

# 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 16, 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](mailto: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. **BRANTLEA ACRES:** The request is to create two lots from Parcel 17N01W18C015, to be known as **BRANTLEA ACRES**, containing 6 acres +/- . The plat is located east of South Clapp Street, directly west of South Mack Drive, and north of West Middle Ridge Avenue, located within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Travis & Vanessa Powell, Staff: Cayman Reynolds, Case #2026-088)*
- B. **MUSEUM PLACE BUSINESS PARK:** The request is to create 2 lots from Parcel 1, MSB Waiver 75-06, recorded as 79-175W, (Tax ID# 17N02W11A012), to be known as **MUSEUM PLACE BUSINESS PARK**, containing 7.72 acres +/- . The property is located directly north of W. Museum Drive and directly east of W. Museum Place; within the NE ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Matthew & Narina Soloy, Staff: Chris Curlin, Case #2026-092)*
- C. **JW:** The request is to create 2 lots from Lot 3, Block 1, Raven's Hill (Plat#72-102), (Tax ID# 6390B01L003), to be known as **JW**, containing 4.69 acres +/- . The property is located directly north of E. Yarrow Drive; within the SE ¼ Section 6, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1. *(Petitioner/Owner: John & Judith Weise, Staff: Chris Curlin, Case #2026-094)*

- D. **MAUS ESTATES:** The request is to create one lot from Lots 3 & 4, Quarter-Lane Subdivision, Plat # 87-269 to be known as **MAUS ESTATES**, containing 1.85 acres +/- . The property is located north of West Hollywood Drive, South of West Misty Lake Road, and directly west of South Johnson Road (Tax ID # 3376000L003 / L004); within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Kyle & Anna Maus, Staff: Cayman Reynolds, Case #2026-095*)
- E. **LIBERTY LANE:** The request is to create two lots from Parcel 1 (Tax Parcel D10), MSB Waiver #2005-263-PWm, recorded as document #2005-036030-0, to be known as **LIBERTY LANE**, containing 5.01 acres +/- . The property is located east of S. Butte Road, west of S. Henry's Place, and directly north of E. Plumley Road (Tax ID # 17N02E24D010); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Blake Smith, Staff: Matthew Goddard, Case #2026-096*)
- F. **INDEPENDENCE RIDGE:** The request is to adjust lot lines between Lots 13 & 14, Block 1, Independence Ridge Phase 2, Plat No. 2005-19 to be known as **INDEPENDENCE RIDGE 2026**, containing 2.37 acres +/- . The property is located south of East New Hope Street, west of North Palmer Fishhook Road, and east of North Raleigh Hills Street (Tax ID # 5673B01L013 / L014); within the NW ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Benjamin & Bobbi Jewett, Staff: Cayman Reynolds, Case #2026-098*)

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 16, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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



3A





**Utilities:** (Exhibit F) 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 2 and serving proposed LOT 1.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 2 and serving proposed LOT 1. GCI has no comments or objections. MTA has no comments. MEA did not respond.

Platting staff notes that public utility easements cannot be created through an abbreviated platting action. An easement can be created by document outside of the platting process if the applicant so wishes.

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

**CONCLUSION:** The abbreviated plat of BrantLea Acres 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 usable area report was submitted, pursuant to MSB 43.20.281(A)(1).

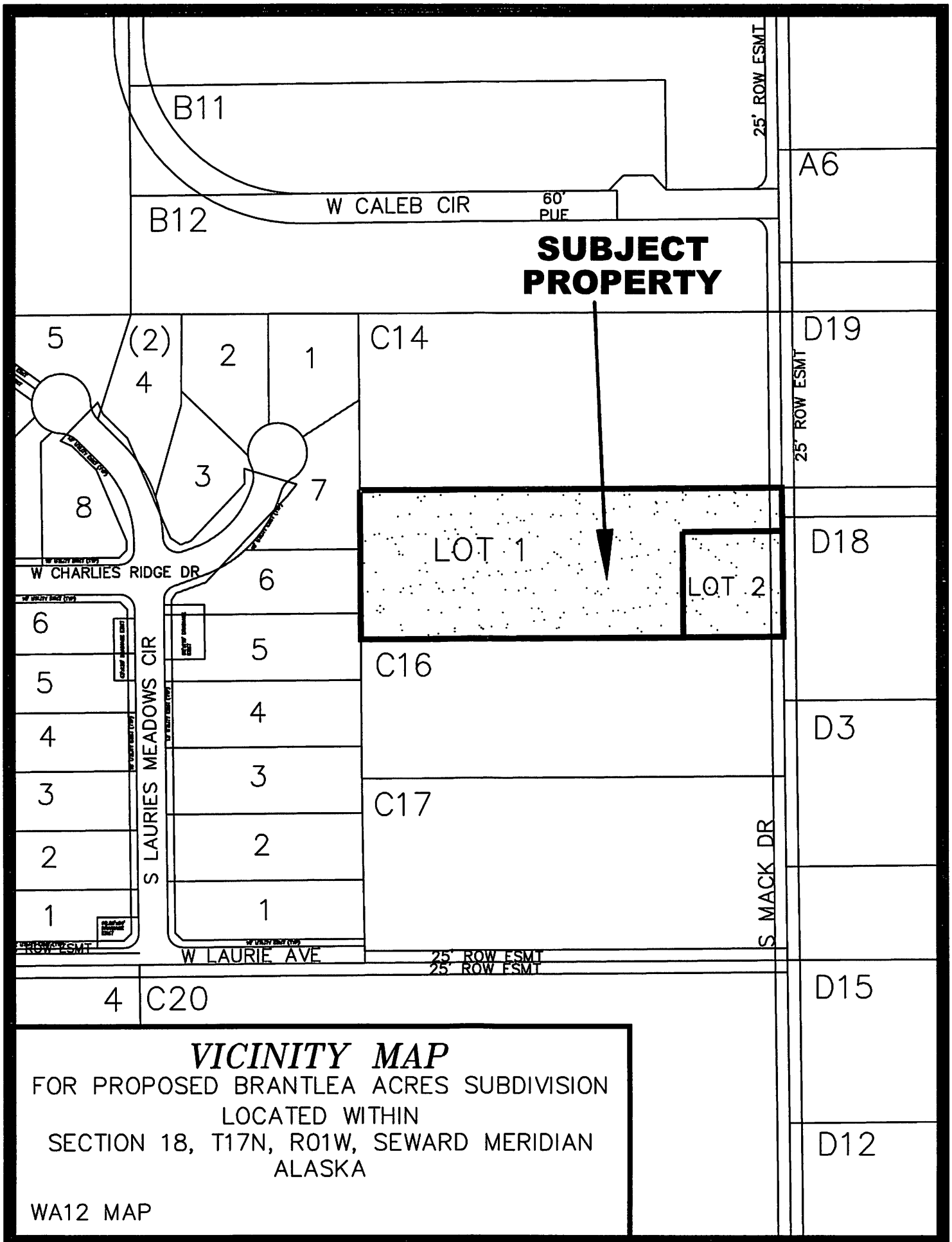
**FINDINGS OF FACT**

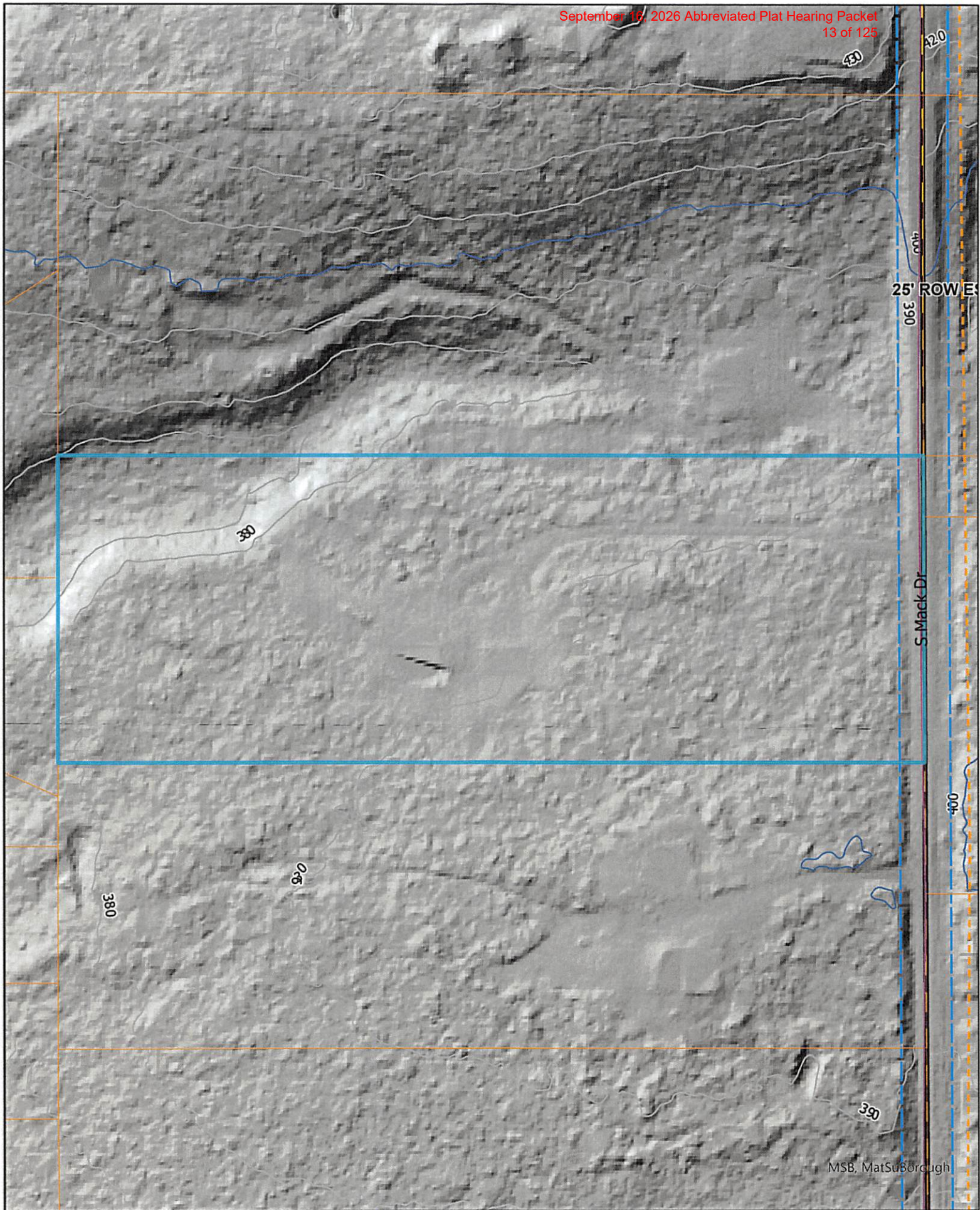
1. The plat of BrantLea Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A usable area report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Meadow Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division, City of Wasilla, 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 BrantLea Acres, Section 18, 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.





0 145 290 580 Feet



25' ROW E

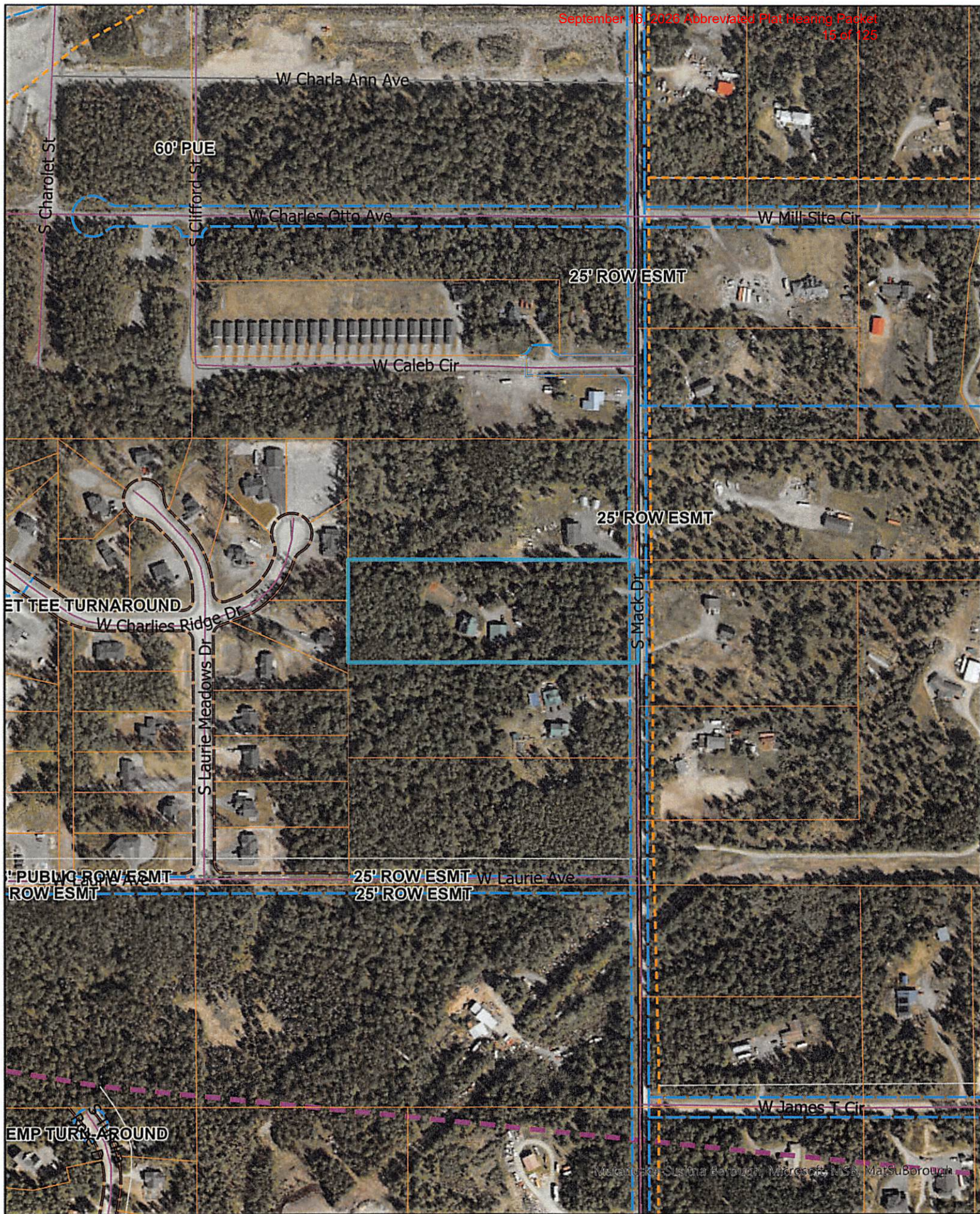
S Mack Dr

Matanuska-Susitna Borough, Microsoft, MSB, MaSuBorough



0 145 290 580 Feet





0 425 850 1,700 Feet





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

JUL 24 2026

PLATTING

July 20, 2026

Tyler Young  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: *BrantLea Acres*; Useable Areas and Drainage HE #26010

Dear Mr. Young:

At the request of the project owners, I have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parcel totaling approximately 6 acres. This soils evaluation included review of existing soils information on this parcel and adjacent lots, review of the provided topography information and aerial imagery, and my other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms near a near perfect rectangle, oriented east to west. Its east border lies along S. Mack Road, which will provide access for both lots. Virtually all of the site slopes to the northwest, to a modest valley feature. Most of the parcel slopes at around 2%, with one steep drop near the northwest corner, and a small lower section as part of the valley floor. One substantial area with steep slopes over 25% exists and is delineated on the attached drawing. The total elevation differential indicated from the provided topo map contours is about 35', with about 1/3 of that drop occurring within the steep section.

