

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

RIGHT-OF-WAY ACQUISITION HEARING AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

11:00 A.M.

March 31, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us 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. **HEMMER ROAD UPGRADE AND EXTENSION:** State of Alaska, Department of Transportation and Public Facilities requests approval of the **Right-Of-Way Acquisition Map for HEMMER ROAD UPGRADE AND EXTENSION**. This project is located south of W Bogard Road, north of E Palmer Wasilla Highway, and east of N Monte Vista Drive (multiple tax ID's); located within Sections 31 & 32 Township 18 North, Range 02 East, Seward Meridian, Alaska. A copy of the proposed acquisition is available for viewing at the MSB Permit Center. Further information for this project is also available at <https://dot.alaska.gov/creg/hemmer/>. Community Council #26 Greater Palmer and in Assembly District #2. *(Petitioner/Owner: SOA, DOT & Public Facilities, Staff: Matthew Goddard, Case #2026-001)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **11:00 A.M.** on **March 31, 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 RECOMMENDATION
PUBLIC HEARING
MARCH 31, 2026**

**ROW ACQUISITION: HEMMER ROAD UPGRADE AND EXTENSION
PALMER-WASILLA HIGHWAY TO BOGARD
ROAD PROJECT NO CFHWY00885**

LEGAL DESCRIPTION: SECTIONS 31 & 32, T18N, R02E, S.M., AK

**PETITIONER: STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES**

REVIEWED BY: MATTHEW GODDARD CASE: 2026-001

REQUEST

State of Alaska, Department of Transportation and Public Facilities requests approval of the Right-Of-Way Acquisition Map for HEMMER ROAD UPGRADE AND EXTENSION. This project is located south of W Bogard Road, north of E Palmer Wasilla Highway, and east of N Monte Vista Drive (multiple tax ID's); located within Sections 31 & 32 Township 18 North, Range 02 East, Seward Meridian, Alaska. A copy of the proposed acquisition is available for viewing at the MSB Permit Center. Further information for this project is also available at <https://dot.alaska.gov/creg/hemmer/>. Community Council #26 Greater Palmer and in Assembly District #2.

EXHIBITS

Acquisition Vicinity Map

EXHIBIT A (4 pgs.)

AGENCY COMMENTS

ADOT&PF

EXHIBIT B (2 pgs.)

MSB DPW Pre-Design and Engineering Division

EXHIBIT C (1 pg.)

MSB Permit Center

EXHIBIT D (1 pg.)

Utilities

EXHIBIT E (2 pgs.)

DISCUSSION:

The request is to acquire right-of-way (ROW) for the Hemmer Road Upgrade and Extension Palmer-Wasilla Highway to Bogard Road Project No. CFHWY00885.

The map meets the requirements of MSB 43.15.070 as it includes:

The location, name, and number of the acquisition project;

The proposed timetable for the acquisition and construction;

Dimensions and area of the parcels to be acquired and of each remainder parcel; and

The names of the property owners identified by parcel.

Preliminary Timetable:

Acquisition – February 2026 – February 2028

Construction – February 2028 – February 2030

Comments:

ADOT&PF recommends approval for the Hemmer Road Upgrade and Extension Right of Way Acquisition map, Project No. CFHWY00885 (**Exhibit B**).

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

MSB Permit Center (**Exhibit D**) has no comments.

Utilities (Exhibit E)

ENSTAR did not respond.

GCI notes that there are underground telecommunication cables in the area and will require coordination with all future design updates for easements and relocations.

Chris Bentz, Project Manager for ADOT&PF notes that GCI has been contacted and is coordinating with their projects utilities section.

MEA did not respond.

MTA did not respond.

CONCLUSION:

The Right of Way Acquisition Map for Hemmer Road Upgrade and Extension Palmer-Wasilla Highway to Bogard Road Project No. CFHWY00885 is consistent with AS 40.15.380 Applicability To Governmental Bodies; Right-Of-Way Acquisition Plats and MSB 43.15.070 Right Of Way Acquisition Plats, a map for a subdivision created by a government agency's acquisition of a road, street, highway, right-of-way, railroad right-of-way, or airport parcel is subject to approval under MSB 43.15.070 and is not subject to any other approval procedure for plats under MSB 43.15. Right-of-way acquisition maps are not subject to any of the other submission requirements for plats under Title 43.

FINDINGS of FACT:

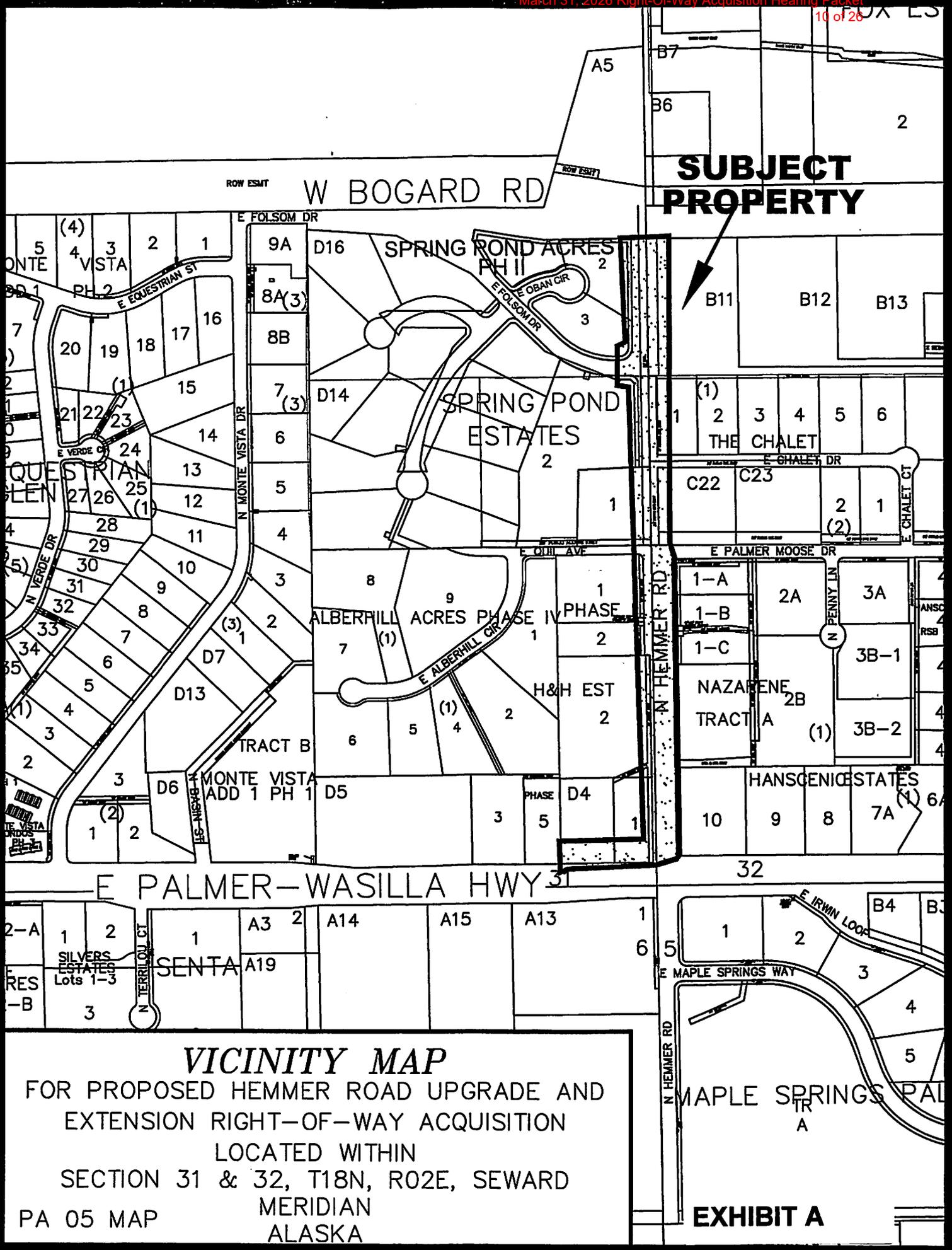
1. The Right-of-Way Acquisition Map for Hemmer Road Upgrade and Extension Palmer-Wasilla Highway to Bogard Road Project No. CFHWY00885 is consistent with AS 40.15.380 Applicability to Governmental Bodies; Right-Of-Way Acquisition Plats and MSB 43.15.070 Right-Of-Way Acquisition Plats.
2. A right of way acquisition plat is not subject to any of the other submission requirements for plats consistent with MSB 43.15.070(C)(1).
3. The preliminary approval of a right-of-way acquisition plat is effective for 120 months. The platting board or platting officer may grant an extension of up to 120 months for recording the final plat upon the finding that it is in the public interest to do so.
4. All decisions of the platting officer under this section are final unless appealed to the platting board within 10 days under MSB 43.35.003.
5. A right of way acquisition is not subject to the subdivision construction manual.

