

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Reggie Carney, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING

1:00 P.M.

June 4, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: 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

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. May 21, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

A. **IRONS IN THE FIRE CREST:** The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: Benjamin & Rachelle Crowley, Staff: Chris Curlin, Case # 2025-152)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **CONNOLLY HOMESTEAD:** The request is to create 7 tracts from Parcel U04638000L06, to be known as **CONNOLLY HOMESTEAD**, containing 144.92 acres +/- . The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway (Tax ID #U04638000L06); within the NW ¼ Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Joel Connolly, Staff: Cayman Reynolds, Case # 2026-047)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

o *Definition:* Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Tyler Young & Clerk: Kayla Smith)

- June 18, 2026, Platting Board Meeting, we have 3 cases to be heard.
 - o Khang Estates
 - o Lillians Landing
 - o Tenakee Cove

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
May 21, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 21, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Steve Kevan, District seat #6
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

Platting Officer Tyler Young stated that the petitioner's representative sent in a written request to strike item 6A from the Agenda, Wells Troutman Cutler Variance.

MOTION: Platting Member Liebing made motion to strike item 6A from the Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was approved as amended unanimously.

2. APPROVAL OF MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
May 21, 2026**

- May 7, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented.
Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends continuation to June 18th 2026 Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
May 21, 2026**

There being no one to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of ASLS 2019-69 to June 18th, 2026. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

- B. ASLS 79-109 BARTLETT HILLS RSB Tr 30:** The request is to create 4 lots from Tract 30, asls No 79-109, Bartlett Hills, Plat #87-29, to be known as Tracts 30A, 30B, 30C, & 30D, containing 257.7 acres +/- . The petitioner is requesting a variance from 43.20.140 Physical Access. The property is located north and west of Montana Creek, east of S Talkeetna Spur, and north of E Yoder Road (Tax ID #1896000T030); within section 11 and the SW ¼ Section 02, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. (*Petitioner/Owner: Harley Hightower, Staff: Matthew Goddard, Case # 2026-034*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 10 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to speak.

Petitioner's representative Dan Bush spoke.

Platting Member Liebing and Gillson had questions.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
May 21, 2026**

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of ASLS 79-109 Bartlett Hills RSB Tr 30. with variance approval Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

- C. **SETTLERS BAY UNIT No 11**: The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as Settlers Bay Unit No. 11, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Premier Home, LLC, Staff: Cayman Reynolds, Case # 2026-042*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 593 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 6 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's was not present.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- Doug Wilber
- Mary Wilber

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Settlers Bay Unit No 11. Platting Member Liebing seconded the motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
May 21, 2026**

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 2 cases and a resolution scheduled for June 4, 2026 Platting Board.
 - Irons in the Fire Crest
 - Connolly Homestead

9. BOARD COMMENTS.

- Platting Member Liebinger – I know that it was mentioned some time ago that there maybe a conflict with you attending the next meeting, is that settled yet?
- Platting Member Traxler – As long as the plane lands when its supposed to Ill be fine. I will let you know if I don't make it.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:41 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 4, 2026

PRELIMINARY PLAT: IRONS IN THE FIRE CREST
LEGAL DESCRIPTION: SEC 5, T17N, R02E S.M., AK
PETITIONERS: BENJAMIN & RACHELLE CROWLEY
SURVEYOR/ENGINEER: KEYSTONE
ACRES: 1.93 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2025-152

REQUEST:

The request is to create three lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

This case was continued at the March 19, 2026 hearing.

EXHIBITS:

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

COMMENTS:

MSB Pre-Design and Engineering **Exhibit C – 1 pg**
MSB Permit Center **Exhibit D – 1 pg**
City of Palmer **Exhibit E – 1 pg**
Utilities **Exhibit F – 3 pgs**
Public **Exhibit G – 3 pgs**

DISCUSSION: The request is to create three lots from Lots 1 & 2, Pat-Mar Acres #1, ranging in size from .46 to .93 acres +/- . Water will be supplied by the City of Palmer.

SOILS REPORT: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes soils evaluation included review of existing soils information on this parcel and adjacent lots, review of the provided topography information and aerial imagery, and our other observations at the site. Testhole data included in the report confirms acceptable soils and no groundwater. Curtis Holler, PE, concludes the proposed lots will have at least 10,000 square feet of

contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

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

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

City of Palmer: **(Exhibit E)**

1. City Manager: none.

2. Building Inspector: none.

3. Community Development: none.

4. Fire Chief: none.

5. Public Works: Water service connections for all three lots will be served by existing water main on the south side of Helen Drive as they are within the 150' guide line set by code and it will be owners responsibility to complete all necessary paperwork with City Hall, pay connection fees, install the entire service line to each lot to the City of Palmer 2018 Standard Specifications, and bring the roadway at each crossing up to 2018 City Standard Specifications.

Driveways to each lot will need to be permitted and meet City of Palmer Code and 1985 Development standards.

Staff notes this is condition #4.

6. Planning and Zoning Commission: none.

Utilities: **(Exhibit F)** MTA has no comments. GCI has no comments or objections. ENSTAR and MEA did not respond.

Public: **(Exhibit G)** Three comments were received during previous Notices of Public Hearing and are included in this report. No comments were received for this hearing.

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

CONCLUSION

The plat of **IRONS IN THE FIRE CREST**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical access exist, as-built survey, and topographic information were submitted. A topographic narrative was submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The preliminary plat of **IRONS IN THE FIRE CREST** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.

5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; MSB Emergency Services, Community Development, or Assessments; MEA or ENSTAR; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the Preliminary Plat of IRONS IN THE FIRE CREST, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Amend Plat Note #6 to read: Lots to be served by City of Palmer water supply. No individual wells are allowed.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



E Helen Dr

EXHIBIT A



Matant

EXHIBIT A

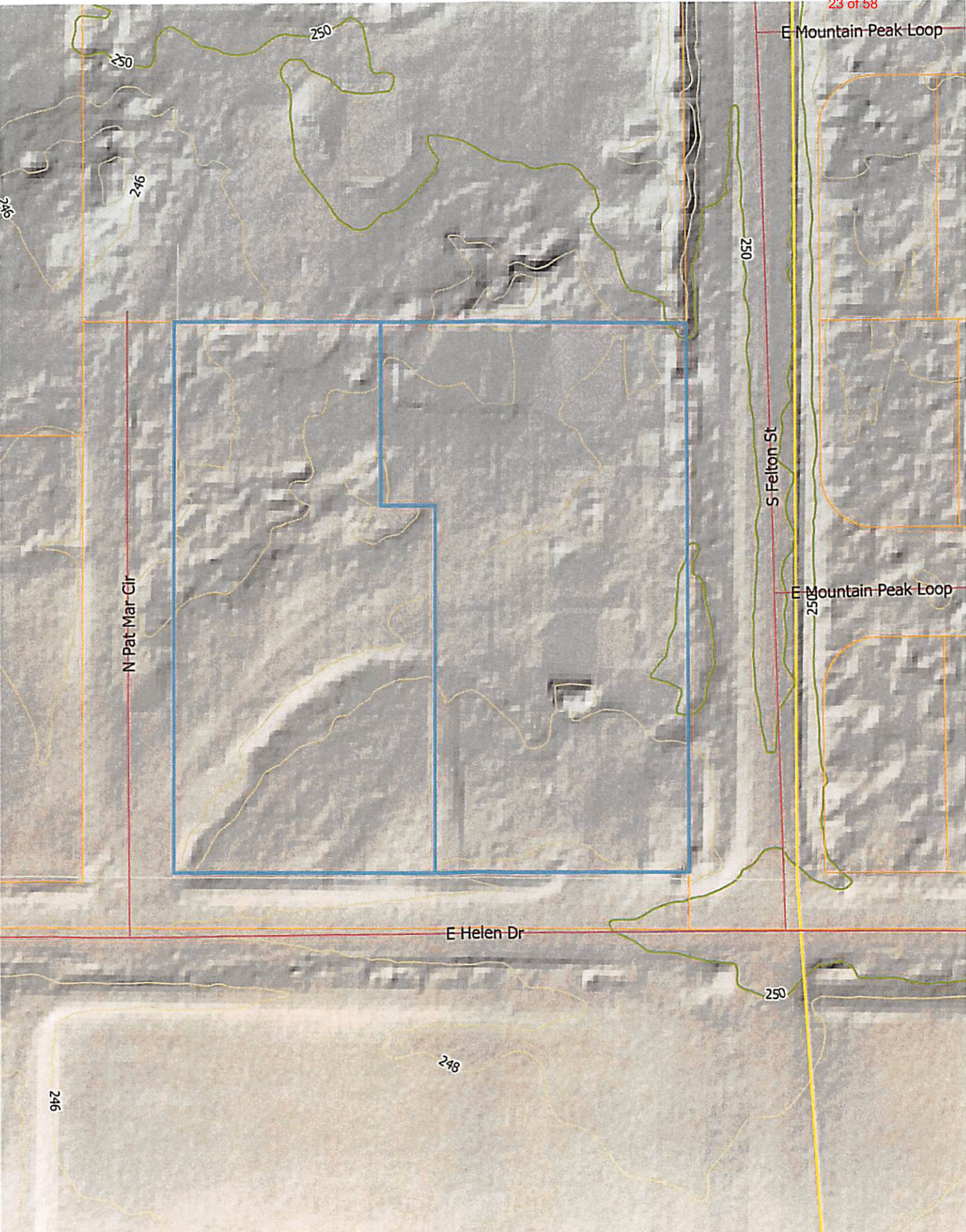


EXHIBIT A



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

APR 1 2026

PLATTING

April 1, 2026

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

Re: *Irons In The Fire*; Useable Areas and Drainage HE #26003

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 3 new lots from 2 existing lots totaling approximately 1.9 acres. Proposed Lot 2 presently contains a home, open shop, well and septic; Lots 1 & 3 will be served by city water. Our soils evaluation included review of existing soils information on this parcel and adjacent lots, review of the provided topography information and aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms near a near perfect square, with its south border along E. Helen Drive, which will provide access, and its east border along S. Felton Street. The site is relatively level, with the northeast corner having a minor berm feature. 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 about 7'.

