

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.** **July 15, 2026**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@matsugov.us 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. **KING LAKE ESTATES LOT 20B:** The request is to create one lot from Lots 20A & 21A KING LKS EST RSB B/1 L/16-22 , (Plat # 83-213), Tax ID#'s 2564000L020A & 2564000L021A, to be known as **KING LAKE ESTATES LOT 20B**, containing 1.56 acres +/- . The plat is located directly south of E. Shaws Drive and directly north of Anderson Lake, located within the NE ¼ Section 30, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.
(Petitioner/Owner: Merow Family Trust, Staff: Chris Curlin, Case #2026-063)
- B. **DANDY BLUFFS 2026:** The request is to adjust the lot line between Parcel 8518000L003D, and lot 4, Dandy Bluffs, Plat # 2016-129 to be known as **DANDY BLUFFS 2026**, containing 38.71 acres +/- . The plat is located directly south of East Fairview Loop, east of South Fern St, and west of South Cotton Drive, located within the NW ¼ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. In the Knik-Fairview Community Council and in Assembly District #3.
(Petitioner/Owner: Lesley & Mark Dinkel, Staff: Cayman Reynolds, Case #2026-066)
- C. **KENNEDY ADDITION TO THE WASILLA TOWNSITE, ALASKA LOT 9A AND LOT 11A:** The request is to create two lots from Lots 9 through 13, Block 13 Kennedy Addition, Plat W-4, to be known as **KENNEDY ADDITION TO THE WASILLA**

TOWNSITE, ALASKA LOT 9A AND LOT11A, containing 0.77 acres +/- . The plat is located south of E. Bogard Rd, directly south of N Northshore Drive, and north of Wasilla Lake, located within the SE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #4.
(Petitioner/Owner: 490 E Railroad Ave, LLC, Staff: Cayman Reynolds, Case #2026-067)

- D. **TINA MARIE HOFFMAN PHASE 4 TRACTS B1 & B2:** The request is to create two lots from Tract B, Tina Marie Hoffman Ph 1, (Plat#2007-8), (Tax ID#6636000T00B) to be known as **Tina Marie Hoffman Ph 4 Tracts B1 & B2**, containing 27.97 acres +/- . The property is directly south of E. Jessica Ann Street and directly east of N. 58 Mile Road; within the NE ¼ Section 31, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (Petitioner/Owner: Kenneth Yannikos & Billie Studie Jr, Staff: Chris Curlin, Case #2026-068)
- E. **COOPER RIDGE LOT 7A, BLOCK 3:** The request is to create one lot from Lots 6 & 7, Block 2, Hollanridge, Plat # 83-87, to be known as **COOPER RIDGE LOT 7A, BLOCK 3**, containing 1.84 acres +/- . The property is located north of South Knik Goose Bay Road, west of South Foothills Boulevard, and east of South Phenix Avenue (Tax ID # 2477B02L006 / 2477B02L007); within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Douglas A & Diana Wright, Staff: Cayman Reynolds, Case #2026-069)
- F. **HEATHER WOODS RSB 2026:** The request is to adjust lot lines between lots 2 & 3, Heather Woods Subdivision, Plat # 2004-96 to be known as **HEATHER WOODS RESUB 2026**, containing 4.45 acres +/- . The property is east of South Truck Road, south of East Palmer-Wasilla Highway, and west of North 49th State Street (Tax ID # 5556B03L002 / L003); within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: Phil & Jean Sargent, Staff: Cayman Reynolds, Case #2026-070)
- G. **BACK ACRE ESTATES:** To adjust the lot line between Parcels 17N02W30A020 and 17N02W30A021, to be known as **BACK ACRE ESTATES**, containing 20.01 acres +/- . The property is located directly south of West Hollywood Road, north of West Sunset Avenue, and west of South Dickerson Street (Tax ID# 17N02W30A020 / A021); within the NE ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Daniel & Laurie Mielke, Staff: Cayman Reynolds, Case #2026-071)
- H. **COUNTRY MEADOWS LOTS 2A-1 & 2A-2:** The request is to create two lots from Lot 2A,(Tax ID# 7342000L002A), Country Meadows Lots 2A & 2B, (Plat#2014-113) to be known as Country Meadows Lots 2A-1 & 2A-2, containing 4.09 acres +/- . The property is directly north of N. Meridian Place and directly east of N. Seward Meridian Parkway; within the W ½ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (Petitioner/Owner: Hanson Land Solutions, Staff: Chris Curlin, Case #2026-072)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 15, 2026**, in **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
JULY 15, 2026**

ABBREVIATED PLAT: KING LAKES ESTATES LOT 20B
LEGAL DESCRIPTION: SEC 30, T18N, R01E S.M., AK
PETITIONER: MEROW FAMILY TRUST
SURVEYOR: ACUTEK GEOMATICS, LLC
ACRES: 1.56 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE: 2026-063

REQUEST:

The request is to create one lot from Lots 20A & 21A KING LKS EST RSB B/1 L/16-22, Plat # 83-213 to be known as **King Lakes Estates Lot 20B**, containing 1.56 acres +/- . The plat is located directly south of E. Shaws Drive and directly north of Anderson Lake, located within the NE ¼ Section 30, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

EXHIBITS:

Vicinity Map & Imagery

Exhibit A – 4 pgs

AGENCY COMMENTS:

USACE

Exhibit B – 1 pg

MSB Code Compliance

Exhibit C – 1 pg

DISCUSSION: The subject parcels are being combined into one lot, lessening the density in the area. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

USACE: (Exhibit B) Hope all is well. I just wanted to pass along some information on this property, as a representative of the landowner spoke with me at the Borough today about putting in a dock and boardwalk. I am not sure whether this is useful for your purposes, but I thought it might be helpful to share

I did inform them since this specific lake is not considered navigable for Corps' permitting purposes a permit would not required for placing piles in the wetlands and lake, as long as it meet specific regulation conditions of not acting as fill, i.e., "where the pilings are so closely spaced that sedimentation rates would be increased; projects in which the pilings themselves effectively would replace the bottom of a

waterbody; projects involving the placement of pilings that would reduce the reach or impair the flow or circulation of waters of the United States; and projects involving the placement of pilings which would result in the adverse alteration or elimination of aquatic functions (33 CFR 323.3(c)(1)).

Please let me know if there are any questions.

MSB Code Compliance: (**Exhibit C**) No comments from Code Compliance.

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

CONCLUSION

The plat of **King Lakes Estates Lot 20B** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

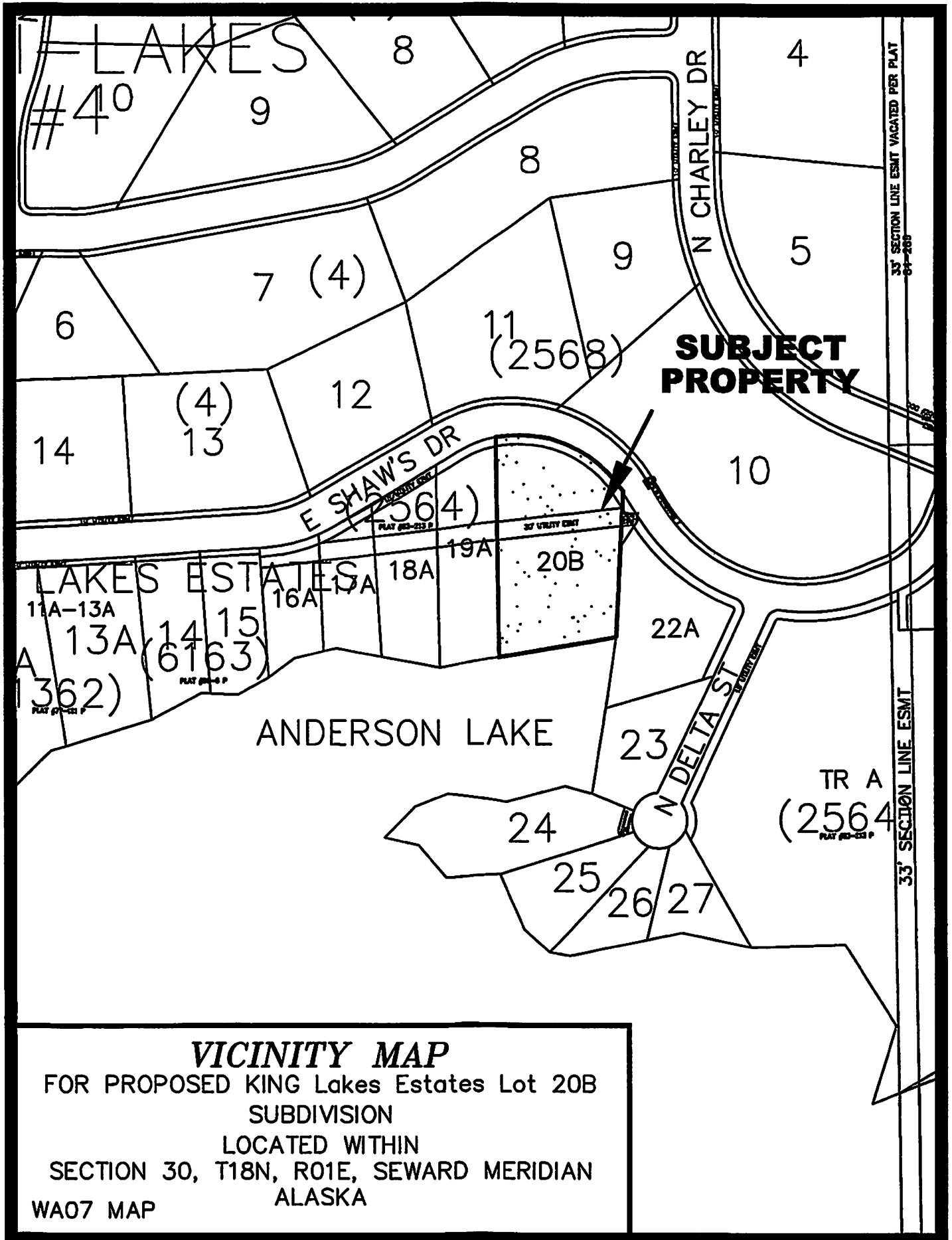
FINDINGS of FACT:

1. The abbreviated plat of **King Lakes Estates Lot 20B** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines five lots within KING LKS EST RSB B/1 L/16-22 LOT 21A (Plat #83-213), lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of KING LKS EST RSB B/1 L/16-22 LOT 21A (Plat #83-213) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **King Lakes Estates Lot 20B** contingent on the following recommendations:

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



VICINITY MAP

FOR PROPOSED KING Lakes Estates Lot 20B
SUBDIVISION

LOCATED WITHIN

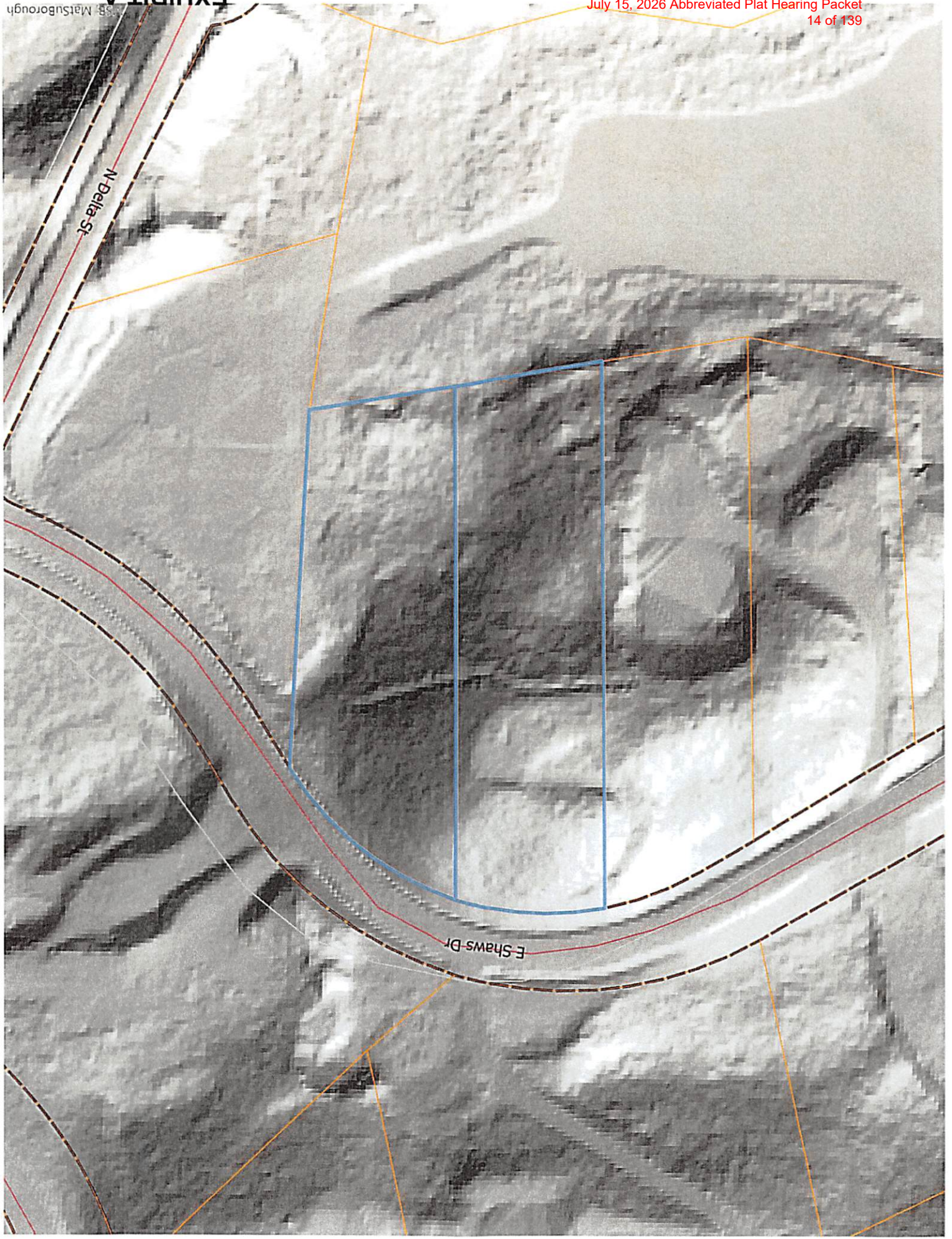
SECTION 30, T18N, R01E, SEWARD MERIDIAN

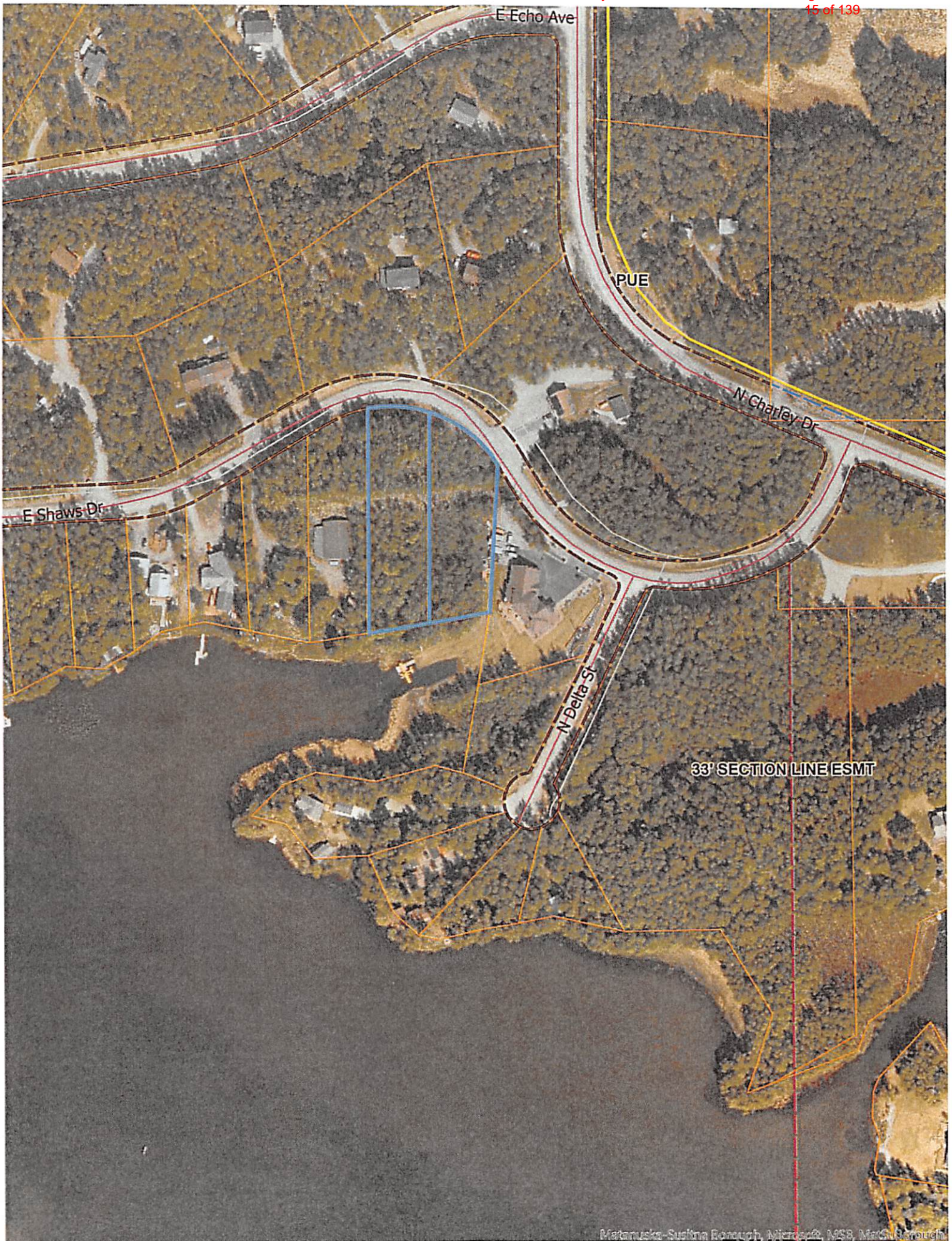
WA07 MAP ALASKA



EXHIBIT A

38, Matsuborough





Chris Curlin

From: Marye, Tyler J CIV USARMY CEPOA (USA) <Tyler.J.Marye@usace.army.mil>
Sent: Thursday, June 11, 2026 11:36 AM
To: Chris Curlin
Subject: RE: RFC King Lakes Estates Lot 20B

Good morning, Chris-

Hope all is well. I just wanted to pass along some information on this property, as a representative of the landowner spoke with me at the Borough today about putting in a dock and boardwalk. I am not sure whether this is useful for your purposes, but I thought it might be helpful to share

I did inform them since this specific lake is not considered navigable for Corps' permitting purposes a permit would not required for placing piles in the wetlands and lake, as long as it meet specific regulation conditions of not acting as fill, i.e., "where the pilings are so closely spaced that sedimentation rates would be increased; projects in which the pilings themselves effectively would replace the bottom of a waterbody; projects involving the placement of pilings that would reduce the reach or impair the flow or circulation of waters of the United States; and projects involving the placement of pilings which would result in the adverse alteration or elimination of aquatic functions (33 CFR 323.3(c)(1)).

Please let me know if there are any questions.

Thanks!

Tyler Marye
Project Manager
Regulatory Division
US Army Corps of Engineers, Alaska District
907.753.5778

The USACE Regulatory Program - Importance to the Public
Learn more about the Regulatory program: https://youtu.be/Y_xlh9nr4zl?si=3coiPpmATs-w3NZU



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

rrs.usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 28, 2026 10:49 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC King Lakes Estates Lot 20B

Hello,

Chris Curlin

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:47 PM
To: Chris Curlin
Subject: RE: RFC King Lakes Estates Lot 20B

No comments from Code Compliance.

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: Thursday, May 28, 2026 10:49 AM
To: Sarah Myers <sarah.myers@alaska.gov>; Colton Percy <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; The Postmaster <eric.r.schuler@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC King Lakes Estates Lot 20B

The link below is to the RFC packet for the King Lakes Estates Lot 20B. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [King Lakes Estates Lot 20B](#)

Sincerely,

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

LEGEND

RECORD DATA PER PLAT #83-213

N 90°00'00" E

SURVEY LINES OF RECORD

ADJACENT PROPERTY LINES

CENTER LINE

EASEMENT LINES

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. RESTRICTIVE COVENANTS WERE RECORDED ON MARCH 26, 1968 AT THE PALMER RECORDING DISTRICT ON PAGE TWO OF KING LAKES ESTATES, PLAT NO. 68-6.
3. EXACT LOCATION OF 30' UTILITY EASEMENT IS NOT DESCRIBED ON RECORD PLAT, BUT ILLUDES TO THE EASEMENT CENTERING ON AN EXISTING POWERLINE.

RECORD PLAT NOTES

1. ALL LOT AREAS ARE USEABLE UNLESS OTHERWISE STATED.
2. NO BUILDING SHALL BE PLACED WITHIN 25' OF THE RIGHT-OF-WAY LINE OF ANY PUBLIC RIGHT-OF-WAY.
3. NO STRUCTURE FOOTING SHALL BE LOCATED NEARER THAN 10' FROM ANY SIDE OR REAR LOT LINE EXCEPT FOR LOTS INTENDED FOR COMMERCIAL OR INDUSTRIAL USE.
4. SCHOOL BUS SERVICE IS PRACTICAL FROM LAKE VIEW.
5. NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 75' FROM THE HIGH WATER MARK OF A WATERCOURSE OR BODY OF WATER.
6. NO HABITABLE STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT, OF LESS THAN TWO FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION AT THE LOCATION OF THE STRUCTURE.
7. 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 GOVERNS THOSE SYSTEMS.
8. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED FEET FROM ANY BODY OF WATER OR WATERCOURSE.

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 _____, 20____.

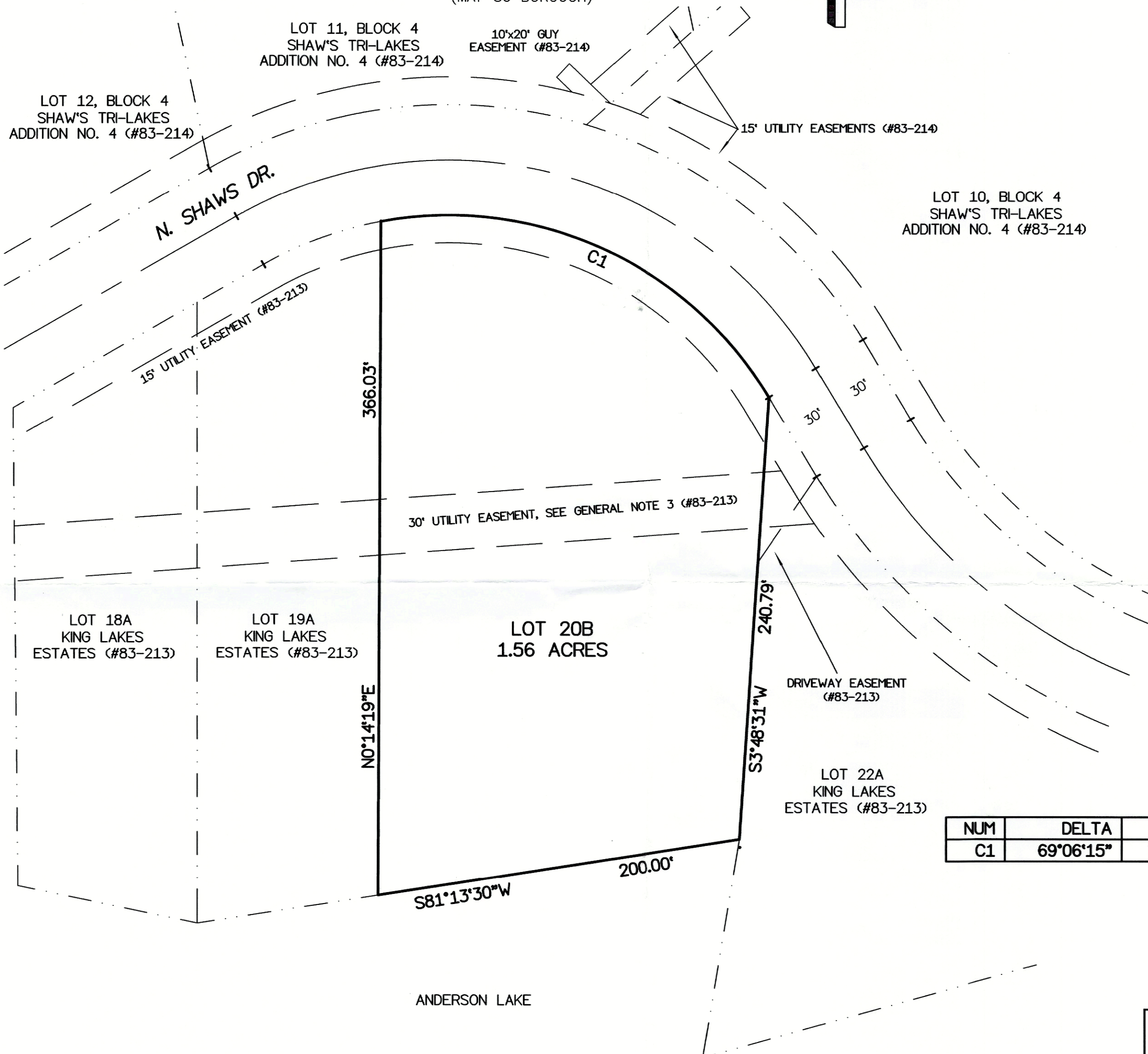
Tax Collection Official
(MAT-SU BOROUGH)

LOT 11, BLOCK 4
SHAW'S TRI-LAKES
ADDITION NO. 4 (#83-214)

10'x20' GUY
EASEMENT (#83-214)

LOT 12, BLOCK 4
SHAW'S TRI-LAKES
ADDITION NO. 4 (#83-214)

LOT 10, BLOCK 4
SHAW'S TRI-LAKES
ADDITION NO. 4 (#83-214)



GRAPHIC SCALE



1 INCH = 50 FEET

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE 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.

Date _____, 20____.

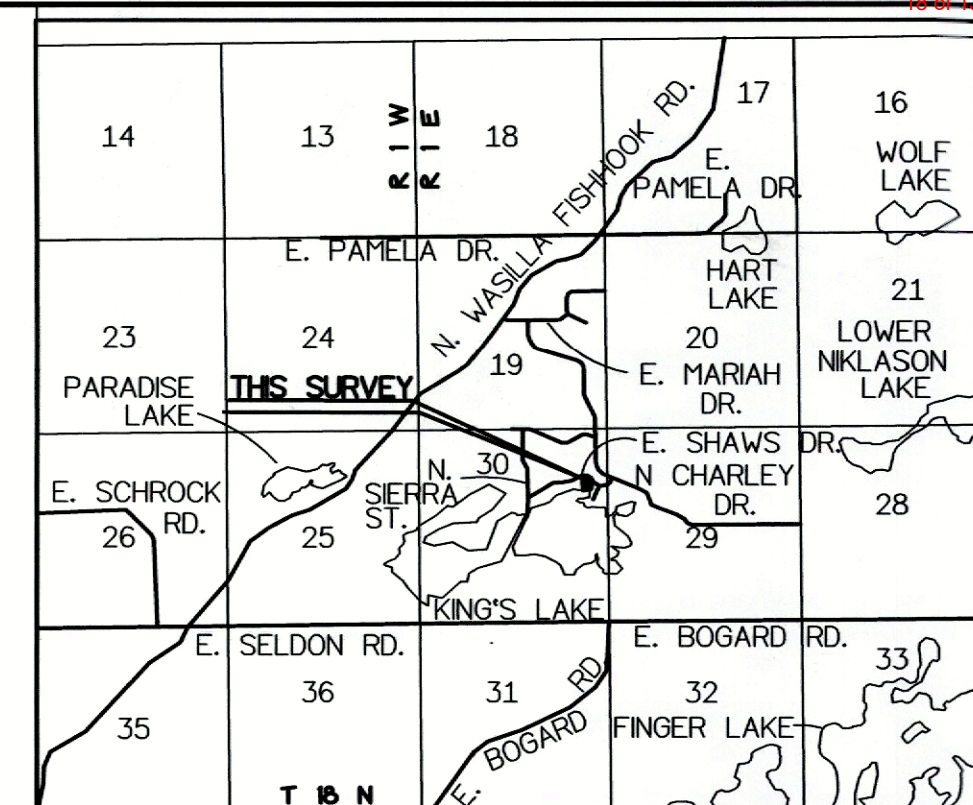
Planning and Land Use Director

ATTEST:

Platting Clerk

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLAT NO. 83-213.



VICINITY MAP
1" = 1 MILE

OWNERSHIP CERTIFICATE

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

PATRICK MEROW - TRUSTEE
MEROW FAMILY TRUST
4701 E. SHAW'S DR.
WASILLA, AK 99654

Date _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____.
FOR _____
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

NUM	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	69°06'15"	205.00'	127.91'	247.25'	243.17'

Agenda Copy

MAY 20 2026
PLATTING

PRELIMINARY PLAT OF

KING LAKES ESTATES
LOT 20B

CONTAINING 1.56 ACRES

A SUBDIVISION OF LOTS 20A AND 21A,
COLONIAL PARK, PLAT #83-213

LOCATED WITHIN
SEC. 30, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK
PALMER RECORDING DISTRICT

PREPARED BY



AECL 1614

5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1" = 50'	DESIGNED BY: TENDRA	FIELD BOOK: N/A
DATE: 12/11/2025	DRAWN BY: TENDRA	MAP NO.: WA 07
FILE No. 25-07.20	CHECKED: TLN	SHEET: 1 OF 1

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026**

ABBREVIATED PLAT: DANDY BLUFFS 2026

LEGAL DESCRIPTION: SEC 27, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: LESLEY & MARK DINKEL

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING

ACRES: 38.71 ± **PARCELS:** 2

REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2026-066

REQUEST: The request is to adjust the lot line between Parcel 8518000L003D, and lot 4, Dandy Bluffs, Plat # 2016-129 to be known as **DANDY BLUFFS 2026**, containing 38.71 acres +/- . The plat is located directly south of East Fairview Loop, east of South Fern St, and west of South Cotton Drive, located within the NW ¼ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. In the Knik-Fairview Community Council and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Utility Permit

EXHIBIT A – 5 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

MSB Pre-design & Engineering
Utilities
Public Comments

EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is adjusting the lot lines between two lots. Lot 4A is to be 15.07 acres and lot 3D-1 is to be 23.64 acres. Access to lot 4A is from Dandy Bluffs Circle, an unmaintained road. Access to lot 3D-1 is from Fairview Loop, a State of Alaska owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes a soils investigation was requested by the petitioner. The topography forms slags running north to south, with a steep bluff running east to west roughly along the lots' midlines. The bluffs drop 70', with a total elevation change of 102' across the lots. No roads will be constructed, and drainage will not be affected by this proposal.

Comments: MSB Pre-design and engineering (**Exhibit D**): "PD&E has no comments."

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

At the time of staff report write-up, there were no responses to the Request for Comments from AKDOT, ADF&G, USACE; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; ENSTAR or MEA.

