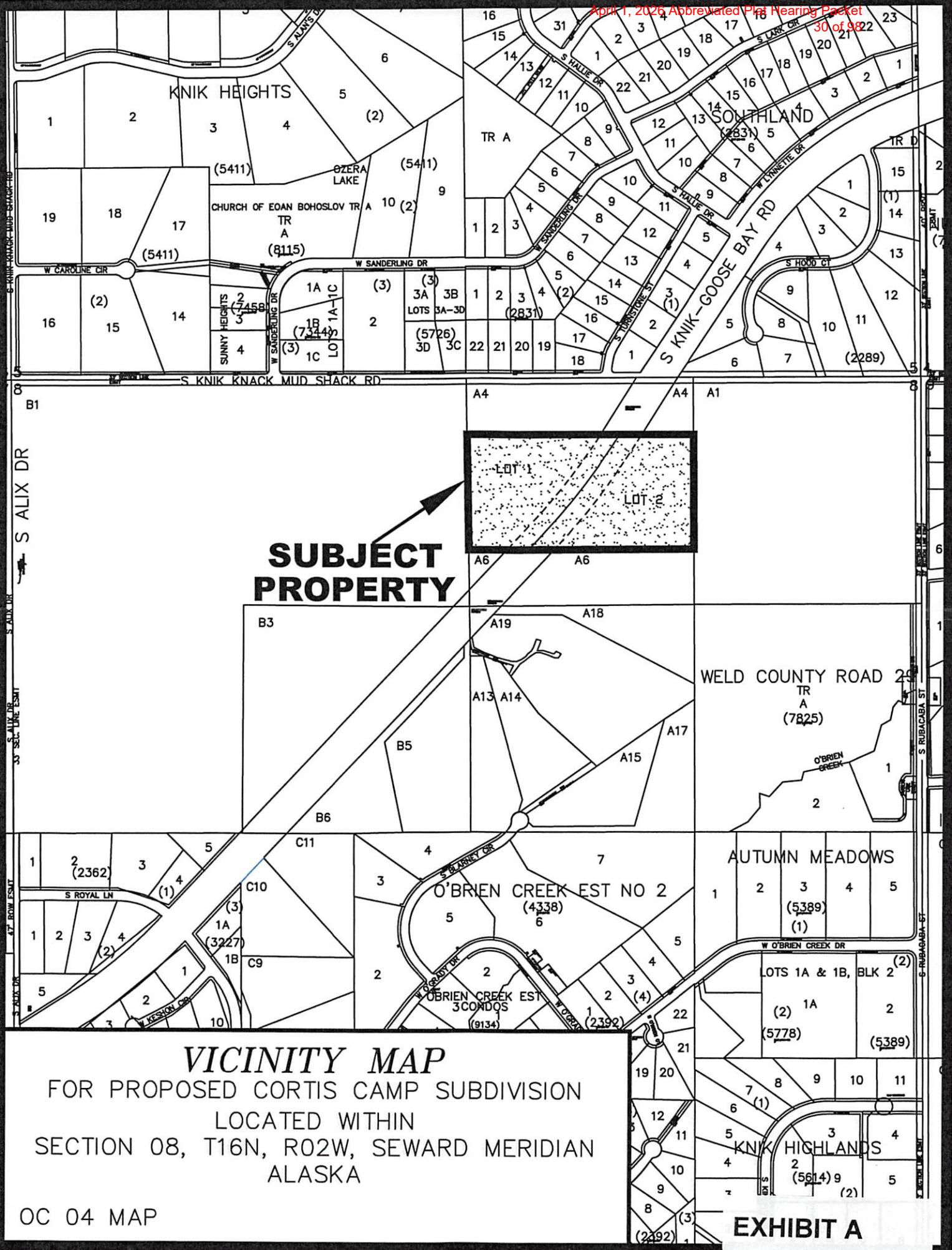
**CONCLUSION:** The abbreviated plat of Cortis Camp is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response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

**FINDINGS OF FACT**

1. The plat of Cortis Camp is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Both lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Both lots have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. At the time the staff report was written, there were no objections received from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Cortis Camp, Section 8, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:**

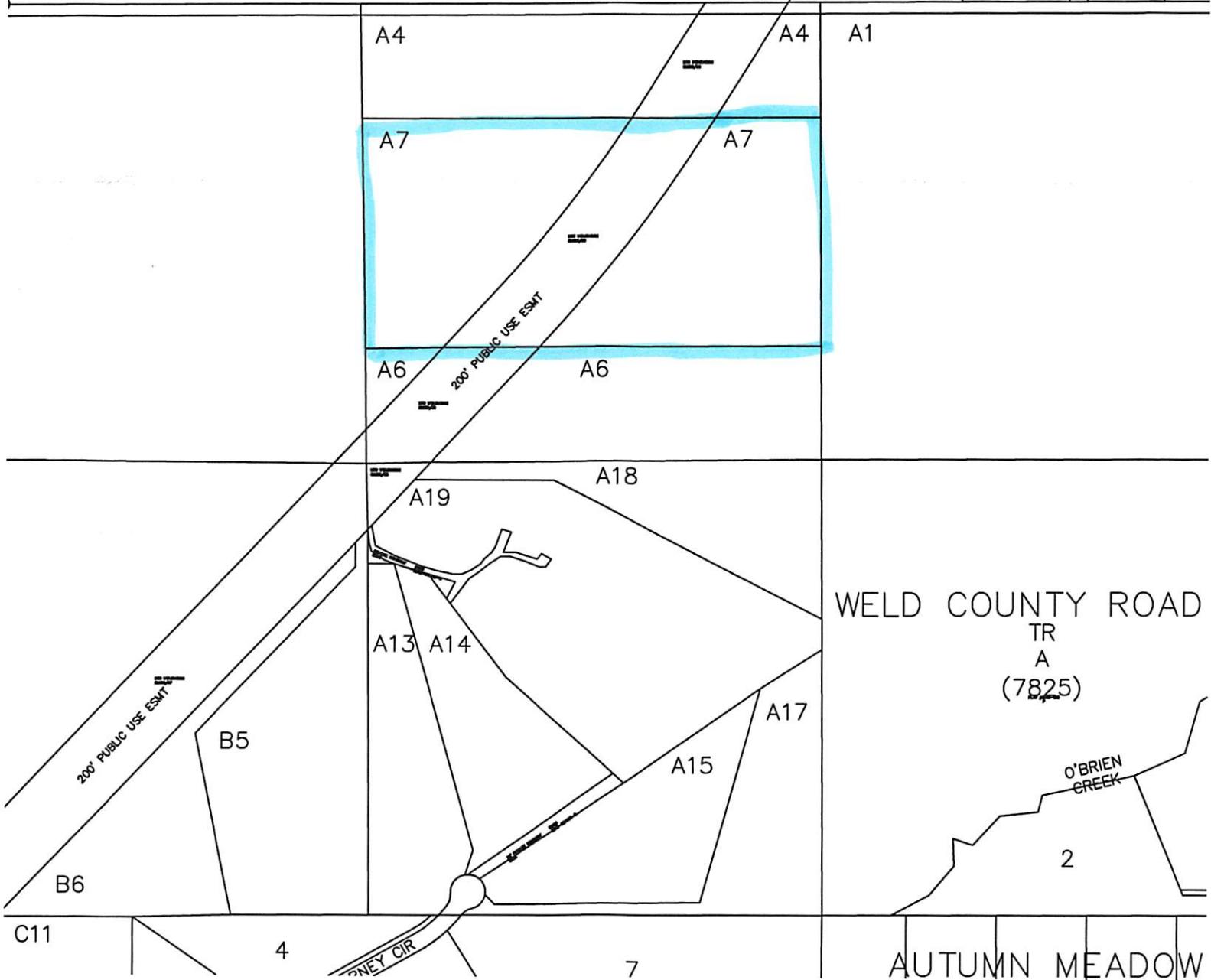
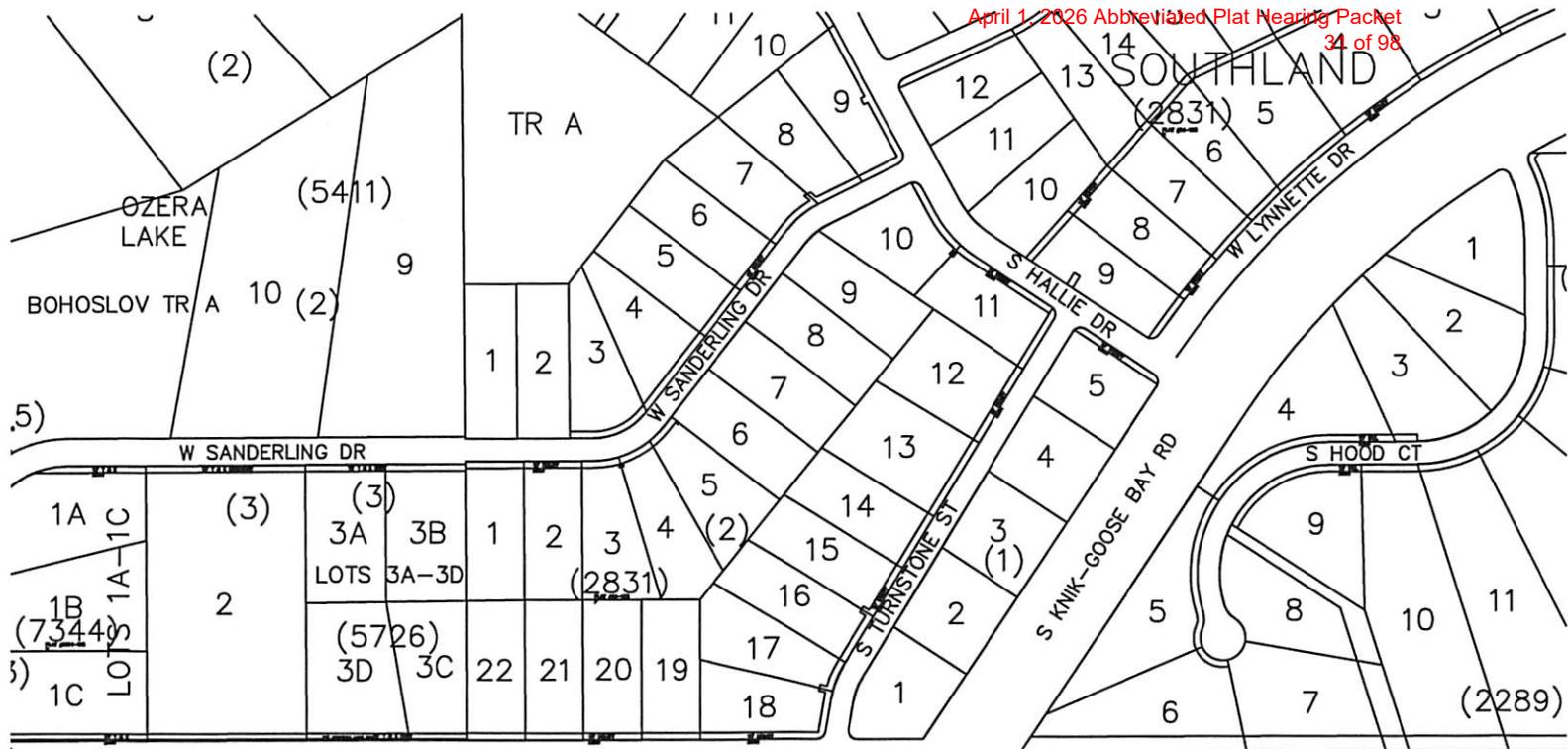
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for a driveway permit for all accesses to S. Knik-Goose Bay Road. Supply a copy of the submitted driveway permit/permit application to Platting Staff.
5. Coordinate with MTA to record a 15' wide utility easement. Show the recorded easement on the final plat.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**

