

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 9, 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. **SETTING SUN ESTATES:** The request is to create three lots from Tax Parcel C10, to be known as **SETTING SUN ESTATES**, containing 4.29 acres +/- . The property is located west of N Rhonda Drive, south and west of Wasilla Creek, and directly north and east of N Palmer Fishhook Road (Tax ID # 18N01E13C010); within the SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Lance Devaney, Staff: Matthew Goddard, Case #2026-089)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 9, 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 9, 2026**

ABBREVIATED PLAT: SETTING SUN ESTATES

LEGAL DESCRIPTION: SEC 13, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: LANCE DEVANEY

SURVEYOR: LAVENDER SURVEY & MAPPING

ENGINEER: FROSTED GROUND ENGINEERING

ACRES: 4.29 ± **PARCELS:** 3

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-089

REQUEST: The request is to create three lots from Tax Parcel C10, to be known as **SETTING SUN ESTATES**, containing 4.29 acres +/- . The property is located west of N Rhonda Drive, south and west of Wasilla Creek, and directly north and east of N Palmer Fishhook Road (Tax ID # 18N01E13C010); within the SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Map & As-Built

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

AGENCY COMMENTS

U.S. Army Corps of Engineers
A.K. Department of Transportation & Public Facilities
MSB Development Services
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 2 pg
EXHIBIT F – 3 pg
EXHIBIT G – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots. Access for all lots is from N. Palmer-Fishhook Road, and ADOT&PF maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Eli Ward, Registered Professional Engineer, notes that the soils investigation was performed on May 19, 2026 and July 28, 2026. All borings were advanced to varying depths of at least 12 feet below ground surface or two feet into groundwater. Groundwater was encountered in the borings of this geotechnical investigation at 8 feet below ground surface water. Materials encountered were primarily coarse-grained gravel soil, overlaid by a predominantly silt material.

In regard to the topographic profile of the existing lot and the lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

As-built & topographic mapping: An as-built and topographic mapping was submitted (**Exhibit C**) pursuant to MSB 43.15.016. Based on the submitted as-built information, there are multiple structures currently in violation of MSB Title 17 setback requirement. The proposed design would also create new violations. The petitioner will need to relocate any structure in violation prior to recordation. An updated as-built will be required prior to recordation. The as-built will need to certify that no setback violations exist, nor will any be created by the recordation of the proposed Setting Sun Estates Subdivision.

Comments:

U.S. Army Corps of Engineers (**Exhibit D**) notes that preliminary review of the information provided does not indicate the presence of aquatic resources on the parcel that may be subject to U.S. Army Corps of Engineers (USACE) jurisdiction. However, aquatic resources may be present that cannot be identified using available desktop information. Additional site-specific evaluation may be appropriate if such resources are encountered or identified on the ground.

A.K. Department of Transportation & Public Facilities (**Exhibit E**) submitted the following:

- No objection to proposed lot division.
- Please be advised that parcels are within the corridor of the DOT&PF Palmer-Fishhook Separated Pathway: Trunk Road to Edgerton project. For more information contact project manager Aaron Hunting at aaron.hunting@alaska.gov or (907) 269-0546.
- Contact DOT&PF Right of Way at 1-800-770-5263 to update existing encroachment permit for parking in the DOT&PF managed right of way of Palmer-Fishhook Road with current exhibits. Please be advised that this permit can be revoked in the future as needed if use of the right of way is required for transportation purposes, and that ownership of an encroachment permit is not transferable.
- All driveway access and internal circulation must be outside of the Palmer-Fishhook Road right of way.
- Obliterate existing access to Palmer-Fishhook Road and relocate to shared access easement to align across from Windsong Circle as shown in revised design (**Recommendation #5**).
- Agree with and require retention of plat note #6: "One shared access for all lots to Palmer-Fishhook Road."
- Platting actions invalidate existing access permits. Apply for a new shared driveway access permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions (**Recommendation #6**).

MSB Development Services (**Exhibit F**)

Permit Center has no comments.

Code Compliance submitted the following:

There are no open or active Code Compliance Cases on the existing lots at this time. If this plat is approved, it will be creating setback violations of MSB 17.55; Review of the As-Built provided also shows a current setback violation that will not be resolved by approving this Abbreviated Plat.

Proposed Lot 1 (1-story frame house) is only 24.1' from the lot line adjoining the dedicated right-of-way of Palmer Fishhook. The required setback from lot lines adjoining public use easements/rights-of-way is 25'. The Mandatory Land Use permit they applied for in 2010 for this structure showed they would build the structure in compliance by being 25+ feet from the lot line, it was not built according to the permit they applied for. This structure was also built in or after 2010, making it in-eligible for non-conforming status; and more than likely not eligible for variance as there is adequate buildable area for the structure to meet setbacks.

Proposed Lot 1 – there are six (6) conex structures with covered area between them all. There is a note pointing to the conex structures to the far left (8'x20') stating conex structures to be removed – please clarify if ALL six conex structures will be removed prior to plat approval as multiple conex's are in violation of setbacks per MSB 17.55. Conex's are not meeting the 25' setback from the property line adjoining/abutting the right-of-way (public use easement) of Palmer Fishhook Road. As well as a conex and covered area not meeting the setback from the side lot line (adjoining proposed Lot 2). Setback requirement is 10' from a lot line adjoining another lot and it shows only 7.3' from the proposed lot line.

Proposed Lot 2 – there is a mobile home on the Northeast corner of the property that is showing only 4.7' from the lot line. Per MSB 17.55 this structure is required to be 10' from the property line. MSB Assessment records do not show the Mobile home, nor does it have legal non-conforming rights to be within the setback. There is no distance measurement called out for the 25.2'x32.2' lean-to off the three-story wood frame – in relation to the setback from the North property line.

Proposed Lot 3 – states the 1-story frame house on skids has been moved that was within the setback requirements from the proposed lot line. Please show where the frame house was moved to, to verify it is meeting the setback requirements per MSB 17.55.

