

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.** **September 2, 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. **FALKENHAGEN ESTATES ADDITION:** The request is to create two lots from Lot 7, Falkenhagen Estates, (Plat#2005-5), (Tax ID# 5807000L007) to be known as **Falkenhagen Estates Addition**, containing 174.75 acres +/- . The property is directly south of E. Birch Creek Boulevard and directly north of Answer Creek; within the NW ¼ Section 24, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and Assembly District #7. (Petitioner/Owner: Anthony Garcia / Claire Falkenhagen, Staff: Chris Curlin, Case #2026-087)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 2, 2026,** in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

PUBLIC HEARINGS

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 2, 2026

ABBREVIATED PLAT: FALKENHAGEN ESTATES ADDITION
LEGAL DESCRIPTION: SEC 24, T25N, R04W S.M., AK
PETITIONERS: ANTHONY GARCIA
SURVEYOR/ENGINEER: PILCH SURVEYING
ACRES: 174.75 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-087

REQUEST:

The request is to create two lots from Lot 7, Falkenhagen Estates, (Plat#2005-5), (Tax ID# 5807000L007) to be known as **FALKENHAGEN ESTATES ADDITION**, containing 174.75 acres +/- The property is directly south of E. Birch Creek Boulevard and directly north of Answer Creek; within the NW ¼ Section 24, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Topographic Narrative

Exhibit B – 1 pg

COMMENTS:

USACE

Exhibit C – 1 pg

ADF&G

Exhibit D – 1 pg

MSB Pre-Design and Engineering

Exhibit E – 1 pg

MSB Permit Center

Exhibit F – 1 pg

Utilities

Exhibit G – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 66.92 acres to 107.83 acres +/- . Access for the lots is available from E. Birch Creek Boulevard.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative (**Exhibit B**) was provided by Paul Pilch, 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:

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 (USACE) does not have specific comments regarding the proposed Falkenhagen Estates Addition.

ADF&G: **(Exhibit D)** Alaska Department of Fish & Game (ADF&G) has reviewed this application to create two lots from Lot 7, Falkenhagen Estates, to be known as Falkenhagen Estates Addition. ADF&G has no objections to this platting action with the following comments:

- Lot 7 is bordered by Answer Creek (AWC: 247-41-10200-2300-3011-4006) on the southern property line. Answer Creek (AWC: 247-41-10200-2300-3011-4006) is catalogued as anadromous water body and provide habitat for coho and sockeye salmon.
- It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to cross the stream with any vehicle, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

MSB DPW Pre-Design and Engineering: **(Exhibit E)** To ensure each lot will have 60' of frontage per MSB 43.20.320, the petitioner will need to build out the 90-degree corner as a T-intersection in accordance with the 2022 Subdivision Construction Manual A07.2.

MSB Permit Center: **(Exhibit F)** No comments from Development Services..

Utilities: (Exhibit G) In review GCI has no comments or objections to the plat. ENSTAR has no comments or recommendations. MEA and 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 **FALKENHAGEN ESTATES ADDITION** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A Topographic Narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities; or the public at the time of this staff report.