Soils & Vegetation. Some portions of the parent parcel have been previously cleared for existing development. There is a substantial driveway, two private structures with a cleared yard and driveway, and related outbuildings. On the large lot, around 25% the total area has been cleared. The small lot appears to remain in its native state. The remaining trees are mature birch and spruce. There were 3 existing testholes near the west end of this parcel, and a testhole was logged near the east septic on the site. Soils varied substantially in the 4 proximate testholes, with better conditions to the west; a synopsis is shown on the drawing. The on-lot testhole encountered a thin layer of organics and topsoils to 3', over a base of dense silty gravels and sands. A percolation test returned a rate of 48 minutes per inch. A copy of the on-lot testhole log, one nearest to the west and a useable area map with the testholes is attached.

Groundwater. Groundwater or seeps were not encountered in any of the test holes, including those lying west of the lower end of the site. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, steep areas and related setbacks, and setbacks to water wells and buildings. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be the limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed new Lots 1 & 2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.***

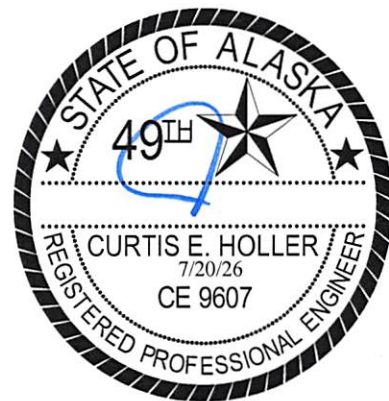
Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. The proposed 2 lot development will minimally affect existing drainage patterns.

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

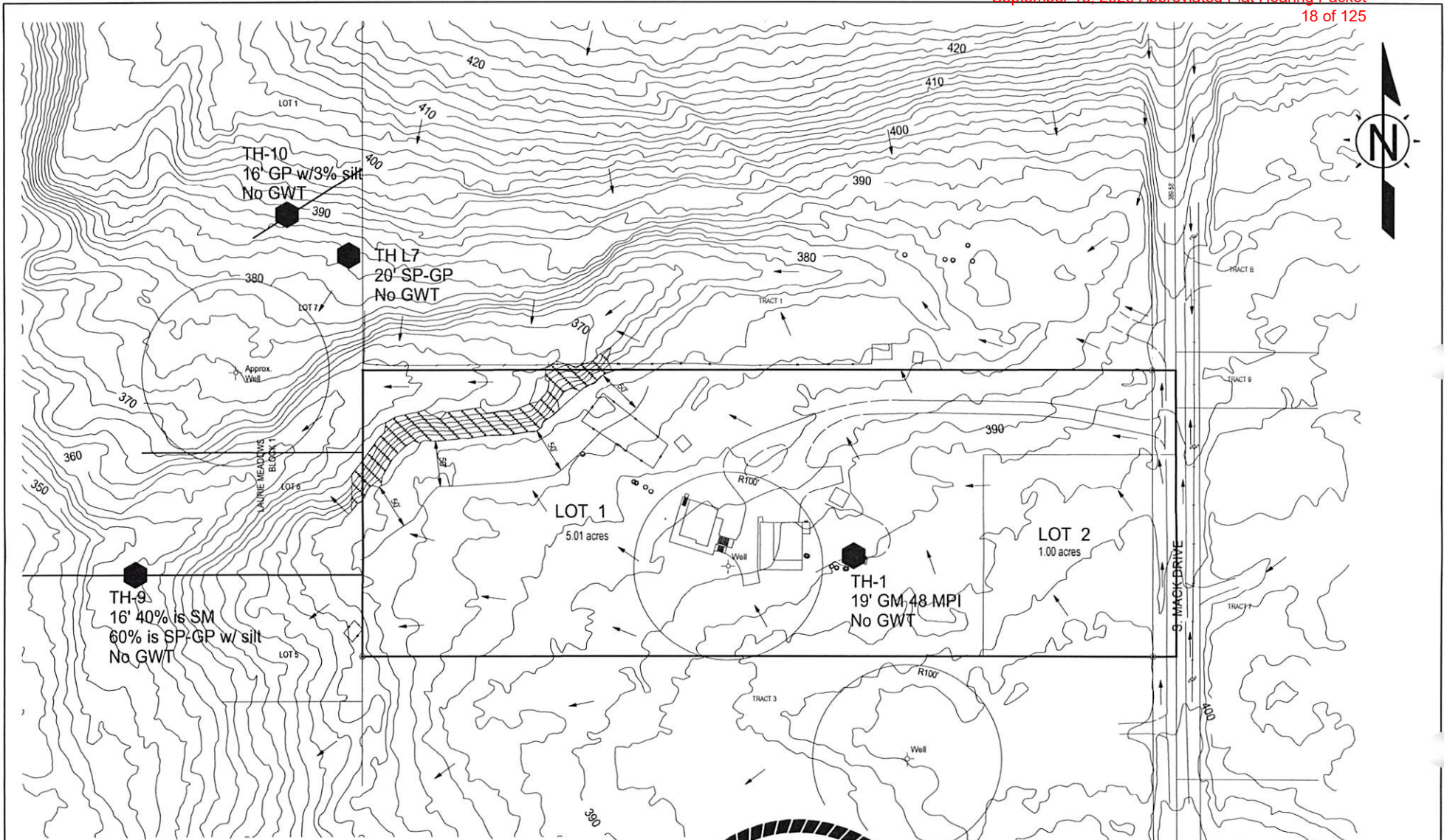
Sincerely,

Curtis Holler PE

c: T Powell w/attachments







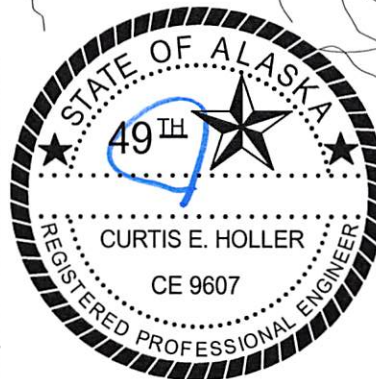
BrantLea Acres  
Testhole, Useable Area, Drainage & Topo Map



Job # 26010

Scale: 1" = 150'

Date: 7-20-26



Notes:

- 1) Base drawing & 2' LiDAR topography provided by others.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% slope.



# DENALI NORTH

P.O. Box 870086  
Wasilla, Alaska 99687

## SOIL LOG

## PERCOLATION TEST

☐ SOIL LOG

☒ PERCOLATION TEST

1 BEDROOMS (garage)

PERFORMED FOR: Travis Powell

JOB NUMBER: 03-094

DATE PERFORMED: 5/16/03

LEGAL DESCRIPTION: Sec. 18, T17N, R1W, S.1M. AK  
1st Parcel C15 (Tract 2)

| DEPTH (FEET) | SOIL LOG              | SLOPE | SITE PLAN |
|--------------|-----------------------|-------|-----------|
| 1            | 0-2 OL, ML            |       |           |
| 2            |                       |       |           |
| 3            | 2-3 Silty sand        |       |           |
| 4            |                       |       |           |
| 5            | Silty, sandy, Gravel  |       |           |
| 6            | Cobbles + rocks to 2' |       |           |
| 7            | Moist, gray, dense    |       |           |
| 8            |                       |       |           |
| 9            |                       |       |           |
| 10           |                       |       |           |
| 11           |                       |       |           |
| 12           |                       |       |           |
| 13           |                       |       |           |
| 14           |                       |       |           |
| 15           |                       |       |           |
| 16           |                       |       |           |
| 17           |                       |       |           |
| 18           |                       |       |           |
| 19           | 3-19                  |       |           |
| 20           |                       |       |           |

WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

| Reading | Date    | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|---------|------------|----------|----------------|----------|
| 1       | 5/16/03 | 11:25      | Start    | 6"             | Start    |
| 2       |         | 11:55      | 30       | 5 3/8"         | 5/8"     |
| 3       |         | 1:25       | 30       | 5 9/16"        | 1 1/16"  |
| 4       |         | 1:55       | 30       | 5 7/8"         | 5/8"     |
|         |         |            |          |                |          |
|         |         |            |          |                |          |
|         |         |            |          |                |          |
|         |         |            |          |                |          |
|         |         |            |          |                |          |
|         |         |            |          |                |          |
|         |         |            |          |                |          |

PERCOLATION RATE 48 (minutes/inch)

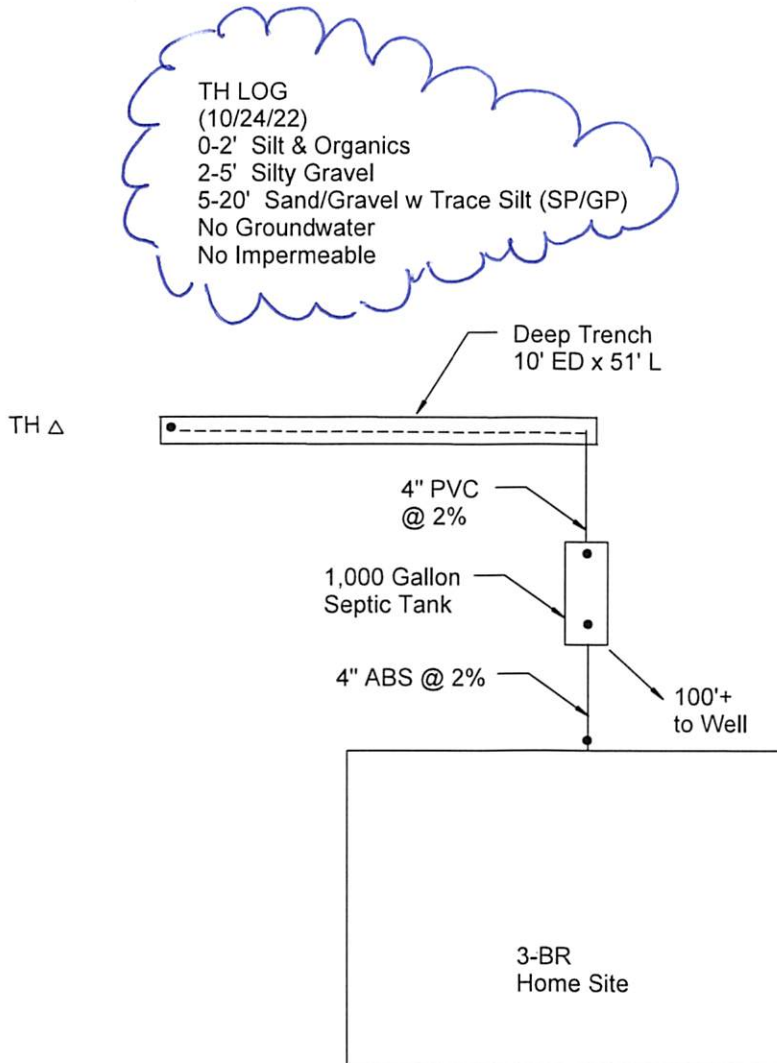
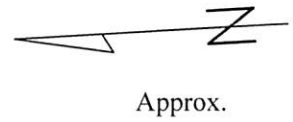
TEST RUN BETWEEN 5 FT AND 6 FT

COMMENTS: Presoaked 4 hr. Recommend sizing 335 sq ft/bdwn

PERFORMED BY: A. Hopkins

CERTIFIED BY: JWR

DATE: 6-23-03



(W)

## SEPTIC SYSTEM PLAN VIEW

NTS

SEPTIC RECORD DRAWING  
L7/B1 Laurie Meadows  
Palmer Recording District, Alaska

ERDMAN & ASSOCIATES  
Consulting Engineers  
5200 Dunbar Drive  
Wasilla, AK 99654



Sheet 1 of 2

Scale As Noted

Project #22175

16 December 2022

## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, August 11, 2026 4:00 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC BrantLea Acres CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Group

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Monday, August 10, 2026 12:36 PM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.gov>; president@mlccak.org; vp@mlccak.org; cc@mlccak.org; davemtp@mtaonline.net; lszipsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov  
**Subject:** RFC BrantLea Acres CR

Hello,

The following link is a request for comments for the proposed BrantLea Acres.

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

☐ BrantLea Acres

Feel free to contact me if you have any questions.

Thank you,





**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 28<sup>th</sup>, 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 BrantLea Acres (MSB 2026-088) and advises that ENSTAR has existing natural gas service pipeline that crosses proposed LOT 2 to serve proposed LOT 1. 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 2 and serving proposed LOT 1.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 2 and serving proposed LOT 1.

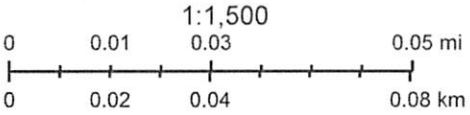
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at [brandon.echols@enstarnaturalgas.com](mailto:brandon.echols@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a faint, light blue circular stamp.

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





## Cayman Reynolds

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, August 12, 2026 3:14 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC BrantLea Acres CR

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

Hello,

MTA has no comments on BrantLea Acres.