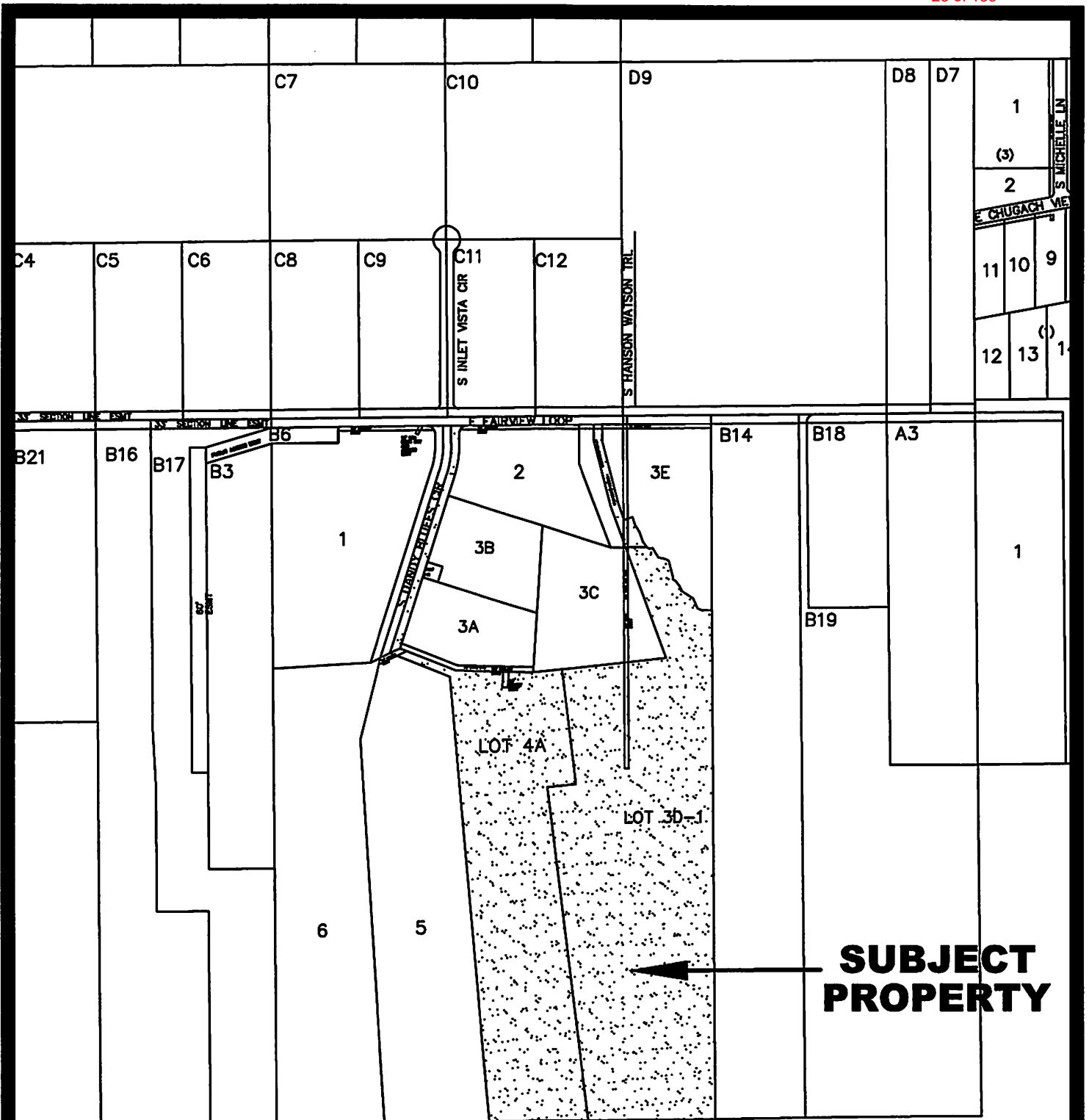
CONCLUSION: The abbreviated plat of Dandy Bluffs 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 Dandy Bluffs 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 AKDOT, ADF&G, USACE; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; ENSTAR 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 Dandy Bluffs 2026, Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

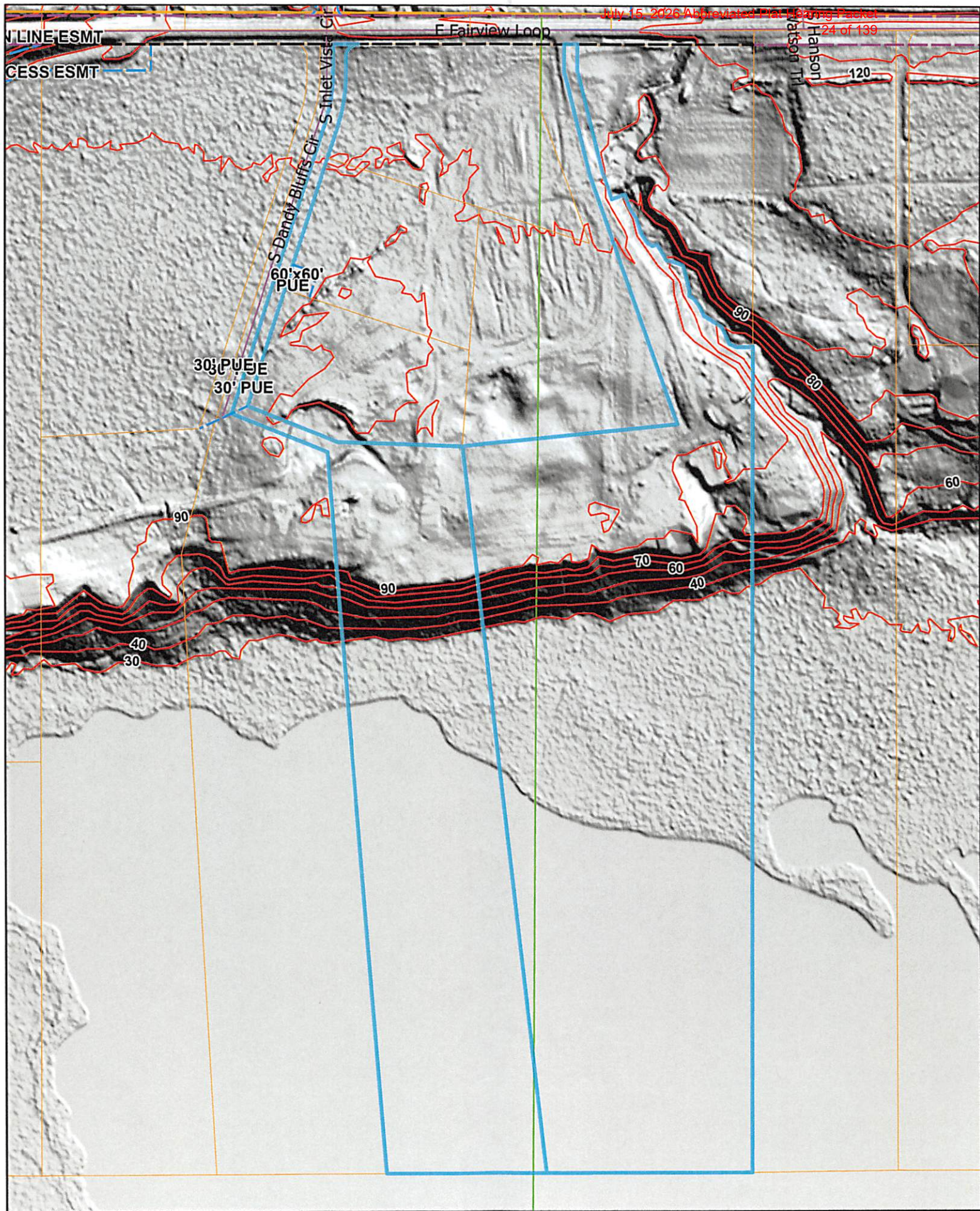
FOR PROPOSED DANDY BLUFFS 2026
SUBDIVISION

LOCATED WITHIN

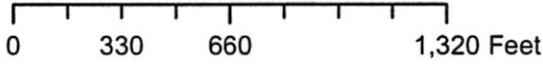
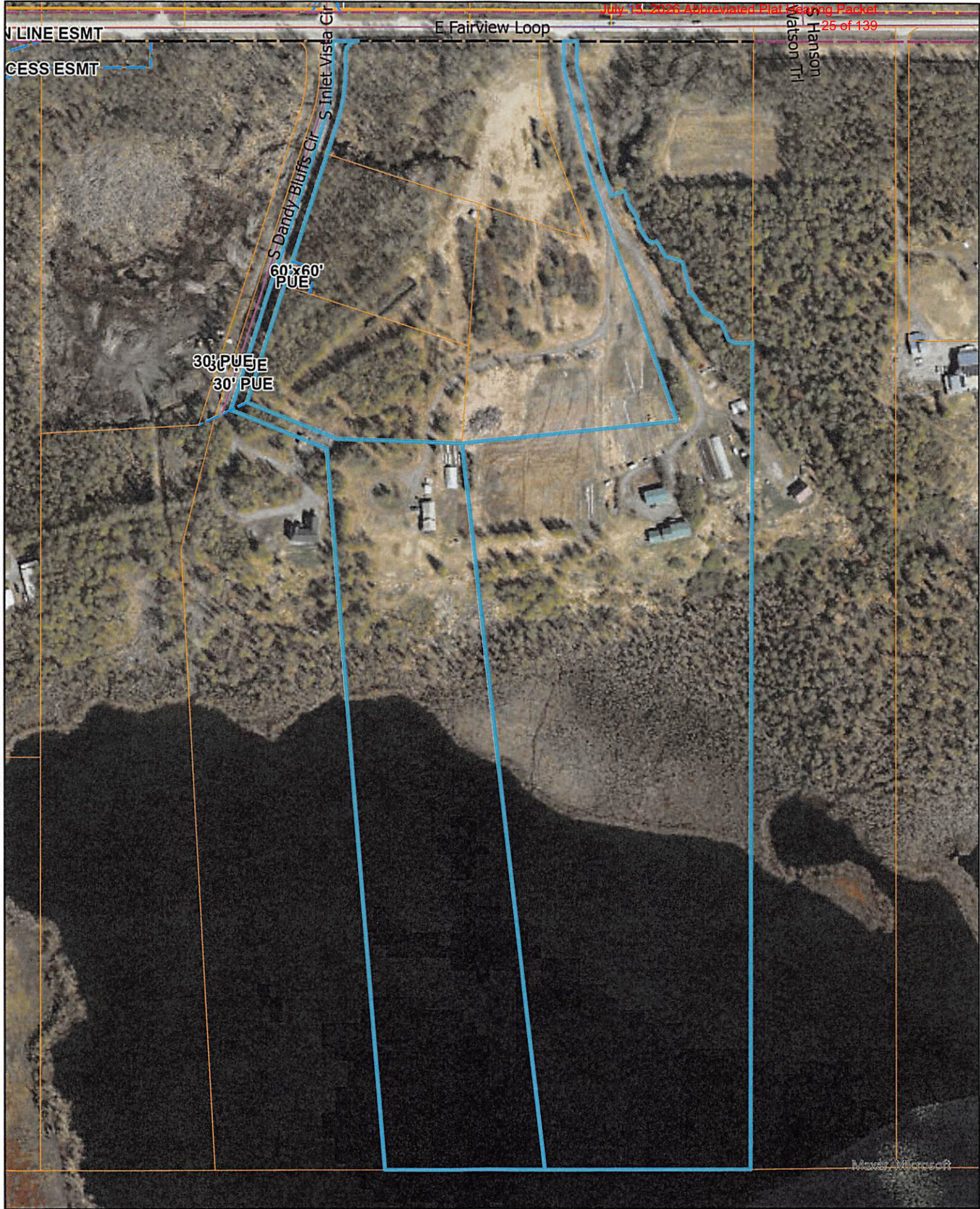
SECTION 27, T17N, R01W, SEWARD MERIDIAN

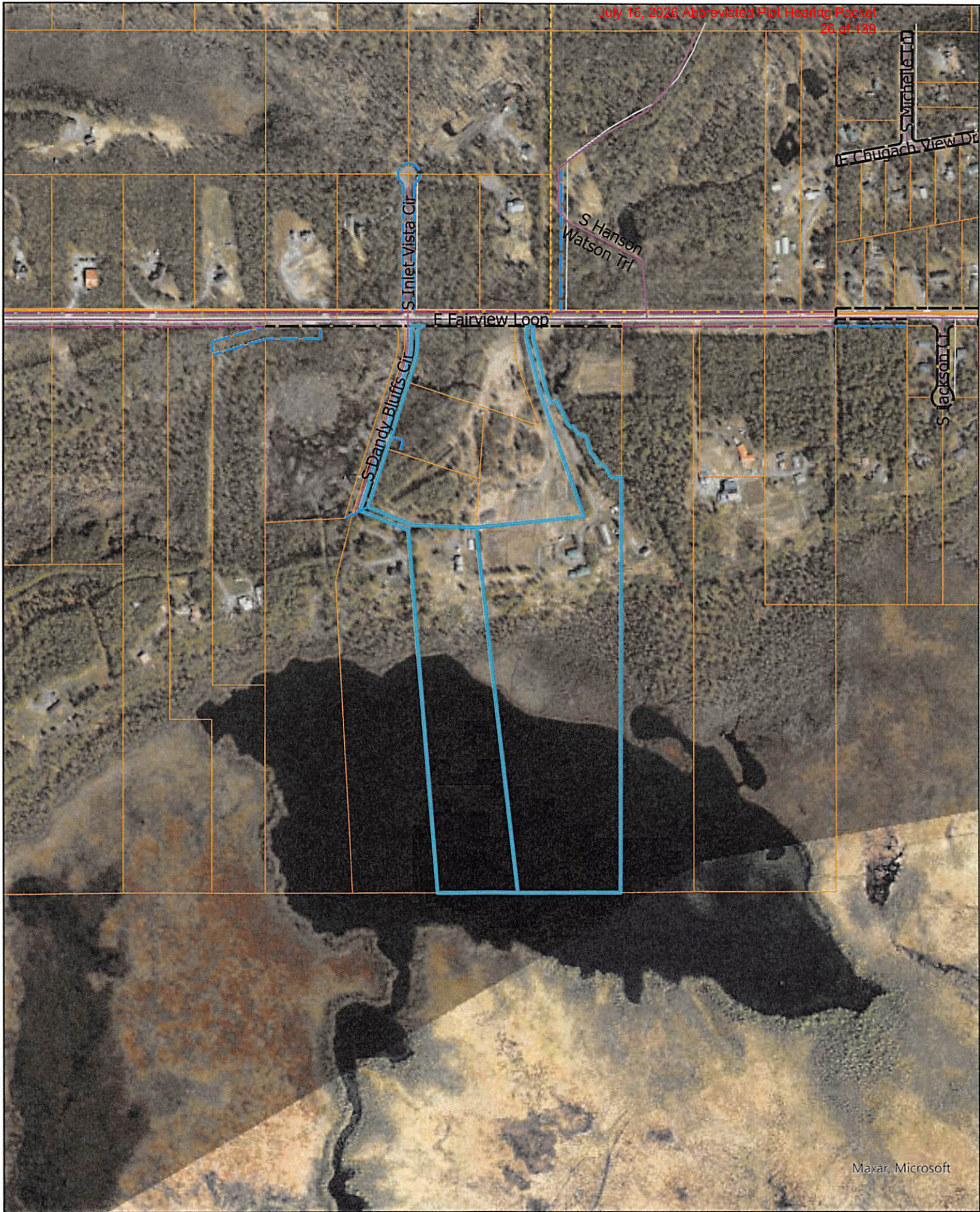
ALASKA

WA14 MAP



0 330 660 1,320 Feet





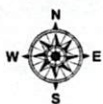
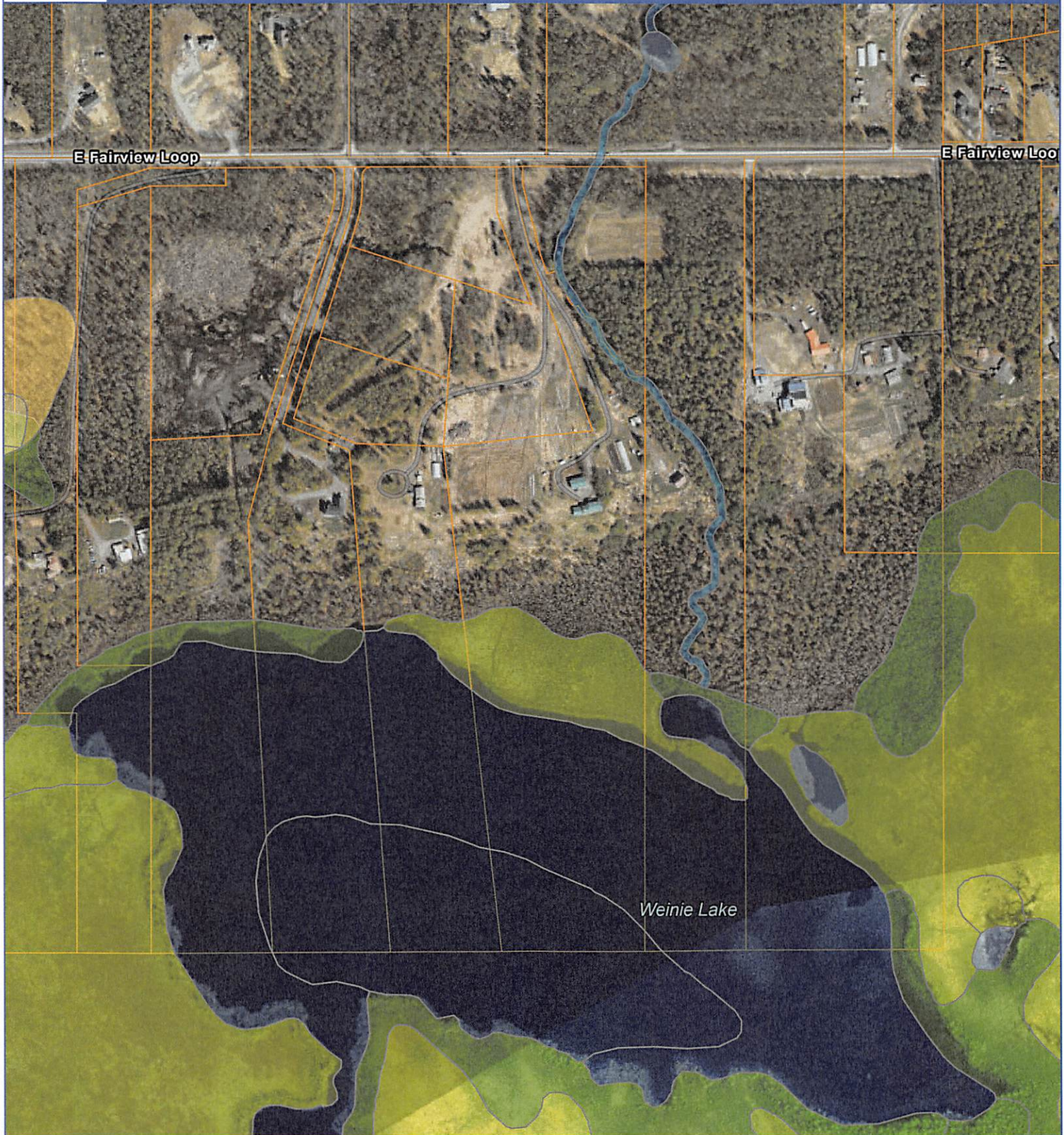
Maxar, Microsoft



0 500 1,000 2,000 Feet



Mat-Su Borough Wetlands Viewer



- | | |
|-----------------------------------|------------------------------|
| CookInlet Wetlands | Riverine |
| Discharge Slope | Mat-Su Borough Parcels |
| Spring Fen | World Imagery |
| NWI Wetlands | Low Resolution 15m Imagery |
| Freshwater Emergent Wetland | High Resolution 60cm Imagery |
| Freshwater Forested/Shrub Wetland | High Resolution 30cm Imagery |
| Freshwater Pond | Citations |
| Lake | |

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

0 0.05 0.1 0.19
mi



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

May 21, 2026

Tyler Young
Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

MAY 26 2026

PLATTING

Re: *Dandy Bluffs 2026 Subdivision*. Access & Drainage; HE# 15072

Dear Mr. Young:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project is a simple lotline shift which will create 2 new parcels from 2 existing parcel with a total area of 38.7 acres. The new lots will both have areas over 400,000 ft² and are not subject to soils/useable area verification. We have reviewed the proposed lotline change, and have previously logged soil conditions & topography information as well as our other observations at the site. See the attached access, drainage and topography map for details.

Topography. The parent parcels have odd, previously established slender flag forms, with separate pole portions running north to south. They occupy both high and low ground, with a steep bluff running on an east-west line near their centers. The bluff forms the northern edge of the Hayflats marsh area, with the flag portions extending into low swampy land and substantial portions of Dinkel Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley. The total elevation differential on the provided map is approximately 102'.

Prior Site Development & Vegetation. Portions of both of these parcels were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. Although at least one old driveway cut descends the bluff area, there appears to have been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees.

Road Access. Both parcels have separate but direct access to E. Fairview Loop Road, either by a shared driveway or a pioneer standard road. No road construction will be required for this project.

Drainage. As no road construction is proposed, no formal drainage report is required. However, we have shown general drainage patterns on the attached map. The project will have no impact on existing drainage patterns.

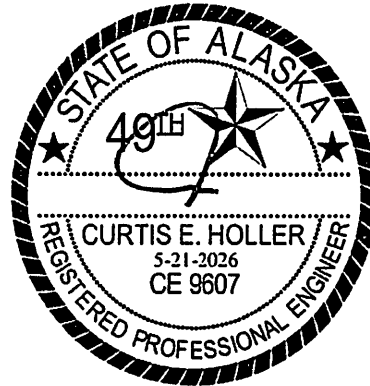
Thank you for your assistance, and please feel free to call with any questions you may have.

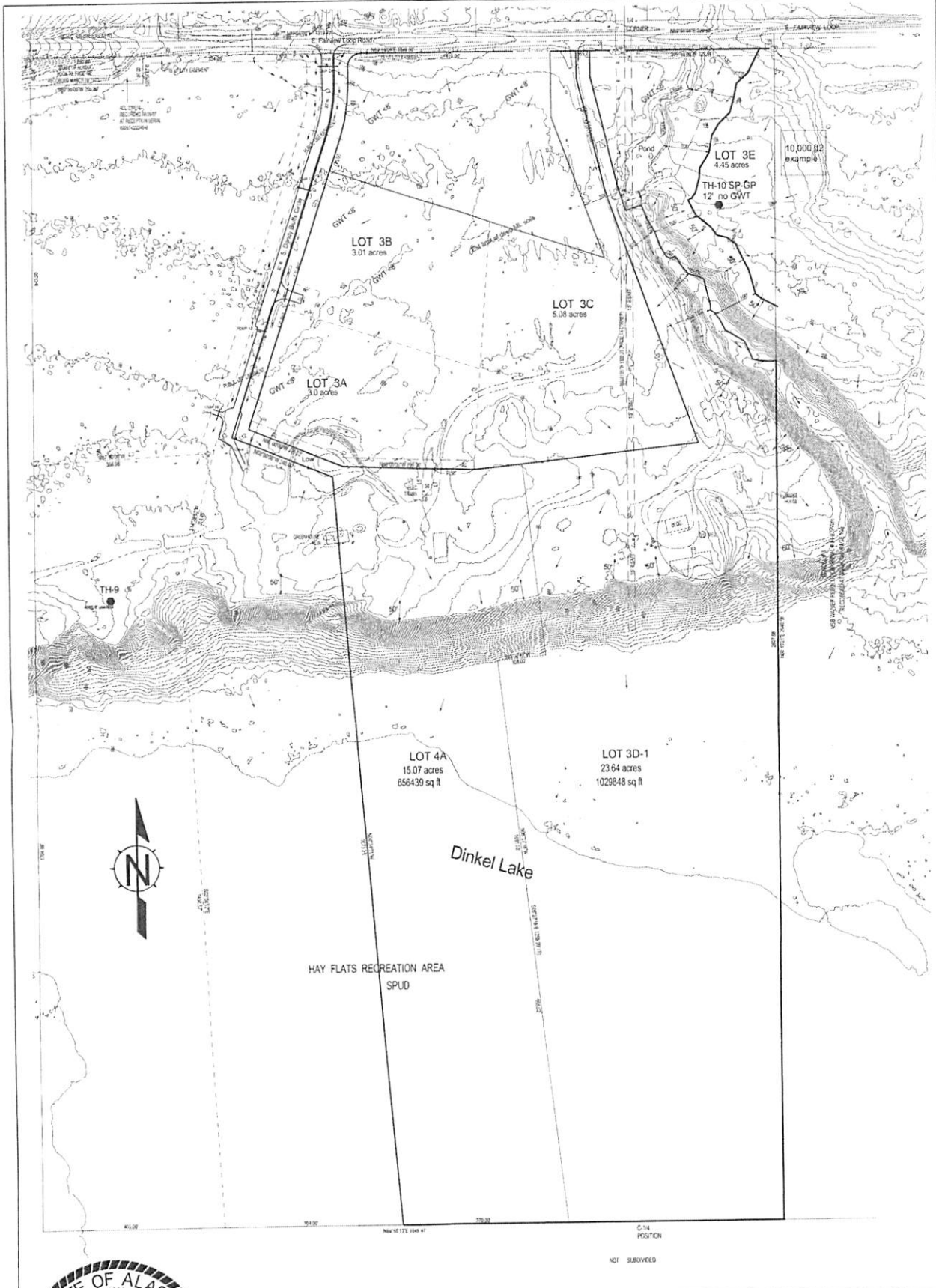
Sincerely,



Curtis Holler, PE

c: M. & L. Dinkel, w/attachments





Notes:

1. Arrows denote apparent drainage patterns.
2. Structure locations approximate.
3. Base drawing & 2' MSB LiDAR contours by others.

Dandy Bluffs 2026
Topography and Drainage Map



HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

5-21-2026

Job # 15072

Scale: 1"=200'+/-



Matanuska-Susitna Borough

Utility Permit

Permit #:	UTL-2025-030106	Parcel #:	
Issued Date:	June 4, 2026	Expiration Date:	October 31, 2026
Work Order:		Project:	
Business Contact:	GCI	Contact:	Tommy Gene Stapleton
Address:		Address:	800 Hermon St.
Phone:		Phone:	(907) 444-0653

Project Details

Description: PLACING 2" HDPE CONDUIT FOR UNDERGROUND GCI FACILITIES.

A utility permit is hereby granted to place, construct and thereafter routinely maintain the following facility in, on, along or across the right of way of the Matanuska-Susitna Borough. Please be aware that if this property is in a Special Flood Hazard Area a Flood Plain Development Permit is required. Please contact the Permit Center to help determine if you are in a Designated Flood Plain Area.

Information

Joint Use With:		ROW Offset:	
Longitudinal Installation Method:		Road Crossing Method:	
Aerial Installation:	No	Facility:	
Voltage:		Number of Circuits:	
Minimum Vertical Clearance:		Buried:	Yes
Conductor:		Existing Conduit:	No
Conduit Type:		Is this an MSB Project:	No
		MSB Project Number:	

Road Details

Road Name	Road Surface	Road Length	ROW Width	Road Crossing Angle
Bull Rush	Gravel	60	60	90
Pollywog Pl	Gravel	120	60	90
W Lilly Pad Cir	Gravel	120	60	90
Toms Way	Gravel	180	60	90
Sylvan Rd	Gravel	200	100	90
Total Road Length		680		

Comments or Restrictions

Continue to adhere to the most recent Standard Utility Facility Installation Condition agreement. All work completed under this permit must match the design plans submitted with the application.

If any portion of the utilities are to be located within a section line easement, or other easement reserved by the State of Alaska, this permit is valid only to the extent the State of Alaska concurs or later ratifies this permit. The Matanuska-Susitna Borough encourages the permittee to verify concurrence with the State of Alaska.

This permit is valid when the ROW Construction Season is open.

Permit Conditions

The Utility, or subcontractor must notify the Matanuska-Susitna Borough at 861-7822 option 2, or by fax 861-8158. **Not greater than 48 hours, and not less than 24 hours prior to the physical installation of permitted utility work.** All work completed under this permit must conform to the Standard Utility Facility Agreement between the Matanuska-Susitna Borough and the named Utility Company listed on the Permit. All conditions from the agreement that apply must be followed during this work.

6/4/2026 1:50:07 PM

Borough Representative

Issue Date

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, June 16, 2026 2:54 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Dandy Bluffs 2026 CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, June 5, 2026 8:08 AM
To: Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Dandy Bluffs 2026 CR

It has been updated

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Friday, June 5, 2026 8:06 AM
To: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Subject: RE: RFC Dandy Bluffs 2026 CR

Hi Cayman,

Is there a plat for this one? I did not see one included in the packet.

Tammy

Tammy Simmons, SR/WA

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 5, 2026 12:42 PM
To: Cayman Reynolds
Subject: RE: RFC Dandy Bluffs 2026 CR

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

Hello,

MTA has no comments.

Thank you.

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, June 4, 2026 4:32 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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; Right of Way Dept. <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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@escolas.com; davemtp@mtaonline.net; lszipsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>
Subject: RFC Dandy Bluffs 2026 CR

Hello,

The following link is a request for comments for the proposed Dandy Bluffs 2026.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 17, 2026 1:14 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Dandy Bluffs 2026 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, June 4, 2026 4:32 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>
Subject: RFC Dandy Bluffs 2026 CR

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

Hello,

The following link is a request for comments for the proposed Dandy Bluffs 2026.

Please ensure all comments have been submitted by June 22, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Dandy Bluffs 2026](#)

Cayman Reynolds

From: Garth Hangartner <garthjerodhangartner@icloud.com>
Sent: Tuesday, June 30, 2026 6:18 AM
To: Platting
Subject: Platting Dandy Bluffs 2026

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

Good Morning,

We have no objection to the proposed platting of 851800L003D Dandy Bluffs 2026

Thank You,
Garth and Julie Hangartner
762 E Fairview Loop
Wasilla, AK 99654
9072031584

*I'm no longer quite sure what the question is,
but I do know that the answer is Yes.*

Leonard Bernstein (1918-1990), American
composer and conductor of the New York
Philharmonic Orchestra

*It is strange how one feels drawn forward
without knowing at first where one is going.*

Gustav Mahler (1860-1911), Austrian composer and conductor of the New York Philharmonic Orchestra

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.

