

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Tyler Young

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.** **May 13, 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. **RUNWAY RIDGE:** The request is to create two lots from Parcel 18N01E16A031, to be known as **RUNWAY RIDGE**, containing 10.01 acres +/- . The property is located north of Wolfe Lake, east of North Wasilla Fishhook Road, and west of Dandy lake (Tax ID # 18N01E16A031); within the NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.
(Petitioner/Owner: Wendy & Thomas Hudzinski, Staff: Cayman Reynolds, Case #2026-040)

B. **SHELBY 2026:** The request is to create two lots from Block 1 Lots 3A & 3B, Shelby RSB, Plat No. 99-125 and Block 1, Lot 2, Shelby Subdivision, Plat No. 79-231 to be known as **SHELBY 2026**, containing 12.22 acres +/- . The property is located east of Doc's Creek, west of S Dock Circle, and south of E Knik River Road (Tax ID # 1842B01L002, 4923B01L003A & L003B); within the SE ¼ Section 23, Township 16 North, Range 03 East, Seward Meridian, Alaska. In Community Council #19 South Knik River and in Assembly District #1.
(Petitioner/Owner: Linda Stiffler Living Trust, Staff: Matthew Goddard, Case #2026-041)

- C. **MY KIDS FARM**: The request is to create four lots from Tract 19A, Alaska State Land Survey, Plat No. 2002-24 to be known as **MY KIDS FARM**, containing 374.69 acres +/- . The property is located west of West Point Mackenzie Road, directly east of South Guernsey Road, and directly north of West Holstein Avenue (Tax ID # 5281000T019A); within the NE ¼ Section 19, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5. (*Petitioner/Owner: Mark Brouillet, Staff: Cayman Reynolds, Case #2026-043*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 13, 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
MAY 13, 2026

ABBREVIATED PLAT: RUNWAY RIDGE
LEGAL DESCRIPTION: SEC 16, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WENDY & THOMAS HUDZINSKI
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING
ACRES: 10.01 ± PARCELS: 2
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-040

REQUEST: The request is to create two lots from Parcel 18N01E16A031, to be known as **RUNWAY RIDGE**, containing 10.01 acres +/- . The property is located north of Wolfe Lake, east of North Wasilla Fishhook Road, and west of Dandy lake (Tax ID # 18N01E16A031); within the NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
As-Built	EXHIBIT B – 1 pg
Flood Hazard Determination	EXHIBIT C – 1 pg
Usable Area Report	EXHIBIT D – 4 pgs

AGENCY COMMENTS

MSB Pre-design and Engineering	EXHIBIT E – 1 pg
USACE	EXHIBIT D – 1 pg
Utilities	EXHIBIT E – 2 pgs
Public comments	EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is creating two lots. Lot 1 is 8.2 acre, and lot 2 is 1.81 acres. Access is from East Tex Al Drive. East Tex Al Drive is a Borough owned and maintained road.

Usable Area Report: A Usable Area report was submitted (**Exhibit D**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes the site forms a nearly perfect rectangle oriented north-south, being nearly flat except for the southeast corner. logging on one new testhole, did not find water down to 14.5'. Testhole log is attached. The total elevation differential is around 41'. Based on the available soils and water table information, topography, Borough code and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

Comments: MSB Pre-design and Engineering (**Exhibit E**) comments that “Tex-Al Drive is classified as a major collector on the OSHP. The proposed lots should share a single access point. A common access easement shall be shown on the plat.”

USACE (**Exhibit D**) comments “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.” See the exhibit for more details.

Public comment (**Exhibit F**) received objects to the subdivision citing noise from aircraft and gunfire.

Utilities: (**Exhibit E**) Enstar comments that “ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed the abbreviated plat for RUNWAY RIDGE proposed under MSB Case 2026-40 and advises that said property is subject to an existing natural gas right of way easement, dated September 22, 2017, and recorded September 25, 2017, under Serial Recording No. 2017-022659-0 in the records of the Palmer Recording District, Third Judicial District, State of Alaska. ENSTAR objects to this plat unless one of the following scenarios is met: Said easement is depicted as described in the proposed plat map and referenced in the notes of said plat.” GCI has no comments or objections. MTA and MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consol; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA, or MTA.

CONCLUSION: The abbreviated plat of Runway Ridge 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, or Borough departments. There was one objection 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 usable area report was submitted, pursuant to MSB 43.20.281(A)(1).

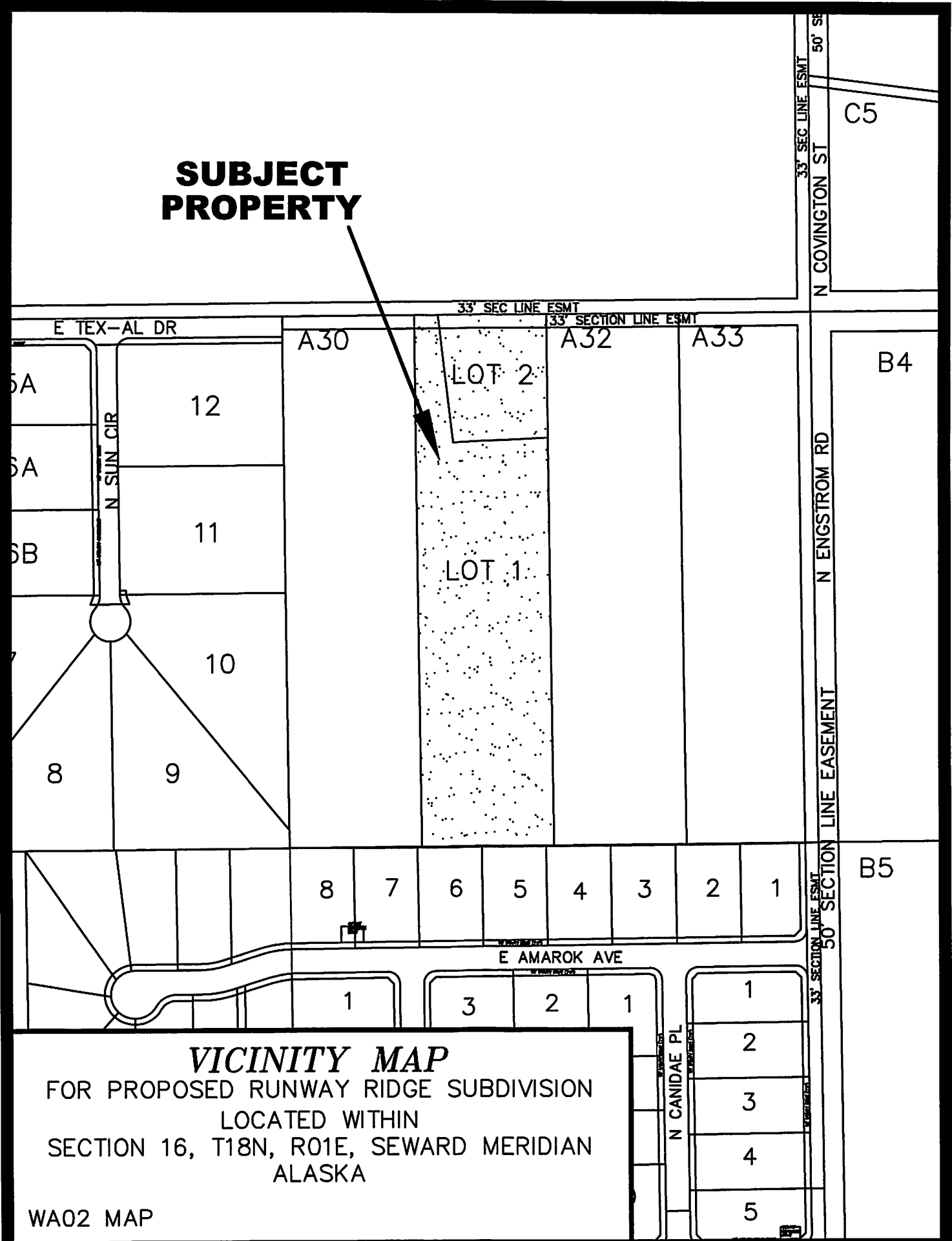
FINDINGS OF FACT

1. The plat of Runway Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A usable area 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 ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consol; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Runway Ridge, Section 16, 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. Proposed lots should share a single access point, a common access easement to be shown on the plat.
5. Natural gas right of way easement, dated September 22, 2017, and recorded September 25, 2017, under Serial Recording No. 2017-022659-0 in the records of the Palmer Recording District, Third Judicial District, State of Alaska; to be depicted on the plat as described in the proposed plat map and referenced in the notes of the 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.

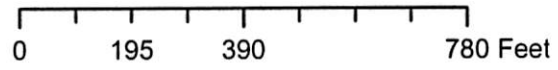
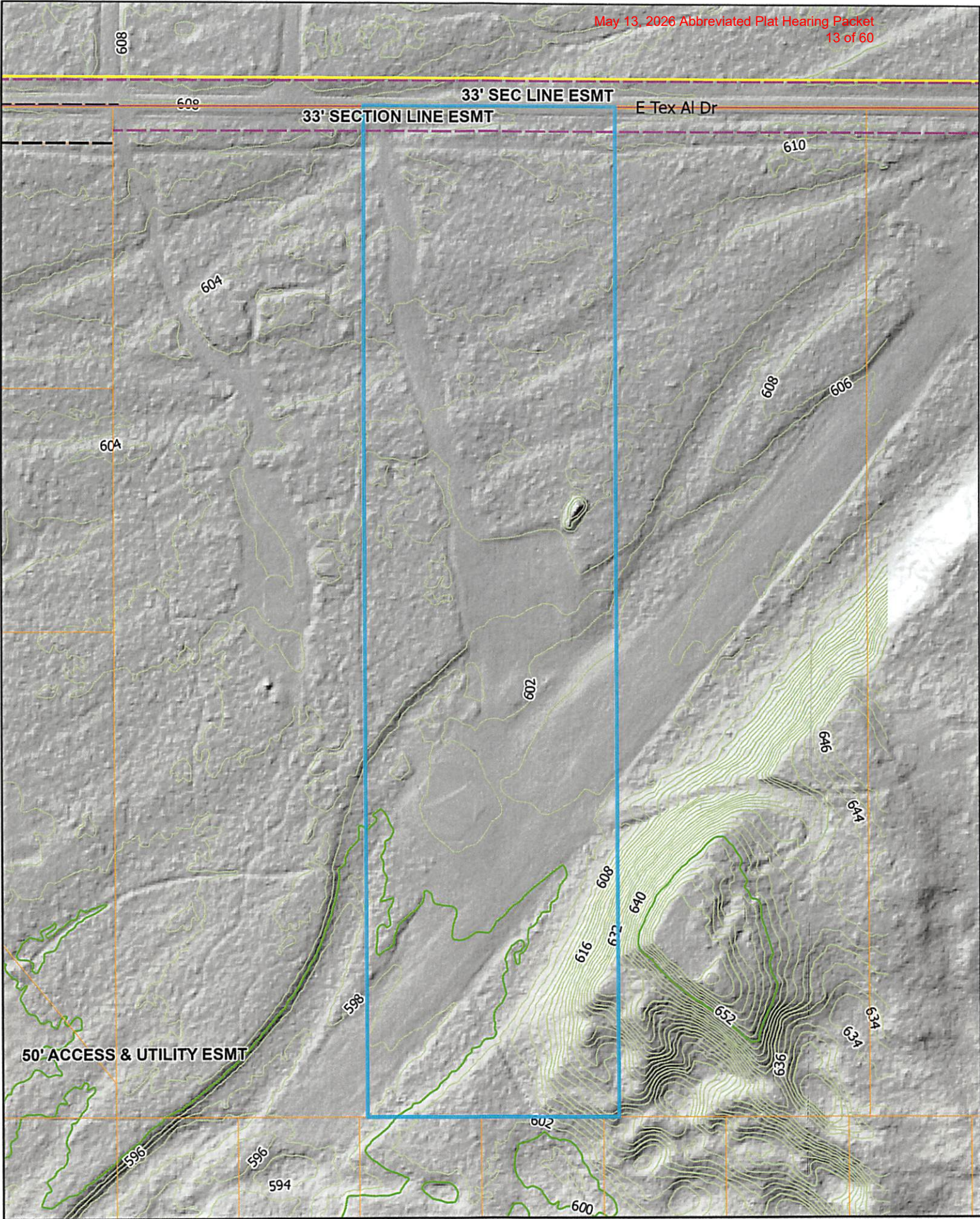
**SUBJECT
PROPERTY**

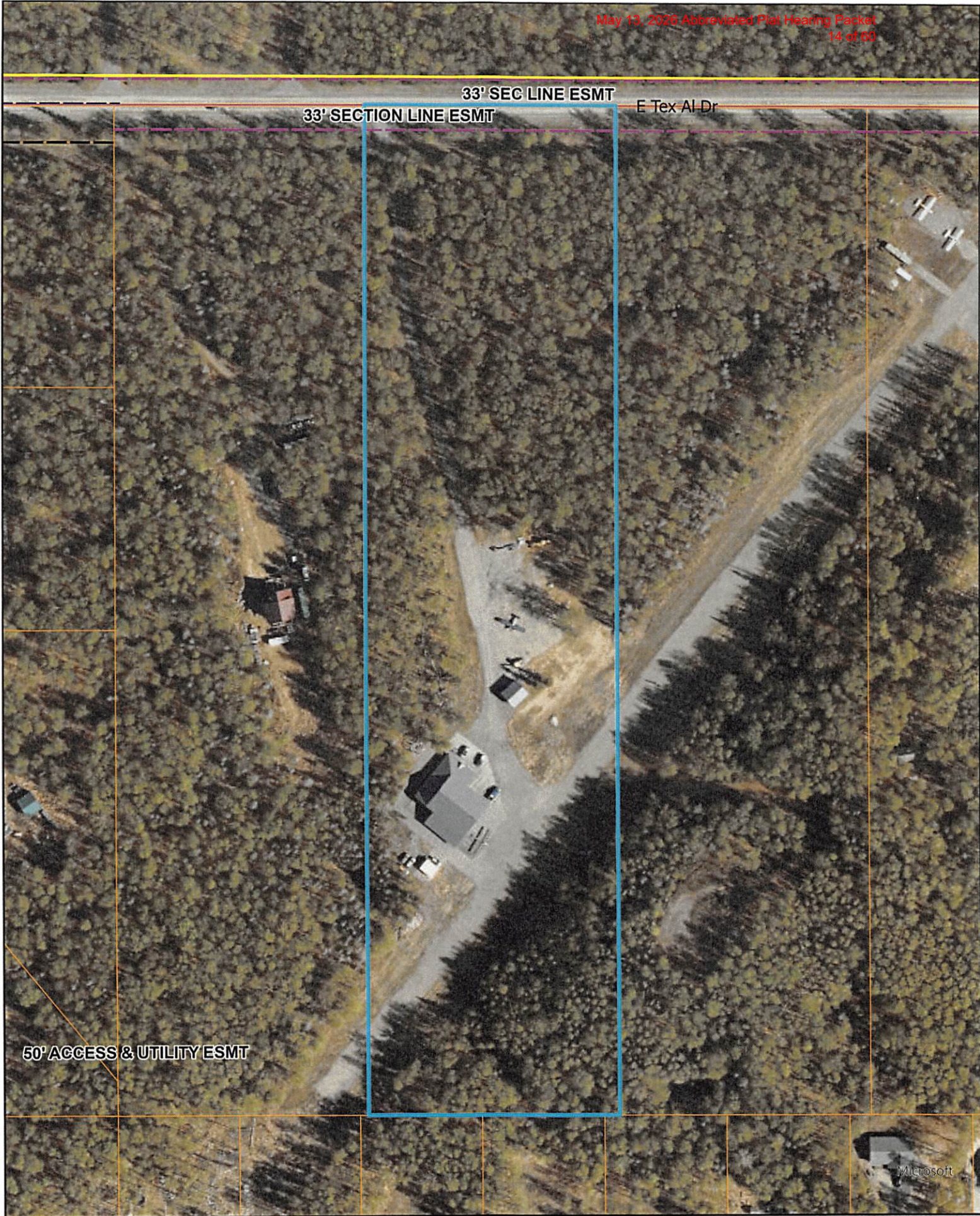


VICINITY MAP

FOR PROPOSED RUNWAY RIDGE SUBDIVISION
LOCATED WITHIN
SECTION 16, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA02 MAP