**VICINITY MAP**

FOR PROPOSED CORTIS CAMP SUBDIVISION  
LOCATED WITHIN  
SECTION 08, T16N, R02W, SEWARD MERIDIAN  
ALASKA



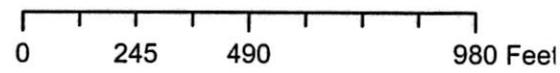


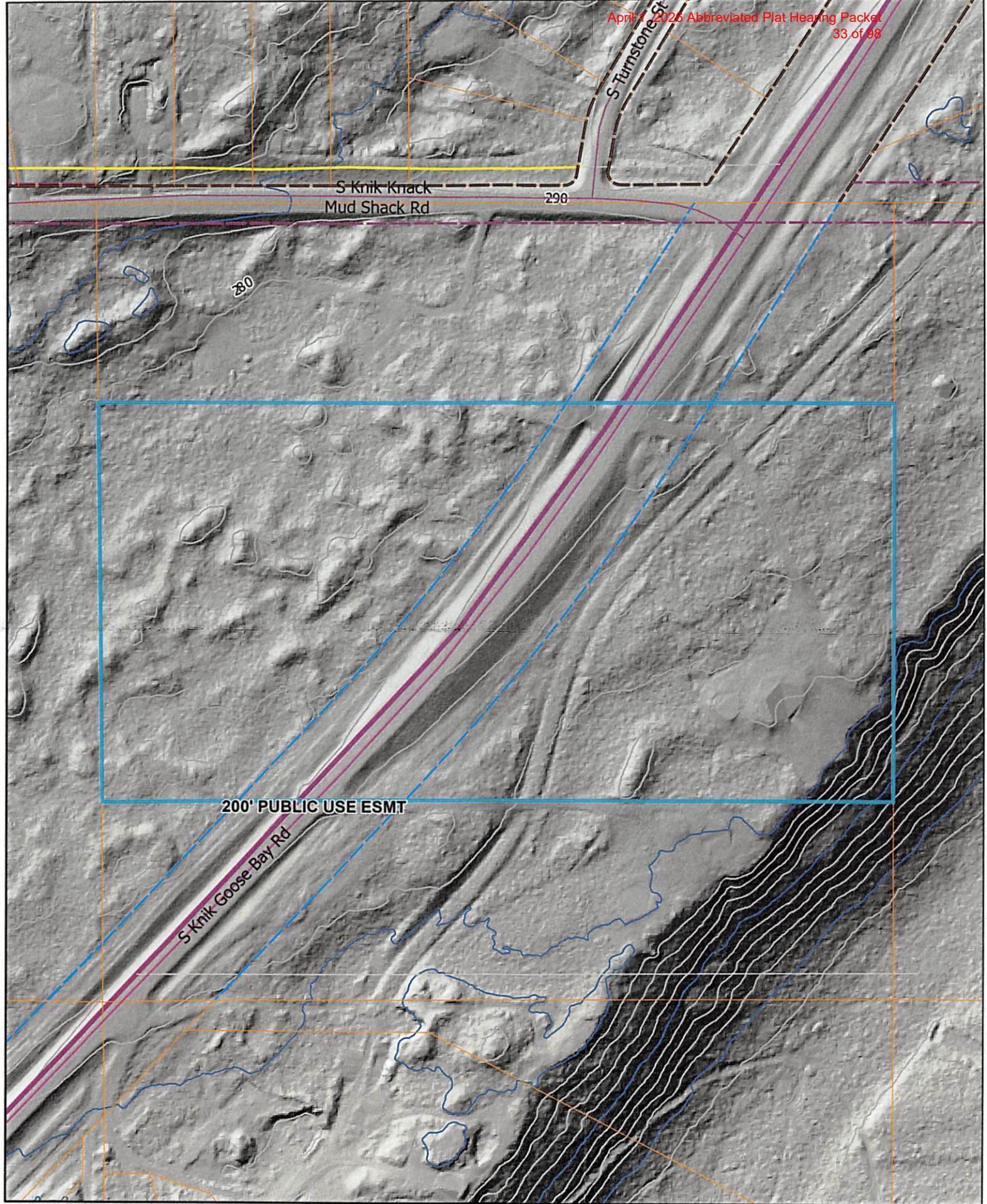
S Knik Knack  
Mud Shack Rd

200' PUBLIC USE ESMT  
S Knik Goose Bay Rd

S Turnstone Rd

Microsoft Word





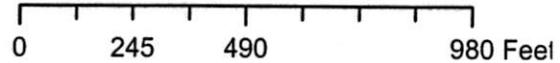
200' PUBLIC USE ESMT

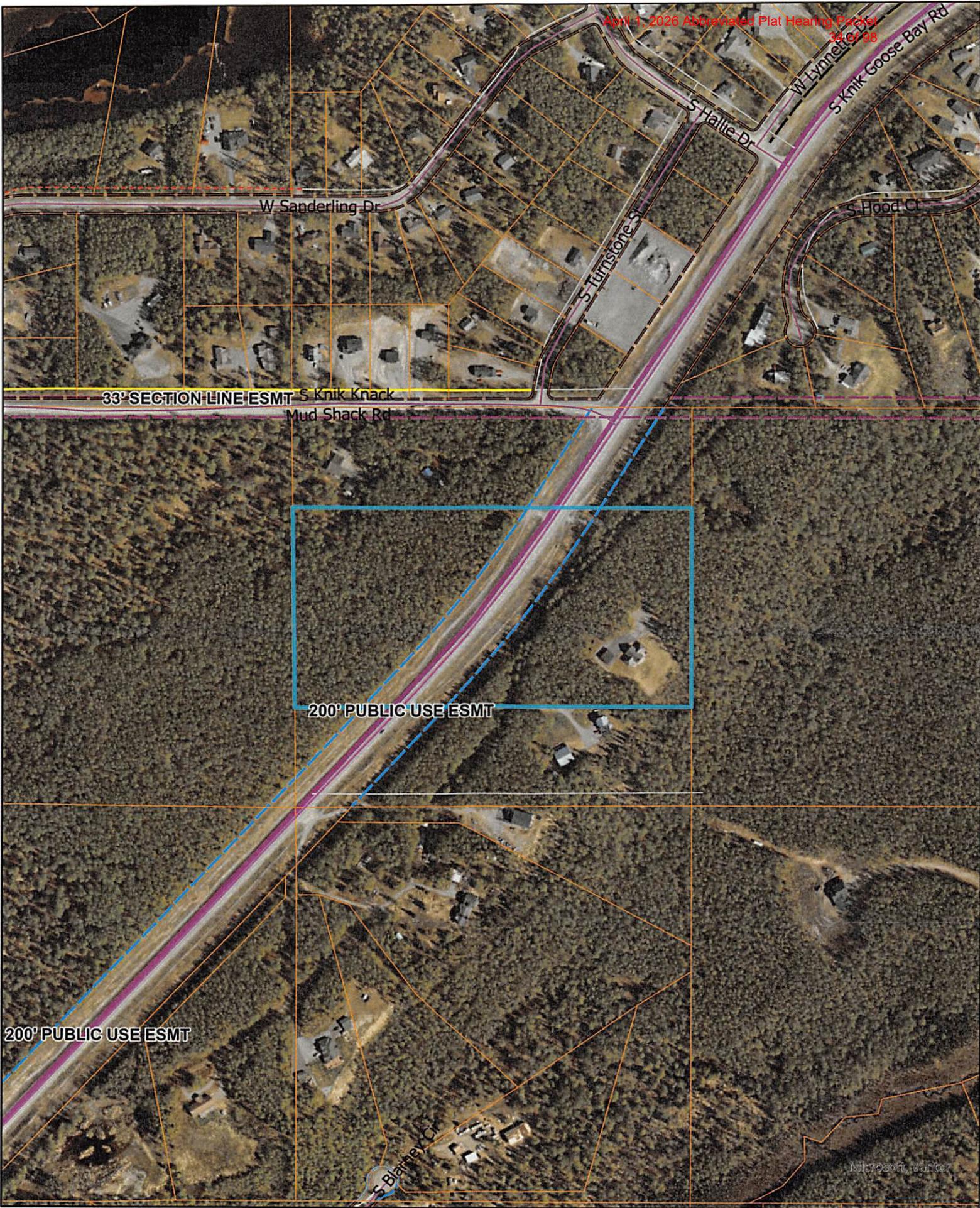
S Knik Knack  
Mud Shack Rd 290

S Turnstone Ct

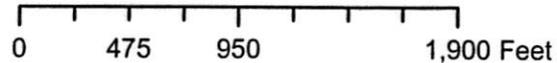
S Knik Goose Bay Rd

200





Microsoft Word





# RESOLUTE LAND SURVEYING

RECEIVED

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

FEB 17 2026

PLATTING

Project name: Cortis Camp, Preliminary Plat

Parcel / Legal description: S1/2 N1/2 NW1/4 NE1/4, and N1/2 S1/2 NW1/4 NE1/4, Section 8, T16N R2W, Seward Meridian

Dates of Field Survey: December 10, and 11, 2025

Applicant / Owner: Loretta Cortis — PO Box 877810; Wasilla, AK 99687

Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

Date: February 17, 2026

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of the proposed subdivision slopes gently from an approximate elevation of 280' at the northwest corner southeast towards a bluff overlooking Knik Arm to an approximate elevation of 250' at the top of the bluff near the southeast corner. In the far southeast corner of the property the ground slopes steeply from approximately 250' at the top of the bluff to approximately 186' at the southeast corner. The land is typical boreal spruce and birch forest and is bisected in a northeast and southwest direction by an approximately 200' wide clearing for S Knik Goose Bay Road.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)

EXHIBIT B



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Transportation and Public Facilities

Project Delivery: Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
PO Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
[dot.alaska.gov](http://dot.alaska.gov)

March 5, 2026

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Plat Case #2026-001; AKDOT&PF Project CFHWY00885; Right of Way Acquisition Map for Hemmer Road Upgrade and Extension (Hemmer Road)**
  - DOT&PF recommends this plat for approval.
- **Preapp-2026-000027; PLT-21-8-3402; SU 13 HLS Logan; Draves Logan (58 Mile Road)**
  - No objection to lot line redivision.
  - Recommend dedicating flag portion of Lot 1 as public road to align with E Stayton Ave.
  - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing or new access to 58 Mile Road for both lots. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
- **Plate Case #2026-020; PLT-21-8-3363; Cortis Camp; Loretta Cortis; OC 04 Resolute Cortis; Tax Parcel A7 (Knik Goose-Bay Road MP 10)**
  - Please add note: Knik Goose-Bay ROW shown was taken from Department of Highways Right of Way Map S-0525(2) Goose Bay to Wasilla.
  - One access to Knik Goose-Bay Road will be permitted for each lot. Further subdivision of either lot will require internal circulation.
  - Thank you for adding required plat note: "Single access for each lot to KGB Road."
  - Platting actions change lot legal descriptions and require access permits to be reapplied for. Any proposed changes to existing access are required to be reviewed through the

*"Keep Alaska Moving."*

**EXHIBIT C**

permitting process. Reapply for access to Knik Goose-Bay Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Preapp-2026-000026; PLT-21-8-3404; WA 11 Galipeau; Tax Parcel D22; Doug Galipeau (Old Glenn Highway MP 15)**
  - Please depict the Old Glenn Highway right of way per plat 2012-79.
  - Missing access easement for southern 25' (Bk687 Pg 503).
  - No new access to the Old Glenn Highway with current design.
  - Recommend dedicating Graham Circle as a public road.
  - Recommend formalizing Lot 1 shared access with Lot 12 with a shared access easement.
  - Bring access points up to design standard through the driveway and approach road permitting process. Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for access to the Old Glenn Highway for both lots. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

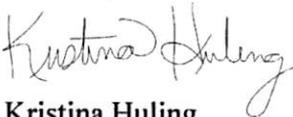
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

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

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

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**From:** Tammy Simmons  
**Sent:** Tuesday, March 10, 2026 3:21 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Cortis Camp (MG)

Hello Matthew,

Knik Goose Bay Road is classified as a Major Arterial on the OSHP and is owned and maintained by ADOT&PF. The petitioner should coordinate with ADOT&PF for access to Knik Goose Bay Road.

Thank you.

PD&E Review Group

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, March 2, 2026 3:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Brian Davis <Brian.Davis@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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Cortis Camp (MG)

Hello,

The following link is a request for comments for the proposed Cortis Camp Subdivision. Please ensure all comments have been submitted by March 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Cortis Camp](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, March 3, 2026 8:34 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Cortis Camp (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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, March 2, 2026 3:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Brian Davis <Brian.Davis@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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Cortis Camp (MG)

Hello,

The following link is a request for comments for the proposed Cortis Camp Subdivision. Please ensure all comments have been submitted by March 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Cortis Camp](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard



**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

12 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 has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

- **Cortis Camp**  
(MSB Case # 2026-020)

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

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, March 10, 2026 9:44 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Cortis Camp (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, March 2, 2026 3:53 PM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Brian Davis <Brian.Davis@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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

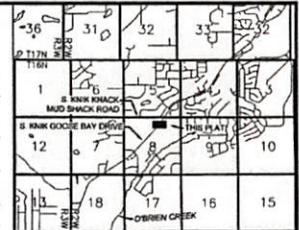
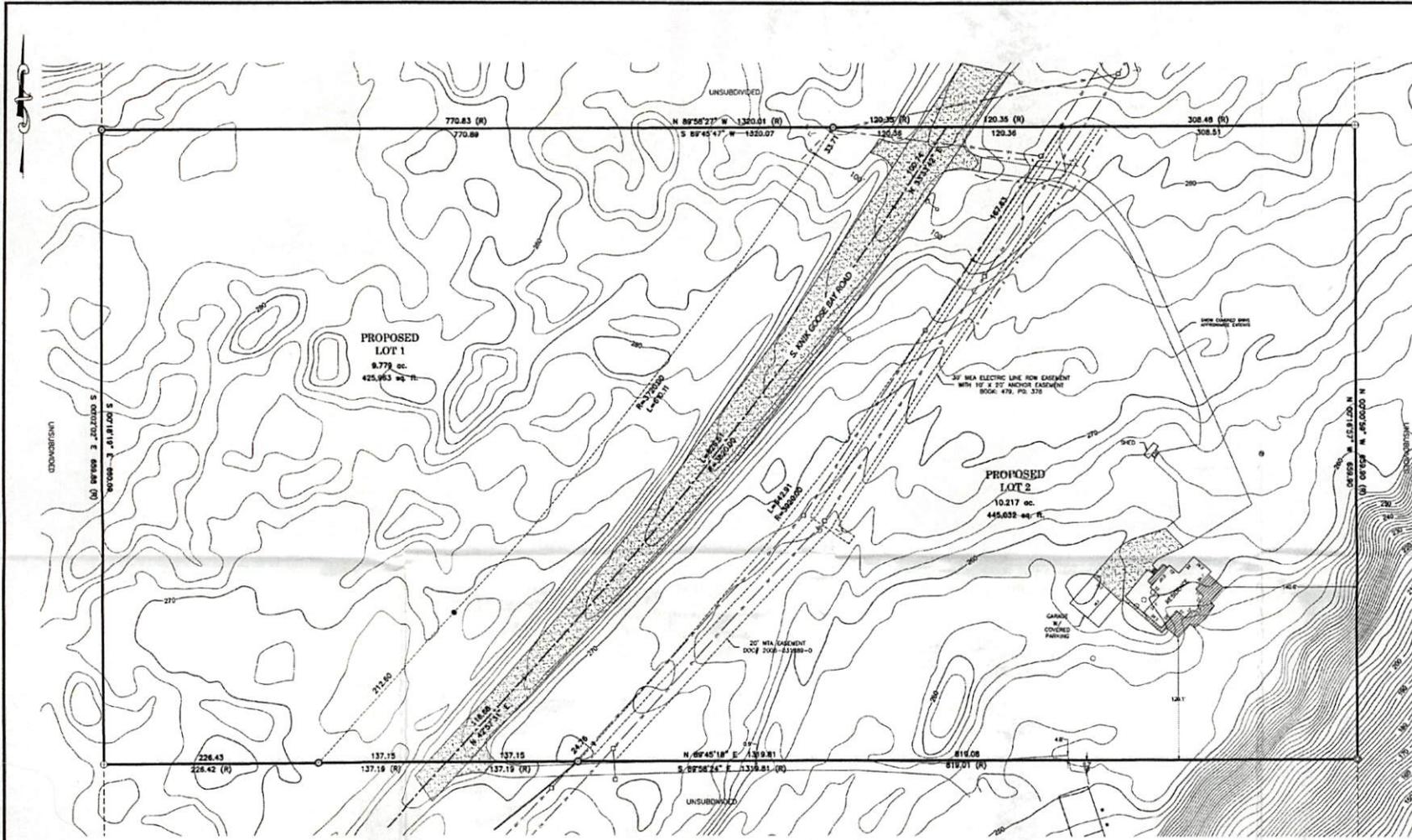
**Subject:** RFC Cortis Camp (MG)

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

Hello,

The following link is a request for comments for the proposed Cortis Camp Subdivision. Please ensure all comments have been submitted by March 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Cortis Camp](#)



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

LOREITA C. CORTIS \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 872810  
WASILLA, AK 99687-7810

**NOTARY'S ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

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

**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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AND LAND USE DIRECTOR, DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAN 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 PLAN IS LOCATED.

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

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC AND AS BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- NOTES**
1. 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.
  2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  3. BASIS OF BEARINGS IS ALASKA STATE PLANE ORD NORTH.
  4. BOUNDARY RETRACED FROM RECORD OF SURVEY DATED 7/18/2000, RECORDED AS PLAT# 2000-53.
  5. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT, RECORDED APRIL 26, 2007, AS INSTRUMENT NO. 2007-009951-0. (BLANKET EASEMENT)
  6. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT, RECORDED NOVEMBER 6, 2006, AS INSTRUMENT NO. 2006-031989-0.
  7. ONLY SINGLE ACCESS TO EACH LOT FROM KGB ROAD.

- Legend**
- Found Orange Plastic Cap Labeled "LS 11754"
  - Found Rebar
  - Water Well
  - Dptic Vent
  - Guy Wire
  - Utility Pole
  - Light Pole
  - Set Aluminum Monument
  - Set Blue Plastic Cap Labeled "REGULUTE, LS 184515"

- LineStyle Legend**
- Subject Property Line
  - Adjacent Property Line
  - Right of Way Centerline
  - Eastment
  - Edge of Asphalt
  - Edge of Gravel
  - Decks



2/17/2024  
DATE

**RECORDED**  
FEB 17 2025



PLATING  
**A PLAT OF**  
**CORTIS CAMP**  
Agenda Copy  
A SUBDIVISION OF  
THE S1/2 N1/2 NW1/4 NE1/4 AND THE N1/2 S1/2 NW1/4 NE1/4  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 8, T16N, R16W, S34E, AK  
CONTAINING 19.996 ACRES, MORE OR LESS

**RESOLUTE LAND SURVEYING**  
7302 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH. (907)521-4988 resoluteurvey.com

APPROVED AS SHOWN   
CORRECTED   
SIGN HEREIN Amount, DATE 12/10/24  
GCI ENGINEERING & DESIGN

DRAWN: EAM  
DATE: 12/01/2023  
PROJECT: 260118

SCALE: 1" = 30'  
FIELD BOOK: RLS-07  
SHEET 1 OF 1

## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, March 5, 2026 8:08 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Cortis Camp (MG)

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

Good morning,

MTA would like to request a 15' utility easement roadside of Lot.

Thank you for the opportunity to comment.

### 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)



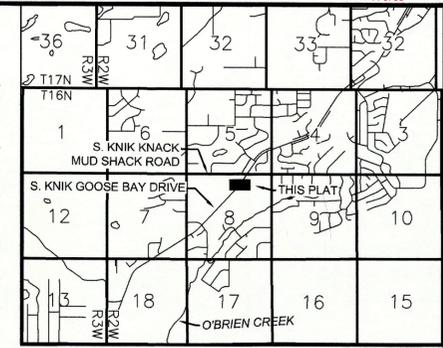
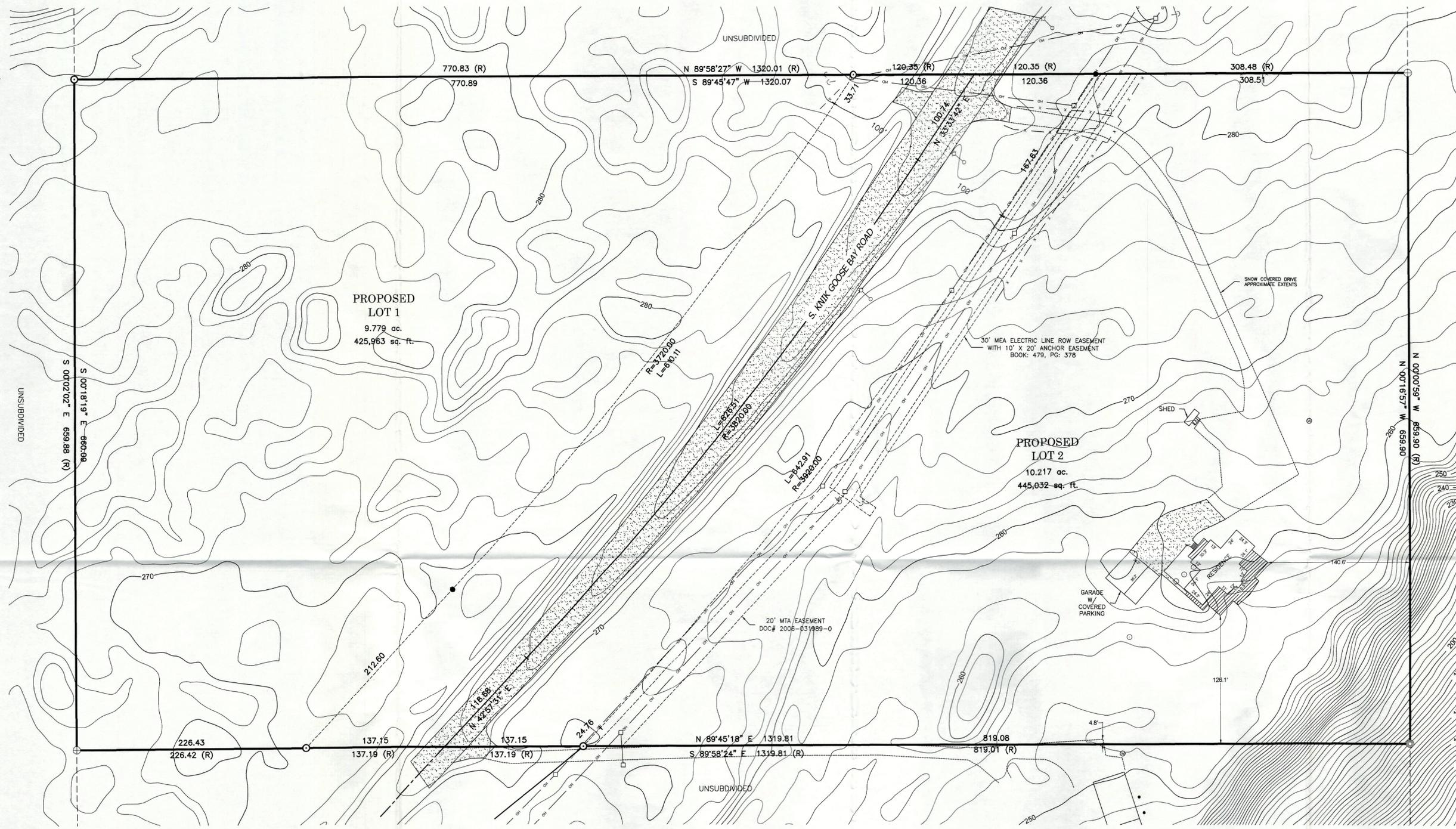
Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, March 2, 2026 3:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Brian Davis <Brian.Davis@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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Cortis Camp (MG)

Hello,

The following link is a request for comments for the proposed Cortis Camp Subdivision.