MARK C. DINKEL
720 E. FAIRVIEW LOOP
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

LESLEY S. DINKEL
720 E. FAIRVIEW LOOP
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

SETH A. DINKEL
720 E. FAIRVIEW LOOP
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

KATELYN E. DINKEL
720 E. FAIRVIEW LOOP
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

BENEFICIARIES

SIGNATURE DATE
NAME/TITLE
MATANUSKA VALLEY FEDERAL CREDIT UNION
501 N. MAIN STREET, SUITE 120
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

SIGNATURE DATE

NAME/TITLE
WELLS FARGO BANK, N.A.
101 N. PHILLIPS AVENUE
SIOUX FALLS, SOUTH DAKOTA 57104

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES

LEGEND

- FOUND 3 1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7074
- × CORNER NOT SET - FALLS IN LAKE
- (T) = TOTAL DIMENSION
- W.D. = WITNESS DISTANCE
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

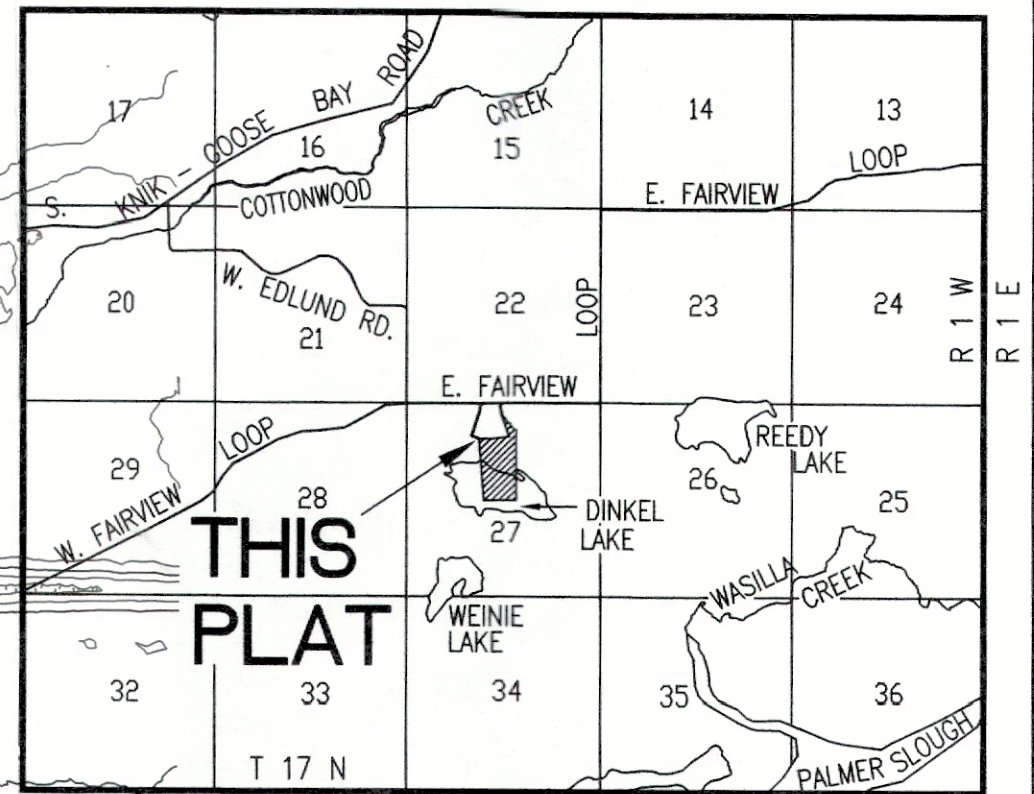
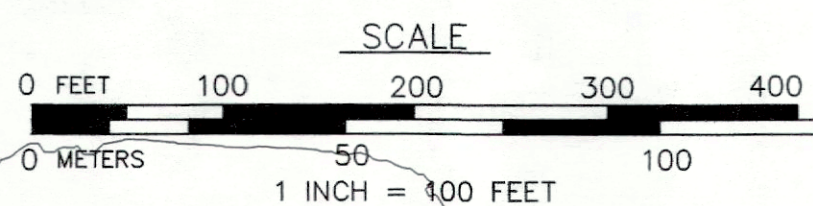
KEYSTONE
LS7330

LINE	LENGTH	BEARING
L1	30.91'	N89°56'06"E
L2	60.00'	N00°03'54"W
L3	60.00'	S00°03'54"E
L4	65.81'	N19°26'41"W
L5	26.00'	S70°33'19"W
L6	31.58'	S17°26'05"E
L7	30.66'	S32°33'57"E
L8	36.87'	S18°38'15"E
L9	26.45'	S33°57'09"E
L10	12.42'	S57°02'22"E
L11	11.58'	N70°21'08"E
L12	42.38'	S30°42'48"E
L13	27.05'	S75°57'14"E
L14	13.37'	S64°26'43"E
L15	59.56'	S14°32'47"E
L16	11.84'	S03°03'51"W
L17	12.19'	S58°47'08"E
L18	26.56'	S36°29'41"E
L19	19.75'	S25°10'50"E
L20	49.47'	S57°58'19"E
L21	42.24'	S23°29'26"E
L22	17.02'	S66°41'07"E
L23	28.93'	S89°13'32"E
L24	9.77'	N72°21'20"E
L25(T)	32.69'	S70°33'19"W
L26	37.00'	N00°03'54"W
L27	67.00'	S00°03'54"E
L28	60.00'	N89°56'06"E

HAY FLATS RECREATION AREA SPUD
(EXTENDS TO TOP OF BLUFF)

LOT 4A
15.07 acres
656439 sq ft

LOT 3D-1
23.64 acres
1029848 sq ft



NOTES

- 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.
- BASIS OF BEARING FROM PLAT OF DANDY BLUFFS, PLAT #2016-129.
- 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.
- 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 AT BOOK 128, PAGE 871
 - b) EASEMENT RECORDED MAY 19, 1995 AT BOOK 805, PAGES 229 & 231
 - c) 10' WIDE MTA EASEMENT RECORDED OCTOBER 10, 1995 AT BOOK 823, PAGE 733
 - d) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 29, PAGE 40
 - e) M.E.A. EASEMENT RECORDED AUGUST 28, 2017 AT RECEPTION SERIAL #2017-016995-0
 - f) INSTAR EASEMENT RECORDED MAY 5, 2024 AT RECEPTION SERIAL #2024-006864-0
- COVENANTS, CONDITION AND RESTRICTIONS WERE RECORDED MAY, 10, 2017 AT RECEPTION SERIAL #2017-008867-0, PALMER RECORDING DISTRICT.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITINA 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR

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

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



A PLAT OF
DANDY BLUFFS 2026
A SUBDIVISION OF
LOT 4, DANDY BLUFFS, PLAT #2016-129 AND
LOT 3D, DANDY BLUFFS 2022, PLAT #2024-65

ALL LOCATED WITHIN THE
N1/2 SECTION 27, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 38.71 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: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 5/21/26	DRAWING: 2026-6/DandyBluffs2026
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

Agenda Copy

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026

**ABBREVIATED PLAT: KENNEDY ADDITION TO THE WASILLA TOWNSITE,
ALASKA LOT 9A AND LOT 11A**

LEGAL DESCRIPTION: SEC 10, T17N, R01W S.M., AK

PETITIONER: HANSON LAND SOLUTIONS

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 0.77 +/- PARCELS: 2

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2026-067

REQUEST:

The request is to create two lots from Lots 9 through 13, Block 13 Kennedy Addition, Plat W-4, to be known as **KENNEDY ADDITION TO THE WASILLA TOWNSITE, ALASKA LOT 9A AND LOT 11A**, containing 0.77 acres +/- . The plat is located south of E. Bogard Rd, directly south of N Northshore Drive, and north of Wasilla Lake, located within the SE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #4.

EXHIBITS:

Vicinity Maps

EXHIBIT A – 4 pgs

AGENCY COMMENTS:

MSB Code Compliance

EXHIBIT B – 1 pg

MSB Permit Center

EXHIBIT C – 1 pg

City of Wasilla

EXHIBIT D – 1 pg

DISCUSSION: The subject parcels are located within the City of Wasilla. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot 11A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot 11A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines five lots into two lots within Kennedy Addition To The Wasilla Townsite, Alaska Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Kennedy Addition To The Wasilla Townsite, Alaska (Plat #W-4), and does not require additional monumentation.

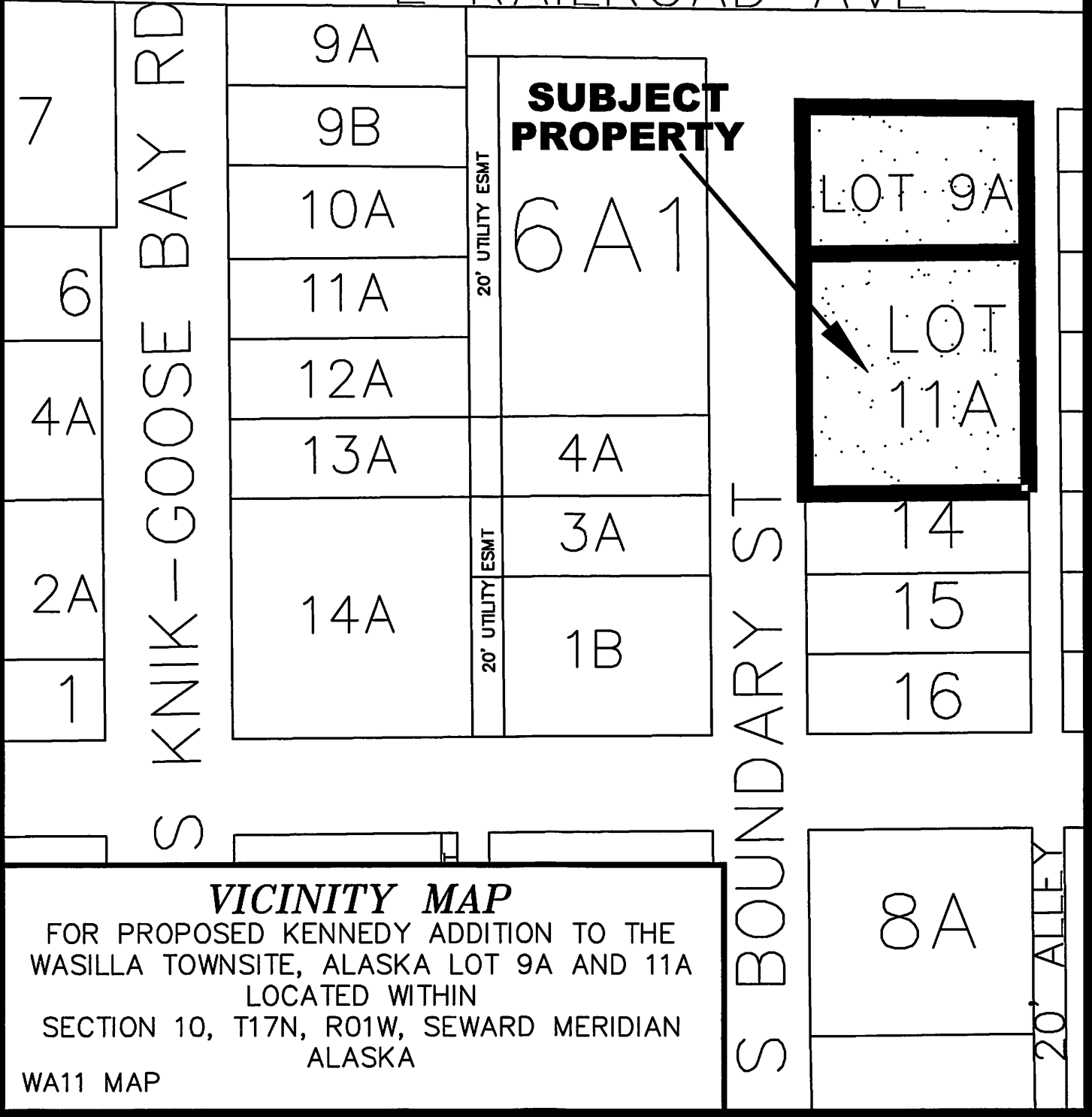
RECOMMENDED CONDITIONS OF APPROVAL:

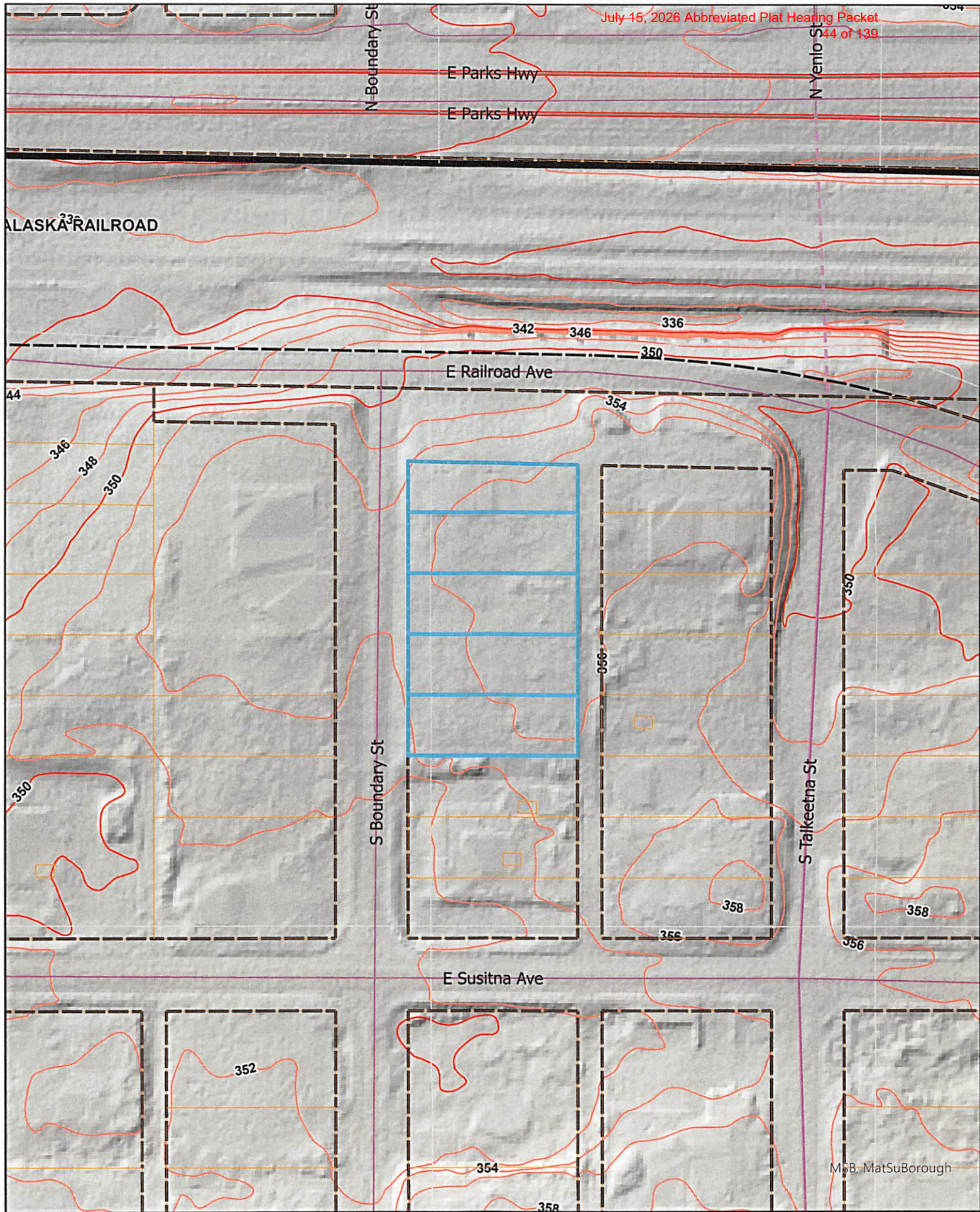
Staff recommends approval of the abbreviated plat of Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot 11A, contingent on the following recommendations:

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

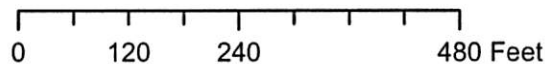
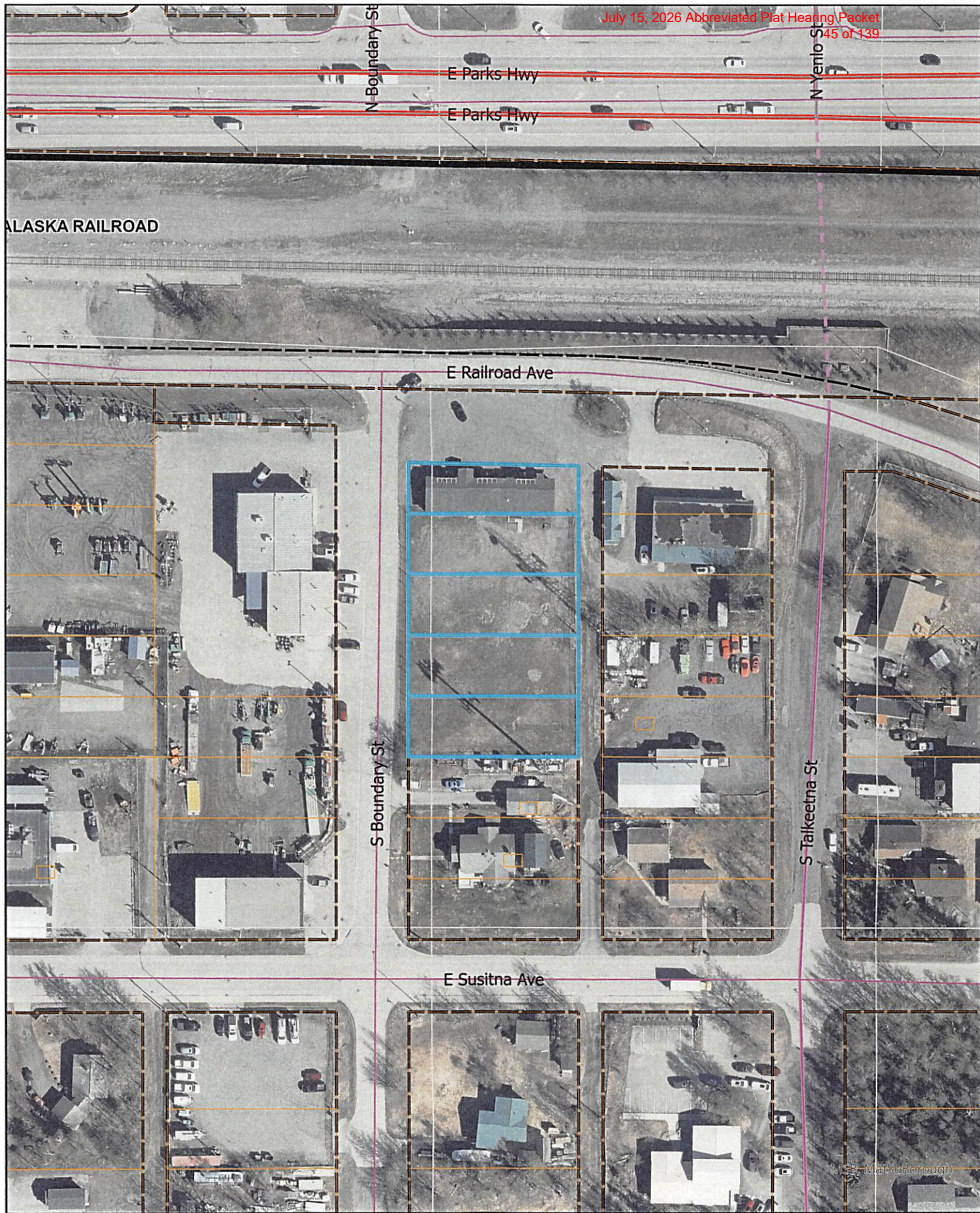
ALASKA RAILROAD

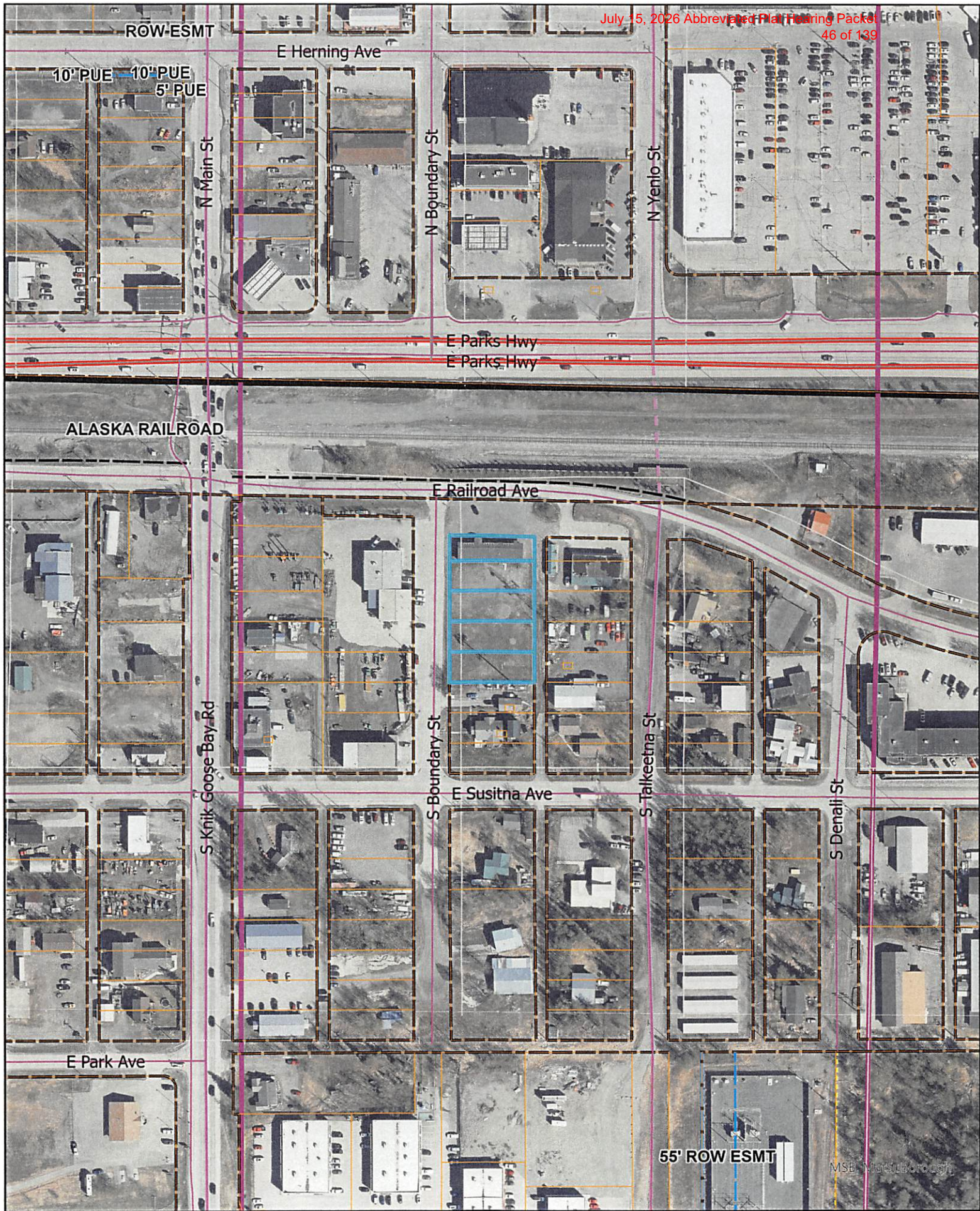
E RAILROAD AVE





0 120 240 480 Feet





0 245 490 980 Feet



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: June 18, 2026

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat 2026-067

These parcels are located within the City Limits of Wasilla. There are no open or active Code Compliance Cases on the existing lot.

No objections to moving forward with the Abbreviated Plat to create two lots from the existing 5 lots to be known as Kennedy Addition to the Wasilla Townsite Lot 9A and Lot 11A.

Cayman Reynolds

From: Permit Center
Sent: Tuesday, June 9, 2026 4:34 PM
To: Cayman Reynolds
Subject: RE: RFC Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A CR

No comments from the Permit Center.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, June 9, 2026 11:44 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; davemtp@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; lszipsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov
Subject: RFC Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A CR

Hello,

The following link is a request for comments for the proposed Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A.

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

☐ [Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

Cayman Reynolds

From: Erich E. Schaal <eschaal@cityofwasilla.gov>
Sent: Tuesday, June 9, 2026 2:58 PM
To: Cayman Reynolds
Subject: FW: RFC Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A CR

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

Hi Cayman,

The City of Wasilla is supportive of this abbreviated plating action.

Thanks,

Erich

Erich Schaal P.E.
Director of Public Works
Airport Manager

City of Wasilla

290 E. Herning Avenue
Wasilla, AK 99654-7091
Office: (907) 373-9018
Cell: (907) 232-9678

Public Works | Wasilla, AK

From: PW Shared <publicworks@cityofwasilla.gov>
Sent: Tuesday, June 9, 2026 12:30 PM
To: Erich E. Schaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>
Subject: FW: RFC Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A CR

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, June 9, 2026 11:44 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; davemtp@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; lszipszky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; Planning <Planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>
Subject: RFC Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot11A CR

Hello,

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

490 E RAILROAD AVE, LLC _____

DATE _____

NOTARY ACKNOWLEDGEMENT

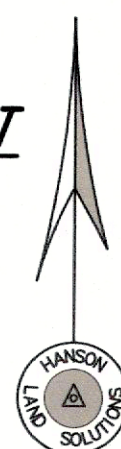
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____



LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (W-4)

1 BLOCK NUMBER

NOTES

1. 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.

2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

3. THIS SUBDIVISION IS SUBJECT TO A SEWER EASEMENT, RECORDED IN BOOK 423, PAGE 394, CONVEYED TO THE CITY OF WASILLA IN 1985. EXACT LOCATION OF THE EASEMENT IS NOT ASCERTAINABLE FROM THE DOCUMENT.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

E. RAILROAD AVE.

S. BOUNDARY ST.

(S89°54'W)

(140.00')

(92.00')
(NORTH)

(150.00')

(NORTH)

(S89°54'W)

(140.00')

(S89°54'W)

(140.00')

(89.35')
(NORTH)

(150.00')

(NORTH)

LOT 9A

0.29 ACRES±

LOT 11A

0.48 ACRES±

8

7

6

KENNEDY ADDITION
TO THE WASILLA
TOWNSITE, ALASKA
(W-4)

13 5

[] 4

3

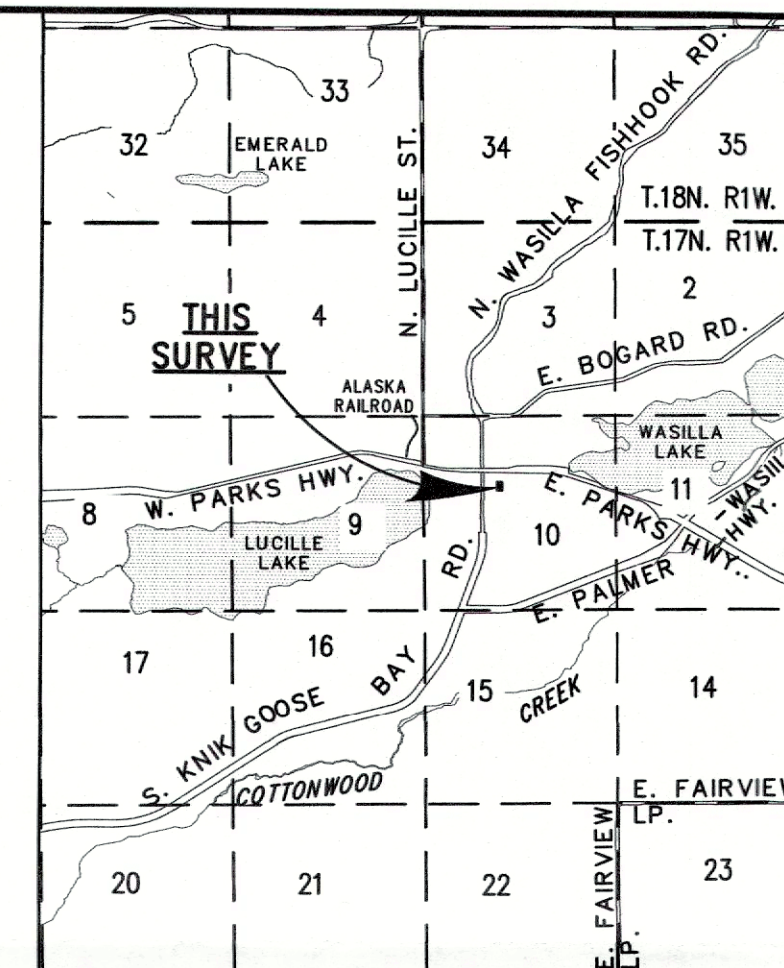
14

13

KENNEDY ADDITION
TO THE WASILLA
TOWNSITE, ALASKA
(W-4)

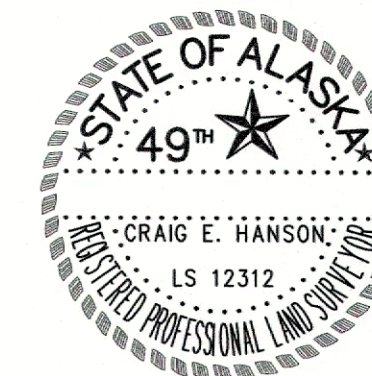
15

15 0 30 45 60
US SURVEY FEET



SOURCE: MSB TAX MAP WA05, WA06, WA11, WA12, WA13, WA14 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND
SURVEYOR

A PLAT OF
**KENNEDY ADDITION TO THE
WASILLA TOWNSITE, ALASKA
LOT 9A AND LOT 11A**

A REPLAT OF
**LOTS 9, 10, 11, 12, 13, BLOCK 13 KENNEDY
ADDITION TO THE WASILLA TOWNSITE, ALASKA
(W-4)**

PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
NW¼ SEC. 10, T.17N. R.1W. SM, AK
CONTAINING 0.77 ACRES MORE OR LESS

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

FILE: FB26-139 CK: CEH SCALE: 1"=30' 05/28/26 1 OF 1

Agenda Copy

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026

ABBREVIATED PLAT: TINA MARIE HOFFMAN PH 4 TRACTS B1 & B2
LEGAL DESCRIPTION: SEC 28, T18N, R01E S.M., AK
PETITIONERS: KENNETH YANNIKOS & BILLY DAN'L STUDIE JR
SURVEYOR: ACUTEK GEOMATICS, LLC
ACRES: 27.97 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-068

REQUEST:

The request is to create two lots from Tract B, Tina Marie Hoffman Ph 1, (Plat#2007-8), (Tax ID#6636000T00B) to be known as **TINA MARIE HOFFMAN PH 4 TRACTS B1 & B2**, containing 27.97 acres +/- . The property is directly south of E. Jessica Ann Street and directly east of N. 58 Mile Road; within the NE ¼ Section 31, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Topographic Narrative

Exhibit B – 1 pg

COMMENTS:

ADOT&PF

Exhibit C – 2 pgs

MSB Pre-Design and Engineering

Exhibit D – 1 pg

MSB Permit Center

Exhibit E - 1 pg

Utilities

Exhibit F - 3 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 9.25 acres to 18.76 acres +/- . Access for the lots exist from E. Jessica Ann Street and N. 58 mile Road.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative (**Exhibit B**) was provided by Terry Nicodemus, pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

COMMENTS:

ADOT&PF: (**Exhibit C**) No objection to lot division.

Concur with and require retention of plat note #5: “No access to 58 Mile Road for Lot 1”.

Single access to 58 Mile Road for lot 2. Subsequent development required to plan for singular shared access and internal circulation.

Apply for access permits for Lot 2 connection to 58 Mile 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.

Staff notes the plat note is condition #4.

MSB DPW Pre-Design and Engineering: (Exhibit D) PD&E comments the subdivision shall be redesigned so both lots take access to Jessica Ann Street, which is the lower classified road.