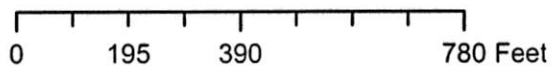
33' SEC LINE ESMT

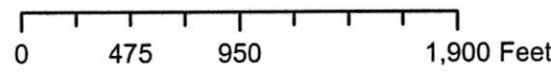
33' SECTION LINE ESMT

E Tex Al Dr

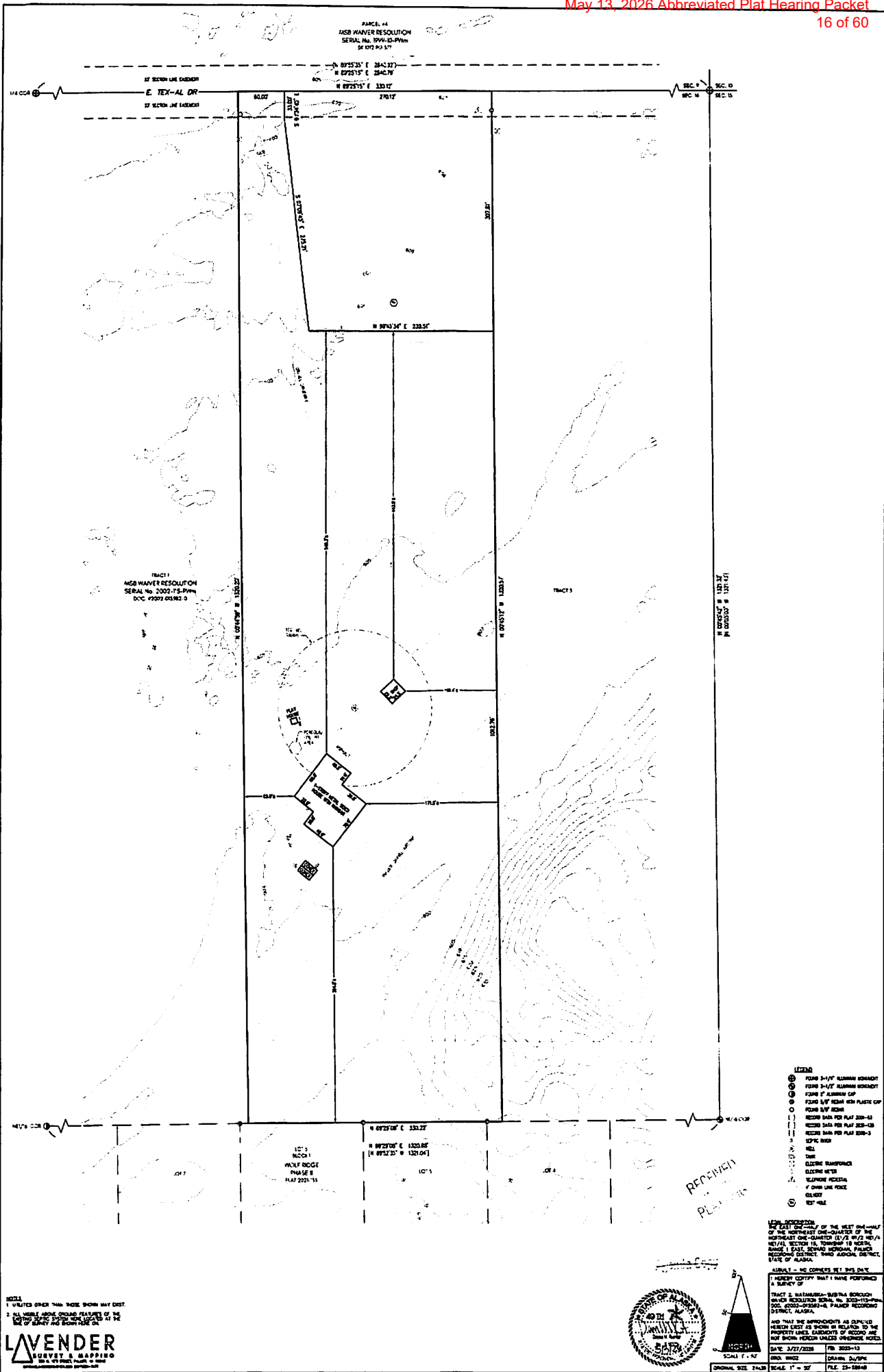
50' ACCESS & UTILITY ESMT

Microsoft





Maxar, Microsoft



1. UNLESS OTHER THAN NOTE SHOWN MAY DIST.
 2. ALL VERTICAL ANGLE OR OTHER FEATURES OF THE SURVEY SHOWN SHOULD BE LOCATED AS SHOWN ON THE MAP OF SURVEY AND NOT HERE ON.

LAVENDER
 SURVEY & MAPPING
 2024 W. BROADWAY, SUITE 100
 ANCHORAGE, ALASKA 99501

- LEGEND**
- ⊙ FORM 3-1/2" ALUMINUM MONUMENT
 - ⊙ FORM 3-1/2" ALUMINUM MONUMENT
 - ⊙ FORM 1" ALUMINUM CAP
 - ⊙ FORM 3/4" REBAR WITH PLASTIC CAP
 - ⊙ FORM 3/4" REBAR
 - () RECORD DATA FOR PLAT 2024-13
 - [] RECORD DATA FOR PLAT 2024-08
 - [] RECORD DATA FOR PLAT 2024-13
 - 3 ELECTRIC METER
 - ⊙ WELL
 - ⊙ DUNE
 - ⊙ DIRT
 - ⊙ ELECTRIC TRANSMISSION
 - ⊙ ELECTRIC METER
 - ⊙ BOUNDARY MONUMENT
 - ⊙ OWN LINE RECORD
 - ⊙ EASEMENT
 - ⊙ EASEMENT

LEGAL DESCRIPTION
 THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (1/2 1/2 NW/4 NE/4) SECTION 16, TOWNSHIP 14 NORTH, RANGE 1 EAST, BEING MERIDIAN PALMER RECORDING DISTRICT, ALASKA.

ALASKA - NO CORRECTION THIS DATE

1. ALASKA COUNTY DISTRICT HAVE PERFORMED A SURVEY OF

TRACT 2, MATANUSKA-BESTINA BOROUGH
 BEING RESOLUTION SERIAL NO. 2024-10-0001, SOLE 0002-02582-06 PALMER RECORDING DISTRICT, ALASKA.

AND THAT THE IMPROVEMENTS AS SHOWN IN SECTION LIST AS SHOWN IN RELATION TO THE PROPERTY LINES, DIMENSIONS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 3/27/2025 FILE: 2025-13
 DED: 0002 DRAWN: DA/SPK
 ORIGINAL SIZE: 24x36 SCALE: 1" = 30' FILE: 23-58848



National Flood Hazard Layer FIRMette



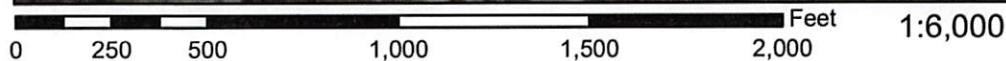
149°16'56"W 61°39'32"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		8 Coastal Transect
		513 Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



149°16'18"W 61°39'15"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/31/2026 at 10:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED

APR 1 2026

PLATTING

March 20, 2026

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Runway Ridge*; Useable Areas and Drainage HE #25042

Dear Mr. Wagner:

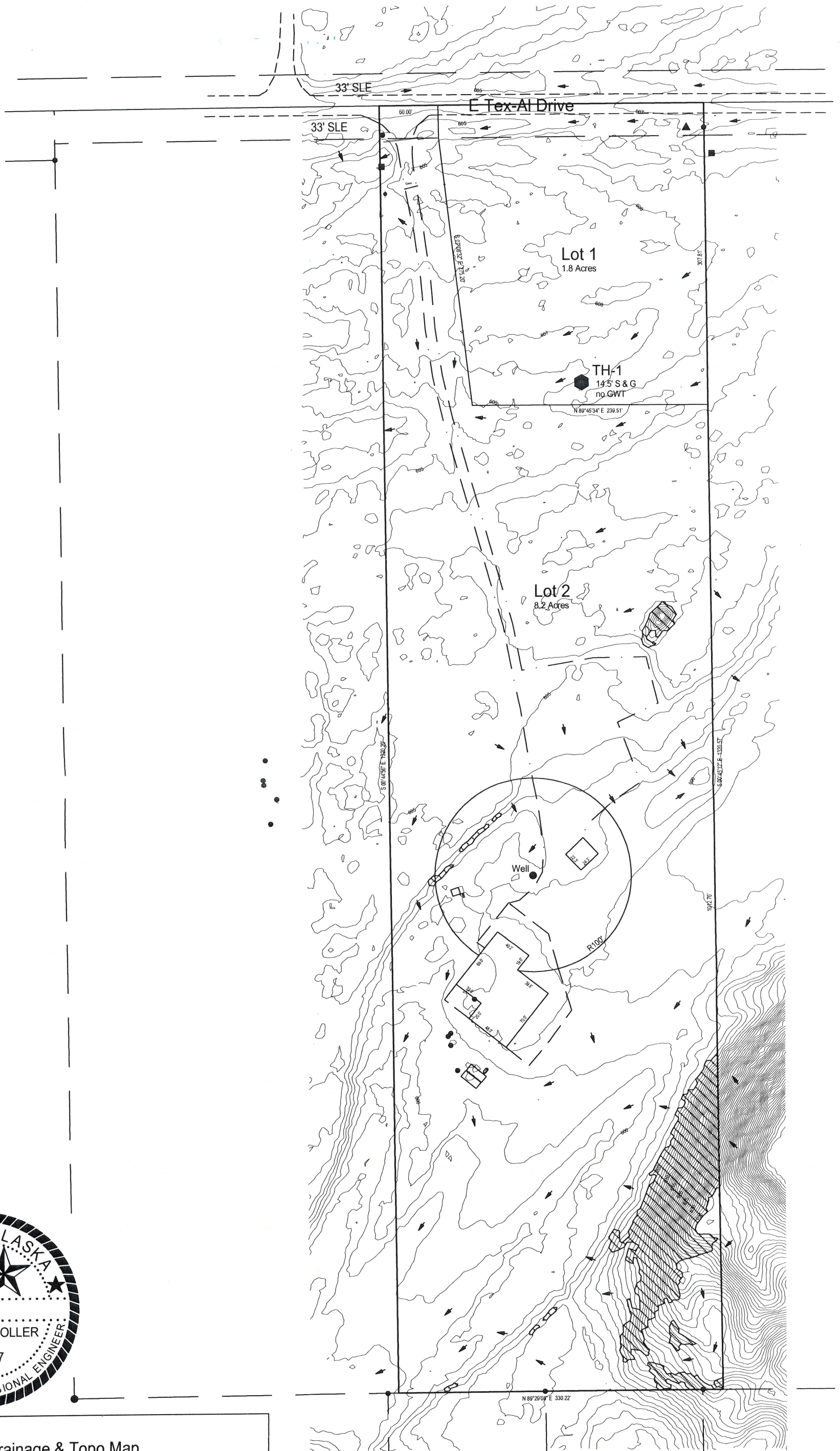
At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing tract totaling approximately 10 acres. Our soils evaluation included logging a single new testhole near a common lotline, review of the provided topography information and review of aerial imagery. See the attached testhole location and topography map for details.

Topography. The project site forms near perfect, long rectangle oriented north to south. Its north end borders E. Tex-Al Drive, which will provide access. Most of the site is nearly level, with the southeast corner having steeply rising terrain. No other significant areas with steep slopes exceeding 25% exist; the steep areas are delineated on the attached drawing. The total elevation differential indicated from the provided topo map contours is around 41'.

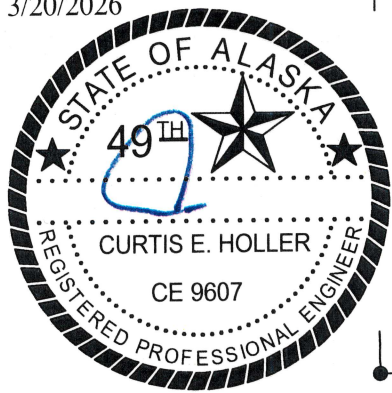
Soils & Vegetation. Much of the parent parcel remains in its native state, however substantial areas have been cleared for development. There is a long driveway, a house and shop site, a runway and adjacent apron. Most areas have a medium density mix of mature birch and spruce trees. A single test holes was dug to evaluate existing soils conditions. Near surface soils included a thin organic mat over a layer of relatively clean sands and gravels down to 14.5'. A copy of the testhole log and a useable area map with the testhole shown are attached

Groundwater. Groundwater or seeps were not encountered in the test hole, to a depth of 14.5'. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by



3/20/2026



Runway Ridge
Useable Area, Drainage & Topo Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Notes:

- 1) Base drawing from surveyor with MSB 1' LiDAR contours.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% grade.

Job # 25042

Scale: 1" = 100'

Date: 3/20/2026

lotlines, easements, steep areas and related setbacks, and setback to a water well. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be the limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. The project is rather flat, and the proposed 2 lot development will minimally affect existing drainage patterns.

Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: T. & W. Hudzinski w/attachments



Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, April 28, 2026 3:21 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Runway Ridge CR

Hello,

Tex-Al Drive is classified as a major collector on the OSHP. The proposed lots should share a single access point. A common access easement shall be shown on the plat.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, April 14, 2026 3:22 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>; joeri@mtaonline.net; rjbolish@gmail.com; charris@mtaonline.net; bryan.cherry.ak@gmail.com; mrmaddux@me.com; skylab66@gmail.com; alaskaiwest@gmail.com; jevincen@earthlink.net; billkleeb@hotmail.com; mothers@mtaonline.net; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; jprevost@palmerak.org; fhcc.ak@gmail.com
Subject: RFC Runway Ridge CR

Hello,

The following link is a request for comments for the proposed Runway Ridge Subdivision.

Please ensure all comments have been submitted by April 28, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Runway Ridge](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Friday, April 17, 2026 8:40 AM
To: Cayman Reynolds
Subject: FW: RFC Runway Ridge CR

Good morning Cayman,

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.