After reviewing the proposed documents, I would not recommend approval of the plat until the setback violations are resolved.

Staff notes that all setback violations will need to be resolved prior to recordation. This is seen at Recommendation #4.

Utilities: (**Exhibit G**)

ENSTAR submitted the following:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat SETTING SUN ESTATES (MSB 2026-089) and advises that ENSTAR has existing natural gas service pipeline that crosses proposed LOT 1 to serve proposed LOT 2. Attached is a depiction for your reference.

ENSTAR objects to this plat unless one of the following scenarios is met:

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 1 and serving proposed LOT 2.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 1 and serving proposed LOT 2.

Staff notes that an abbreviated plat cannot grant public utility easements. If the petitioner so chooses, they may grant the requested easement by document and the recorded easement will be shown on the final plat.

GCI has no comments or objections.

MEA did not respond

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.

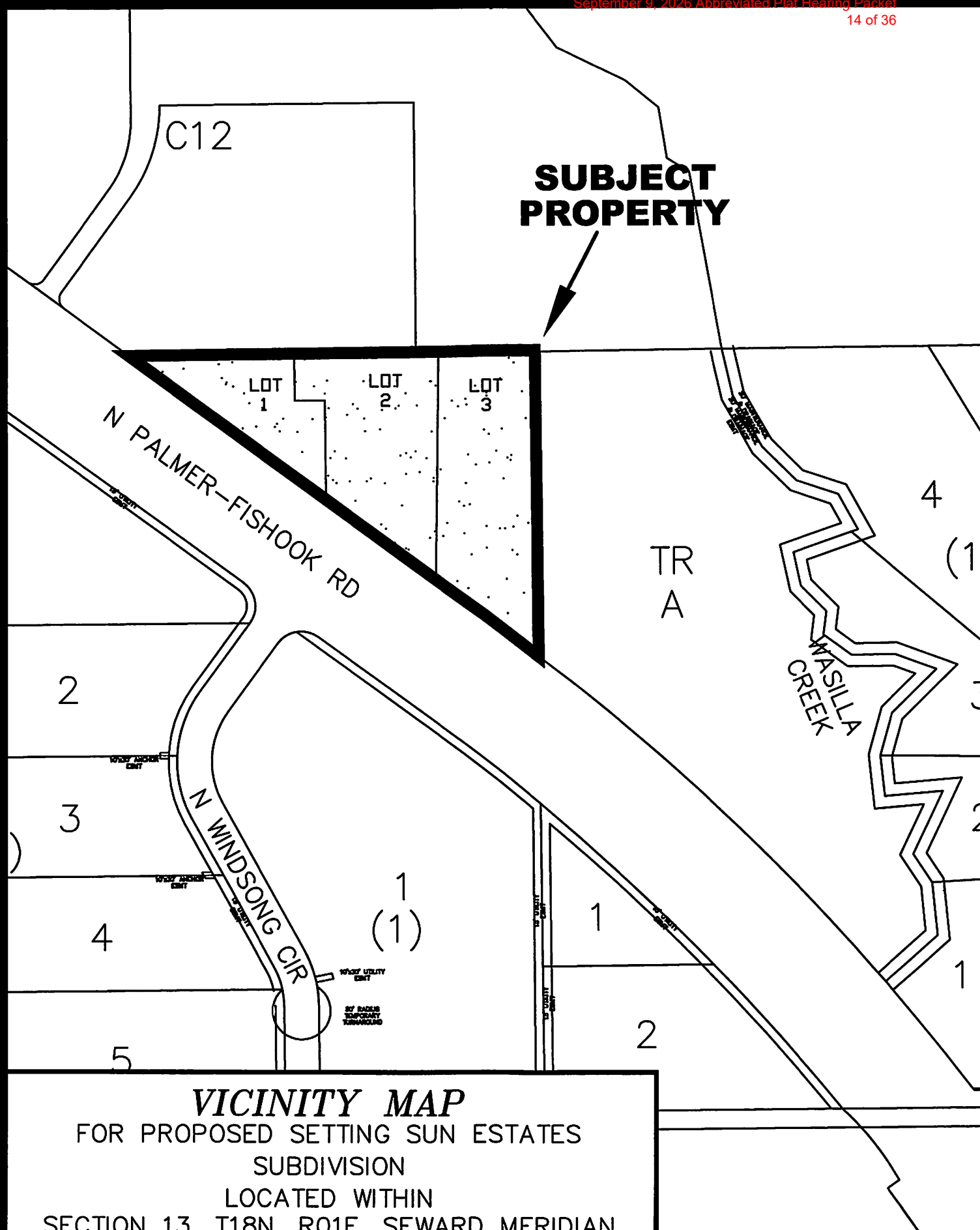
CONCLUSION: The abbreviated plat of Setting Sun Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 Setting Sun 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 USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; 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 Setting Sun Estates, Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Relocate/remove all structures in violation of MSB Title 17 setback requirements. Submit an updated As-Built showing that no setback violations exist, nor will any be created by the recordation of Setting Sun Estates.
5. Obliterate existing access to Palmer-Fishhook Road and relocate to shared access easement to align across from Windsong Circle as shown in revised design.
6. Apply for a driveway permit from ADOT&PF for the new access location. Provide Platting staff with a copy of the accepted/submitted driveway permit application.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED SETTING SUN ESTATES
SUBDIVISION