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

Utilities: (Exhibit F) GCI has no comments or objections to the plat. MTA has no comments. ENSTAR & MEA did not reply.

There were no objections received from Borough departments, outside agencies or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION:

The plat of **TINA MARIE HOFFMAN PH 4 TRACTS B1 & B2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

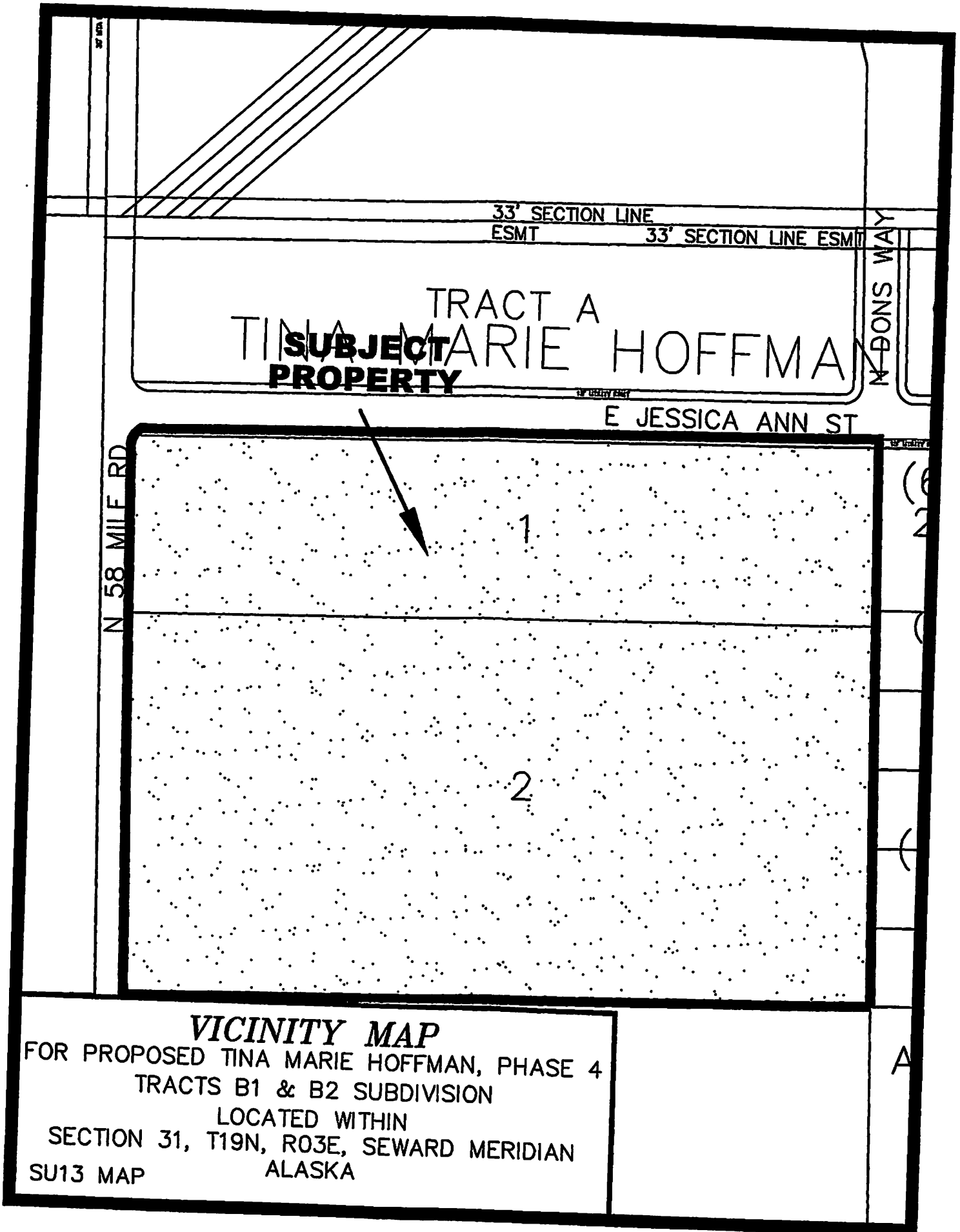
FINDINGS OF FACT:

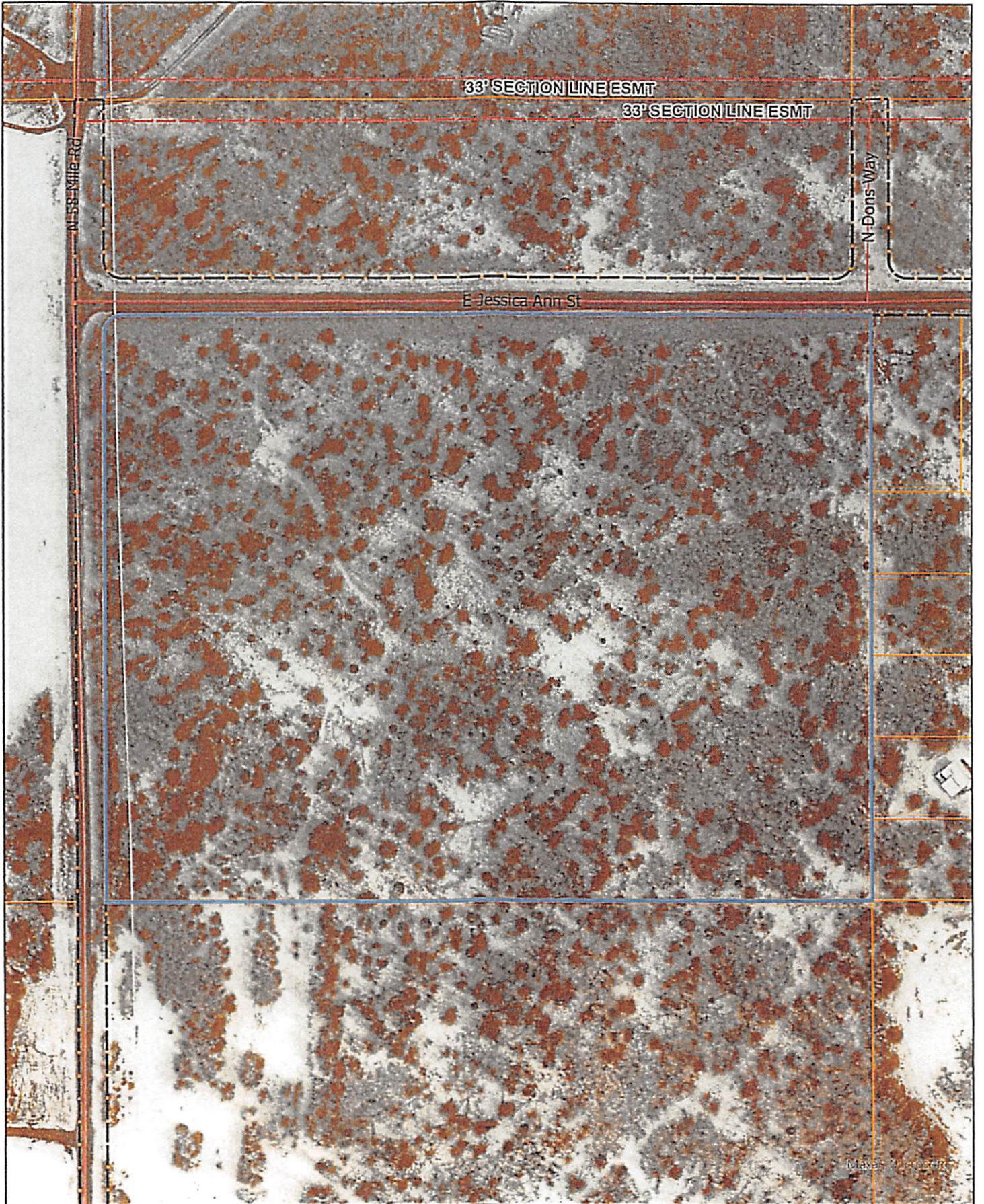
1. The plat of **TINA MARIE HOFFMAN PH 4 TRACTS B1 & B2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A Topographic Narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i), All lots have the required usable area.
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AKF&G, Community Development, or Assessments; or MEA, ENSTAR; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of TINA MARIE HOFFMAN PH 4 TRACTS B1 & B2, Section 31, Township 19 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, "No access to 58 Mile Road for Lot 1 unless otherwise authorized by the permitting authority."
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.





0 245 490 980 Feet

EXHIBIT A

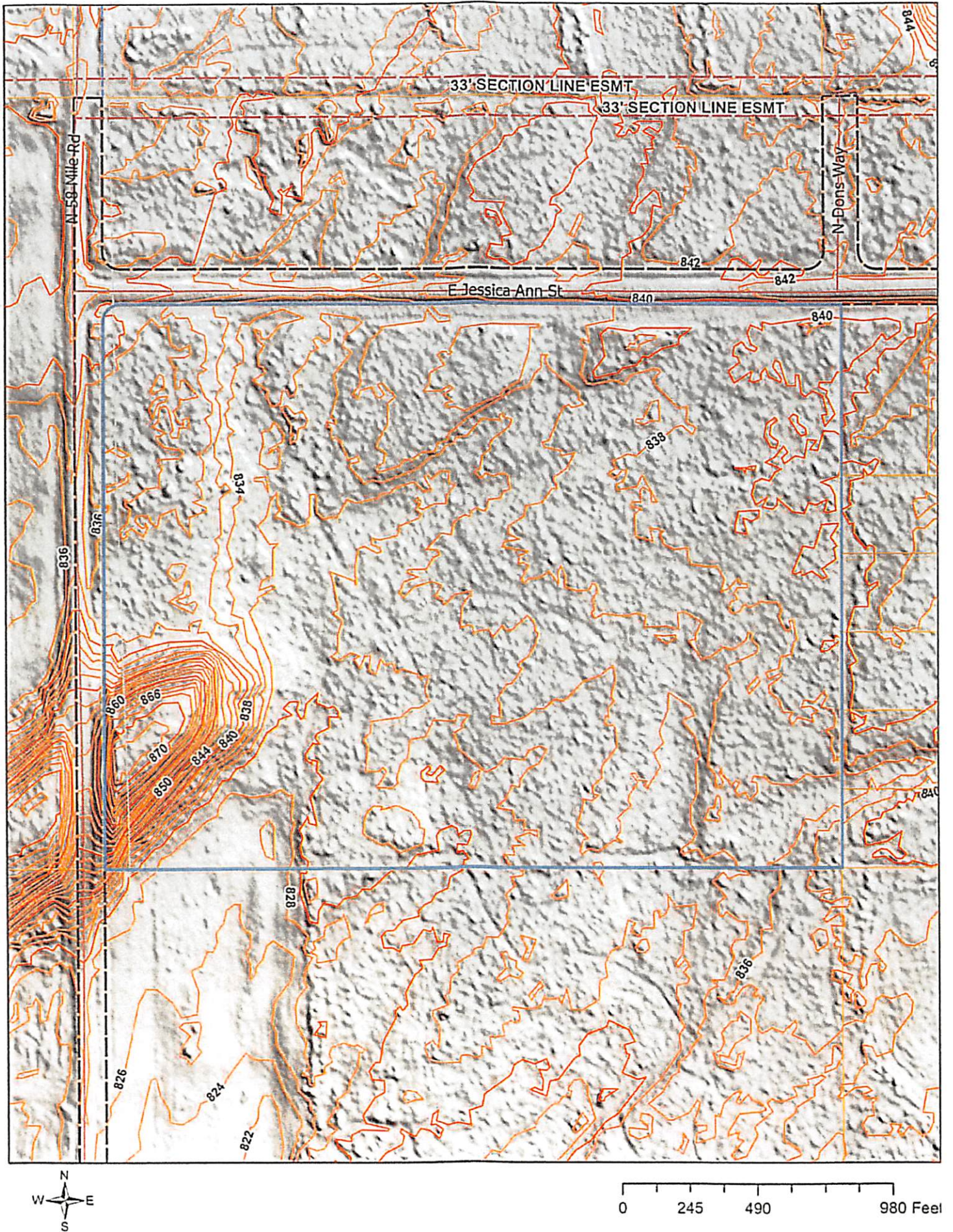


EXHIBIT A

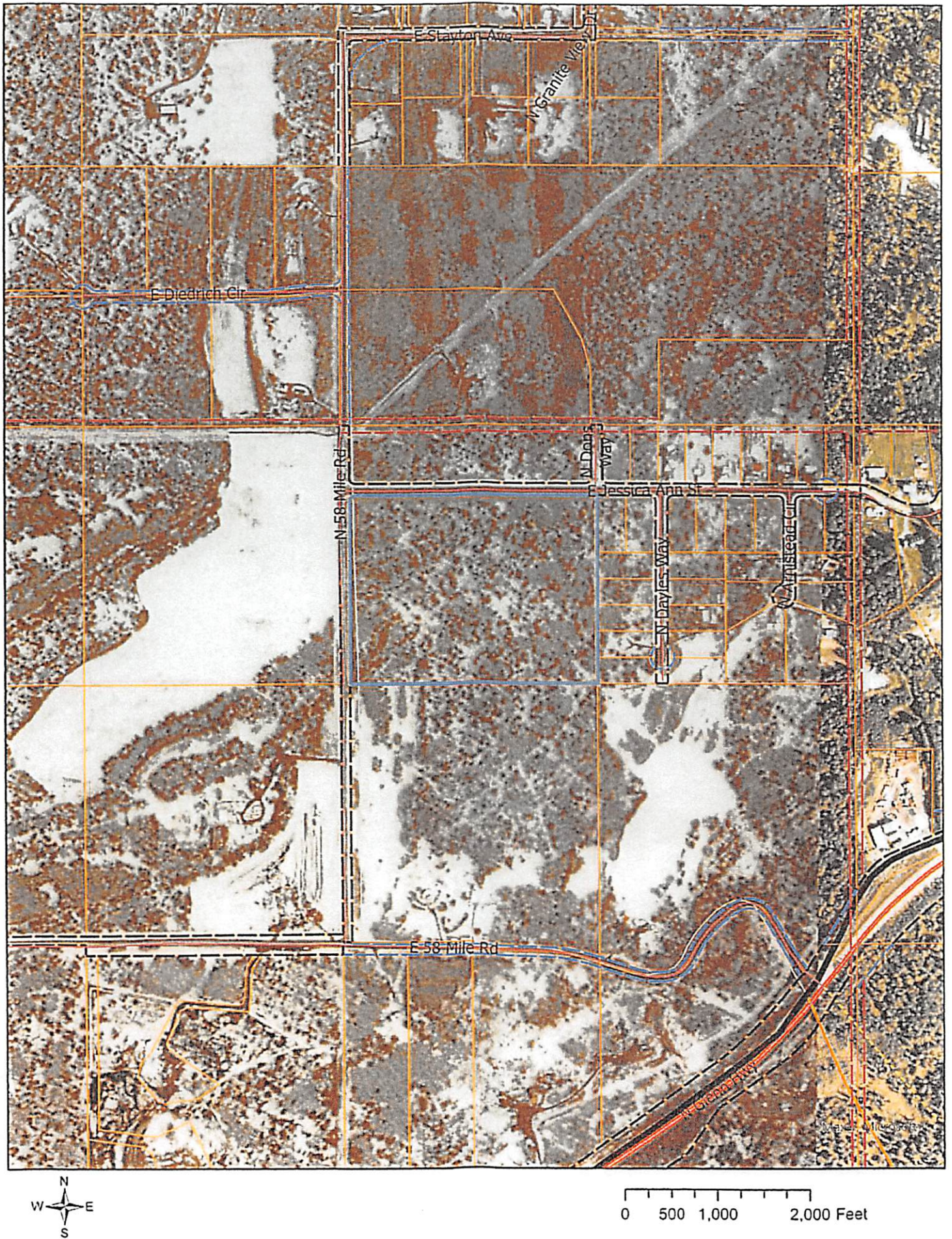


EXHIBIT A

ACUTEK GEOMATICS, LLC

5099 E. Blue Lupine Drive
Suite 104
Wasilla, Alaska 99654
907-376-8800
Fax 907-376-9629
Email: admin@acuteksurvey.com

RECEIVED

MAY 20 2026

PLATTING

April 30, 2026

Mr. Tyler Young
Matanuska-Susitna Borough
Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Ref: Topographic narrative for Tina Marie Hoffman Subdivision. Phase 4 Tracts B1 and B2,
located within Section 31 Township 19 North Range 3 East Seward Meridian Alaska
Acutek Job # 16-05.05

Dear Mr. Young,

Lot 1

This lot contains 402,871 square feet. It is bounded on the North E. Jessica Ann Street and bounded on the west by N 58 Mile Road. The lot is moderately wooded with mixed spruce, birch, cottonwood and poplar trees. The lot generally slopes to the southwest and there are no bodies of water on this proposed property.

Lot 2

This lot contains 817,107 square feet, bounded on the west by N 58 Mile Road, Lot 2 is moderately wooded with mixed spruce, birch, cottonwood and poplar trees. The southwest corner of the lot has a forty four feet high hill and the highest ground is along the west side of the lot. With a grade less than one percent drainage is northeast to southwest with storm water ending up on the property south of this lot. There does not appear to have any bodies of water on the tract.

Each lot has more than 20,000 square feet of contiguous usable build able and septic area.


Terry Nicodemus, PLS
Acutek Geomatics, LLC

TN/tan



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

June 17, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Preapp-2026-092; PLT-21-8-3470; PA 14 Walter; Walter Ondola (South Butte & East Fritz Drive)**
- **Preapp-2026-103; PLT-21-8-3479; PA 11 Lee; Jason Lee (North Witherspoon Road)**
- **Preapp-2026-094; PLT-21-8-3471; PA 14 McIntyre; Andrew McIntyre (South McCombs Road)**

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

- **Hoffman; SU 13 Acutek; Plat #2007-8; (58 Mile Road)**
 - No objection to lot division.
 - Concur with and require retention of plat note #5: "No access to 58 Mile Road for Lot 1".
 - Single access to 58 Mile Road for lot 2. Subsequent development required to plan for singular shared access and internal circulation.
 - Apply for access permits for Lot 2 connection to 58 Mile 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.
- **WA 07 Leonard; Plat #75-44; Leonard Gordon & Kearney Keaton (Wasilla-Fishhook Road)**
 - No objection to revised lot lines or requested variance.

"Keep Alaska Moving."

EXHIBIT C

- No access to Wasilla-Fishhook for all lots.
 - Required to add plat note: “No direct access to Wasilla-Fishhook Road for all lots” or similar.
 - Please be advised that the Mat-Su Borough [Official Streets and Highways Plan \(OSHP\)](#) shows development of the section line easement between Sorrelwood Street and East Pamela Drive. Internal connectivity is expected through this road and East Pamela Drive.
- **Preapp-2026-000097; PLT-21-8-3472; Plat #2020-51; Wasilla Area Seniors (Knik-Goose Bay Road)**
 - No direct access to Knik-Goose Bay Road for all lots.
 - Add plat note: “No direct access to Knik-Goose Bay Road for all lots” or similar.
 - Recommend no direct access to Harmonious Drive/Fern St due to proximity to the Knik-Goose Bay Road and Fern Street intersection, intersection queueing and access turning conflicts, and existing internal connectivity through adjacent 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

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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 23, 2026 4:18 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Hello Chris,

PD&E comments the subdivision shall be redesigned so both lots take access to Jessica Ann Street, which is the lower classified road.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 10, 2026 9:12 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>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; Traci Barickman <tjb907@mtaonline.net>; Email:buzby.frank@gmail.com <buzby.frank@gmail.com>; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Hello,

The link below is to the RFC packet for Tina Marie Hoffman Ph 4 Tracts B1 & B2. Please ensure that all comments are submitted by June 26, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Tina Marie Hoffman Ph 4 Tracts B1 & B2](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Wednesday, June 10, 2026 10:09 AM
To: Chris Curlin
Subject: RE: RFC Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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, June 10, 2026 9:12 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>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; Traci Barickman <tjb907@mtaonline.net>; Email:buzby.frank@gmail.com <buzby.frank@gmail.com>; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Hello,

The link below is to the RFC packet for Tina Marie Hoffman Ph 4 Tracts B1 & B2. Please ensure that all comments are submitted by June 26, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

☐ [Tina Marie Hoffman Ph 4 Tracts B1 & B2](#)

Sincerely,

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, June 10, 2026 10:07 AM
To: Chris Curlin
Subject: RE: RFC Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

[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, June 10, 2026 9:12 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>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; Traci Barickman <tjb907@mtaonline.net>; Email:buzby.frank@gmail.com <buzby.frank@gmail.com>; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

Hello,

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 17, 2026 1:57 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

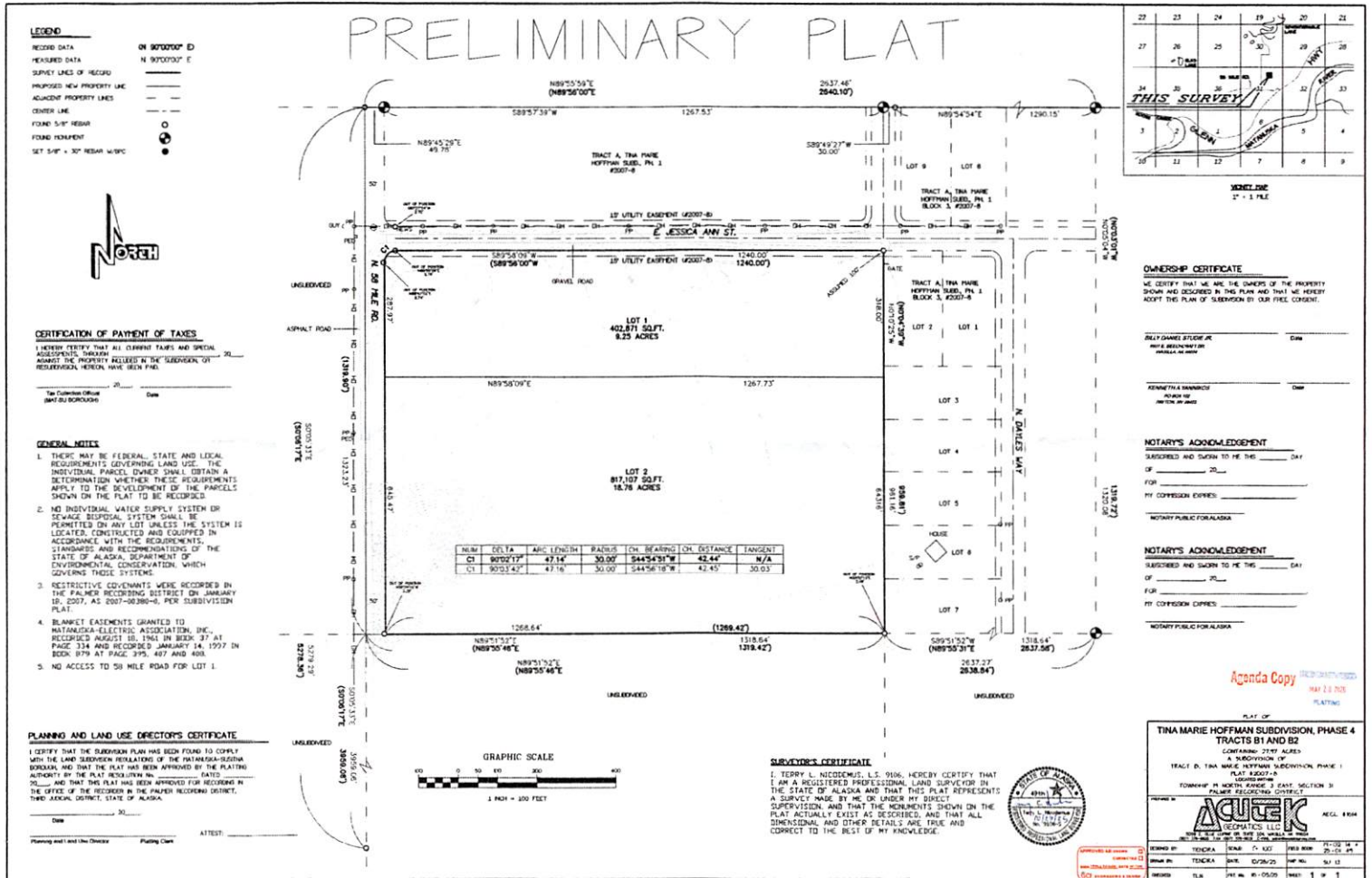
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 10, 2026 9:12 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <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>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; Traci Barickman <tjb907@mtaonline.net>; Email:buzby.frank@gmail.com <buzby.frank@gmail.com>; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Tina Marie Hoffman Ph 4 Tracts B1 & B2 (CC)

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

Hello,

The link below is to the RFC packet for Tina Marie Hoffman Ph 4 Tracts B1 & B2. Please ensure that all comments are submitted by June 26, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

☐ [Tina Marie Hoffman Ph 4 Tracts B1 & B2](#)



LEGEND

RECORD DATA
MEASURED DATA
SURVEY LINES OF RECORD
PROPOSED NEW PROPERTY LINE
ADJACENT PROPERTY LINES
CENTER LINE
FOUND 5/8" REBAR
FOUND MONUMENT
SET 5/8" x 30" REBAR W/BPC

N 90°00'00" E

N 90°00'00" E



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.

Tax Collection Official (MAT-SU BOROUGH) _____ Date _____

GENERAL NOTES

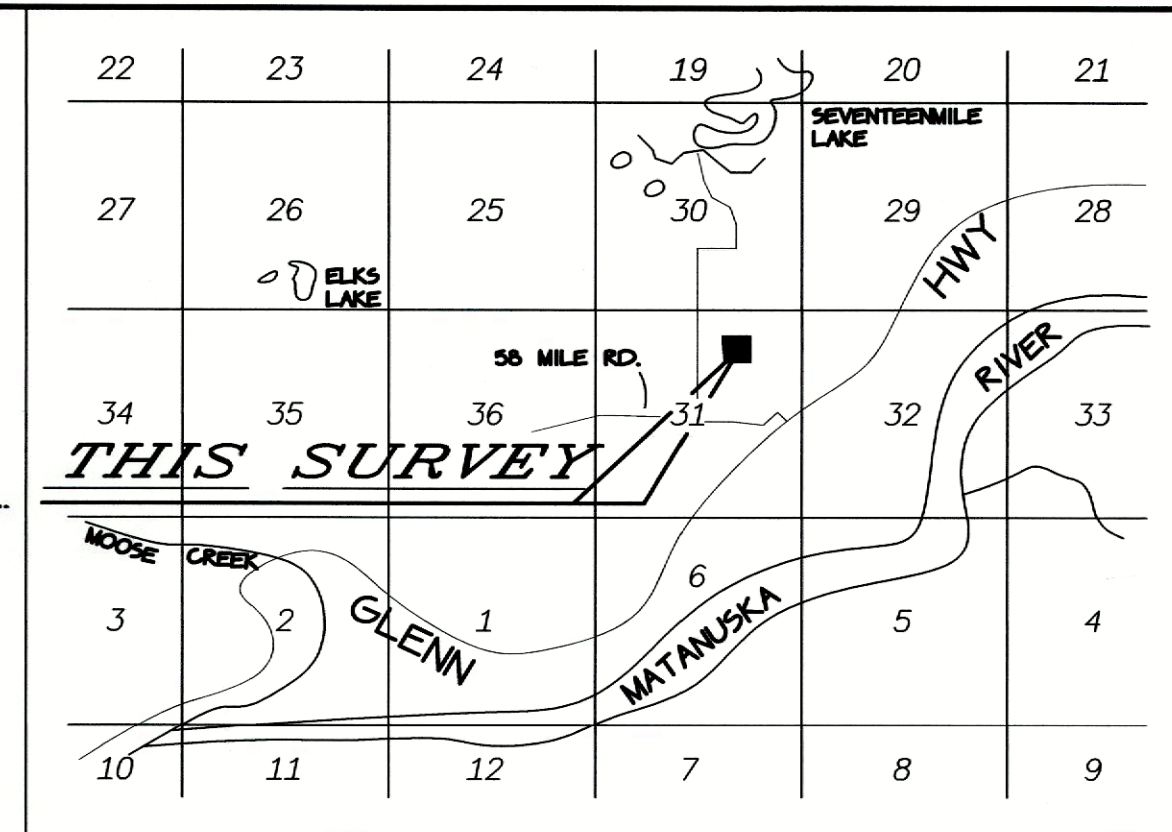
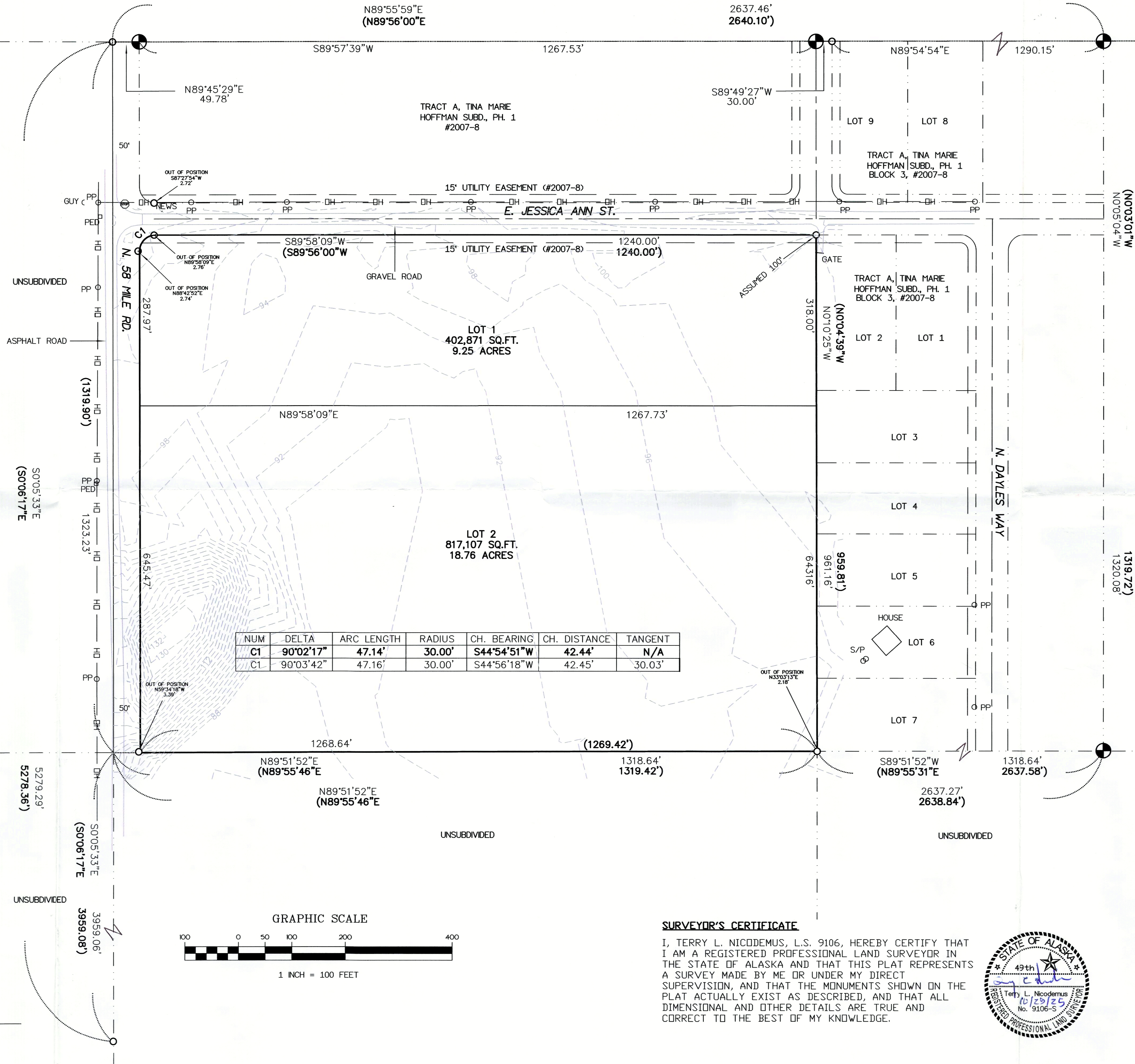
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JANUARY 18, 2007, AS 2007-00380-0, PER SUBDIVISION PLAT.
4. BLANKET EASEMENTS GRANTED TO MATANUSKA-ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 18, 1961 IN BOOK 37 AT PAGE 334 AND RECORDED JANUARY 14, 1997 IN BOOK 879 AT PAGE 395, 407 AND 408.
5. NO ACCESS TO 58 MILE ROAD FOR LOT 1.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE 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.