Sample drawings can also be found on our website at
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 applicant 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) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



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

rrs.usace.army.mil

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 27, 2026 1:23 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Runway Ridge 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., 1st Floor, Anchorage, AK 99508

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, April 14, 2026 3:22 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>; joeri@mtaonline.net; rjbolish@gmail.com; charris@mtaonline.net; bryan.cherry.ak@gmail.com; mrmaddux@me.com; skylab66@gmail.com; alaskaiwest@gmail.com; jevincen@earthlink.net; billkleeb@hotmail.com; mothers@mtaonline.net; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; jprevost@palmerak.org; fhcc.ak@gmail.com
Subject: RFC Runway Ridge CR

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

Hello,

The following link is a request for comments for the proposed Runway Ridge Subdivision.

Please ensure all comments have been submitted by April 28, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Runway Ridge



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

28 April 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed the abbreviated plat for RUNWAY RIDGE proposed under MSB Case 2026-40 and advises that said property is subject to an existing natural gas right of way easement, dated September 22, 2017, and recorded September 25, 2017, under Serial Recording No. 2017-022659-0 in the records of the Palmer Recording District, Third Judicial District, State of Alaska. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Said easement is depicted as described in the proposed plat map and referenced in the notes of said plat.

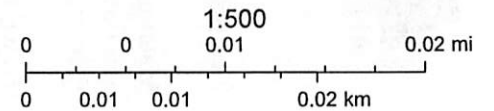
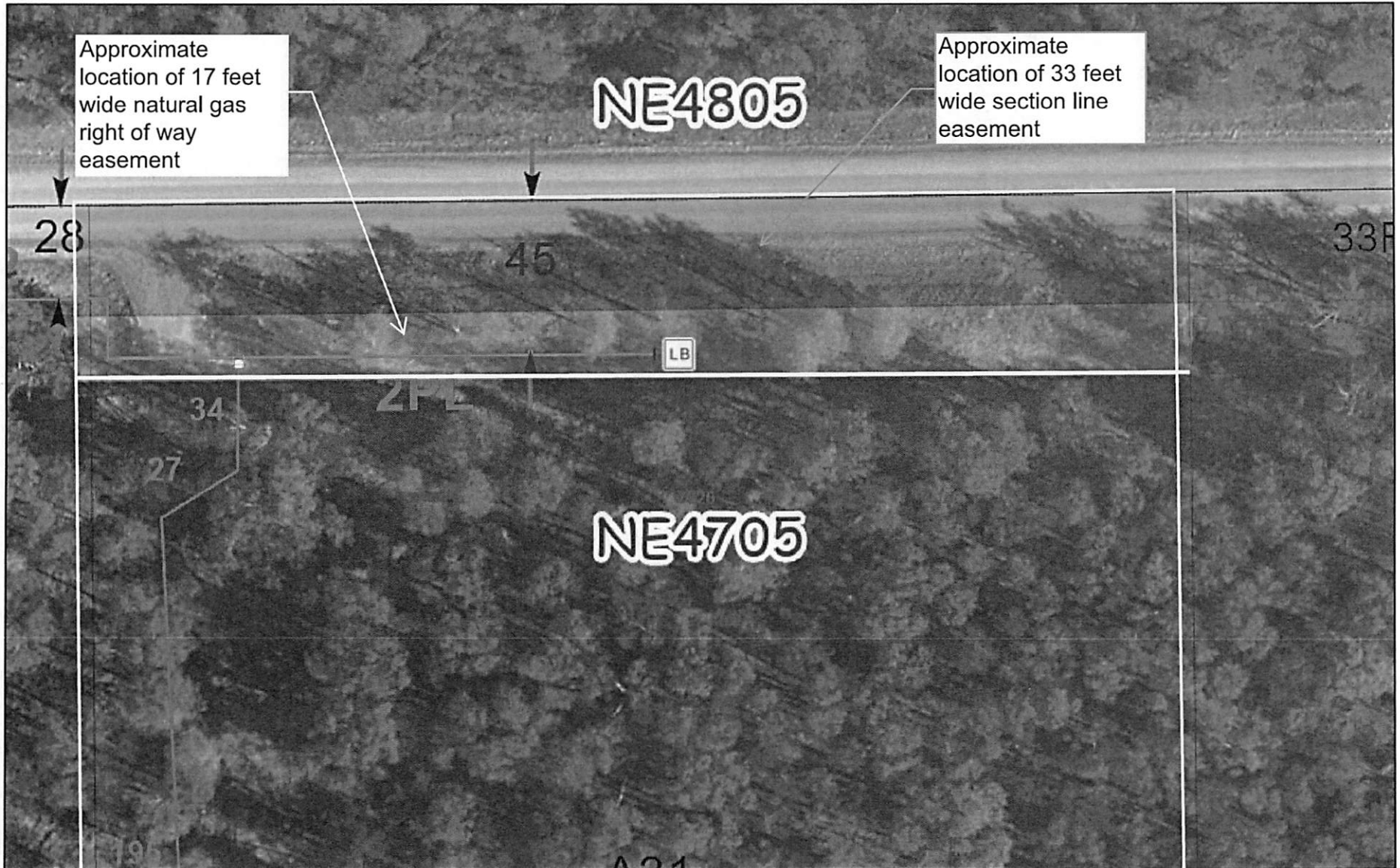
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", written in a cursive style.

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

TOWNSHIP 18N RANGE 1E SECTION 16 LOT A31



ENSTAR Natural Gas Company, MOA, MSB, KPB, US Government,
ENSTAR Natural Gas Company

ArcGIS Web AppBuilder
ENSTAR Natural Gas Company

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

58197B01L004 20
SCHULZ KENNETH B & SANDRA L
7074 E AMAROK AVE
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WENDY & THOMAS HUDZINSKI

REQUEST: The request is to create two lots from Parcel 18N01E16A031, to be known as **RUNWAY RIDGE**, containing 10.01 acres +/- . The property is located north of Wolfe Lake, east of North Wasilla Fishhook Road, and west of Dandy lake (Tax ID # 18N01E16A031); within the NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 13, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

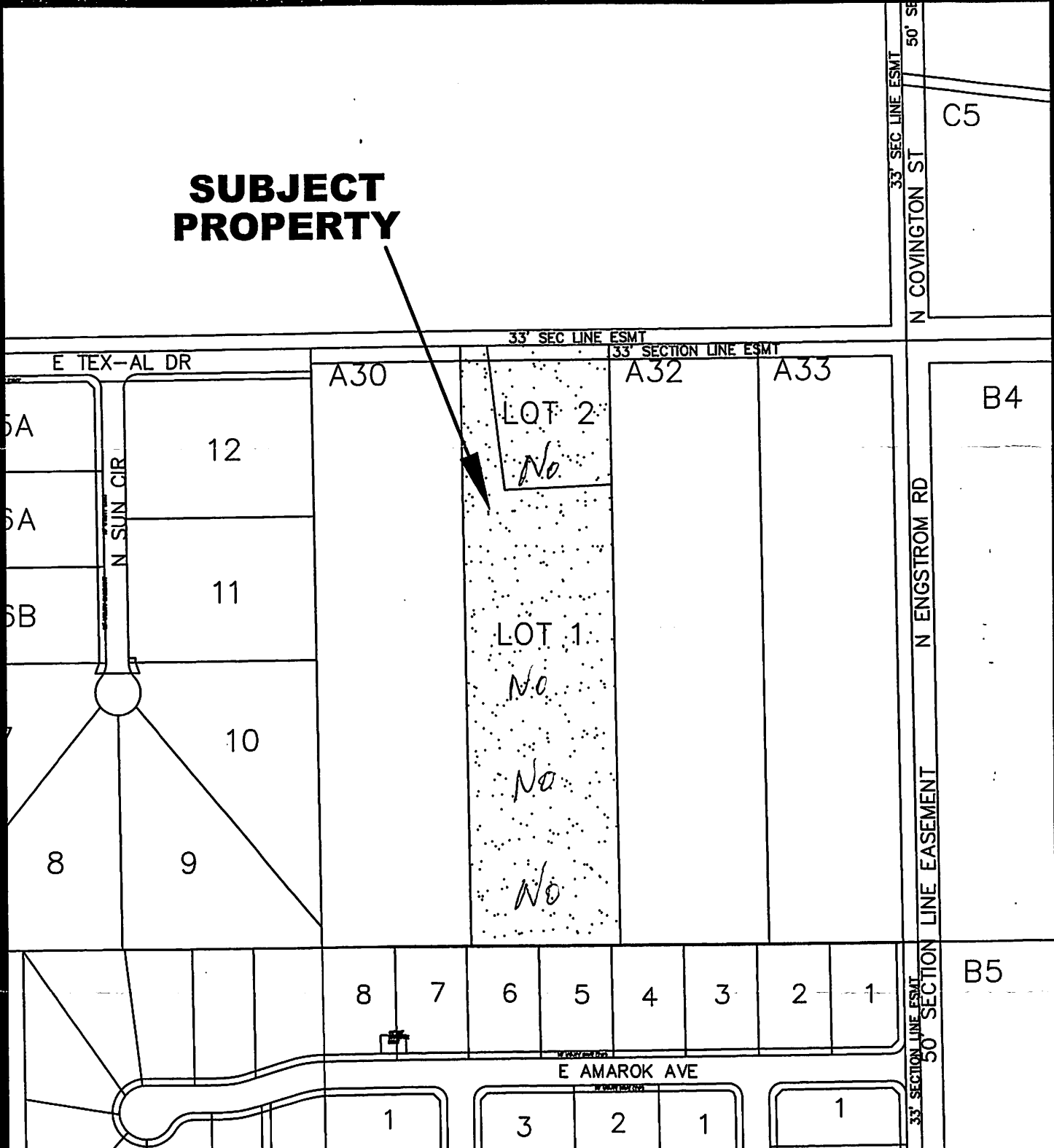
[] No Objection [X] Objection [] Concern *No No No*

Name: *Ken Schulz* Address: *7074 East Amarok Ave*

Comments: *No more expansion of this property - The Noise and disruption from the planes and Gun fire are too much already - No more lots or building -*

Ken Schulz

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED RUNWAY RIDGE SUBDIVISION
LOCATED WITHIN
SECTION 16, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA02 MAP

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

WENDY S. HUDZINSKI DATE _____
7020 E. TEX-AL DR
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

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

THOMAS E. HUDZINSKI DATE _____
7020 E. TEX-AL DR
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

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

PLANNING & LAND USE DIRECTOR DATE _____
ATTEST: _____
PLATTING CLERK

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE _____

NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- 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.
- 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.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON X, IN BOOK X AT PAGE X.

LEGEND

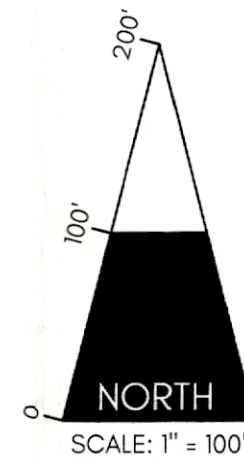
- ⊕ FOUND 3-1/4" ALUMINUM MONUMENT
- ⊙ FOUND 3-1/2" ALUMINUM MONUMENT
- FOUND 2" ALUMINUM CAP
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED

N 89°59'09" E 670.00' MEASURED
(N 89°55'35" E 2640.92') RECORD DATA PER PLAT 2001-63
[N 89°52'35" W 1321.04'] RECORD DATA PER PLAT 2021-135
[N 00°05'00" W 1321.43'] RECORD DATA PER PLAT 2008-3

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

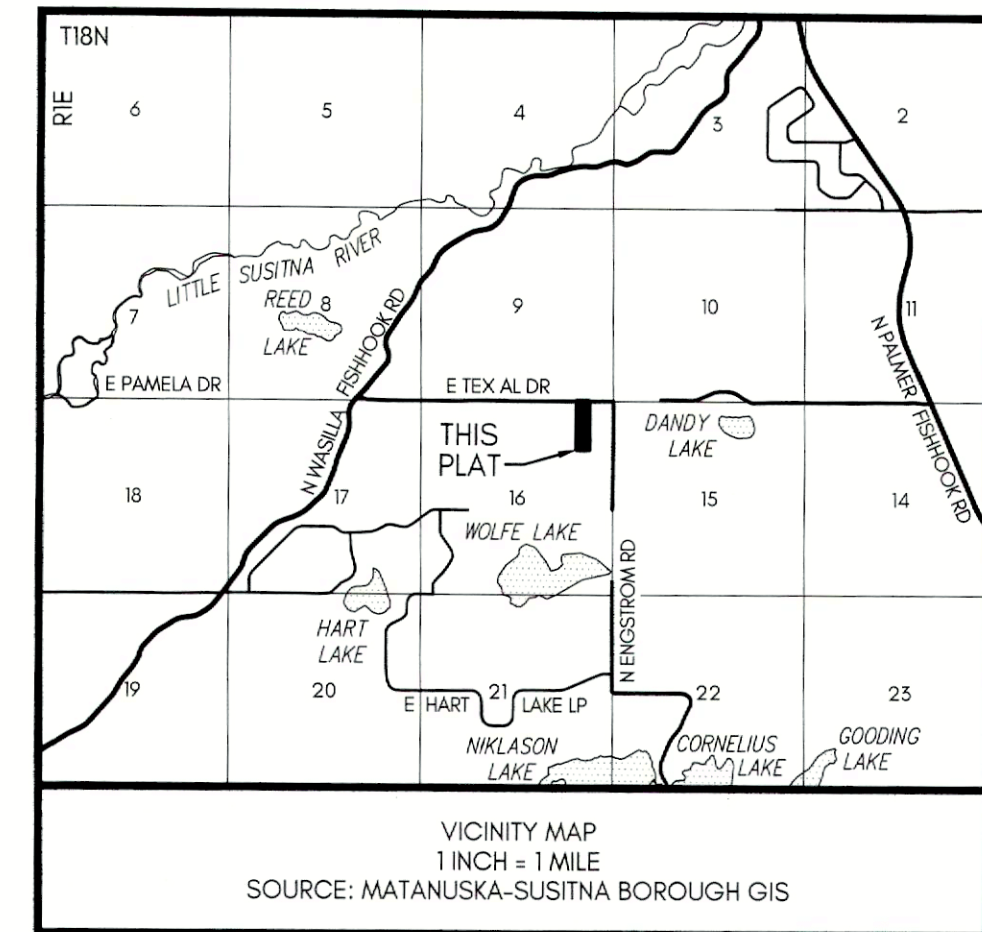
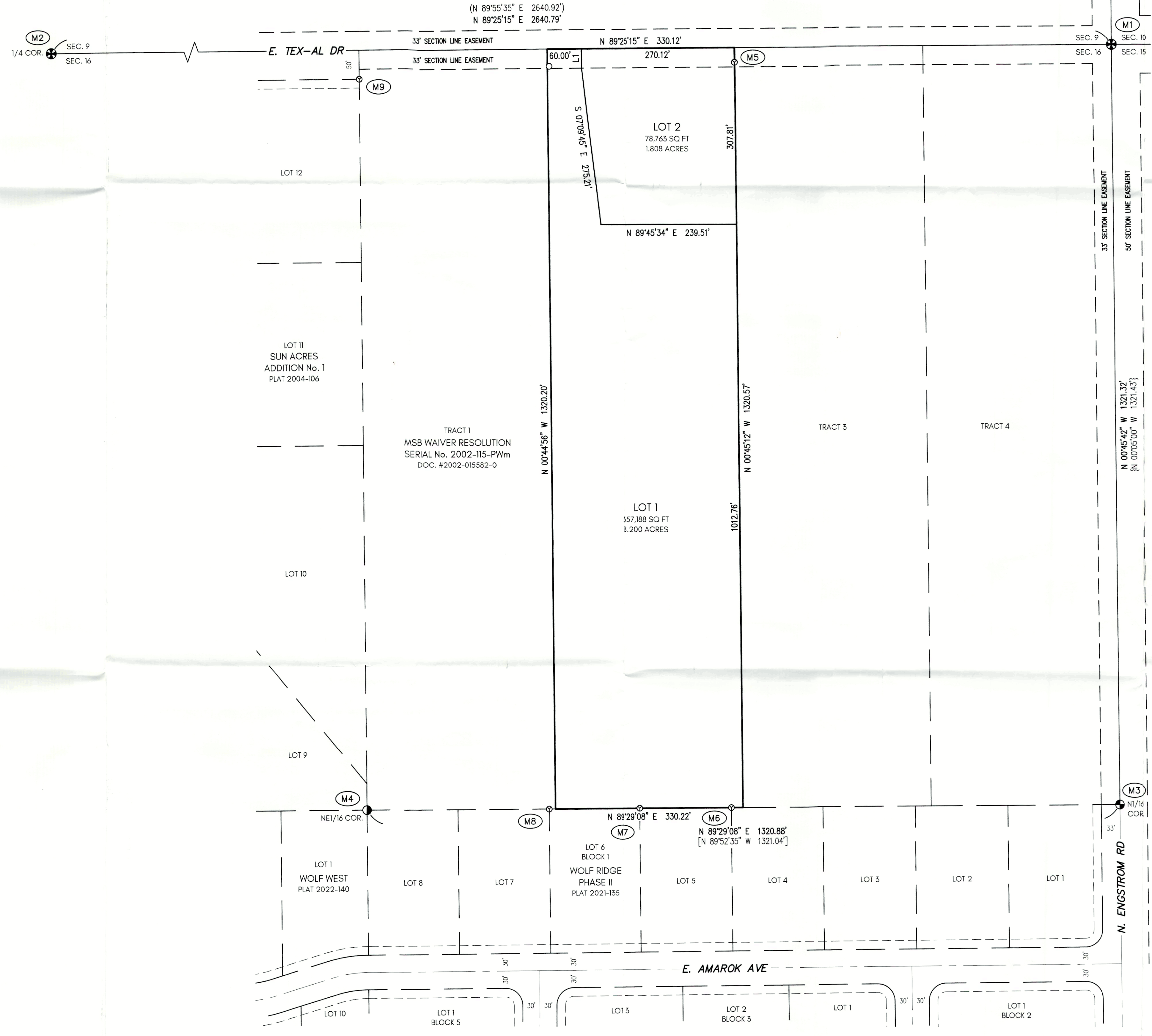