LOCATED WITHIN

SECTION 13, T18N, R01E, SEWARD MERIDIAN

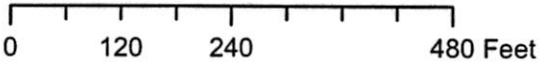
ALASKA

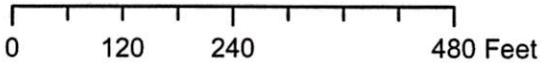
WA 01 MAP

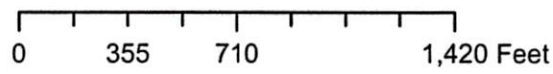
EXHIBIT A

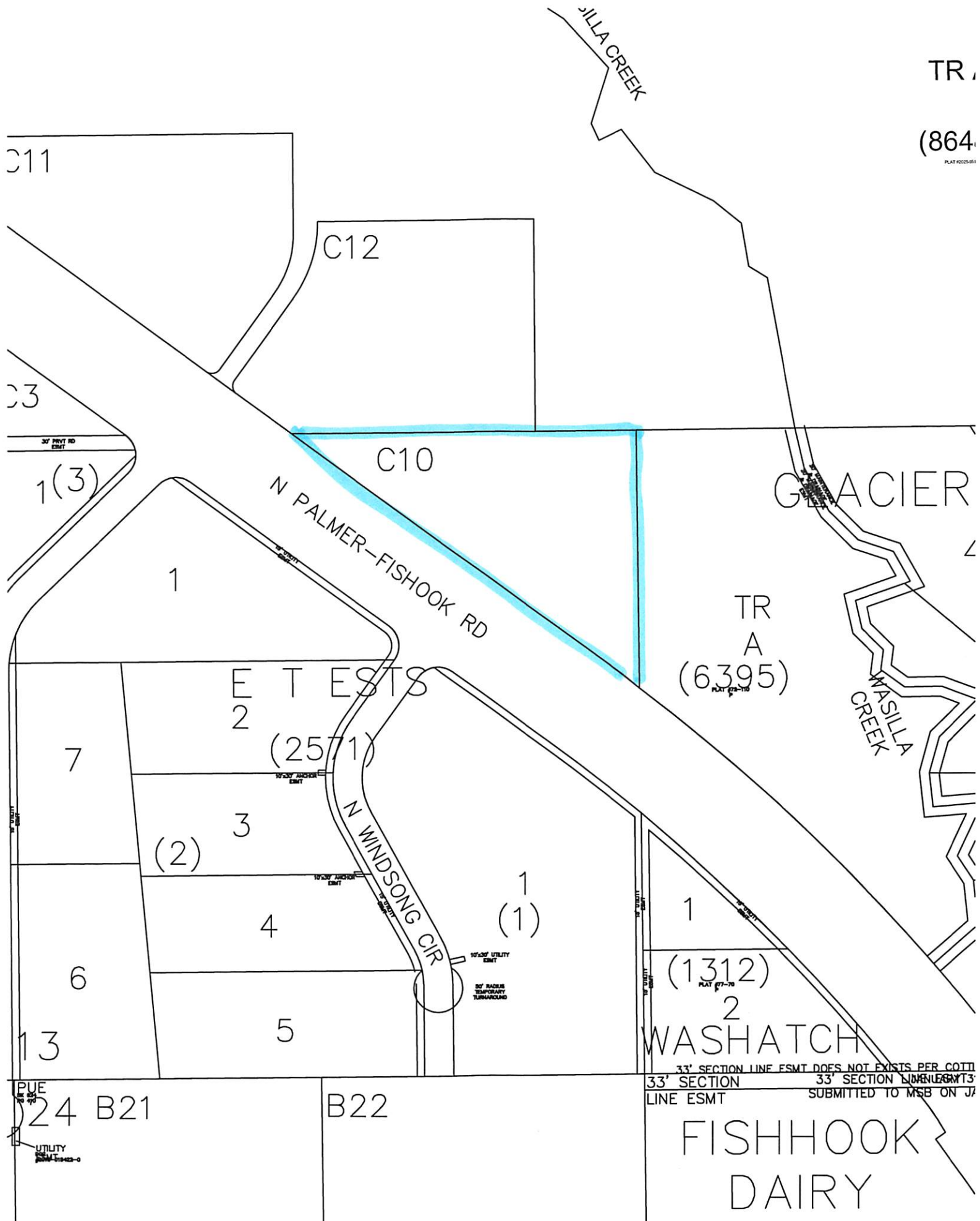


Microsoft Vantor









Frosted Ground Engineering Services, LLC

Project No. P20260204

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED

AUG 03 2026

PLATTING

**T18NR01ES13 LOT C10: Setting Sun Estates Subdivision Palmer, AK,
99645**

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Sec 13, T18N, R01E Lot C10 (5651 N Palmer Fishhook Rd4) on behalf of Mr. Lance Devany and in coordination with Lavendar Surveying. The project plans to divide the existing lots into three lots of various sizes. Lots one through three are all under 400,000 square feet and require soils data for the subdivision. Please see the Lavendar Surveying's subdivision map for further information.

This soil investigation was performed on May 19, 2026 and July 28th, 2026. All borings were advanced to varying depth of at least 12 feet below ground surface or two feet into groundwater. Groundwater was encountered in the borings of this geotechnical investigation at 8 feet below ground surface or lower. Materials encountered were primarily coarse-grained gravel soil, overlaid by a predominantly silt material. Please see the attached soils log for additional details and descriptions.

In regards to the topographic profile of the existing lot and the lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

July 31, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer



RECORD OF TEST HOLE TH-01

September 9, 2026 Abbreviated Plat Hearing Packet
20 of 36

PROJECT: SETTING SUN ESTATES SUBDIVISION
PROJECT NO.: 20260204
LOCATION: PALMER, AK
CLIENT: LANCE KNIGHT
LEGAL LOCATION: T18N R01E SEC 13 LOT C10

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 13'
SCALE: 1" TO 5.0'

DATE STARTED: JULY 28TH, 2026
DATE COMPLETED: JULY 28TH, 2026
LOGGED BY: EDW
COORDINATES: ---
DATUM: ---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 0.5:	SURFICIAL ORGANICS, MOIST, SILT RICH	ML			
0.5 - 4.0:	MOIST, BROWN, SILTY SAND W/ GRAVEL (SM), (~20% GRAVEL, ~60% SAND, ~20% FINES), SUBROUNDED GRAVEL UP TO 3" IN DIAMETER	SM			
2.5					
4.0 - 13.0:	MOIST, BROWN, POORLY-GRADED GRAVEL (GP), (65% GRAVEL, 30% SAND, 5% FINES), SUBROUNDED COBBLES UP TO 6" IN DIAMETER	GP			
5.0					
7.5					
10.0					
12.5					
15.0					
17.5					
20.0					



GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND

GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR: CLIENT
EQUIPMENT: HITACHI 306
OPERATOR: L. DEVANEY

FROSTED GROUND ENGINEERING SERVICES

SHEET
01 OF 03

C:\USERS\KEDWOOD\DRIVE - FROSTED GROUND ENGINEERING SERVICES\PROJECTS\2026 PROJECTS\20260204 - SETTING SUN ESTATES SUBDIVISION\02 - DRAWINGS\SETTING SUN SUBDIVISION.DWG

RECORD OF TEST HOLE TH-02

September 19, 2026 Abbreviated Plat Hearing Packet
21 of 36

PROJECT: SETTING SUN ESTATES SUBDIVISION
PROJECT NO.: 20260204
LOCATION: PALMER, AK
CLIENT: LANCE KNIGHT
LEGAL LOCATION: T18N R01E SEC 13 LOT C10

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 10.5'
SCALE: 1" TO 5.0'

DATE STARTED: MAY 19TH, 2026
DATE COMPLETED: MAY 19TH, 2026
LOGGED BY: EDW
COORDINATES: ---
DATUM: ---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 1.0:	SILT W/ ORGANICS	ML			
1.0 - 10.5:	MOIST, BROWN, POORLY-GRADED GRAVEL (GP), (60% GRAVEL, 35% SAND, 5% FINES), COBBLES UP TO 8" IN DIAMETER				
2.5		GP			TH02-S1
5.0					
7.5					
10.0					
	BOTTOM OF HOLE: 10.5 FT GW OBSERVED AT 8.5 FT TEST HOLE LOCATED ON PROPOSED LOT 2				
12.5					
15.0					
17.5					
20.0					



GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

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UNIFIED SOIL CLASSIFICATION LEGEND		
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
GW	WELL-GRADED GRAVEL	
GP	POORLY GRADED GRAVEL	
GM	SILTY GRAVEL	
GC	CLAYEY GRAVEL	
SW	WELL-GRADED SAND	
SP	POORLY GRADED SAND	
SM	SILTY SAND	
SC	CLAYEY SAND	
CL	LEAN CLAY	
ML	SILT	
OL	ORGANIC CLAY/ORGANIC SILT	
CH	FAT CLAY	
MH	ELASTIC SILT	
OH	ORGANIC CLAY/ORGANIC SILT	
PT	PEAT	

CONTRACTOR: CLIENT
EQUIPMENT: HITACHI 306
OPERATOR: L. DEVANEY

FROSTED GROUND ENGINEERING SERVICES

SHEET
02 OF 03

C:\USERS\KEDMON\DRIVE - FROSTED GROUND ENGINEERING SERVICES\PROJECTS\2026 PROJECTS\20260204 - SETTING SUN ESTATES SUBDIVISION\02 - DRAWINGS\SETTING SUN SUBDIVISION.DWG

RECORD OF TEST HOLE TH-03

September 9, 2026 Abbreviated Plat Hearing Packet
22 of 36

PROJECT: SETTING SUN ESTATES SUBDIVISION
PROJECT NO.: 20260204
LOCATION: PALMER, AK
CLIENT: LANCE KNIGHT
LEGAL LOCATION: T18N R01E SEC 13 LOT C10

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 12.5'
SCALE: 1" TO 5.0'

DATE STARTED: JULY 28TH, 2026
DATE COMPLETED: JULY 28TH, 2026
LOGGED BY: EDW
COORDINATES: —
DATUM: —

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 2.0:	MOIST, BROWN, SILT	ML			
2.5	2.0 - 4.5: MOIST, BROWN, POORLY-GRADED GRAVEL W/ SILT AND SAND (GP-GM), (50% GRAVEL, 40% SAND, 10% FINES)	GP			
5.0	4.5 - 5.5: MOIST, BROWN, SILT	ML			
5.5 - 10.5:	MOIST, WELL-GRADED GRAVEL W/ SAND (GW), (50% GRAVEL, 45% SAND, 5% FINES), COBBLES UP 6" IN DIAMETER	GW			
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.5 FT GW OBSERVED AT 10.5 FT TEST HOLE LOCATED ON PROPOSED LOT 3				
15.0					
17.5					
20.0					



GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

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UNIFIED SOIL CLASSIFICATION LEGEND

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GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