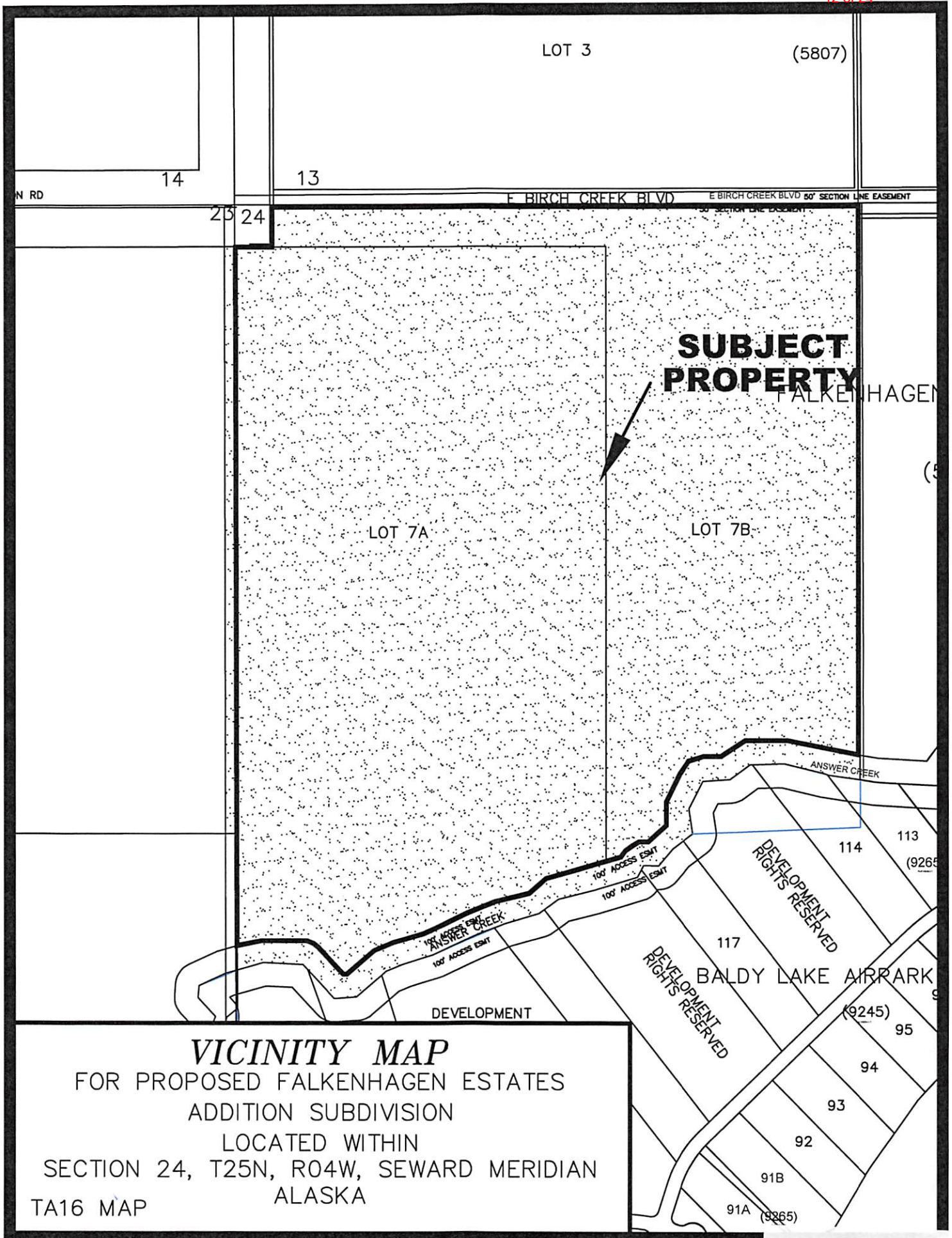
FINDINGS OF FACT:

1. The plat of **FALKENHAGEN ESTATES ADDITION** 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 provided 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, Community Development, or Assessments; MTA or MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Abbreviated Plat of FALKENHAGEN ESTATES ADDITION, Section 24, Township 25 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