DATE: _____ REGISTRATION No. 13322



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 00°34'45" W	33.00'

PARCEL #4
MSB WAIVER RESOLUTION
SERIAL No. 1999-10-PWm
BK 1012 PG 377



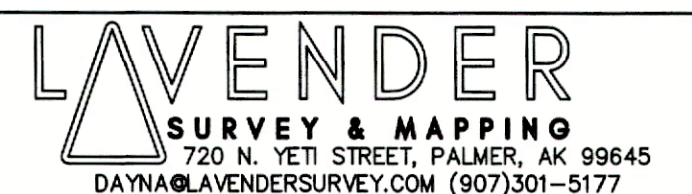
MONUMENTS FOUND THIS SURVEY

<p>M1</p> <p>S9, S10 S16, S15</p> <p>LS-7330 1996</p> <p>3-1/4" ALUMINUM MONUMENT 2.5' BELOW GRADE SLIGHTLY SCRAPPED</p>	<p>M2</p> <p>ILLEGIBLE</p> <p>LS-7330 1996</p> <p>3-1/4" ALUMINUM MONUMENT IN CASE 0.9' BELOW GRADE</p>	<p>M3</p> <p>N1/16 S6, S15</p> <p>LS-8336 2005</p> <p>3-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE</p>
<p>M4</p> <p>1074-S NE 1/16 SEC. 16 2001</p> <p>2" ALUMINUM CAP FLUSH WITH GRADE</p>	<p>M5</p> <p>LS 5122</p> <p>RED PLASTIC CAP ON 5/8" REBAR, SOLID 0.1' ABOVE GRADE GOOD CONDITION</p>	<p>M6</p> <p>MSB LAND RESOLUTION 2001 LS 12315</p> <p>BLUE PLASTIC CAP ON 5/8" REBAR, SOLID 0.1' ABOVE GRADE GOOD CONDITION</p>
<p>M7</p> <p>MSB LAND RESOLUTION 2001 LS 12315</p> <p>BLUE PLASTIC CAP ON 5/8" REBAR, SOLID 0.1' ABOVE GRADE GOOD CONDITION</p>	<p>M8</p> <p>MSB LAND RESOLUTION 2001 LS 12315</p> <p>BLUE PLASTIC CAP ON 5/8" REBAR, SOLID 0.1' ABOVE GRADE GOOD CONDITION</p>	<p>M9</p> <p>CLS LS 7074</p> <p>RED PLASTIC CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION</p>

Agenda Copy
RECEIVED
MAR 31 2026
PLATTING

LEGAL DESCRIPTION
THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4 NE1/4), SECTION 16, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLAT OF
RUNWAY RIDGE
A SUBDIVISION OF TRACT 2, MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 2002-115-PWm, DOC. #2002-015582-0, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA
CONTAINING 10.008 ACRES, MORE OR LESS.



DRAWN BY: SPK GRID: WA02 FB: 2025-13 DATE: 3/27/2026
CHECKED BY: DMR FILE: 25-596 SCALE: 1" = 100' SHEET: 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 13, 2026

ABBREVIATED PLAT: SHELBY 2026
LEGAL DESCRIPTION: SEC 23, T16N, R03E, SEWARD MERIDIAN AK
PETITIONERS: DONALD AND LINDA STIFFLER LIVING TRUST
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING
ACRES: 12.22 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-041

REQUEST: The request is to create two lots from Block 1 Lots 3A & 3B, Shelby RSB, Plat No. 99-125 and Block 1, Lot 2, Shelby Subdivision, Plat No. 79-231 to be known as **SHELBY 2026**, containing 12.22 acres +/- . The property is located east of Doc's Creek, west of S Dock Circle, and south of E Knik River Road (Tax ID # 1842B01L002, 4923B01L003A & L003B); within the SE ¼ Section 23, Township 16 North, Range 03 East, Seward Meridian, Alaska. In Community Council #19 South Knik River and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**
Asbuilt and Topographic Mapping **EXHIBIT B – 1 pg**
Soils Report **EXHIBIT C – 4 pgs**

AGENCY COMMENTS

ADOT&PF **EXHIBIT D – 2 pgs**
MSB DPW Pre-Design and Engineering Division **EXHIBIT E – 1 pg**
MSB Development Services **EXHIBIT F – 3 pgs**
Utilities **EXHIBIT G – 4 pgs**

DISCUSSION: The proposed subdivision is creating two lots from Block 1 Lots 3A & 3B, Shelby RSB, Plat No. 99-125 and Block 1, Lot 2, Shelby Subdivision, Plat No. 79-231. Access for proposed Lot 2 is E. Knik River Road, an ADOT&PF maintained road. Access for proposed Lot 1 is from S. Dock Circle, a Borough maintained road. There appear to be multiple structures that are in violation of MSB Title 17 Setbacks. The petitioner will need to provide proof of resolution of any non-conforming structures prior to recordation (**Recommendation #8**).

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Eli Ward, Registered Professional Engineer, notes that 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 septic area as required by MSB 43.20.281 Code Requirements.

Topographic Mapping and As-built information were submitted (**Exhibit B**) pursuant to MSB 43.15.016(A).

Comments:

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

- o No objection to proposed lot line changes.
- o Recommend shared access for both lots to Knik River Road through existing driveway with shared access easement (**Recommendation #4 & 5**).
- o Unclear on Agenda Plat if both the utility and shared access easement extend all the way from Dock Circle to Lot 2. Recommend extending access easement from Dock Circle the full length of Lot 1 to extend to Lot 2.
- o Subsequent development of either lot will require continued access through shared access easements or through Dock Circle.
- o Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Reapply for driveway permit for existing access to Knik River 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 #6**).

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) Submitted the following: PD&E comments to notify the engineer that only test holes that meet the requirements of MSB Code 43.20.281 are considered in review of soils reports. Test hole 2 is only 11' deep which does not meet the depth requirement.

It is unclear if DOT would allow access to Knik River Road from proposed Lot 2. If not, then PD&E recommends each lot have legal and physical access to Dock Circle. The private common driveway access easement does not give legal access to the proposed Lot 2.

To clarify PD&E is not requiring any further soils information.

MSB Development Services (**Exhibit F**) has the following comments:

Permit Center notes that a driveway permit is needed for the existing access to S. Dock Circle (**Recommendation #7**).

Code Compliance notes:

There are no open or active Code Compliance Cases on the existing tracks.

If this plat goes through as is- it will create setback & encroachment violations.

On the Topo & As-built PDF – it shows two horse stalls that are within the platted “private common driveway access easement per plat 99-125”. Private access will need to be adjusted to not have structures within it; or remove the structures.

The access easement also does not extend to meet the proposed property line for Lot 2 – Access was initially from S Dock Cir a lower collector road than E Knik River Rd.

Utilities: (**Exhibit G**) Enstar has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining Land and Water; ADF&G; USACE; Community Council #19 South Knik River; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

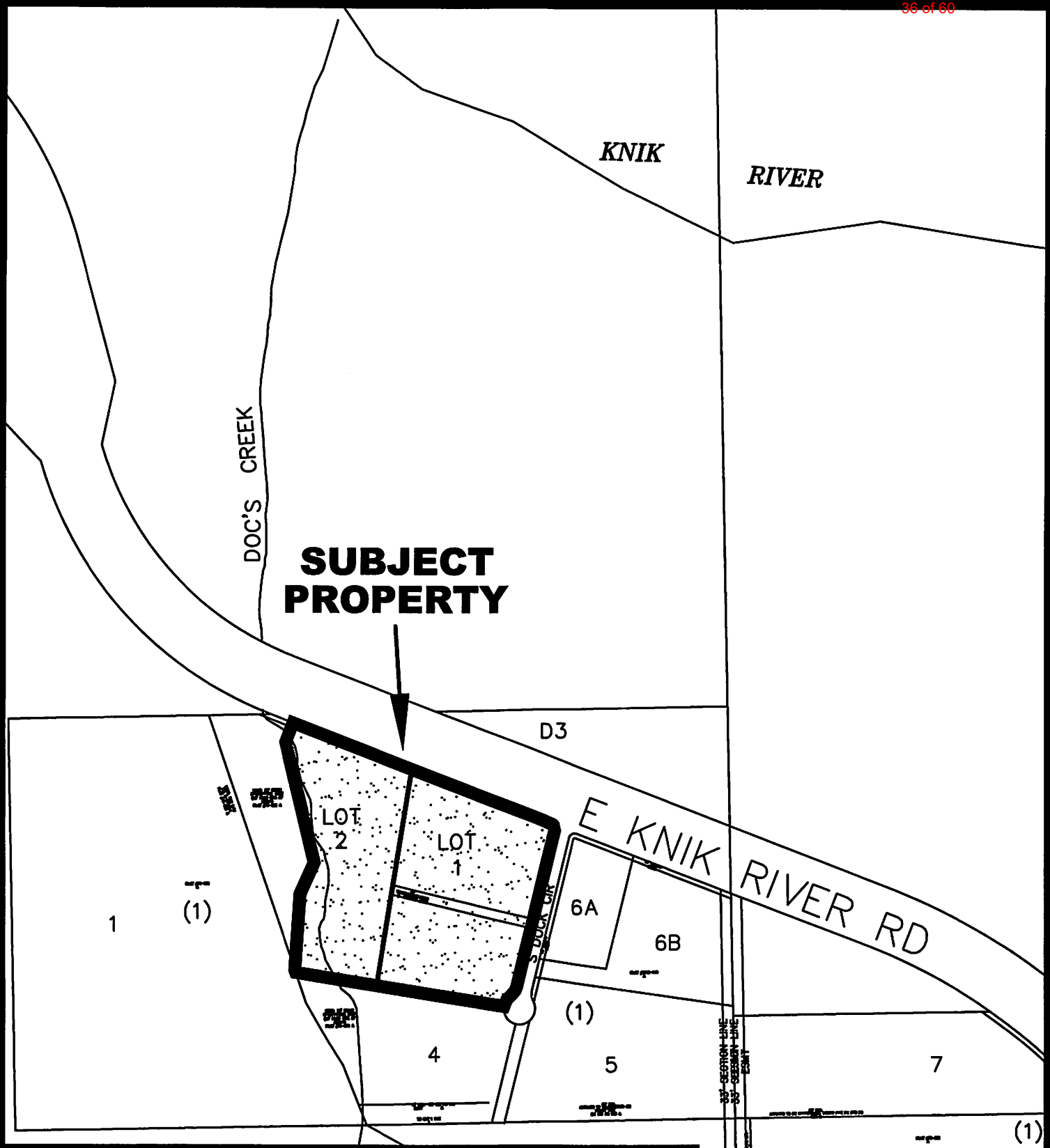
CONCLUSION: The abbreviated plat of Shelby 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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 Shelby 2026 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 DNR Division of Mining Land and Water; ADF&G; USACE; Community Council #19 South Knik River; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or 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 Shelby 2026, Section 23, Township 16 North, Range 03 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. Add a plat note stating "One shared access shall be allowed to E. Knik River Road for both lots unless otherwise authorized by the permitting authority."
5. Grant a common access easement sufficient in size to allow for shared access to E. Knik River Road.
6. Apply for a new driveway permit for the existing access to E. Knik River Road with ADOT&PF. Provide Platting Staff a copy of the driveway permit/permit application.
7. Apply for a driveway permit for the existing access to S. Dock Circle. Provide Platting Staff a copy of the submitted driveway permit application.
8. Provide staff with proof that all Title 17 setback violations have been resolved.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED SHELBY 2026 SUBDIVISION
LOCATED WITHIN
SECTION 23, T16N, R03E, SEWARD MERIDIAN
ALASKA