Date _____
Planning and Land Use Director _____
Platting Clerk _____
ATTEST: _____

PRELIMINARY PLAT



OWNERSHIP CERTIFICATE

1" = 1 MILE

OWNERSHIP CERTIFICATE

WE 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.

BILLY DANIEL STUDIE JR. _____ Date _____
6931 E. BEECHCRAFT DR.
WASILLA, AK 99654

KENNETH A YANNIKOS _____ Date _____
PO BOX 152
RAYTON, NV 89403

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____,
FOR _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____,
FOR _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR ALASKA

Agenda Copy RECEIVED
MAY 20 2026
PLATTING

PLAT OF

TINA MARIE HOFFMAN SUBDIVISION, PHASE 4
TRACTS B1 AND B2

CONTAINING 27.97 ACRES
A SUBDIVISION OF
TRACT D, TINA MARIE HOFFMAN SUBDIVISION, PHASE 1
PLAT # 2007-8
LOCATED WITHIN
TOWNSHIP 19 NORTH, RANGE 3 EAST, SECTION 31
PALMER RECORDING DISTRICT

PREPARED BY: **ACUTEK** GEOMATICS LLC AECL #1614
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA, AK 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL: adam@acuteksurvey.com
DESIGNED BY: TENDRA SCALE: 1" = 100' FIELD BOOK: 19-02 14 +
DRAWN BY: TENDRA DATE: 10/28/25 MAP NO.: SJ 13
CHECKED: TLN FILE NO: 16-05.05 SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, 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.

E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026

ABBREVIATED PLAT: **COOPER RIDGE LOT 7A. BLOCK 3**
LEGAL DESCRIPTION: **SEC 23, T17N, R02W S.M., AK**
PETITIONER: **DOUGLAS A & DIANA E WRIGHT**
SURVEYOR: **KEYSTONE SURVEYING & MAPPING**
ACRES: 1.84 +/- **PARCELS: 1**
REVIEWED BY: CAYMAN REYNOLDS **CASE: 2026-069**

REQUEST:

The request is to create one lot from Parcel 8726000L001 and Lot 7, Block 2, Hollanridge, Plat # 83-87, to be known as **COOPER RIDGE LOT 7A, BLOCK 3**, containing 1.84 acres +/- . The property is located north of South Knik Goose Bay Road, west of South Foothills Boulevard, and east of South Phenix Avenue (Tax ID # 8726000L001 / 2477B02L007); within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS:

Vicinity Map and Aerial Photos
As-Built

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS:

MSB Code Compliance
MSB Permit Center

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg

DISCUSSION: The subject parcels are located within the Knik-Fairview Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. An incorrect public notice was mailed out showing lot 6 erroneously being included in the platting action. A corrected public mailing was also sent out. See the updated and corrected vicinity map in exhibit A.

COMMENTS:

There were no objections or concerns received from outside agencies or the public at the time of this staff report. Code compliance comments that there is a setback violation on the west side of Lot 7 Block 2. See Exhibit C.

CONCLUSION

The plat of Cooper Ridge Lot 7A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

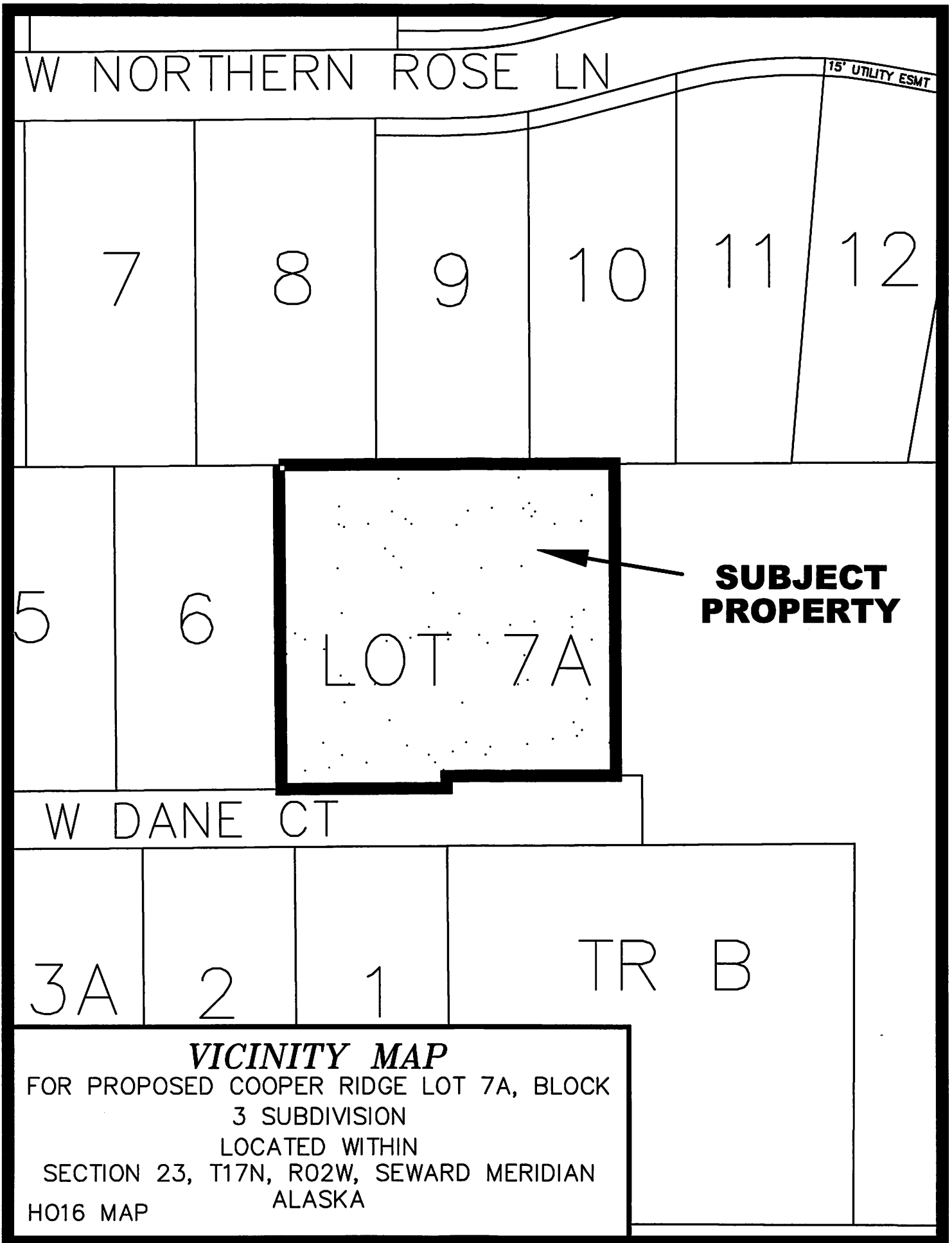
FINDINGS of FACT:

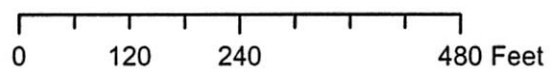
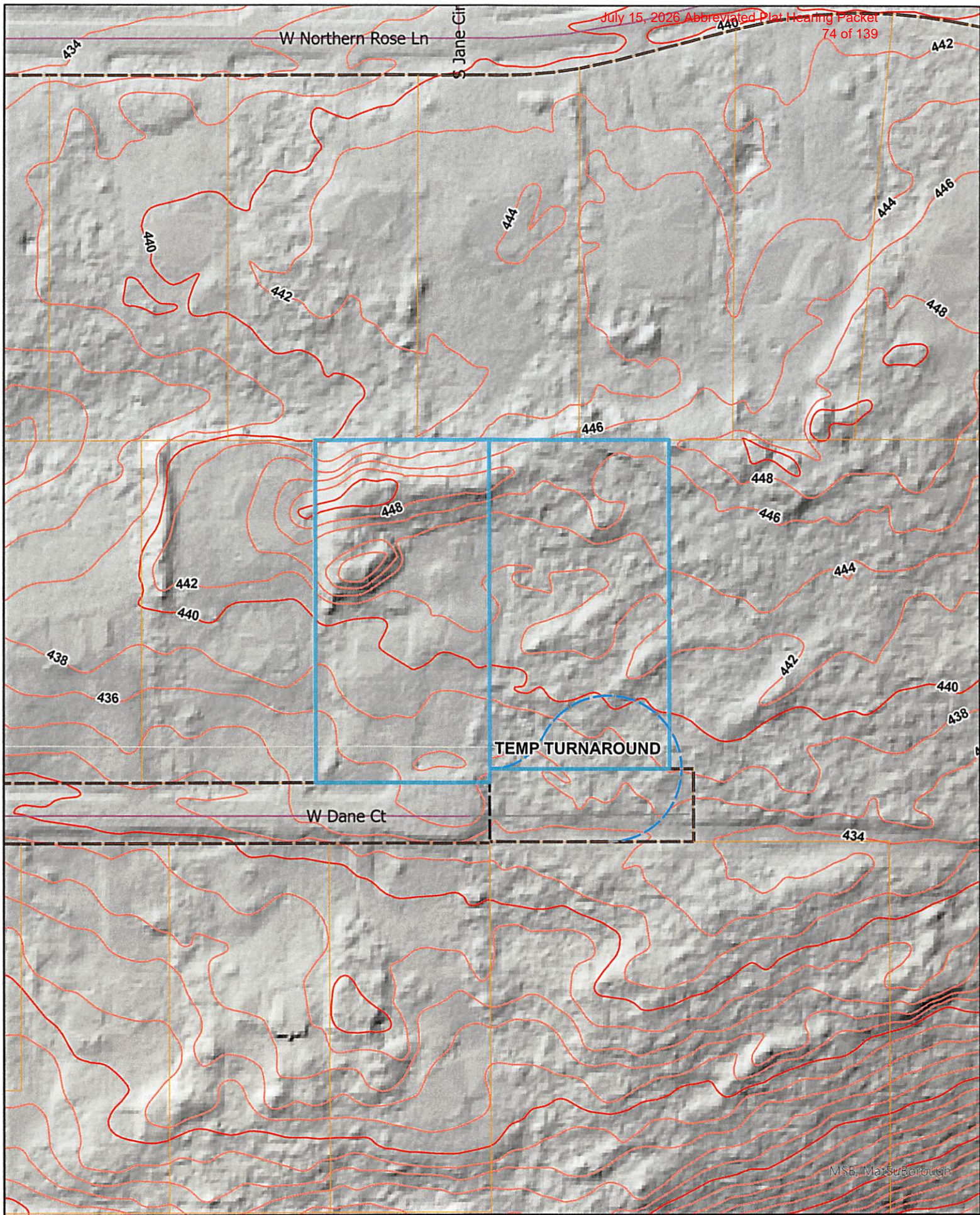
1. The abbreviated plat of Cooper Ridge Lot 7A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Cooper Ridge Lot 7A, Block 3 Subdivision, lessening the lot density in the area.
3. There were no objections from any outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Hollanridge (Plat #83-87).

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Cooper Ridge Lot 7A, Block 3 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Determine the nature of the setback violation and resolve any violation in accordance with MSB 17.55.
4. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.





W Northern Rose Ln

S Jane Cir



W Dane Ct

TEMP TURNAROUND

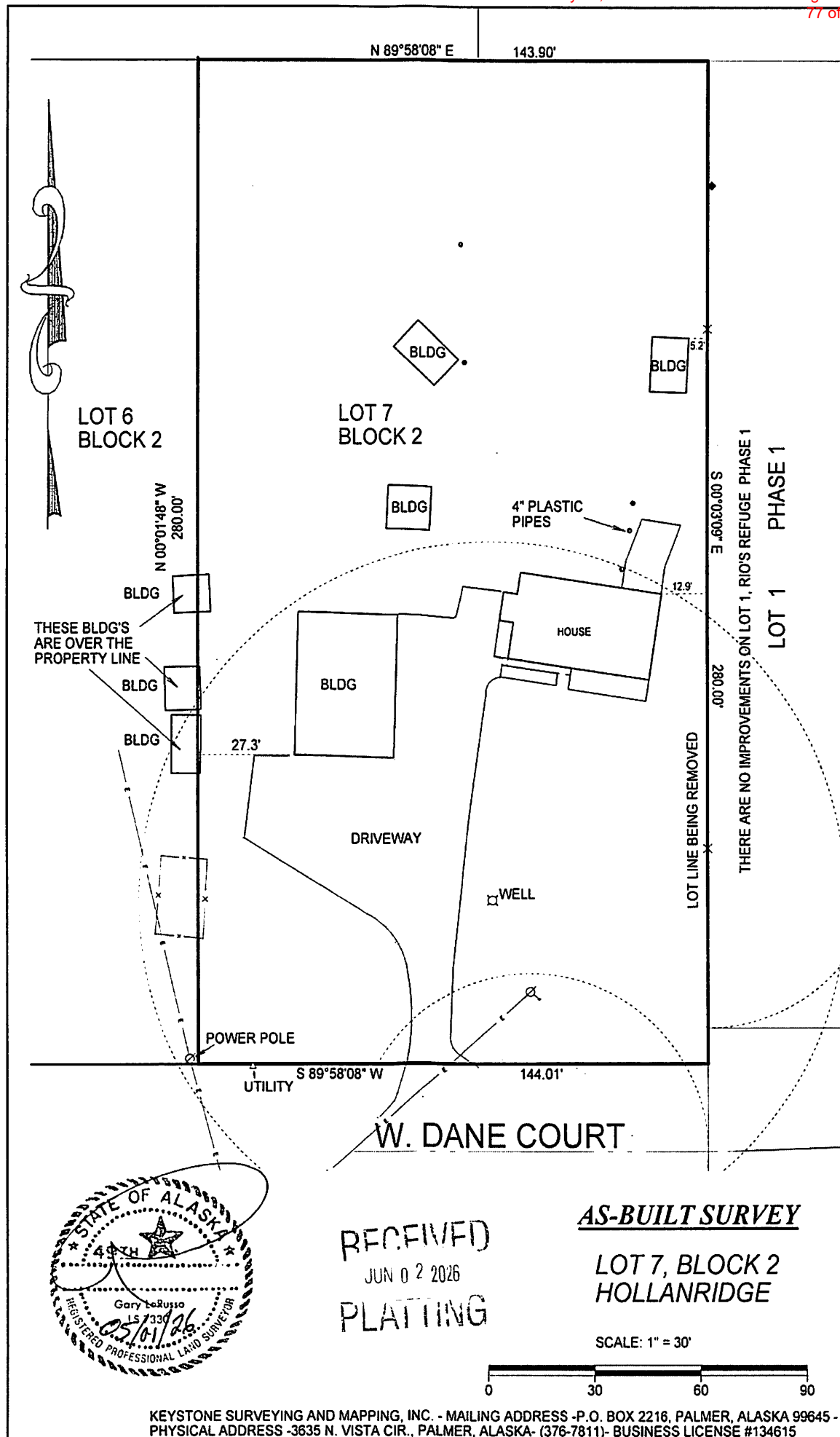
WSE, Mar 2020/2021



0 120 240 480 Feet



0 245 490 980 Feet





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: June 18, 2026

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat 2026-069 Cooper Ridge Lot 7A, Blk 3

There are no open or active Code Compliance Cases on the existing parcels (8726000L001 or 2477B02L007) at this time, however looking at the provided as-built there is a violation of setbacks that we do not have an active case upon.

It would be good to have clarification on who owns and is responsible for the three outbuildings along the West side of the property line of Blk 2 Lot 7 as they are encroaching into the required 10 ft setbacks from the common lot line adjoining to Blk 2 Lot 6; as well as encroaching over the common lot line.

By eliminating the common lot line between the two parcels Blk 2 Lot 7 & Lot 1; it will remedy a setback of the shed/structure that is encroaching within the 10ft setback from the property line along the East side of existing parcel 2477B02L007)

If the structures along the West side are owned by the property owner of Parcel 2477B02L006; there is no objection to moving forward with the Abbreviated plat as this becomes a civil matter between the two property owners;

IF the structures along the West side are owned by the applicant (owner of 2477B02L007) then they will need to move those three structures along the West side of the property to be in compliance with MSB Setbacks per MSB 17.55 side lot line (10ft).

Cayman Reynolds

From: Permit Center
Sent: Thursday, June 11, 2026 8:50 AM
To: Cayman Reynolds
Subject: RE: RFC Cooper Ridge Lot 7A, Block 3 CR

No comments from the Permit Center.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, June 10, 2026 3:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; Brian Davis <Brian.Davis@matsugov.us>; davemtp@mtaonline.net; lszipszky@palmerpolice.com; susanstelee550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Cooper Ridge Lot 7A, Block 3 CR

Hello,

The following link is a request for comments for the proposed Cooper Ridge Lot 7A, Block 3.

Please ensure all comments have been submitted by June 24, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Cooper Ridge Lot 7A, Block 3](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

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.

DOUGLAS A. WRIGHT
5705 W. DANE CT.
WASILLA, ALASKA 99623-0773

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

DIANA E. WRIGHT
5705 W. DANE CT.
WASILLA, ALASKA 99623-0773

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO._____, 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

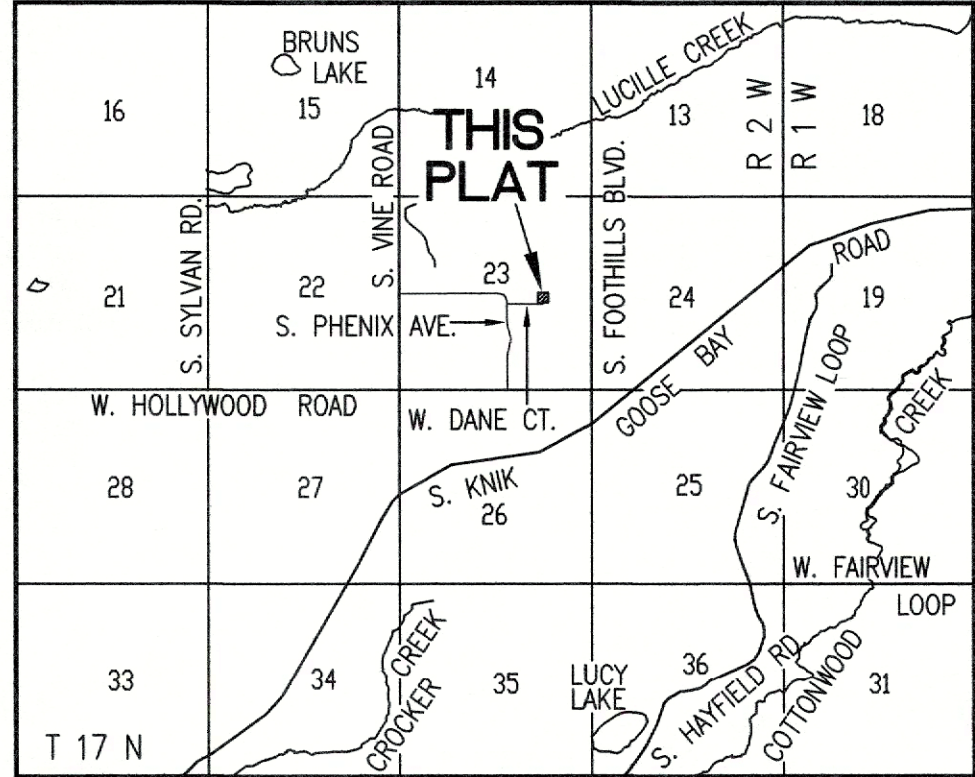
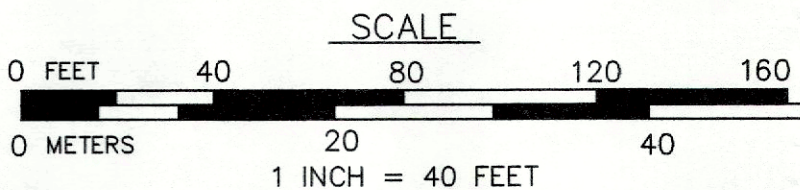
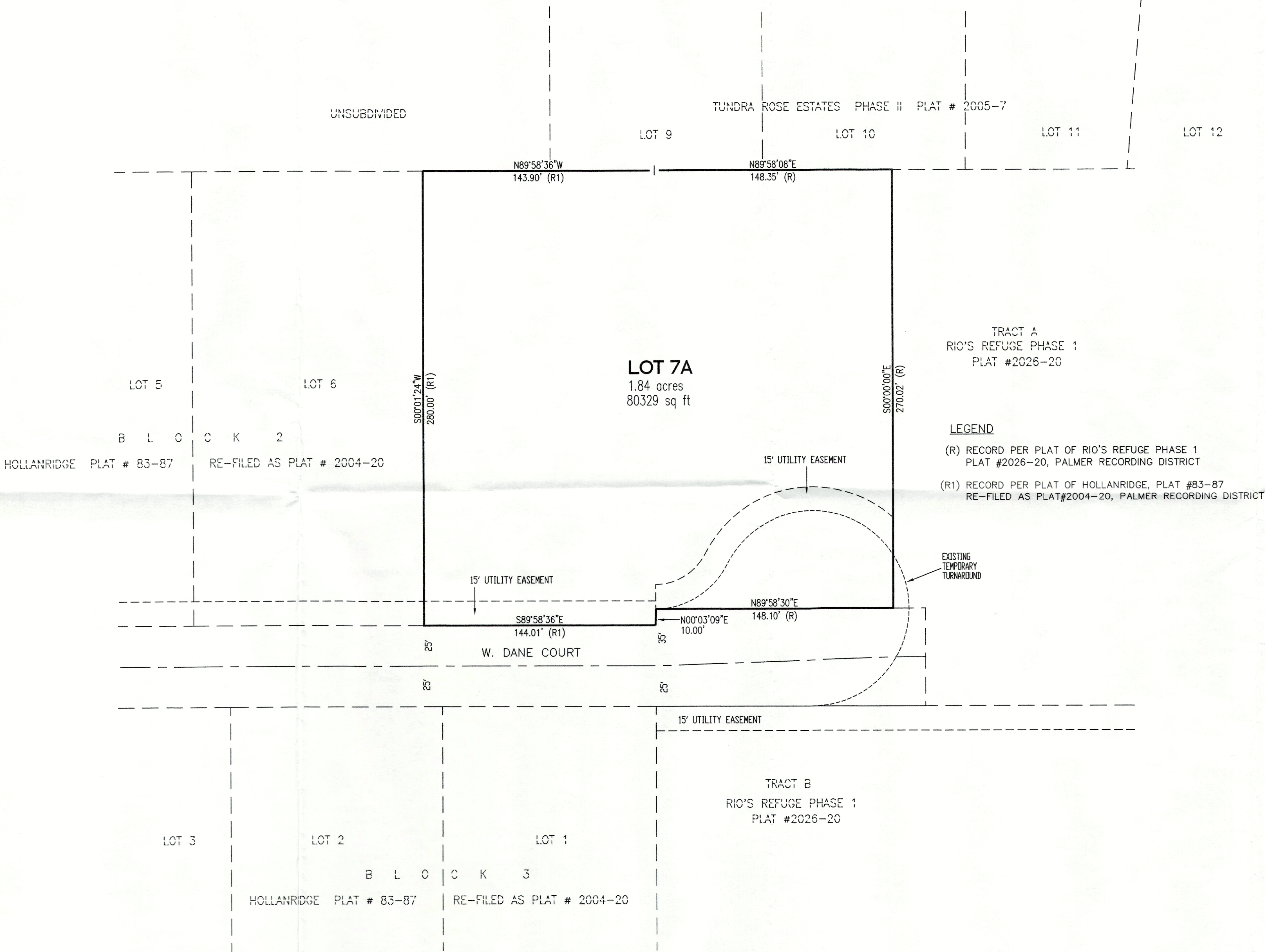
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #2026-20 AND PLAT #2004-20

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE



VICINITY MAP
SCALE 1" = 1 MILE

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. RECORD INFORMATION FROM PLATS OF RIO'S REFUGE PHASE 1, PLAT #2026-20 AND HOLLANRIDGE, PLAT #83-87 REFILED AS PLAT #2004-20
3. 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.
4. THIS PARCEL DOES NOT CLOSE MATHEMATICALLY DUE TO BEARING AND DISTANCE DIFFERENCES BETWEEN THE ORIGINAL PLATS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED JUNE 9, 1960 IN BOOK 32, PAGE 41
b) MEA EASEMENT RECORDED AUGUST 9, 1982 IN BOOK 270, PAGE 664
c) MEA EASEMENT RECORDED OCTOBER 7, 1983 IN BOOK 325, PAGE 337
d) ENSTAR EASEMENT RECORDED DECEMBER 8, 2025 AS INSTRUMENT NO. 2025-025045-0
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED JUNE 8, 1983 IN BOOK 305, PAGE 751 AND APRIL 7, 1989 IN BOOK 581, PAGE 657, PALMER RECORDING DISTRICT.

Agenda Copy

RECEIVED
JUN 12 2026
PLATTING

A PLAT OF

COOPER RIDGE
LOT 7A, BLOCK 3

A RESUBDIVISION OF LOT 7, BLOCK 2
HOLLANRIDGE, PLAT #83-87, RE-FILED AS PLAT#2004-20
AND LOT 1, RIO'S REFUGE PHASE 1, PLAT #2026-20
WITHIN THE NE1/4 SE1/4 AND THE NW1/4 SE1/4
SECTION 23, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.84 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 5/22/26	DRAWING: 2026-3/Hollan_RioLLE
CHECKED BY GLc	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1

F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026**

ABBREVIATED PLAT: HEATHER WOOD RESUB 2026

LEGAL DESCRIPTION: SEC 02, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: PHIL & JEAN SARGENT

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/FORGE ENGINEERING

ACRES: 4.45 ± PARCELS: 2

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-070

REQUEST: The request is to adjust lot lines between lots 2 & 3, Heather Woods Subdivision, Plat # 2004-96 to be known as **HEATHER WOODS RESUB 2026**, containing 4.45 acres +/- . The property is east of South Trunk Road, south of East Palmer-Wasilla Highway, and west of North 49th State Street (Tax ID # 5556B03L002 / L003); within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
Septic Analysis

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

MSB Code Compliance
MSB Permit Center
USACE

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg

DISCUSSION: The proposed subdivision is adjusting lot lines between Existing lots 2 and 3. Proposed lot 3A is to be 1.66 acres and Lot 2A is to be 2.79 acres. Access to all lots is from East Ravendale Drive. East Ravendale Drive is a Borough owned and maintained road.

Soils Report: A Septic Analysis was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Benjamin Schiller, PE, notes both lots are already developed with exiting approved septic systems. Moving the lot line does not affect the existing approval from 2003.

Comments:

MSB Code Compliance (**Exhibit C**): “There are no open or active Code Compliance Cases on the existing lots at this time. No objections to moving forward with the Abbreviated Plat to adjust the lot lines”

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

US Army Core of Engineers (**Exhibit E**): USACE does not have any specific comments.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony.