6. The map meets the requirements of MSB 43.15.070 as it includes:
 - The location, name, and number of the acquisition project;
 - The proposed timetable for the acquisition and construction;
 - Dimensions and area of the parcels to be acquired and each remainder parcel; and
 - The names of the property owners identified by parcel.
7. All monumentation, re-monumentation, right-of-way alignment and reconstruction and other requirements of the borough or of this title shall be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval, but not to be accomplished prior to the approval, shall be completed under the terms and conditions as are set out in writing by the borough. Any survey markers that control the length or direction of any property line shall be reset according to the new location.
8. Survey requirements of this title are not applicable to a right-of-way acquisition plat unless otherwise provided by written agreement between the borough and the government agency applying for the plat; the borough shall require remonumentation or reference monumentation of subdivision control monuments, aliquot part section corner monuments and government survey control monuments that will be disturbed, destroyed or lost as a result of the proposed project.
9. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281(C), the area after condemnation shall be the minimum area required for that lot if that lot met the minimum requirements before the condemnation and the resulting area after the condemnation is not less than 80 percent of the minimum required.
10. Within the borough, if a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot.
11. At the time the staff report was written, there were no public comments received as a result of the noticing.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the Right-of-Way Acquisition Map for Hemmer Road Upgrade and Extension Palmer-Wasilla Highway to Bogard Road Project No. CFHWY00885, contingent on the following:

1. Pay postage and advertising fees.
2. Partial acquisitions must comply with MSB 43.20.281(C), Area.
3. Submit the Right-of-Way Acquisition Map in full compliance with MSB 43.15.070.

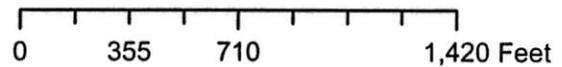


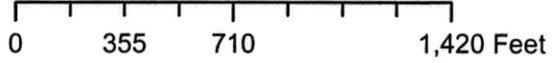
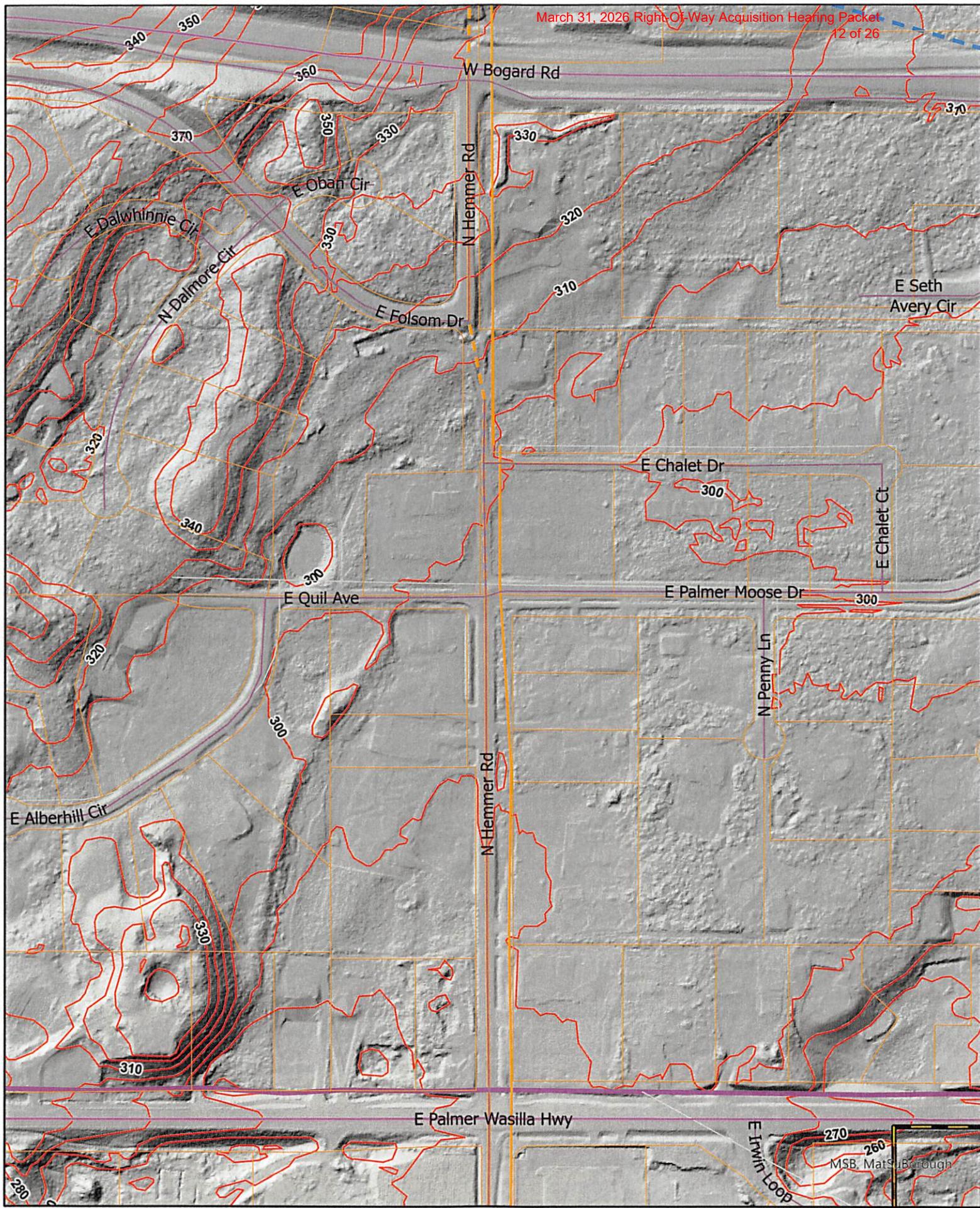
VICINITY MAP

FOR PROPOSED HEMMER ROAD UPGRADE AND
 EXTENSION RIGHT-OF-WAY ACQUISITION
 LOCATED WITHIN
 SECTION 31 & 32, T18N, R02E, SEWARD
 MERIDIAN
 ALASKA

PA 05 MAP

EXHIBIT A







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

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 B

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.