Soils & Vegetation. Most of the parent parcel has been previously cleared for development. There is a substantial driveway, a house, an open shop and two large storage containers at present; the remaining trees are birch and cottonwood. Several testholes were previously dug on or adjacent to this project, as shown on the map. All of the holes and the well log indicated gravel or sand receiving soils to at least 12'. Both water wells shown on our drawing indicated sandy gravel soils with no groundwater down to over 50'. A copy of 2 sealed testhole logs, the on-lot well log and a useable area map with the testholes and wells shown are attached.

Groundwater. Groundwater or seeps were not encountered in any of the test holes, dug to depths of 12' or more; the well encountered water at 70'. 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 lotlines, easements, and setbacks to a water well and buildings. 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, ***proposed new Lots 1, 2 & 3 will contain over 10,000 square feet of contiguous useable septic area. Proposed Lot 2 will also contain 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 relatively flat, and the proposed 3 lot development will minimally affect existing drainage patterns.

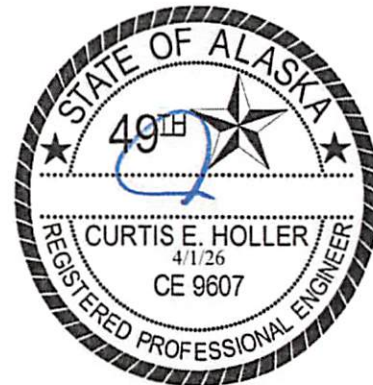
Please do not hesitate to call with any questions you may have.

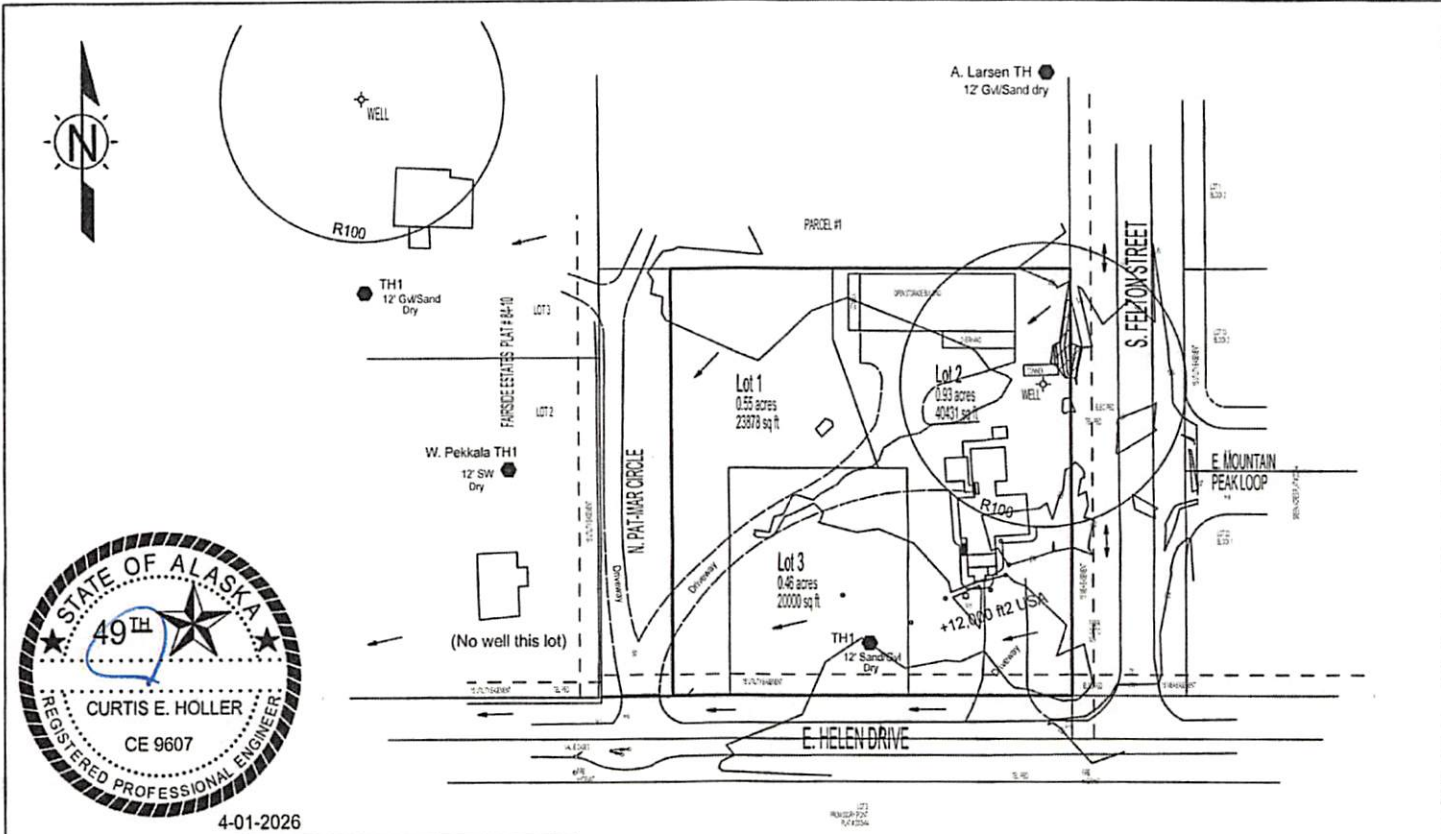
Sincerely,



Curtis Holler PE

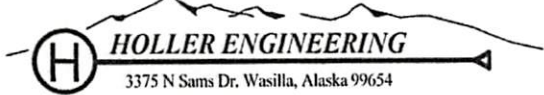
c: B. & I. Crowley w/attachments





4-01-2026

**Irons In The Fire Subdivision
Useable Area, Drainage & Topo Map**



HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

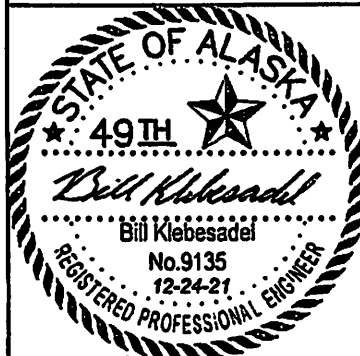
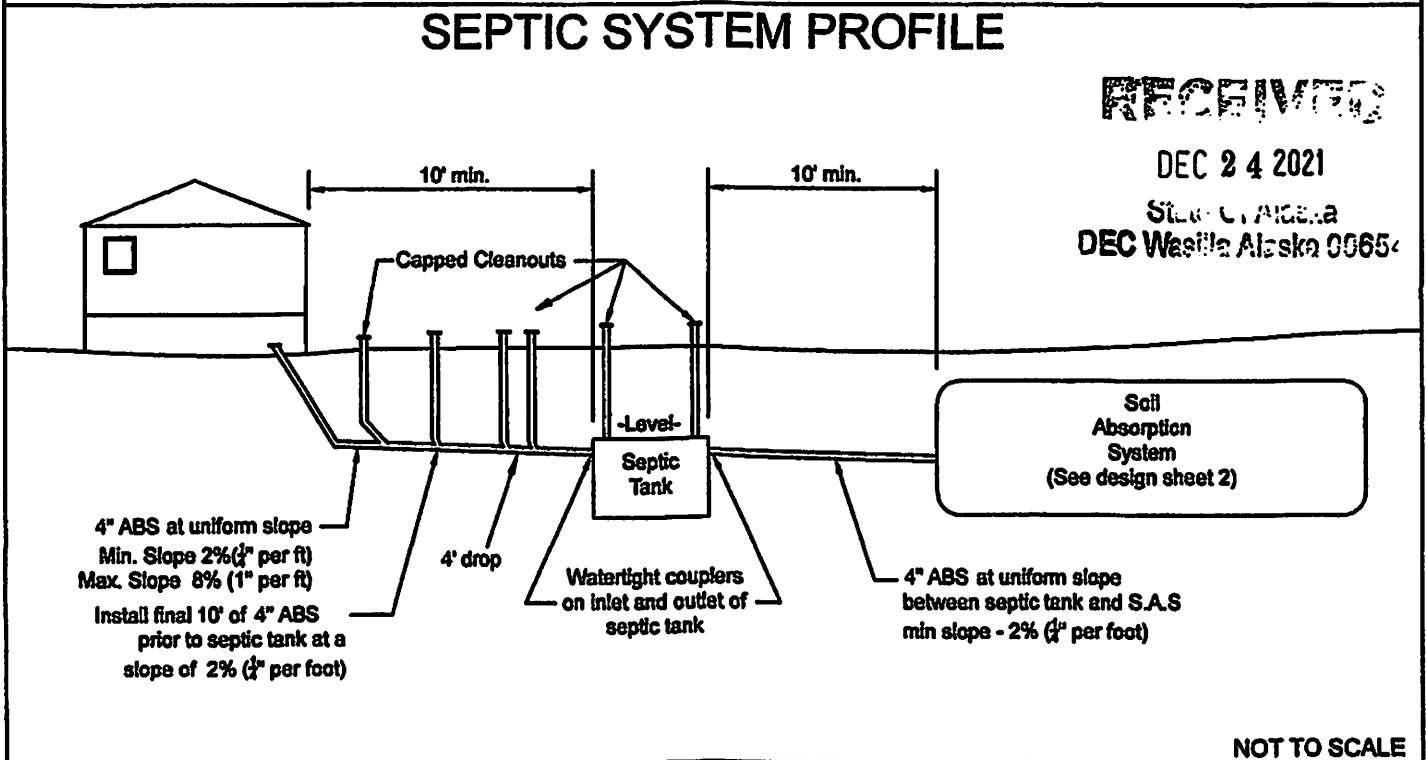
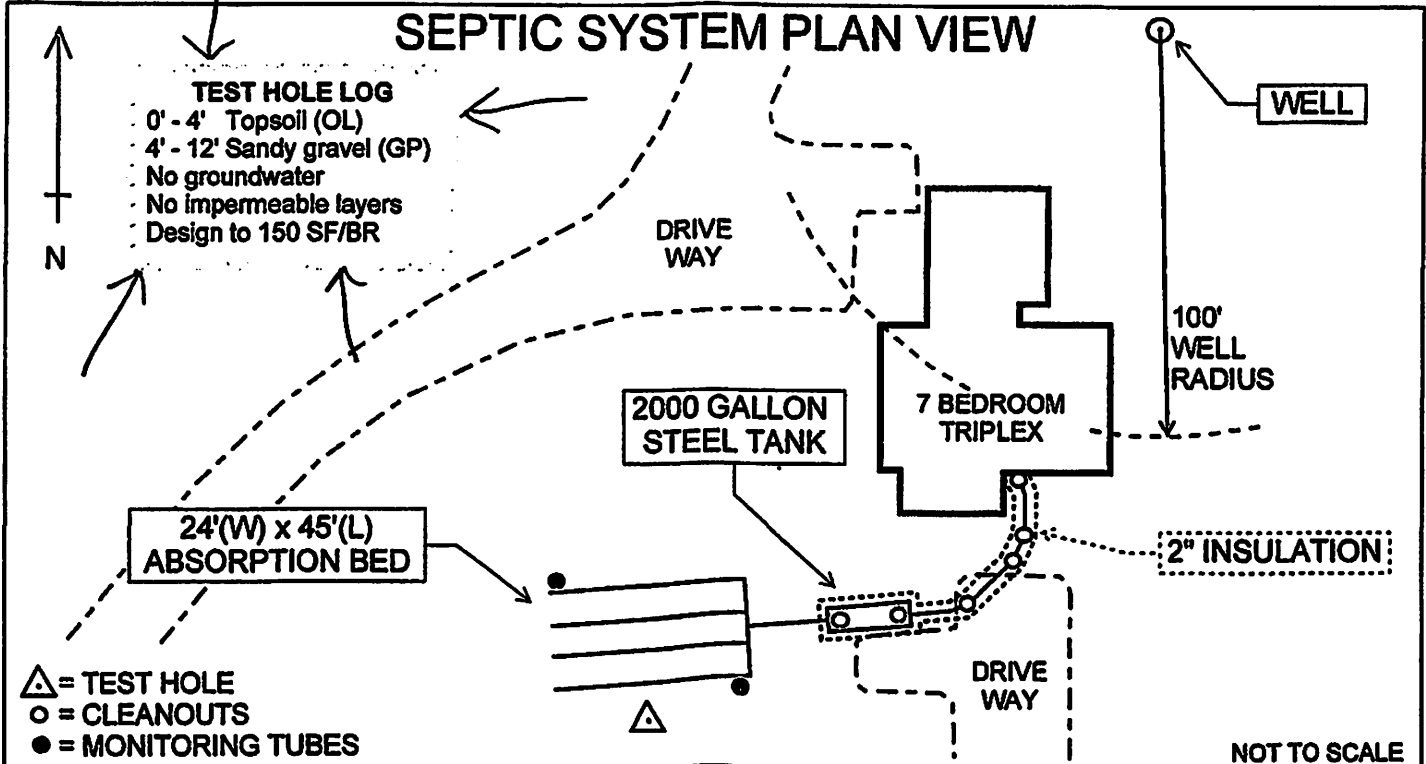
Job # 26003