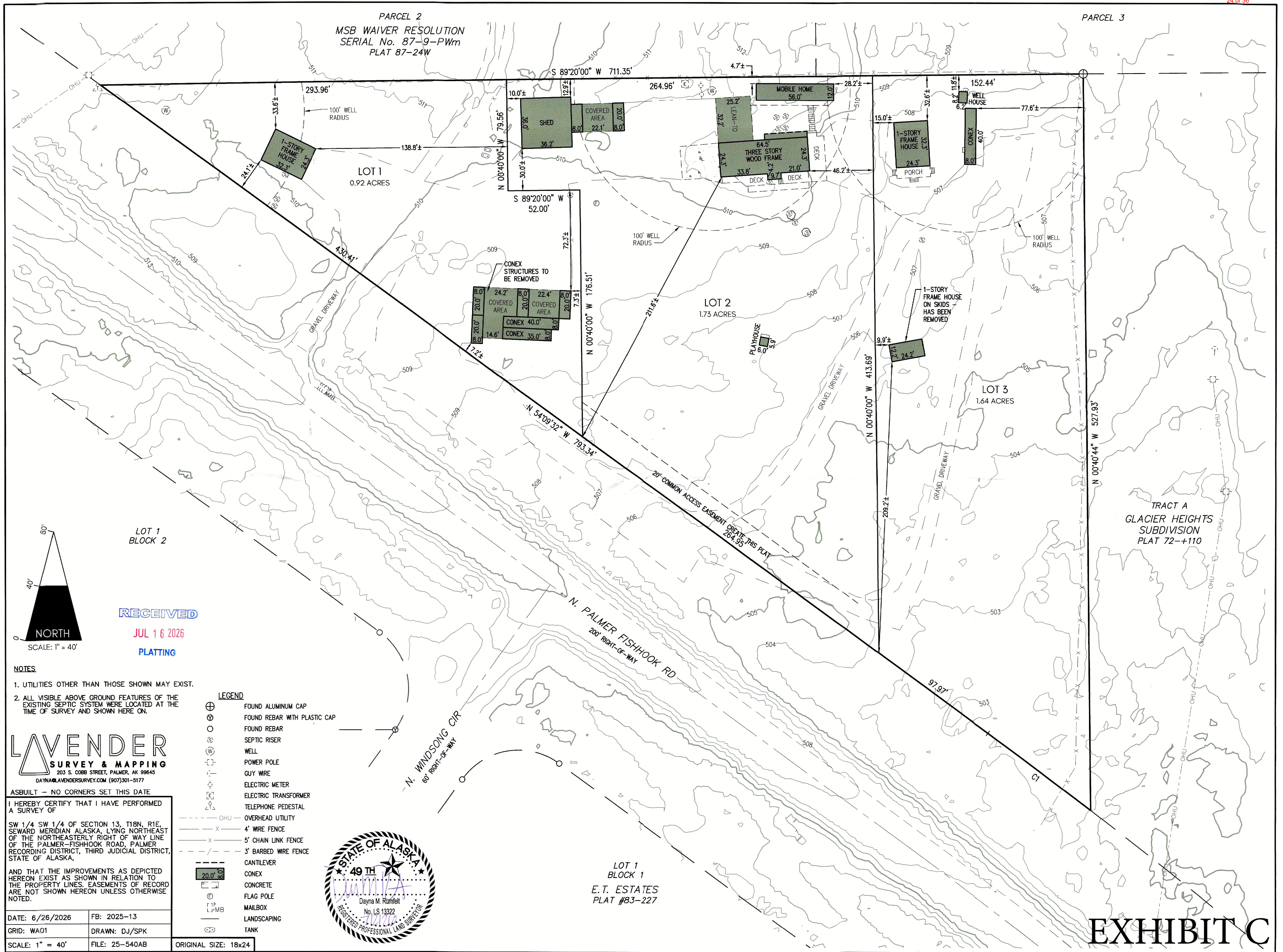
CONTRACTOR: CLIENT
EQUIPMENT: HITACHI 306
OPERATOR: L. DEVANEY

FROSTED GROUND ENGINEERING SERVICES

SHEET
03 OF 03

CURSERSAVERMORNDRIE - FROSTED GROUND ENGINEERING SERVICES LLC PROJECTS/2026 PROJECTS/20260204 - SETTING SUN ESTATES SUBDIVISION - DRAWINGS/SETTING SUN SUBDIVISION DWG





Matthew Goddard

From: Marye, Tyler J CIV USARMY CEPOA (USA) <Tyler.J.Marye@usace.army.mil>
Sent: Thursday, August 20, 2026 7:48 AM
To: Matthew Goddard
Subject: RE: RFC Setting Sun Estates (MG)

Good morning, Matthew-

Thanks for resending the link.

Preliminary review of the information provided does not indicate the presence of aquatic resources on the parcel that may be subject to U.S. Army Corps of Engineers (USACE) jurisdiction.

However, aquatic resources may be present that cannot be identified using available desktop information. Additional site-specific evaluation may be appropriate if such resources are encountered or identified on the ground.

Information regarding the USACE Regulatory Program and applicable laws and regulations is available at:
<https://www.poa.usace.army.mil/Missions/Regulatory/>

Best regards,

Tyler

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Wednesday, August 19, 2026 8:11 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Setting Sun Estates (MG)

Hello,

The attached files are a request for comments for the proposed Setting Sun Estates.

Tyler noted that he could not access the original link sent on the 7th, please let me know if there are any issues opening the attached files.

Please ensure all comments have been submitted by August 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Setting Sun Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Specialist
907-861-7881



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

August 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 the following comments:

- **Setting Sun Estates; WA 01 Devaney; Lance Devaney (Palmer-Fishhook Road)**
 - No objection to proposed lot division.
 - Please be advised that parcels are within the corridor of the DOT&PF Palmer-Fishhook Separated Pathway: Trunk Road to Edgerton project. For more information contact project manager Aaron Hunting at aaron.hunting@alaska.gov or (907) 269-0546.
 - Contact DOT&PF Right of Way at 1-800-770-5263 to update existing encroachment permit for parking in the DOT&PF managed right of way of Palmer-Fishhook Road with current exhibits. Please be advised that this permit can be revoked in the future as needed if use of the right of way is required for transportation purposes, and that ownership of an encroachment permit is not transferable.
 - All driveway access and internal circulation must be outside of the Palmer-Fishhook Road right of way.
 - Obliterate existing access to Palmer-Fishhook Road and relocate to shared access easement to align across from Windsong Circle as shown in revised design.
 - Agree with and require retention of plat note #6: "One shared access for all lots to Palmer-Fishhook Road."
 - Platting actions invalidate existing access permits. Apply for a new shared driveway access permit. 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.

"Keep Alaska Moving."

EXHIBIT E

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

Matthew Goddard

From: Permit Center
Sent: Monday, August 10, 2026 8:27 AM
To: Matthew Goddard
Subject: RE: RFC Setting Sun Estates (MG)

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: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Friday, August 7, 2026 5:01 PM
To: Kosteletzky, Erica D (DOT) <erica.kosteletzky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; mothers@mtaonline.net; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; eric.r.schuler@usps.gov; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Setting Sun Estates (MG)

Hello,

The following link is a request for comments for the proposed Setting Sun Estates.
Please ensure all comments have been submitted by August 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Setting Sun Estates](#)

Feel free to contact me if you have any questions.

Thank you,



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: August 17, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – Setting Sun Estates 2026-089

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

If this plat is approved, it will be creating setback violations of MSB 17.55; Review of the As-Built provided also shows a current setback violation that will not be resolved by approving this Abbreviated Plat.