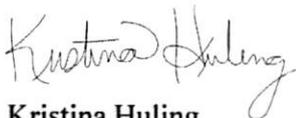
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

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

From: Tammy Simmons
Sent: Tuesday, March 10, 2026 4:13 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 3, 2026 3:52 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; APP <stark@mtaonline.net>; jprevost@palmerak.org; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Hemmer Road Upgrade & Extension ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Hemmer Road Upgrade ROW Acquisition. Please ensure all comments have been submitted by March 13, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Hemmer Road Upgrade & Extension ROW Acquisition](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Wednesday, March 4, 2026 9:57 AM
To: Matthew Goddard
Subject: RE: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 3, 2026 3:52 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; APP <stark@mtaonline.net>; jprevost@palmerak.org; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Stephanie Nowers <stephanielowersdistrict2@gmail.com>; 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 Hemmer Road Upgrade & Extension ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Hemmer Road Upgrade ROW Acquisition. Please ensure all comments have been submitted by March 13, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Hemmer Road Upgrade & Extension ROW Acquisition](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Bentz, Chris L (DOT) <chris.bentz@alaska.gov>
Sent: Monday, March 16, 2026 11:41 AM
To: Matthew Goddard
Cc: Phillips, John C (DOT)
Subject: RE: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

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

Thank you,

GCI has been contacted by and should be coordinating with our projects utilities section.

Thanks for forwarding the comment to the platting review submission.

Chris Bentz, P.E.
Mat-Su District Chief
Central Region Highway Design
Alaska Dept. of Transportation & Public Facilities
Division of Design & Engineering Services
Office Location: 500 S Seward Meridian Pkwy, Wasilla, Alaska
Mail: P.O. Box 196900, Anchorage, Alaska 99519-6900
Phone: (907) 707-1912 | Fax: (907) 243-4409
Email: chris.bentz@alaska.gov

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, March 16, 2026 11:36 AM
To: Bentz, Chris L (DOT) <chris.bentz@alaska.gov>
Subject: FW: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see below comments received from GCI with regards to the Hemmer Road Upgrade project.

Have a great day,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 10, 2026 12:22 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>

Cc: OSP Design Group <ospdesign@gci.com>

Subject: RE: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

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

Matthew,

In review GCI has underground telecommunication cables in the area and will require coordination with all future design updates for easements and relocations.

Thanks,

GCI | OSP Design

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

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

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

Sent: Tuesday, March 3, 2026 3:52 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; APP <stark@mtaonline.net>; jprevost@palmerak.org; 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>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing@matsugov.us; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearrow@mea.coop

Subject: RFC Hemmer Road Upgrade & Extension ROW Acquisition (MG)

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

Hello,

The following link is a request for comments for the proposed Hemmer Road Upgrade ROW Acquisition. Please ensure all comments have been submitted by March 13, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Hemmer Road Upgrade & Extension ROW Acquisition](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT - OF - WAY MAP ALASKA PROJECT HEMMER ROAD UPGRADE AND EXTENSION PALMER-WASILLA HIGHWAY TO BOGARD ROAD PROJECT NO. CFHWY00885

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R1	R7

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY
I HEREBY CERTIFY THAT THE RIGHT OF WAY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY AND THAT SAID 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
ATTEST:

PLATTING CLERK _____ PLANNING & LAND USE DIRECTOR
MATANUSKA-SUSITNA BOROUGH
PLATTING AUTHORITY

DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS. ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE _____ REGISTRATION NUMBER _____

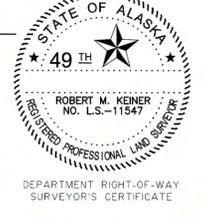
TRAVIS W. TEST
ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MONUMENTS RECOVERED DURING THE DEPARTMENT'S LOCATIONS SURVEY FOR THIS PROJECT.

DATE _____ REGISTRATION NUMBER _____

ROBERT M. KEINER
ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPROVED _____, 20____
Date

REGIONAL CHIEF RIGHT-OF-WAY AGENT

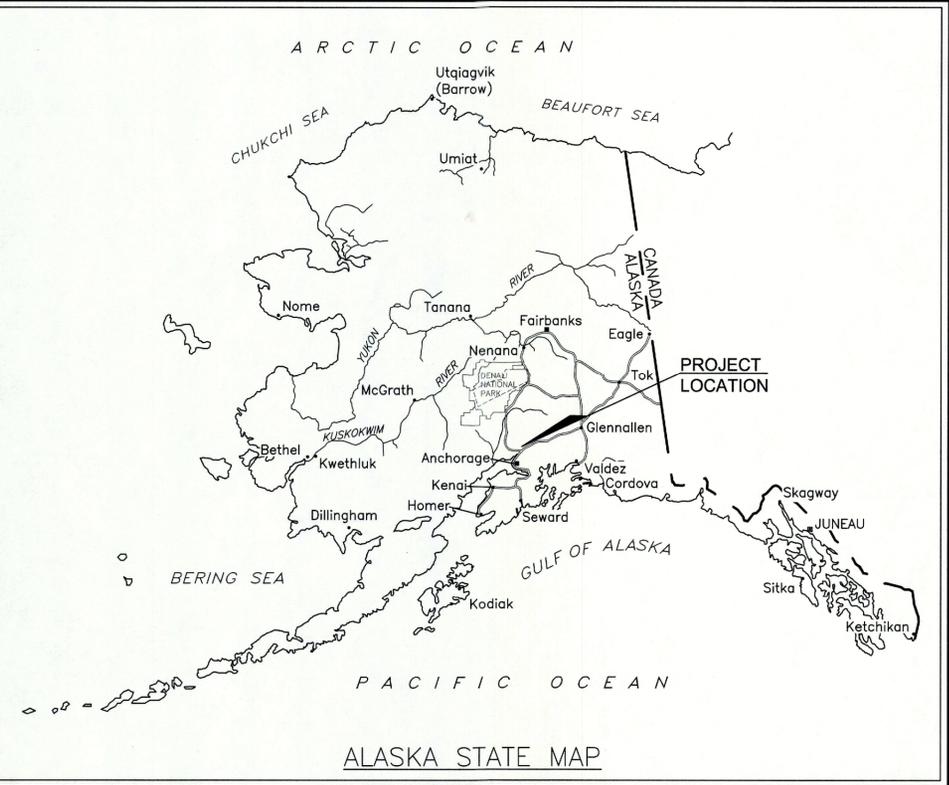
WITHIN A PORTION OF SURVEYED SECTIONS 31 & 32,
TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT

STATE BUSINESS - NO FEE

Agenda Copy

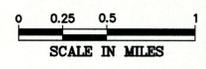
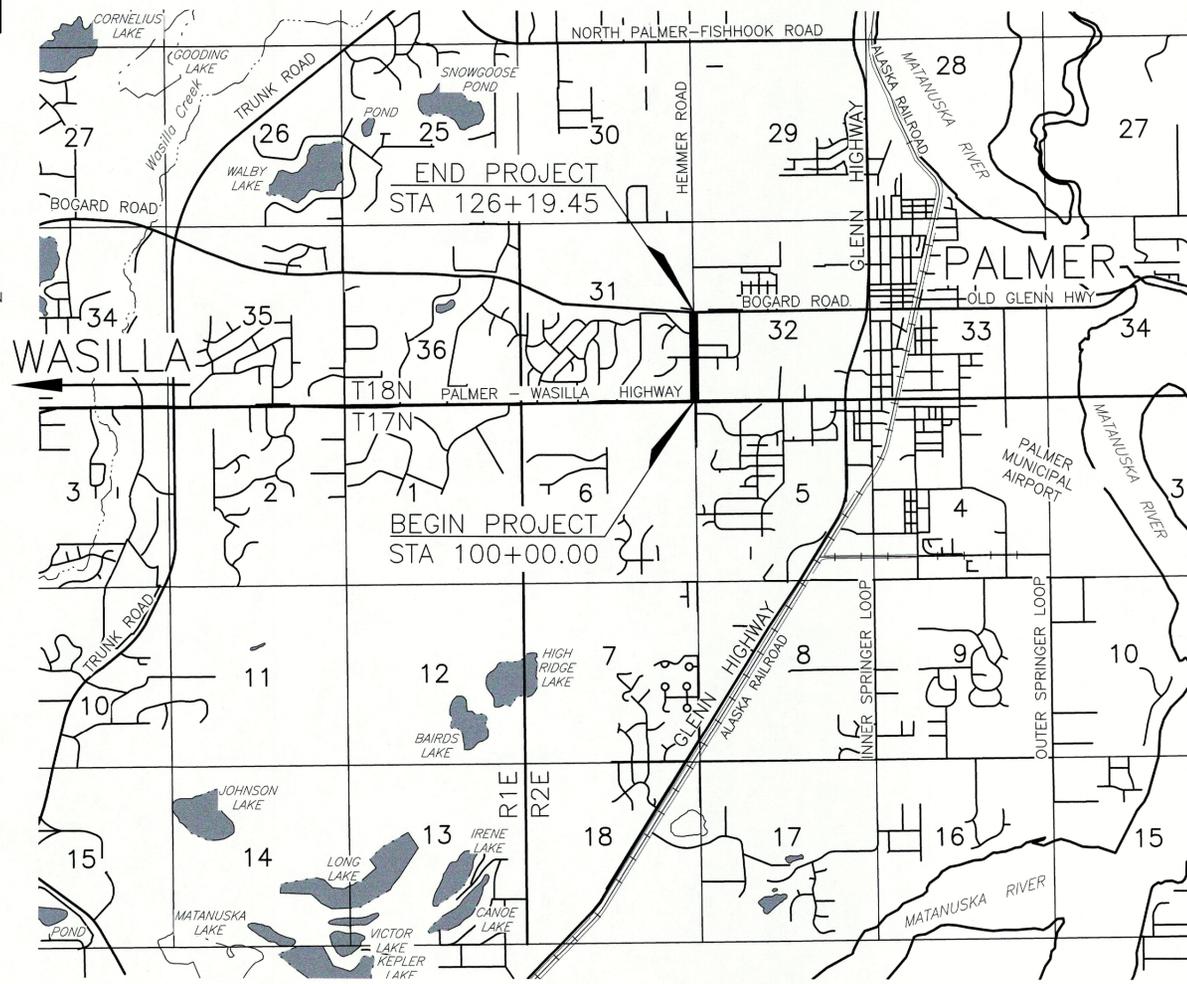
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SPECIAL GENERAL NOTE:

- SUBDIVISION NAMES, PLAT NUMBERS, AND DEPICTIONS OF PROPERTIES ADJACENT TO THE RIGHT OF WAY SHOWN HEREON WERE GENERATED AT THE TIME OF THE INITIAL PLAN DEVELOPMENT. THIS PLAN SET DOES NOT NECESSARILY REFLECT THE CURRENT STATUS AT THE TIME OF RECORDING OF THIS DOCUMENT.
- COMPLETE TITLE REPORTS WERE NOT PREPARED IN ASSOCIATION WITH THIS RECORD OF SURVEY. ALTHOUGH A CONCERTED EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES, EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT MAP.

T18N R1E/R2E
T17N R1E/R2E
SEWARD MERIDIAN



SITE MAP

U.S.G.S. QUADRANGLE ANCHORAGE (C-6 SW) ALASKA

PRELIMINARY
12.10.2025

ACQUISITION DATES: FEBRUARY 2026 - FEBRUARY 2028
CONSTRUCTION DATES: FEBRUARY 2028 - FEBRUARY 2030
PROJECT LENGTH ~0.5 MILES

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DRAFT 11.18.2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R2	R7

ROADWAY

	EXISTING	PROPOSED
EDGE OF PAVEMENT		
LIMIT OF CUT SLOPE & FILL SLOPE		
GRAVEL EDGE		
DRIVEWAY APPROACH		
SIDEWALK AND PATH/TRAIL		
CONCRETE CURB & GUTTER		
CONCRETE CURB CUT		
PARALLEL CURB RAMP		
PERPENDICULAR CURB RAMP		
UNIDIRECTIONAL CURB RAMP & MID-BLOCK CURB RAMP		
DETECTABLE WARNING TILE		
BRIDGE		
TUNNEL		
GUARDRAIL		
END & PARALLEL END SECTIONS		
ROADWAY OBLITERATION		
FENCE		
STONE FENCE		
NOISE BARRIER		
RETAINING WALL		
HEADWALL & WINGWALL		
BOTTOM OF DITCH		
SPECIAL DITCH		
FLAT BOTTOM DITCH		
BERM		
RIPRAP		
BOULDER OR BOULDERS		
PRIVATE SIGN, MAILBOX		
POST, BOLLARD		

UTILITIES

	EXISTING	PROPOSED
STORM DRAIN		
STORM DRAIN MANHOLE, CLEANOUT		
CURB INLET CATCH BASIN		
FIELD INLET CATCH BASIN		
PIPE CULVERT WITH END SECTION		
SANITARY SEWER		
SANITARY SEWER MANHOLE, CLEANOUT		
SEPTIC VENT, SEWER SERVICE CONNECTION		
WATER		
FIRE HYDRANT, VALVE OR RISER		
WELL, WATER SERVICE CONNECTION		
NATURAL GAS		
OIL OR GASOLINE PIPELINE		
TANKS (ABOVE GROUND, UNDERGROUND)		
ELECTRIC		
UTILITY POLE, POLE WITH LUMINAIRE		
GUY POLE, GUY WIRE ANCHOR		
TRANSMISSION TOWER (WOOD, STEEL)		
ELECTRIC PEDESTAL, TRANSFORMER		
ELECTRIC MANHOLE, METER		
ELECTRIC OUTLET, LANDSCAPE LIGHT		
TELEPHONE		
TELEPHONE MANHOLE, PEDESTAL		
FIBER OPTIC		
FIBER OPTIC MANHOLE		
CABLE TV		
CABLE TV PEDESTAL, SATELLITE DISH		
UNDERGROUND DUCT, UTILIDOR (ELECTRIC, TELEPHONE, FIBER OPTIC)		
VENT		

TRAFFIC

	EXISTING	PROPOSED
LOAD CENTER		
TRAFFIC & BEACON CONTROLLER		
TYPE 1A, II, III, IV JUNCTION BOX		
FIBER OPTIC VAULT		
ELECTROLIER		
HIGHTOWER		
SIGNAL POLE WITH MASTARM		
PEDESTRIAN PUSH BUTTON & SIGNAL		
VEHICULAR SIGNAL		
VEHICULAR SIGNAL LEFT & RIGHT		
OPTICAL, CAMERA, RADAR, AND GPS DETECTOR		
LOOP DETECTOR		
COMMUNICATION ANTENNA		
MASTARM BEACON		
RURAL & SCHOOL ZONE BEACON		
LOOP DETECTOR CONDUIT		
SIGNAL CONDUIT		
LIGHTING CONDUIT		
SIGNAL & LIGHTING CONDUIT		
CONDUIT BORING		
CONDUIT SIZE IN INCHES		
INTERCONNECT		
SIGN POST		
TRAFFIC DELINEATOR		

PAVEMENT MARKINGS

	PROPOSED
PROJECT CENTERLINE	
8" & 4" WHITE SOLID STRIPE	
4" WHITE SKIP STRIPE	
8" WHITE LANE GUIDE SKIP	
4" YELLOW SKIP STRIPE	
STRIPING CHANGE STATION INTERVAL	
2' CROSSWALK OR STOPBAR	
LADDER CROSSWALK LAYOUT	
TYPICAL PAINTED MEDIAN	