Scale: 1" = 100'

Date: 4/01/2026

Notes:

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



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Pat-Mar Acres #1, Lot 2 Block 1

RECORD DRAWING
 This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC SHEET 1 OF 2 COMPLETED DATE 10-22-21

McKay Well Drilling

P.O. Box 557
Wasilla, Alaska 99687
Phone 376-5058

RECEIVED

DEC 24 2021

SEE OFFICE
DEC Wasilla Alaska 99685

Well Owner: PAT COLLISON
Well Location: _____

Date: 3-29-78
Phone: _____

Size Casing 6" Depth of Hole 136 Cased to 66' feet
Static Water Level _____ feet Well Test 5 Gal per Minute for 3 Hours
Date of Completion 4-3-78

WELL LOG

0-65' SAND GRAVEL, Boulders,
65-136' Red Rock
1 GAL PR MIN @ 70'
1 GAL PR MIN @ 95'
3 GAL PR MIN @ 130'
ON Hill Behind Wind Break Cafe
Palmer

I hereby authorize McKay Drilling to proceed with the above work. Payment shall be made in the following manner:

Rig up Minimum 136' feet @ \$17.00 per foot
Balance due upon completion.

In the event it is necessary to institute legal proceedings to collect any amounts due on this contract, I agree to pay an additional sum of Ten percent (10%) of the original contract price as attorney's fees, plus costs, for legal proceedings.

Name Pat Collison
Phone 745-3552
Address P.O. Box 557
Palmer

WELL LOG FOR WELL AT EAST EDGE OF IRON IN THE FIRE PROTECT

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 5, 2026 3:37 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Irons in the Fire Crest (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 22, 2026 11:56 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org; jprevost@palmerak.org; stephanienowersdistrict2@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irons in the Fire Crest (CC)

Hello,

The following link contains a Request for Comments for Irons in the Fire Crest, MSB Case 2025-000152. Comments are due by May 15, 2026.

[☐ Irons in the Fire Crest](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Wednesday, April 22, 2026 2:13 PM
To: Chris Curlin
Subject: RE: RFC Irons in the Fire Crest (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 22, 2026 11:56 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; jprevost@palmerak.org; stephanienowersdistrict2@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irons in the Fire Crest (CC)

Hello,

The following link contains a Request for Comments for Irons in the Fire Crest, MSB Case 2025-000152. Comments are due by May 15, 2026.

[☐ Irons in the Fire Crest](#)

Sincerely,

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



Nathaniel Ouzts
Director

Ian Dorman
Building Inspector

Joy Bailey
Library Director

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM Update

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development
DATE: May 13, 2026
LOCATION: Lots 1 & 2, Pat-Mar Acres #1 in Section 05, Township 17 North,
Range 02 East
SUBJECT: Preliminary Plat RFC – to create three lots
TAX ACCT#: 17N02E5L001 & L002
 Inside City Limits Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: none.
2. Building Inspector: none.
3. Community Development: none.
4. Fire Chief: none.
5. Public Works: Water service connections for all three lots will be served by existing water main on the south side of Helen Drive as they are within the 150' guide line set by code and it will be owners responsibility to complete all necessary paperwork with City Hall, pay connection fees, install the entire service line to each lot to the City of Palmer 2018 Standard Specifications, and bring the roadway at each crossing up to 2018 City Standard Specifications.
Driveways to each lot will need to be permitted and meet City of Palmer Code and 1985 Development standards.
6. Planning and Zoning Commission: none.

City of Palmer

EXHIBIT E

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, April 28, 2026 9:17 AM
To: Chris Curlin
Subject: RE: RFC Irons in the Fire Crest (CC)

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

Good morning,

MTA has no comments.

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: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 22, 2026 11:56 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmer.org; jprevost@palmerak.org; stephanienowersdistrict2@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Irons in the Fire Crest (CC)

Hello,

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[Irons in the Fire Crest](#)

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 13, 2026 4:58 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Irons in the Fire Crest (CC)
Attachments: Revised Agenda Plat.pdf

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

Chris,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

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

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

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

Sent: Wednesday, April 22, 2026 11:56 AM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org; jprevost@palmerak.org; stephanienowersdistrict2@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Irons in the Fire Crest (CC)

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

Hello,

The following link contains a Request for Comments for Irons in the Fire Crest, MSB Case 2025-000152. Comments are due by May 15, 2026.

[Irons in the Fire Crest](#)

Sincerely,

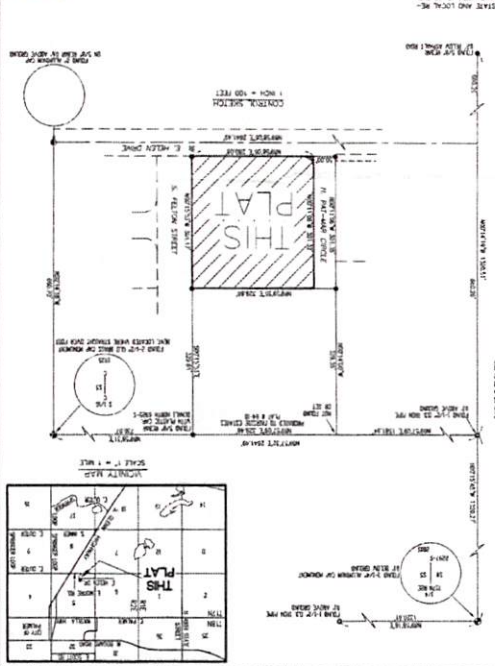
Chris Curlin
Platting Technician

APPROVED AS SHOWN
CONDUCTED
ENGINEERING & DESIGN

KEYSTONE SURVEYING & MAPPING
 10000 W. UNIVERSITY BLVD. SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.KEYSTONE-SURVEYING.COM

IRON IN THE FIRE CREST
 A PART OF
 1/2 SECTION 10, T. 12 N., R. 12 E., S. 10
 COUNTY OF TARRANT, STATE OF TEXAS

Agenda Copy
 DATE: 06/03/2024
 TIME: 10:00 AM



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

**ALPINE ABRI LVG TR
2521 E MTN VILLAGE DR STE B PMB 870
WASILLA, AK 99654**

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALPINE ABRI LVG TR

REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

The Matanuska-Susitna Borough Platting Board will hold a public hearing at 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 December 4, 2025, starting at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Chris Curlin at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: Ben Crowley Address: 12467 E Helen dr palmer 99645

Comments: _____

Case # 2025-152 Note: Vicinity Map Located on Reverse Side

EXHIBIT G

**HANDOUT # 2
Irons in the Fire Crest
CASE # 2025-152
MEETING DATE: December 4, 2025**

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

**LEE DEREK
1403 E HIDDEN RANCH LOOP
PALMER, AK 99645**

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALPINE ABRI LVG TR

REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

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No Objection Objection Concern
Name: DEREK LEE Address: 1403 E. Hidden Ranch loop 99645
Comments: Great Plan! Full support.