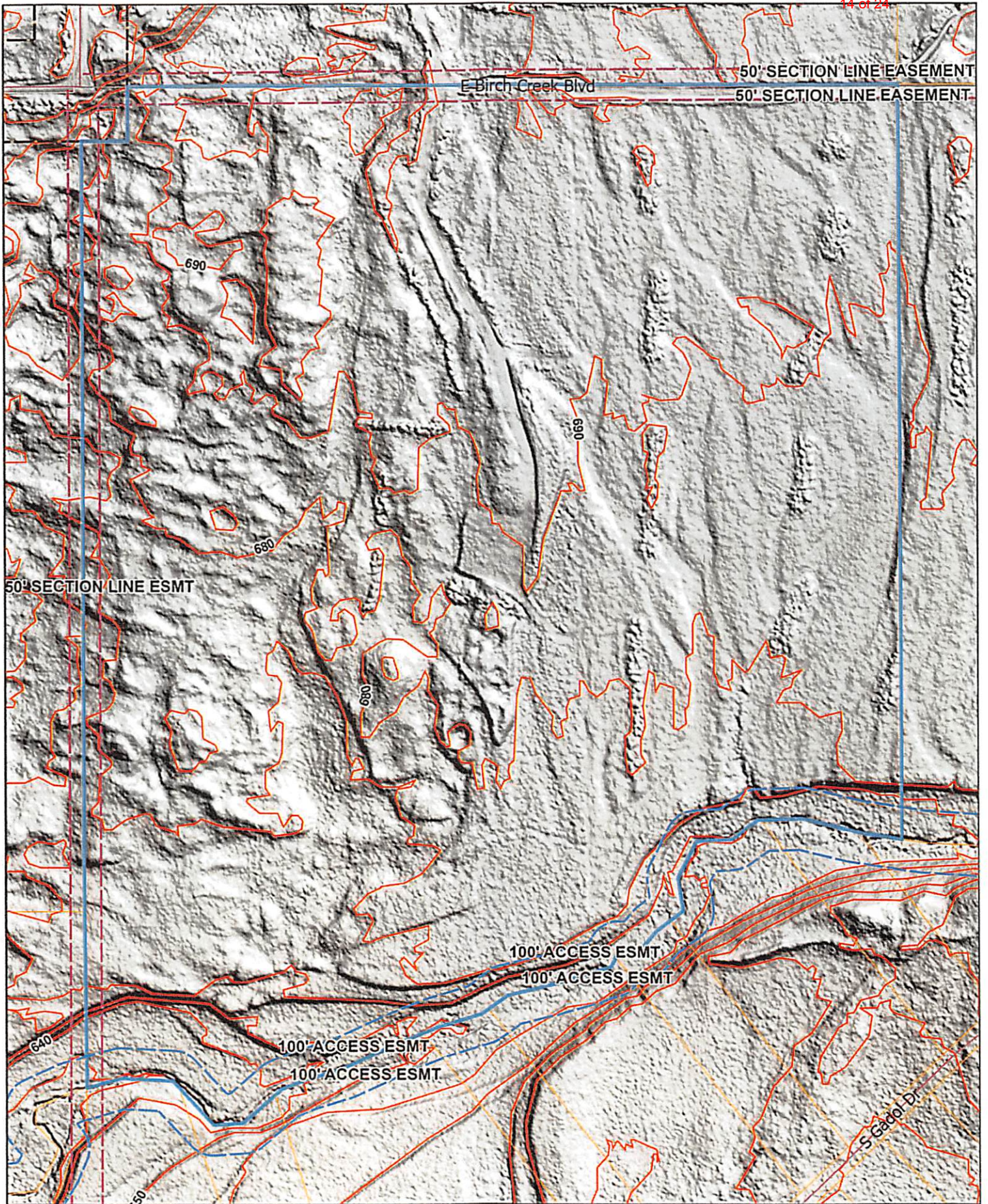
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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