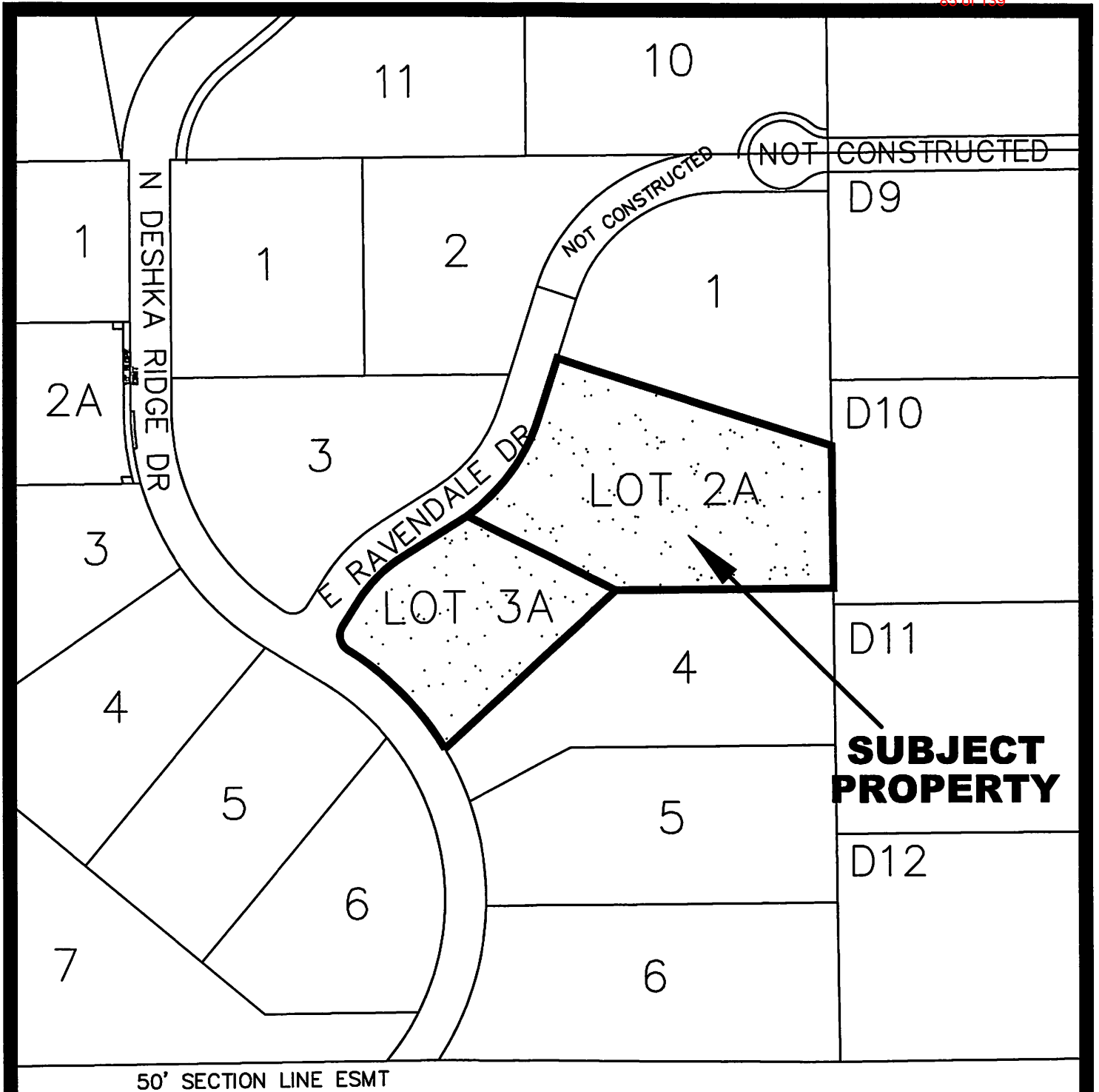
CONCLUSION: The abbreviated plat of Heather Wood Resub 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in 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 Septic Analysis was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Heather Wood Resub 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A Septic Analysis 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 Community Council Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony.
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 Heather Wood Resub 2026, Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



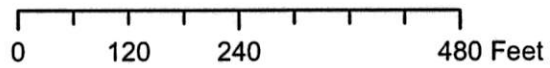
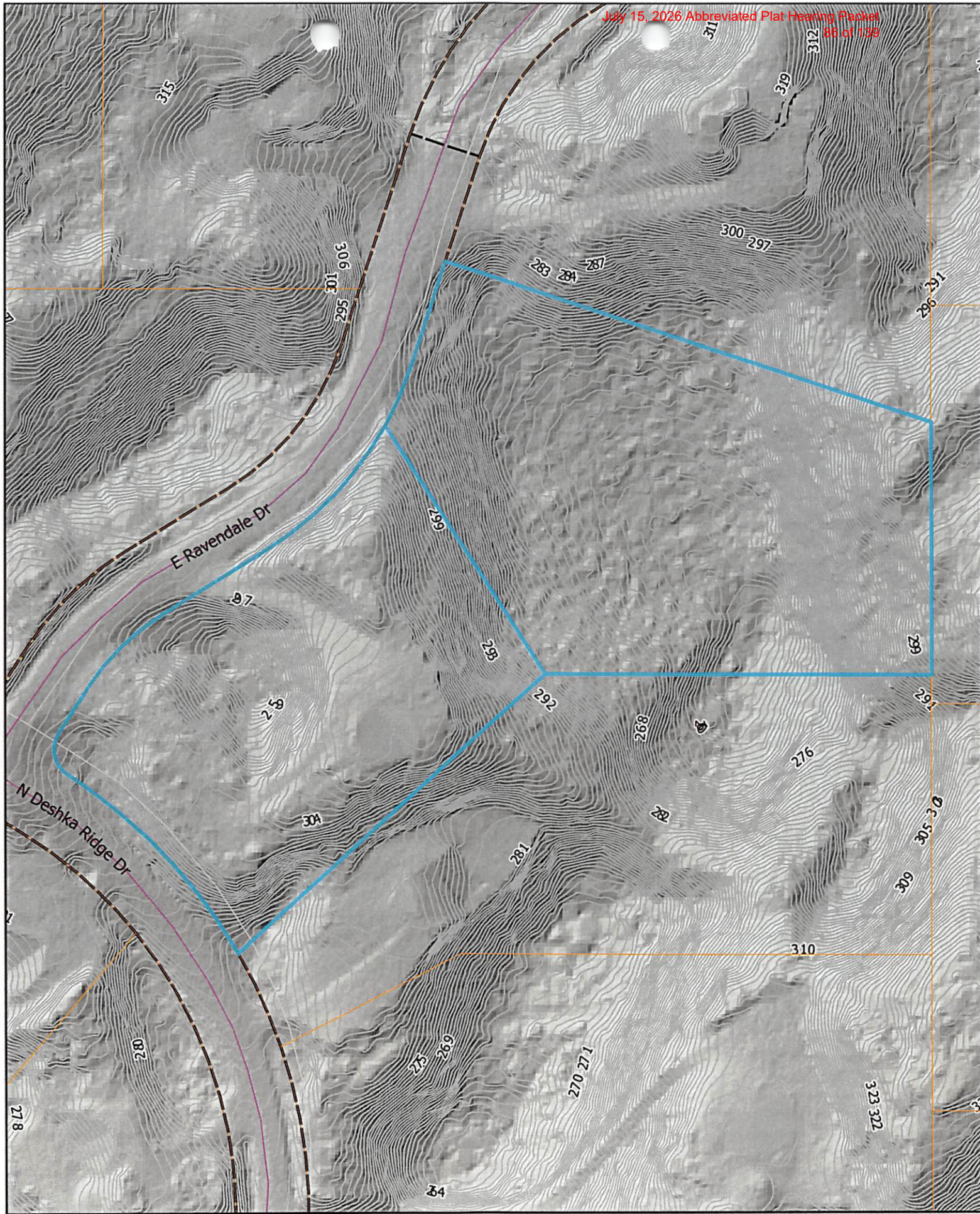
VICINITY MAP

FOR PROPOSED HEATHER WOOD RESUB 2026
SUBDIVISION

LOCATED WITHIN

SECTION 02, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA09 MAP





0 120 240 480 Feet



Microsoft, Vantage



0 355 710 1,420 Feet



PO BOX 240773
ANCHORAGE, AK 99524

522-7773
677-7766 (FAX)

FORGECIVIL.COM

April 15, 2026

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

Subject: **Heather Wood Subdivison, Lots 2 & 3**
Pre-Application 2025-227, Moving lot line

Dear Platting Office:

A pre-application has been filed to adjust the lot line between Lots 2 and 3 of the Heather Wood Subdivision. Because both lots are reliant on private septic, they are subject to MSB 43.20.281. We are presenting information to demonstrate that these lots meet the criteria detailed in code.

While moving this lot line impacts both Lots 2 and 3, Lot 3 is already developed. It will still have well over the minimum lot size and currently has an approved septic system and well on it. There is no further analysis needed for this developed lot.

Lot 2 was approved as part of a platting action in 2003. Public records have the subdivision map, topography, test holes, water monitoring, lab analyses, and all other information needed for approval at that time. As the only change happening is that this lot is getting larger, that information is still applicable for this lot.

Based on this information, it is clear that moving this lot line does not significantly affect the previous approval of either lot. Both lots meet code for this platting action.

Sincerely,

Benjamin Schiller, PE

RECEIVED

MAY 29 2026

PLATTING





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: June 19, 2026

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – Heather Woods Resub 2026 2026-070

There are no open or active Code Compliance Cases on the existing lots at this time.

No objections to moving forward with the Abbreviated Plat to adjust the lot lines

Cayman Reynolds

From: Permit Center
Sent: Wednesday, June 17, 2026 9:09 AM
To: Cayman Reynolds
Subject: RE: RFC Heather Wood Resub 2026 CR

No comments from the Permit Center.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, June 12, 2026 4:03 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; StephanieNowersDistrict2@gmail.com; council@gatewaycommunitycouncil.org; Mdemp1776ctzn@gmail.com; gatewaycommunitycouncil@gmail.com; jacob@jacobschaos.com; fmusselman@gmail.com; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com
Subject: RFC Heather Wood Resub 2026 CR

Hello,

The following link is a request for comments for the proposed Heather Wood Resub 2026.

Please ensure all comments have been submitted by June 29, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Heather Wood Resub 2026](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872

Cayman Reynolds

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, June 29, 2026 8:47 AM
To: Cayman Reynolds
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Heather Wood Resub 2026 CR

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does not have specific comments regarding the proposed Heather Wood Resubdivision.

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). USACE 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.

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 or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz



**US Army Corps
of Engineers®**

Olivia Ortiz
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2586
Email Olivia.K.Ortiz@usace.army.mil

LEGEND

- FOUND YELLOW PLASTIC CAP ON 5/8" REBAR (LANTECH, LS10392)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER HEATHER WOOD SUBDIVISION (PLAT #2004-96)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED

LOT 2
BLOCK 2
HEATHER WOOD
SUBDIVISION
(PLAT #2004-96)

LOT 3
BLOCK 2
HEATHER WOOD
SUBDIVISION
(PLAT #2004-96)

LOT 2A
2.79 ACRES

LOT 3A
1.66

LOT 4
BLOCK 3
HEATHER WOOD
SUBDIVISION
(PLAT #2004-96)

LOT 5
BLOCK 1
HEATHER WOOD
SUBDIVISION
(PLAT #2004-96)

LOT 6
BLOCK 1
HEATHER WOOD
SUBDIVISION
(PLAT #2004-96)

0' 50' 100' 150'
SCALE: 1" = 50'

GEODETIC

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 4, 2026. THIS SURVEY WAS CONDUCTED USING CARLSON BRx7 GNSS SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
- 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.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 20, 2009 IN DOCUMENT NO. 2009-018801-0

CERTIFICATE OF PAYMENT OF TAXES

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

DATE

BOROUGH TAX COLLECTION OFFICIAL

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND ASBUILT 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.
LS-10609 PROFESSIONAL LAND SURVEYOR

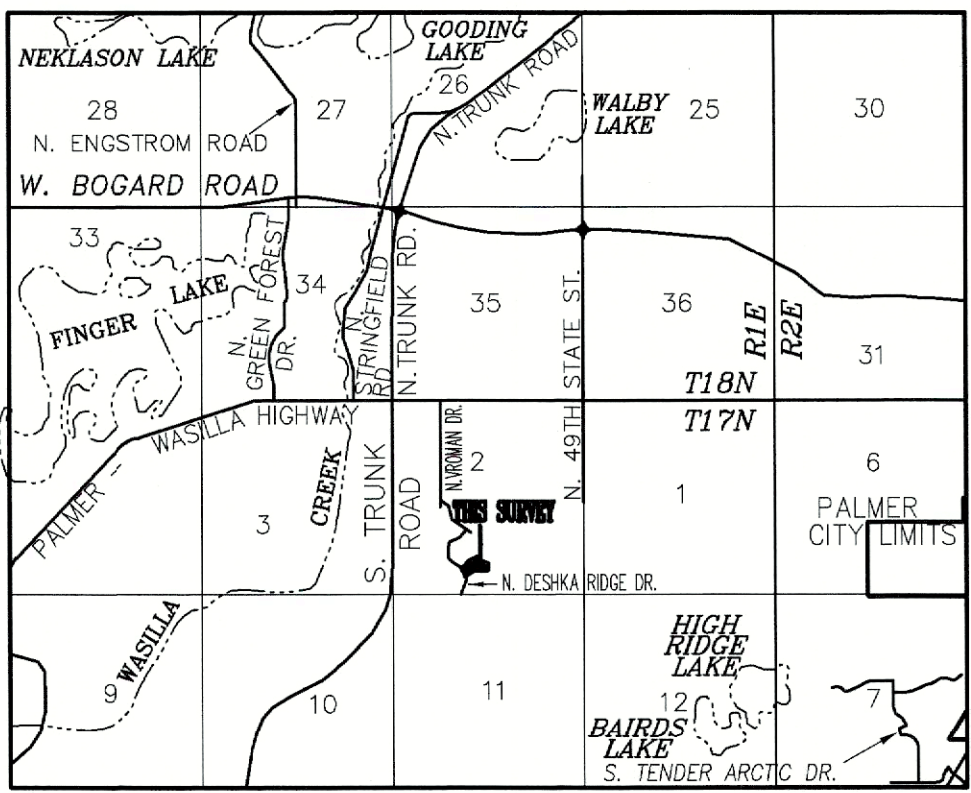
DATE



Agenda Copy

PRELIMINARY

RECEIVED
MAY 29 2026
PLATTING



VICINITY MAP: 1" = 1 MILE

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.

PHILLIP B SARGENT
PO BOX 2665
PALMER, ALASKA 99645-2665

DATE

JEAN SARGENT
PO BOX 2665
PALMER, ALASKA 99645-2665

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

DATED _____
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

A PLAT OF
HEATHER WOOD RESUB 2026

A REPLAT OF:
LOTS 2 & 3, BLOCK 3,
HEATHER WOOD SUBDIVISION
PLAT #2004-96

LOCATED WITHIN:
SECTION 2, T17N R1E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 4.45 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 E. HYGRADE LANE
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: TGC

DATE: 5/27/2026

CHECKED BY: RSH

DRAWING SCALE:

1"=50'

SHEET

1 OF 1

G

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026**

ABBREVIATED PLAT: BACK ACRE ESTATES

LEGAL DESCRIPTION: SEC 30, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: DANIEL M MIELKE

SURVEYOR/ENGINEER: BULL MOOSE SUVEYING / PINARD ENGINEERING

ACRES: 3.947 ± **PARCELS:** 2

REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2026-071

REQUEST: To adjust the lot line between Parcels 17N02W30A020 and 17N02W30A021, to be known as **BACK ACRE ESTATES**, containing 20.01 acres +/- . The property is located directly south of West Hollywood Road, north of West Sunset Avenue, and west of South Dickerson Street (Tax ID# 17N02W30A020 / A021); within the NE ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Section Line Easement Determination
Topographic Narrative
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 10 pgs

AGENCY COMMENTS

MSB Pre-Design & Engineering
US Army Core of Engineers
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is adjusting lot lines between two lots. Proposed lot 1 is to be 5.00 acres and proposed lot 2 is to be 15.00 acres. Access is from West Hollywood Road. West Hollywood Road is an ADOT&PF owned and maintained road. Staff is anticipating comments from AK DOT which have not been received as of this staff report being written. These comments may be in a hand-out.

Soils Report: A soils report was submitted (**Exhibit D**), pursuant to MSB 43.20.281(A). Paul Pinard, PE, notes the soils evaluation included visual analyses of each of the lots, logging on one new testhole, The new testhole soils are classified as SM and showed an absorption rate of 24 min/inch. Each new lot is suitable for the installation of a new or replacement soil absorption system. 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 & Engineering (**Exhibit E**): “PD&E has no comments.”

USACE (**Exhibit F**): “The United States Army Corps of Engineers does not have specific comments regarding the proposed Back Acre Estates re-platting. However, based on aerial imagery and the Matanuska-Susitna Borough Wetlands Mapper, it appears that there may be aquatic resources at the southern end of the existing lots. 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 details.

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

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

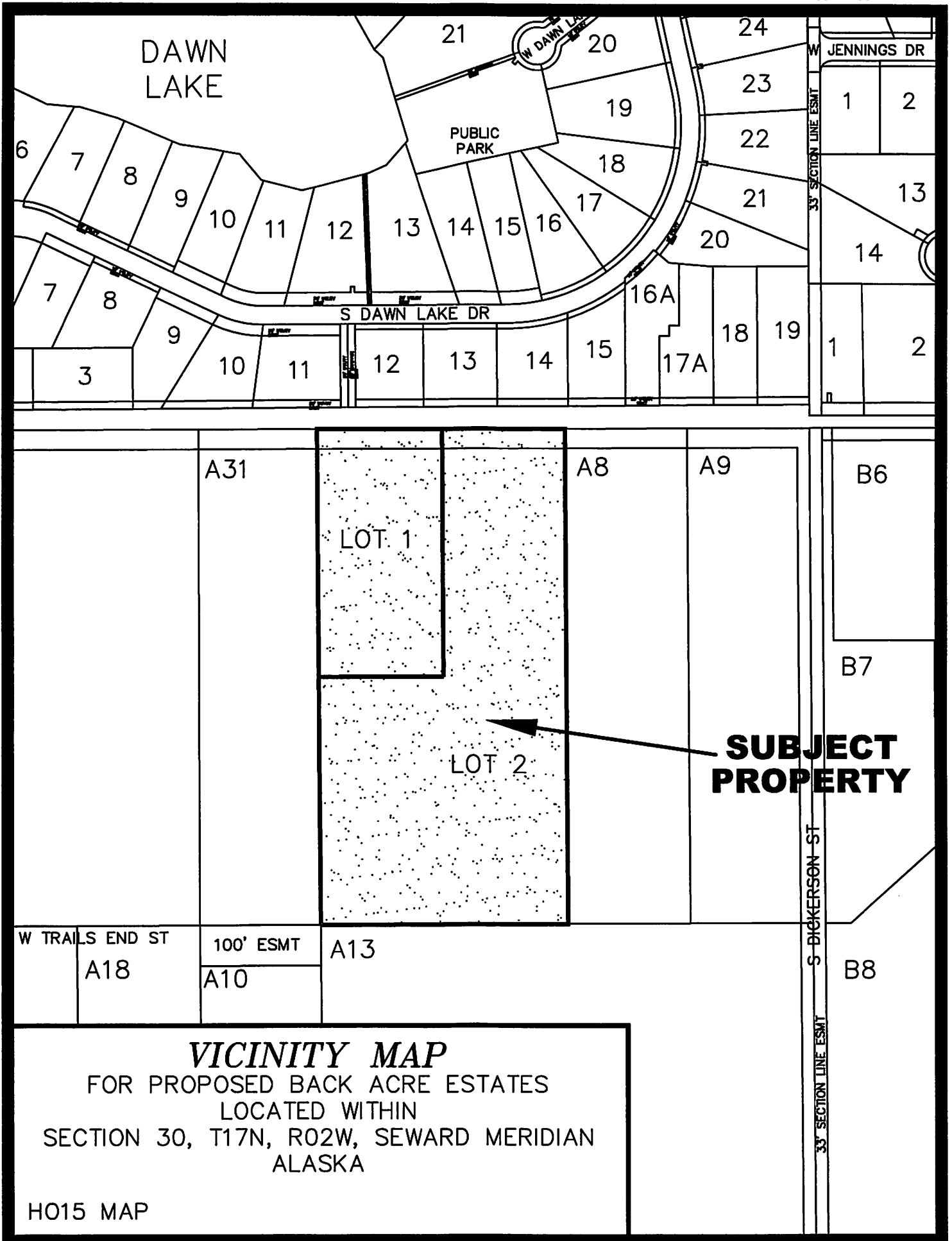
CONCLUSION: The abbreviated plat of Back Acre Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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).

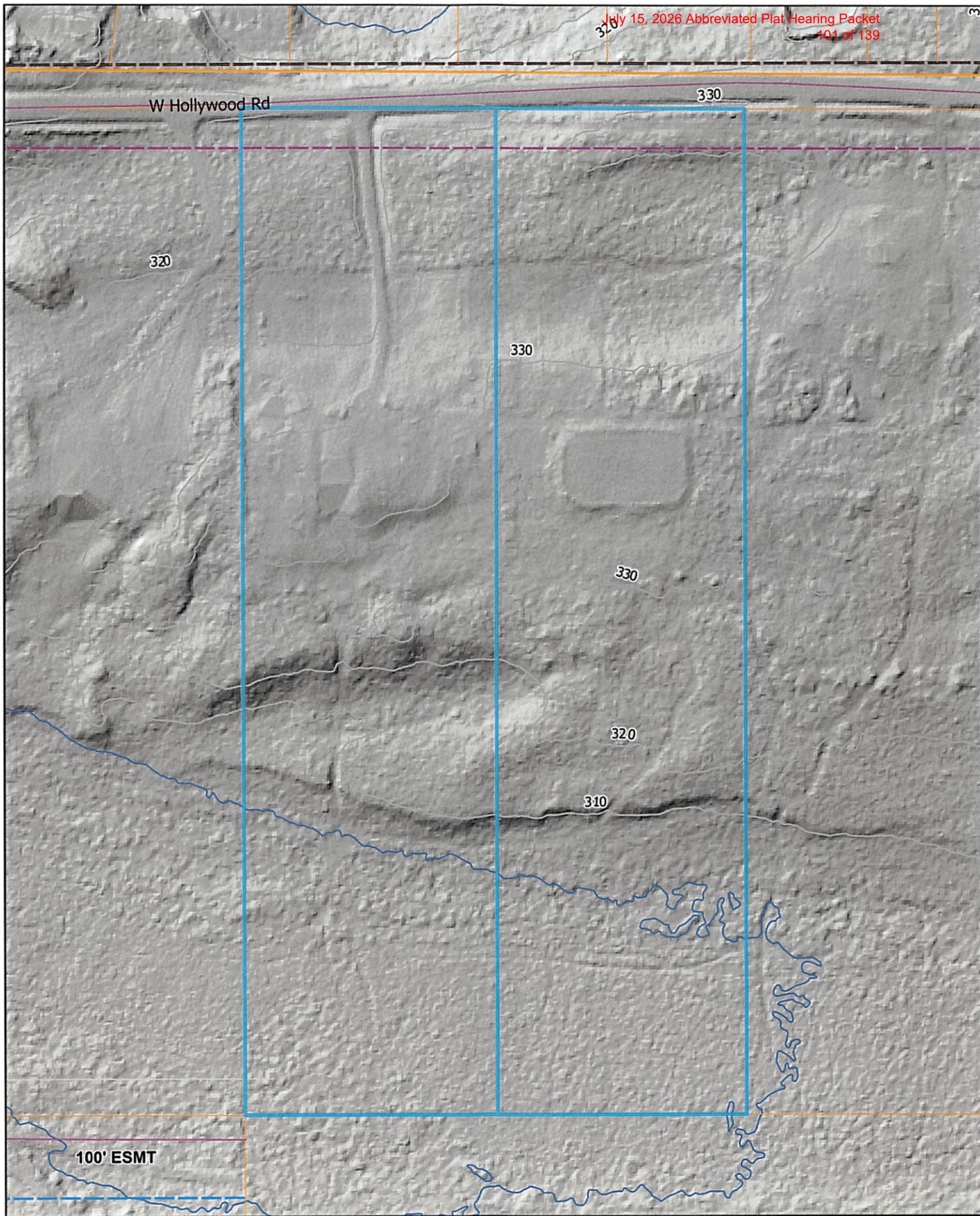
FINDINGS OF FACT

1. The plat of Back Acre Estates 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 AKDOT; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; ENSTAR 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 Back Acre Estates, Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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





0 195 390 780 Feet

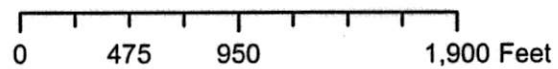
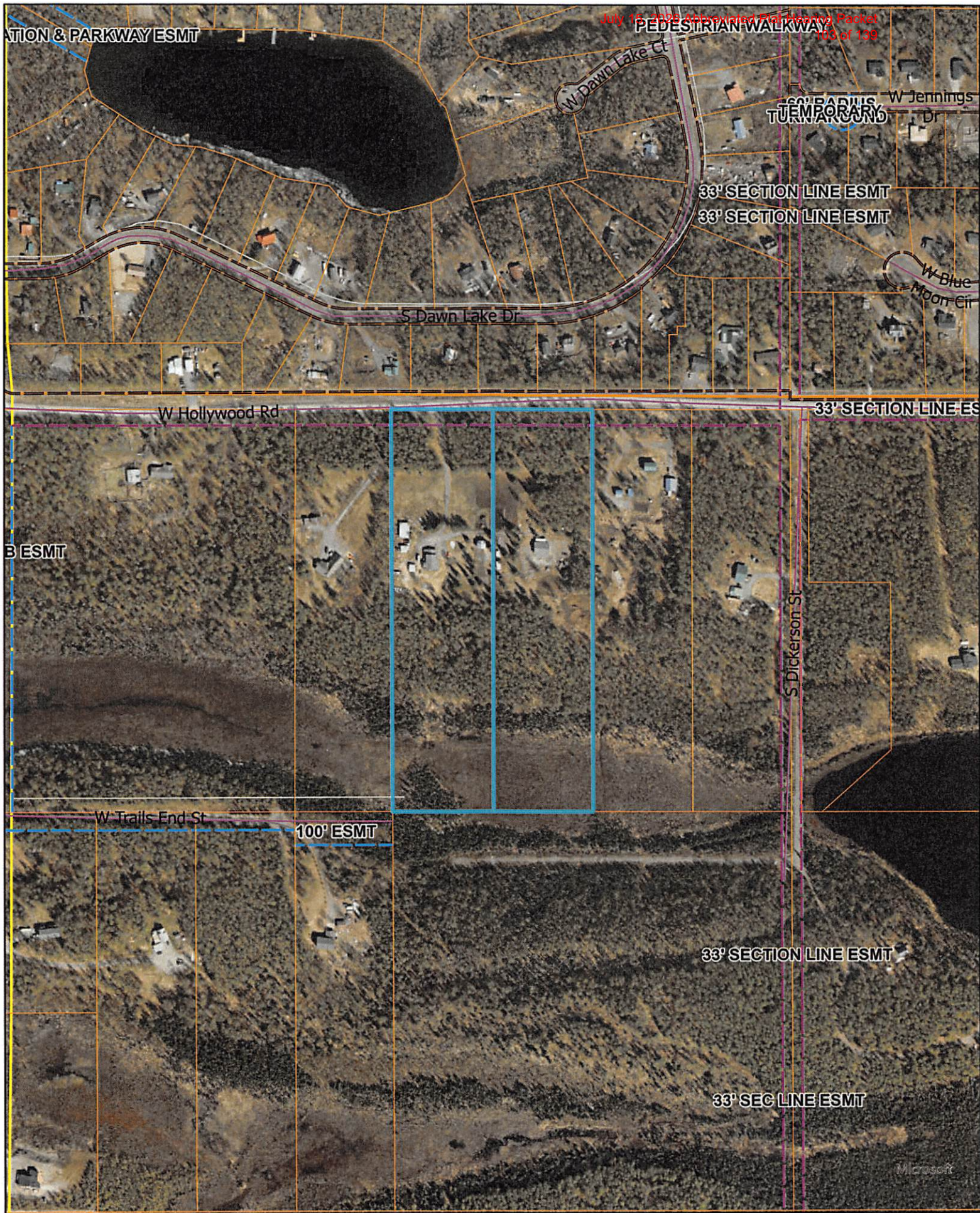
W Hollywood Rd

100' ESMT

Microsoft, Verano



0 195 390 780 Feet



SECTION LINE EASEMENT DETERMINATION

*The W 1/2 W 1/2 NE 1/4 NE 1/4
And
The E 1/2 W 1/2 NE 1/4 NE 1/4
of Section 30, T17N, R2W, S.M., Alaska*

Case Facts:

1. Rectangular survey approved January 15, 1915 by the U.S. Surveyor General's Office, Juneau, Alaska.
2. Application for AKA 052927 Homestead Original filed at Bureau of Land Management on August 29, 1960.
3. Patent No. 1234137 issued to William Graves Andrew on November 17, 1963.

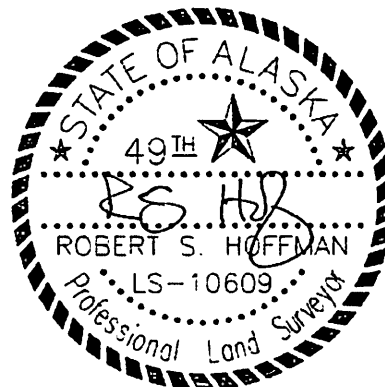
Discussion:

The lands were Surveyed Federal lands that were unreserved between the dates of April 6, 1923 to January 17, 1949.

Conclusion:

A 33' section line easement attaches to the south line of Section 30 along the northern boundary of said property.

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APR 08 2026
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Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 052927

Case Serial Num: AKA 052927 FRC Site Code: SEA
Case Type: 251101 He Original Accession Num:
Case Status: Closed Box Num: of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 30-MAR-1977 Location Code:

Customer Data

Custid: 000020788 Int Rel: Applicant Pct Int: 0.0000
Cust Name: ANDREW WILLIAM GRAVES
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
29-AUG-1960	001 Application Filed	APPLICATION RECEIVED	--	PSA	ANG
17-NOV-1963	879 Patent Issued	--	PA0001234137	PSA	ANG
30-MAR-1977	970 Case Closed	TITLE TRSF	--	PSA	ANG
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017N	002W	030 NE	--	--	--	--	AA	170	07	PA		160.0000
					Doc ID: PA0001234137	17-NOV-1963		USR: 570		754			
					Patented:	160.0000		Conveyed:		160.0000			
										Total Case Acres:		160	

End of Case: AKA 052927

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week old.

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This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information
and can be released in whole.

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



Date: 02/19/2026

Topographic Narrative for: Proposed Lot 2 of Mielke Estates

Back Acres Estates

The proposed subdivision, ~~Mielke Estates~~, is approximately 20.01 acres in total area with the Proposed Lot 2 exceeding 400,000sqft. The Proposed Lot 2 property contains a structure in the northern most half of the property. The elevation changes can be described as gently rolling and relatively flat in the northern half and where Proposed Lot 2 meets W. Hollywood Road. Starting at the northern boundary, the Proposed Lot 2 has the highest elevation at approximately 330' with relatively flat topography and dense trees and underbrush except for cleared regions near the structure. Proposed Lot 2 is bounded by W. Hollywood Road on the north side. Leaving the northern boundary of Proposed Lot 2 and moving in a southerly direction, the elevation stays mostly flat until around 730' traveled. Here, the elevation starts to decrease from about 330' down to 300' of elevation over a span of approximately 315'. The remainder of the southern portion of the lot remains mostly flat in a mossy/low-brush region that is devoid of trees. Proposed Lot 2 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,
Robert Hoffman

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APR 08 2026

PLATTING



**SOILS INVESTIGATION
&
USABLE AREA DETERMINATION**

for

BACK ACRES ESTATES

a re-subdivision of

**MSB TAX PARCELS #1 & #2
of
MSB Waiver 83-33PWm**

**Located Within
SE1/4, SECTION 30, T17N, R2W, S.M.**

Prepared for

**Daniel M. Mielke
PO Box 520856
Big Lake, Alaska 99652**

by

**Paul Pinard, P.E.
Pinard Engineering
PO Box 871347
Wasilla, Alaska 99687
(907) 232-1347**

Project 26-011

April 15, 2026

RECEIVED

MAY 28 2026

PLATTING

General

The property being proposed to be resubdivided, consists of two (2) existing parcels, specifically Tax Parcels A20 and A21 of MSB Waiver 83-33PWm. These are both ten (10) acres in size and are within the NE1/4, Section 30, T17N, R2W, SM, located in Big Lake, Alaska. This twenty (20) acre property is south of the Parks Highway. Access is from approximately Mile 51.6 of the Parks, then directly south on Johnsons Road to Hollywood Road. From there west on Hollywood Road for 2.2 miles to the northern boundary of the property.

The existing parcels, as noted, are each ten (10) acres in size, and are proposed to be resubdivided into two (2) new parcels, one fifteen (15) acres and the other five (5) acres in size. The west parcel would be split in half, with the northern portion to "stand alone", to serve the existing single family residence on it. The five (5) acre southern half would be added to the existing eastern ten (10) parcel by vacating that portion of the common boundary, as shown on the preliminary plat from Bull Moose Surveying LLC (Attachment #1). At the proposed sizes, each parcel easily meets the Borough's minimum lot size requirement (40,000 sf or 0.92 acres) for development with on-lot water supply and wastewater disposal systems.

Topographic Features

Topographic mapping considered in my evaluation of this proposed subdivision was largely limited to that included on the preliminary plat. That information was supplemented by my field inspection of the property at the time of my inspection of the new septic system installation. Groundslopes were evaluated to determine what impact they may have on the usable area of each lot. While I did not locate the survey corners, and did not spend much time in trying to do so, it was apparent from review and evaluation of the preliminary plat, along with my field inspection, that most of this property has only slight to moderate slopes, generally toward the South. In particular, the proposed Lot 1 is fairly flat with only minimal areas of very minor slopes. Likewise, most of the northern portion of Lot 2 is flat or has gentle groundslopes. The exception is a very narrow band near its northern boundary, that has a fairly steep slope of approximately a negative twenty (20) percent toward the south. This steeper area is very narrow and extends westerly from the east boundary about halfway across the northern portion of Lot 2. It roughly is parallel to Hollywood Road, outside the roadway easement. South of this narrow band, the slope begins to reduce to a much

more moderate to even a slight slope. much more moderate slope. On the very southern portion of this lot, the slopes become fairly flat.