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

RECEIVED
NOV 26 2025
PLATTING

MEYER FRITS
PO BOX 2758
PALMER, AK 99645-2758

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALPINE ABRI LVG TR

REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

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No Objection Objection Concern

Name: Frits Meyer Address: 12351 East Helen Dr

Comments: No on this new subdivision
at lots along Helen Dr. or Big Lots -
My property is Fairside Estate 2.

Case # 2025-152 Note: Vicinity Map Located on Reverse Side

HANDOUT #3 EXHIBIT G
Irons in the Fire Crest
CASE # 2025-152
MEETING DATE: December 4, 2025

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BENJAMIN MARCUS CROWLEY DATE
 TRUSTEE OF THE ALPINE ABRI LIVING TRUST
 DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
 SUITE B #870
 2521 E. MNT. VILLAGE DRIVE
 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

INDIGO RACHELLE CROWLEY DATE
 TRUSTEE OF THE ALPINE ABRI LIVING TRUST
 DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
 SUITE B #870
 2521 E. MNT. VILLAGE DRIVE
 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE DATE

NAME/TITLE
 MERS
 P.O. BOX 2026
 FLINT, MICHIGAN 48501-2026

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF MICHIGAN
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR
 ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES

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

DATE CITY OF PALMER TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

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

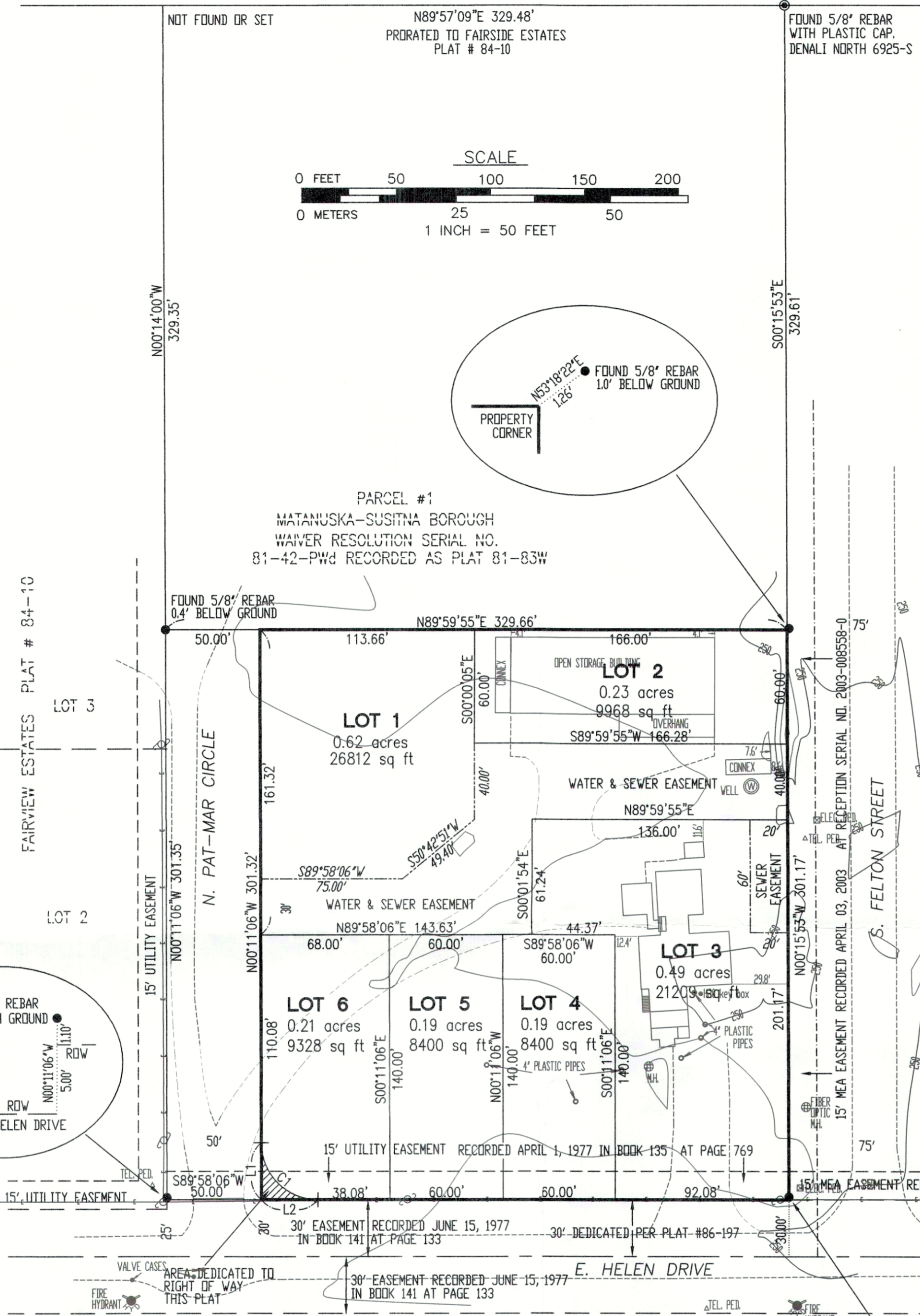
7330-S GARY LoRUSSO
 REGISTERED LAND SURVEYOR DATE



LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND IRON PIPE - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- ⊙ FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- △ SURVEY CONTROL POINT - SPC(5004 AK 4)
 NORTHING: 845,170.023 METERS
 EASTING: 545,838.093 METERS
 TIE FROM SURVEY CONTROL POINT TO SE CORNER THIS SUBDIVISION IS: N67°26'58"W 131.66'
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
 LS7330