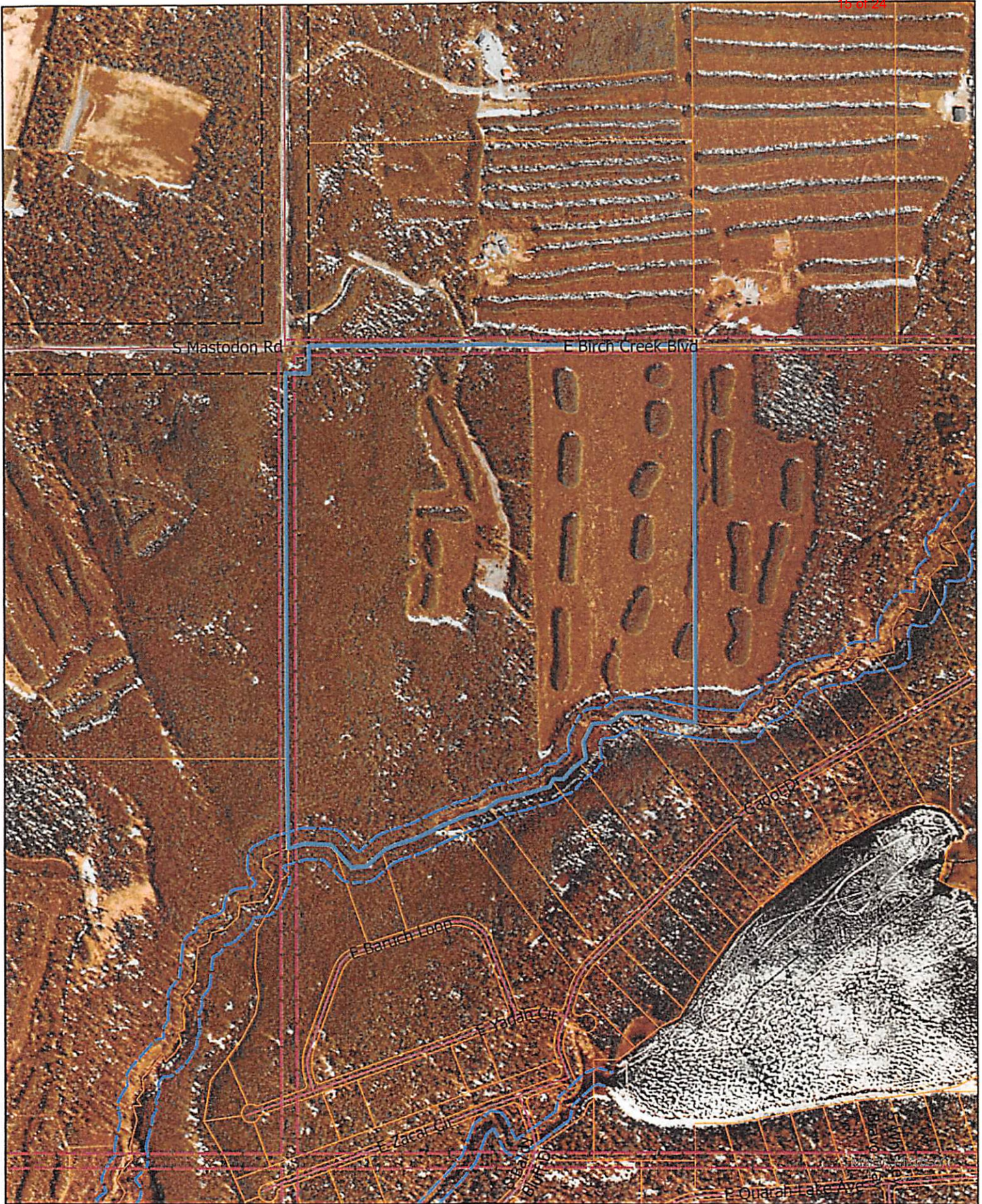
0 475 950 1 000 Feet

EXHIBIT A



0 475 950 1 900 Feet

EXHIBIT A



0 500 1,000 2,000 Feet

EXHIBIT A

PILCH LAND SURVEYING

P.O. Box 641
Willow, AK 99688
907-495-6611

March 9, 2026

RECEIVED

MAY 26 2026

PLATTING

Ref: TOPO NARRATIVE

Falkenhagen Estates Lot 7

Lot 7 is 175 Acres, Falkenhagen Estates Plat No. 2005-5 Talkeetna Recording District
The eastern 66 +/- acres of Lot 7 was originally cleared as part of the Agriculture Program, and is now with regrowth of Birch and scattered Spruce 4'-10' tall. This area is level and usable.

The western 108 acres is partially cleared with a Cabin and drive but the majority Large Birch Tree forest. More topography with a small rise and depression in this area. The southern boundary is Answer Creek and the northern boundary is West ½ Sections 23/24, Township 25 North, Range 4 West, S.M., Alaska. Soils are well drained and no low land appears on the large parcel.

Paul Pilch
PLS 7576
Pilch Land Surveying
907-354-1124

Date 3/9/26



Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, August 7, 2026 9:01 AM
To: Chris Curlin
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Falkenhagen Estates Addition (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 (USACE) does not have specific comments regarding the proposed Falkenhagen Estates Addition.

Department of the Army (DA) 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: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, August 13, 2026 2:02 PM
To: Chris Curlin
Cc: Salminen, Mandy M (DFG)
Subject: RE: New Link for RFC Falkenhagen Estates Addition (CC)

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

Hi Chris,

Alaska Department of Fish & Game (ADF&G) has reviewed this application to create two lots from Lot 7, Falkenhagen Estates, to be known as Falkenhagen Estates Addition. ADF&G has **no objections** to this platting action with the following comments:

- Lot 7 is bordered by Answer Creek (AWC: 247-41-10200-2300-3011-4006) on the southern property line. Answer Creek (AWC: 247-41-10200-2300-3011-4006) is catalogued as anadromous water body and provide habitat for coho and sockeye salmon.

- It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to cross the stream with any vehicle, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

- Native vegetation provides essential habitat for juvenile salmon and other aquatic species by helping regulate water temperatures, filtering, and absorbing runoff before entering waterways, and providing shelter and food resources. Streambanks and lakeshores that remain well vegetated with lush communities of native plants will be far less susceptible to erosion than denuded banks. It is highly recommended to leave streambanks vegetated to protect habitat and prevent future erosion issues.