In the central portion of Lot 2, there are narrow bands or areas of steeper slopes. A few of these areas, though limited, have excessive (>25% slope criteria) groundslopes. It is readily apparent though, that this lot easily was determined to have sufficient area meeting the Borough's slope criteria for "usable" area. Also, as noted earlier, the entirety of Lot 1, also meets this criteria.

Soil and Groundwater Conditions

I reviewed the USDA Soil Survey Report for the Matanuska-Susitna Valley Area, Alaska, and find that the Report describes the surficial soils over the project area as three (3) distinct types. These are the Homestead, Jacobsen and the Salamatof series (Attachment #2). These soils, described in the USDA Report, were confirmed, in the case of the northern portion of both lots, by my field investigation and my testhole work on the property, specifically on the proposed Lot 1. The Salamatof soils are shown on the report's mapping, to exist only on the proposed Lot 2. These soils are limited to an area at the very southern portion of that lot. The Jacobsen soils are less extensive and are also located in the southern portion of this Lot, just parallel to and on the north side of the delineation of the Salamatof soils. Both of these soil types are described as being on fairly level, poorly drained land that would typically not be considered as suitable for conventional wastewater disposal (septic) systems. It is also noted that a watertable is usually close to the ground surface in areas with these soils. Therefore,, the focus of my discussion will be on the remaining portion of this property, specifically the very northern half of Lot 2 and all of Lot 1, shown with the soils described as the "Homestead" series.

The Homestead series soils comprise the entire extent of the proposed Lot 1 and most of Lot 2. This soil series consists of well drained soils over loose sands and gravels. Permeability of these soils is reported to be good to very good and the watertable is typically found to be ten (10) feet or more below the ground surface. The subsurface conditions are known to be very suitable for conventional septic systems.

The subsurface soils on this property were exposed with one (1) testhole at the time of my field investigation for the installation of the new, replacement septic system on Lot 1. I feel that the subsurface soil conditions on the proposed larger lot (Lot 2) are also fully represented by those conditions found in Testhole #1, located in the southern half of Lot 1. The approximate

testhole location is shown on the Preliminary Plat (Attachment #1). The testhole was dug to a depth of fifteen (15) feet and revealed satisfactory soils for conventional on-lot septic systems. It is noted though that the size of Lot 2, in excess of 400,000 square feet, meets the requirements of the Borough to limit the need for detailed soils investigation.

Soils revealed in Testhole #1 were classified as SM (silty sands). A watertable was not found in this testhole. No mottling, indicating the presence of water levels in the past, was revealed in the testhole. Also, there were no strata of impermeable material found in the testhole. The soils and watertable information from this testhole was fairly consistent with information from the USDA Soil Survey Report. The Homestead series soils, which were delineated for the entirety of the smaller of the two, and the northern half of the larger lot, were described as having suitable underlying soils, which would be suitable for septic system absorption. In particular, that description, my testhole findings and the results of my percolation test, discussed below, all support the suitability of the subsurface soils on this portion of the property for development with conventional on-lot wastewater disposal systems. While not required by the Borough for the larger proposed lot, I am comfortable in supporting that same finding for the northern portion of Lot 2.

Because of the silt content of the soils, a percolation test was performed. Results from that test showed an absorption rate of 24 min/inch, which corresponds to acceptable absorption of these soils for conventional septic systems. At this rate, sizing of a drainfield would be at 250 sf/bdrm, which is well within the requirements of the ADEC. Based on my observations and findings, it is my professional opinion that the proposed Lot 1 would have adequate area with suitable soils, a lack of confining impermeable strata and suitable watertable conditions for conventional septic systems.

Field Investigation

The field investigation of the project area, performed at the time that the new (replacement) septic system was installed for the existing single family residence on Lot 1. It entailed walking over the northern portion of the property, noting the surficial features and inspecting the existing development. A water supply well, along with an undocumented wastewater disposal (septic) system had been installed on the proposed Lot 1 in 1984. Based on my discussion with the owner, Mr. Mielke and my search of records at the ADEC, there were no documents available for the original septic system. After 32 years of use, this system was replaced with a new septic system, that I designed, inspected and certified to meet all ADEC requirements. Regarding

the well, a copy of the driller's well log is provided as Attachment #4. The information on the well log regarding soils, supports the suitability of soils for septic systems and is consistent with what I found in the testhole excavated on this proposed lot. Due to the nature of the soils revealed by both sources, specifically their percolation characteristics, use for soil absorption systems is without question.

The proposed Lot 2, at fifteen (15) acres, is much larger and has characteristics that vary significantly, as described earlier in this report. The development on this proposed lot consists of a shop building, with its own water supply well and septic system. My evaluation was focused on determining the suitability of the property to support conventional wastewater disposal systems. Starting at the northern boundary of this lot and proceeding southward, ground slopes were found to be slight to moderate for about half of this parcel. Further south there are areas of moderately steep to some limited areas with steep slopes in narrow bands. From there the slopes become slight for a considerable distance before becoming flat at the southern portion of this lot. Subsurface soils do not have suitable percolation or watertable conditions on the southern portion of this lot. Favorable conditions are mostly limited to the northern portion of this lot. The northern portion of the property, specifically on Lot 1, was evaluated with a testhole excavation and a percolation test that was determined to be necessary due to the silt content of the soils. This investigation revealed conditions that were found to meet requirements for the suitability for conventional septic systems and were determined to be representative of conditions on Lot 1. As noted earlier, I feel that the northern portion of Lot 2, would have similar subsurface conditions.

Based on my testhole evaluation and results of the percolation test, I determined that adequate area is available on each of the two (2) proposed lots, with suitable soils and other conditions, including ground slopes, for future development with a new or replacement conventional wastewater disposal system.

Conclusions and Recommendations

Based on the findings during my field investigation, it appears that there is adequate area within the boundaries of each of the two (2) lots, as shown on the preliminary plat by Bull Moose Surveying, that would be considered suitable for installation of, in the case of each lot, a new or replacement soil absorption system that may be necessary in the future. Specifically, in the case of Lot 1, the soils found in the testhole and supported by a percolation test,

supported a finding of suitable subsurface condition. I would also support a similar finding for the northern portion of the larger, Lot 2.

I have evaluated impacts to both lots, based on soil conditions, topography, depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that they provide the minimum required "usable" area for development with a conventional on-site wastewater disposal system. In particular, both of the proposed lots in this re-subdivision provide at least 20,000 square feet of contiguous useable area, as defined by suitable soils, a depth to seasonal high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having groundslopes less than 25 percent and being located outside the 100 foot setback from surface water and the minimum protective radii of any public water supply wells. To meet the Borough's specific requirement, I can state that each of the two (2) lots created by the proposed action, contains at least 10,000 square feet of contiguous usable septic area and each has at least an additional 10,000 square feet of contiguous buildable area.

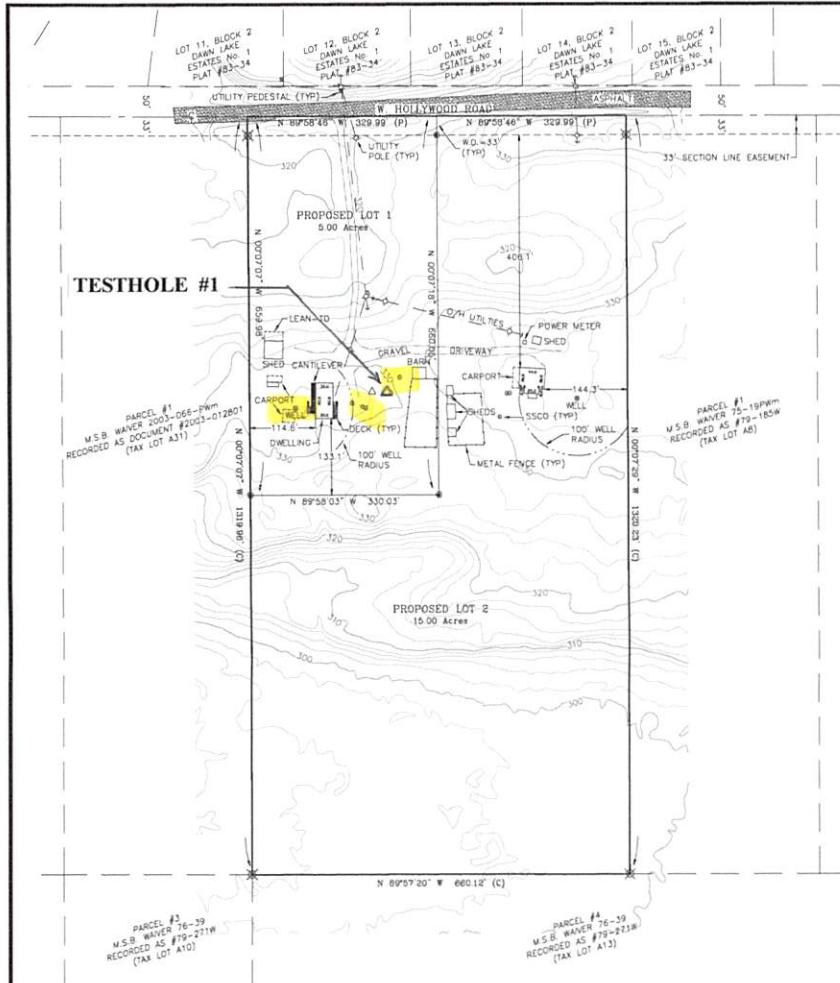
If you modify the size and/or configurations of the two (2) proposed lots from that shown on the preliminary plat by Bull Moose Surveying and described in this report, these changes and their possible impact to useable areas should be evaluated. Finally, it should be recognized that soil conditions may vary and as a first step to any subsequent further development of these lots, it is recommended that soil conditions be verified on each, in the specific area planned to be used either for new or modifications, or replacement of any on-site wastewater disposal systems.

If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

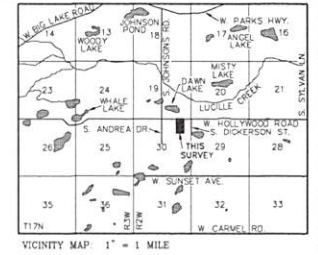
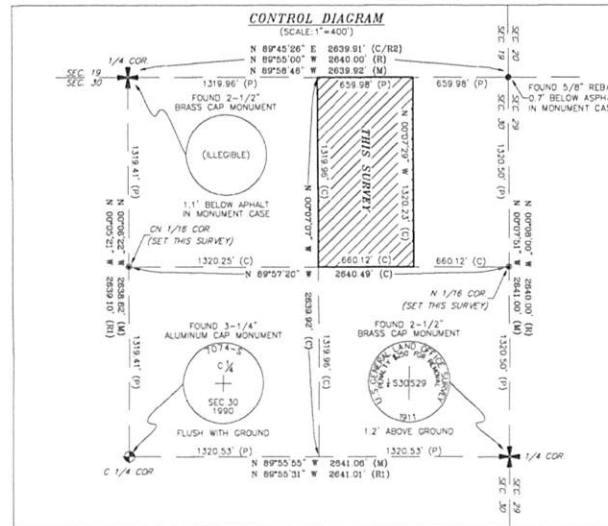
4 Attachments (as)
cc: Daniel Mielke w/attach
Bull Moose Surveying w/attach

Paul E. Pinard, PE





- LEGEND**
- ✕ FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR AS NOTED
 - (R) RECORD VALUE PER GLO TOWNSHIP PLAT (APPROVED 01/15/1915)
 - (R1) RECORD VALUE PER COTTIN LAND SURVEYING R.O.S (PLAT #90-22RS, 06/06/1990)
 - (R2) RECORD VALUE PER S.O.A. DOTAPF SURVEY CONTROL DIAGRAM (PLAT #2023-157, 12/22/2023)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - (C/R) COMPUTED FROM RECORD
 - (W.D.) WITNESS DISTANCE
 - ✕ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10509)
 - △ GNSS CONTROL POINT



DANIEL M. WIELKE
P.O. BOX 520856
BIG LAKE, AK 99852

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR DANIEL M. WIELKE

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 YATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY
PLAT RESOLUTION NO. _____
DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

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

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 4, 2026 AT CONTROL POINT SHOWN AND WITH THE FOLLOWING COORDINATES: LATITUDE: 61°32'25.17547" LONGITUDE: 149°41'30.31649". 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.
 - CONTOURS TAKEN FROM M.S.B. 2011 LORR PROJECT.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED XXXX XX, 19XX IN BOOK XX, PAGE XXX
 - COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: XXXXXX XX, 19XX IN BOOK XXX, PAGE XXX
AMENDED: XXXX XX, 19XX IN BOOK XXX, PAGE XX
XXXXXXXX XX, 19XX IN BOOK XXX, PAGE XXX

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

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THE TOPOGRAPHIC AND ADJUST 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.
LS-10609 PROFESSIONAL LAND SURVEYOR

PRELIMINARY



**A PLAT OF
Back Acres Estates**

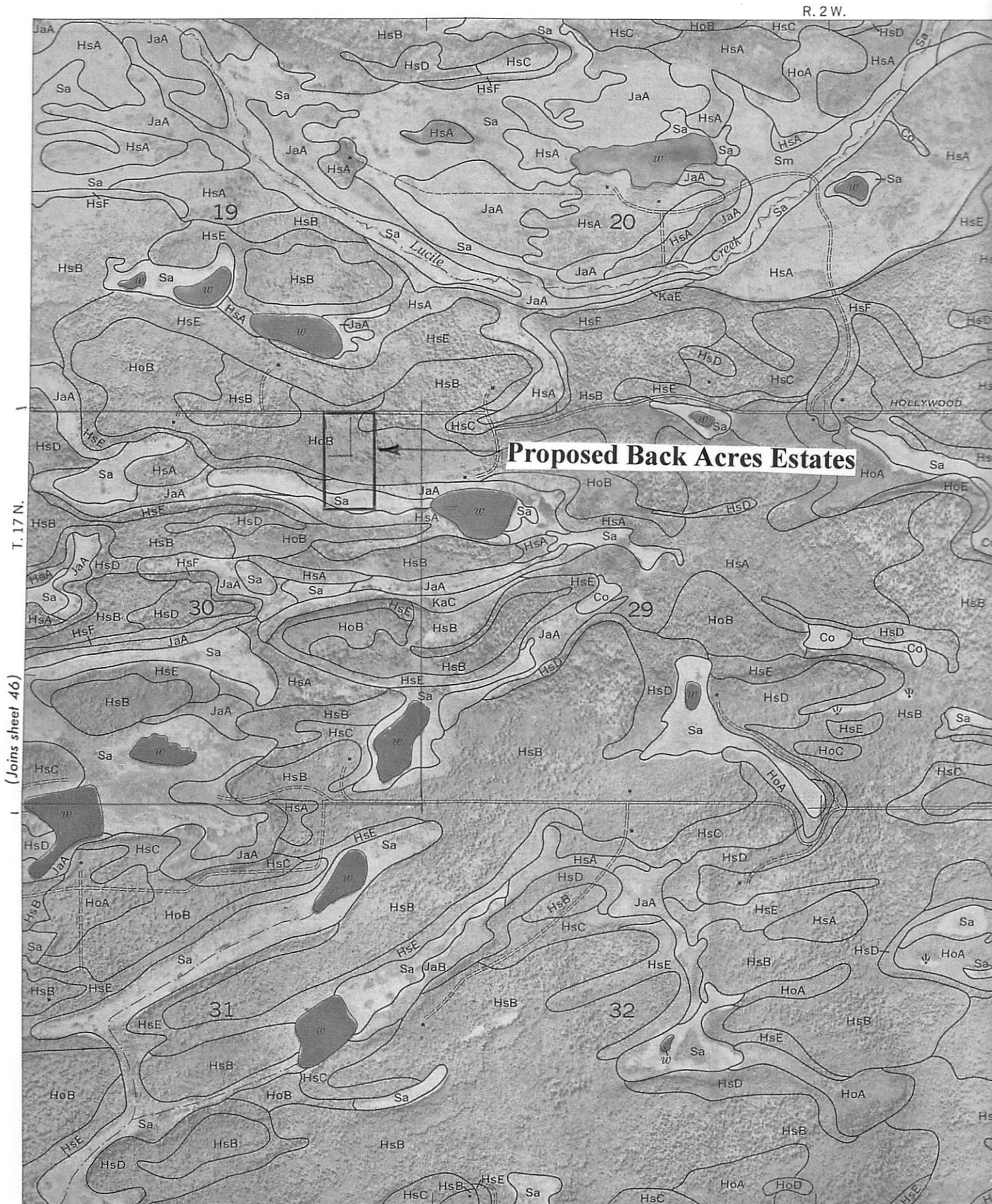
A REPLAT OF:
PARCEL #1 AND PARCEL #2
M.S.B. WIAVER RESOLUTION
SERIAL NO. 83-33PWm
RECORDED AS 83-60W

LOCATED WITHIN:
SECTION 30, T17N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20.01 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 E. HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6657
JULIEN: 800-748-1100
DRAWN BY: DMW
DATE: 03/16/2026
CHECKED BY: RSH/TGC
DRAWING SCALE:
1"=100'
SHEET
1 OF 1

SOIL SURVEY

MATANUSKA VALLEY AREA, ALASKA — SHEET



(56) | (Joins sheet 57)

Attachment #2

0 1/2 1 Mile

Scale 1:20000



PINARD ENGINEERING

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3847)



TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 1 DATE: 5/4/16

JOB NUMBER: 16-107

LOCATION: TP A2D, Section 30, T17N, R2W

FIELD STAFF: PJ Pinard

SLOPE

Fairly Level

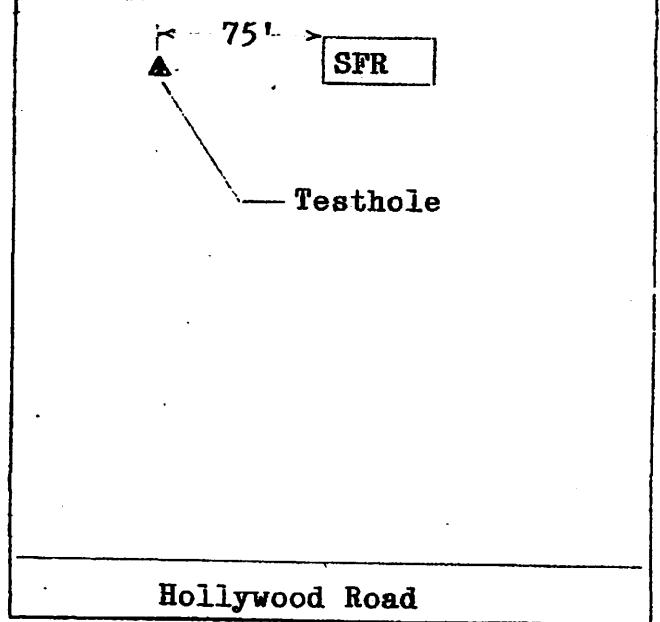
DEPTH, FEET

SOIL TYPE

1	PT
2	
3	
4	SM
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	BOH
16	

SLOPE Fairly Level 5ft

SITE PLAN



Was Ground Water Encountered? Yes ☒ No

If YES, Depth to Ground Water. NA

PERCOLATION TEST DATA

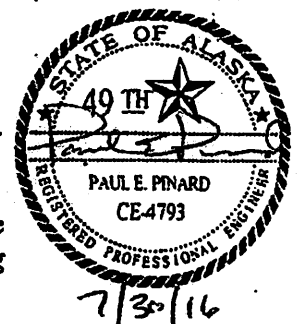
PM Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments
2:25	--	8.00	---		Fill Perc Hole
2:55	30	6.50	1.50		Refill Perc Hole
3:25	30	6.75	1.25		Refill Perc Hole
3:55	30	6.75	1.25		Stop Test

PERCOLATION RATE 24 min/inch

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 7 FT
and 8 FT in DEPTH

COMMENTS: Perc hole pre-soaked. Perc rate corresponds to sizing at 250 sf/bdrm.



WATER
STATE
DEPARTMENT OF
Division of Geology

Drilling Permit No. _____
A.D.L. No. _____

LOCATION OF WELL (Please complete either 1a, 1b or 1c.)

1a. Borough	Subdivision	Lot	Block
1b. 1/4 qtrs. Section No. Township Range			
NE 1/4 of 30 17 S R - 2 W			

1c. DISTANCE AND DIRECTION FROM ROAD INTERSECTIONS

Street Address and Area of Well Location

3. OWNER OF WELL: Dan Star Wasil
Address:

2. WELL LOG	Feet Below Surface		4. WELL DEPTH: (final) 120 ft.
	Top	Bottom	
Material Type			
sand & Gravel	0	28	6. ☐ Cable tool ☒ Rotary ☐ Auger ☐ Jetter
Sand	28	32	
Gravel & Boulders	32	60	7. USE: ☒ Domestic ☐ ☐ Irrigation ☐ ☐ Test Well ☐
Clay Gravel Water Sepage	60	65	
Clay & Gravel	65	72	
Gravel Boulders & Sand	72	115	8. CASING: ☐ Threaded diam. 6 in. to 120 ft. diam. in. to ft.
Gravel & Water	115	120	
			9. FINISH OF WELL: Type: Open Hole Slot/Mesh Size: Set between Backfilling
			10. STATIC WATER LEVEL: ☐ Above or ☐ Below Equipment used: S

sand & gravel →
sand →

16. WATER WELL CONTRACTOR'S CERTIFICATION:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief;

Bart Bullock's Well Drilling
Registered Business Name

Address: P.O. Box 874272, Wausilla, AK

Signed: Bart Bullock
Authorized Representative

Contract License Number: A - 15478

Date: 10

Cayman Reynolds

From: Tammy Simmons
Sent: Thursday, June 25, 2026 11:17 AM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Back Acre Estates CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, June 15, 2026 12:51 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Bill Gamble <Bill.Gamble@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Back Acre Estates CR

Hello,

The following link is a request for comments for the proposed Back Acre Estates.

Please ensure all comments have been submitted by June 30, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Back Acre Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, June 29, 2026 9:51 AM
To: Cayman Reynolds
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Back Acre Estates CR

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does not have specific comments regarding the proposed Back Acre Estates re-platting. However, based on aerial imagery and the Matanuska-Susitna Borough Wetlands Mapper, it appears that there may be aquatic resources at the southern end of the existing lots.

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). USACE 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.

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 or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz



**US Army Corps
of Engineers®**

Olivia Ortiz
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2586
Email Olivia.K.Ortiz@usace.army.mil

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 17, 2026 3:40 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Back Acre Estates 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: Monday, June 15, 2026 12:51 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Bill Gamble <Bill.Gamble@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davenport@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Back Acre Estates CR

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Please ensure all comments have been submitted by June 30, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Back Acre Estates](#)

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, June 15, 2026 2:53 PM
To: Cayman Reynolds
Subject: RE: RFC Back Acre Estates CR

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

Hello,

MTA has no comments.

Thank you,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, June 15, 2026 12:51 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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; Right of Way Dept. <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>; Bill Gamble <Bill.Gamble@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipsky@palmerpolice.com; susansteele550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Back Acre Estates CR

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

Hello,

H

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2026

ABBREVIATED PLAT: COUNTRY MEADOWS LOTS 2A-1 & 2A-2
LEGAL DESCRIPTION: SEC 06, T17N, R01E S.M., AK
PETITIONERS: DONNY DEAN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 4.09 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-072

REQUEST:

The request is to create two lots from Lot 2A,(Tax ID# 7342000L002A), Country Meadows Lots 2A & 2B, (Plat#2014-113) to be known as **Country Meadows Lots 2A-1 & 2A-2**, containing 4.09 acres +/- . The property is directly north of N. Meridian Place and directly east of N. Seward Meridian Parkway; within the W ½ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 2 pgs

COMMENTS:

USACE

Exhibit C – 1 pg

MSB Pre-Design and Engineering

Exhibit D – 1 pg

MSB Permit Center

Exhibit E - 1 pg

Utilities

Exhibit F - 2 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 2.52 acres to 1.57 acres +/- . Access for the lots is available from N. Meridian Place.

Soils Report: A Soils Report (**Exhibit B**) was provided by Steven Pannone, PE, pursuant to MSB 43.20.281(A)(1)(b). One test hole was excavated to a depth of 17 feet. No Groundwater was encountered. Soils data is available in the report. The engineer states, “Based on the test pit performed and our knowledge of the area, the soils within the boundary of this subdivision are suitable for onsite wastewater treatment systems. In accordance with title 43.20.281. Each of the proposed lots has at least ten thousand (10,000) square feet of usable septic area and ten thousand (10,000) square feet of usable building area.”

COMMENTS:

USACE: **(Exhibit C)** Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does not have specific comments regarding the proposed Country Meadows Subdivision.

MSB DPW Pre-Design and Engineering: **(Exhibit D)** PD&E comments that a note shall be placed on the plat limiting access to Lot 2A-1 be from N. Meridian Place only.
Staff notes this is condition #4.

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

Utilities: **(Exhibit E)** In review, GCI has no comments or objections to the plat, attached is the signed plat for your records. ENSTAR, MEA & MTA did not reply.

There were no objections received from Borough departments, outside agencies, or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION

The plat of **Country Meadows Lots 2A-1 & 2A-2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A Soils Report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

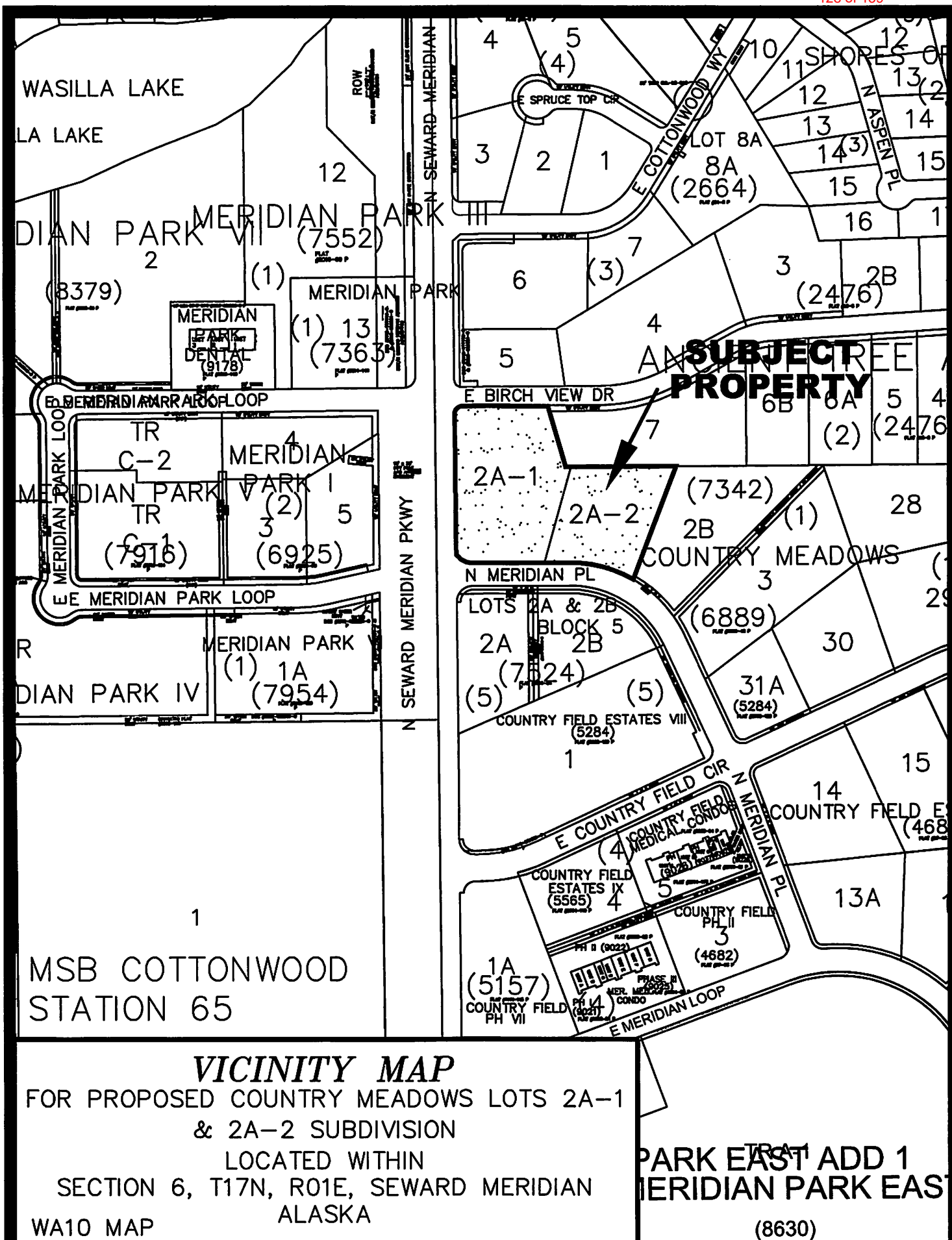
FINDINGS OF FACT:

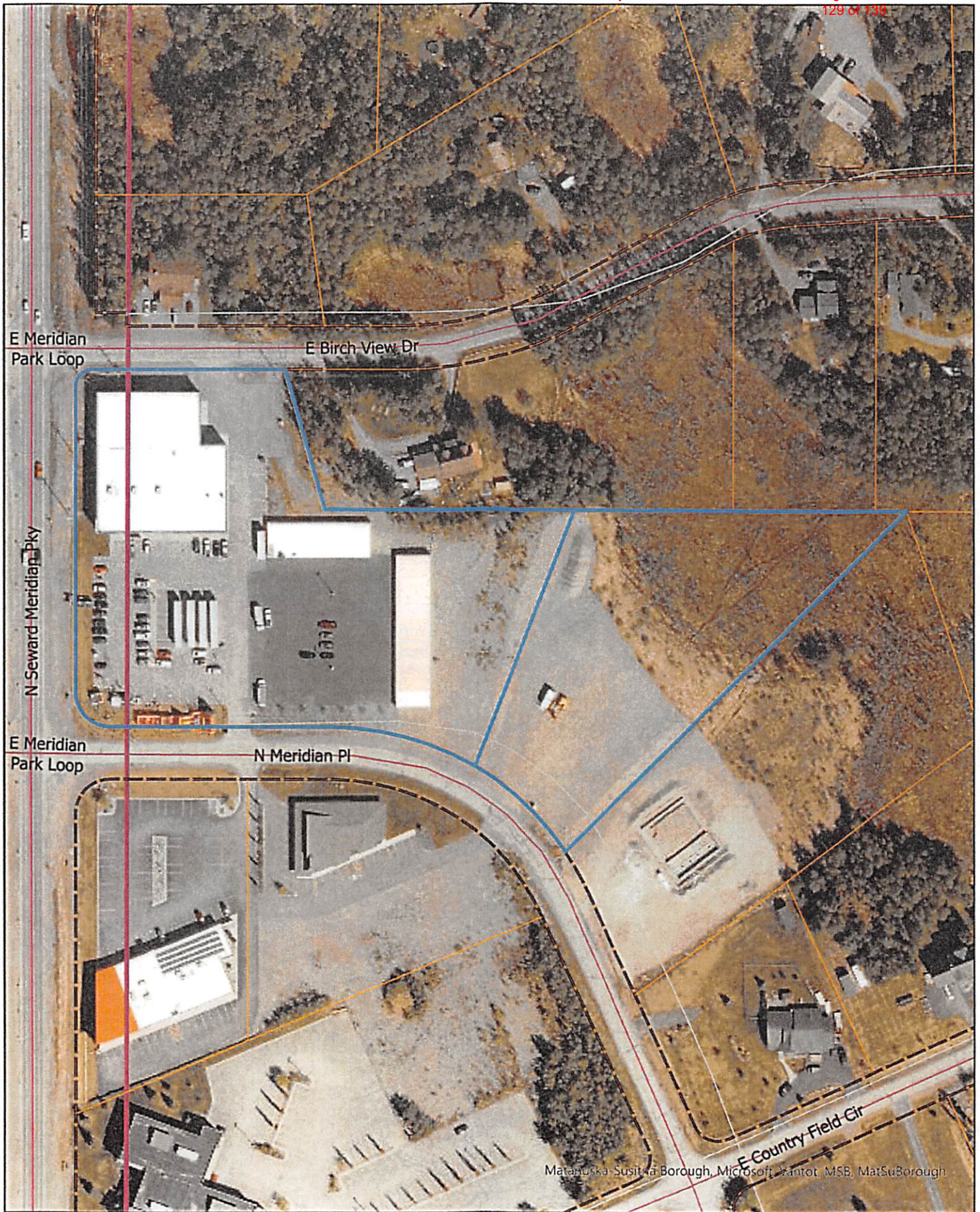
1. The plat of **Country Meadows Lots 2A-1 & 2A-2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
4. There were no objections from any borough departments, outside agencies, or utilities; or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; ENSTAR, MTA or MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of Country Meadows Lots 2A-1 & 2A-2, Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

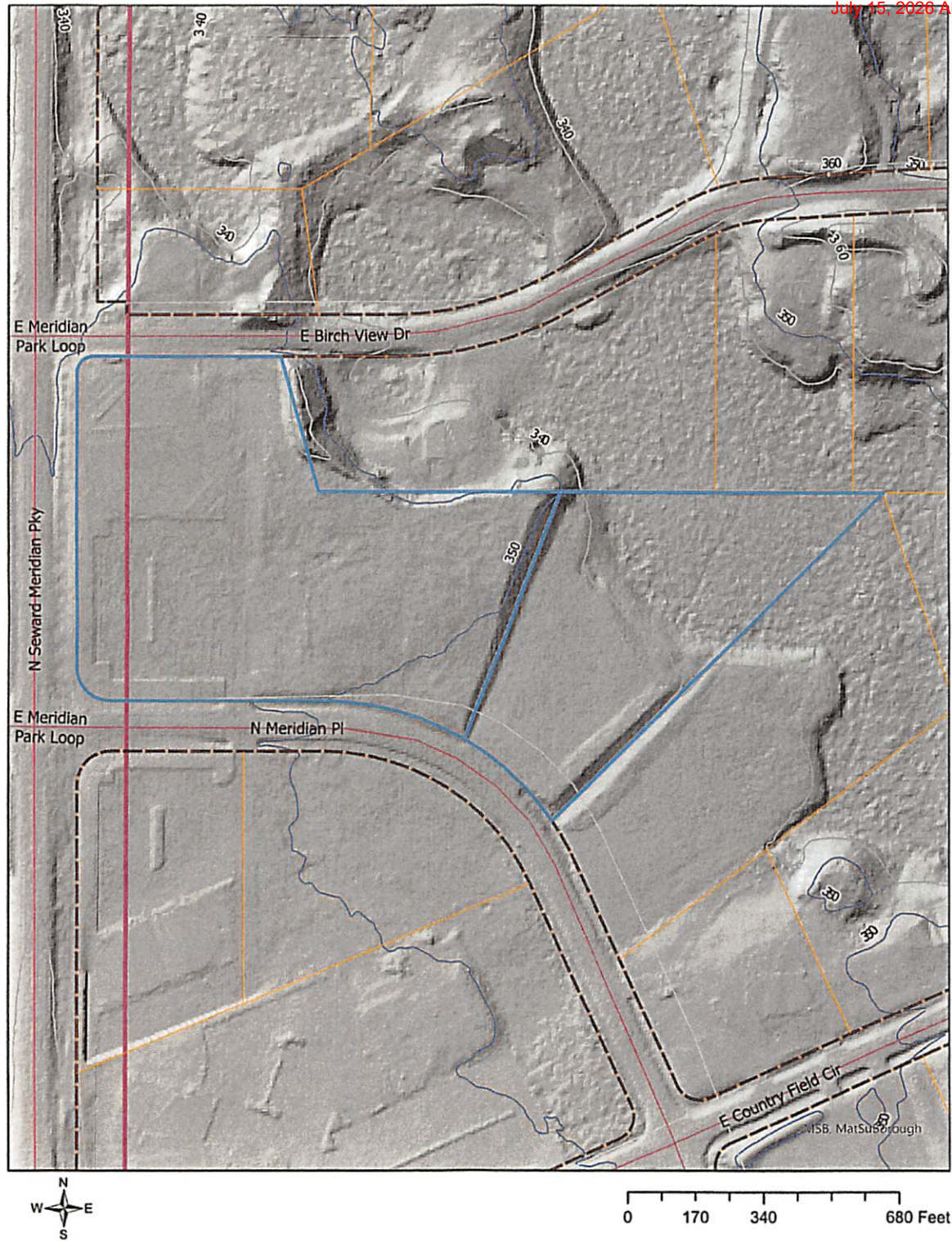
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note, "Lot 2A-1 to take access from N. Meridian Place only unless otherwise authorized by the permitting authority."
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.

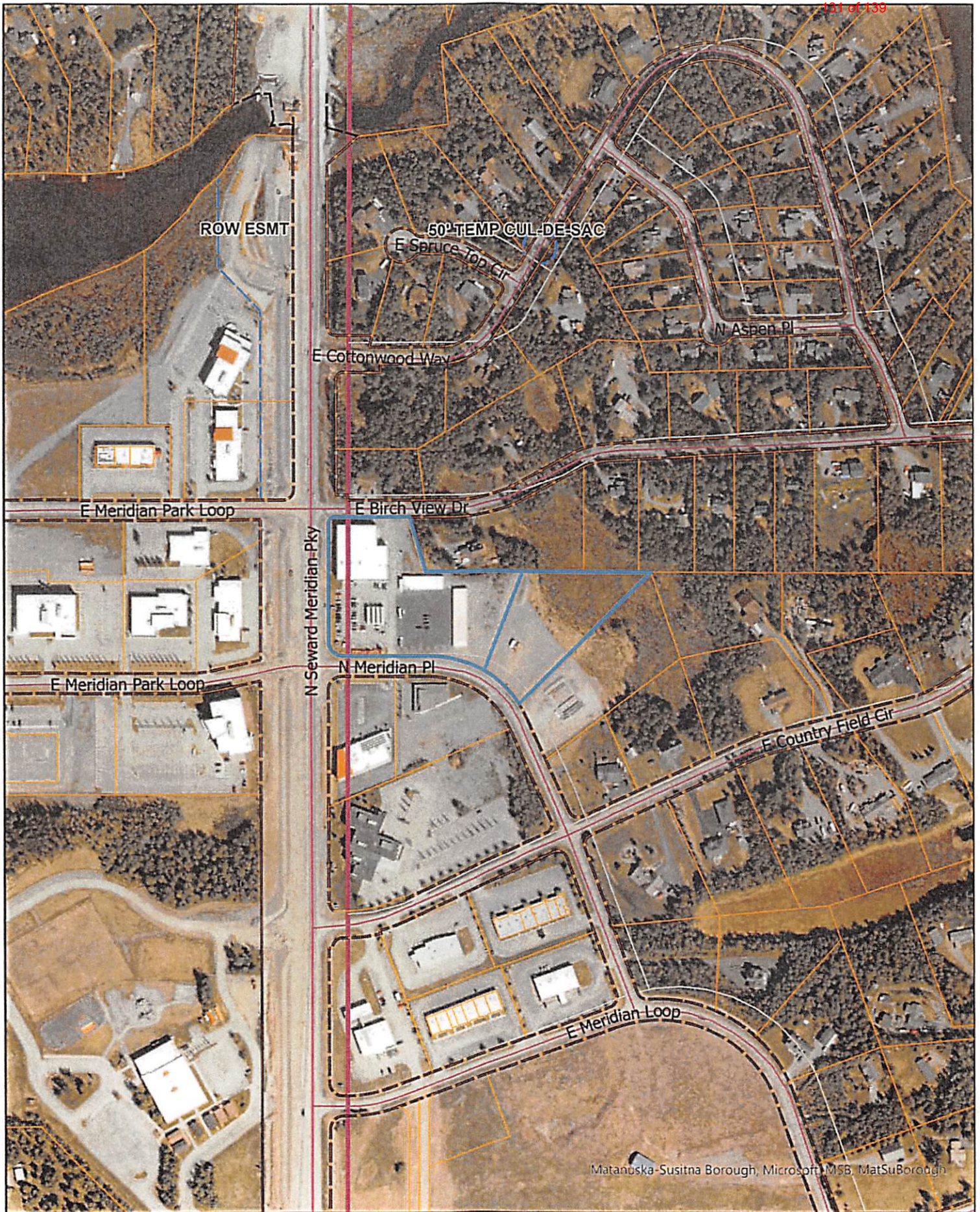




0 170 340 680 Feet

EXHIBIT A





0 425 850 1,700 Feet

EXHIBIT A

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
E-mail: steve@panengak.com

RECEIVED 2 June, 2026

Subject: Country Meadows RSB L/1 & 2 Lot 2A
Usable Area, Soil Report

JUN 12 2026

PLATTING

To whom it may concern,

This letter is intended to provide an engineer's opinion concerning the suitability of onsite soils for the proposed subdivision of Country Meadows RSB L/1 & 2 Lot 2A. The subdivision will create Country Meadows RSB L/1 & 2 Lot 2A-1 and Country Meadows RSB L/1 & 2 Lot 2A-2. Lot 2A-1 will be approximately 106,224 square feet and Lot 2A-2 will be approximately 71,790 square feet in size. These lots are served by a community water system. Lot 2A-1 is already developed and served by an onsite septic system and community water system. There are no bodies of water or wetlands within the boundary of the subdivision. There is a Matanuska Susitna Borough mapped wetland east of the property boundary. The location of this wetland does not hinder the development of the proposed subdivision. Topography can be characterized as flat with sloping portions along the east and northeastern property boundaries approaching 25%-30%. The steeper portions along the eastern boundary do not result in a drop in surface height of greater than ten (10) feet and therefore will not hinder the development of the lot. There is adequate usable building and septic area on these lots as the steeper portions are located along the eastern boundary of the development.

A test pit was performed within the boundary of the proposed subdivision by PES, LLC. The results of the soil logs are attached to this report, and the approximate location of the test pit is shown on the attached soil log. Groundwater was not encountered during the excavation of the test pit. Impermeable soils or bedrock were not encountered during the excavation of the test pit.

TH-1 PES was excavated to a depth of seventeen (17) feet below ground surface (BGS). The soil strata is depicted on the attached soil log. Soil within the strata likely to be used for onsite septic systems was visually rated as SP, poorly graded sand, gravelly sand and given a wastewater application rate of 1.0gpd/SF.

Based on the test pit performed and our knowledge of the area, the soils within the boundary of this subdivision are suitable for onsite wastewater treatment systems. In accordance with title 43.20.281. Each of the proposed lots has at least ten thousand (10,000) square feet of usable septic area and ten thousand (10,000) square feet of usable building area.

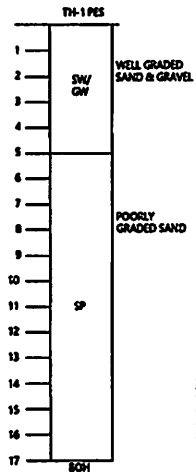
If you have any questions or concerns, please contact me at (907) 745 8200.

Sincerely,
Aaron Paradis
Aaron C. Paradis, EIT
Project Engineer
2 June, 2026



SRP
Steven R. Pannone, PE F.ASCE
Principal Civil Engineer
2 June, 2026

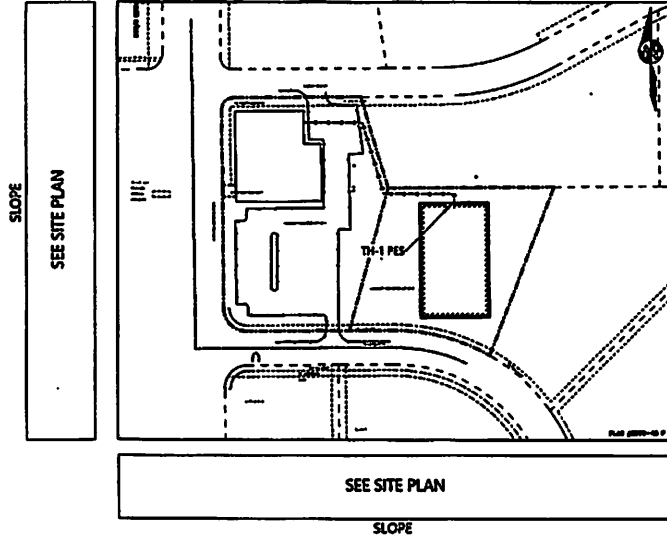
SOIL LOG & PERCOLATION TEST



DATE PERFORMED: 05/27/2026

WAS GROUND WATER ENCOUNTERED? NO
IF YES, AT WHAT DEPTH? N/A
DEPTH TO WATER AFTER MONITORING? N/A
DATE: N/A

SOIL TEST RESULTS/ANALYSIS
• PERCOLATION RATE: VISUALLY RATED SP 1.0GPD/SF
(Hydrologic Soils Group: HSG A)
• PERC HOLE DIAMETER: —
• TEST RUN BETWEEN — FT AND — FT



COMMENTS: Test hole excavated by HOWDIE CONSTRUCTION.

PERFORMED BY: PANNONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.

EXHIBIT B

Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, June 29, 2026 8:57 AM
To: Chris Curlin
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Country Meadows Lots 2A-1 & 2A-2 (CC)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does not have specific comments regarding the proposed Country Meadows Subdivision.

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). USACE 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.

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 or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz



**US Army Corps
of Engineers®**

Olivia Ortiz

Regulatory Specialist

U.S. Army Corps of Engineers | Alaska District

South Section

Phone 907-753-2586

Email Olivia.K.Ortiz@usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Thursday, June 25, 2026 11:38 AM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Country Meadows Lots 2A-1 & 2A-2 (CC)

Hello Chris,

PD&E comments that a note shall be placed on the plat limiting access to Lot 2A-1 be from N. Meridian Place only.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, June 19, 2026 2:40 PM
To: southlakescc@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Email:noffkejl@gmail.com <noffkejl@gmail.com>; rsabcs25@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@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>; 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 Country Meadows Lots 2A-1 & 2A-2 (CC)

Hello,

The link below is to the RFC packet for the Country Meadows Lots 2A-1 & 2A-2 Subdivision. Please ensure that all comments are submitted by July 2, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

[Country Meadows Lots 2A-1 & 2A-2](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Friday, June 19, 2026 3:16 PM
To: Chris Curlin
Subject: RE: RFC Country Meadows Lots 2A-1 & 2A-2 (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, June 19, 2026 2:40 PM
To: southlakescc@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Email:noffkejl@gmail.com <noffkejl@gmail.com>; rsabcs25@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@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>; 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 Country Meadows Lots 2A-1 & 2A-2 (CC)

Hello,

The link below is to the RFC packet for the Country Meadows Lots 2A-1 & 2A-2 Subdivision. Please ensure that all comments are submitted by July 2, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Country Meadows Lots 2A-1 & 2A-2](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Amanda Young <AYoung2@gci.com>
Sent: Tuesday, June 30, 2026 1:03 PM
To: Chris Curlin
Subject: Re: RFC Country Meadows Lots 2A-1 & 2A-2 (CC)
Attachments: Agenda Plat - STAMPED.pdf

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

Hello,

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

Sent: Monday, June 22, 2026 4:02 PM

To: southlakescc@gmail.com; Michael Keenan; Fire Code; Email:noffkejl@gmail.com; rsabcs25@gmail.com; Email:3in1oil@gmail.com; Maxwell Sumner; Alex Strawn; Amie Jacobs; Brad Sworts; Brian Davis; Christina Sands; Colton Percy; DNR; Jamie Taylor; Katrina Kline; Land Management; MSB Farmers; Nicholas Spiropoulos; Permit Center; Planning; Sarah Myers; Tammy Simmons; The Postmaster; Tom Adams; Tyler Young; USACE; Wheeler Nevels; Andrew Fraiser; mearow@mea.coop; OSP Design Group; Right of Way Dept.; ROW

Subject: Re: RFC Country Meadows Lots 2A-1 & 2A-2 (CC)

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

Hello,

The link below is to the RFC packet for the Country Meadows Lots 2A-1 & 2A-2 Subdivision. Please ensure that all comments are submitted by July 2, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Country Meadows Lots 2A-1 & 2A-2](#)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Amanda Young DATE 6/26/2025
CCI ENGINEERING & DESIGN

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

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.

REGISTERED LAND SURVEYOR _____

NOTES

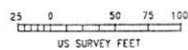
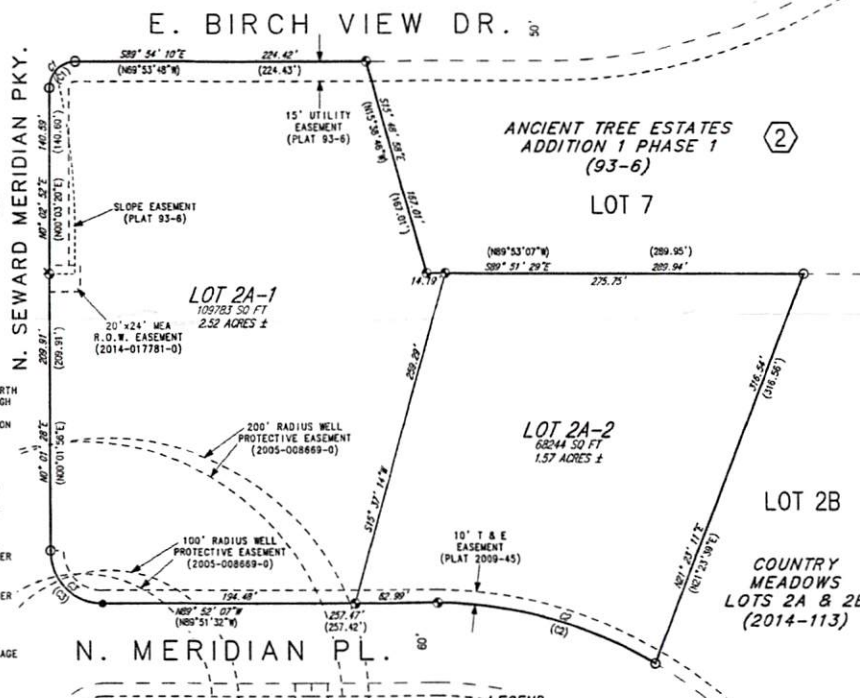
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2A-2. A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°32'20.12"N 149°21'24.72"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. 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.
5. RESTRICTIVE COVENANTS WERE RECORDED ON OCTOBER 4, 1997 IN BOOK 919, PAGE 470; ON APRIL 14, 1998 IN BOOK 943, PAGE 348; ON FEBRUARY 20, 2002 AT DOCUMENT #2002-003290-0; ON NOVEMBER 9, 1998 IN BOOK 885, PAGE 588; ON DECEMBER 13, 2000 IN BOOK 1104, PAGE 198; ON JUNE 14, 1983 IN BOOK 306, PAGE 975; ON NOVEMBER 30, 1983 IN BOOK 334, PAGE 185; ON JUNE 17, 1984, IN BOOK 352, PAGE 294; AND ON JANUARY 8, 1985 IN BOOK 399, PAGE 233.

CERTIFICATE OF PAYMENT OF TAXES

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

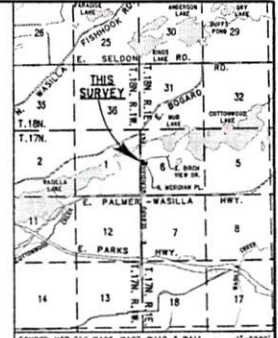
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.25	20.00	89°31'10" (20.00)	28.17	S45°18'02"W (N45°08'38"E)	19.83
(C1)	(31.22)	(20.00)	(89°26'04")	(28.14)		(19.80)
C2	175.30	330.07	30°25'48" (175.26)	173.25	N04°45'02"W (N04°44'27"W)	89.77
(C2)	(175.26)	(330.00)	(30°25'48")	(173.21)		(89.75)
C3	62.91	40.00	90°06'36" (62.92)	56.62	S44°59'51"E (N45°03'15"W)	40.08
(C3)	(62.92)	(40.00)	(90°07'50")	(56.62)		(40.09)



- LEGEND
- RECOVERED PLASTIC CAP ON 3/8" REBAR
 - RECOVERED 3/8" REBAR
 - ⊙ SET PLASTIC CAP ON 3/8"x30" REBAR
 - 255.65' MEASURED DATA
 - 254.70' RECORD PER PLAT (2014-113)

1 BLOCK NUMBER



CERTIFICATE OF OWNERSHIP

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

DONNY D. DEAN (PRESIDENT) DATE _____
DEAN INVESTMENTS, LLC
1025 N SEWARD MERIDIAN PKY.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy RECEIVED JUN 12 2025 PLATTING

A PLAT OF
COUNTRY MEADOWS
LOTS 2A-1 & 2A-2
A SUBDIVISION OF
LOT 2A, COUNTRY MEADOWS LOTS 2A & 2B
(PLAT 2014-113)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
1/4 SEC. 6, T. 17N, R. 1E, SW, AK
CONTAINING 4.09 ACRES MORE OR LESS

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

FILE: F026-138 OK: CEN SCALE: 1"=400' 04/23/26 1 OF 1

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST: _____
(PLATTING CLERK)

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.

REGISTERED LAND SURVEYOR

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2A-2, A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°35'29.16"N 149°21'24.75"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. 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.
5. RESTRICTIVE COVENANTS WERE RECORDED ON OCTOBER 4, 1997 IN BOOK 919, PAGE 470; ON APRIL 14, 1998 IN BOOK 943, PAGE 346; ON FEBRUARY 20, 2002 AT DOCUMENT #2002-003290-0; ON NOVEMBER 9, 1998 IN BOOK 985, PAGE 588; ON DECEMBER 13, 2000 IN BOOK 1104, PAGE 198; ON JUNE 14, 1983 IN BOOK 306, PAGE 975; ON NOVEMBER 30, 1983 IN BOOK 334, PAGE 186; ON JUNE 17, 1984, IN BOOK 362, PAGE 294; AND ON JANUARY 8, 1985 IN BOOK 398, PAGE 230.

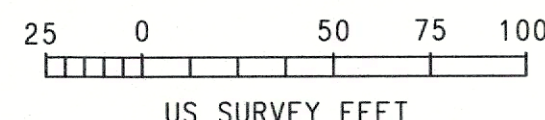
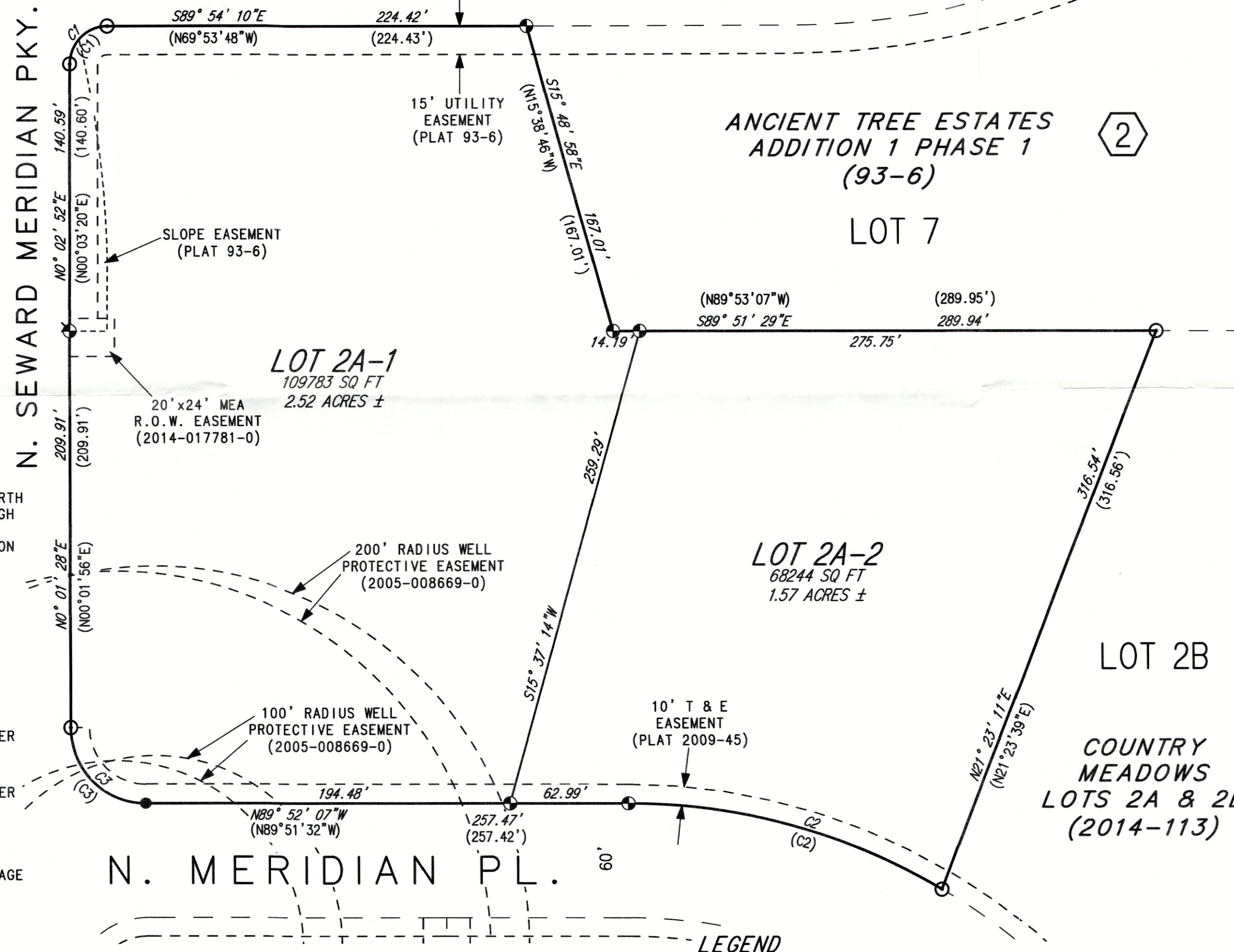
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

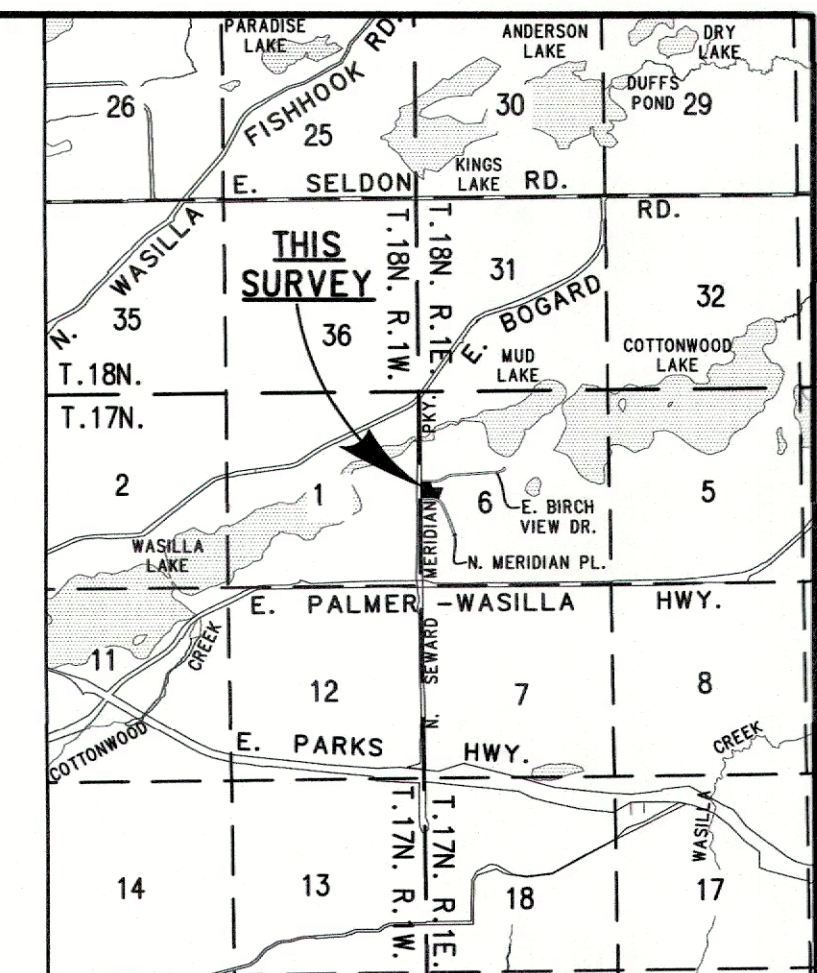
DATE

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1 (C1)	31.25 (31.22)	20.00 (20.00)	89°31'07" (89°26'04")	28.17 (28.14)	S45°15'02"W (N45°08'38"E)	19.83 (19.80)
C2 (C2)	175.30 (175.26)	330.07 (330.00)	30°25'48" (30°25'48")	173.25 (173.21)	N74°45'02"W (N74°44'27"W)	89.77 (89.75)
C3 (C3)	62.91 (62.92)	40.00 (40.00)	90°06'36" (90°07'55")	56.62 (56.62)	S44°59'51"E (N45°03'16"W)	40.08 (40.09)



N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2014-113)

1 BLOCK NUMBER



SOURCE: MSB TAX WA06, WA07, WA10, & WA11 1"=5280'

CERTIFICATE OF OWNERSHIP

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

DONNY D. DEAN (PRESIDENT) DATE
DEAN INVESTMENTS, LLC
1025 N SEWARD MERIDIAN PKY.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy RECEIVED
JUN 12 2026
PLATTING

A PLAT OF
COUNTRY MEADOWS
LOTS 2A-1 & 2A-2
A SUBDIVISION OF
LOT 2A, COUNTRY MEADOWS LOTS 2A & 2B
(PLAT 2014-113)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
W $\frac{1}{2}$ SEC. 6, T.17N. R.1E. SM, AK
CONTAINING 4.09 ACRES MORE OR LESS

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

FILE: FB26-138 CK: CEH SCALE: 1"=50' 04/23/26 1 OF 1