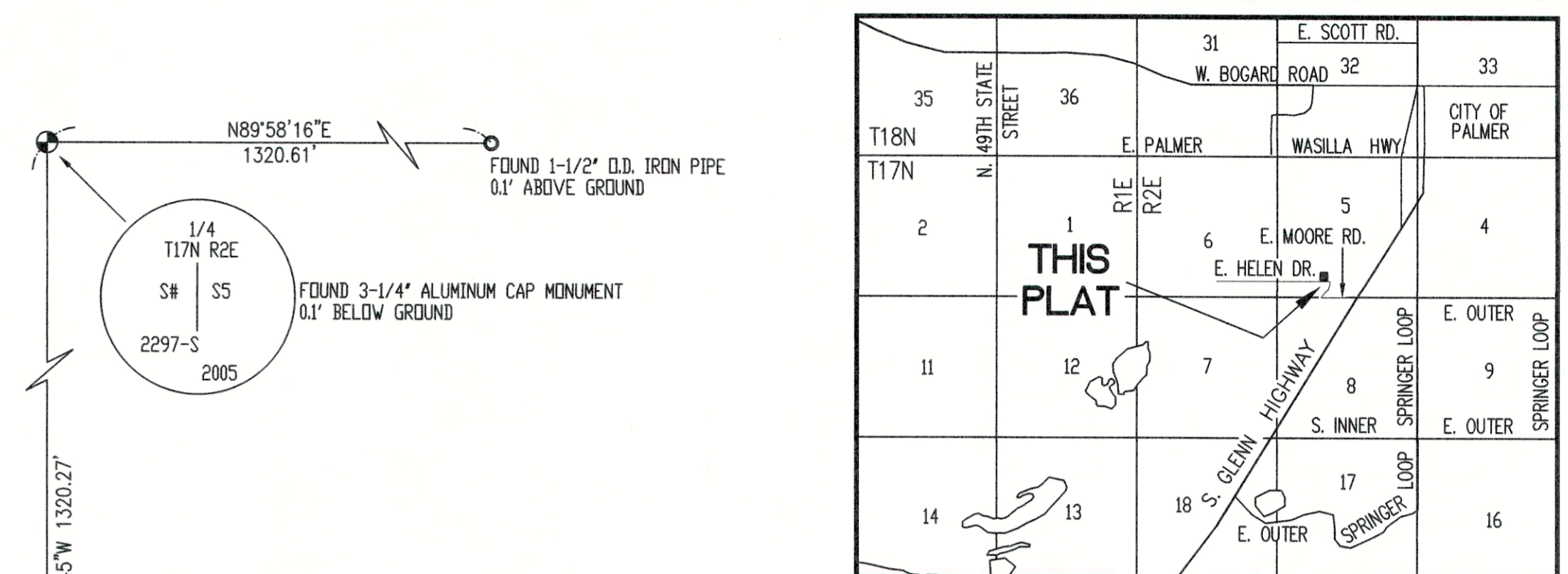


CURVE TABLE

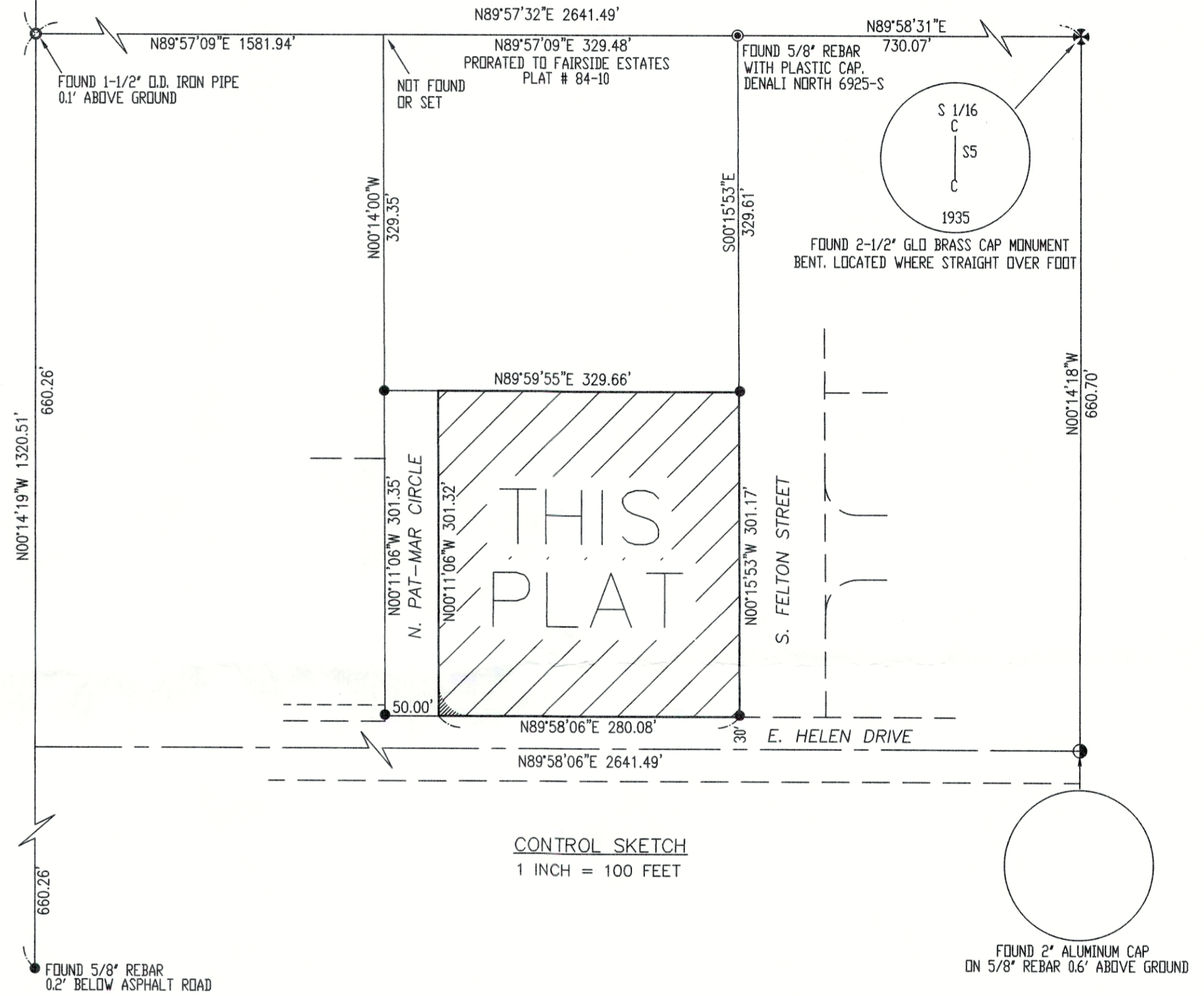
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.04'	30.00'	29.92'	89°50'47"	42.37'	S45°06'30"E

LINE TABLE

LINE	LENGTH	BEARING
L1	29.92'	S00°11'06"E
L2	29.92'	N89°58'06"E



VICINITY MAP
 SCALE 1" = 1 MILE



CONTROL SKETCH
 1 INCH = 100 FEET

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) ACCESS EASEMENT RECORDED JUNE 15, 1977 IN BOOK 141 AT PAGE 433.
 - b) ACCESS EASEMENT RECORDED MAY 18, 1981 IN BOOK 233 AT PAGE 761.
 - c) ACCESS EASEMENT RECORDED MARCH 13, 1984 IN BOOK 348 AT PAGE 887 AND ON JANUARY 5, 1993 IN BOOK 703 AT PAGE 175.
 - d) MTA EASEMENT RECORDED AUGUST 3, 1988 IN BOOK 556 AT PAGE 793.
6. LOTS TO BE SERVED BY CITY OF PALMER WATER SUPPLY AND SEWER SYSTEM.

Agenda Copy

RECEIVED
 SEP 15 2025
PLATTING

A PLAT OF
IRONS IN THE FIRE CREST
 A SUBDIVISION OF LOTS 1 AND 2
 PAT-MAR ACRES NO. 1, PLAT #86-197
 WITHIN THE
 SW1/4 SECTION 5, T. 17 N., R. 2 E.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 1.93 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #134615
 MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
 PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 8/26/25	DRAWING: 2024-15/IronsCrest
CHECKED-BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 4, 2026

PRELIMINARY PLAT: CONNOLLY HOMESTEAD
LEGAL DESCRIPTION: SEC 01, T17N, R05W, SEWARD MERIDIAN AK
PETITIONERS: JOEL CONNOLLY
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 144.92 ± PARCELS: 7
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-047

REQUEST: The request is to create 7 tracts from Parcel U04638000L06, to be known as **CONNOLLY HOMESTEAD**, containing 144.92 acres +/- . The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway (Tax ID #U04638000L06); within the NW ¼ Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Topographic Narrative	EXHIBIT B – 2 pgs
Proof of Navigability	EXHIBIT C – 4 pgs

AGENCY COMMENTS

MSB Pre-design & Engineering	EXHIBIT D – 1 pg
Alaska Department of Fish & Game	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 1 pg

DISCUSSION: The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway. Petitioner will be creating seven tracts, ranging in size from 14.13 acres to 24.20 acres. Access is through Butterfly Lake for Tracts B, C, E and G, and Delyndia Lake for Tracts A, D, and F.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are already met. See exhibit C.

Topographic Narrative: A Topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Hoffman, PLS, notes no lots have slopes exceeding 7% except for a 20% slope in the northeast corner of proposed Tract A. Tract A has a well and structures, with the remaining area in all

proposed Tracts being undeveloped, consisting mostly of dense timber and undergrowth. All proposed Tracts are over 400,000 Sq. Ft and are exempt from soils and engineering data pursuant to MSB 43.20.281(A)(i). All lots have over 10,000 Sq. Ft of usable building area.

Comments: MSB Pre-design & Engineering (**Exhibit D**) has no comments.

ADF&G (**Exhibit E**) has no objections. Note that habitat permit may be required if the property owner intends to withdraw water or modify banks.

Utilities: (**Exhibit F**) GCI has no comments or objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Big Lake; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services; or MTA, MEA, or ENSTAR.

CONCLUSION: The preliminary plat of Connolly Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A topographic narrative report was submitted, pursuant to MSB 43.20.218(A)(1)(i).

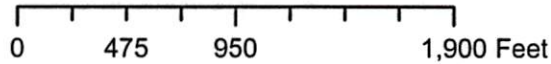
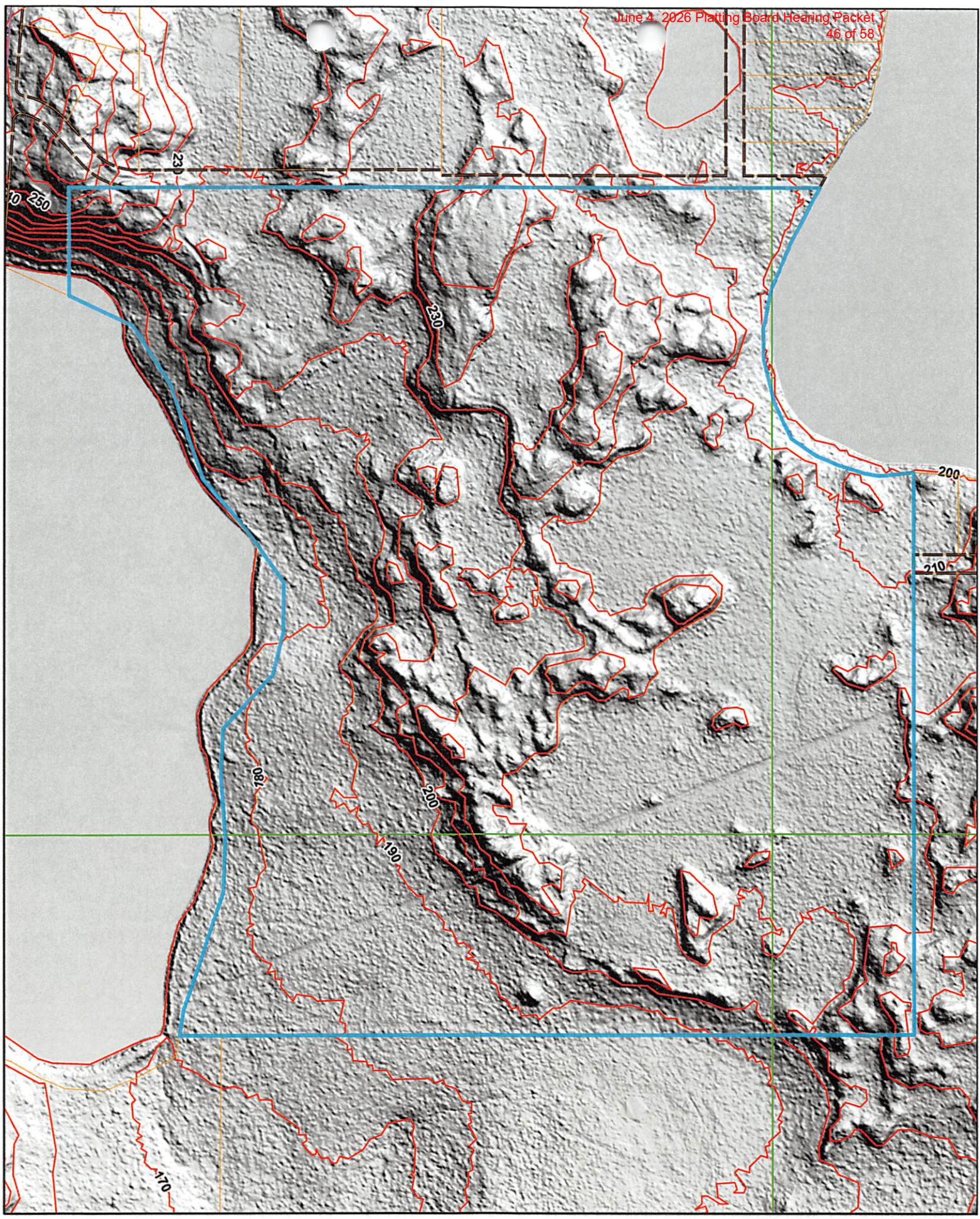
FINDINGS OF FACT