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

LORETTA C. CORTIS \_\_\_\_\_ DATE \_\_\_\_\_  
 P.O. BOX 877810  
 WASILLA, AK 99687-7810

**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ FOR \_\_\_\_\_

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

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

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

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- NOTES**
- 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.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - BASIS OF BEARINGS IS ALASKA STATE PLANE GRID NORTH.
  - BOUNDARY RETRACED FROM RECORD OF SURVEY DATED 7/18/2000, RECORDED AS PLAT# 2000-53.
  - KNIK GOOSE BAY ROAD RIGHT OF WAY BOUNDARY IS BASED ON STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP FOR PROJECT 2-0525(2) GOOSE BAY TO WASILLA AND RECORD OF SURVEY DATED 7/18/2000, RECORDED AS PLAT# 2000-53.
  - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT. RECORDED APRIL 26, 2007, AS INSTRUMENT NO. 2007-009951-0. (BLANKET EASEMENT)
  - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT. RECORDED NOVEMBER 6, 2006, AS INSTRUMENT NO. 2006-031989-0.
  - ONLY SINGLE ACCESS TO EACH LOT FROM KGB ROAD.
  - LOT 1 AREA CONTAINED IN KNIK GOOSE BAY ROAD RIGHT OF WAY EASEMENT IS 85,258 SQ. FT. (1.957 ACRES).
  - LOT 2 AREA CONTAINED IN KNIK GOOSE BAY ROAD RIGHT OF WAY EASEMENT IS 83,933 SQ. FT. (1.927 ACRES).

Legend	Linetype Legend
○ Found Orange Plastic Cap Labeled: "KEYSTONE, LS 7330"	— Subdivision Boundary
● Found Rebar	— Interior Lot Line
⊙ Water Well	— Adjacent Property Line
⊖ Septic Vent	— Right of Way Centerline
— Guy Wire	— Easement
□ Utility Pole	— Edge of Asphalt
⊕ Light Pole	— Edge of Gravel
⊕ Set Aluminum Monument	— Decks
⊕ Set 5/8" Rebar with Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"	



DATE: 3/18/2026  
 RECEIVED  
 Agenda Copy MAR 17 2026  
 PLATTING



A PLAT OF  
**CORTIS CAMP**  
 A SUBDIVISION OF  
 THE S1/2 N1/2 NW1/4 NE1/4 AND THE N1/2 S1/2 NW1/4 NE1/4  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 LOCATED WITHIN SEC. 8, T16N, R2W, S.M., AK  
 CONTAINING 19.996 ACRES, MORE OR LESS

**RESOLUTE LAND SURVEYING**  
 7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623  
 PH: (907)521-4989 resolutelandsurvey.com

DRAWN: EAM	SCALE: 1" = 50'
DATE: 12/01/2025	FIELD BOOK: RLS-07
PROJECT: 250315	SHEET 1 OF 1

C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 1, 2026

ABBREVIATED PLAT: MERIDIAN PARK EAST ADDITION No. 2  
LEGAL DESCRIPTION: SEC 06, T17N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: MERIDIAN PARK MEDICAL HOLDINGS, LLC  
SURVEYOR/ENGINEER: BESSE ENGINEERING  
ACRES: 22.55 ± PARCELS: 2  
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-021

---

**REQUEST:** The request is to create three lots from Parcels 8630000T00A-1 and 8590000L003, to be known as **MERIDIAN PARK EAST ADDITION No. 2**, containing 22.55 acres +/- . The plat is located north of East Palmer Wasilla Highway, south of Mud Lake, and east of North Seward Meridian Parkway, located within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
Soils Report **EXHIBIT B – 8 pgs**

**AGENCY COMMENTS**

MSB Pre Design & Engineering **EXHIBIT C – 1 pg**  
Utilities **EXHIBIT D – 3 pgs**

**DISCUSSION:** The proposed subdivision is creating three lots. Lot 1 is to be 3.00 acres; lot 2 is to be 1.80 acres; Tract A-1-1 is to be 17.75 acres. Access to all lots is from East Meridian Loop. East Meridian Loop is a Borough owned and maintained road. Please note that the Engineer, Richard Besse, has passed away.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). For existing Tract A-1, Meridian Park East Addition No. 1 and Lot 3, Sanitary sewer is provided on-site to these lots. Two Test holes were dug, locations indicated on the agenda plats as TH-1 and TH-2. The soils logs for these lots are attached to this report, see exhibit B.

**Comments:**

MSB Pre Design & Engineering (**Exhibit C**) “PD&E has no comments.”

**Utilities: (Exhibit D)** Enstar has no comments or recommendations. GCI has no comments or objections. MTA requests a 15' Utility Easement on the East side of lot 4 and lot 7. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G, Community Council South Lakes; Fire Service Area 130 Central Mat-Su; Road Service Area # 25 Bogard; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.

**CONCLUSION:** The abbreviated plat of Meridian Park East Addition No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

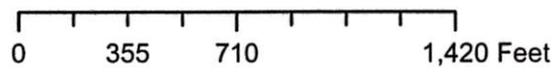
### **FINDINGS OF FACT**

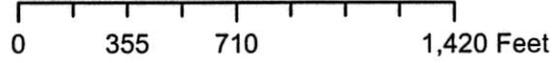
1. The plat of Meridian Park East Addition No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G, Community Council South Lakes; Fire Service Area 130 Central Mat-Su; Road Service Area # 25 Bogard; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

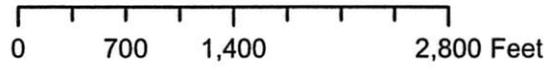
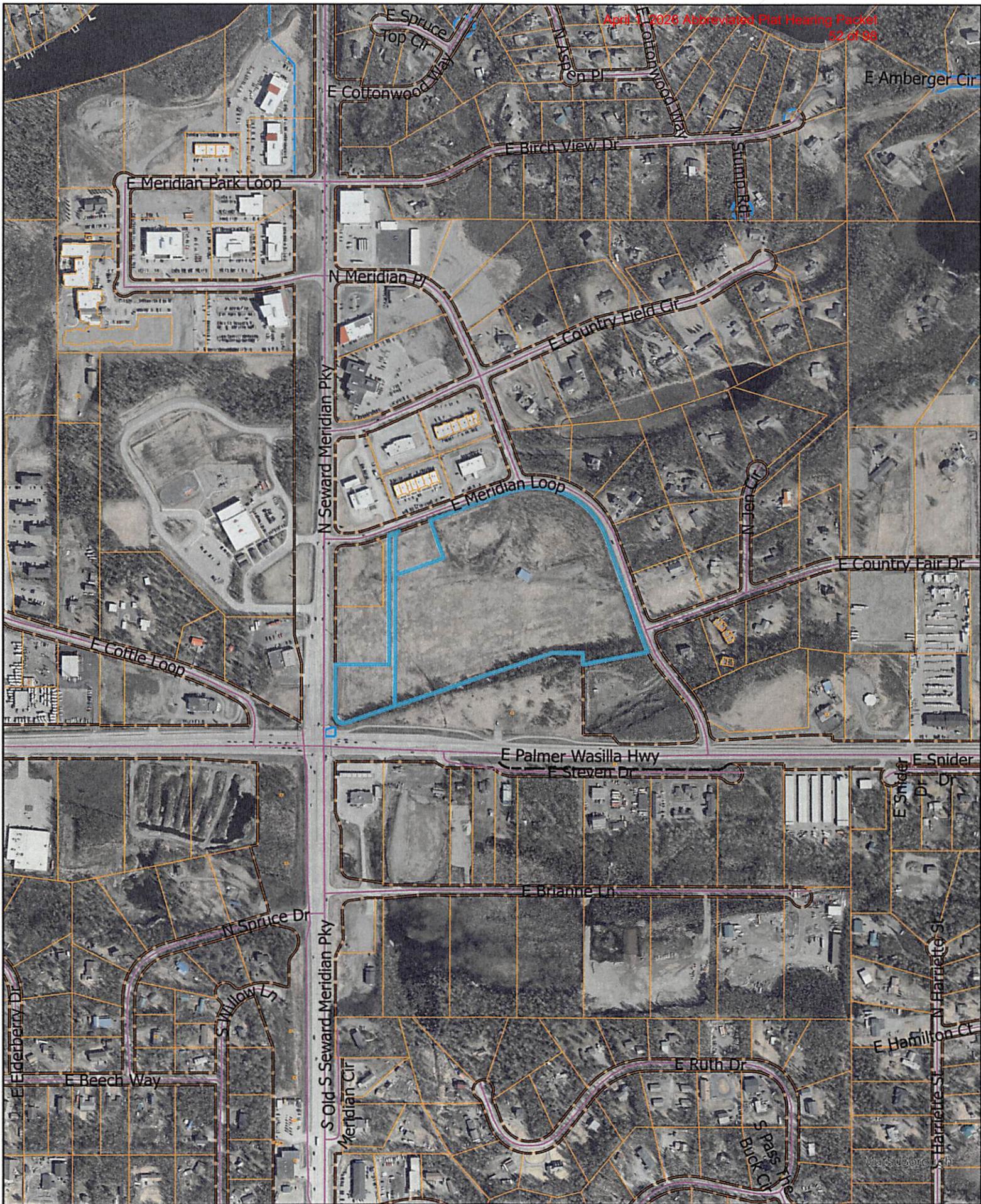
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Meridian Park East Addition No. 2, Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Create a 15' Utility Easement on the East side of lot 4 and lot 7.
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.









BESSE ENGINEERING  
1890 W. Jaime Marie Circle  
Wasilla, Alaska 99654

RECEIVED

FEB 09 2026

PLATTING

January 14, 2026

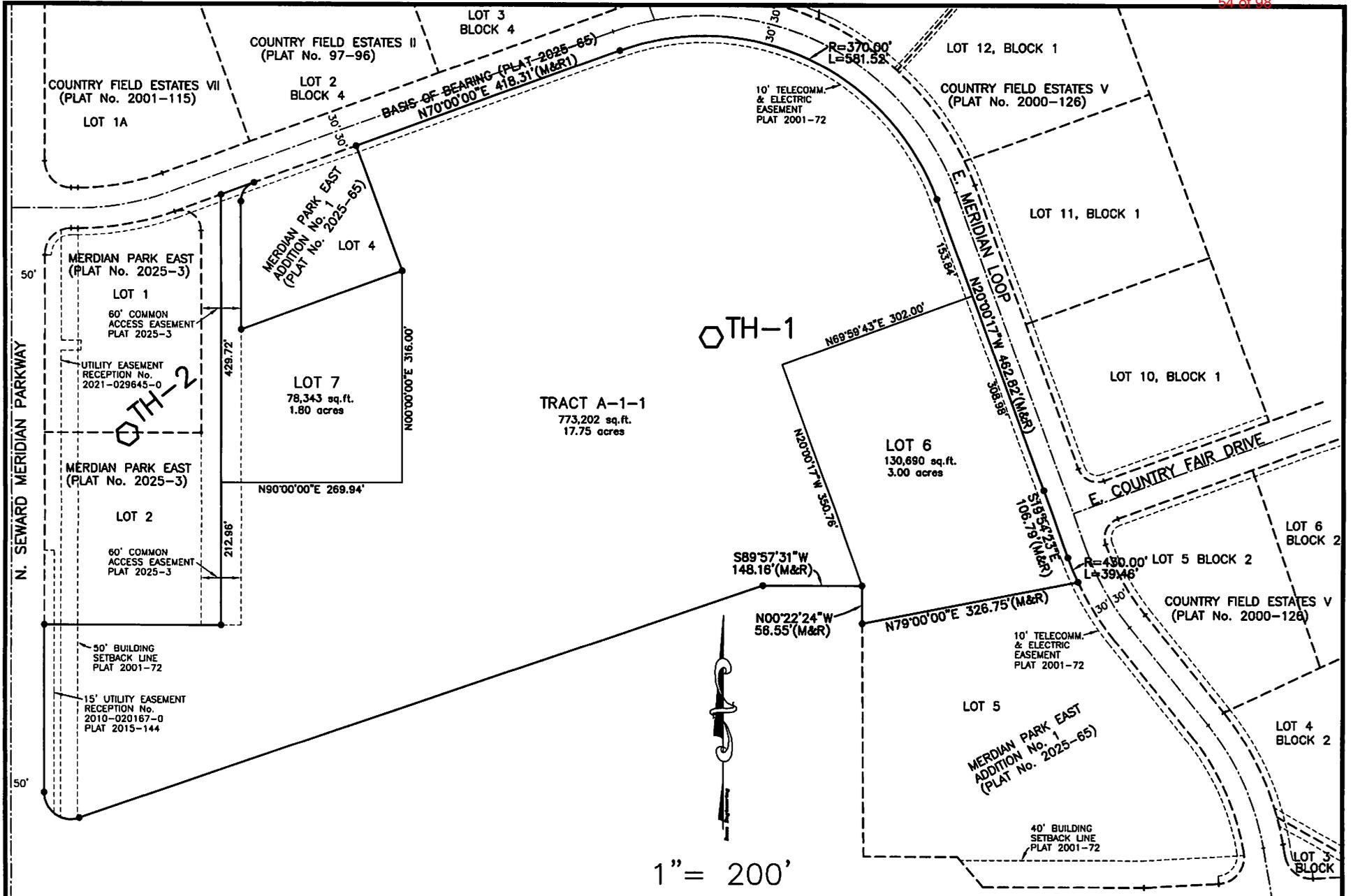
Tract A-1, Meridian Park East Addition No. 1 and Lot 3, Meridian Park East is currently in the platting stage. Sanitary sewer is provided on-site to each lot. Test holes were dug as per the Mat-Su Borough regulations. The soils logs for these lots are attached to this report. An SP soil, which is clean sand with gravel, is very desirable for on-site septic systems. Also, ground water was encountered at a depth of 10.5' feet in test hole 2.

This subdivision site is located to the east of N. Seward Meridian Parkway and north of E. Palmer-Wasilla Highway. There are no Flood Hazard Ares and no mapped wetlands on this property.

Each of the lots have at least 10,000 sq. ft. of usable building and 10,000 sq. ft. of contiguous useable septic area as per 43.20.280 of the Borough Code.

A Test Bore Location Map is attached to this report. Photos of the equipment used to dig the holes, the holes that were dug and a pile of the sandy material dug out of these holes are also attached.





1" = 200'

January, 2026

**BESSE ENGINEERING**  
 1890 Jaime Marie Circle  
 Wasilla, Alaska 99654  
 907-357-4257

# TEST BORING LOCATION MAP

**MERIDIAN PARK EAST, ADDITION No. 2**  
 LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN,  
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

Phone (907) 357-4257  
Fax (907) 357-9641  
Call (907) 354-8074

# FIELD LOG



**SESSE ENGINES**  
Civil Engineering & Surveying

1890 JAIME MARIE CIR.  
WASILLA, AK 99654

TEST PIT NO. TH-1 W.C. B22-04  
PROJECT Meridian Park East DATE 01 OCT 24 + 08 OCT 24  
CLIENT Meridian Park Medical Holdings, LLC WATER LEVEL none  
LOGGED BY M Keller EXCAVATOR Hawdie Inc  
TIME START 3:30 pm FINISH 3:40 pm SLOPE \_\_\_\_\_  
EQUIPMENT Hitachi SK \_\_\_\_\_

GRAB SAMPLE	SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT)	PVC
			1	organics	
			2	gravel with sand SP	
			3		
			4		
			5		
			6		
			7		
			8	sand with gravel SP	
			9		
			10		
			11		
			12		
			13		
			14		
			15		
			16		
			17		
			18		
			19		
			20		

COMMENTS:

Phone (907) 357-4257  
Fax (907) 357-9641  
Cell (907) 354-8074

# FIELD LOG

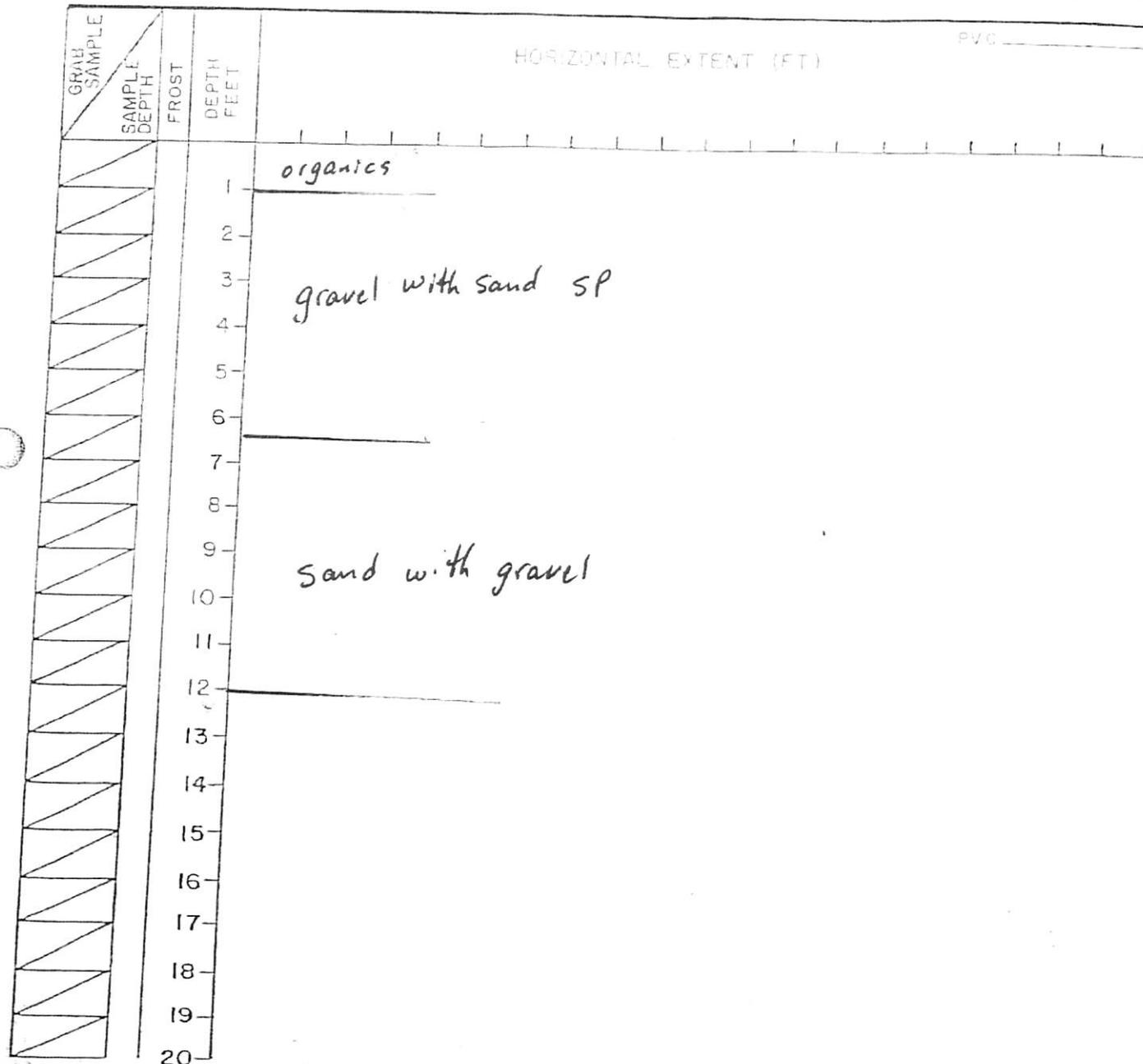


**BESSE ENGINEE**  
Civil Engineering & Surveying

1990 JAIME MARIE CIR.  
WASILLA, AK 99654

TEST PIT NO. T11-2  
PROJECT Meridian Park East  
CLIENT Meridian Park Medical Holding LLC  
LOGGED BY M Keller  
TIME START 3:50 pm FINISH 4:05 pm  
EQUIPMENT Hitachi 504

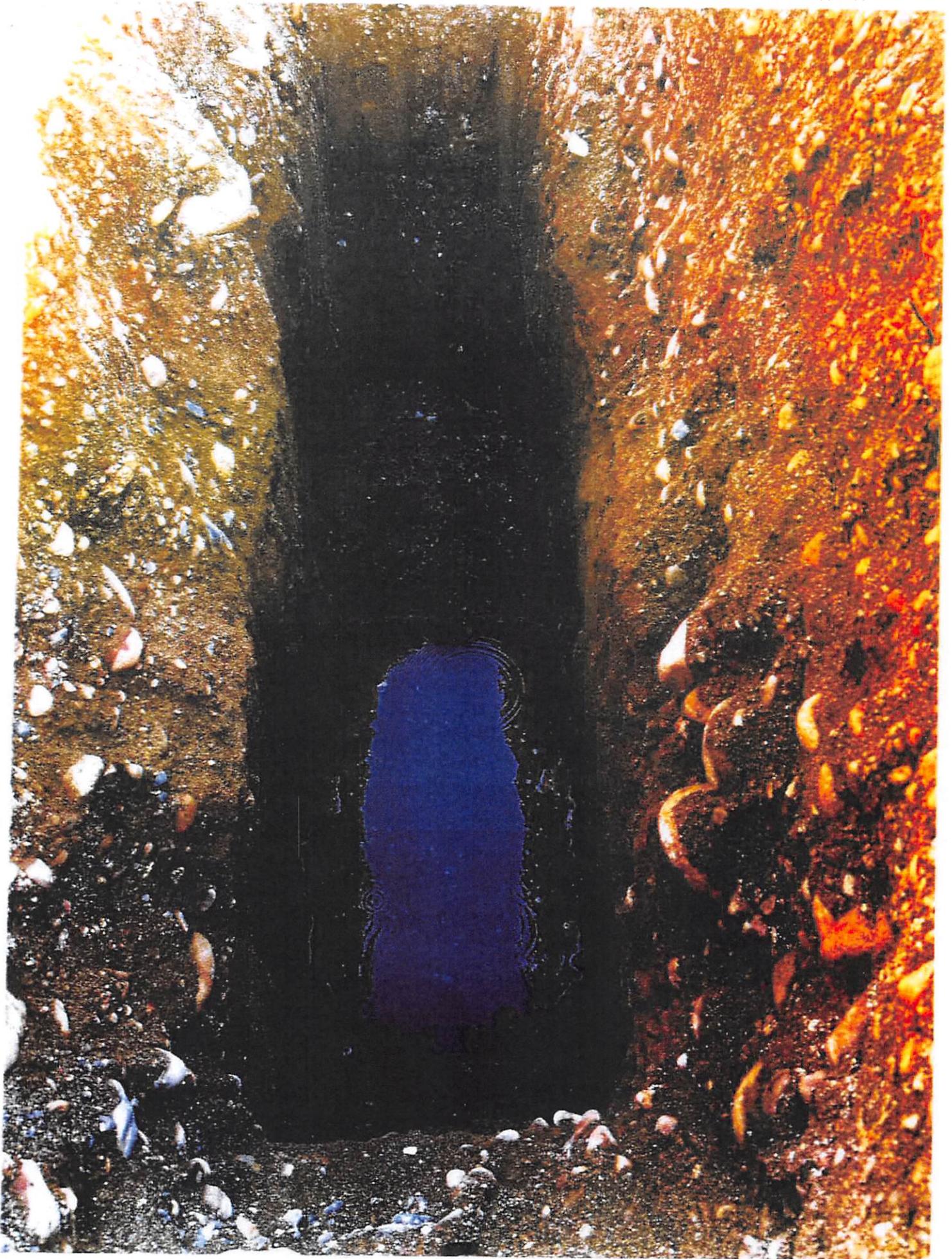
W.C. B22-04  
DATE 01 OCT 24 + 08 OCT 24  
WATER LEVEL 10.5'  
EXCAVATOR Hawdye Inc  
SHAPE \_\_\_\_\_  
SITE NO. \_\_\_\_\_

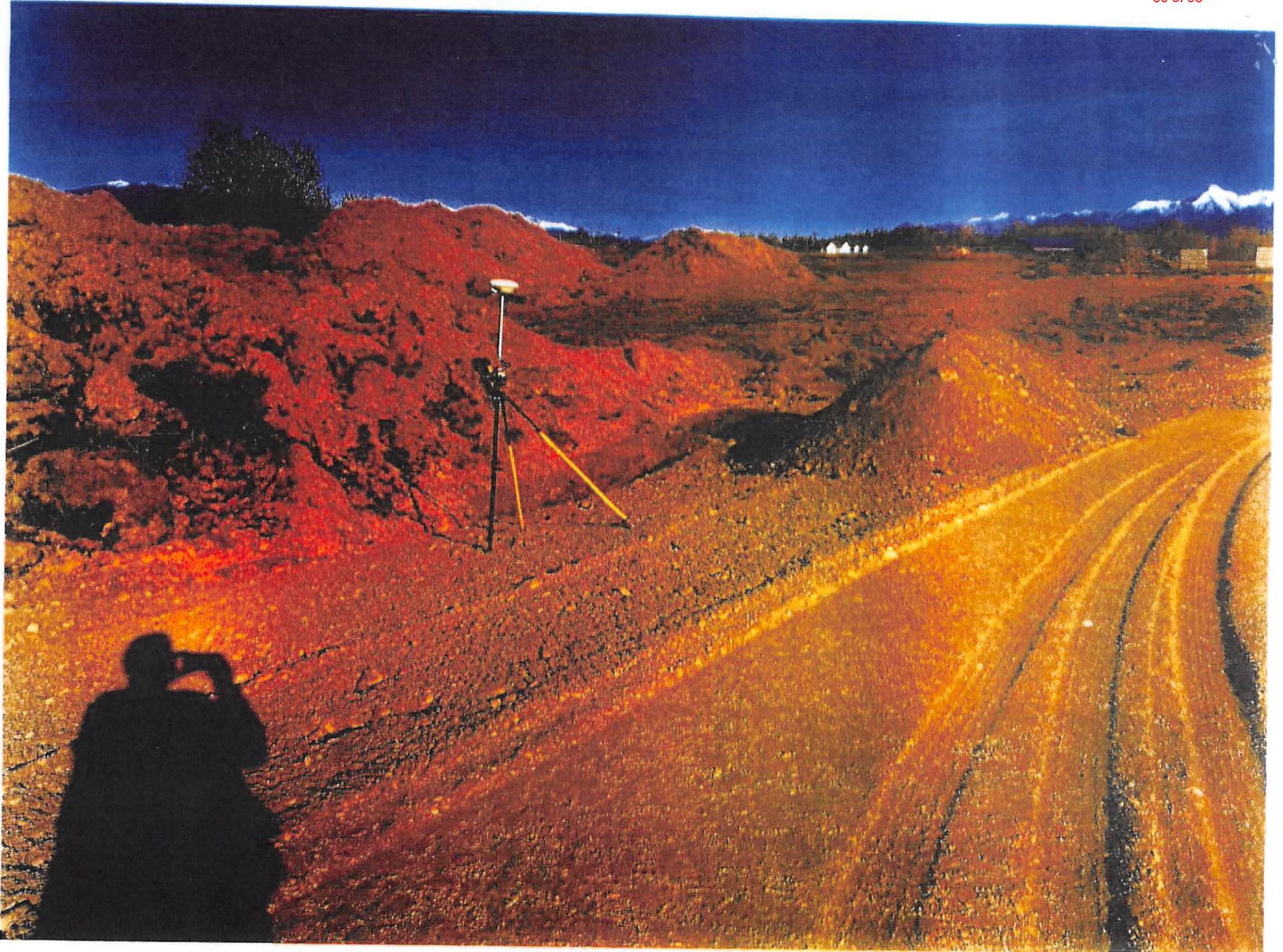


COMMENTS:









## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, March 17, 2026 3:21 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Meridian Park East Addition No. 2 CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Thursday, March 5, 2026 3:44 PM  
**To:** Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; contact@southlakescc.org  
**Subject:** RFC Meridian Park East Addition No. 2 CR

Hello,

The following link is a request for comments for the proposed Meridian Park East Addition No. 2.

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

[Meridian Park East Addition No. 2](#)

Feel free to contact me if you have any questions.

Thank you,



**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

19 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 has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

- **GRIZZLY HILLS 2 MASTER PLAN**  
(MSB Case # 2019-170)
- **LOT 6 BLOCK 6 GEOR DOL ESTATES**  
(MSB Case # 2026-019)
- **MERIDIAN PARK EAST ADDITION NO. 2**  
(MSB Case # 2026-021)
- **OTTO ESTATES**  
(MSB Case # 2026-022)

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,

A handwritten signature in black ink that reads "Brandon Echols". The signature is fluid and cursive, with the first name being more prominent.

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

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, March 18, 2026 6:04 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Meridian Park East Addition No. 2 CR  
**Attachments:** Agenda Plat.pdf

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

Cayman,

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:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Thursday, March 5, 2026 3:44 PM  
**To:** Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; contact@southlakescc.org  
**Subject:** RFC Meridian Park East Addition No. 2 CR

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

Hello,

The following link is a request for comments for the proposed Meridian Park East Addition No. 2.

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

[Meridian Park East Addition No. 2](#)

Feel free to contact me if you have any questions.

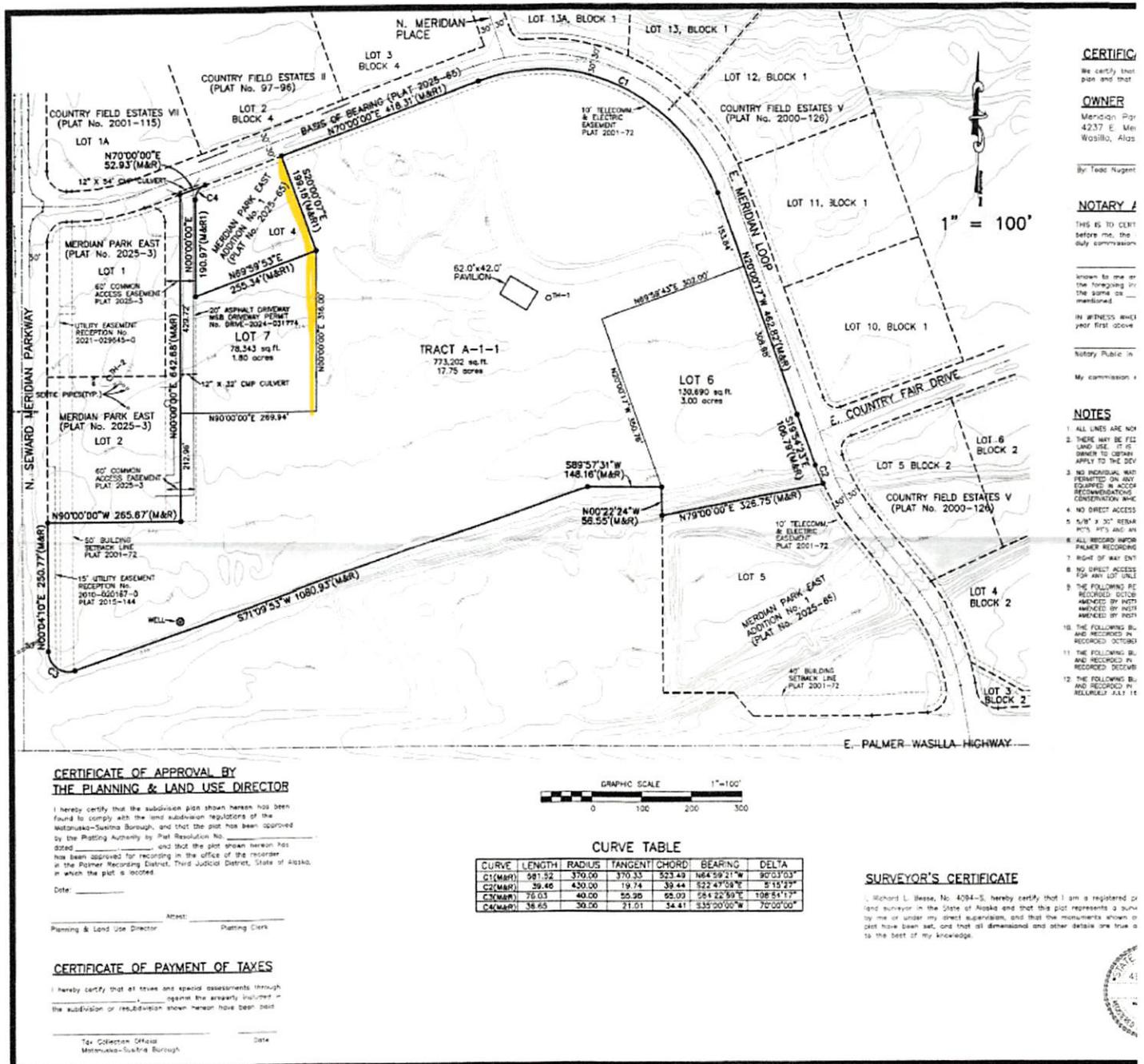
# Cayman Reynolds

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, March 10, 2026 10:36 AM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Meridian Park East Addition No. 2 CR

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

Good morning,

MTA requests a 15' utility easement on the East side of Lot 4 & Lot 7.



**CERTIFIC**  
We certify that plan and that

**OWNER**  
Meridian Park  
4237 E. Mei  
Wasilla, Alaska

By Todd Nugent

**NOTARY**  
THIS IS TO CERT  
before me, the  
duly commission

known to me as  
the foregoing pl  
the same as  
mentioned

IN WITNESS WHIC  
year first above

Notary Public in  
My commission

**NOTES**

1. ALL LINES ARE NOT
2. THERE MAY BE FEE
3. NO INDIVIDUAL MAY
4. NO DIRECT ACCESS
5. 1/8" x 3/8" BEAR
6. ALL RECORD MAPS
7. RIGHT OF WAY EXT
8. NO DIRECT ACCESS
9. THE FOLLOWING RE
10. THE FOLLOWING BU
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12. THE FOLLOWING BU

**CERTIFICATE OF APPROVAL BY  
THE PLANNING & LAND USE DIRECTOR**

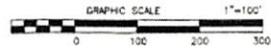
I hereby certify that the subdivision plan shown herein has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. 2025-03 and that the plat shown herein has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is recorded.

Date: \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Planning & Land Use Director      Planning Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through \_\_\_\_\_ against the parcels included in the subdivision or re-subdivision shown herein have been paid.