RIGHT-OF-WAY

	RECOVERED	SET THIS PROJECT
FEDERAL GOVERNMENT SURVEY MONUMENT		
GOVERNMENT CONTROL STATION		
PRIMARY MONUMENT (BRASS/AL CAP)		
MISC SECONDARY CORNER		
PRIMARY CENTERLINE MONUMENT		
SECONDARY CENTERLINE MONUMENT		
RANDOM CONTROL MONUMENT		
PRIMARY GPS CONTROL POINT		
HORIZONTAL CONTROL POINT		
SECONDARY CONTROL POINT		
VERTICAL BENCHMARK		
TEMPORARY BENCHMARK		
TOWNSHIP AND RANGE LINES		
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
CORPORATE or CITY LIMITS		
EXISTING RIGHT-OF-WAY		
RIGHT-OF-WAY OR EASEMENT REQUIRED		
PROJECT RIGHT-OF-WAY LINE		
EXISTING RIGHT-OF-WAY EASEMENT		
EXISTING PROPERTY LINE		
CONTROLLED ACCESS LINE		
EXISTING UTILITY EASEMENT		
PROPOSED UTILITY EASEMENT		
EXISTING CENTERLINE		
RAILROAD CENTERLINE		
TEMPORARY CONSTRUCTION EASEMENT		
TEMPORARY CONSTRUCTION PERMIT		
DEDICATION LINE		

TOPOGRAPHY

	EXISTING	PROPOSED
LAKE OR POND, WETLANDS		
TREE (CONIFER/DECIDUOUS)		
TREELINE (EDGE OF VEGETATION)		
PLANTER		
BUILDING OR FOUNDATION		
CONTOUR, MAJOR OR MINOR		
DRAINAGE FLOW		
CREEK (CENTERLINE)		
RIVER (EDGE OF WATER)		

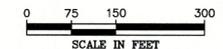
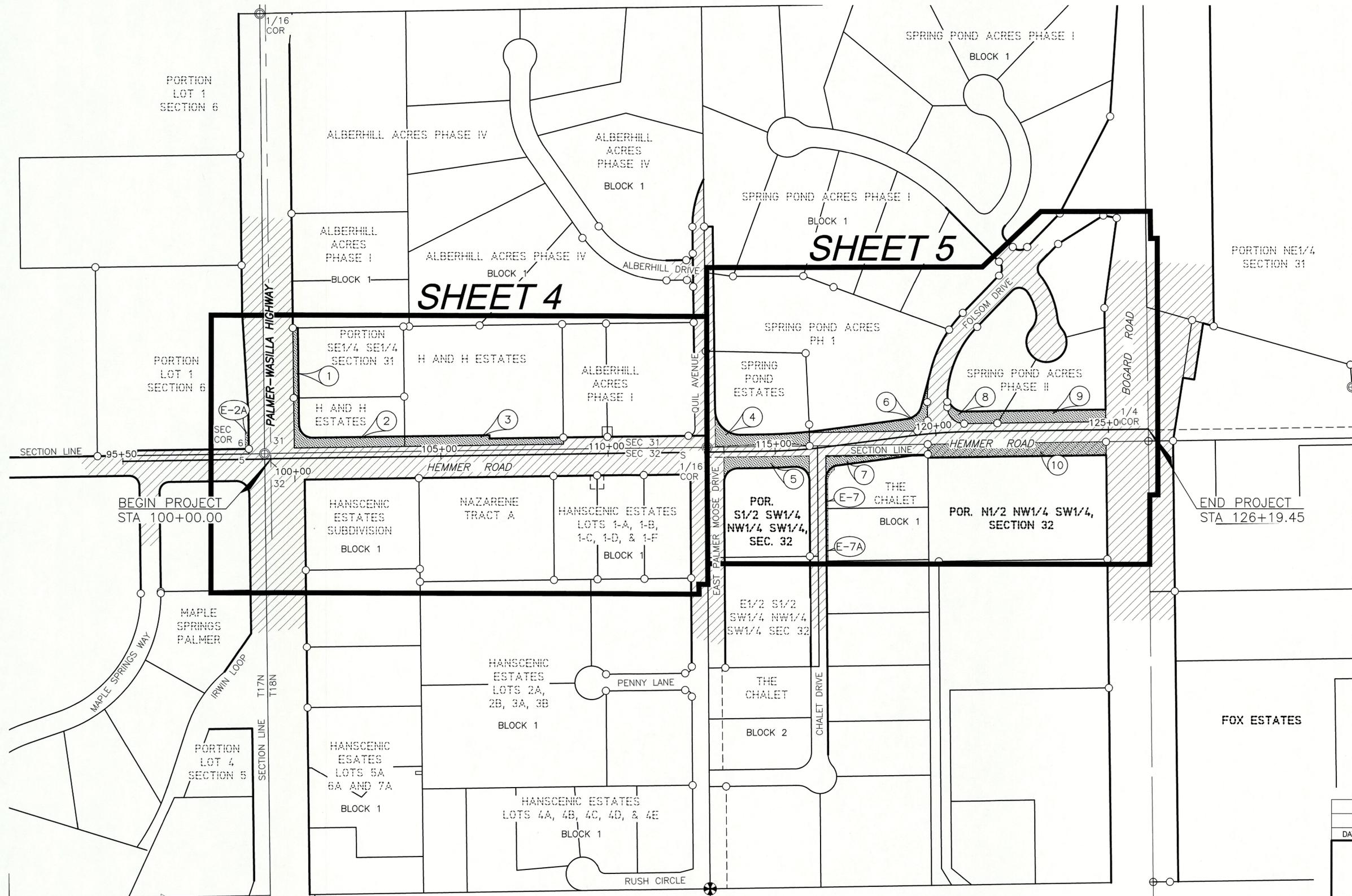
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
 RIGHT-OF-WAY MAP
 ALASKA PROJECT
CFHWY00885
 HEMMER ROAD UPGRADE AND EXTENSION
 PALMER-WASILLA HIGHWAY TO BOGARD ROAD

DRAWN	AFF	DATE	11/18/2025	SCALE	NTS
CHECKED	KMG	DATE		SHEET	2 OF 7

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DRAFT 12.9.2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R3	R7