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, August 6, 2026 3:10 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Jamie Taylor <jamie.taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, August 11, 2026 3:08 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Falkenhagen Estates Addition (CC)

Hello Chris,

To ensure each lot will have 60' of frontage per MSB 43.20.320, the petitioner will need to build out the 90-degree corner as a T-intersection in accordance with the 2022 Subdivision Construction Manual A07.2.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, August 4, 2026 11:46 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>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; 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 Falkenhagen Estates Addition (CC)

Hello,

The link below is to the RFC packet for the Falkenhagen Estates Addition Subdivision. Please ensure that all comments are submitted by August 13, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Falkenhagen Estates Addition](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Tuesday, August 4, 2026 12:00 PM
To: Chris Curlin
Subject: RE: RFC Falkenhagen Estates Addition (CC)

No comments from Development Services.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, August 4, 2026 11:46 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>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; 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 Falkenhagen Estates Addition (CC)

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 [Falkenhagen Estates Addition](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 10, 2026 1:07 PM
To: Chris Curlin
Subject: RE: New Link for RFC Falkenhagen Estates Addition (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

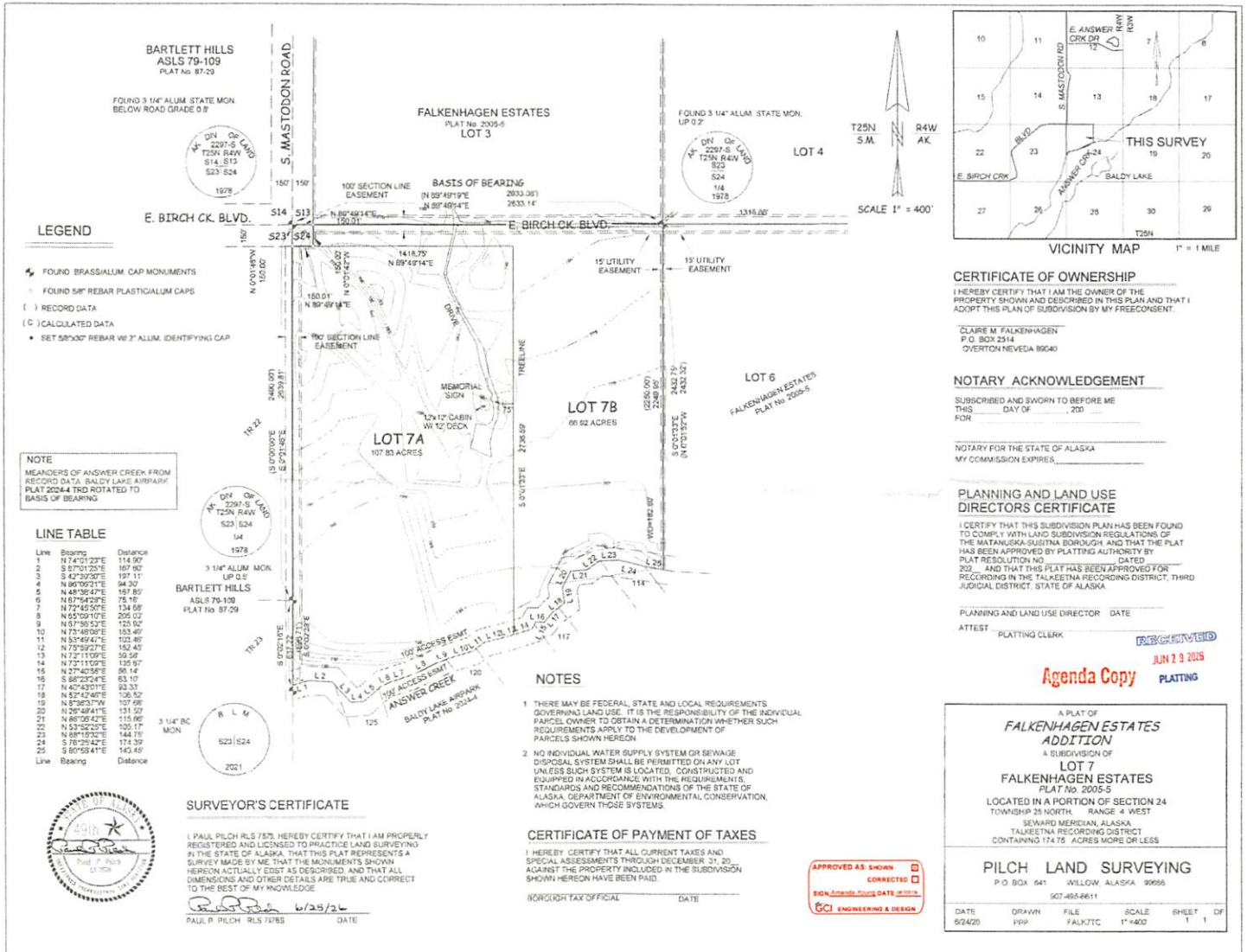
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, August 6, 2026 3:10 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsu.gov>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; 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: New Link for RFC Falkenhagen Estates Addition (CC)