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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Monday, August 10, 2026 12:36 PM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.gov>; president@mlccak.org; vp@mlccak.org; cc@mlccak.org; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov  
**Subject:** RFC BrantLea Acres 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,

The following link is a request for comments for the proposed BrantLea Acres.



## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 12, 2026 2:12 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC BrantLea Acres 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., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Monday, August 10, 2026 12:36 PM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.gov>; president@mlccak.org; vp@mlccak.org; cc@mlccak.org; davemtp@mtaonline.net; lszipsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov  
**Subject:** RFC BrantLea Acres CR

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Hello,

The following link is a request for comments for the proposed BrantLea Acres.

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



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.

TRAVIS POWELL, AS TRUSTEE OF THE POWELL FAMILY TRUST, U/A JULY 15, 2025 P.O. BOX 875254 WASILLA, ALASKA 99687  
DATE  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

VANESSA POWELL, AS TRUSTEE OF THE POWELL FAMILY TRUST, U/A JULY 15, 2025 P.O. BOX 875254 WASILLA, ALASKA 99687  
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. 20 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE  
PLANNING & LAND USE DIRECTOR  
ATTEST:  
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

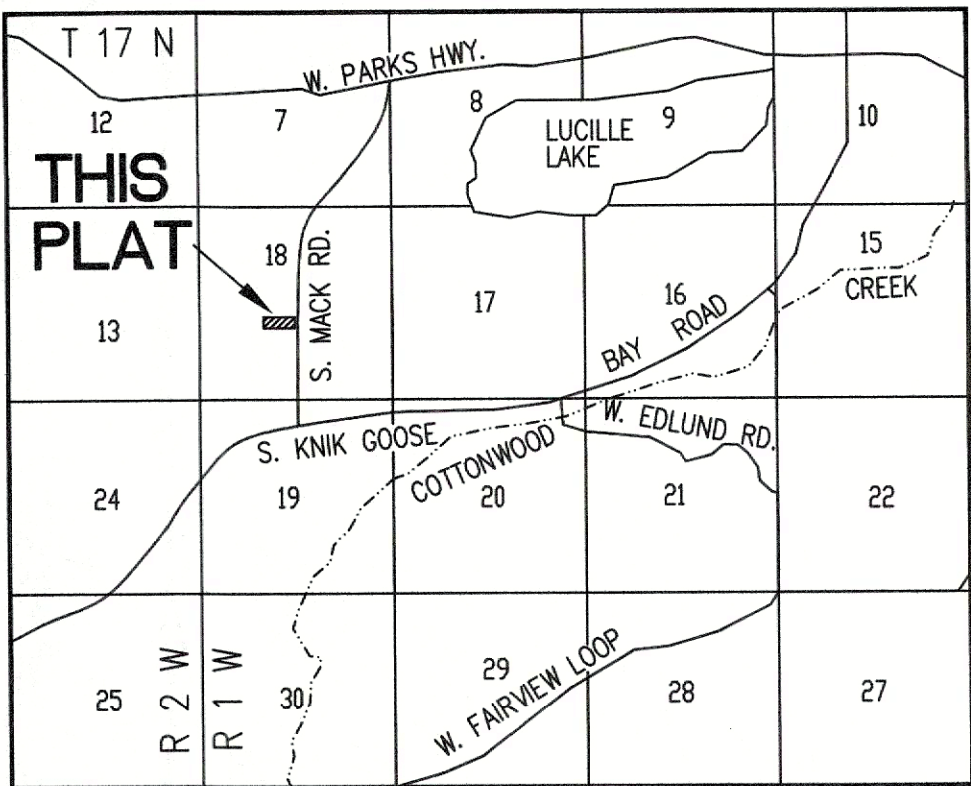
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE  
BOROUGH TAX COLLECTION OFFICIAL

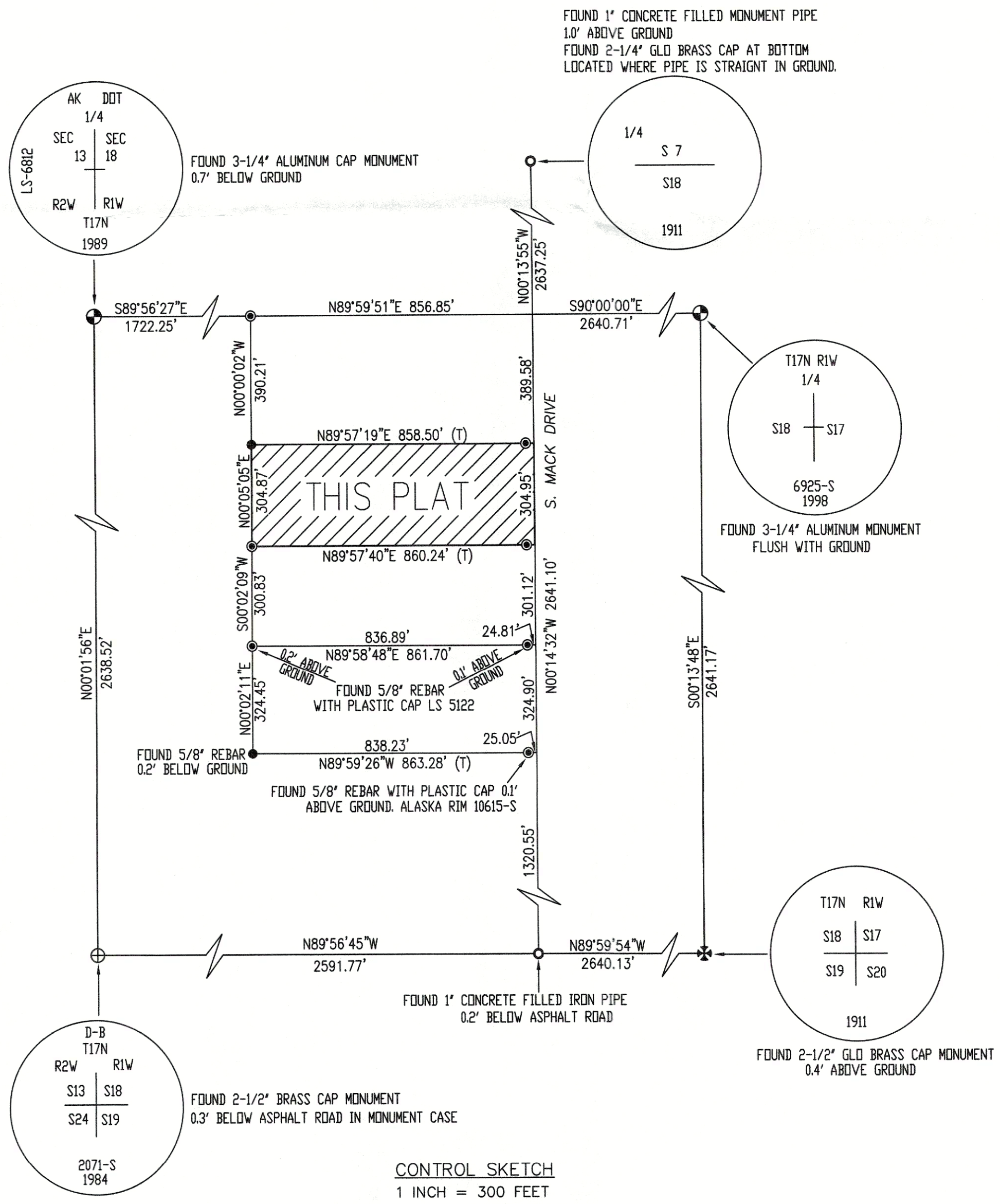
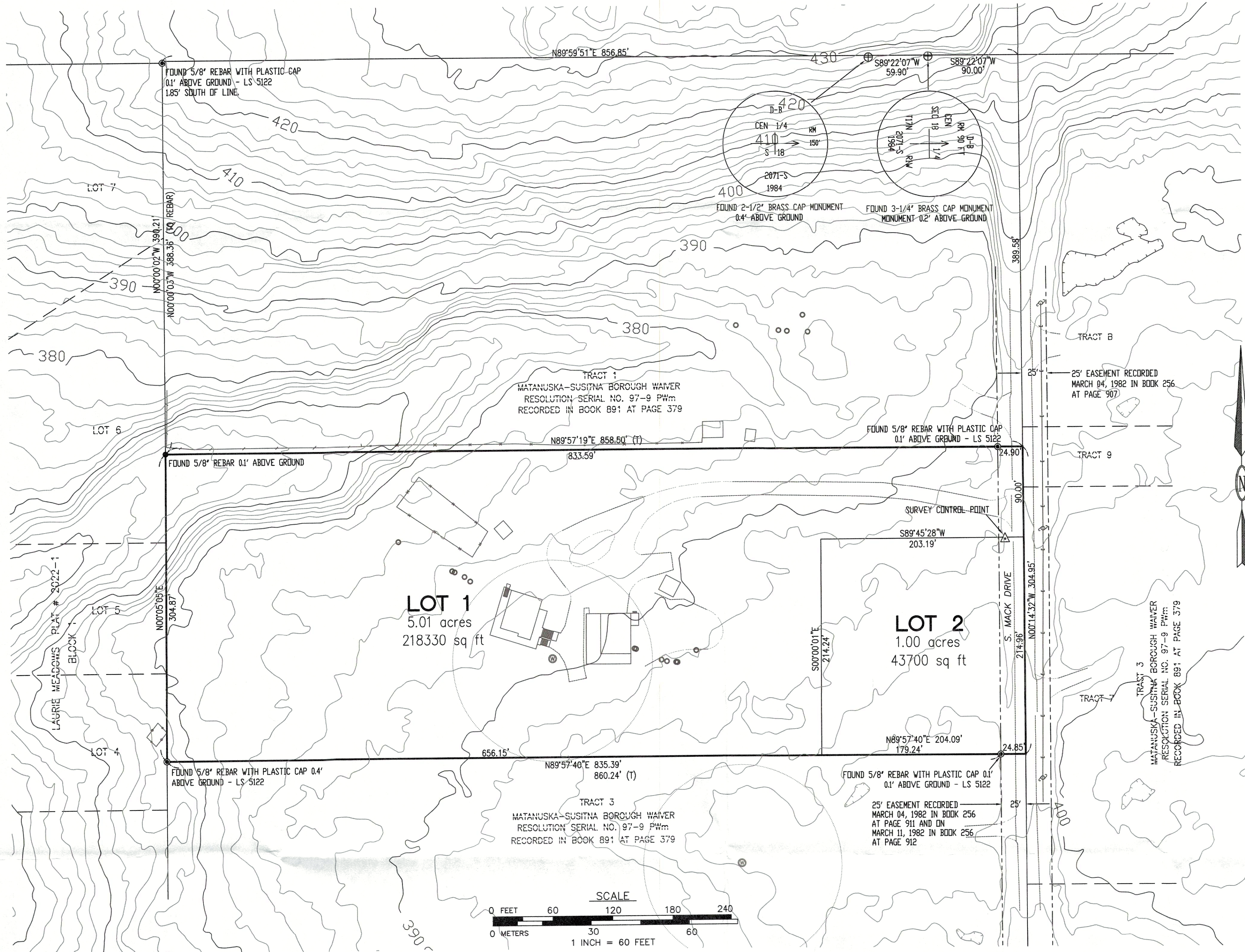
CERTIFICATION OF PAYMENT OF TAXES

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

DATE  
CITY OF WASILLA TAX COLLECTION OFFICIAL



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. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. BEARING FROM CONTROL POINT TO C1/4 CORNER = N01°57'27\"/>
3. 5/8\"/>
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
a) MEA EASEMENT RECORDED SEPTEMBER 15, 1998 IN BOOK 947 AT PAGE 718  
b) ENSTAR EASEMENT RECORDED SEPTEMBER 20, 2000 IN BOOK 1090 AT PAGE 784
6. COVENANTS, CONDITIONS, RESTRICTIONS WERE RECORDED MAY 4, 1998 IN BOOK 972 AT PAGE 388

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND IRON PIPE - AS SHOWN AND DESCRIBED
- FOUND 5/8\"/>
- FOUND 5/8\"/>
- Δ SURVEY CONTROL POINT - SPC(5004 AK 4)  
NORTHING: 842208.533 METERS  
EASTING: 525165.086 METERS
- (T) = TOTAL DIMENSION
- SET 5/8\"/>

KEYSTONE  
LS7330



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

Agenda Copy

RECEIVED  
JUL 24 2026  
PLATTING

A PLAT OF  
**BrantLea Acres**

A SUBDIVISION OF TRACT 2  
MATANUSKA-SUSITNA BOROUGH WAIVER  
RESOLUTION SERIAL #97-9 PWm  
RECORDED IN BOOK 891 AT PAGE 379  
WITHIN THE  
NE1/4 SW1/4 SECTION 18, T. 17 N., R. 1 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 6 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<br>ICAD/K.Lyne | DATE<br>7/15/26           | DRAWING:<br>2026-12/BrantLea |
| CHECKED BY<br>GLo       | SCALE<br>1 INCH = 60 FEET | SHEET 1 OF 1                 |



B





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 16, 2026

ABBREVIATED PLAT: MUSEUM PLACE BUSINESS PARK  
LEGAL DESCRIPTION: SEC 11, T17N, R02W S.M., AK  
PETITIONERS: MATTHEW & NARINA SOLOY  
SURVEYOR/ENGINEER: BULL MOOSE / FROZEN GROUND  
ACRES: 7.72 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-092

---

**REQUEST:**

The request is to create 2 lots from Parcel 1, MSB Waiver 75-06, recorded as 79-175W, (Tax ID# 17N02W11A012), to be known as **MUSEUM PLACE BUSINESS PARK**, containing 7.72 acres +/- . The property is located directly north of W. Museum Drive and directly east of W. Museum Place; within the NE ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 4 pgs**

**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 - 4 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots each containing 3.86 acres +/- . Access for the lots is available from W. Museum Place and W. Museum Drive.

**SOILS REPORT:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Eli Ward, P.E., concludes that each will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

**COMMENTS:**

ADOT&PF: (**Exhibit C**) Has no comments.

MSB DPW Pre-Design and Engineering: (**Exhibit E**) The average access point spacing shall be calculated along Museum Drive between Museum Place and Rocky Ridge Road. That distance is approximately 2,650' and with this subdivision there is potential for a total of 6 lots accessing Museum Drive for an average access point spacing of 442'. This exceeds the minimum average access spacing of 250'.