1. The plat of Connolly Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i).
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Big Lake; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services; or MTA, MEA, or ENSTAR.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

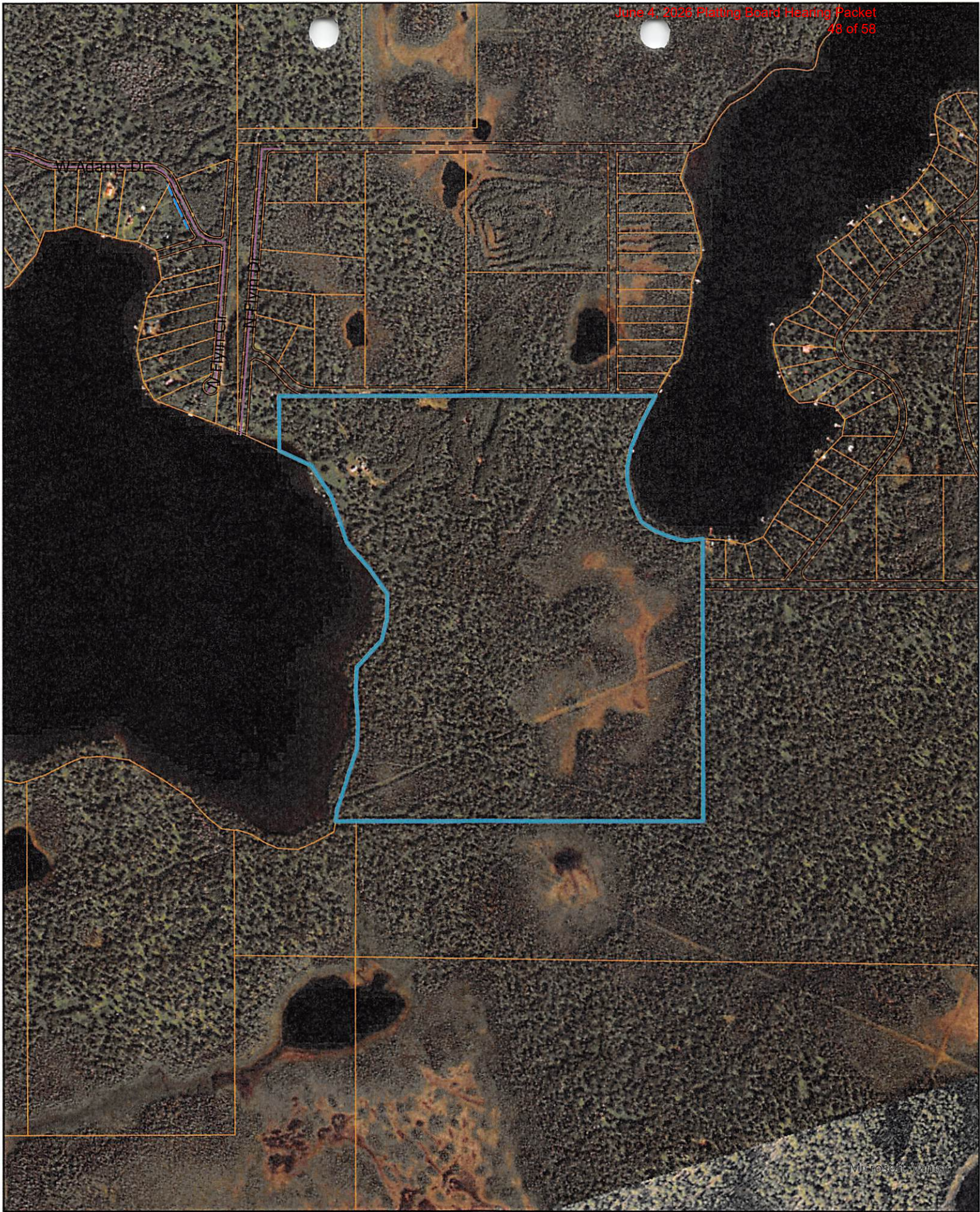
Suggested motion: I move to approve the preliminary plat of Connolly Homestead, Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska, contingent on staff recommendations

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

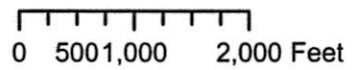




0 475 950 1,900 Feet



Microsat, Inc.



Bull Moose Surveying LLC

Tim & Sara Carmen, Owners

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



RECEIVED

APR 14 2026

PLATTING

TOPOGRAPHIC NARRATIVE

TO: MSB Platting Board

RE: Connoly Homestead Subdivision

Date: 04/10/2026

MSB

The topography for the Proposed Tract A starting at the shore of Butterfly Lake along the Western property line property line at an elevation of 170' and raises at a +/- 20% slope to the North East. The highest elevation begins is at 260' at the North West corner of the Proposed Tract A. The rest of the lot gently rolls between 210'-230' with the North East corner at 240'. The property near the center is cleared with a cabin and multiple sheds with a well. The rest of the tract is dense timber and undergrowth.

Proposed Tract B starts at a mostly level area at an elevation of 240- 246 at the North West corner and averages to a 2% slope to 220' elevation and the South East corner of the tract at. There are no improvements and the tract is dense timber and undergrowth.

Proposed Tract C starts at an elevation of 220' at the South West corner of the tract at and is relatively flat in grade until +/- 236' from the shore of Delyndia Lake where the grade goes down +/-7% grade down to the lake at an elevation of 198'. The highest point is near the middle of the lot at 248' elevation. There are no improvements and the tract is dense timber and undergrowth.

Proposed Tract D starts at an elevation of 220' at the North East corner and slopes at a +/-6% slope down to Butterfly Lake at an elevation of 170'. There are no improvements and the tract is dense timber and undergrowth.

Proposed Tract E starts at an elevation of 220' at the North West corner with rolling mounds between 236' & 216' in elevations. There are no improvements and the tract is partialy dense timber and undergrowth with the middle being open meadow.

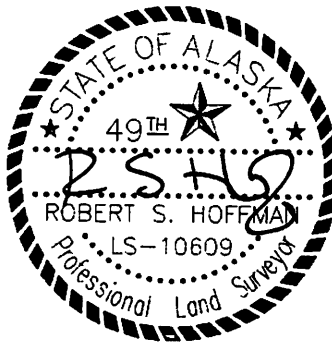
Proposed Tract F starts at 212' at the North East corner and climbs to 220', then gently decreases at a 5% slope down to butterfly lake. There are no improvements and the tract is dense timber and undergrowth

Proposed Tract g starts at an elevation of 212' at the North West corner of the tract and is mostly flat with some a few hills, with the highest point in the middle of the tract at 226' elevation. There are no improvements and the tract is dense timber and

undergrowth with the middle of the lot being mostly grass meadows.

All tracts have over 400,000 square feet of area and over 10,000 square feet of buildable area.

Respectfully,
Robert S. Hoffman, PLS



DATE: 4.14.26

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.
200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957 office
Email: office@bullmoosesurveying.com



April 16, 2026

TO: Platting Board / Platting Office

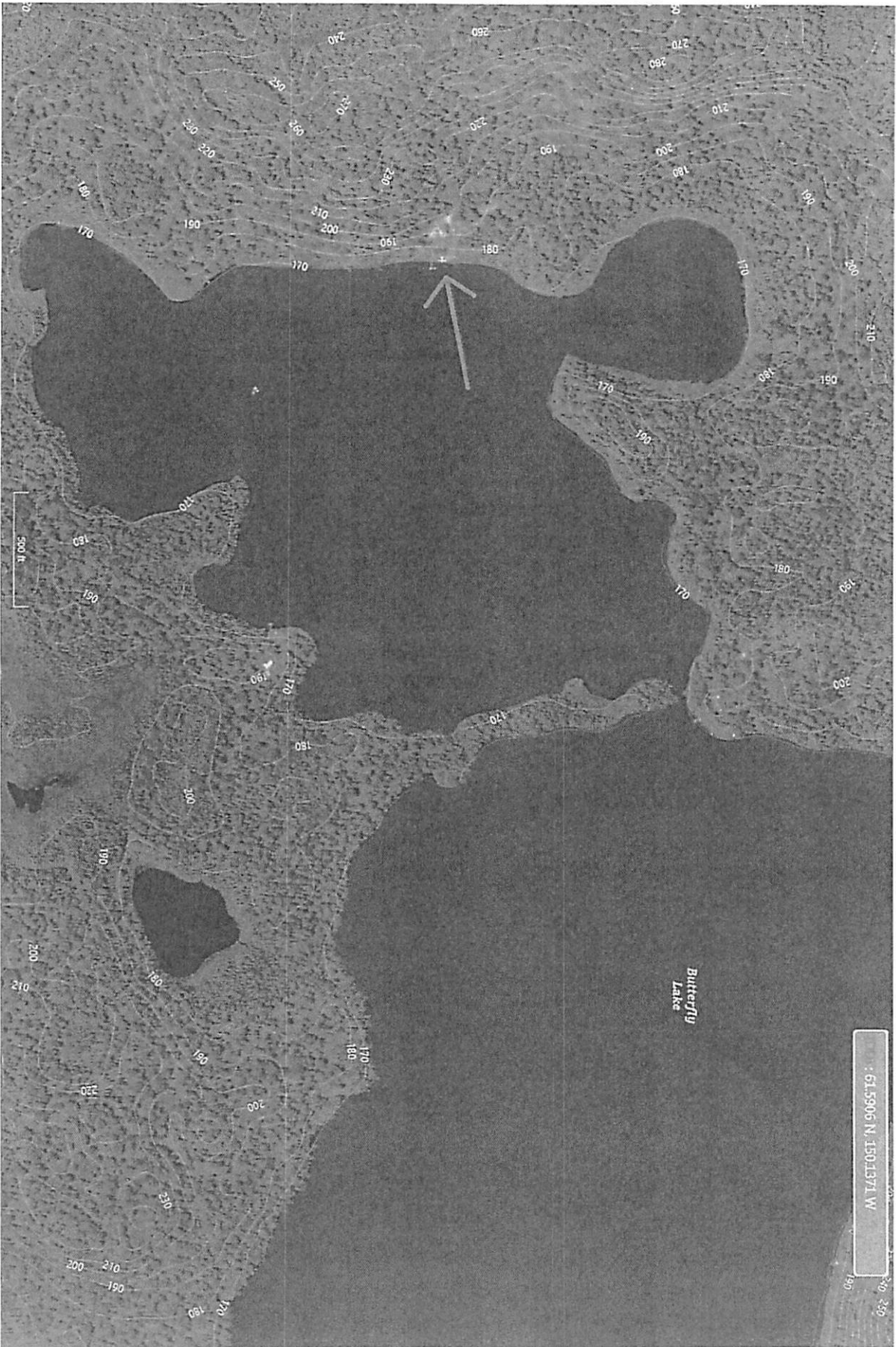
RE: Connolly Subdivision – Remote Access