KG 06 MAP

1	2	3	4	
E GARDEN WAY				



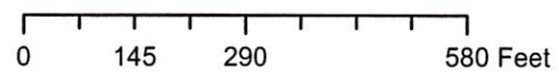
E Knik River Rd

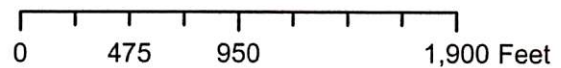
S Dock Cir

Maxar, Microsoft



0 145 290 580 Feet

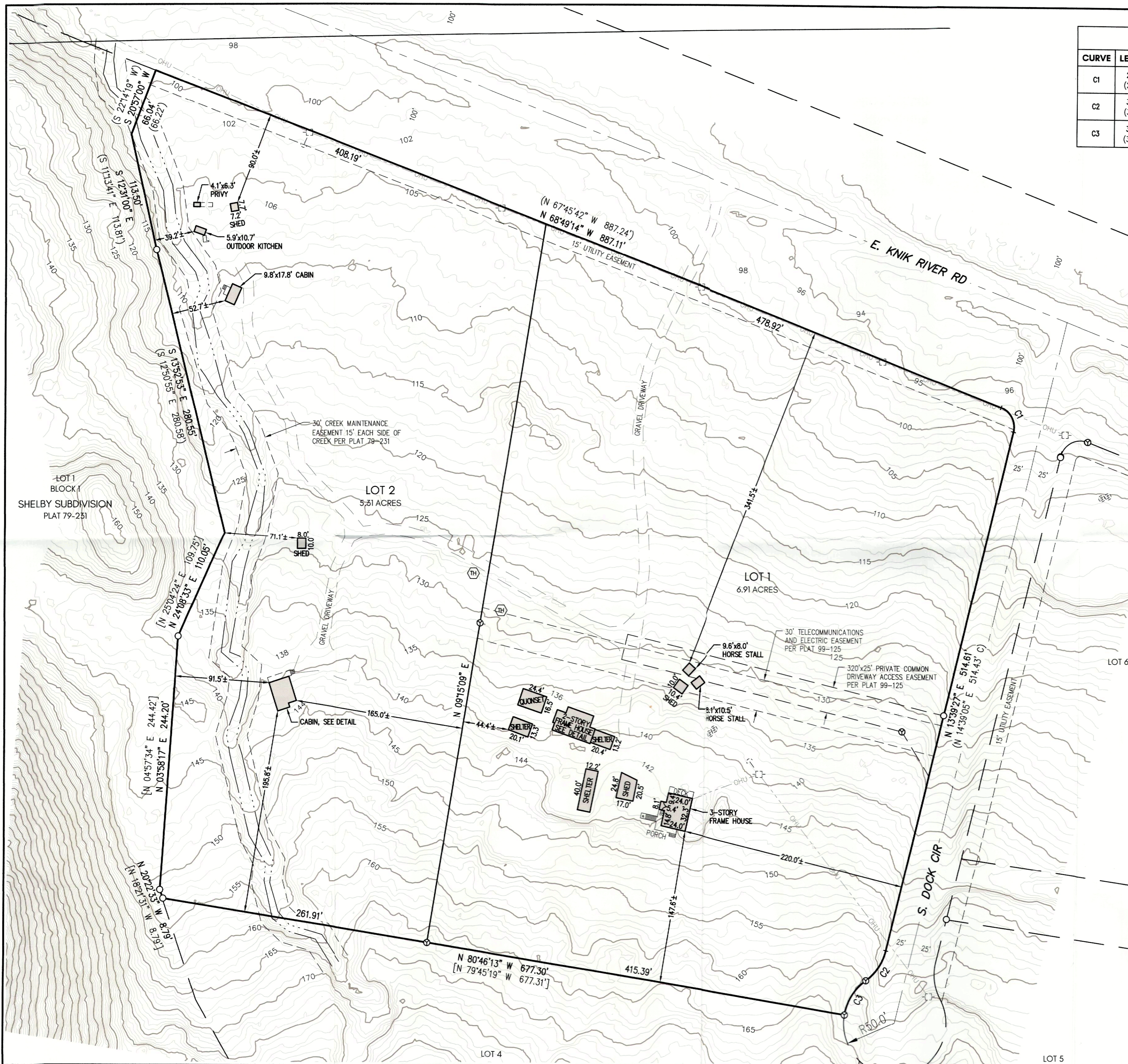
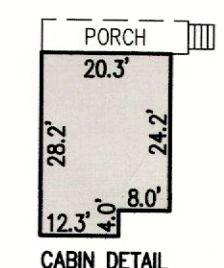
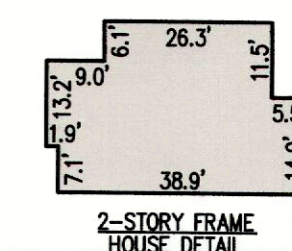




CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	28.78' (28.77')	20.00' (20.00')	82°27'36" (82°24'46")	N 27°34'21" W (-)	26.36' (26.35')	17.53' (17.51')
C2	35.66' (36.14')	50.00' (50.00')	40°51'50" (41°24'35")	N 34°05'22" E (N 35°15'55" E)	34.91' (35.36')	18.63' (-)
C3	39.74' (39.98')	50.00' (50.00')	45°32'07" (45°48'40")	N 31°45'13" E (N 33°03'53" E)	38.70' (38.92')	20.98' (-)

- NOTES**
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 - ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.

- LEGEND**
- ⊙ FOUND REBAR WITH PLASTIC CAP
 - FOUND REBAR
 - () RECORD PER PLAT 79-231
 - [] RECORD PER PLAT 99-125
 - ⊙ SEPTIC RISER
 - ⊖ POWER POLE
 - ⊖ GUY WIRE
 - OHU OVERHEAD UTILITY
 - ORDINARY HIGH WATER
 - ⊖ TEST HOLE
 - ▭ CONCRETE
 - ⊖ TANK



RECEIVED
MAR 31 2026
PLATTING



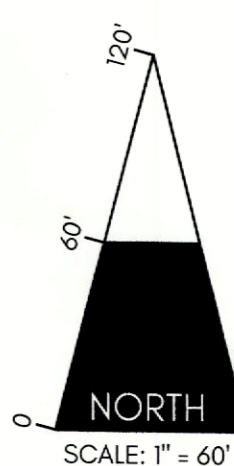
LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

ASBUILT - NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
LOT 2, BLOCK 1, SHELBY SUBDIVISION, PLAT No. 79-231, AND LOTS 3A & 3B BLOCK 1 SHELBY SUBDIVISION, PLAT 99-125 PALMER RECORDING DISTRICT, ALASKA,

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLATS No. 79-231 & 99-125 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 3/31/2026 FB: 2025-8
GRID: KG06 DRAWN: DJ/SPK
SCALE: 1" = 60' FILE: 25-179AB



ORIGINAL SIZE: 18x24 SCALE: 1" = 60' FILE: 25-179AB

Frosted Ground Engineering Services, LLC

Project No. P20250701

Matanuska-Susitna Borough, Platting Division
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
MAR 31 2026
PLATTING

Shelby Block 1 Lot 2, 3A, 3B: 10416 S Dock Circle, Palmer, AK, 99645

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Shelby Block 1 Lot 2, 3A, 3B (10416 S Dock Circle, Palmer, Alaska 99645) on behalf of the owners Mike and Katherine Hester, for "owner of the Donald and Linda Stiffler Living Trust, and in coordination with Lavender Surveying. The project plans to divide the existing three lots into two lots: Lot 1 (6.91 acres), Lot 2 (5.31 acres).

This soils investigation was performed on July 18, 2025. Test hole (TH) 1 was excavated on Lot 1, TH2 on Lot 2. All holes were advanced to a depth of 11-12 feet below ground surface. No groundwater or impermeable layers were observed in the holes. TH1 consisted of an organic mat in the top one foot half feet of the stratum, followed by Poorly-Graded Sand with Gravel and varying Silt contents (SP) until a one and a half thick layer of silty sand until nine feet below ground surface before resuming the sand material as encountered above to the bottom of hole. TH2 was similar to TH1, except the silty sand layer was not encountered. 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.

Sincerely,
Eli D. Ward, PE
Principal Engineer



EXHIBIT C

LOGGED BY: ELI WARD, PE

DATE: 07/18/2025

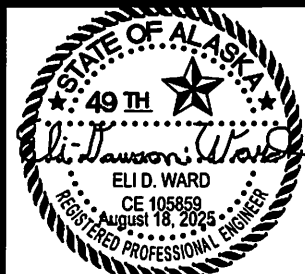
TEST HOLE LOCATION: PROPOSED LOT 1

DATE: 07/18/2025

COMMENTS:
 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. 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.

DEPTH (FT)	DESCRIPTION	
1	0 - 1.0 FT (12 INCHES): VEGETATIVE MAT	[Pattern: Dotted]
2	1.0 - 2.0 FT : MOIST DARK BROWN, ORGANIC SILT (OL)	[Pattern: Diagonal lines]
3		[Pattern: Dotted]
4		[Pattern: Dotted]
5		[Pattern: Dotted]
6	2.0 FT - 7.5 FT: MOIST, DARK BROWN, POORLY GRADED SAND WITH GRAVEL, (SP)	[Pattern: Dotted]
7		[Pattern: Dotted]
8	7.5 FT - 9.0 FT: MOIST, DARK BROWN, POORLY GRADED SAND WITH GRAVEL, (SP)	[Pattern: Diagonal lines]
9		[Pattern: Diagonal lines]
10	9.0 FT - 12.0 FT: MOIST, DARK BROWN, POORLY GRADED SAND WITH GRAVEL, (SP)	[Pattern: Dotted]
11		[Pattern: Dotted]
12	BOH: 12 FT, NO GROUNDWATER OBSERVED	[Pattern: Dotted]
13		
14		
15		
16		
17		
18		
19		
20		
21		



DESIGNED BY: EDW	LOT LEGAL DESCRIPTION: SHELBY BLOCK 1 LOT 2, 3A, 3B
CHECKED BY: EDW	CIENT: MIKE AND KATHERINE HESTER
DRAFTED BY: EDW	PROJECT: 10416 S DOCK CIRCLE SUBDIVISION
PROJ. NO. 20250701	SHEET TITLE: TEST HOLE 01 PROPOSED LOT 1
YEAR 2025	
SHEET 01 OF 02	

FROSTED GROUND
 ENGINEERING
 SERVICES, LLC
 16930 MEADOW
 CREEK DRIVE, EAGLE
 RIVER AK 99577
 (907) 398-5272
 CERT. OF
 AUTHORIZATION:
 236039

DEPTH (FT)	DESCRIPTION	
1	0 - 0.7FT (7 INCHES): VEGETATIVE MAT	[Hatched pattern]
2	0.7 FT - 11 FT: MOIST, DARK BROWN, POORLY GRADED SAND WITH GRAVEL, (SP)	[Soil profile with gravel symbols]
3		[Soil profile with gravel symbols]
4		[Soil profile with gravel symbols]
5		[Soil profile with gravel symbols]
6		[Soil profile with gravel symbols]
7		[Soil profile with gravel symbols]
8		[Soil profile with gravel symbols]
9		[Soil profile with gravel symbols]
10		[Soil profile with gravel symbols]
11	BOH: 11 FT, NO GROUNDWATER OBSERVED	[Soil profile with gravel symbols]
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		

LOGGED BY: ELI WARD, PE

DATE: 07/18/2025

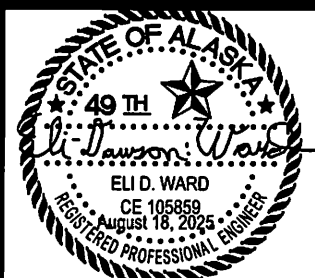
TEST HOLE LOCATION: PROPOSED LOT 2

DATE: 07/18/2025

COMMENTS:

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.
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 INFORMATION FOR ANY USE OTHER THAN
 ABSORPTION FIELD CONSTRUCTION DOES SO
 AT THEIR OWN RISK, AS IN-SITU CONDITIONS
 MAY VARY.



DESIGNED BY: EDW	LOT LEGAL DESCRIPTION: SHELBY BLOCK 1 LOT 2, 3A, 3B
CHECKED BY: EDW	CLIENT: MIKE AND KATHERINE HESTER
DRAFTED BY: EDW	PROJECT: 10416 S DOCK CIRCLE SUBDIVISION
PROJ. NO. 20250701	SHEET TITLE: TEST HOLE 02 PROPOSED LOT 2
YEAR 2025	
SHEET 02 of 02	

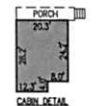
FROSTED GROUND
 ENGINEERING
 SERVICES, LLC
 16930 MEADOW
 CREEK DRIVE, EAGLE
 RIVER AK 99577
 (907) 398-5272
 CERT. OF
 AUTHORIZATION:
 236039

RECEIVED
MAR 31 2026
PLATTING

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	28.78' (28.77')	20.00' (20.00')	82°27'36" (82°24'46")	N 27°34'21" W (-)	28.36' (28.35')	17.53' (17.51')
C2	35.96' (36.14')	50.00' (50.00')	40°51'50" (41°24'33")	N 34°50'22" E (N 35°15'55" E)	34.91' (35.36')	18.63' (-)
C3	38.74' (38.98')	50.00' (50.00')	45°32'07" (45°46'40")	N 31°45'13" E (N 33°03'53" E)	38.70' (38.92')	20.98' (-)

- NOTES
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 - ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.

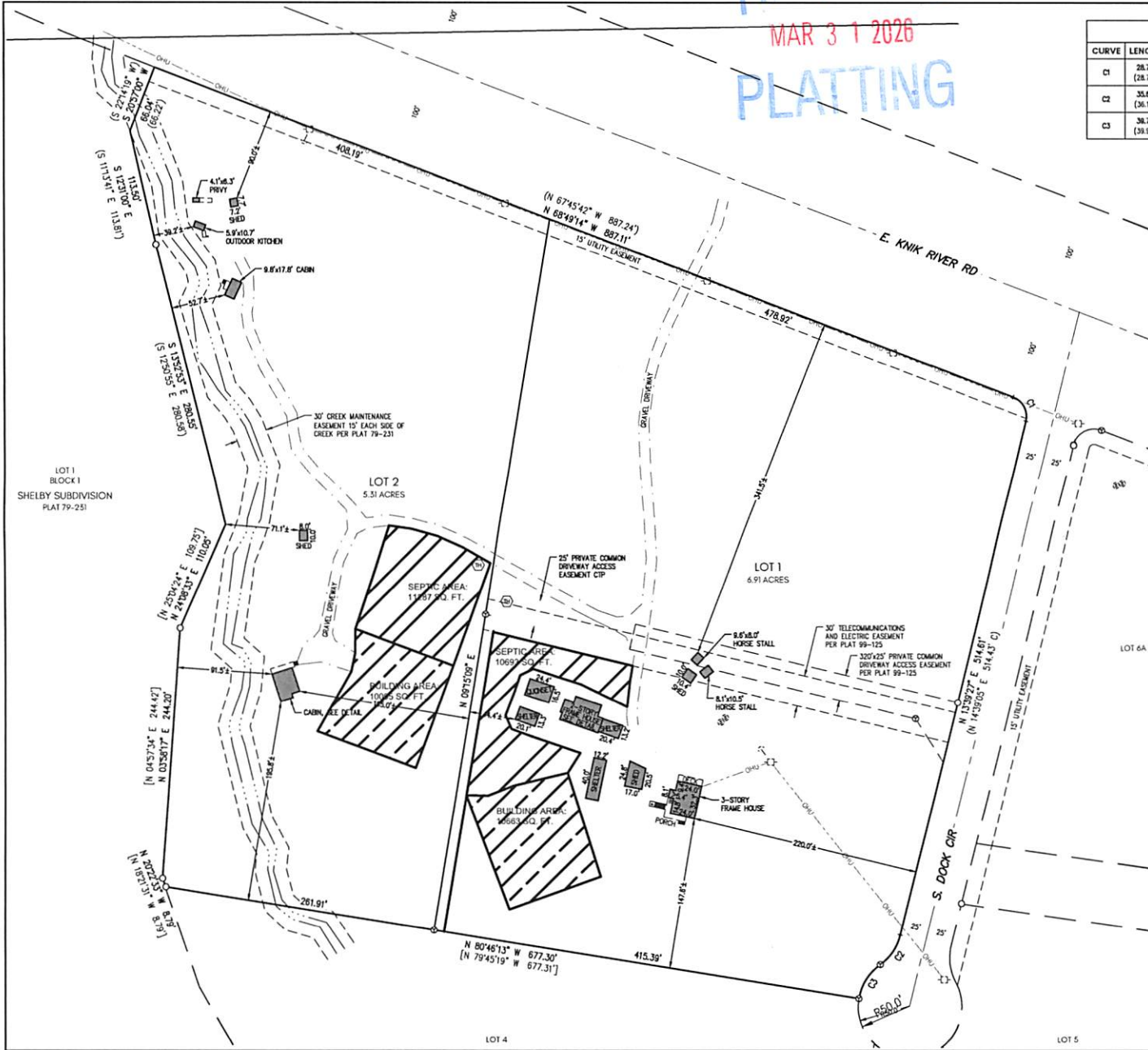
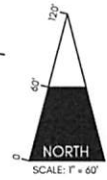
- LEGEND
- ⊕ FOUND REBAR WITH PLASTIC CAP
 - FOUND REBAR
 - () RECORD PER PLAT 79-231
 - [] RECORD PER PLAT 99-125
 - ⊕ SEPTIC RISER
 - ⊖ POWER POLE
 - ⊖ CITY WIRE
 - OHU OVERHEAD UTILITY
 - ORDINARY HIGH WATER
 - ⊕ TEST HOLE
 - ⊖ CONCRETE
 - ⊖ TANK