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. MTA has no comments. 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 **MUSEUM PLACE BUSINESS PARK** 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, utilities; or the public at the time of this staff report.

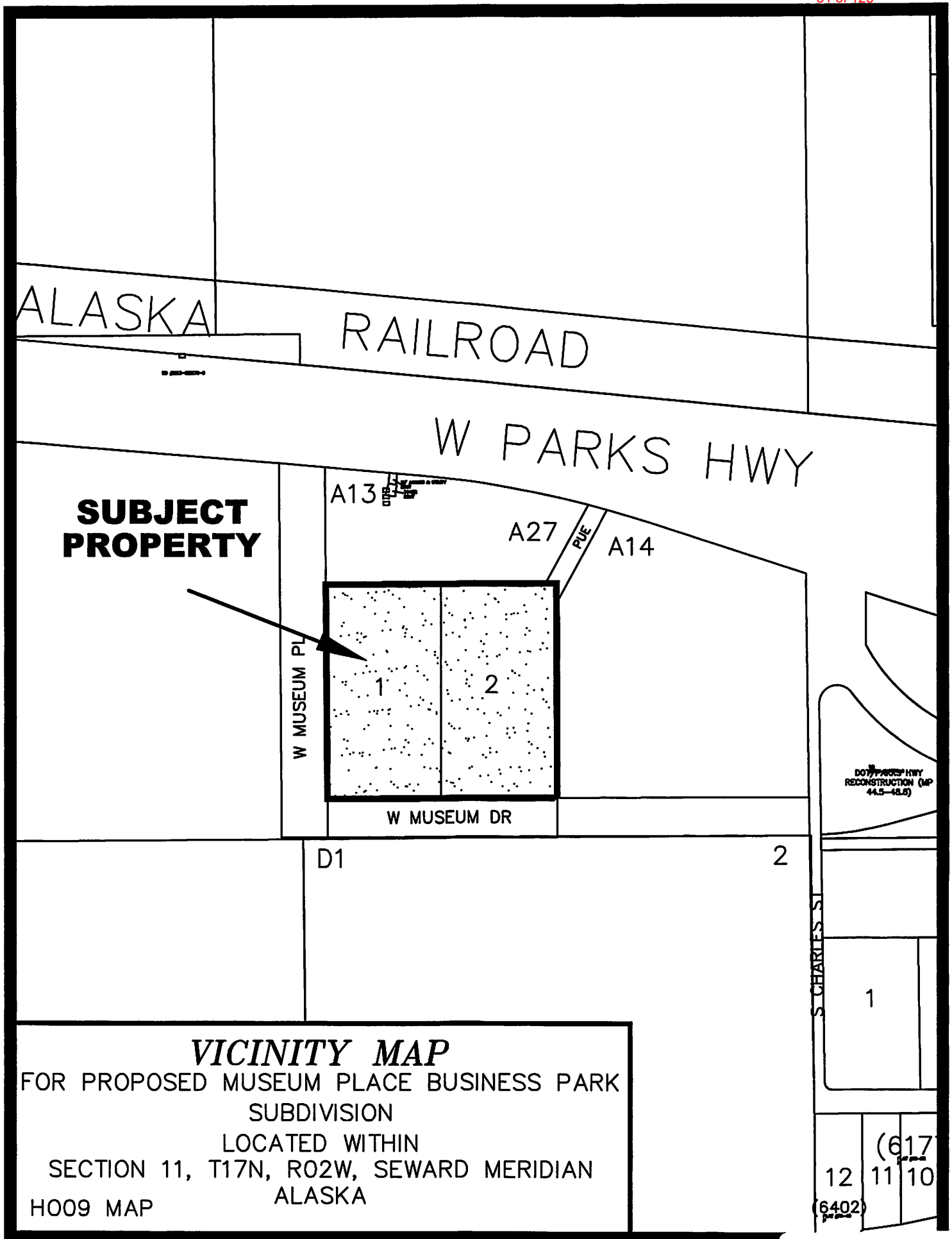
### **FINDINGS OF FACT:**

1. The plat of **MUSEUM PLACE BUSINESS PARK** 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 soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There were no objections from any borough departments, outside agencies, 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; MEA; or the public.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Abbreviated Plat of MUSEUM PLACE BUSINESS PARK, Section 11, 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.



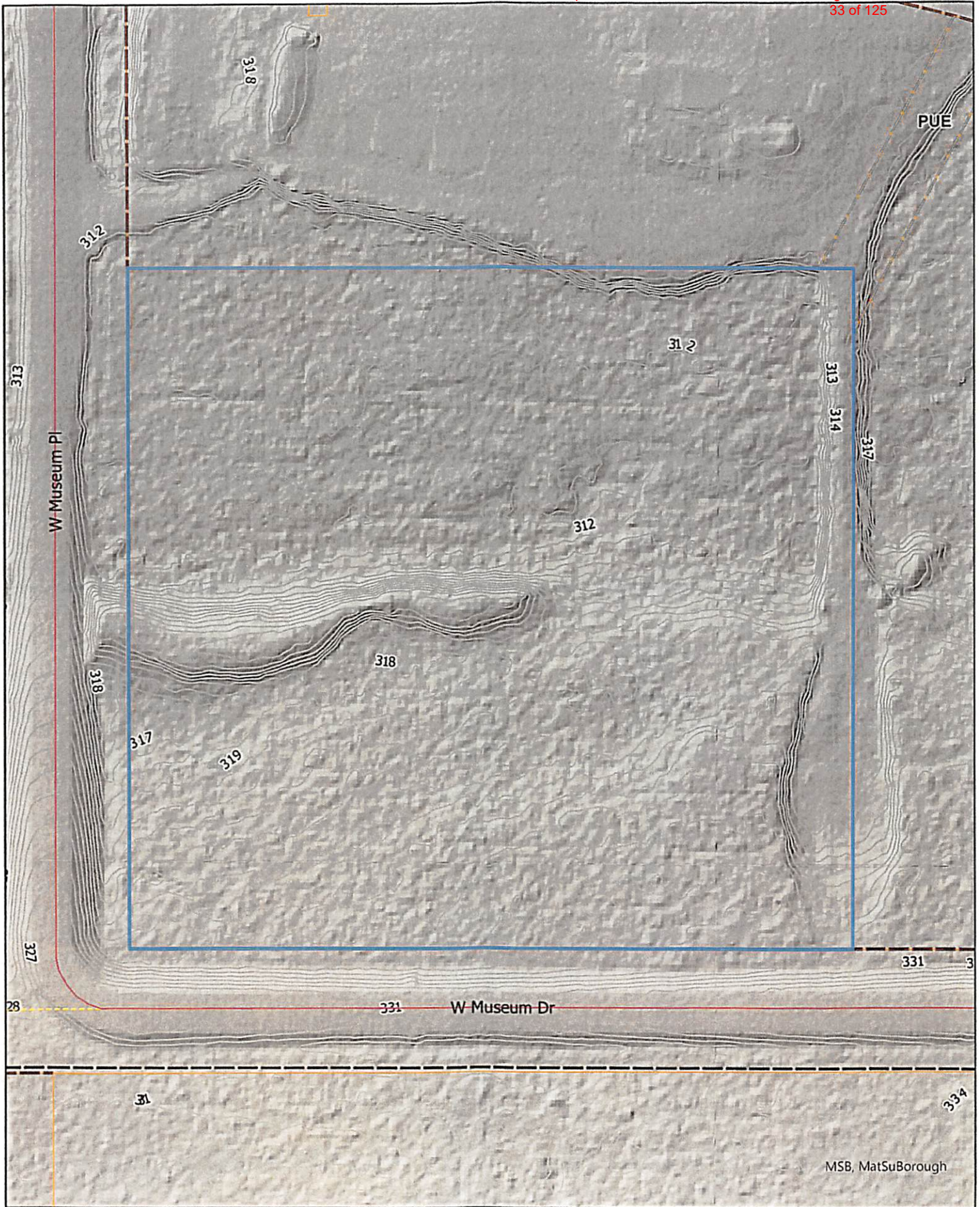




0 120 240 480 Feet

EXHIBIT A





0 120 240 480 Feet

EXHIBIT A





0 475 950 1,000 Feet

EXHIBIT A



Frosted Ground Engineering Services, LLC

Project No. P20260404

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED

AUG 07 2026

PLATTING

T17NR02WS11 LOT A12: Museum Place Subdivision, Wasilla, AK

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Sec 11, T17N, R02W Lot A12 (5299 W Museum Place, Wasilla AK 99623) on behalf of Mr. Matt Soloy and in coordination with Bull Moose Surveying. The project plans to divide the existing lots into two lots of various sizes. Lots one through two 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. All test holes were advanced to a depth of at least 12 feet below ground surface. Groundwater was not encountered in the test holes of this geotechnical investigation. One of the proposed lots has a current septic system, which was constructed less than five years ago, and records may be found on the Environmental Data Management System database, and was deemed suitable information for viability of the lots ability to support a septic system. 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@fq-eng.com](mailto:Eli@fq-eng.com).

May 25, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer





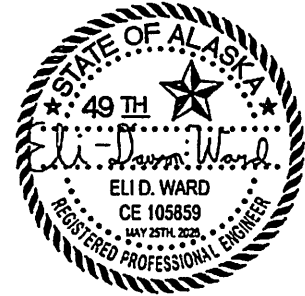
## RECORD OF TEST PIT TP-01

PROJECT: MUSEUM PLACE SUBDIVISION  
PROJECT NO.: 20260-04  
LOCATION: WASILLA, AK  
CLIENT: MATT SOLOY  
LEGAL LOCATION: SEC 11, T17N, R02W, LOT A12

SURFACE ELEVATION: —  
DRILLING METHOD: EXCAVATION  
SAMPLING METHOD: GRAB  
COMPLETION DEPTH: 12'  
SCALE: 1" TO 5.0'

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

| ELEVATION | DEPTH (FEET) | STRATIGRAPHY DESCRIPTION                                                                                                         | USCS | GRAPHIC LOG | SAMPLE METHOD | SAMPLE NO. |
|-----------|--------------|----------------------------------------------------------------------------------------------------------------------------------|------|-------------|---------------|------------|
|           |              | 0.0 - 0.5: VEGETATIVE MAT, SILT RICH                                                                                             |      |             |               |            |
|           |              | 0.5 - 5.0: MOIST, BROWN, SANDY SILT (ML), (~10% GRAVEL, ~20% SAND, ~70% FINES), NON-PLASTIC                                      |      |             |               |            |
|           | 2.5          |                                                                                                                                  | ML   |             |               |            |
|           | 5.0          | 5.0 - 12.0: MOIST, BROWN, SILTY SAND WITH GRAVEL (SM), (42% GRAVEL, 44% SAND, 15% FINES), SUBROUNDED GRAVEL UP TO 2" IN DIAMETER |      |             |               |            |
|           | 7.5          |                                                                                                                                  | SP   |             |               |            |
|           | 10.0         |                                                                                                                                  |      |             |               |            |
|           | 12.5         | BOTTOM OF HOLE: 12.0 FT<br>NO GW OBSERVED<br>TEST HOLE LOCATED ON PROPOSED LOT 2                                                 |      |             |               |            |
|           | 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: KUBOTA 40X  
OPERATOR: M. SOLOY

FROSTED GROUND ENGINEERING SERVICES

SHEET  
01 OF 01

EXHIBIT B



Alaska Testlab - Anchorage  
1020 W International Airport Rd  
Anchorage, AK 99518  
Phone: 907-205-1987  
Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: MAT:26-1937-S01  
Issue No: 1

Client: Devise Engineering  
8301 Schoon St  
Anchorage, AK  
Project: 261911  
Museum Place Subdivision  
20260404

CC: Eli Ward  
Maria Kampsen

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*Maria Kampsen*

Reviewed By: Maria E Kampsen  
Title: Senior Engineer  
Date: 5/27/2025

## Sample Details

Sample ID 26-1937-S01  
Client Sample ID Th-01 S-1

## Particle Size Distribution

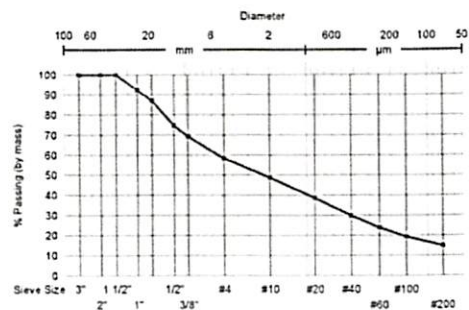
Method: ASTM D6913  
Drying By: Oven  
Date Tested: 5/26/2026  
Tested By: Grace Conway

| Sieve Size | % Passing | Limits |
|------------|-----------|--------|
| 3in        | 100       |        |
| 2in        | 100       |        |
| 1 1/2in    | 100       |        |
| 1in        | 92        |        |
| 3/4in      | 87        |        |
| 1/2in      | 75        |        |
| 3/8in      | 69        |        |
| No.4       | 58.4      |        |
| No.10      | 49        |        |
| No.20      | 39        |        |
| No.40      | 30        |        |
| No.60      | 24        |        |
| No.100     | 19        |        |
| No.200     | 15        |        |

## Other Test Results

| Description                  | Method     | Result                 | Limits |
|------------------------------|------------|------------------------|--------|
| Group Code                   | ASTM D2487 | SM                     |        |
| Group Name                   |            | Silty sand with gravel |        |
| Atterberg Limits Estimated   |            | Yes                    |        |
| Gravel (%)                   |            | 42                     |        |
| Sand (%)                     |            | 44                     |        |
| Fines (%)                    |            | 15                     |        |
| Method                       | ASTM D6913 | A                      |        |
| Preparation Method           |            | Oven Dry               |        |
| Composite Sieving?           |            | Yes                    |        |
| Separating Sieve(s)          |            | No. 4                  |        |
| Fractional Mass Retained (%) |            | 0.00                   |        |
| Cu                           | ASTM D2487 |                        |        |
| Cc                           |            |                        |        |

## Chart



## Comments

No Plasticity Index Test Performed  
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing







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 24, 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**:

- **Museum Place Business Park; HO 09 Soloy; Waiver #75-06 (W. Museum Dr.)**

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

- **Liberty Lane; PA 14 Smith; Blake Smith; Waiver #2005-263-PWm (Plumley Road)**
  - No objection to lot division.
  - Each lot will be permitted with one access to Plumley Road. Any further subdivision will require shared access and internal circulation.
  - Platting actions invalidate existing access permits. Apply for a driveway permit for existing and new access to Plumley 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.