Proposed Lot 1 (1-story frame house) is only 24.1' from the lot line adjoining the dedicated right-of-way of Palmer Fishhook. The required setback from lot lines adjoining public use easements/rights-of-way is 25'. The Mandatory Land Use permit they applied for in 2010 for this structure showed they would build the structure in compliance by being 25+ feet from the lot line, it was not built according to the permit they applied for. This structure was also built in or after 2010, making it in-eligible for non-conforming status; and more than likely not eligible for variance as there is adequate buildable area for the structure to meet setbacks.

Proposed Lot 1 – there are six (6) conex structures with covered area between them all. There is a note pointing to the conex structures to the far left (8'x20') stating conex structures to be removed – please clarify if ALL six conex structures will be removed prior to plat approval as multiple conex's are in violation of setbacks per MSB 17.55. Conex's are not meeting the 25' setback from the property line adjoining/abutting the right-of-way (public use easement) of Palmer Fishhook Road. As well as a conex and covered area not meeting the setback from the side lot line (adjoining proposed Lot 2). Setback requirement is 10' from a lot line adjoining another lot and it shows only 7.3' from the proposed lot line.

Proposed Lot 2 – there is a mobile home on the Northeast corner of the property that is showing only 4.7' from the lot line. Per MSB 17.55 this structure is required to be 10' from the property line. MSB Assessment records do not show the Mobile home, nor does it have legal non-conforming rights to be within the setback. There is no distance measurement called out for the 25.2'x32.2' lean-to off the three-story wood frame – in relation to the setback from the North property line.

Proposed Lot 3 – states the 1-story frame house on skids has been moved that was within the setback requirements from the proposed lot line. Please show where the frame house was moved to, to verify it is meeting the setback requirements per MSB 17.55.

After reviewing the proposed documents, I would not recommend approval of the plat until the setback violations are resolved.



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

August 18th, 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat SETTING SUN ESTATES (MSB 2026-089) and advises that ENSTAR has existing natural gas service pipeline that crosses proposed LOT 1 to serve proposed LOT 2. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 1 and serving proposed LOT 2.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 1 and serving proposed LOT 2.

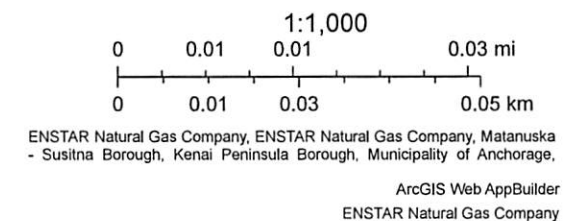
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is fluid and cursive, with the first name "Brandon" and last name "Echols" clearly distinguishable.

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

SETTING SUN ESTATES



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 12, 2026 12:48 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Setting Sun Estates (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

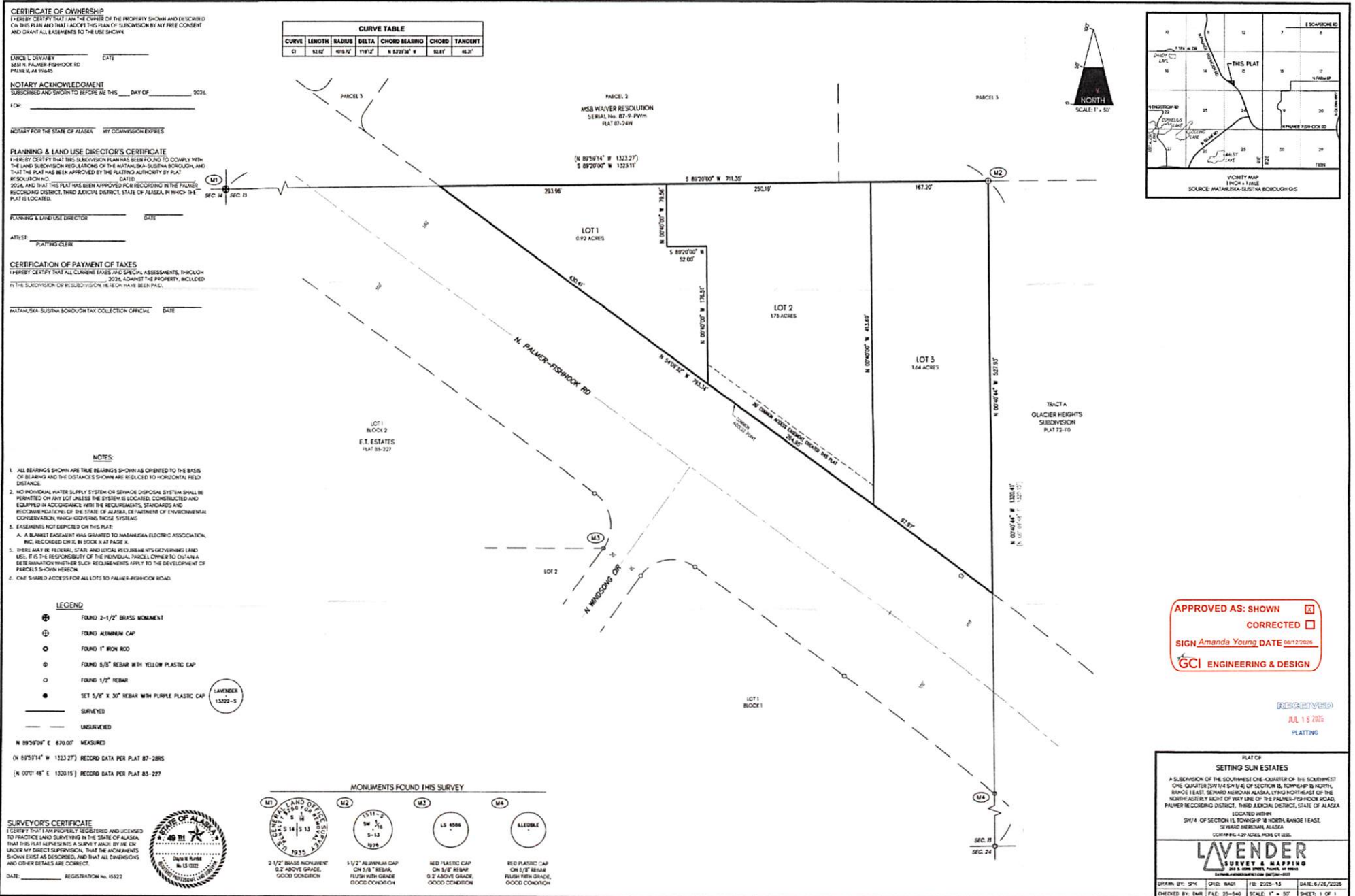
e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Friday, August 7, 2026 5:01 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; mothers@mtaonline.net; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; eric.r.schuler@usps.gov; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Setting Sun Estates (MG)