LAVENDER
SURVEY & MAPPING
720 N. 103 STREET, PALMER, AK 99640
DATA@LAVENDERSURVEY.COM (907)301-9177

AS-BUILT - NO CORNERS SET THIS DATE
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
LOT 2, BLOCK 1, SHELBY SUBDIVISION, PLAT No. 79-231, AND LOTS 3A & 3B, BLOCK 1 SHELBY SUBDIVISION, PLAT 99-125 PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLATS No. 79-231 & 99-125 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 3/31/2026 FB: 2025-B
GRID: KGD8 DRAWN: DJ/SPK
SCALE: 1" = 60' FILE: 25-170AB





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

April 20, 2026

Alex Strawn, Planning Director
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Strawn:

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

- **Plat #99-125 & Plat #79-231; Shelby 2026; KG 06 Stiffler Living Trust (Knik River Rd MP 7.5)**
 - No objection to proposed lot line changes.
 - Recommend shared access for both lots to Knik River Road through existing driveway with shared access easement.
 - Unclear on Agenda Plat if both the utility and shared access easement extend all the way from Dock Circle to Lot 2. Recommend extending access easement from Dock Circle the full length of Lot 1 to extend to Lot 2.
 - Subsequent development of either lot will require continued access through shared access easements or through Dock Circle.
 - Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Reapply for driveway permit for existing access to Knik River 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-2026-018; PLT-21-8-3395; MO 07 Dardis (Talkeetna Spur Rd MP 1)**
 - No objection to proposed lot division.
 - Two access points between all three lots will be allowed. Determine how to share two driveways between subdivided lots and add shared access easement as appropriate. A plat note will be required stating "Shared access for Lots 1 & 2" or similar, determined by which lots the applicant chooses to share access.

"Keep Alaska Moving."

EXHIBIT D

- Dedicate shared access easement.
- Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Reapply for driveway permit for existing access to Talkeetna Spur 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-2026-046; PLT-21-8-3426; OC 04 Kopytin (S. Knik Goose-Bay Rd MP 10)**
 - No objection to proposed lot division.
 - No direct access to Knik Goose-Bay Road will be granted to the western lot.
 - Required to add plat note: "No direct access Knik Goose-Bay Road for western lot" or similar.
 - Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Apply for driveway permit for access to Knik Goose-Bay Road for eastern lot. 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-2026-045; PLT-21-8-3423; GB 10 Tousignant (S. Knik Goose-Bay Rd MP 19)**
 - No objection to lot division.
 - No direct access to Knik Goose Bay Rd will be granted.
 - Required to add plat note: "No direct access to Knik Goose Bay Road for all lots."

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) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, April 21, 2026 3:46 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels
Subject: RE: RFC Shelby 2026 (MG)

Hello Matthew,

To clarify PD&E is not requiring any further soils information.

Thank you.

PD&E Review Team

From: Tammy Simmons
Sent: Tuesday, April 21, 2026 3:45 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Shelby 2026 (MG)

Hello Matthew,

PD&E comments to notify the engineer that only test holes that meet the requirements of MSB Code 43.20.281 are considered in review of soils reports. Test hole 2 is only 11' deep which does not meet the depth requirement.

It is unclear if DOT would allow access to Knik River Road from proposed Lot 2. If not, then PD&E recommends each lot have legal and physical access to Dock Circle. The private common driveway access easement does not give legal access to the proposed Lot 2.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, April 13, 2026 5:05 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams

Matthew Goddard

From: Permit Center
Sent: Tuesday, April 14, 2026 9:55 AM
To: Matthew Goddard
Subject: RE: RFC Shelby 2026 (MG)
Attachments: Screenshot 2026-04-14 095403.png

They'll need a DW permit as shown. No other comments from the Permit Center.

Brandon Tucker

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, April 13, 2026 5:05 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@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 Shelby 2026 (MG)

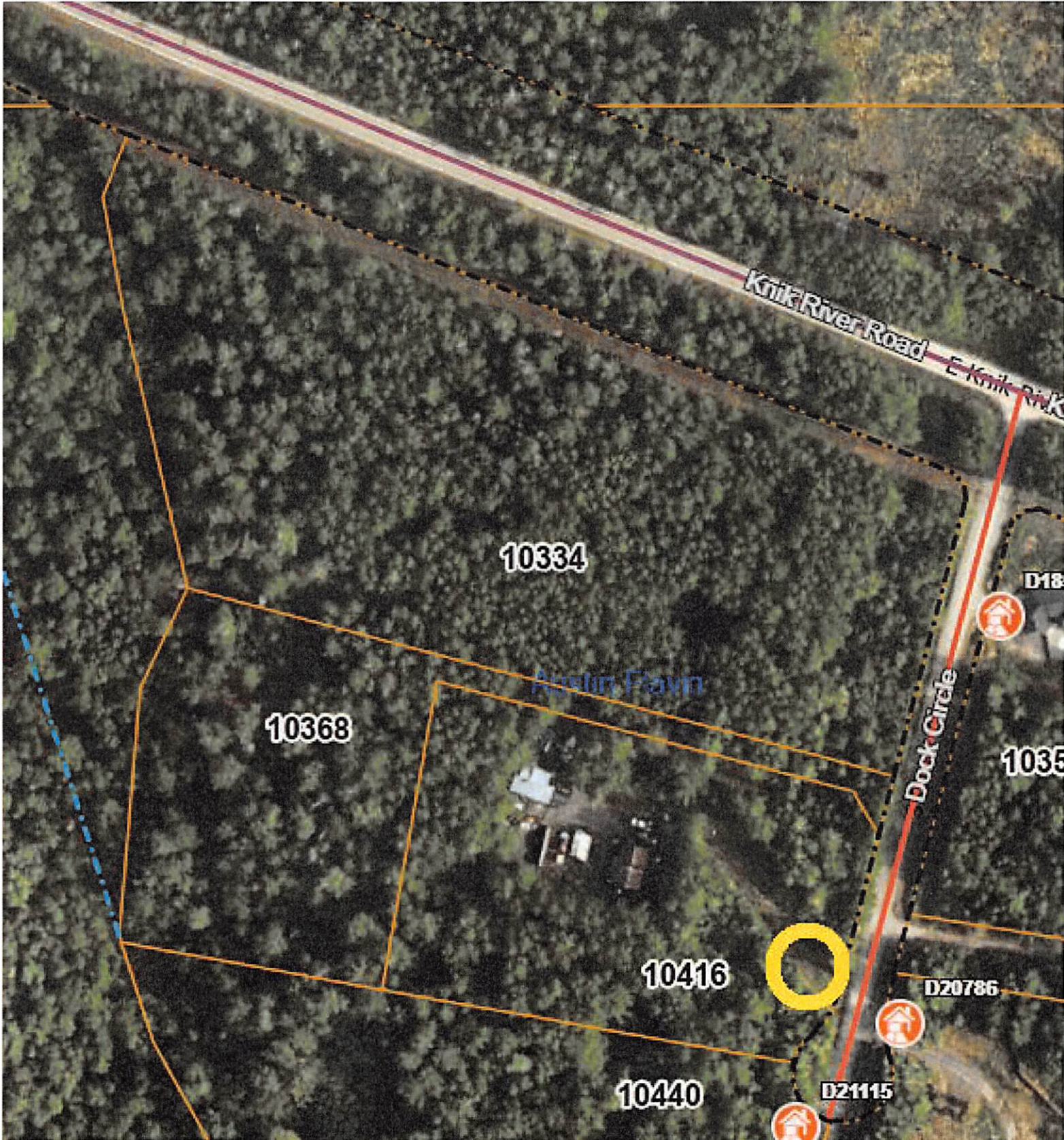
Hello,

The following link is a request for comments for the proposed Shelby 2026 Subdivision. Please ensure all comments have been submitted by April 23, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Shelby 2026](#)

Feel free to contact me if you have any questions.

Thank you,





MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: April 20, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat Shelby 2026 -041

There are no open or active Code Compliance Cases on the existing tracks.

If this plat goes through as is- it will create setback & encroachment violations.

On the Topo & As-built PDF – it shows two horse stalls that are within the platted “private common driveway access easement per plat 99-125”. Private access will need to be adjusted to not have structures within it; or remove the structures.

The access easement also does not extend to meet the proposed property line for Lot 2 – Access was initially from S Dock Cir a lower collector road than E Knik River Rd.



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

16 April 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 plats, abbreviated plats and variance requests, and has **no comments or recommendations**.

- **WA 02 WELLS TROUTMAN
CUTLER VARIANCE
(MSB Case # 2026-028)**
- **Lot 9, Block 15 Enchanted Forest
(MSB Case # 2026-033)**
- **ASLS 79-109 Bartlett Hills RSB Tr 30
(MSB Case # 2026-034)**
- **Martin Heights Phase 3
(MSB Case # 2026-035)**
- **E & S Subdivision
(MSB Case # 2026-036)**
- **TIM & SENA NUNLEY
(MSB Case # 2026-037)**
- **MAGONE'S JEWELS ACRES
(MSB Case # 2026-038)**
- **Shelby 2026
(MSB Case # 2026-041)**

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at 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

EXHIBIT G

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, April 21, 2026 10:28 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Shelby 2026 (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., 1st Floor, Anchorage, AK 99508

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

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

Sent: Monday, April 13, 2026 5:05 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@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 Shelby 2026 (MG)

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

Hello,

The following link is a request for comments for the proposed Shelby 2026 Subdivision.

Please ensure all comments have been submitted by April 23, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Shelby 2026](#)

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

DOWNED AND LINE: SHELLEY TRUST DATE: _____
KATHERINE HESTER - TRUSTEE
504 COTTONWOOD ST
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SPOKE TO BEFORE ME THIS ____ DAY OF _____, 2026.
FOR: KATHERINE HESTER - TRUSTEE

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

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

PLANNING & LAND USE DIRECTOR DATE: _____
ATTEST: _____
PLATTING CLERK

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

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL DATE: _____

- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - RECORD DIMENSIONS () ON THIS PLAN ARE FROM THE PLAT 79-231 EXCEPT WHERE OTHERWISE NOTED.
 - 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.
 - EASEMENTS NOT DEPICTED ON THIS PLAN:
 - A EASEMENT AGREEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. BY RECORDED ON JANUARY 24, 1990, IN BOOK 468 AT PAGE 286.
 - SHORELINE SETBACK EXCEPTION GRANTED TO LINDA J. BLACKSON SIFFER, RECORDED NOVEMBER 28, 1999, IN BOOK 1809 AT PAGE 222.
 - 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.

- LEGEND**
- FOUND IRON PIPE WITH CAP
 - FOUND IRON PIPE
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - FOUND REBAR
 - SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
 - SURVEYED
 - - - UNSURVEYED

N 89°55'00" E 402.15' MEASURED
(N 75°08'54" E 726.54') RECORDED DATA PER PLAT 79-231
(N 14°39'05" E 514.43' C) COMPUTED DATA PER PLAT 79-231
(N 75°57'07" E 725.77') RECORDED DATA PER PLAT 99-125
(S 66°30'25" E 304.47') COMPUTED DATA PER STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT X-12740 KNIK RIVER ROAD, UNDATED

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

DATE: _____ REGISTRATION No. 15122



M3

M4

M5

M6

M7

M8

M9

M10

CLS LS-7074

CLS LS-7074

CLS LS-7074

CLS LS-7074

CLS LS-7074

CAP DESTROYED

RESID. ENCL. 4084-S

RESID. ENCL. 4084-S

FOUND 3/8\"/>

FOUND 3/8\"/>

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GOOD CONDITION

GOOD CONDITION

GOOD CONDITION

GOOD CONDITION

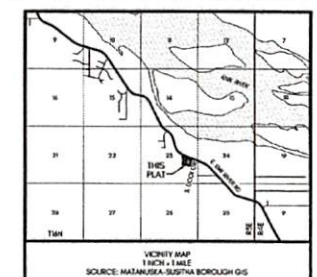
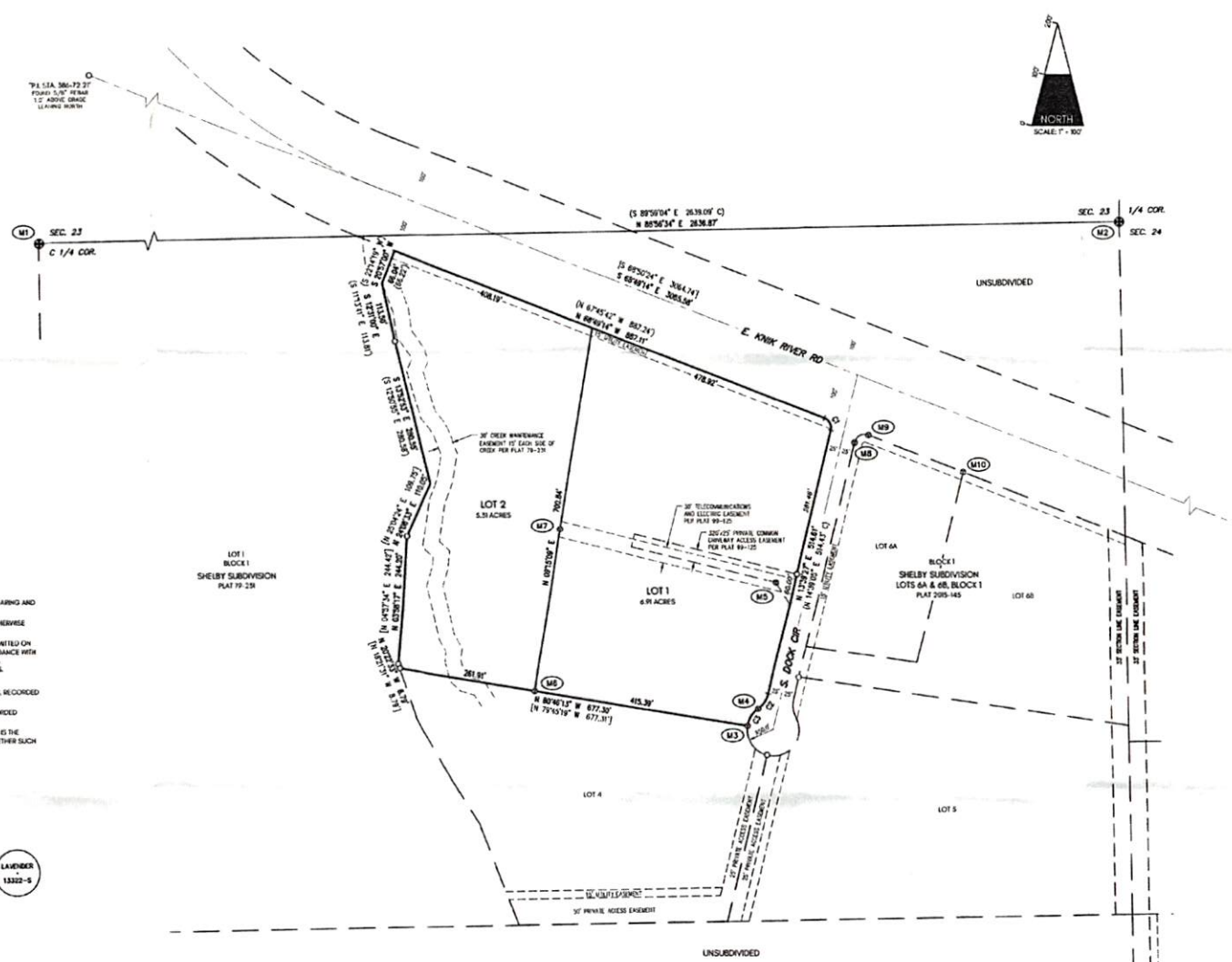
GOOD CONDITION