Tax Collection Official: \_\_\_\_\_ Date: \_\_\_\_\_  
 Matanuska-Susitna Borough



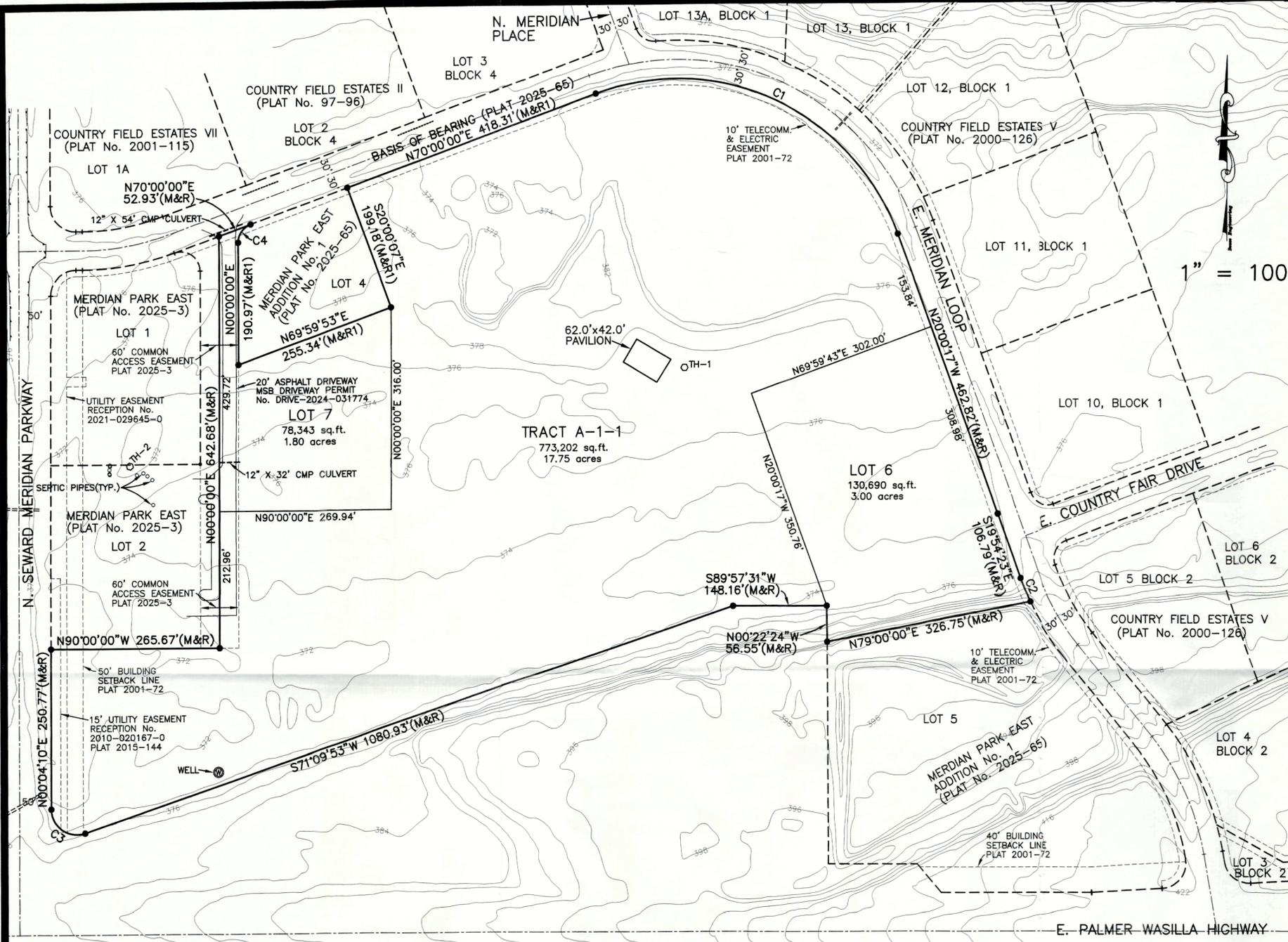
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
G1(M&R)	581.92	370.00	370.33	523.49	N64°59'21\"	90°03'03\"
G2(M&R)	39.46	430.00	19.74	39.44	E22°39'58\"	8°19'29\"
G3(M&R)	76.03	40.00	55.26	95.09	S64°22'59\"	108°54'17\"
G4(M&R)	38.65	30.00	31.01	34.41	S35°00'00\"	70°00'00\"

**SURVEYOR'S CERTIFICATE**

I, Richard L. Bessa, No. 4094-S, hereby certify that I am a registered or land surveyor in the State of Alaska and that this plat represents a survey by me or under my direct supervision, and that the monuments shown or plat have been set, and that all dimensions and other details are true as to the best of my knowledge.





**CERTIFICATE OF OWNERSHIP**

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.

**OWNER**

Meridian Park Medical Holding LLC  
4237 E. Meridian Loop  
Wasilla, Alaska 99654

By: Todd Nugent Title: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared \_\_\_\_\_

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that \_\_\_\_\_ signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

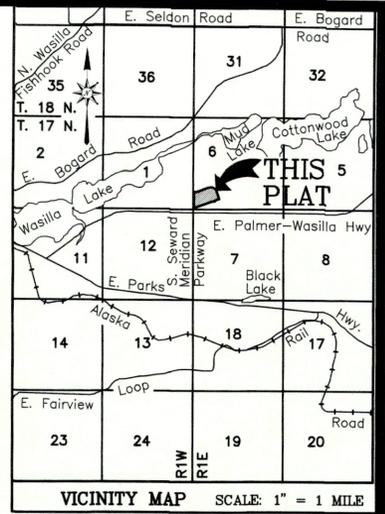
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.

My commission expires: \_\_\_\_\_

**NOTES**

- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
- 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.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH A 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 THESE SYSTEMS.
- NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO E. PALMER WASILLA HIGHWAY.
- 5/8" X 30" REBAR WITH PLASTIC SELF IDENTIFYING SURVEY CAP SET AT ALL LOT CORNERS, PC'S, PT'S AND ANGLE POINTS.
- ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES VI, (PLAT 2001-72) PALMER RECORDING DISTRICT.
- RIGHT OF WAY ENTRY RECORDED AUGUST 18, 2010 AT RECEPTION No. 2010-016146-0.
- NO DIRECT ACCESS SHALL BE GRANTED TO THE N. SEWARD MERIDIAN PARKWAY FOR ANY LOT UNLESS AUTHORIZED BY THE PERMITTING AUTHORITY.
- THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY: RECORDED: OCTOBER 24, 1991 AT BOOK 919 PAGE 346. AMENDED BY INSTRUMENT: APRIL 14, 1998 AT BOOK 943 PAGE 346. AMENDED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 198. AMENDED BY INSTRUMENT: FEBRUARY 20, 2002 AT RECEPTION No. 2002-003290-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY: RECORDED: OCTOBER 30, 2024 AT RECEPTION No. 2024-098379-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY: RECORDED: DECEMBER 11, 2024 AT RECEPTION No. 2024-022451-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY: RECORDED: JULY 16, 1957 AT BOOK 24 PAGE 44.



**LEGEND**

- FOUND 5/8" REBAR
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION FROM PLAT OF MERIDIAN PARK EAST (PLAT 2025-3)
- (R1) RECORD INFORMATION FROM PLAT OF MERIDIAN PARK EAST ADDITION No. 1 (PLAT 2025-65)
- (BESSE ENG 4094-S) TYPICAL MARKING ON 1" PLASTIC CAP ON PROPERTY CORNERS
- ⊕ EXISTING WELL

**CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR**

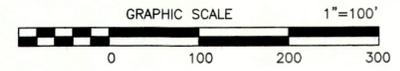
I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. \_\_\_\_\_ dated \_\_\_\_\_, and that the plat shown hereon has 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: \_\_\_\_\_  
Attest: \_\_\_\_\_  
Planning & Land Use Director Platting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through \_\_\_\_\_ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official \_\_\_\_\_ Date \_\_\_\_\_  
Matanuska-Susitna Borough



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(M&R)	581.52	370.00	370.33	523.49	N64°59'21"W	90°03'03"
C2(M&R)	39.46	430.00	19.74	39.44	S22°47'09"E	5°15'27"
C3(M&R)	76.03	40.00	55.98	65.09	S54°22'59"E	108°54'17"
C4(M&R)	36.65	30.00	21.01	34.41	S35°00'00"W	70°00'00"

**SURVEYOR'S CERTIFICATE**

I, Richard L. Besse, No. 4094-S, 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 have been set, and that all dimensional and other details are true and correct to the best of my knowledge.



Agenda Copy RECEIVED FEB 09 2026 PLATTING

PRELIMINARY PLAT, AS-BUILT AND TOPOGRAPHIC MAP  
**MERIDIAN PARK EAST ADDITION No. 2**  
A REPLAT OF TRACT A-1, MERIDIAN PARK EAST ADDITION No. 1 (PLAT 2025-65), AND LOT 3, MERIDIAN PARK EAST (PLAT 2025-3)  
LOCATED WITHIN SECTION 6, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA  
Containing 22.55 acres more or less

**BESSE ENGINEERING**  
1890 W. Jaime Marie Circle  
Wasilla, Alaska 99654  
907-357-4257

Field Book: B22-04	Scale: 1" = 100'	Date: 15JAN26	Dw'g. MeridianParkEast2026
MSB# 863000T00A-1-859000L003	Drawn: MLK	W.O. No. B22-04	Sheet 1 of 1



D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 1, 2026

ABBREVIATED PLAT: OTTO ESTATES  
LEGAL DESCRIPTION: SEC 25, T17N, R02E S.M., AK  
PETITIONERS: JOEY BERNOWSKI  
SURVEYOR: REOLUTE LAND SURVEYING  
ENGINEER: FROSTED GROUND ENGINEERING SERVICES, LLC  
ACRES: 25.076 +/- PARCELS: 4  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-022

---

**REQUEST:**

The request is to create four lots from Tax Parcel A9,(Tax ID# 17N02E25A009) to be known as **OTTO ESTATES**, containing 25.076 acres +/- . The property is directly west of S. Caudill Road and south of E. Plumley Road; within the NE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 6 pgs**

**COMMENTS:**

USACE:

**Exhibit C – 1 pg**

MSB Pre-Design and Engineering

**Exhibit D – 1 pg**

MSB Permit Center

**Exhibit E – 1 pg**

Utilities

**Exhibit F - 3 pgs**

**DISCUSSION:** The proposed subdivision is creating four lots ranging in size from 1.82 acres to 8.21 acres +/- . Access for the lots exist from S. Caudill Road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Eli D. Ward, PE, Frosted Ground Engineering Services, notes four test holes were excavated. Test hole 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:**

USACE: (**Exhibit C**) The Corps of Engineers (Corps) does not have any specific comments regarding this project.

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

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

**Utilities:** (Exhibit F) GCI has no comments or objections. MEA did not reply. ENSTAR has no comments or recommendations. MTA requests a utility easement be added to the access easement to be able to provide service to the flag lots.

*Staff notes easements may be granted outside of the abbreviated platting process.*

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 **OTTO ESTATES** 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:**

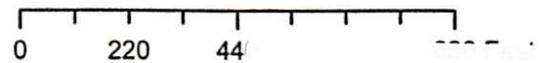
1. The plat of **OTTO ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There 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:**

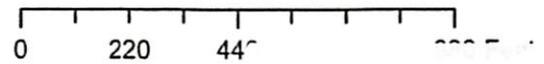
**Suggested motion: I move to approve the Abbreviated Plat of OTTO ESTATES, Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. 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.

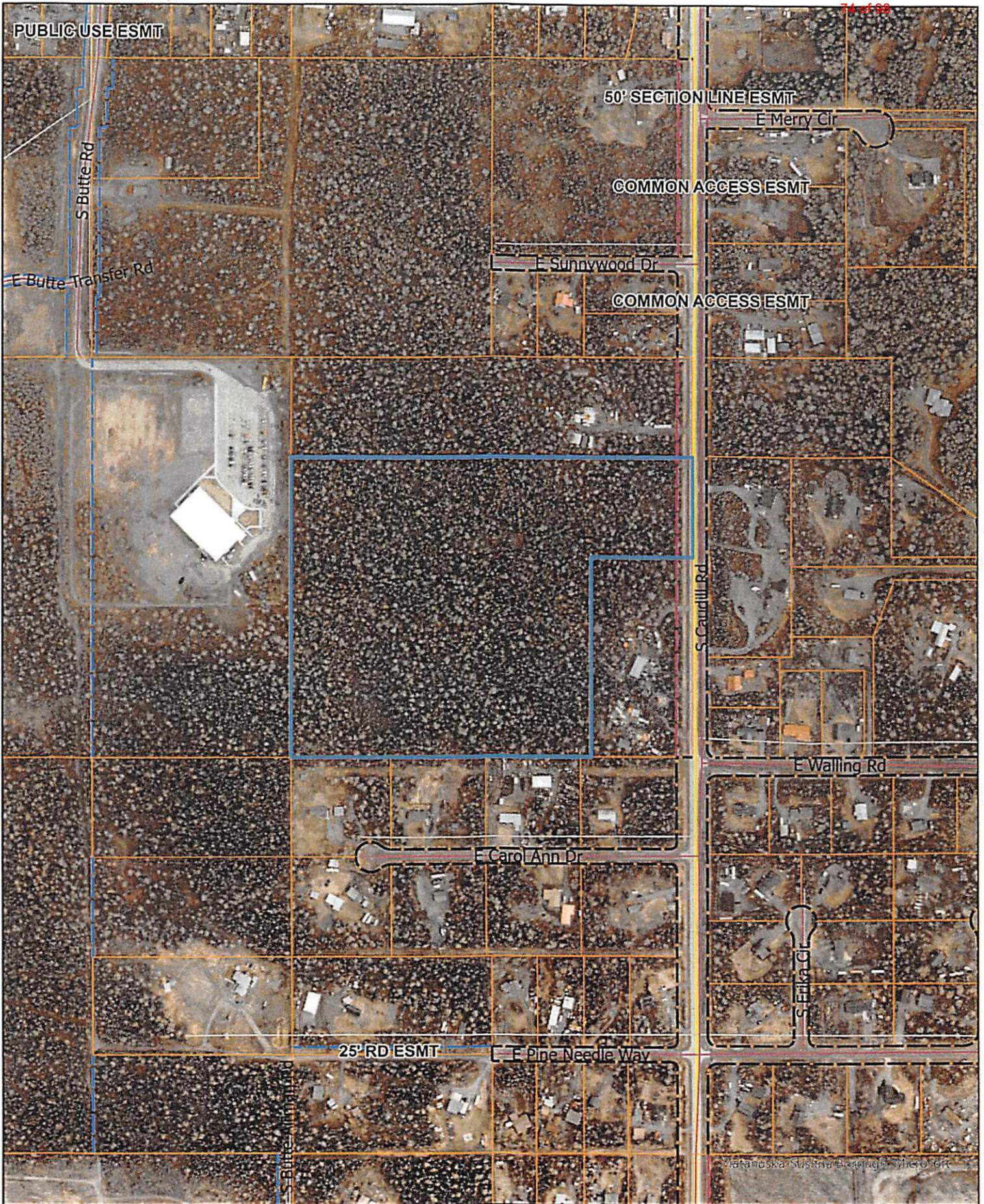




**EXHIBIT A**



**EXHIBIT A**



0 475 950 1000 Feet

### EXHIBIT A

Frosted Ground Engineering Services, LLC

Project No. P20250903

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED

FEB 27 2026

PLATTING

Sec 25, T17N R02E: 4000 S Caudhill Road, Palmer AK, 99645

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Sec 25, T17N, R02E (4000 S Caudhill Road, Palmer, Alaska 99645) on behalf of the owners Joey Bernowski, Mason Cochran, Logan Ahrens, and in coordination with Resolute Land Surveying. The project plans to divide the existing lot into four lots: Lot A9-1 (2.5 acres), Lot A9-2 (7.5 acres), Lot A9-3 (7.5 acres), and Lot A9-4 (7.5 acres).

This soils investigation was performed on September 7th, 2025. Test hole (TH) 1 was excavated on Lot A9-1, TH02 on Lot A9-2, TH03 on Lot A9-3, and TH04 on Lot A9-4. All holes were advanced to a depth of 12 feet below ground surface. No groundwater or impermeable layers were observed in the holes. All TH had a similar profile, with a thin vegetative mat followed by a Poorly-Graded Graded Gravel with Sand (GP) to the bottom of the hole. Please see the attached soils logs for additional details and descriptions.

In regards to the topographic profile of the existing lot and lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: [frostedgroundengineering@gmail.com](mailto:frostedgroundengineering@gmail.com).