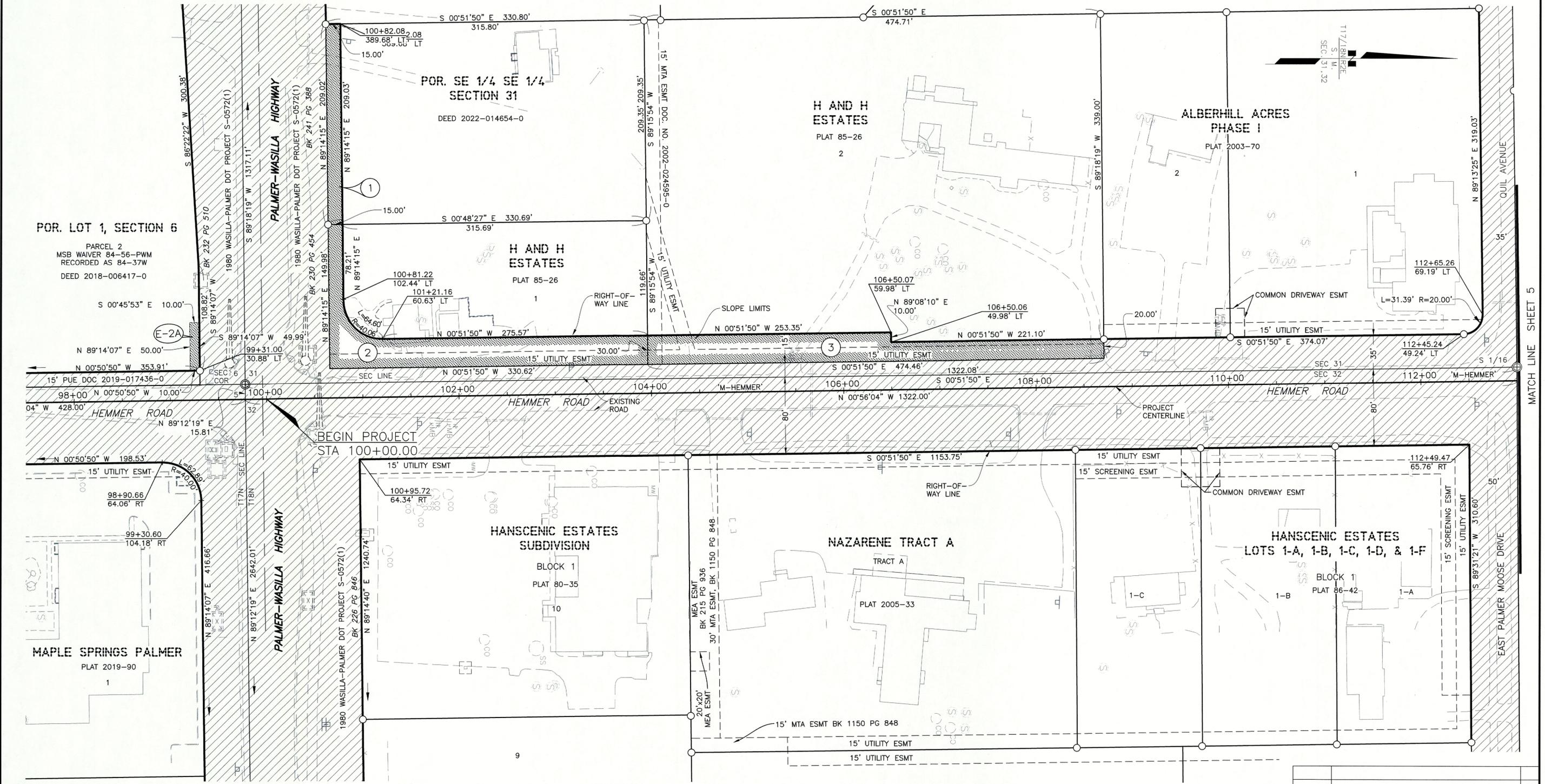
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
 RIGHT-OF-WAY MAP
 ALASKA PROJECT
CFHWY00885
 HEMMER ROAD UPGRADE AND EXTENSION
 PALMER-WASILLA HIGHWAY TO BOGARD ROAD

DRAWN	AFF	DATE	12/09/2025	SCALE	1" = 150'
CHECKED	KG	DATE		SHEET	3 OF 7

DRAFT 12.18.2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R4	R7



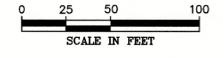
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
3	FEE	TRANQUILITY MANOR LLC	3.911 AC	12,023 S.F.	12,023 S.F.	3.635 AC	
2	FEE	ROBERT, LORRI LARSON	49,539 S.F.	12,063 S.F.	12,063 S.F.	37,476 S.F.	
1	FEE	MICHAEL JOHN DEVINE & AMIE MARIE	69,186 S.F.	3,135 S.F.	3,135 S.F.	66,051 S.F.	
E-2A	UTIL ESMT	PHILIP WESSEL		500 S.F.	500 S.F.		

PARCEL INFORMATION

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
 RIGHT-OF-WAY MAP
 ALASKA PROJECT
CFHWY00885
 HEMMER ROAD UPGRADE AND EXTENSION
 PALMER-WASILLA HIGHWAY TO BOGARD ROAD

DRAWN	AFF	DATE	12/18/2025	SCALE	1" = 50'
CHECKED	KMG	DATE		SHEET	4 OF 7



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MATCH LINE SHEET 5

DRAFT 12.18.2025

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
10	FEE	DANAE DEVELOPMENT INC	4,984 AC	21,346 S.F.	0 S.F.	4,494 AC	
9	FEE	COLTON J BEEMER	59,288 S.F.	11,248 S.F.	11,248 S.F.	48,040 S.F.	
8	FEE	TINA WALTER	69,713 S.F.	5,814 S.F.	5,814 S.F.	63,898 S.F.	
7	FEE	HIGHTOWER REV TR	48,034 S.F.	5,078 S.F.	4,163 S.F.	42,956 S.F.	
E-7	UTIL ESMT	HIGHTOWER REV TR		797 S.F.	797 S.F.		
E-7A	UTIL ESMT	MARI JO PARKS & ANDREW PARKS		787 S.F.	787 S.F.		
6	FEE	FOLSOM REV TR	4,964 AC	9,203 S.F.	9,203 S.F.	4,753 AC	
5	FEE	JKK PROPERTIES LLC	2,501 AC	24,789 S.F.	9,352 S.F.	1,932 AC	
4	FEE	DERAY HOLDINGS LLC	85,665 S.F.	14,353 S.F.	10,333 S.F.	71,312 S.F.	

PARCEL INFORMATION

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R5	R7

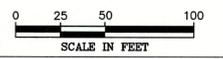
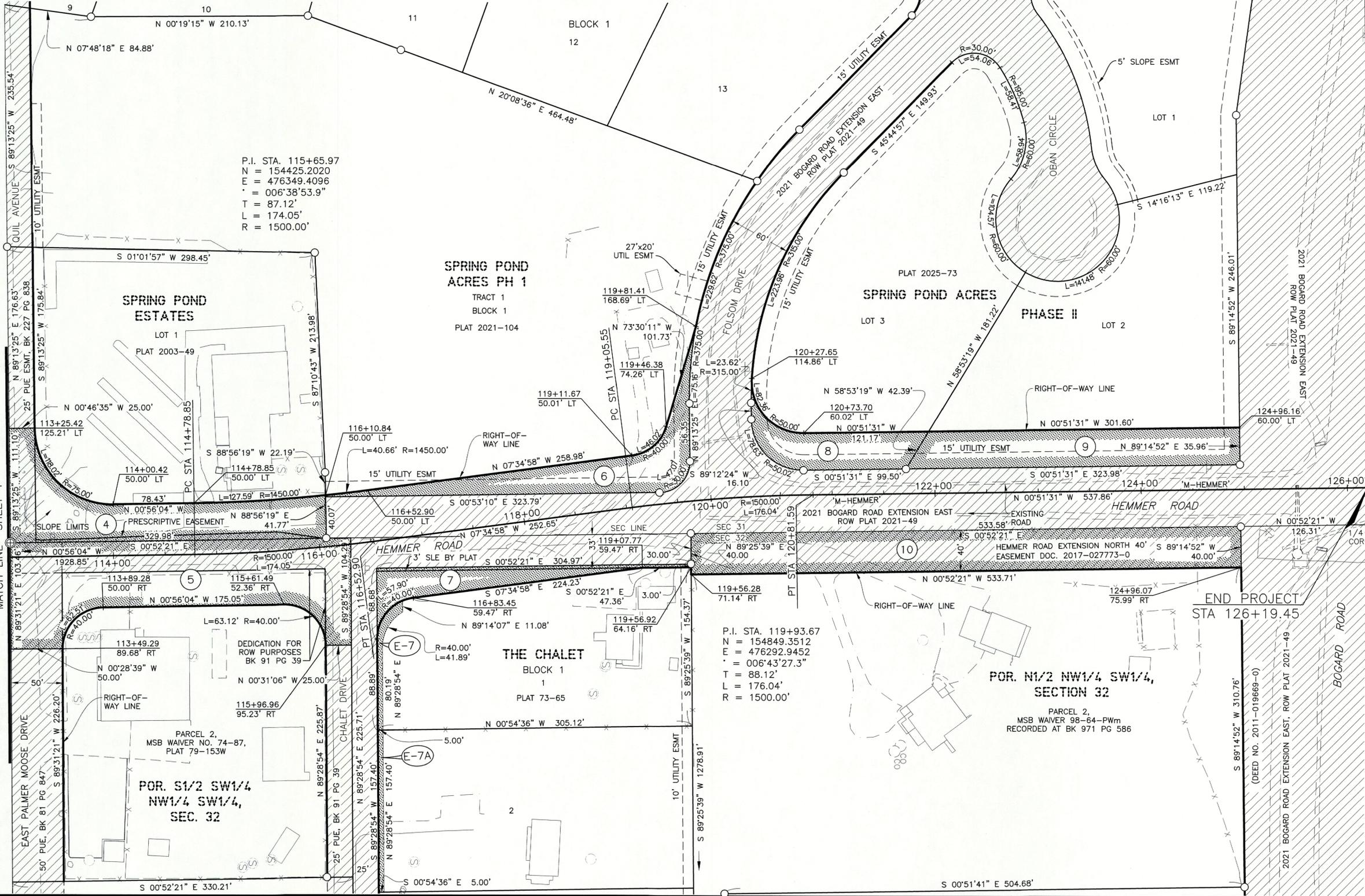