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

*"Keep Alaska Moving."*

**EXHIBIT C**



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](mailto: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:** Wheeler Nevels  
**Sent:** Tuesday, August 18, 2026 3:28 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels  
**Subject:** RE: RFC Museum Place Business Park (CC)

Chris,

The average access point spacing shall be calculated along Museum Drive between Museum Place and Rocky Ridge Road. That distance is approximately 2,650' and with this subdivision there is potential for a total of 6 lots accessing Museum Drive for an average access point spacing of 442'. This exceeds the minimum average access spacing of 250'. Please provide a test hole location map with the soils report.

✓  
DONE

Thank you,  
PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:06 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; cc@mlccak.org; president@mlccak.org; aehuddleston@outlook.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.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>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Museum Place Business Park (CC)

Hello,

The link below is to the RFC packet for the Museum Place Business Park Subdivision. Please ensure that all comments are submitted by August 28, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Museum Place Business Park](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough



## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, August 14, 2026 8:22 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Museum Place Business Park (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@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:06 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; cc@mlccak.org; president@mlccak.org; aehuddleston@outlook.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.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>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Museum Place Business Park (CC)

Hello,

The link below is to the RFC packet for the Museum Place Business Park Subdivision. Please ensure that all comments are submitted by August 28, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Museum Place Business Park](#)

Sincerely,

Chris Curlin  
Platting Technician



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

28 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.

- **MUSEUM PLACE BUSINESS PARK**  
(MSB Case # 2026-092)
- **JW SUBDIVISION**  
(MSB Case # 2026-094)

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



## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, August 14, 2026 10:34 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Museum Place Business Park (CC)

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

Good morning,

MTA has no comments on Museum Place Business Park.

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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:06 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; cc@mlccak.org; president@mlccak.org; aehuddleston@outlook.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.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>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Museum Place Business Park (CC)

**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,

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 19, 2026 8:28 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Museum Place Business Park (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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

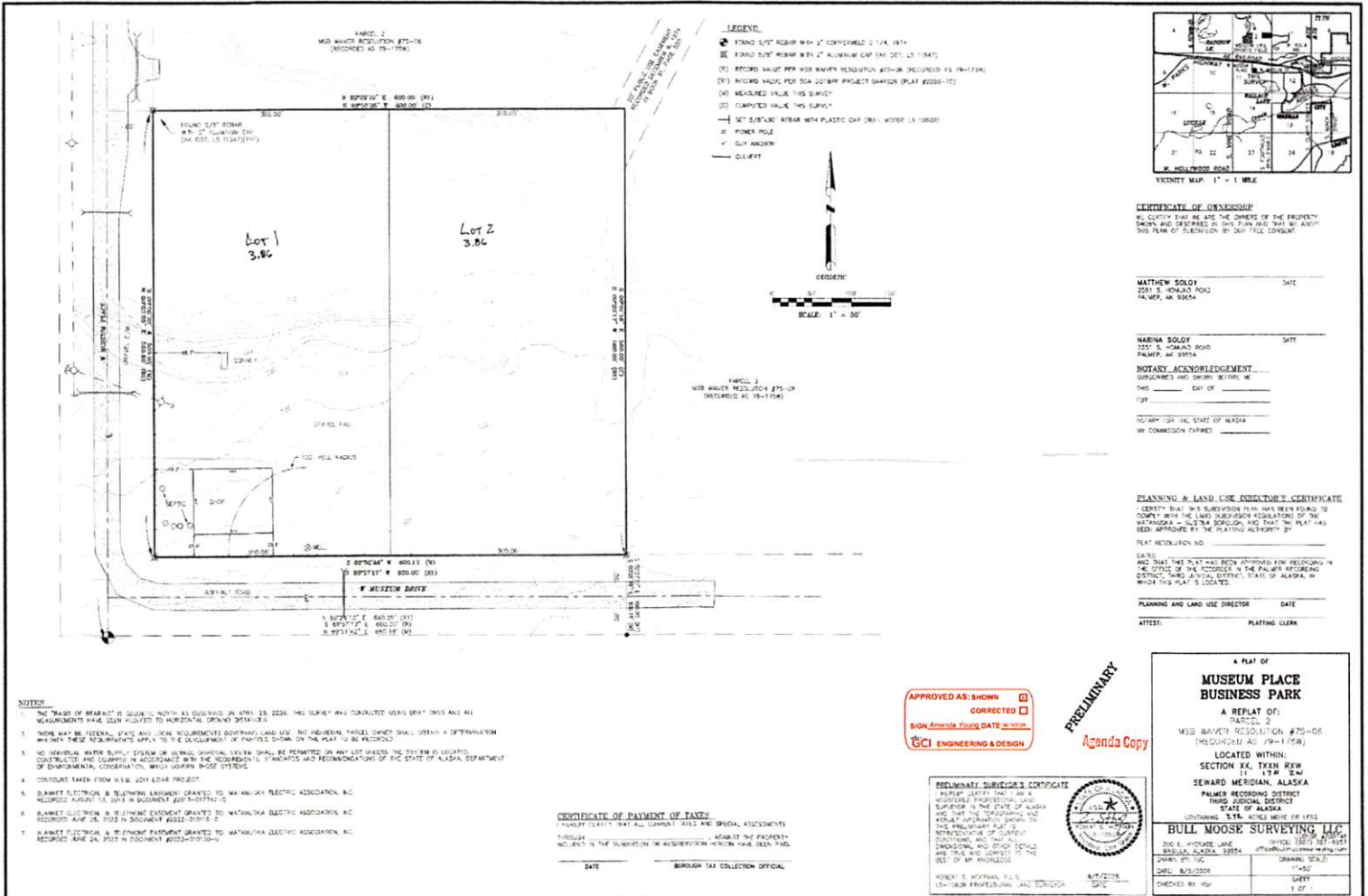
**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:06 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; cc@mlccak.org; president@mlccak.org; aehuddleston@outlook.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Maxwell Sumner <Maxwell.Sumner@matsu.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>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Museum Place Business Park (CC)

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

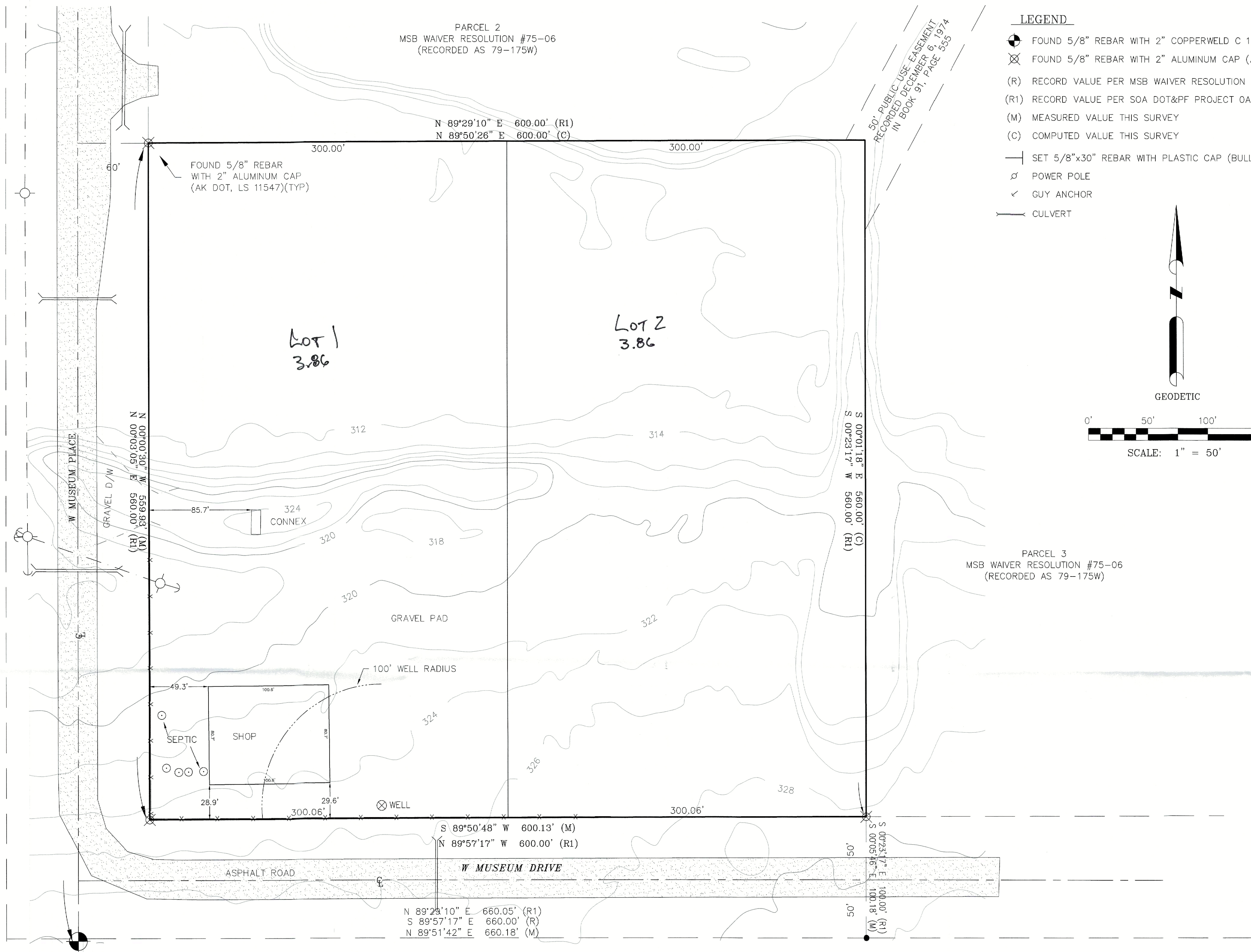
Hello,

The link below is to the RFC packet for the Museum Place Business Park Subdivision. Please ensure that all comments are submitted by August 28, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.



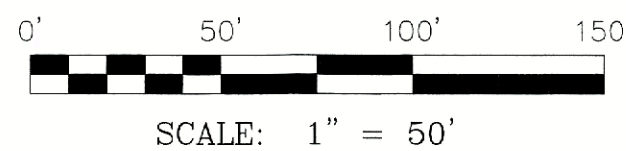
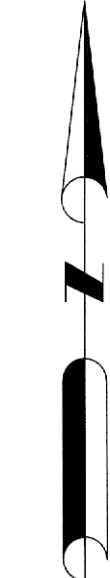




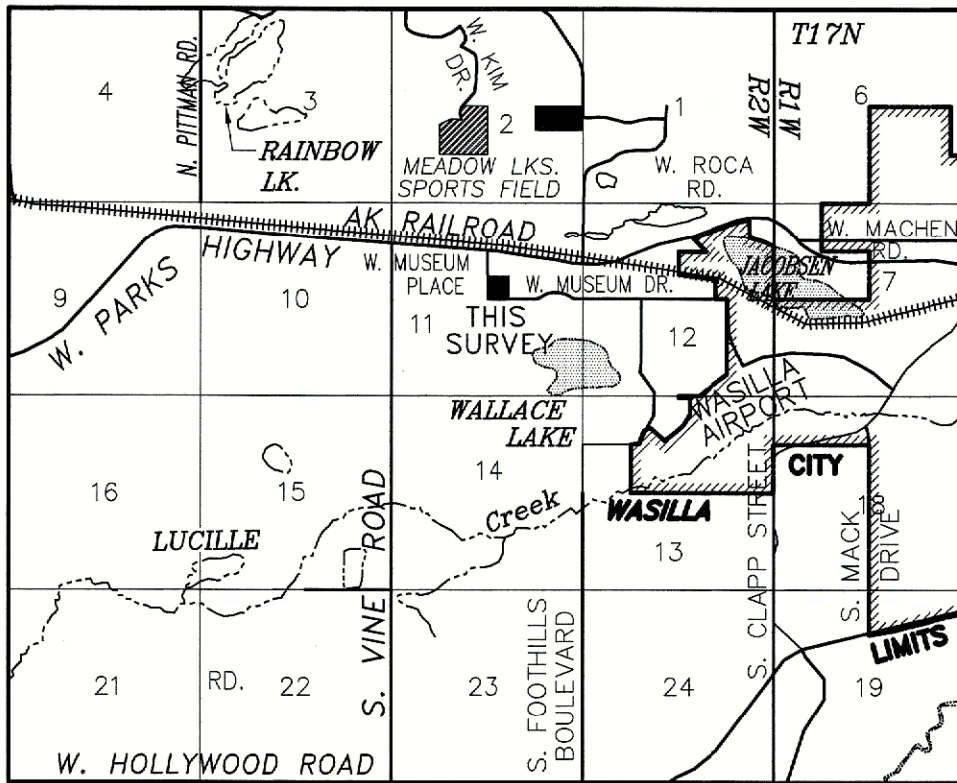


LEGEND

- FOUND 5/8" REBAR WITH 2" COPPERWELD C 1/4, 1974
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (AK DOT, LS 11547)
- (R) RECORD VALUE PER MSB WAIVER RESOLUTION #75-06 (RECORDED AS 79-175W)
- (R1) RECORD VALUE PER SOA DOT&PF PROJECT 0A41026 (PLAT #2020-70)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- POWER POLE
- GUY ANCHOR
- CULVERT



PARCEL 3  
MSB WAIVER RESOLUTION #75-06  
(RECORDED AS 79-175W)



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.