Sincerely,

Eli D. Ward, PE

Principal Engineer

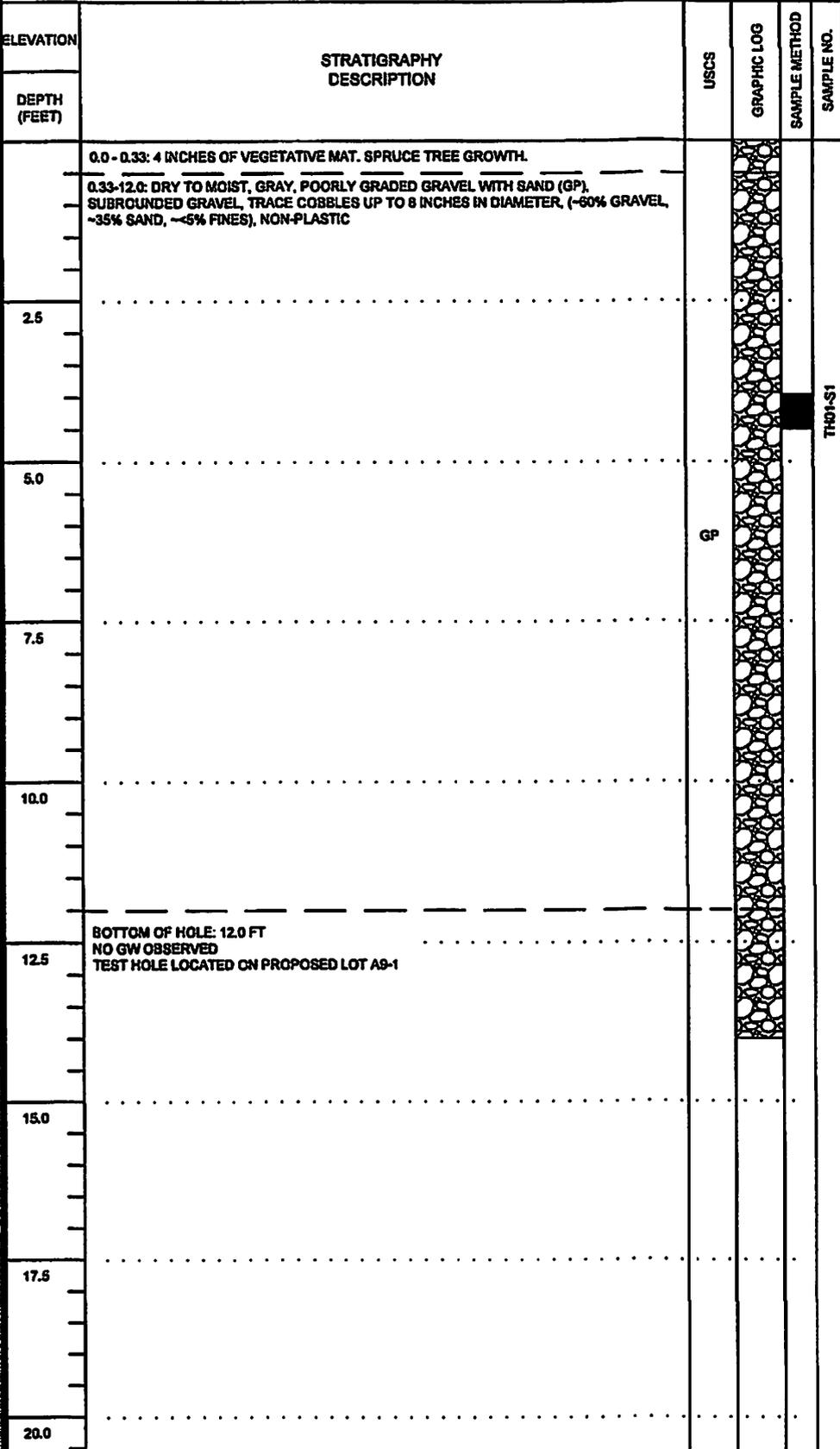
September 10, 2025



EXHIBIT B

# RECORD OF TEST PIT TP01

<b>PROJECT:</b> S CAUDHILL ROAD SUBDIVISION <b>PROJECT NO.:</b> 20250903 <b>LOCATION:</b> PALMER, AK <b>CLIENT:</b> JOEY BERNOWSKI, MASON COCHRAN, LOGAN AHRENS <b>LEGAL LOCATION:</b> SEC 25, T17N, R02E	<b>SURFACE ELEVATION:</b> — <b>DRILLING METHOD:</b> EXCAVATION <b>SAMPLING METHOD:</b> GRAB <b>COMPLETION DEPTH:</b> 12' <b>SCALE:</b> 1" TO 5.0'	<b>DATE STARTED:</b> SEPTEMBER 7TH, 2025 <b>DATE COMPLETED:</b> SEPTEMBER 7TH, 2025 <b>LOGGED BY:</b> EDW <b>COORDINATES:</b> — <b>DATUM:</b> —
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**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL 
GP	POORLY GRADED GRAVEL 
GM	SILTY GRAVEL 
GC	CLAYEY GRAVEL 
SW	WELL-GRADED SAND 
SP	POORLY GRADED SAND 
SM	SILTY SAND 
SC	CLAYEY SAND 
CL	LEAN CLAY 
ML	SILT 
OL	ORGANIC CLAY/ORGANIC SILT 
CH	FAT CLAY 
MH	ELASTIC SILT 
OH	ORGANIC CLAY/ORGANIC SILT 
PT	PEAT 

<b>CONTRACTOR:</b> CLIENT <b>EQUIPMENT:</b> CAT 308 <b>OPERATOR:</b> M. COCHRAN	<b>FROSTED GROUND ENGINEERING SERVICES</b>	SHEET
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# RECORD OF TEST PIT TP02

<b>PROJECT:</b> S CAUDHILL ROAD SUBDIVISION <b>PROJECT NO.:</b> 20250903 <b>LOCATION:</b> PALMER, AK <b>CLIENT:</b> JOEY BERNOWSKI, MASON COCHRAN, LOGAN AHRENS <b>LEGAL LOCATION:</b> SEC 25, T17N, R02E	<b>SURFACE ELEVATION:</b> — <b>DRILLING METHOD:</b> EXCAVATION <b>SAMPLING METHOD:</b> GRAB <b>COMPLETION DEPTH:</b> 12' <b>SCALE:</b> 1" TO 5.0'	<b>DATE STARTED:</b> SEPTEMBER 7TH, 2025 <b>DATE COMPLETED:</b> SEPTEMBER 7TH, 2025 <b>LOGGED BY:</b> EDW <b>COORDINATES:</b> — <b>DATUM:</b> —
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ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0	0.0 - 0.2: 2 INCHES OF VEGETATIVE MAT. SPRUCE TREE GROWTH. 0.2-12.0: DRY TO MOIST, GRAY, POORLY GRADED GRAVEL WITH SAND (GP), SUBROUNDED GRAVEL, TRACE COBBLES UP TO 8 INCHES IN DIAMETER, (~55% GRAVEL, ~40% SAND, ~5% FINES), NON-PLASTIC	GP	[GRAVIC LOG PATTERN]	THREZ-SZ	
2.5					
5.0					
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT A9-2				
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL [GRAVIC LOG PATTERN]
GP	POORLY GRADED GRAVEL [GRAVIC LOG PATTERN]
GM	SILTY GRAVEL [GRAVIC LOG PATTERN]
GC	CLAYEY GRAVEL [GRAVIC LOG PATTERN]
SW	WELL-GRADED SAND [GRAVIC LOG PATTERN]
SP	POORLY GRADED SAND [GRAVIC LOG PATTERN]
SM	SILTY SAND [GRAVIC LOG PATTERN]
SC	CLAYEY SAND [GRAVIC LOG PATTERN]
CL	LEAN CLAY [GRAVIC LOG PATTERN]
ML	SILT [GRAVIC LOG PATTERN]
OL	ORGANIC CLAY/ORGANIC SILT [GRAVIC LOG PATTERN]
CH	FAT CLAY [GRAVIC LOG PATTERN]
MH	ELASTIC SILT [GRAVIC LOG PATTERN]
OH	ORGANIC CLAY/ORGANIC SILT [GRAVIC LOG PATTERN]
PT	PEAT [GRAVIC LOG PATTERN]

<b>CONTRACTOR:</b> CLIENT <b>EQUIPMENT:</b> CAT 308 <b>OPERATOR:</b> M. COCHRAN	<b>FROSTED GROUND ENGINEERING SERVICES</b>	<b>EXHIBIT B</b>
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PALMER, AK SUBDIVISION CAUDHILL ROAD SUBDIVISION TEST PIT LOGS (DWG)

# RECORD OF TEST PIT TP03

<b>PROJECT:</b> S CAUDHILL ROAD SUBDIVISION <b>PROJECT NO.:</b> 20250903 <b>LOCATION:</b> PALMER, AK <b>CLIENT:</b> JOEY BERNOWSKI, MASON COCHRAN, LOGAN AHRENS <b>LEGAL LOCATION:</b> SEC 25, T17N, R02E	<b>SURFACE ELEVATION:</b> — <b>DRILLING METHOD:</b> EXCAVATION <b>SAMPLING METHOD:</b> GRAB <b>COMPLETION DEPTH:</b> 12' <b>SCALE:</b> 1" TO 5.0'	<b>DATE STARTED:</b> SEPTEMBER 7TH, 2025 <b>DATE COMPLETED:</b> SEPTEMBER 7TH, 2025 <b>LOGGED BY:</b> EDW <b>COORDINATES:</b> — <b>DATUM:</b> —
---	---	---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0	0.0 - 0.33: 4 INCHES OF VEGETATIVE MAT. SPRUCE AND BIRCH TREE GROWTH.				
0.33	0.33-12.0: DRY TO MOIST, GRAY, POORLY GRADED GRAVEL WITH SAND (GP), SUBROUNDED GRAVEL, TRACE COBBLES UP TO 8 INCHES IN DIAMETER, (~50% GRAVEL, ~48% SAND, ~5% FINES), NON-PLASTIC	GP			
2.5					
5.0					
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT A9-3				
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL 
GP	POORLY GRADED GRAVEL 
GM	SILTY GRAVEL 
GC	CLAYEY GRAVEL 
SW	WELL-GRADED SAND 
SP	POORLY GRADED SAND 
SM	SILTY SAND 
SC	CLAYEY SAND 
CL	LEAN CLAY 
ML	SILT 
OL	ORGANIC CLAY/ORGANIC SILT 
CH	FAT CLAY 
MH	ELASTIC SILT 
OH	ORGANIC CLAY/ORGANIC SILT 
PT	PEAT 

**CONTRACTOR:** CLIENT  
**EQUIPMENT:** CAT 308  
**OPERATOR:** M. COCHRAN

**FROSTED GROUND ENGINEERING SERVICES**

SHEET

**EXHIBIT B**

# RECORD OF TEST PIT TP04

**PROJECT:** 8 CAUDHILL ROAD SUBDIVISION  
**PROJECT NO.:** 20250903  
**LOCATION:** PALMER, AK  
**CLIENT:** JOEY BERNOWSKI, MASON COCHRAN, LOGAN AHRENS  
**LEGAL LOCATION:** SEC 25, T17N, R02E

**SURFACE ELEVATION:** —  
**DRILLING METHOD:** EXCAVATION  
**SAMPLING METHOD:** GRAB  
**COMPLETION DEPTH:** 12'  
**SCALE:** 1" TO 5.0'

**DATE STARTED:** SEPTEMBER 7TH, 2025  
**DATE COMPLETED:** SEPTEMBER 7TH, 2025  
**LOGGED BY:** EDW  
**COORDINATES:** —  
**DATUM:** —

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0	0.0 - 0.33: 4 INCHES OF VEGETATIVE MAT. SPRUCE AND BIRCH TREE GROWTH.				
2.5	0.33-12.0: DRY TO MOIST, GRAY, POORLY GRADED GRAVEL WITH SAND (GP), SUBROUNDED GRAVEL, TRACE COBBLES UP TO 8 INCHES IN DIAMETER, (~60% GRAVEL, ~35% SAND, ~5% FINES), NON-PLASTIC	GP	GP		
5.0					
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT A9-4				
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

8 CAUDHILL ROAD SUBDIVISION TEST PIT LOGS DWG

**CONTRACTOR:** CLIENT  
**EQUIPMENT:** CAT 308  
**OPERATOR:** L. AHRENS

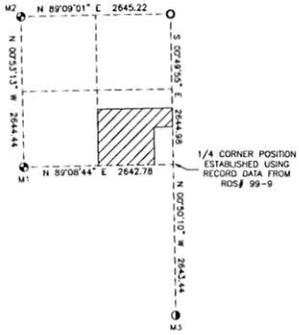
**FROSTED GROUND ENGINEERING SERVICES**

SHEET

**EXHIBIT B**

**CONTROL DIAGRAM**

T19N R4W Section 2  
SCALE: 1" = 1000'



- M1 FOUND 2-1/2" BRASS CAP MONUMENT ON 1.25" PIPE  
1.0FT ABOVE GROUND
- M2 FOUND 2.5" BRASS CAP MONUMENT PARTIALLY LEGIBLE  
0.5FT BELOW GROUND IN MON CASE
- M3 FOUND 2" ALUMINUM CAP ILLLEGIBLE  
1.1FT BELOW GROUND IN MON CASE
- M4 SET 2-1/2" ALUMINUM MONUMENT  
0.1FT ABOVE GROUND
- M5 SET 2-1/2" ALUMINUM MONUMENT  
0.1FT ABOVE GROUND

**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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

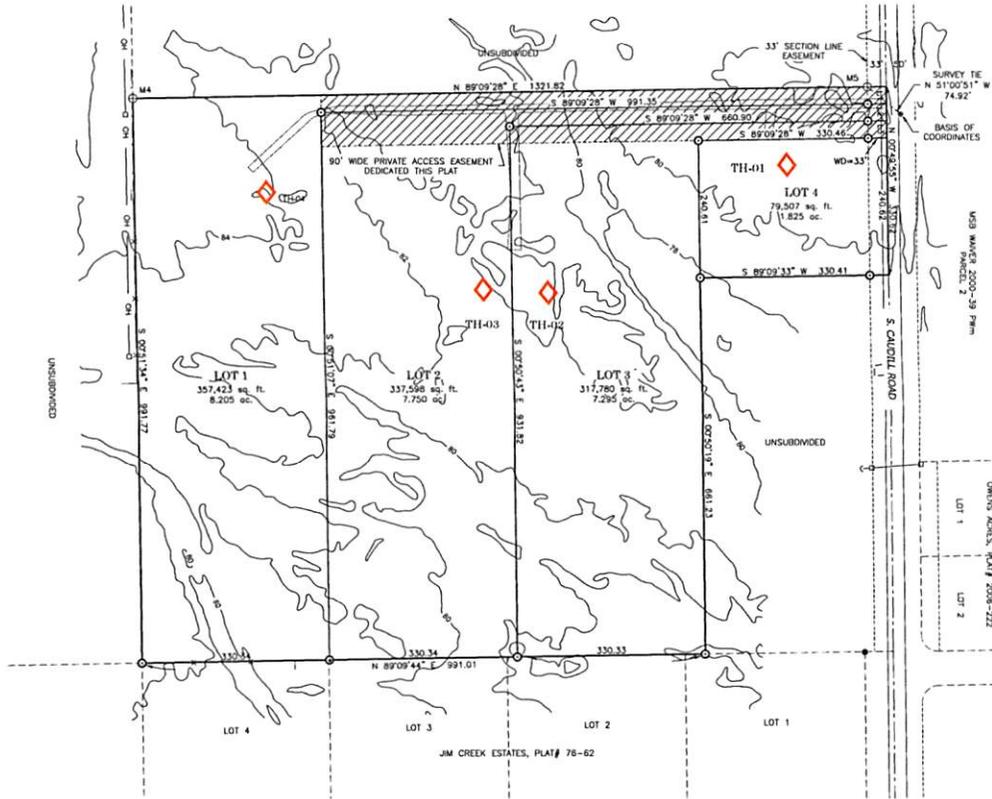
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: PLATING CLERK \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

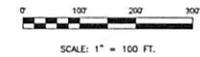
TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
1. 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.
  2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  3. ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 8132°13'07854" W 148°59'48.05284" ELLIPSOID HEIGHT 117.13'. ALL DISTANCES ARE GROUND ANGLES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000072425547 AT THE BASIS COORDINATES.

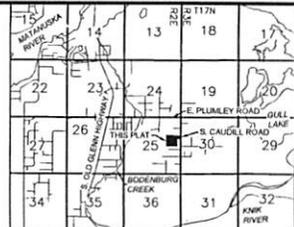
LINE	BEARING	DISTANCE
L1	N 02°49'55" W	50.00
L2	N 02°49'55" W	50.00
L3	N 02°49'55" W	50.00



- Legend**
- Found Brass Cap Monument
  - Found Aluminum Cap Monument
  - Found ICF Rebar
  - Found Pipe
  - Set Aluminum Cap Monument
  - Set Blue Plastic Cap Labeled "RESOLUTE, LS-184515"
  - Set Spike
  - - - - - Gray Wire
  - Utility Pole
  - ◇ Test PIT
- Linetype Legend**
- Easement
  - Subdivision Boundary
  - Interior Lot Line
  - Adjacent Property Line
  - Right of Way Centerline
  - Overhead Utilities
  - Edge of Gravel
  - Edge of Asphalt
  - X - - - - X Fencing



**PRELIMINARY**



VICINITY MAP  
SCALE: 1" = 1 MILE

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

JOSEPH BERNOWSKI \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 606  
PALMER, AK 99645

MASON COCHRAN \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 871383  
WASILLA, AK 99687

LEGAN AHRENS \_\_\_\_\_ DATE \_\_\_\_\_  
6923 N. MCKENZIE DR.  
PALMER, AK 99645

**NOTARY'S ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**  
I, OWEN THOMAS DICKS, L.S.# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC AND AS-BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATE \_\_\_\_\_

A PLAT OF  
**Otto Estates**  
A SUBDIVISION OF  
THE S1/2 N1/4 S1/4 N1/4 T19N R4W S21/4 S21/4 N1/4  
THE S1/2 N1/4 S1/4 N1/4 T19N R4W S21/4 S21/4 N1/4  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 25, T19N, R2E, S.M., AK  
CONTAINING 25.076 ACRES, MORE OR LESS

**RESOLUTE LAND SURVEYING**  
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH: (907)521-4989 [resolutelandsurvey.com](http://resolutelandsurvey.com)

DRAMM OTDTEAM \_\_\_\_\_ SCALE: 1" = 100'  
DATE: 2/26/2026 FIELD BOOK: RLS-05 & 06  
PROJECT: 252026 SHEET 1 OF 1

**EXHIBIT B**

## Chris Curlin

---

**From:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Sent:** Friday, March 6, 2026 3:42 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Otto Estates (CC)

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

Hi Chris, thanks for resending the link.

The Corps of Engineers (Corps) does not have any specific comments regarding this project.

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory)

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf)

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

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

The project proponent is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)).

V/r,



**Steve Moore**

*Project Manager, North Section Regulatory Division*

U.S. Army Corps of Engineers | Alaska District

Phone Desk: 907-753-5713

Email [Stephen.A.Moore2@usace.army.mil](mailto:Stephen.A.Moore2@usace.army.mil)



Streamline the permitting process with the **Regulatory Request System (RRS)** — your new online platform for permit applications.

[rrs.usace.army.mil](http://rrs.usace.army.mil)

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, March 17, 2026 4:07 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Otto Estates (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

PD&E comments only one access will be allowed onto Caudill Road for all lots.