PRESCRIPTIVE EASEMENT
SPRING POND ESTATES, PLAT 2003-49
LOT 1

POINT OF BEGINNING NE CORNER,
S 00-52-21 E, DISTANCE OF 3.10'
THENCE:

BEARING	DISTANCE
S 00-52-21 E	278.16' SECTION LINE
S 89-13-25 W	3.05'
N 08-15-41 E	5.07'
N 02-07-55 W	51.79'
N 02-20-18 W	42.46'
N 01-58-43 W	133.61'
N 07-54-25 E	45.88'

Area: 1,243 sq.ft.



DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT-OF-WAY MAP
ALASKA PROJECT
CFHWY00885

HEMMER ROAD UPGRADE AND EXTENSION
PALMER-WASILLA HIGHWAY TO BOGARD ROAD

DRAWN	AFF	DATE	12/18/2025	SCALE	1" = 50'
CHECKED	KMG	DATE		SHEET	5 OF 7

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NOTES SUMMARY

DRAFT 12.19.2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R6	R7

HORIZONTAL CONTROL STATEMENT

COORDINATE SYSTEM:

THIS PROJECT IS LOCATED ENTIRELY WITHIN THE MATANUSKA-SUSITNA VALLEY SV-1 CORS ADJUSTMENT, A NAD83 (CORS96)(EPOCH 2003.00), U.S. FOOT LOCAL SURFACE GRID COORDINATE SYSTEM DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (ALASKA DOT&PF).

BASIS OF COORDINATES:

THE BASIS OF COORDINATES IS PALM. PALM IS A CONTINUOUSLY OPERATING BASE STATION MOUNTED ON THE ALASKA DOT&PF MAINTENANCE BUILDING IN PALMER, ALASKA. THE GEODETIC COORDINATES USED FOR PALM FOR THIS SURVEY IS N 61° 35' 08.60645", W 149° 07' 08.43473". THE LOCAL COORDINATES USED FOR PALM FOR THIS SURVEY ARE N 147896.4806, E 481573.6333. PLEASE NOTE PALM IS NO LONGER IN OPERATION.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS A LOCAL GRID BEARING BETWEEN PALM AND GPS S-1. THESE VALUES WERE ESTABLISHED BY STATIC GPS OBSERVATIONS. GPS S-1 IS A USC&GS BRASS CAP, WHICH IS LOCATED NEAR THE INTERSECTION OF THE PARKS HIGHWAY AND KNIK GOOSE BAY ROAD. THE GEODETIC COORDINATE USED FOR GPS S-1 FOR THIS SURVEY WAS N 61° 34' 49.75493" W 149° 26' 30.24349". THE LOCAL COORDINATES FOR GPS S-1 ARE N 145360.8065, E 425361.0406.

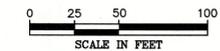
TRANSLATION PARAMETERS:

TO CONVERT THE LOCAL COORDINATES TO NAD83 (CORS96)(EPOCH 2003.00), ALASKA STATE PLANE ZONE 4, U.S. FOOT COORDINATES, TRANSLATE USING +2,624,946.5706 FEET N, +1,312,508.8943 FEET E, AND SCALE USING 0.9998990458.

NOTES:

1. THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT-OF-WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.
2. ALL DOCUMENTS NOTED IN THIS PLAN SET AND REFERENCED BY DOCUMENT NUMBER OR BOOK AND PAGE ARE RECORDED IN THE PALMER RECORDING DISTRICT, UNLESS OTHERWISE NOTED.
3. TITLE REPORTS WERE OBTAINED FOR THE PROPERTIES WITH AN ACQUISITION ALONG THIS PROJECT. ALTHOUGH A CONSIDERABLE EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES, EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS RIGHT-OF-WAY MAP.
4. THE SURVEY CONTROL DIAGRAM FOR THIS PROJECT IS RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT 2023-127.
5. SURVEY DATA, INCLUDING MONUMENTATION AND TOPOGRAPHIC FEATURES, WAS ACQUIRED BY DOT, THE SURVEY WAS PERFORMED BETWEEN MAY AND SEPTEMBER 2022.
6. PRESCRIPTIVE ROW EASEMENT AREAS NOTED ON THIS PLAN SET REPRESENT A CLAIM OF PRESCRIPTIVE EASEMENT BY ADOT&PF ON BEHALF OF THE PUBLIC. THE ROAD HAS LONG BEEN USED BY THE PUBLIC AND MAINTAINED BY PUBLIC AGENCIES SUCH AS THE ALASKA ROAD COMMISSION, THE ALASKA DOT&PF AND THE MAT-SU BOROUGH. IN ADDITION, A PRESCRIPTIVE EASEMENT IS CLAIMED FOR EXISTING CULVERTS, SIGNS AND OTHER APPURTENANCES REQUIRED TO MAINTAIN AND SAFELY OPERATE IN AND NEAR THE ROAD CORRIDOR.
7. THE DIMENSIONS SHOWN ARE BASED ON FIELD SURVEY DATA LOCATING THE EXISTING SHOULDER OF THE MAINTAINED GRAVEL ROAD LIMITS OF HEMMER ROAD AND ARE PROVIDED TO QUANTIFY THE LIMITS AND COMPUTE THE AREA OF EXISTING RIGHT OF WAY.

EXISTING RIGHT-OF-WAY SOURCE DOCUMENTS	
THE EXISTING CORRIDOR DEPICTED HEREIN WAS DETERMINED FROM THE FOLLOWING PLANS AND DOCUMENTS	
PLAN OR DOCUMENT	
1980 WASILLA-PALMER DOT PROJECT S-0572(1)	
2021 BOGARD RD EXTENSION EAST, MAT-SU BOROUGH PROJECT, PLAT 2021-49	



DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
 RIGHT-OF-WAY MAP
 ALASKA PROJECT
CFHWY00885
 HEMMER ROAD UPGRADE AND EXTENSION
 PALMER-WASILLA HIGHWAY TO BOGARD ROAD

DRAWN	AFF	DATE	12/19/2025	SCALE	NTS
CHECKED	KMG	DATE		SHEET	6 OF 7

MONUMENTS TABLES

DRAFT 12.19.2025

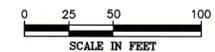
PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
CFHWY00885	R7	R7