MATTHEW SOLOY  
2551 S. HOMUND ROAD  
PALMER, AK 99654

DATE

NARINA SOLOY  
2551 S. HOMUND ROAD  
PALMER, AK 99654

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

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON APRIL 29, 2026. THIS SURVEY WAS CONDUCTED USING BRX7 GNSS AND ALL MEASUREMENTS HAVE BEEN REDUCED TO HORIZONTAL GROUND DISTANCES.
- 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 13, 2013 IN DOCUMENT #2013-017742-0
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 25, 2023 IN DOCUMENT #2023-010119-0
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 24, 2023 IN DOCUMENT #2023-010120-0

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

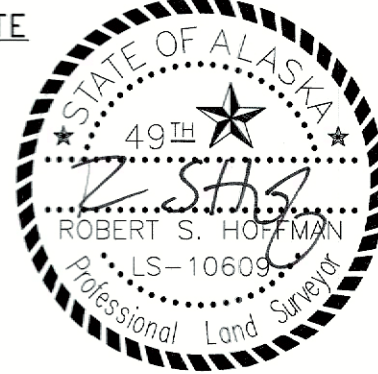
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND ASBLUT INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.  
LS-10609 PROFESSIONAL LAND SURVEYOR

8/5/2026  
DATE

PRELIMINARY

Agenda Copy



A PLAT OF

MUSEUM PLACE  
BUSINESS PARK

A REPLAT OF:

PARCEL 2

MSB WAIVER RESOLUTION #75-06  
(RECORDED AS 79-175W)

LOCATED WITHIN:

SECTION XX, TXXN RXW

11 17N 2W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

THIRD JUDICIAL DISTRICT

STATE OF ALASKA

CONTAINING 1.71 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: 8/5/2026

CHECKED BY: RSH

DRAWING SCALE:

1"=50'

SHEET

1 OF 1





C





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 16, 2026

ABBREVIATED PLAT: JW

LEGAL DESCRIPTION: SEC 6, T18N, R02E, S.M, AK

PETITIONERS: JOHN & JUDITH WIESE

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING

ACRES: 4.69+/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2026-094

---

**REQUEST:**

The request is to create 2 lots from Lot 3, Block 1, Raven's Hill (Plat#72-102), (Tax ID# 6390B01L003), to be known as JW, containing 4.69 acres +/- . The property is located directly north of E. Yarrow Drive; within the SE ¼ Section 6, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 2 pgs**

**COMMENTS:**

MSB Pre-Design and Engineering

**Exhibit C – 1 pg**

MSB Permit Center

**Exhibit D - 1 pg**

Utilities

**Exhibit E - 4 pgs**

**DISCUSSION:** The plat of JW is creating two lots ranging in size from 1.76 to 2.93 acres +/- . Legal and physical access exists to E. Yarrow Road.

**SOILS REPORT:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., concludes that each will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

**COMMENTS:**

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

**MSB Permit Center:** (**Exhibit D**) They'll need DW permits as shown. No other comments from Development Services.



**Utilities: (Exhibit E)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comment. MEA did not respond.

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

### **CONCLUSION**

The plat of **JW** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. Physical and legal access exist, as-built survey, and topographic information were submitted. A soils report was submitted. There were no objections received from borough departments, outside agencies, utilities or the public at the time of this staff report.

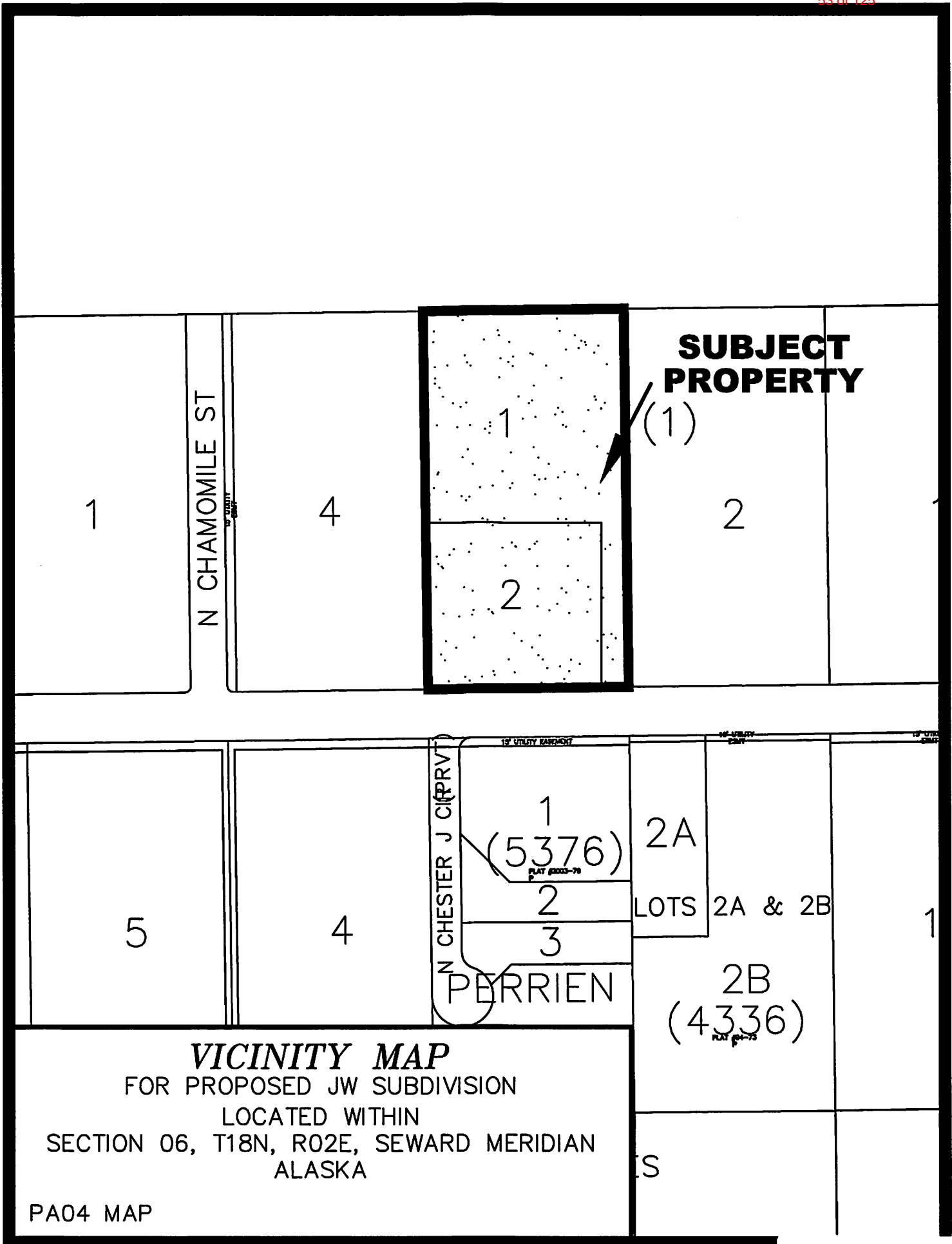
### **FINDINGS of FACT:**

1. The abbreviated plat of **JW** 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. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from; Buffalo Mine Community Council; MSB Emergency Services, Community Development, or Assessments; or MEA.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the Abbreviated Plat of JW, contingent on the following recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide platting staff with a completed driveway permit application.
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.



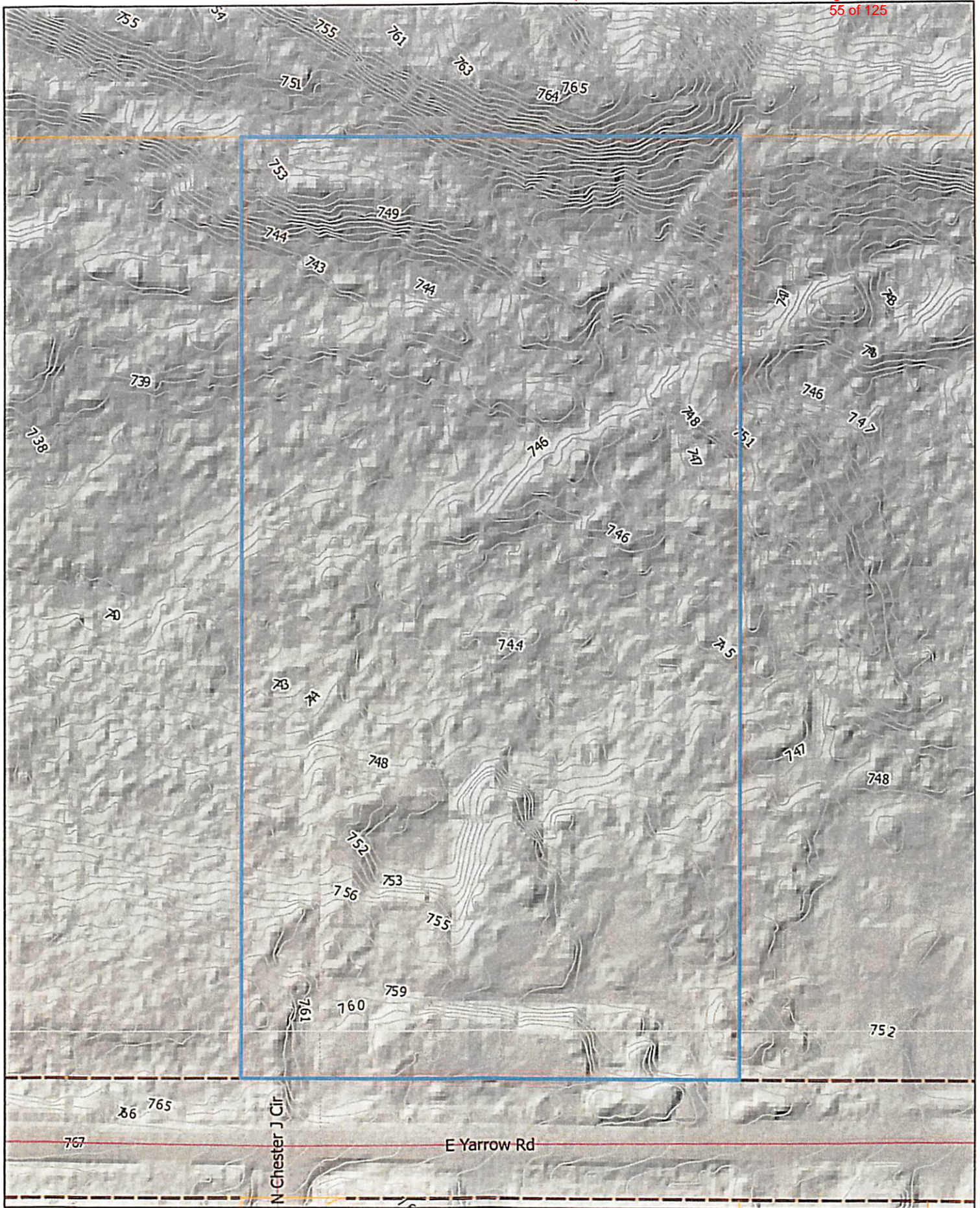




0 95 190 285 Feet

EXHIBIT A





0 95 190 280 Feet

EXHIBIT A





0 475 950 1,000 Feet

EXHIBIT A





Pioneer Engineering LLC  
Professional, Reliable, Local

RECEIVED

JUL 31 2026

PLATTING

July 12, 2026

RE: Usable Area Report  
Raven's Hill, Lot 3 Block 1

Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

To whom it may concern,

**Description:** Working on behalf of the owners and in coordination with Bull Moose Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent 4.7-acre parcel into 2 lots, 1.7 and 3.0 acres in size.

**Test Hole:**

One test hole was excavated on 6-10-26. The test hole was sited to represent the soils in each lot. In the test hole the upper topsoil layer was 2.5 feet thick followed by 9.5 feet of well-graded sand (SW) to the bottom of the test hole at 12 feet. A copy of the soil log and a location map are attached. No groundwater was encountered in the test hole.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455





## SOIL LOG

Job Number: 2026-SW-103

Project Location: Raven's Hill, Lot 3 Block 1  
11801 E Yarrow Road

Logged By: Jacquelyn Dietze

Date: 6-10-26

### TEST HOLE NO. 1

| Depth<br>(feet) | Description                           |
|-----------------|---------------------------------------|
| 0               | Topsoil (OL)                          |
| 1               |                                       |
| 2               |                                       |
| 3               | Well graded sand (SW)                 |
| 4               |                                       |
| 5               |                                       |
| 6               |                                       |
| 7               |                                       |
| 8               |                                       |
| 9               |                                       |
| 10              |                                       |
| 11              |                                       |
| 12              |                                       |
| 13              | Bottom of test hole<br>No groundwater |
| 14              |                                       |
| 15              |                                       |
| 16              |                                       |
| 17              |                                       |
| 18              |                                       |
| 19              |                                       |
| 20              |                                       |
| 21              |                                       |



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

## Chris Curlin

---

**From:** Wheeler Nevels  
**Sent:** Tuesday, August 18, 2026 3:13 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels  
**Subject:** RE: RFC JW (CC)

Chris,  
PD&E has no comment.

Thank you,  
PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:56 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; bgerard@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Ron Bernier <Ron.Bernier@matsu.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 JW (CC)

Hello,

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 [JW](#)

Sincerely,

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



## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, August 14, 2026 8:25 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC JW (CC)  
**Attachments:** Screenshot 2026-08-14 082415.png

They'll need DW permits as shown. No other 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@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:56 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; bgerard@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Ron Bernier <Ron.Bernier@matsu.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 JW (CC)

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 [JW](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough







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

28 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.

- **MUSEUM PLACE BUSINESS PARK**  
(MSB Case # 2026-092)
- **JW SUBDIVISION**  
(MSB Case # 2026-094)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols". The signature is fluid and cursive, with the first and last names being the most prominent.

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

## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, August 14, 2026 11:04 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC JW (CC)

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

Hello,

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](http://www.mtasolutions.com)



---

**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:56 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; bgerard@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Ron Bernier <Ron.Bernier@matsu.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 JW (CC)

**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,

The link below is to the RFC packet for the JW Subdivision. Please ensure that all comments are submitted by August 28, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.



## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 19, 2026 1:18 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC JW (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., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsu.gov>  
**Sent:** Thursday, August 13, 2026 4:56 PM  
**To:** Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; bgerard@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Ron Bernier <Ron.Bernier@matsu.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 JW (CC)

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

Hello,

The link below is to the RFC packet for the JW Subdivision. Please ensure that all comments are submitted by August 28, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [JW](#)

**LEGEND**

- FOUNDER PLASTIC CAP ON 3/8" NUTS (BULL MOOSE SURVEYING)
- ROUND NUT NUTS
- BEARING VALUE PER C & L SURVEY (PLAT #48-102)
- INTERPOLATED VALUE THIS SURVEY
- MEASURED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- 100' NUT/100' BEARING WITH PLASTIC CAP (BULL MOOSE SURVEYING)
- STAKE POLE
- STAKE ANGLE
- STAKE POLE

**NOTES**

- THIS SURVEY WAS CONDUCTED USING ONLY GPS SURVEY EQUIPMENT. ALL MEASUREMENTS ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. THE PLATTEES, PARTIES, OWNERS, AND INTERESTS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- NO MECHANICAL WATER SUPPLY SYSTEM OR OTHER MECHANICAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
- CONTAINS TAKEN FROM BULL MOOSE SURVEYING PROJECT.