BEST SLIGHTLY EAST

GOOD CONDITION

GOOD CONDITION

MONUMENTS FOUND THIS SURVEY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	38.36' (9.77)	36.00' (9.14)	82°7'30\"	N 27°42'0\" E (-)	38.36' (9.77)	17.25' (4.38)
C2	36.86' (9.41)	36.00' (9.14)	89°57'30\"	N 32°52'30\" E (15.87)	36.86' (9.41)	16.67' (4.25)
C3	38.36' (9.77)	36.00' (9.14)	89°57'30\"	N 32°52'30\" E (15.87)	38.36' (9.77)	20.93' (5.37)

RECEIVED
MAR 3 1 2025
PLATTING
Agenda Copy

PLAT OF
SHELLEY 2026
A RESUBDIVISION OF LOT 2, BLOCK 1, SHELLEY SUBDIVISION, PLAT 79-231, AND LOTS 5A & 5B, BLOCK 1, SHELLEY SUBDIVISION, PLAT 99-125, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 5 EAST, SEWARD MERIDIAN, ALASKA
CORRECTION TO 2024 PLAT, MADE ON 2025



APPROVED AS SHOWN
CORRECTED
SHEILA Merya Anderson, DATE 2/25/25
GCI ENGINEERING & DESIGN

DRAWN BY: SPW
CHECKED BY: DMR
CADD: N006
FILE: 2025-8
SCALE: 1" = 100'
DATE: 2/21/2026
SHEET: 1 OF 1

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, April 14, 2026 10:07 AM
To: Matthew Goddard
Subject: RE: RFC Shelby 2026 (MG)

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

Hello,

MTA has no comments for Shelby 2026.

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, April 13, 2026 5:05 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@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 Shelby 2026 (MG)

Hello,

The following link is a request for comments for the proposed Shelby 2026 Subdivision.

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

DONALD AND LINDA STIFFLER LIVING TRUST DATE _____
KATHERINE HESTER - TRUSTEE
3126 COTTONWOOD ST
ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026.

FOR: KATHERINE HESTER - TRUSTEE

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

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

PLANNING & LAND USE DIRECTOR DATE _____

ATTEST: _____
PLATTING CLERK

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE _____

- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - RECORD DIMENSIONS () ON THIS PLAT ARE FROM THE PLAT 79-231 EXCEPT WHERE OTHERWISE NOTED.
 - 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.
 - EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON JANUARY 24, 1980, IN BOOK 468 AT PAGE 208.
 - SHORELINE SETBACK EXCEPTION GRANTED TO LINDA J. BLACKMON STIFFLER, RECORDED NOVEMBER 29, 1999, IN BOOK 3569 AT PAGE 222.
 - 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.

LEGEND

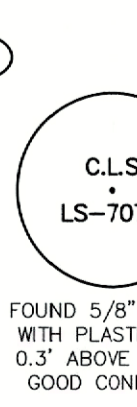
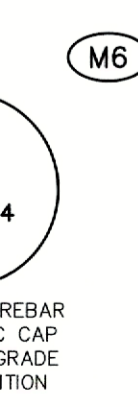
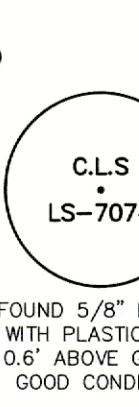
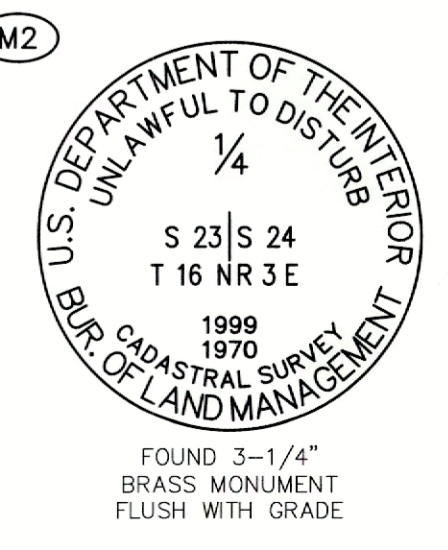
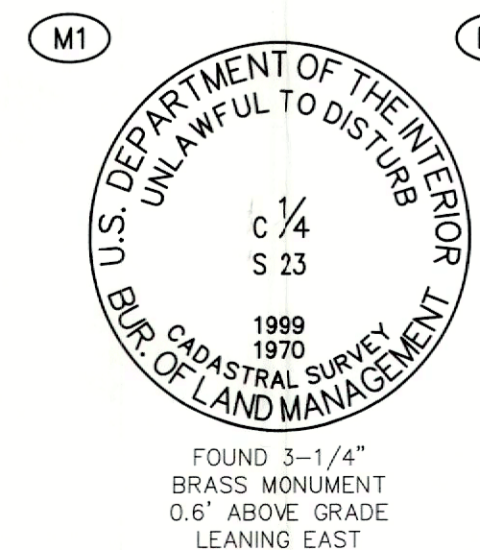
- ⊕ FOUND IRON PIPE WITH CAP
- ⊙ FOUND IRON PIPE
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED

LAVENDER
13322-S

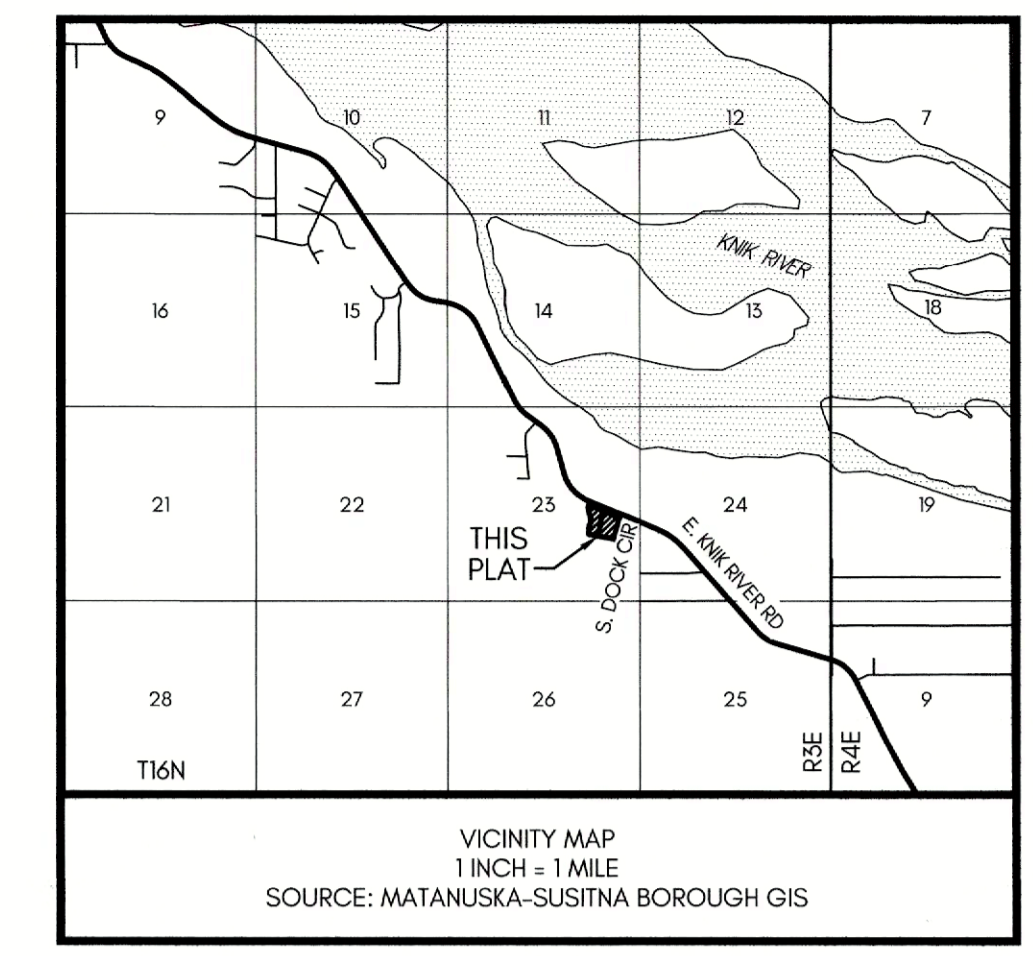
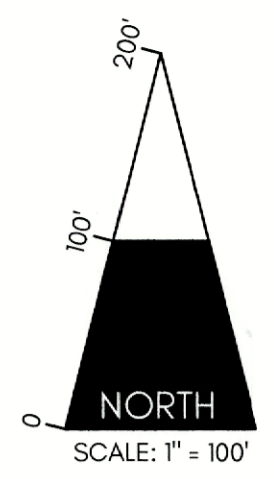
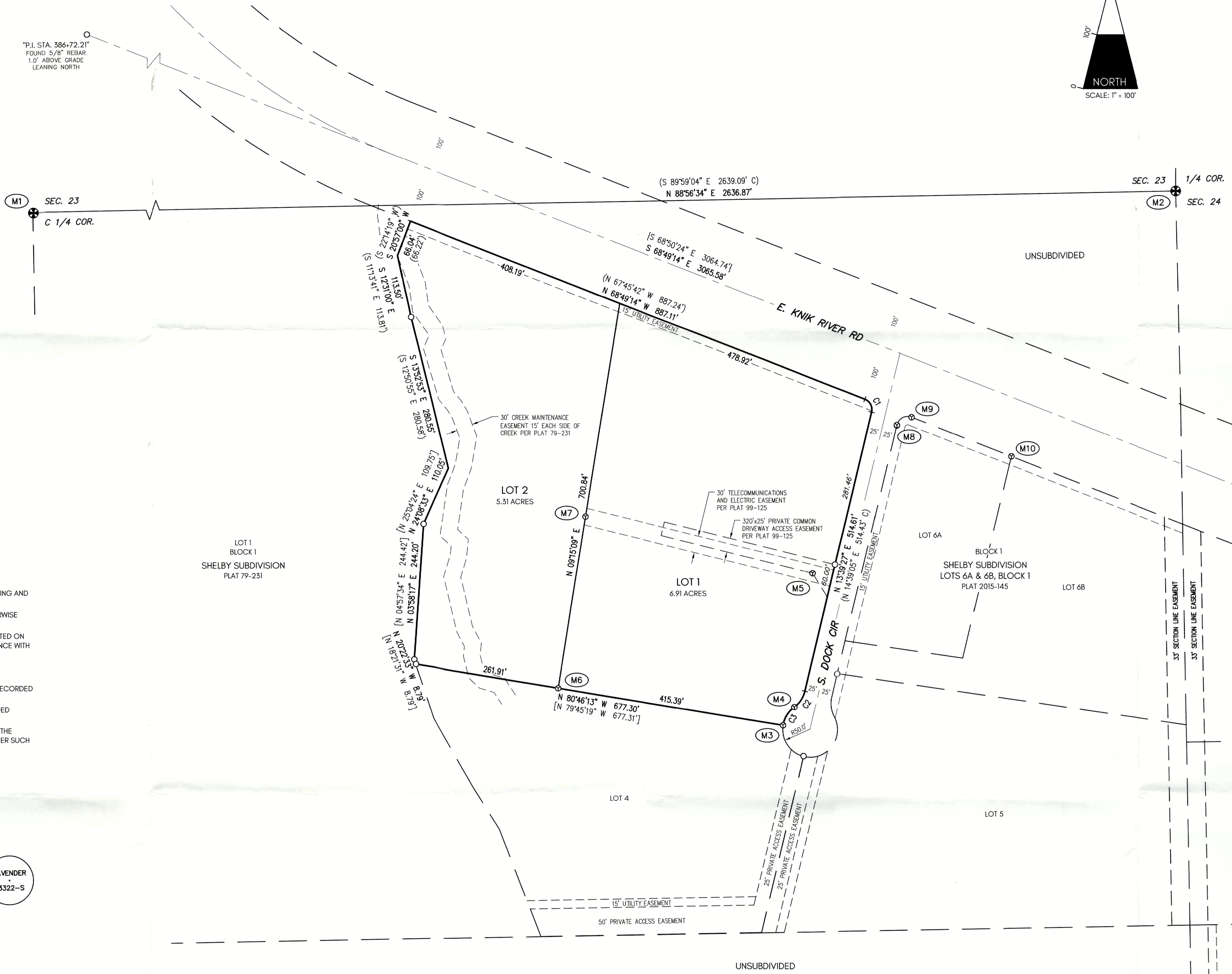
- N 89°15'09" E 400.13' MEASURED
- (N 75°08'54" W 726.34') RECORD DATA PER PLAT 79-231
- (N 14°39'05" E 514.43' C) COMPUTED DATA PER PLAT 79-231
- [N 75°13'07" W 725.77'] RECORD DATA PER PLAT 99-125
- {S 68°50'25" E 3064.74'} COMPUTED DATA PER STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT X-12740 KNIK RIVER ROAD, UNDATED

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

DATE: _____ REGISTRATION No. 13322



MONUMENTS FOUND THIS SURVEY



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	28.78' (28.77')	20.00' (20.00')	82°27'36" (82°24'46")	N 27°34'21" W (-)	26.36' (26.35')	17.53' (17.51')
C2	35.66' (36.14')	50.00' (50.00')	40°51'50" (41°24'35")	N 34°05'22" E (N 35°15'55" E)	34.91' (35.36')	18.63' (-)
C3	39.74' (39.98')	50.00' (50.00')	45°32'07" (45°48'40")	N 31°45'13" E (N 33°03'53" E)	38.70' (38.92')	20.98' (-)

RECEIVED
MAR 3 1 2026
PLATTING

Agenda Copy

PLAT OF
SHELBY 2026
A RESUBDIVISION OF LOT 2, BLOCK 1, SHELBY SUBDIVISION, PLAT 79-231, AND LOTS 3A & 3B, BLOCK 1 SHELBY SUBDIVISION, PLAT 99-125, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
SE 1/4 OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 3 EAST, SEWARD MERIDIAN, ALASKA.
CONTAINING 12.22 ACRES, MORE OR LESS.