Thank you.

PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, March 6, 2026 1:08 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@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 Otto Estates (CC)

Hello,

Attached is the RFC packet for the Otto Estates Subdivision. Please ensure that all comments are submitted by March 20, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Otto Estates](#)

Sincerely,

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Monday, March 9, 2026 9:55 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Otto 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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, March 6, 2026 1:08 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@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 Otto Estates (CC)

Hello,

Attached is the RFC packet for the Otto Estates Subdivision. Please ensure that all comments are submitted by March 20, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Otto Estates](#)

Sincerely,

Chris Curlin  
Platting Technician



**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

19 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 has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

- **GRIZZLY HILLS 2 MASTER PLAN**  
(MSB Case # 2019-170)
- **LOT 6 BLOCK 6 GEOR DOL ESTATES**  
(MSB Case # 2026-019)
- **MERIDIAN PARK EAST ADDITION NO. 2**  
(MSB Case # 2026-021)
- **OTTO ESTATES**  
(MSB Case # 2026-022)

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,

A handwritten signature in black ink that reads "Brandon Echols".

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

## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, March 10, 2026 9:00 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Otto Estates (CC)

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

Good morning,

MTA requests a utility easement be added to the access easement to be able to provide service to the flag lots.

Thank you for the opportunity to comment.

### 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:** Friday, March 6, 2026 1:08 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@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 Otto Estates (CC)

Hello,

Attached is the RFC packet for the Otto Estates Subdivision. Please ensure that all comments are submitted by March 20, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, March 19, 2026 9:05 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Otto 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](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>

**Sent:** Friday, March 6, 2026 1:08 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@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>

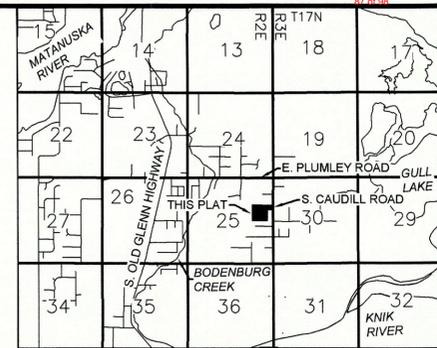
**Subject:** RFC Otto Estates (CC)

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

Hello,

Attached is the RFC packet for the Otto Estates Subdivision. Please ensure that all comments are submitted by March 20, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Otto Estates](#)



VICINITY MAP  
SCALE: 1" = 1 MILE

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

JOSEPH BERNOWSKI \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 606  
PALMER, AK 99645

MASON COCHRAN \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 871393  
WASILLA, AK 99687

LOGAN AHRENS \_\_\_\_\_ DATE \_\_\_\_\_  
6923 N. MCKENZIE DR.  
PALMER, AK 99645

**NOTARY'S ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ FOR \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**  
I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC AND AS-BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAN REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

2/27/2026  
DATE  
**RECEIVED**  
**Agenda Copy** FEB 27 2026  
PLATTING



A PLAT OF  
**Otto Estates**  
A SUBDIVISION OF  
THE SW1/4 SE1/4 NE1/4, THE S1/2 NW1/4 SE1/4 NE1/4,  
THE S1/2 NE1/4 SE1/4 NE1/4, AND THE W1/2 SE1/4 SE1/4 NE1/4  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 25, T17N, R2E, S.M., AK  
CONTAINING 25.076 ACRES, MORE OR LESS

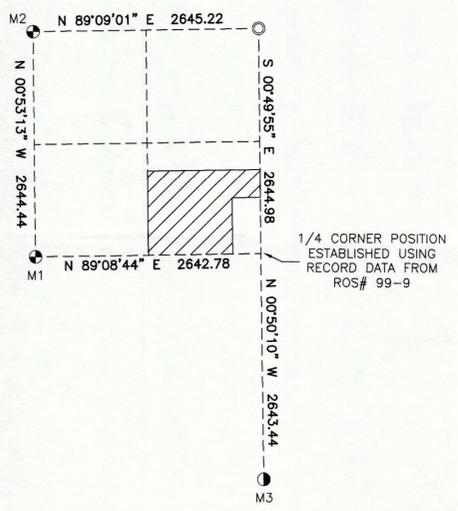
RESOLUTE LAND SURVEYING  
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH: (907)521-4989 resolutelandsurvey.com

DRAWN: OTD/EAM  
DATE: 2/26/2026  
PROJECT: 250250

SCALE: 1" = 100'  
FIELD BOOK: RLS-05 & 06  
SHEET 1 OF 1

**CONTROL DIAGRAM**

T19N R4W Section 2  
SCALE: 1" = 1000'



- M1 FOUND 2-1/2" BRASS CAP MONUMENT ON 1.25" PIPE  
C&COR  
T17N-R2E  
1975  
1.0FT ABOVE GROUND
- M2 FOUND 2.5" BRASS CAP MONUMENT PARTIALLY LEGIBLE  
HIGHWAYS NOW ACCEPT  
4635 S 24  
S 35  
1/4  
979  
2026  
0.5FT BELOW GROUND IN MON CASE
- M3 FOUND 2" ALUMINUM CAP ILLEGIBLE  
800  
1.1FT BELOW GROUND IN MON CASE
- M4 SET 2-1/2" ALUMINUM MONUMENT  
RLS  
LOT 1  
2026  
0.1FT ABOVE GROUND
- M5 SET 2-1/2" ALUMINUM MONUMENT  
RLS  
WD=33'  
WC  
LOT 1  
2026  
0.1FT ABOVE GROUND

**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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

**CERTIFICATE OF PAYMENT OF TAXES**

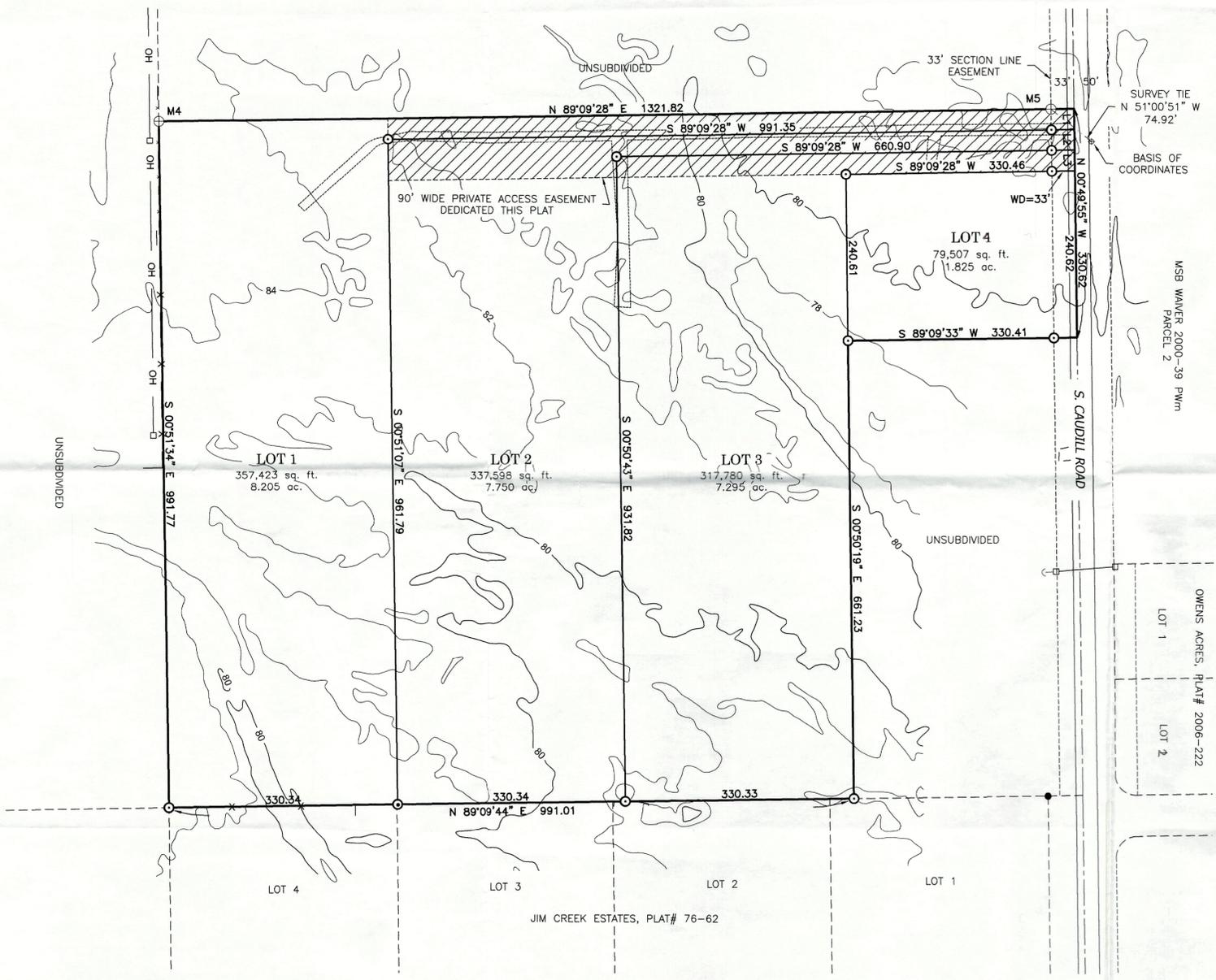
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

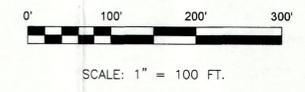
**NOTES**

- 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.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 61°32'13.07854" W 148°59'48.05264" ELLIPSOID HEIGHT 117.13'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000072425547 AT THE BASIS OF COORDINATES.

LINE	BEARING	DISTANCE
L1	N 00°49'55" W	30.00
L2	N 00°49'55" W	30.00
L3	N 00°49'55" W	30.00



- Legend**
- Found Brass Cap Monument
  - Found Aluminum Cap Monument
  - Found 1/2" Rebar
  - Found Pipe
  - Set Aluminum Cap Monument
  - Set Blue Plastic Cap
  - Labeled: "RESOLUTE, LS 184515"
  - ⊕ Set Spike
  - ⊖ Guy Wire
  - Utility Pole
- Linetype Legend**
- Easement
  - ===== Subdivision Boundary
  - Interior Lot Line
  - Adjacent Property Line
  - Right of Way Centerline
  - OH OH OH Overhead Utilities
  - Edge of Gravel
  - Edge of Asphalt
  - X X Fencing



**PRELIMINARY**



E



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 1, 2026**

**ABBREVIATED PLAT: NORTH VILLAGE LOT 15A BLOCK 2**

**LEGAL DESCRIPTION: SEC 36, T18N, R01W S.M., AK**

**PETITIONER: HANSON LAND SOLUTIONS**

**SURVEYOR: HANSON LAND SOLUTIONS**

**ACRES: 2.92 +/- PARCELS: 2**

**REVIEWED BY: CAYMAN REYNOLDS**

**CASE: 2026-024**

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**REQUEST:**

The request is to create one lot from Lots 15 & 16, North Village, Plat No. 2025-152 to be known as **NORTH VILLAGE LOT 15A BLOCK 2**, containing 2.92 acres +/- . The property is located north of West Bogard Road, east of North Trunk Road, and west of North Cottage Knoll Drive (Tax ID # 8689B02L015 / L016); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2.

**EXHIBITS:**

Vicinity Maps

**EXHIBIT A – 4 pgs**

**AGENCY COMMENTS**

MSB Permit Center

**EXHIBIT B – 1 pg**

**DISCUSSION:** The proposed lot line elimination will create one lot from Lots 15 & 16, North Village, Plat No. 2025-152. All lots will have access to East Vista Ridge Circle. 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.

**CONCLUSION**

The plat of North Village Lot 15A Block 2 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.

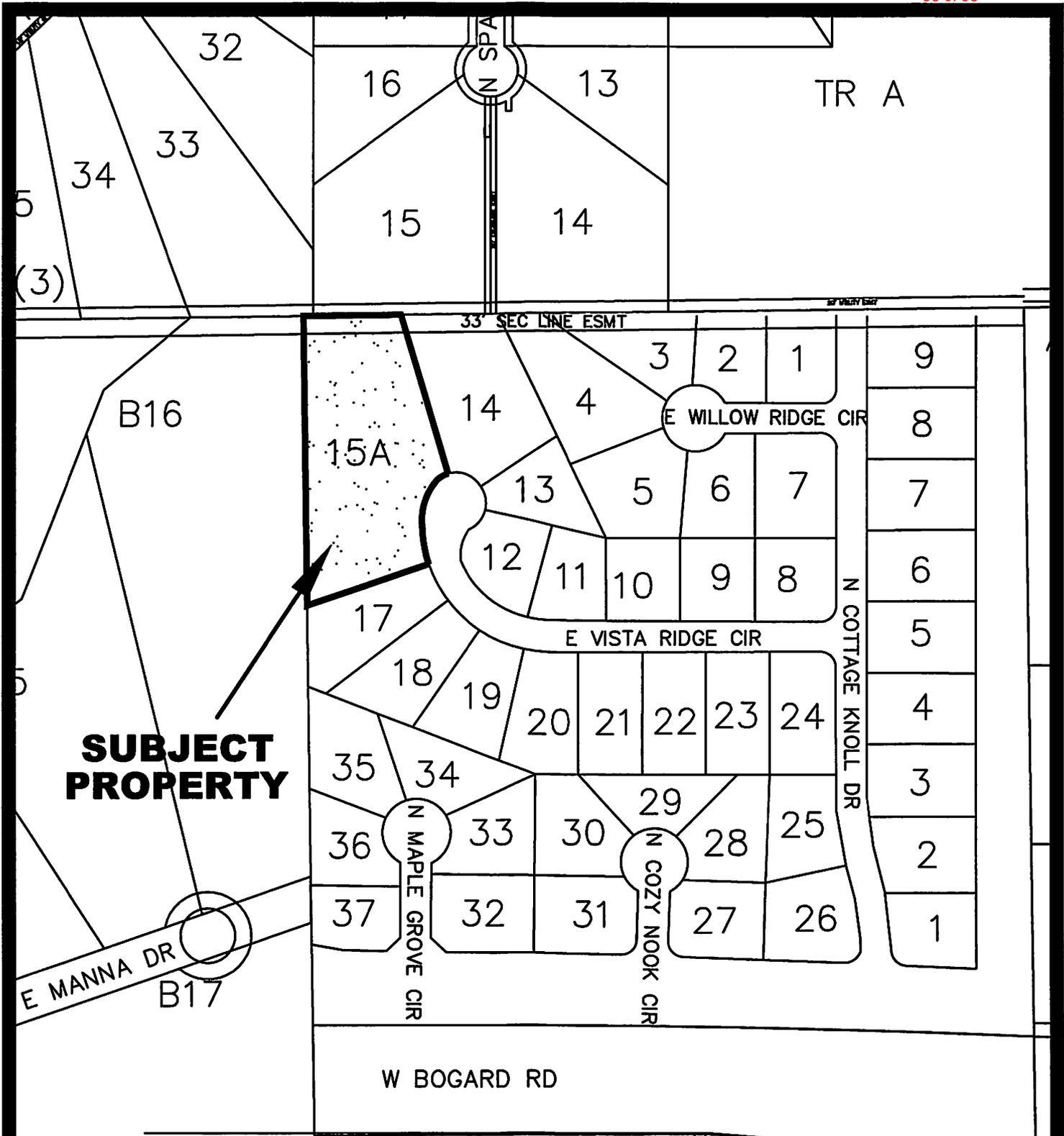
**FINDINGS of FACT:**

1. The abbreviated plat of North Village Lot 15A Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within North Village Subdivision, 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 North Village (Plat #2025-152), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of North Village Lot 15A Block 2 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED  
NORTH VILLAGE LOT 15A BLOCK 2  
LOCATED WITHIN  
SECTION 36, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA08 MAP

(1)