**CERTIFICATE OF PAYMENT OF TAXES**

TAXES DUE ON THIS PLAT HAVE BEEN PAID TO THE BUREAU OF REVENUE, STATE OF ALASKA, AND THE PROPERTY TAX COLLECTOR, PALMER, ALASKA.

DATE: \_\_\_\_\_ BUREAU TAX COLLECTION OFFICIAL: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT WE HAVE THIS PLAT OF SUBDIVISION BY OUR FREE CONSENT.

JOHN C. WISE DATE: \_\_\_\_\_  
1701 E. WILSON ROAD  
PALMER, AK 99554

JUDITH A. WISE DATE: \_\_\_\_\_  
1701 E. WILSON ROAD  
PALMER, AK 99554

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SIGNED BEFORE ME, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY \_\_\_\_\_ FOR JOHN C. WISE.

JUDITH A. WISE  
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 USE AND ZONING REGULATIONS OF THE PALMER RECORDING DISTRICT, PALMER, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

AND THAT THIS PLAT WAS NOT APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMER RECORDING DISTRICT, PALMER, ALASKA, UNTIL THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_

PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESSES: \_\_\_\_\_ PLATTING CLERK: \_\_\_\_\_

**APPROVED AS SHOWN** ☒ **CORRECTED** ☐

SIGN: Amanda Young DATE: 9/16/2026

GC ENGINEERING & DESIGN

**PRELIMINARY SURVEYOR'S CERTIFICATE**

I, ROBERT S. HOFFMAN, P.L.S., A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED THIS SURVEY AND HAVE FOUND THAT THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.  
CERTIFIED PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

**PRELIMINARY**

Agenda Copy

UNRECORDED

AS IS

PLATTING

**CERTIFICATE OF PAYMENT OF TAXES**

TAXES DUE ON THIS PLAT HAVE BEEN PAID TO THE BUREAU OF REVENUE, STATE OF ALASKA, AND THE PROPERTY TAX COLLECTOR, PALMER, ALASKA.

DATE: \_\_\_\_\_ BUREAU TAX COLLECTION OFFICIAL: \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND USE AND ZONING REGULATIONS OF THE PALMER RECORDING DISTRICT, PALMER, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

AND THAT THIS PLAT WAS NOT APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMER RECORDING DISTRICT, PALMER, ALASKA, UNTIL THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_

PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESSES: \_\_\_\_\_ PLATTING CLERK: \_\_\_\_\_

**APPROVED AS SHOWN** ☒ **CORRECTED** ☐

SIGN: Amanda Young DATE: 9/16/2026

GC ENGINEERING & DESIGN

**PRELIMINARY SURVEYOR'S CERTIFICATE**

I, ROBERT S. HOFFMAN, P.L.S., A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED THIS SURVEY AND HAVE FOUND THAT THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.  
CERTIFIED PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

**PRELIMINARY**

Agenda Copy

UNRECORDED

AS IS

PLATTING

**A PLAT OF**

**JW SUBDIVISION**

**A REPLAT OF:**

**LOT 3 BLOCK 1,**

**RAVEN'S HILL**

**PLAT #72-102**

**LOCATED WITHIN:**

**SECTION 6, T18N R2E**

**SEWARD MERIDIAN, ALASKA**

**PALMER RECORDING DISTRICT**

**THIRD JUDICIAL DISTRICT**

**STATE OF ALASKA**

**CONTAINING 2.61 ACRES MORE OR LESS**

**BULL MOOSE SURVEYING LLC**

**2026 E. WILSON ROAD**

**PALMER, ALASKA 99554**

**DATE: 7/27/2024**

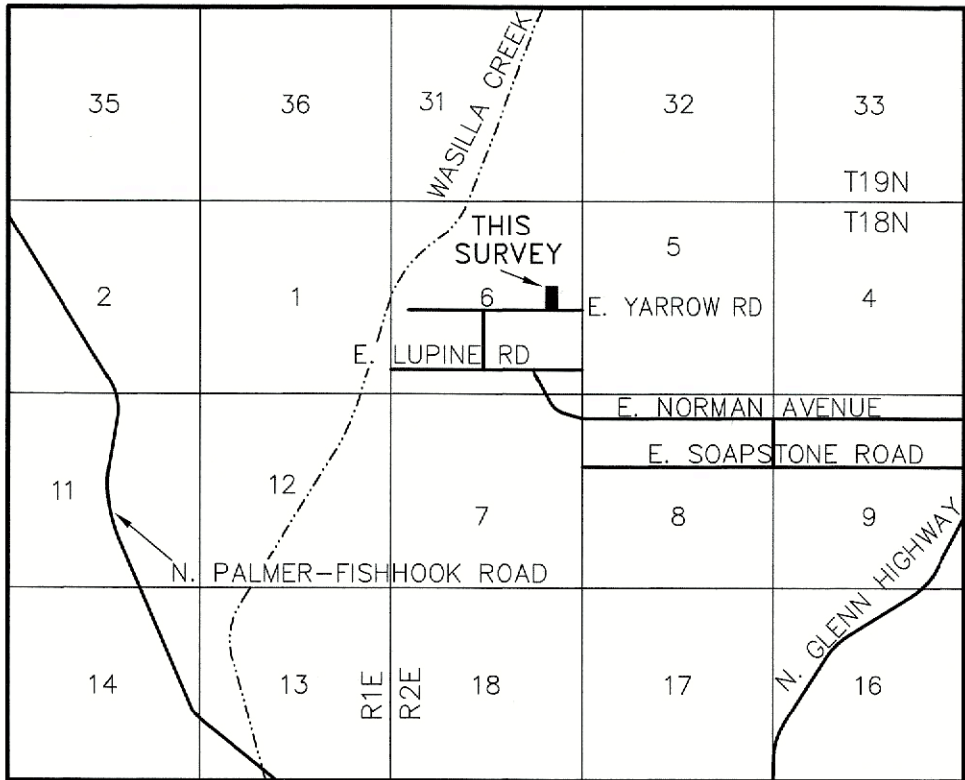
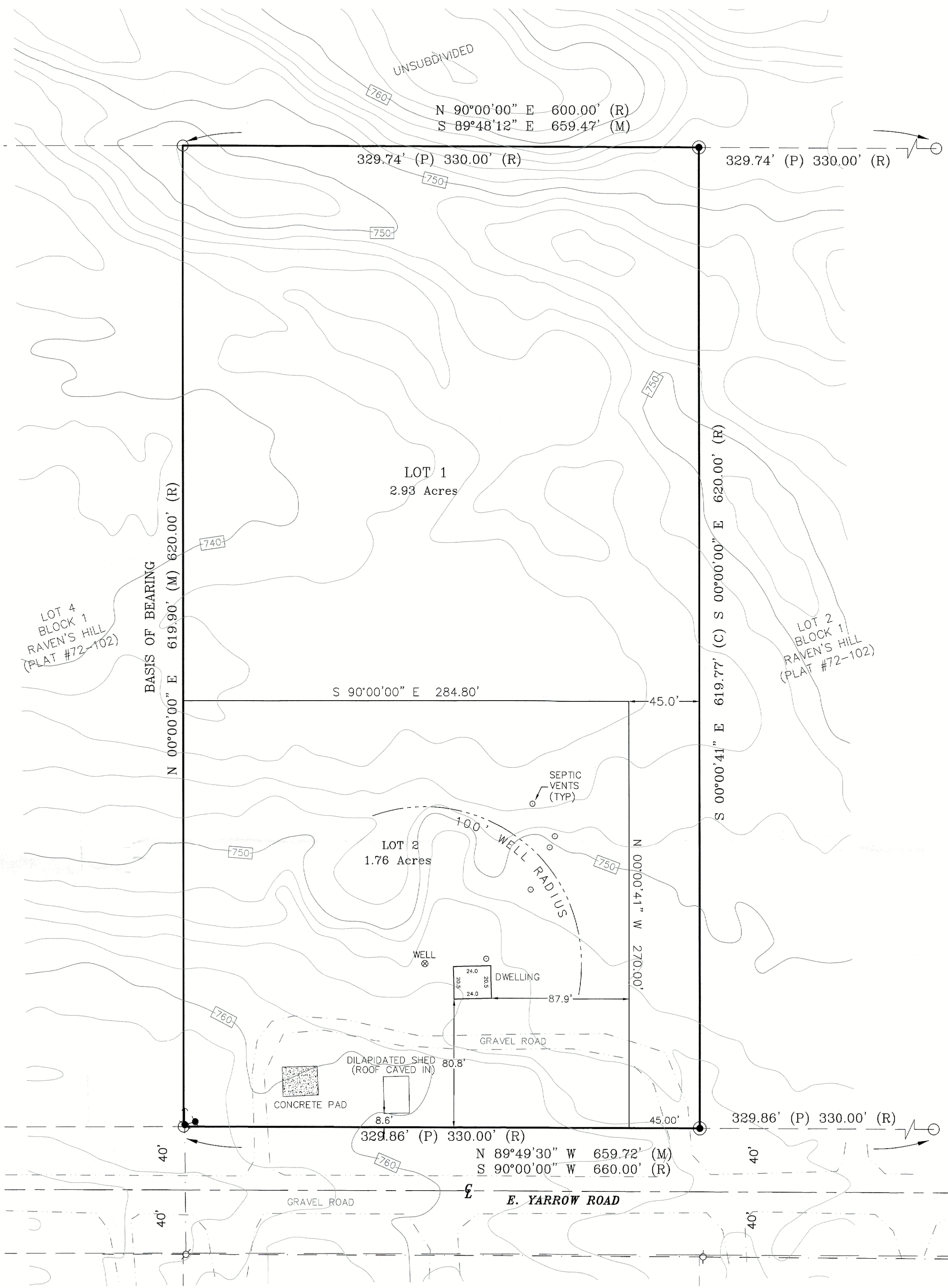
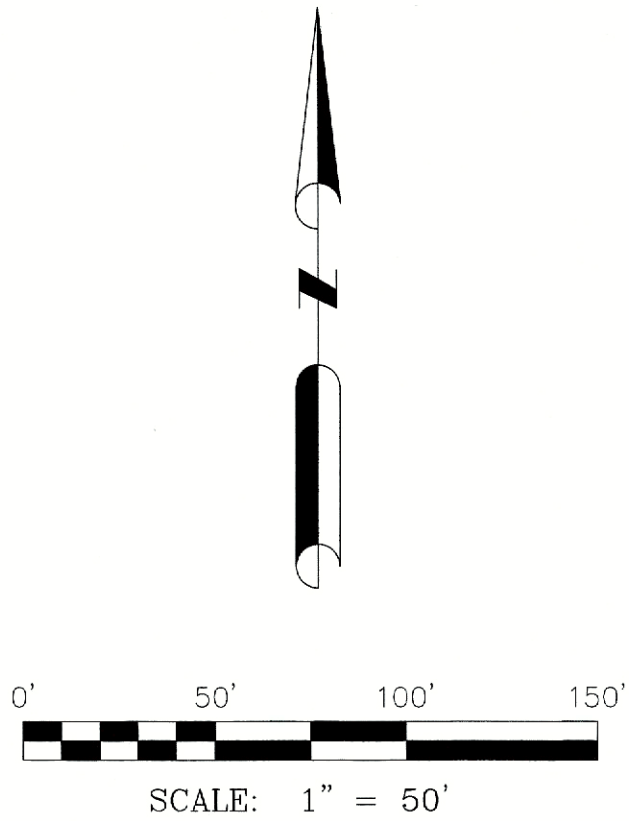
**SCALE: 1"=50'**

**SHEET: 1 OF 1**



LEGEND

- FOUND PLASTIC CAP ON 5/8" REBAR (BULL MOOSE, LS10609)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER C & L SURVEY (PLAT #95-92)
- (P) PROPORTIONED VALUE THIS SURVEY
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⊙ UTILITY POLE
- ✓ GUY ANCHOR
- SERVICE POLE



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.

JOHN C. WIESE  
11901 E YARROW ROAD  
PALMER, AK 99654

DATE

JUDITH A. WIESE  
11901 E YARROW ROAD  
PALMER, AK 99654

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR JOHN C. WIESE

JUDITH A. WIESE  
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

NOTES

- THIS SURVEY WAS CONDUCTED USING BRx7 GNSS SURVEY EQUIPMENT. ALL MEASUREMENTS ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
- 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.

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 ASBLUIT 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



PRELIMINARY  
Agenda Copy  
RECEIVED  
AUG 06 2026  
PLATTING

A PLAT OF  
JW SUBDIVISION

A REPLAT OF:  
LOT 3 BLOCK 1,  
RAVEN'S HILL  
PLAT #72-102

LOCATED WITHIN:  
SECTION 6, T18N R2E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 4.69 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: 7/31/2026

CHECKED BY: RSH

DRAWING SCALE:

1"=50'

SHEET

1 OF 1



D





**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 16, 2026**

**ABBREVIATED PLAT:** MAUS ESTATES

**LEGAL DESCRIPTION:** SEC 19, T17N, R02W, SEWARD MERIDIAN AK

**PETITIONERS:** KYLE & ANNA MAUS

**SURVEYOR/ENGINEER:** DENALI NORTH

**ACRES:** 1.85 ± **PARCELS:** 1

**REVIEWED BY:** CAYMAN REYNOLDS **CASE #:** 2026-095

---

**REQUEST:**

The request is to create one lot from Lots 3 & 4, Quarter-Lane Subdivision, Plat # 87-269 to be known as **MAUS ESTATES**, containing 1.85 acres +/- . The property is located north of West Hollywood Drive, South of West Misty Lake Road, and directly west of South Johnson Road (Tax ID # 3376000L003 / L004); within the SW ¼ Section 19, 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

**EXHIBIT A – 4 pgs**

**AGENCY COMMENTS:**

MSB Code Compliance  
MSB Permit Center  
Public Comments

**EXHIBIT B – 1 pg**  
**EXHIBIT C – 1 pg**  
**EXHIBIT D – 1 pg**

**DISCUSSION:** The subject parcels are located within the Meadow Lakes 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.