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

Hello,

This email is being re-sent due to a change in the Borough's Email Domain. The previous OneDrive link no longer links to the pre-application routing packet.

The link below is to the RFC packet for the Falkenhagen Estates Addition Subdivision. Please ensure that all comments are submitted by August 13, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.





ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

13 August 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

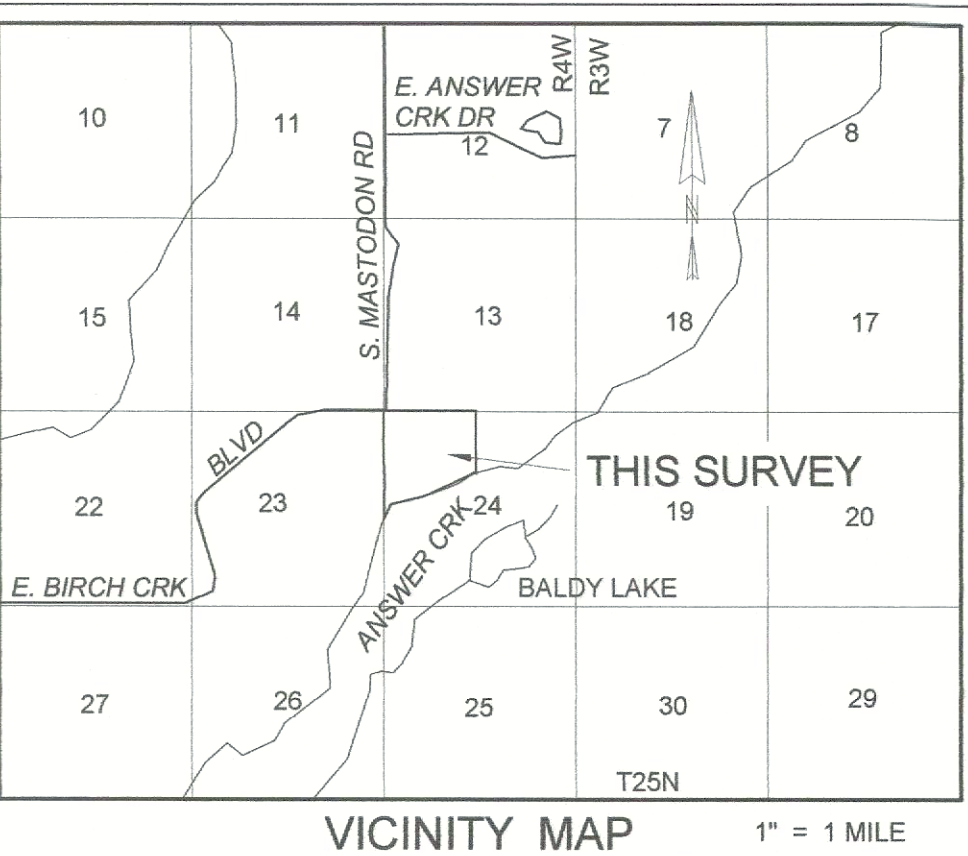
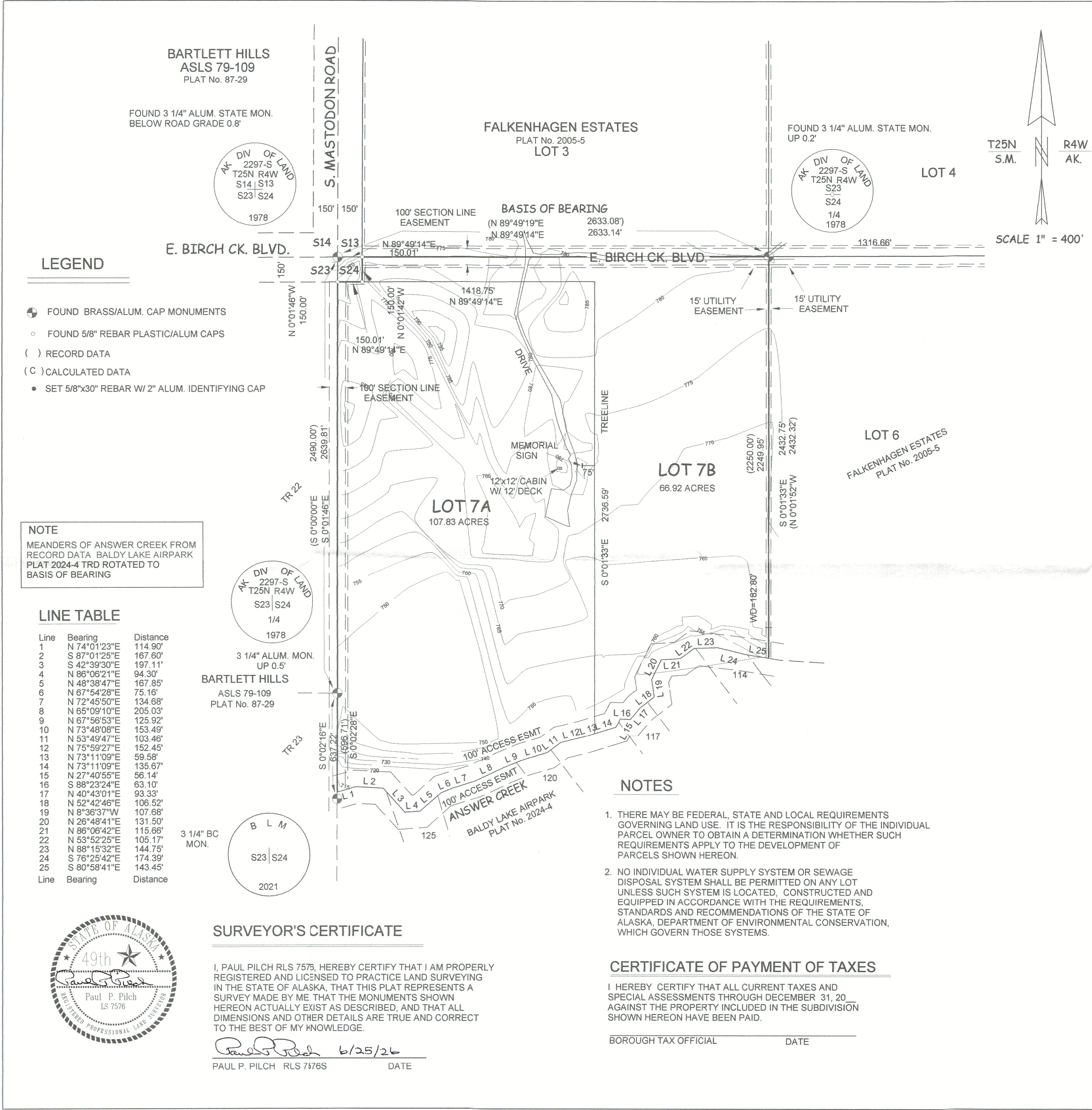
- **Falkenhagen Estates Addition**
(MSB Case # 2026-087)

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

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is written in a cursive, flowing style.

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



CERTIFICATE OF OWNERSHIP

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

CLAIRE M. FALKENHAGEN
P.O. BOX 2514
OVERTON NEVADA 89040

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 200__
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 202__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST _____
PLATTING CLERK

RECEIVED

JUN 29 2026

Agenda Copy PLATTING

A PLAT OF
FALKENHAGEN ESTATES ADDITION
A SUBDIVISION OF
LOT 7 FALKENHAGEN ESTATES
PLAT No. 2005-5
LOCATED IN A PORTION OF SECTION 24
TOWNSHIP 25 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
TALKEETNA RECORDING DISTRICT
CONTAINING 174.75 ACRES MORE OR LESS

PILCH LAND SURVEYING
P.O. BOX 641 WILLOW, ALASKA 99688
907-495-6611

DATE 6/24/26 DRAWN PPP FILE FALK7TC SCALE 1"=400' SHEET 1 OF 1