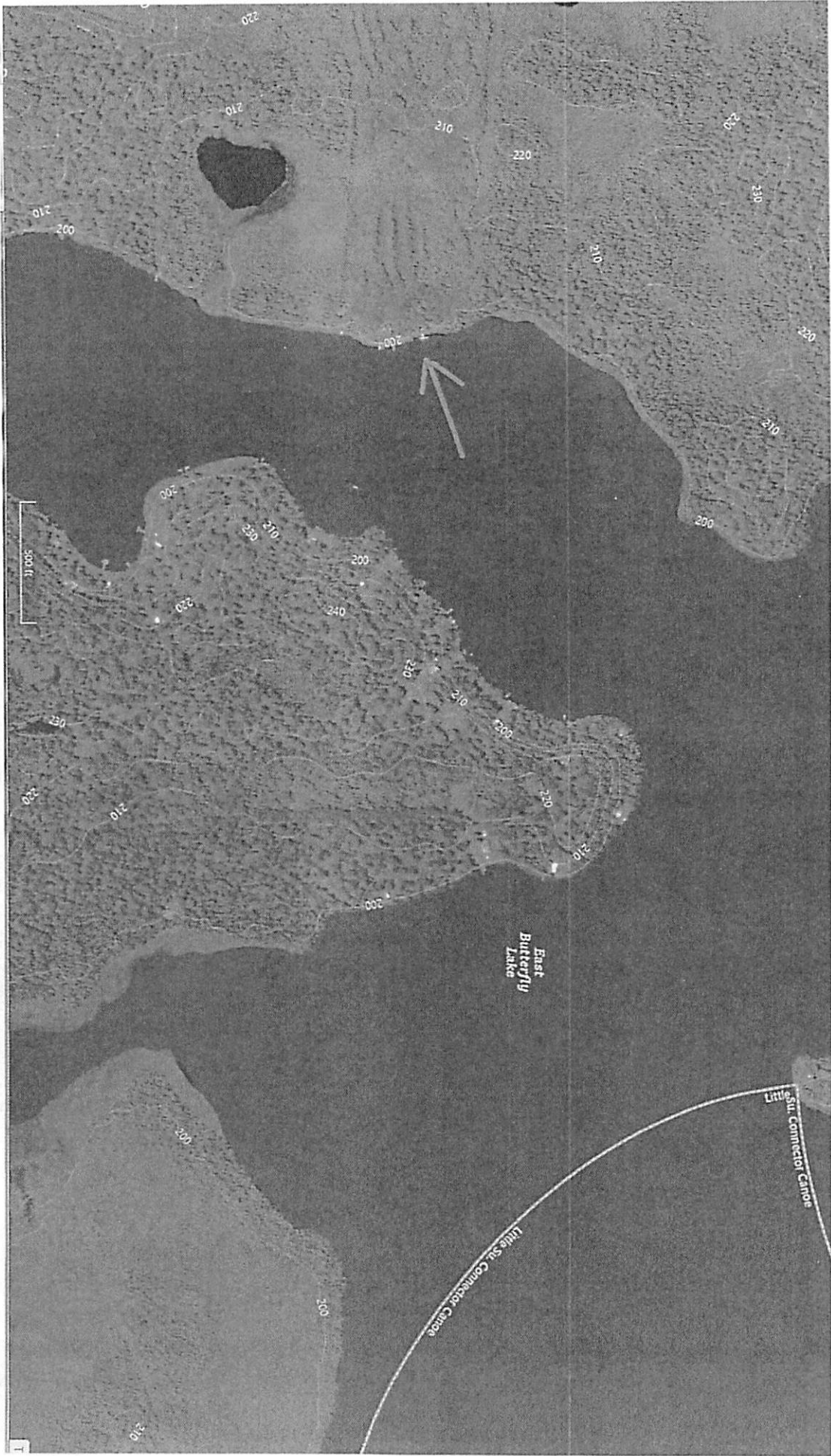
The Proposed Subdivision is situated between Butterfly Lake and East Butterfly Lake / Delyndia Lake. The Proposed Tracts A, D, F, and G will all have direct access to Butterfly Lake. The Proposed Tracts B, C, E & G will have direct access to East Butterfly Lake/ Delyndia Lake. These lakes can be accessible by float plane due to its adequate size. See the attached pages that shows float planes docked on the sides of the lakes as well as a mapped canoe route from the Little Su. Also included is an email from the operations manager for Regal air stating that they regularly land float planes on the lake. The aerial imagery showing the existence of the float planes was obtained on the mapper.dnr.alaska.gov/map website on April 15, 2026.

Respectfully,

Timothy Carmen

RECEIVED
APR 20 2026
PLATTING





Fwd: Butterfly/Delindia Lake Aircraft Access

Subject: Fwd: Butterfly/Delindia Lake Aircraft Access
From: Joel Connolly <connolly@gci.net>
Date: 4/16/2026, 11:50 AM
To: Bull Moose Surveying Carmen <Tim@bullmoosesurveying.com>, Andrew I
<akcommercialproperties@gmail.com>

Joel

Begin forwarded message:

From: Tony Bannock <tony@regal-air.com>
Date: April 16, 2026 at 10:27:26 AM AKDT
To: connolly@gci.net
Subject: Butterfly/Delindia Lake Aircraft Access

Regal Air has been flying into, and out of, both Butterfly and Delindia Lakes for many, many years. Both lakes have great layout and conditions for a wide variety of both float planes and ski planes. The planes include Piper's PA12, Cessna 206, De Havilland Beaver along with many more.

Tony Bannock
Operations Manager
(907)243-8535
4506 Lakeshore Dr.
Anchorage, AK 99502
www.regal-air.com

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, May 12, 2026 2:45 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Connolly Homestead CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, April 23, 2026 10:45 AM
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>; Tyler Young <Tyler.Young@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>; jlayne74@hotmail.com; mr.msdaile@gmail.com; Tina Dobson <tsdobson@gmail.com>; lisa.behrens.msbak@gmail.com; davehaggard@gmail.com; mckla1950@gmail.com; ibchillyinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Connolly Homestead CR

Hello,

The following link is a request for comments for the proposed Connolly Homestead Subdivision.

Please ensure all comments have been submitted by May 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Connolly Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, May 14, 2026 9:14 AM
To: Cayman Reynolds
Cc: Salminen, Mandy M (DFG)
Subject: FW: RFC Connolly Homestead CR

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

Hi Cayman,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to create seven lots from U04638000L06, to be known as Connolly Homestead containing 144.92 acres, more or less. This property is located between Delyndia Lake and Butterfly Lake. This platting action will not affect fish, wildlife, habitat, or public access to public lands and waters. ADF&G has **no objections** to this platting action with the following comments:

- U04638000L06 is bordered by Delyndia Lake (AWC: 247-41-10100-2129-0030) on the west border and Butterfly Lake (AWC: 247-41-10100-2171-0020) on the east border. Delyndia Lake and Butterfly Lake are both anadromous fish water bodies and provide habitat for coho salmon. It has been determined that dividing the lot into seven lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, April 23, 2026 10:45 AM
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>; Tyler Young <Tyler.Young@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 <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>; jlayne74@hotmail.com; mr.msdaile@gmail.com; Tina Dobson <tsdobson@gmail.com>; lisa.behrens.msbak@gmail.com; davehaggard@gmail.com; mckla1950@gmail.com; ibchillyinalaska@gmail.com; Bill Gamble

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 13, 2026 4:31 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Connolly Homestead 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: Thursday, April 23, 2026 10:45 AM
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>; Tyler Young <Tyler.Young@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>; jlayne74@hotmail.com; mr.msdaile@gmail.com; Tina Dobson <tsdobson@gmail.com>; lisa.behrens.msbak@gmail.com; davehaggard@gmail.com; mckla1950@gmail.com; ibchillyinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Connolly Homestead CR