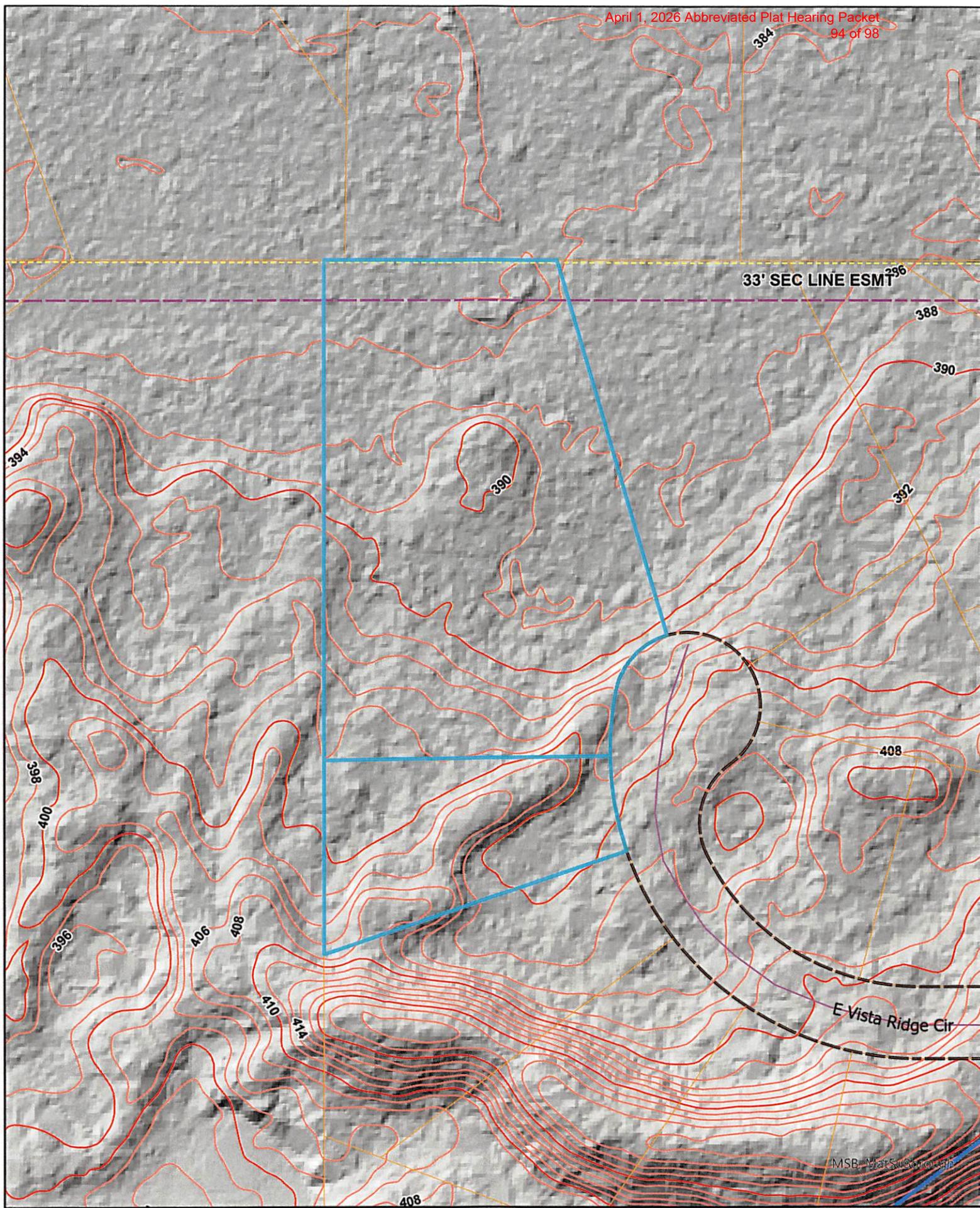
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6

7

6

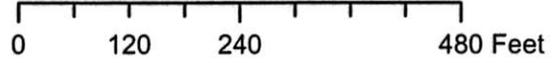
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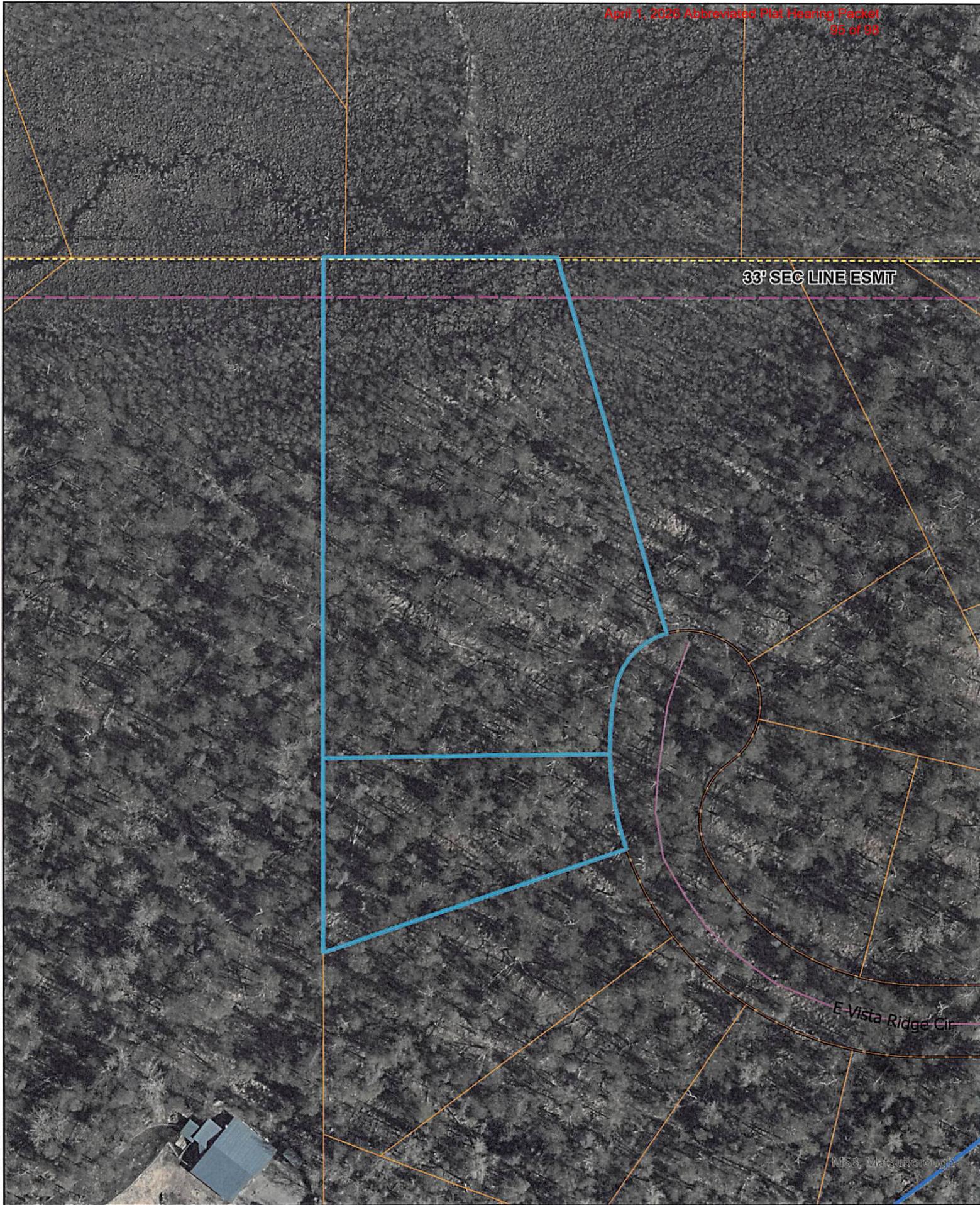


33' SEC LINE ESMT<sup>396</sup>

E Vista Ridge Cir

MSB: Marissa Bergstrom





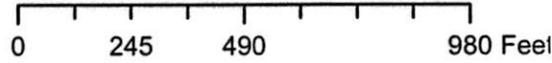
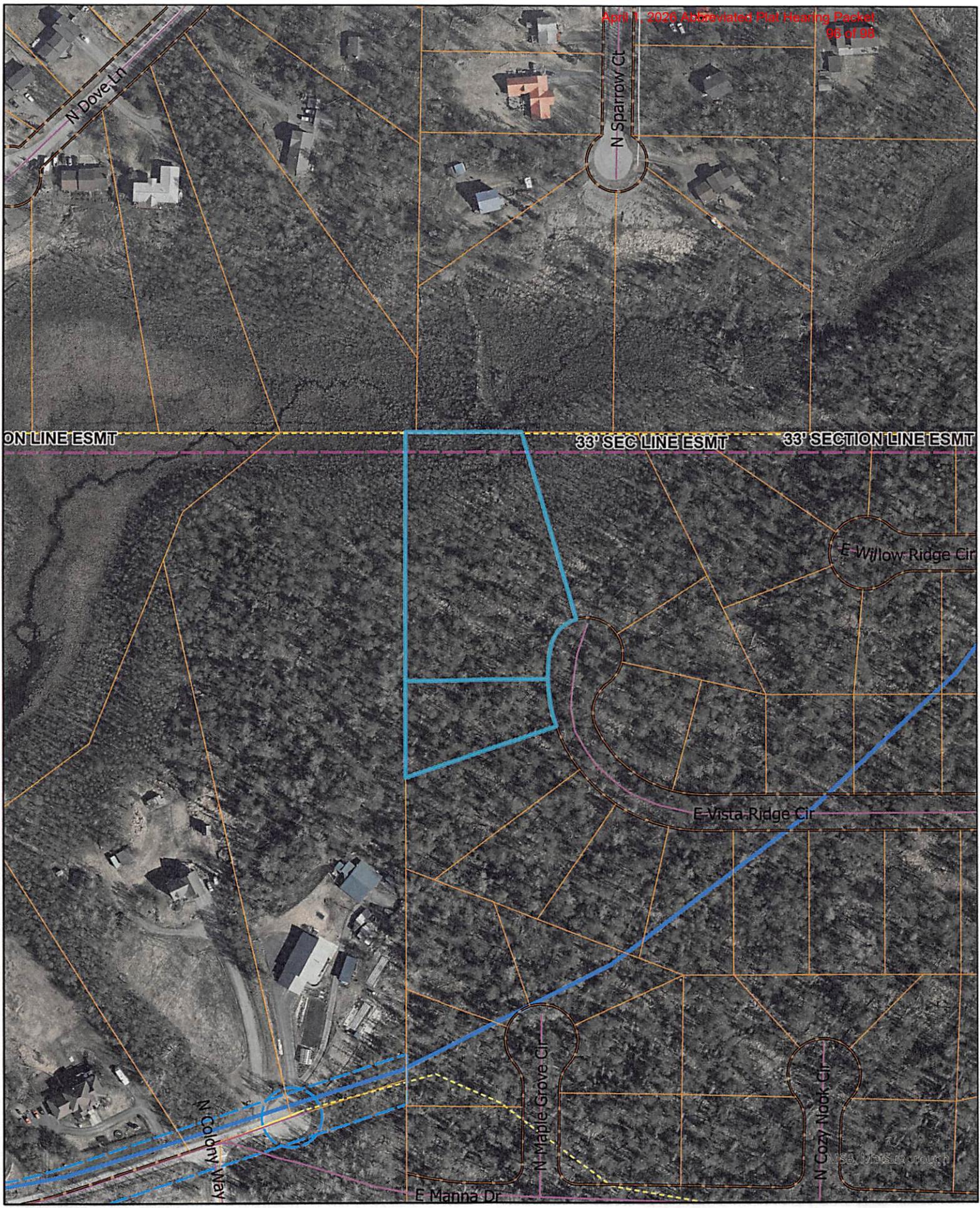
33' SEC LINE ESMT

E Vista Ridge Cir

MSB, Marlborough



0 120 240 480 Feet



## Cayman Reynolds

---

**From:** Permit Center  
**Sent:** Wednesday, March 11, 2026 3:19 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC North Village Lot 15A Block 2 CR

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:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, March 11, 2026 3:00 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>;  
eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance  
<Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>  
**Subject:** RFC North Village Lot 15A Block 2 CR

Hello,

The following link is a request for comments for the proposed North Village Lot 15A Block 2.

Please ensure all comments have been submitted by March 26, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[North Village Lot 15A Block 2](#)

Feel free to contact me if you have any questions.

Thank you,



**Cayman Reynolds**  
Platting Division  
Platting Technician

**Matanuska-Susitna Borough**  
350 E Dahlia Ave  
Palmer, AK 99645  
(907) 861-7872  
[Cayman.Reynolds@matsugov.us](mailto:Cayman.Reynolds@matsugov.us)

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

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

**CERTIFICATE OF OWNERSHIP**

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

MICHAEL E. THOMPSON (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_  
WM CONSTRUCTION, LLC  
P.O. BOX 4042  
PALMER, AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

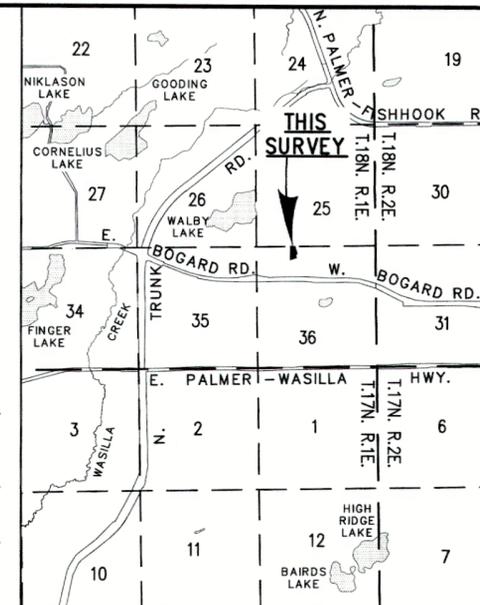
MY COMMISSION EXPIRES: \_\_\_\_\_

**EAGLE ESTATES  
ADDITION 3  
(79-299)**

**CERTIFICATE OF PAYMENT OF TAXES**

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

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



SOURCE: MSB TAX MAP WA08, WA09, PA05 & PA12  
1"=5280'

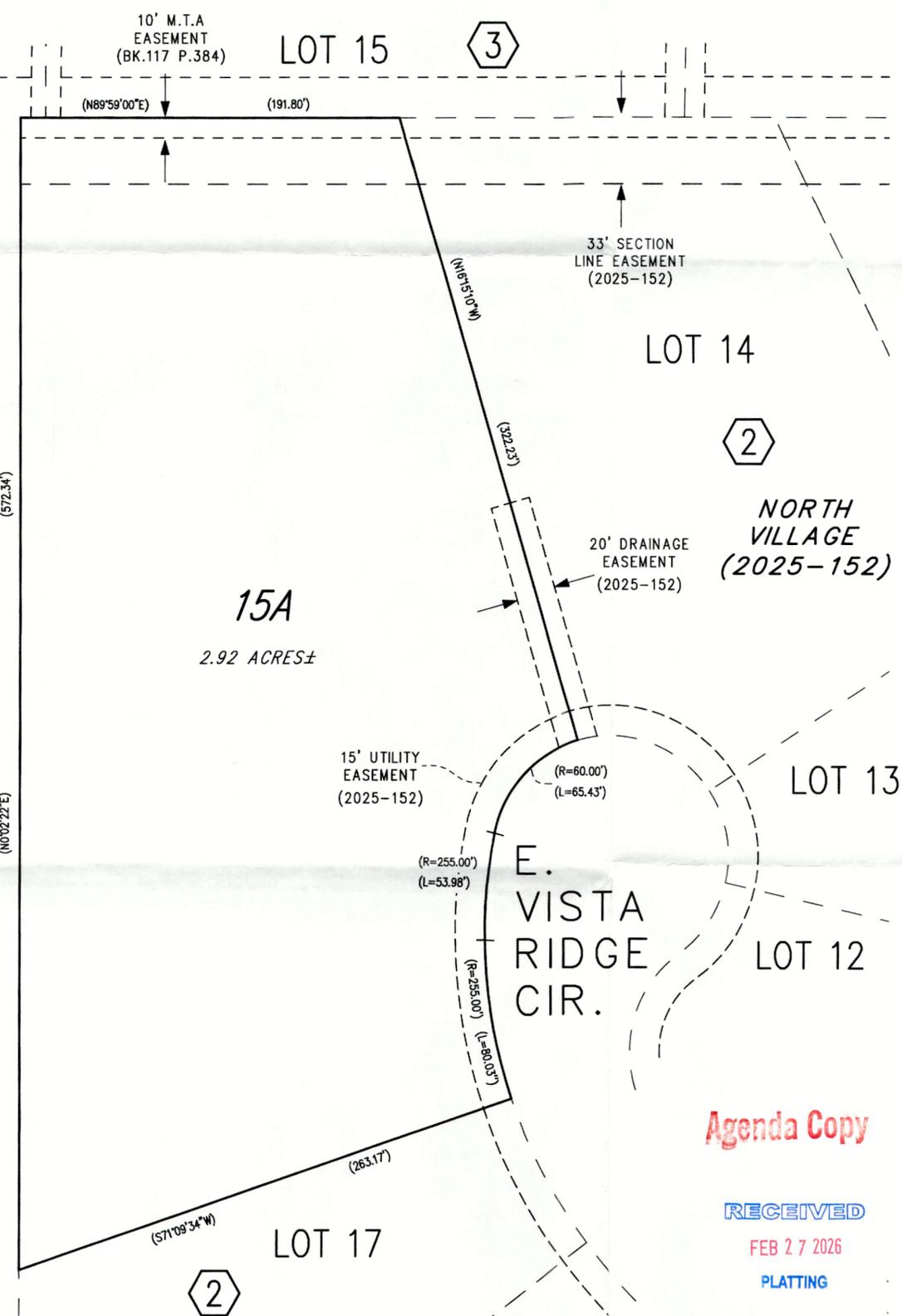
**SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF NORTH VILLAGE SUBDIVISION(2025-152).

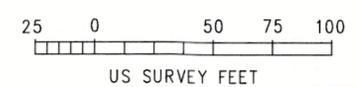
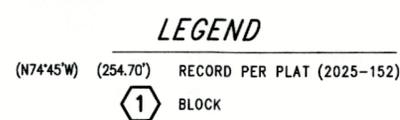
REGISTERED LAND SURVEYOR

TRACT 8  
**MSB WAIVER RES.  
96-37-PWm  
(BK. 870, P. 249)**



**NOTES**

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- THIS SUBDIVISION IS ENCUMBERED BY ENSTAR NATURAL GAS BLANKET EASEMENTS RECORDED ON AUGUST 6, 2024 AT DOCUMENT #2024-013697-0 AND JULY 7, 2025 AT DOCUMENT #2025-012023-0.
- THIS SUBDIVISIONS IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON JULY 17, 2024 AT DOCUMENT #2024-012118-0.
- THIS SUBDIVISIONS IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON NOVEMBER 5, 2025 AT DOCUMENT #2025-022721-0.



**Agenda Copy**

**RECEIVED**  
FEB 27 2026  
PLATTING

A PLAT OF  
**NORTH VILLAGE  
LOT 15A BLOCK 2**  
A REPLAT OF  
**LOT 15 AND 16 BLOCK 2 NORTH VILLAGE  
(2025-152)**  
PALMER RECORDING DISTRICT  
STATE OF ALASKA  
THIRD JUDICIAL DISTRICT  
LOCATED WITHIN  
NW¼ SEC. 36, T.18N. R.1E. SM, AK  
CONTAINING 2.92 ACRES MORE OR LESS

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