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

Hello,

The following link is a request for comments for the proposed Setting Sun Estates.



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, August 10, 2026 10:03 AM
To: Matthew Goddard
Subject: RE: RFC Setting Sun Estates (MG)

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

Good morning,

MTA has no comments on Setting Sun Estates.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Friday, August 7, 2026 5:01 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; mothers@mtaonline.net; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; eric.r.schuler@usps.gov; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Setting Sun Estates (MG)

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,

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LANCE I. DEVANEY

DATE

5651 N. PALMER-FISHHOOK RD
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT

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

FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING & LAND USE DIRECTOR	DATE
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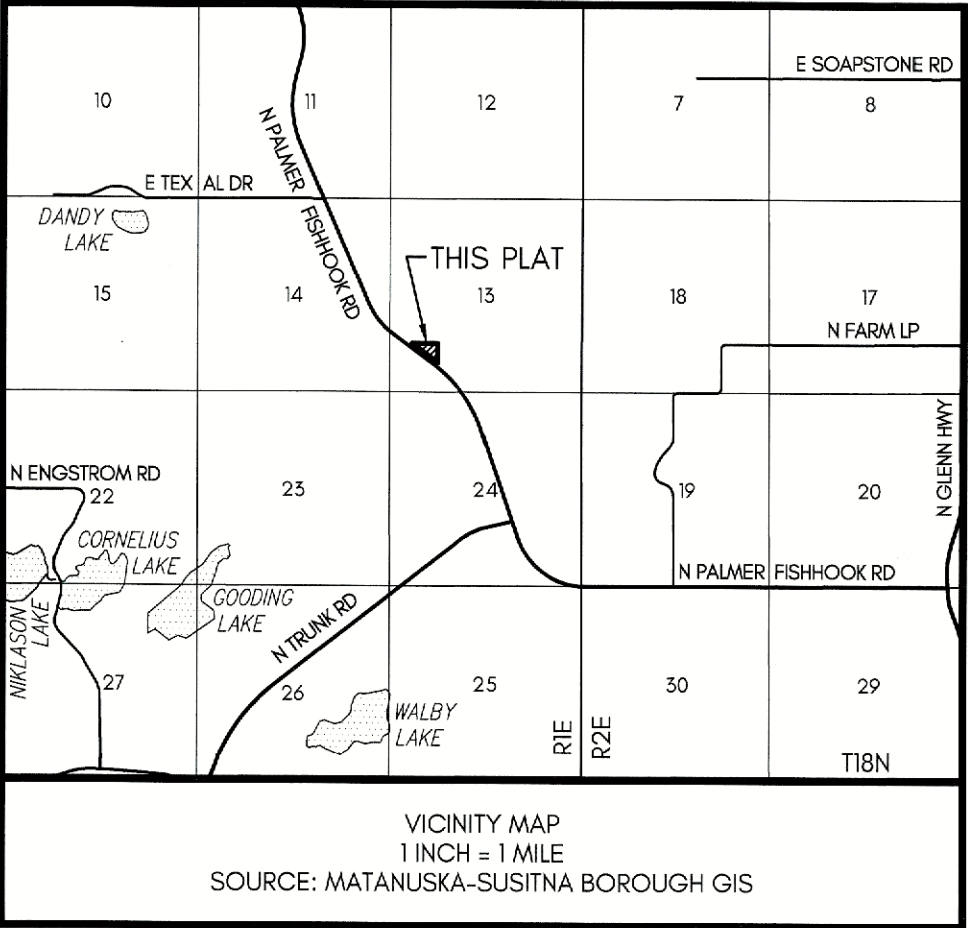
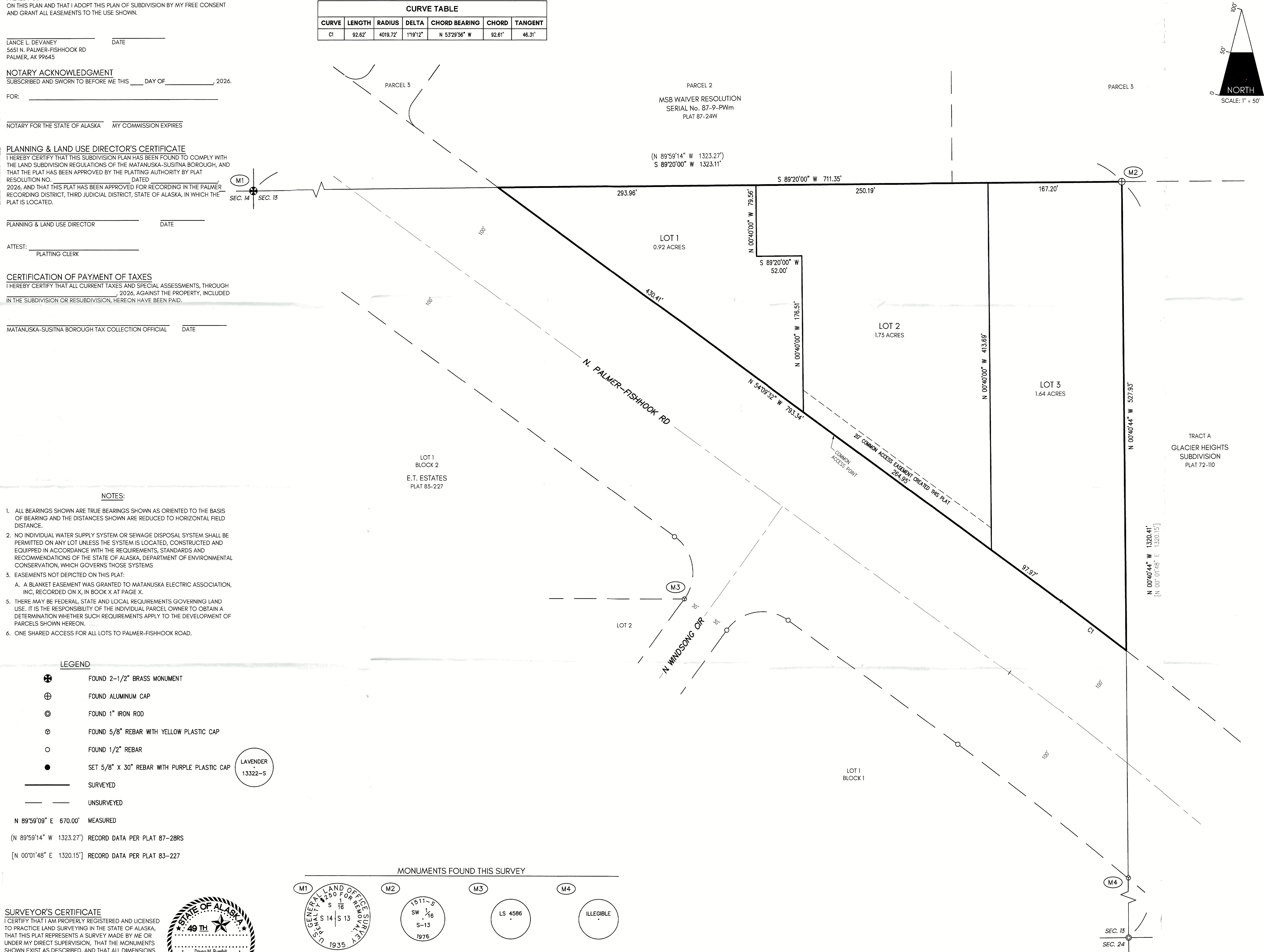
ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL	DATE
--	-------------