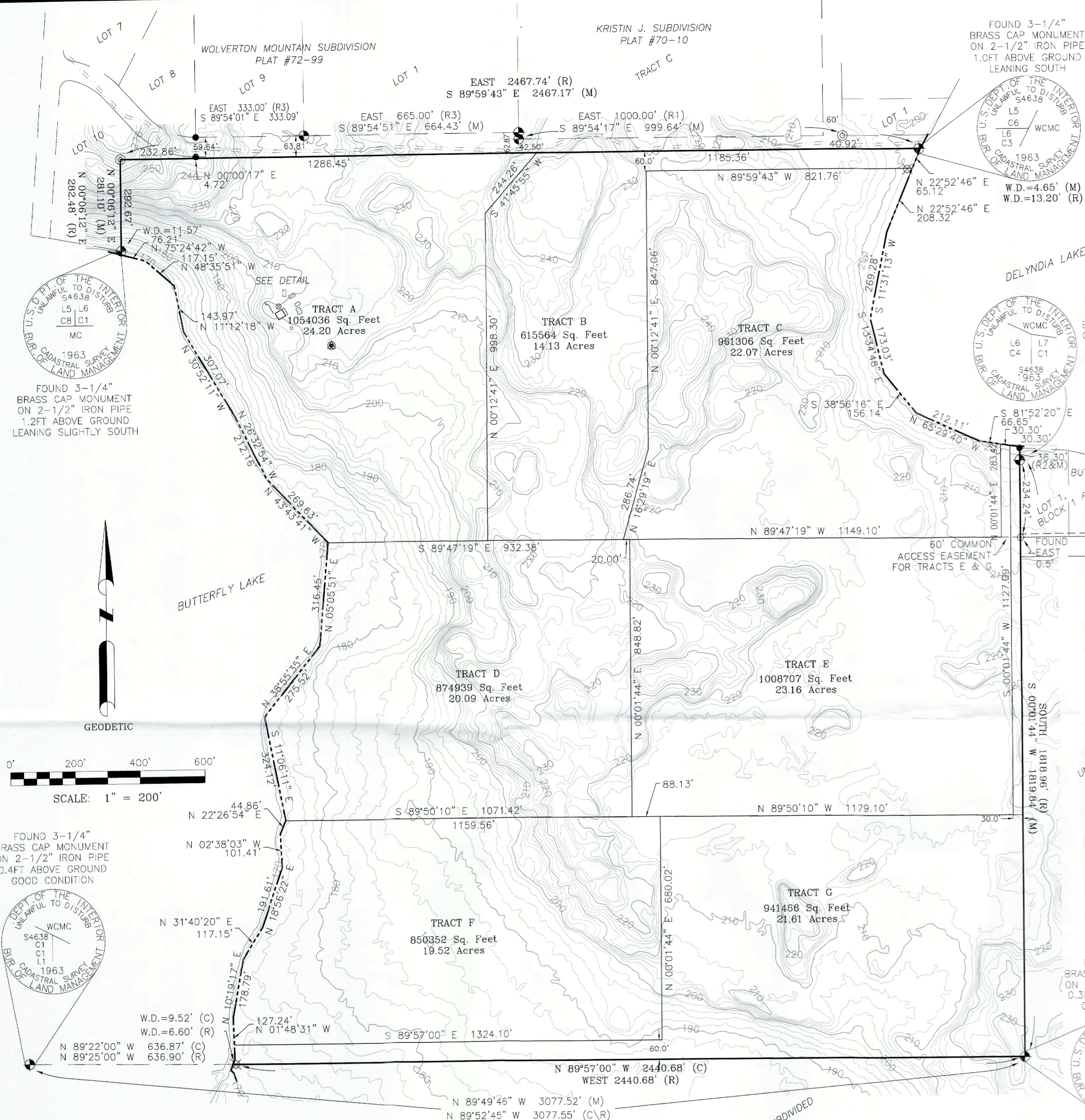
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

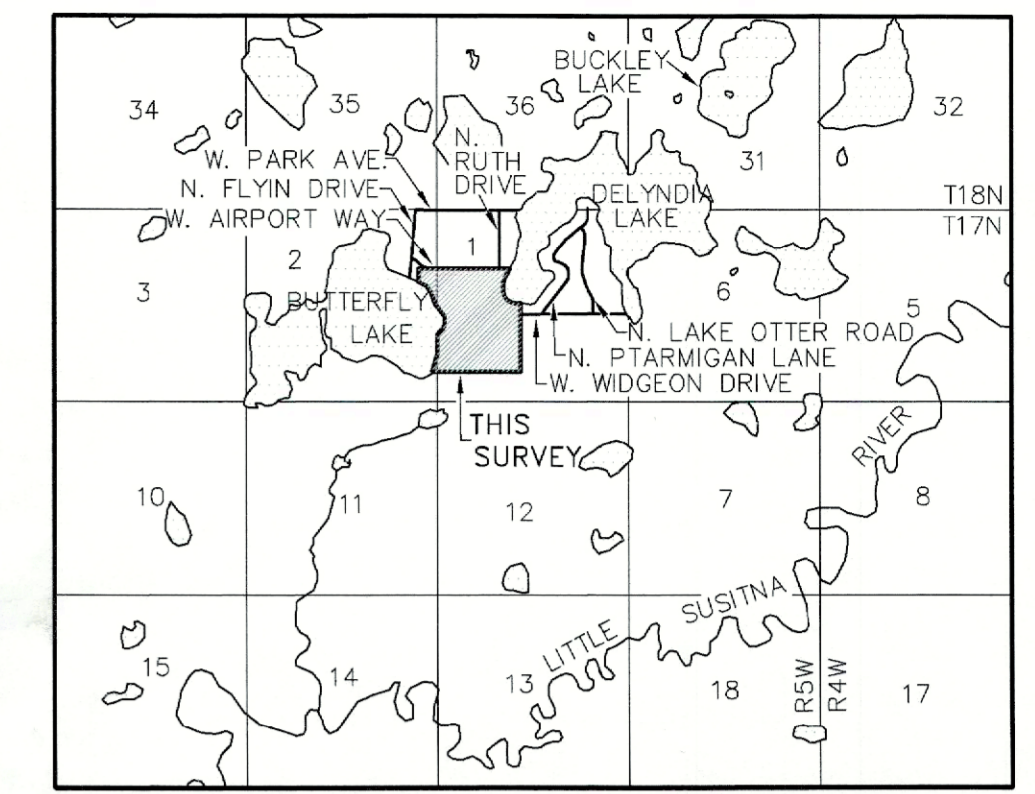
The following link is a request for comments for the proposed Connolly Homestead Subdivision.

Please ensure all comments have been submitted by May 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Connolly Homestead](#)



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 3/4" IRON PIPE
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER U.S. SURVEY No. 4638
 - (R1) RECORD VALUE PER KRISTIN J. SUBDIVISION (PLAT #70-8)
 - (R2) RECORD VALUE PER BUTTERFLY ACRES SUBDIVISION (PLAT #70-16)
 - (R3) RECORD VALUE PER WOLVERTON MOUNTAIN SUBDIVISION (PLAT #72-99)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ⊗ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP (W.D.= XX.XX' BULL MOOSE LS 10609)
 - ⊖ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - SET 5/8" REBAR WITH PLASTIC CAP (CONTROL)



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOEL CONNOLLY DATE
 P.O. BOX 190568
 ANCHORAGE, AK 99519

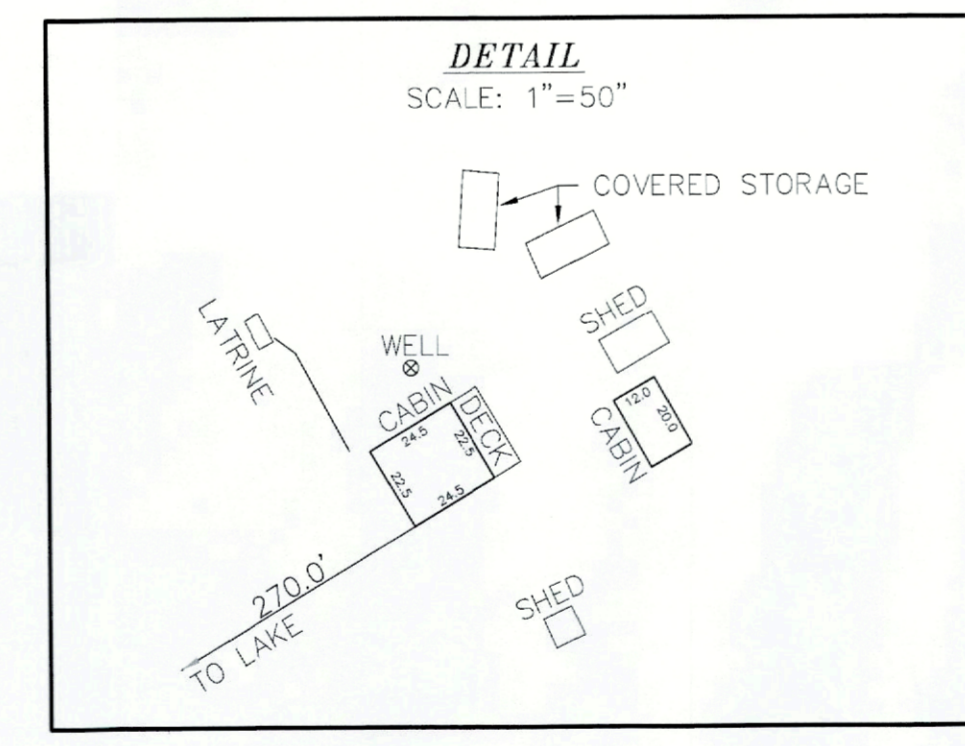
NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME
 THIS ____ DAY OF ____
 FOR JOEL CONNOLLY

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES ____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR DATE
 ATTEST: PLATTING CLERK



- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 27, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - 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 GOVERN THOSE SYSTEMS.
 - ALL ACCESS WILL BE LAKE ACCESS VIA FLOAT PLANE.
 - CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
 DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

PRELIMINARY SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 ROBERT S. HOFFMAN, P.L.S. 4/16/2026
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE



A PLAT OF
CONNOLLY HOMESTEAD
 A REPLAT OF:
 LOT 6,
 U.S. SURVEY No. 4638
 LOCATED WITHIN:
 SECTIONS 1&2, T17N R5W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 144.92 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
 LICENSE #200746
 200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
 office@bullmoosesurveying.com
 DRAWN BY: TGC DRAWING SCALE:
 DATE: 4/14/2026 1"=200'
 CHECKED BY: RSH SHEET
 1 OF 1

Agenda Copy
 RECEIVED
 APR 20 2026
 PLATTING