RECOVERED CORNERS - SHEET 4

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr: SW L1 H&H Estates	152922.8197	476193.2147	100+66.34	180.68L
Fd Rbr: SE L5 Alberhill Estates Phase I	152919.9455	475984.3034	100+66.87	389.61L
Fd IP: SE L10 B1 Hanscenic Estates	152959.8374	476708.3641	100+94.95	335.01R
Fd Rbr: NW L1 H&H Estates	153253.5945	476188.5532	103+97.14	179.94L
Fd Rbr: SW L2 H&H Estates	153250.9156	475979.7196	103+97.87	388.79L
Fd Rbr: SE L2 B1 Alberhill Acres Phase IV	153268.2195	475979.3741	104+15.18	388.86L
Fd IP: NE L10 B1 Hanscenic Estates	153300.9765	476704.1230	104+36.11	336.33R
Fd Rbr: SE Tract A Nazarene	153301.6221	476742.5621	104+36.13	374.77R
Fd Rbr: SW Tract A Nazarene	153297.6792	476432.8637	104+37.24	65.05R
Fd Rbr/AC: SE L1 B1 Alberhill Acres Phase IV	153479.0015	475976.0490	106+25.99	388.74L
Fd Rbr: NE Tract A Nazarene	153702.3933	476736.7878	108+36.94	375.54R
Fd Rbr: NW Tract A Nazarene	153700.3947	476426.3761	108+40.01	65.13R
Fd Rbr: SW L2 Alberhill Acres Phase I	153729.6812	476311.2271	108+71.17	49.52L
Fd Rbr: NW L2 H&H Estates	153725.5694	475972.3012	108+72.58	388.47L
Fd Rbr: NE L1-C B1 Hanscenic Estates	153832.4374	476734.9019	109+67.00	375.77R
Fd Rbr: NW L1-C B1 Hanscenic Estates	153830.2805	476424.4400	109+69.91	65.32R
Fd Rbr: NW L2 Alberhill Acres Phase I	153861.1342	476309.0547	110+02.64	49.55L
Fd Rbr: NW L2 Alberhill Acres Phase I	153856.5912	475970.2825	110+03.62	388.35L
Fd Rbr: NE L1-B B1 Hanscenic Estates	153972.4100	476732.9603	111+06.98	376.11R
Fd Rbr: NW L1-B B1 Hanscenic Estates	153970.2222	476422.3608	111+09.86	65.52R
Fd Rbr: N PC E Line L1 Alberhill Acres Phase I	154103.7990	476305.4363	112+45.33	49.21L
Fd Rbr: NW L2A B1 Hanscenic Estates	154112.5108	476730.5644	112+47.11	376.00R
Fd Rbr: NE L1 B1 Alberhill Acres Phase IV	154119.0407	475966.1899	112+66.10	388.16L
Fd Rbr/PC[7074]: SW L1 Spring Pond Estates	154155.2884	476051.8806	113+00.95	301.89L

RECOVERED CORNERS - SHEET 5

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr/PC[12312]: SE L10 B1 Spring Pond Acres Phase 1	154236.1542	475827.8772	113+85.46	524.55L
Fd Rbr: NW Tax Parcel C23 S32 *T18N R2E SM	154466.8078	476664.6565	115+80.78	320.08R
Fd Rbr/PC[7074]: NE L1 Spring Pond Estates	154465.2844	476334.8314	116+07.17	8.47L
Fd Rbr/PC[7074]: N Line Angle Point L1 Spring Pond Estates	154464.0464	476271.0068	116+12.69	72.08L
Fd Rbr/PC[7074]: NW L1 Spring Pond Estates	154453.4780	476057.3009	116+27.52	285.65L
Fd Rbr/PC[12312]: SE L11 B1 Spring Pond Acres Phase 1	154446.2799	475826.7004	116+55.65	515.36L
Fd Rbr/PC[12312]: POL SE Line L11 B1 Spring Pond Acres Phase 1	154536.7865	475859.9825	117+40.97	470.42L
Fd Rbr/PC[12312]: NE PT Tract 1 B1 Spring Pond Acres Phase 1	154788.4096	476289.8598	119+33.46	11.36L
Fd Rbr: NW L1 B1 The Chalet	154819.2348	476359.1392	119+57.18	60.79R
Fd Rbr/PC[2234]: SW Tax Parcel B12 S32 *T18N R2E SM	154852.6322	476679.7101	119+59.73	383.09R
Fd Rbr/PC[7074]: NE L2 Spring Pond Estates	154818.9033	476329.3599	119+59.82	31.12R
Fd Rbr/PC[12312]: NE PC Tract 1 B1 Spring Pond Acres Phase 1	154818.0053	476259.5017	119+65.49	38.52L
Fd Rbr: PC N Line Tract 1 B1 Spring Pond Acres Phase 1	154817.3220	476203.0736	119+69.74	94.77L
Fd Rbr/AC[12041]: S Line PC Tract 2 Spring Pond Acres Phase 1	154877.3658	476218.4417	120+25.40	75.18L
Fd Rbr/AC[12041]: PC S Line Tract 2 Spring Pond Acres Phase 1	154877.1222	476202.2991	120+25.96	91.31L
Fd Rbr/PC[12312]: NE L13 B1 Spring Pond Acres Phase 1	154882.4925	475986.7067	120+39.73	306.41L
Fd Rbr/AC[12041]: E Line PC Tract 2 Spring Pond Acres Phase 1	154928.1604	476267.8141	120+72.78	23.97L
Fd Rbr/AC[12041]: PT NE Line L13 B1 Spring Pond Acres Phase 1	154923.5250	475936.4054	120+74.62	355.41L
Fd Rbr/AC[12041]: PT SW Line Tract 2 Spring Pond Acres Phase 1	154966.4723	475978.1738	121+15.29	312.98L
Fd Rbr/PC[12312]: P0T E Line Tract 2 Spring Pond Acres Phase 1	155027.5423	476266.3497	121+72.04	23.92L
Fd Rbr/PC[12312]: NW PT L13 B1 Spring Pond Acres Phase 1	155032.2960	475824.8860	121+83.40	465.27L
Fd Rbr/PC[12312]: NW PC L13 B1 Spring Pond Acres Phase 1	155032.1307	475782.8965	121+83.87	507.25L
Fd Rbr/PC[12312]: SE PC L1 B1 Spring Pond Acres Phase 1	155073.1061	475739.0173	122+25.50	550.51L
Fd Rbr/PC[12312]: SE PT L1 B1 Spring Pond Acres Phase 1	155116.0023	475738.9028	122+68.39	549.98L
Fd Rbr/AC[12041]: S Angle Point W Line Tract 2 Spring Pond Acres Phase 1	155208.5130	475729.7760	123+61.03	557.72L
Fd Rbr/AC[12041]: E Line Angle Point L1 B1 Spring Pond Acres Phase 1	155213.4938	475638.6626	123+67.37	648.75L
Fd Rbr/AC[12041]: NW Tax Parcel B12 S32 *T18N R2E SM	155356.9825	476672.1279	124+95.36	386.75R
Fd Rbr/AC[12041]: NW Tax Parcel 2 98-64-PWm S32 *T18N R2E SM	155352.4610	476321.6058	124+96.09	36.20R
Fd Rbr/AC[12041]: NE Tract 2 Spring Pond Acres Phase 1	155351.6053	476261.3668	124+96.14	24.05L
Fd Rbr/AC[12041]: N Line Angle Point Tract 2 Spring Pond Acres Phase 1	155347.1939	475921.4550	124+96.82	363.99L
Fd Rbr/AC[12041]: N Angle Point W Line Tract 2 Spring Pond Acres Phase 1	155343.5362	475644.7423	124+97.31	640.72L
Fd Rbr/AC[12041]: NW Tract 2 Spring Pond Acres Phase 1	155383.6905	475651.9738	125+37.35	632.89L



DATE	REVISIONS	BY
<p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT CFHWY00885 HEMMER ROAD UPGRADE AND EXTENSION PALMER-WASILLA HIGHWAY TO BOGARD ROAD</p>		
DRAWN	AFF	DATE 12/19/2025
CHECKED	KMG	DATE
		SCALE NTS
		SHEET 7 OF 7