LAVENDER SURVEY & MAPPING
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: KG06	FB: 2025-8	DATE: 3/31/2026
CHECKED BY: DMR	FILE: 25-179	SCALE: 1" = 100'	SHEET: 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 13, 2026

ABBREVIATED PLAT: MY KIDS FARM

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: MARK BROUILLET

SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING

ACRES: 374.69 ± PARCELS: 4

REVIEWED BY: CAYMAN REYNOLDS

CASE #: 2026-043

REQUEST: Platting Staff requests a continuation to June 10, 2026 for unresolved agriculture state approvals.

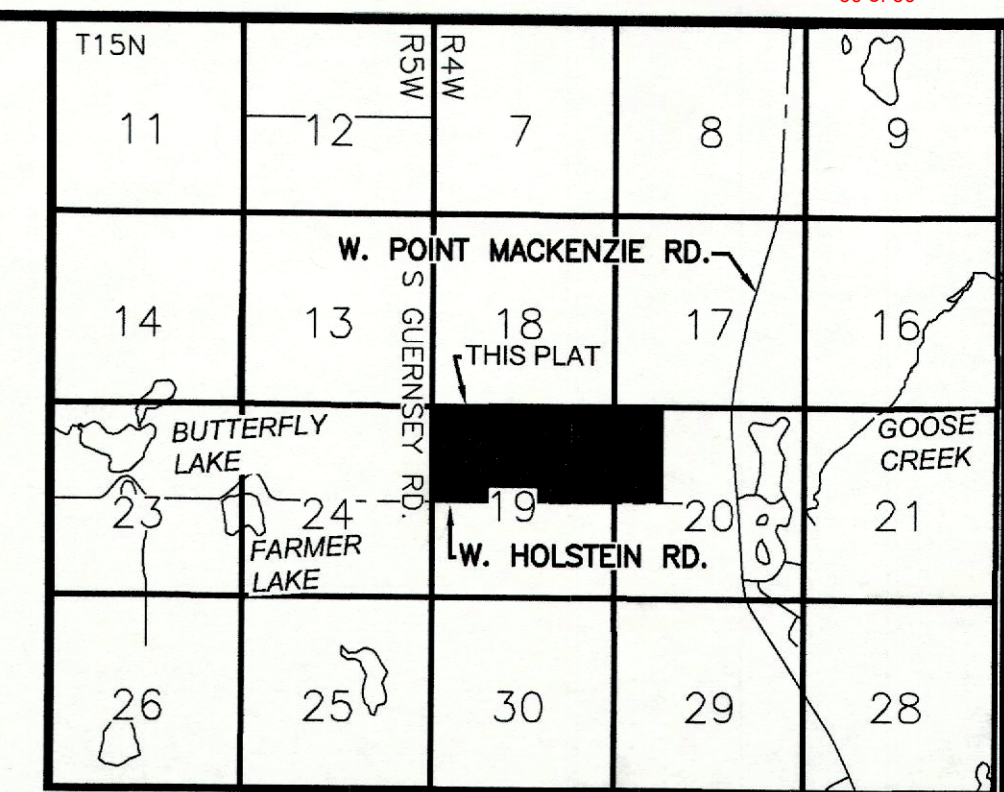
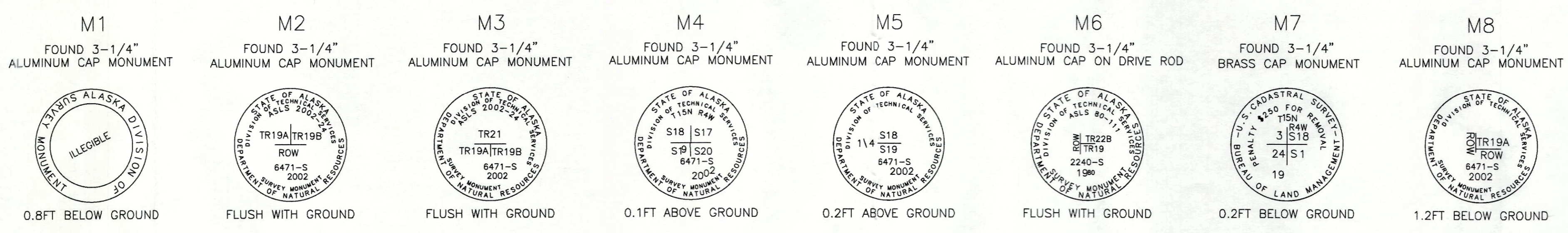
CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

MARK V BROUILLET
PO BOX 877465
WASILLA AK 99687-7465

KARLENE BROUILLET
PO BOX 877465
WASILLA AK 99687-7465

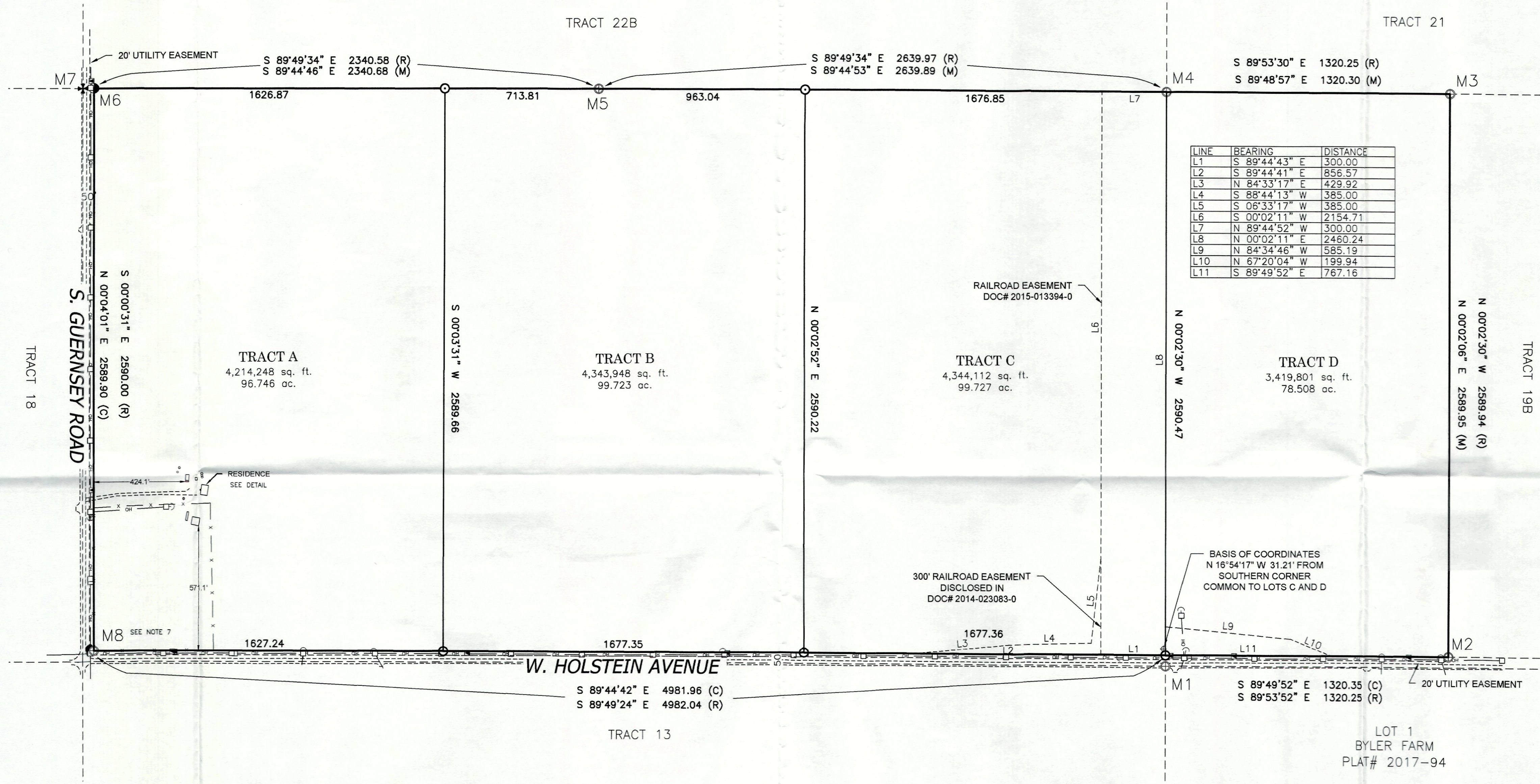
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



- 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°22'33.09912" W 150°02'54.29490" ELLIPSOID HEIGHT 206.17'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000110708122 AT THE BASIS OF COORDINATES
 - MONUMENT FOUND BADLY BENT. EXCAVATED TO PLUMB PORTION OF PIPE. CUT PIPE AND REATTACHED CAP.

- EASEMENTS NOT PLOTTED HEREON**
- RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED MAY 2, 1985, BOOK 414 PAGE 766. (SEE INSTRUMENT FOR AREA AFFECTED)
 - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 9, 1985, BOOK 434 PAGE 11. (SEE INSTRUMENT FOR AREA AFFECTED)
 - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED AUGUST 30, 2002, AS INSTRUMENT NO. 2002-018770-0. (BLANKET EASEMENT)



LINE	BEARING	DISTANCE
L1	S 89°44'43" E	300.00
L2	S 89°44'41" E	856.57
L3	N 84°33'17" E	429.92
L4	S 88°44'13" W	385.00
L5	S 06°33'17" W	385.00
L6	S 00°02'11" W	2154.71
L7	N 89°44'52" W	300.00
L8	N 00°02'11" E	2460.24
L9	N 84°34'46" W	585.19
L10	N 67°20'04" W	199.94
L11	S 89°49'52" E	767.16

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.

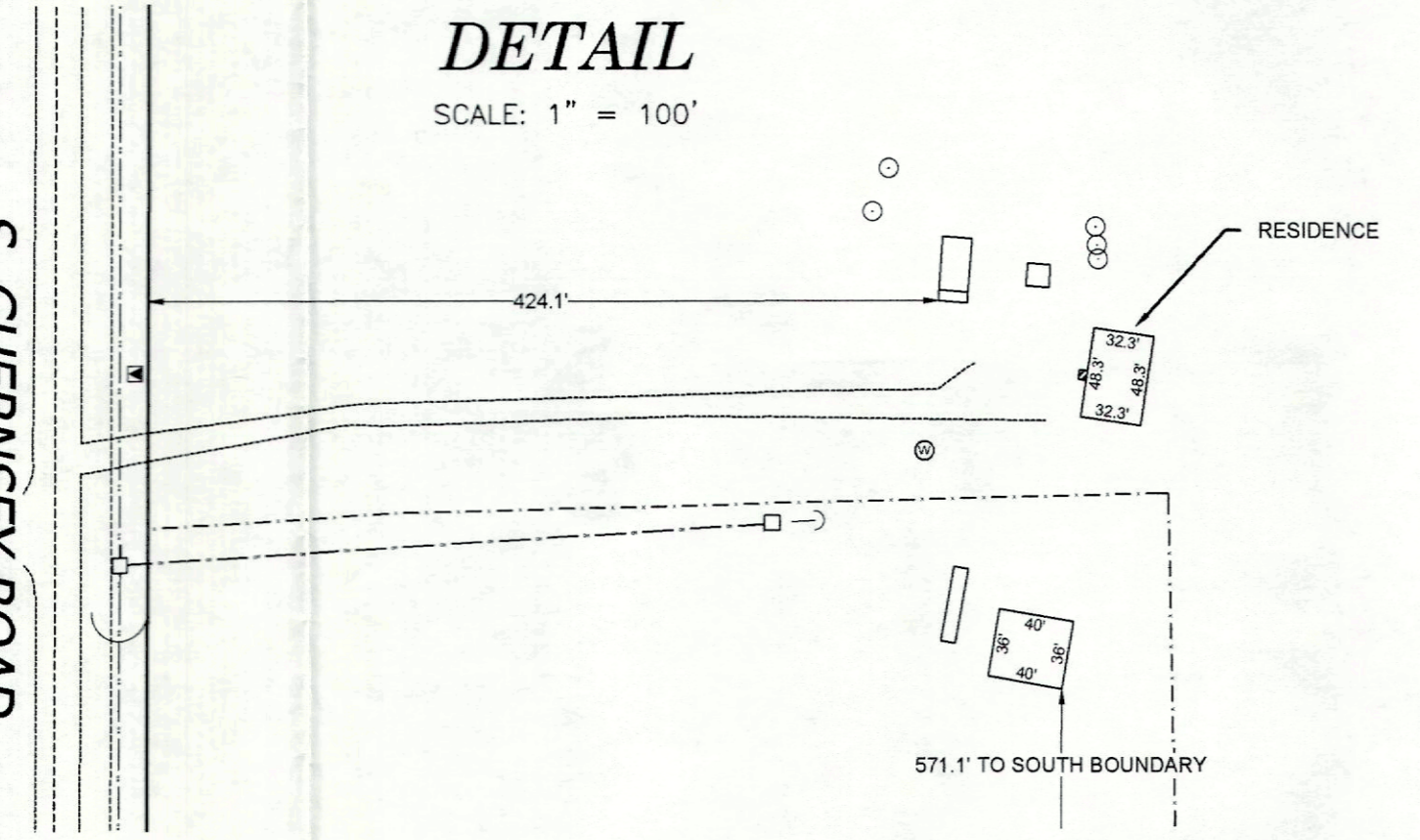
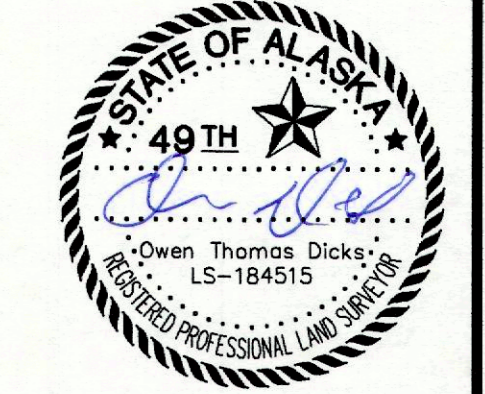
PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____
PLATTING CLERK

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 THE TOPOGRAPHIC AND AS BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENT THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

4/8/2026
DATE



- Legend**
- Found BLM/GLO Monument
 - Found Aluminum Monument
 - Found Aluminum Cap
 - Set Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
 - Record per ASLS 2002-24
 - Computed this survey
 - Measured this survey
 - Set Spike
- Linetype Legend**
- Easement
 - Property Line
 - Adjacent Property Line
 - Edge of Gravel
 - Right of Way Centerline
 - Overhead Lines
- Topographic Symbols Legend**
- Communications Pedestal
 - Septic Vent
 - Utility Pole
 - Water Well
 - Guy Wire

Agenda Copy

RECEIVED
APR 10 2026
PLATTING

A PLAT OF
MY KIDS FARM
A SUBDIVISION OF
TRACT 19A, ALASKA STATE LAND SURVEY No. 2002-24
PLAT # 2002-121
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 19 & 20, T15N, R4W, S.M., AK
CONTAINING 374.69 ACRES, MORE OR LESS

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

DRAWN: EAM
DATE: 4/8/2026
PROJECT: 250304

SCALE: 1" = 300'
FIELD BOOK: RLS-07
SHEET 1 OF 1