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
Cl	92.62'	4019.72'	119°12"	N 53°29'56" W	92.61'	46.31'



LEGEND

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
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. EASEMENTS NOT DEPICTED ON THIS PLAN:
 - A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON X, IN BOOK X AT PAGE X.
5. 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.
6. ONE SHARED ACCESS FOR ALL LOTS TO PALMER-FISHHOOK ROAD.

- | | |
|---|--|
| ⊗ | FOUND 2-1/2" BRASS MONUMENT |
| ⊕ | FOUND ALUMINUM CAP |
| ⊙ | FOUND 1" IRON ROD |
| ⊗ | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP |
| ○ | FOUND 1/2" REBAR |
| ● | SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP |

LAVENDER
•
13322-S

N 89°59'09" E 670.00' MEASURED

(N 89°59'14" W 1323.27') RECORD DATA PER PLAT 87-28RS

[N 00°01'48" E 1320.15'] RECORD DATA PER PLAT 83-227

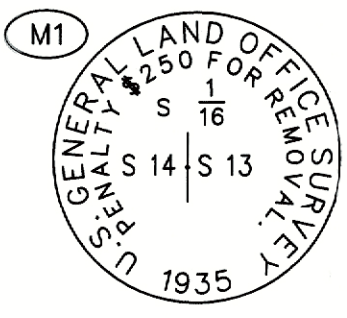
SURVEYOR'S CERTIFICATE

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

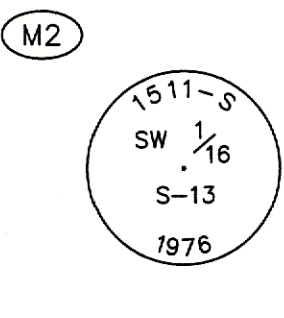
DATE: REGISTRATION No. 13322



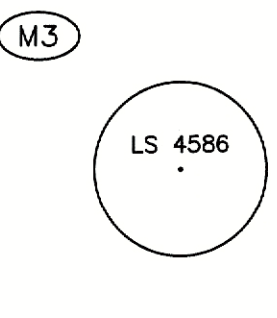
MONUMENTS FOUND THIS SURVEY



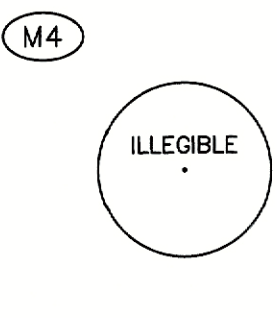
2-1/2" BRASS MONUMENT
0.2' ABOVE GRADE,
GOOD CONDITION



1-1/2" ALUMINUM CAP
ON 5/8 " REBAR,
FLUSH WITH GRADE
GOOD CONDITION



RED PLASTIC CAP
ON 5/8" REBAR
0.2' ABOVE GRADE,
GOOD CONDITION



RED PLASTIC CAP
ON 5/8" REBAR
FLUSH WITH GRADE,
GOOD CONDITION

RECEIVED

JUN 16 2026

PLATTING

PLAT OF
SETTING SUN ESTATES

A SUBDIVISION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN ALASKA, LYING NORTHEAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PALMER-FISHHOOK ROAD, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN
SW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 1 EAST,
SEWARD MERIDIAN, ALASKA

CONTAINING 4.25 ACRES, MORE OR LESS.

LA VENDER
SURVEY & MAPPING
203 S. COBB STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: WA01	FB: 2025-13	DATE: 6/26/2026
CHECKED BY: DMR	FILE: 25-540	SCALE: 1" = 50'	SHEET: 1 OF 1