**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 Maus Estates 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.

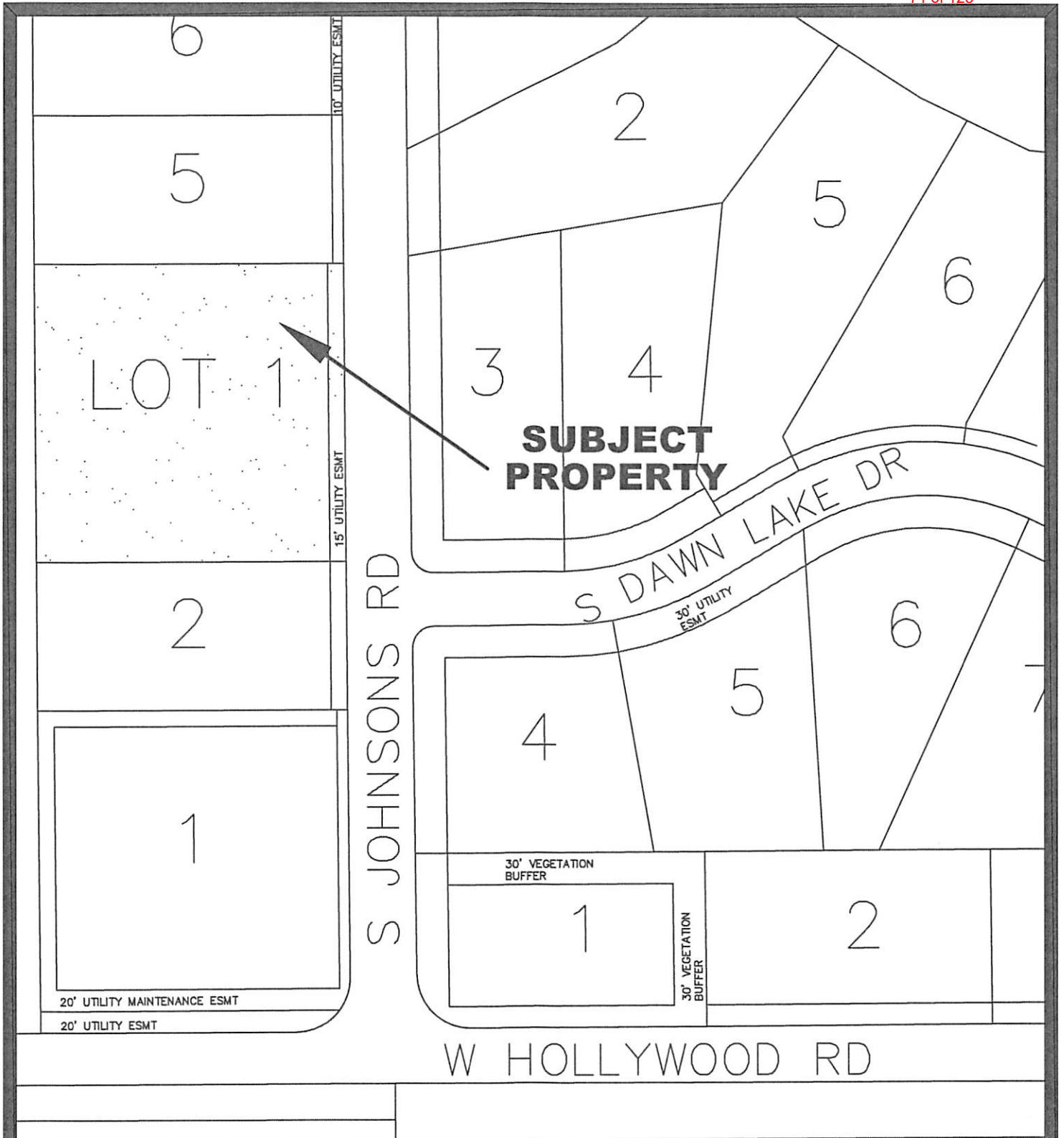
### **FINDINGS of FACT:**

1. The abbreviated plat of Maus Estates 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 Quarter-Lane 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 Quarter-Lane Subdivision (Plat #87-269), and does not require additional monumentation.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Maus Estates 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.

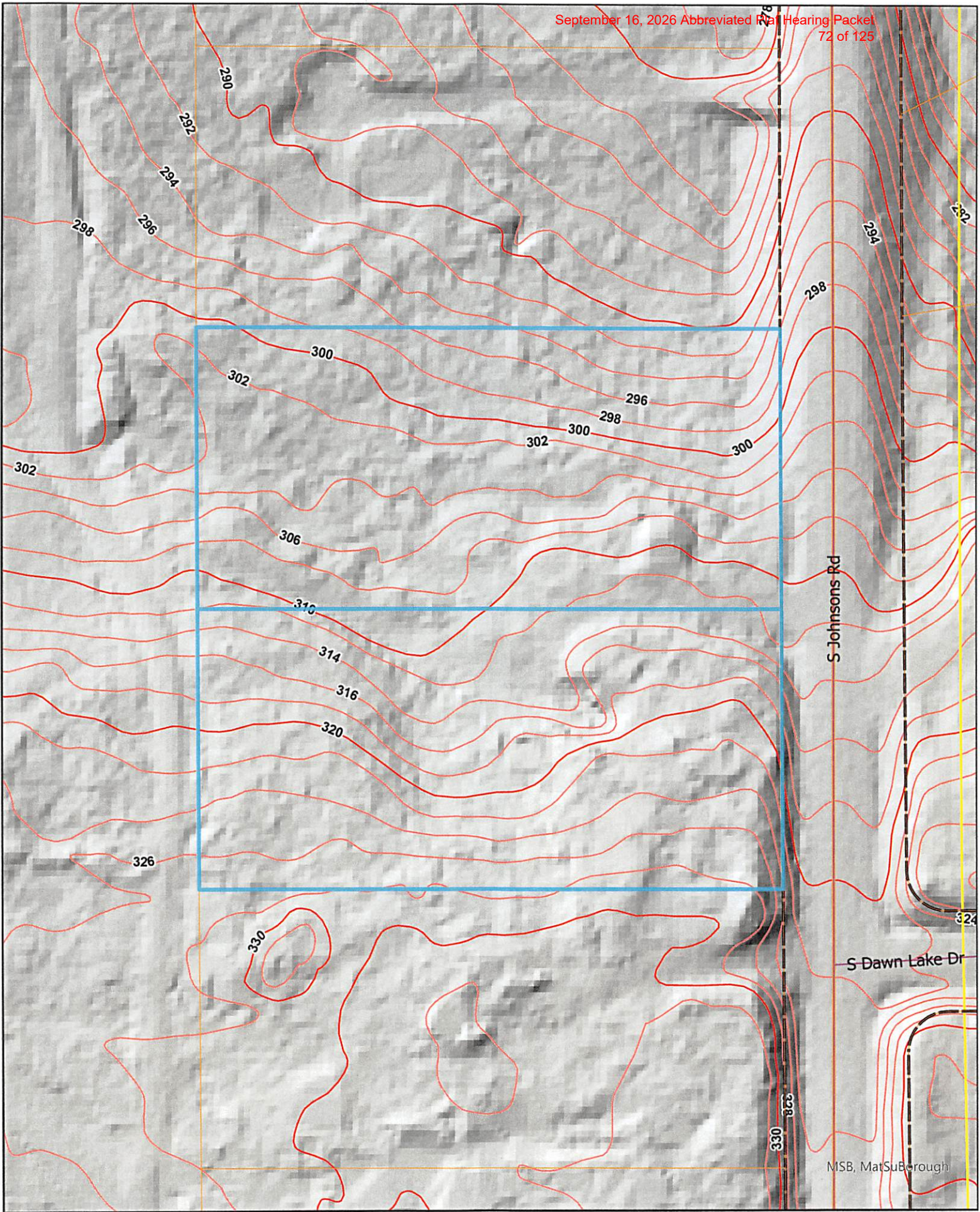


### *VICINITY MAP*

FOR PROPOSED MAUS ESTATES SUBDIVISION  
LOCATED WITHIN  
SECTION 19, T17N, R02W, SEWARD MERIDIAN  
ALASKA

H015 MAP





MSB, MatSu Borough



0 70 140 280 Feet





S Johnsons Rd

S Dawn Lake Dr

MSB, Matsubrough



0 70 140 280 Feet

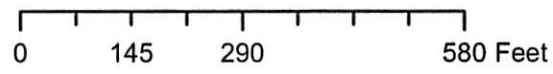




S Dawn Lake Dr

S Johnsons Rd

MSB, Matsig Borough







## **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](mailto:ccb@matsugov.us)

### **MEMORANDUM**

**DATE:** August 28, 2026

**TO:** Cayman Reynolds, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Abbreviated Plat – Maus Estates 2026-095

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 create one parcel by removing the common lot line.



## Cayman Reynolds

---

**From:** Permit Center  
**Sent:** Monday, August 17, 2026 12:26 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Maus Estates CR

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:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Monday, August 17, 2026 12:11 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@matsu.gov>; Code Compliance  
<Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>  
**Subject:** RFC Maus Estates CR

Hello,

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

Please ensure all comments have been submitted by August 31, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ Maus Estates

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@matsugov.us

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

RECEIVED

SEP 01 2026

PLATTING

52393B02L001 19  
BYAS PENSRI  
%PENSRI LOFGREN  
7280 W TALL BIRCH LN  
WASILLA, AK 99623

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: KYLE & ANNA MAUS**

**REQUEST:** The request is to create one lot from Lots 3 & 4, Quarter-Lane Subdivision, Plat # 87-269 to be known as **MAUS ESTATES**, containing 1.85 acres +/- . The property is located north of West Hollywood Drive, South of West Misty Lake Road, and directly west of South Johnson Road (Tax ID # 3376000L003 / L004); within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the knik-Fairview Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 16, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

☒ No Objection   ☐ Objection   ☐ Concern

Name: Pensri Lofgren Address: 3573 S. Johnson R. Wasilla AK 99623

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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 THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER OR WASTEWATER 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.
3. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 25, 1985 IN BK 404 PAGE 946.
4. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED JULY 12, 1983 IN BK 310 PG 917.
5. THIS PLAT IS AFFECTED BY AN MTA EASMENT RECORDED JANUARY 17, 2012 BY DOCUMENT NUMBER 2012-000988-0.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE 20, TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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.

DATE 20, PLANNING AND LAND USE DIRECTOR, ATTEST: PLATTING CLERK

SURVEYOR'S CERTIFICATE

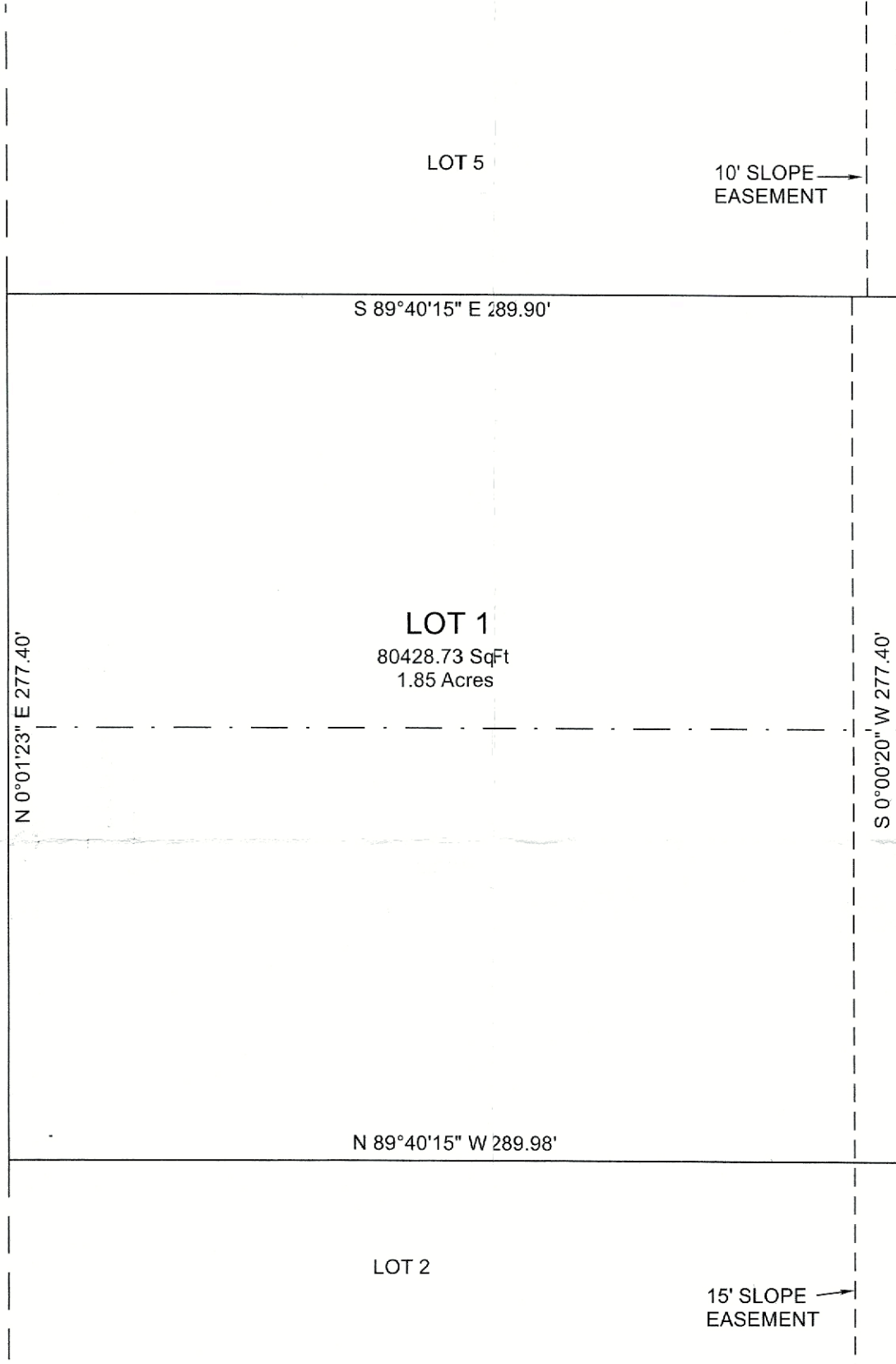
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO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

7-22-26  
DATE

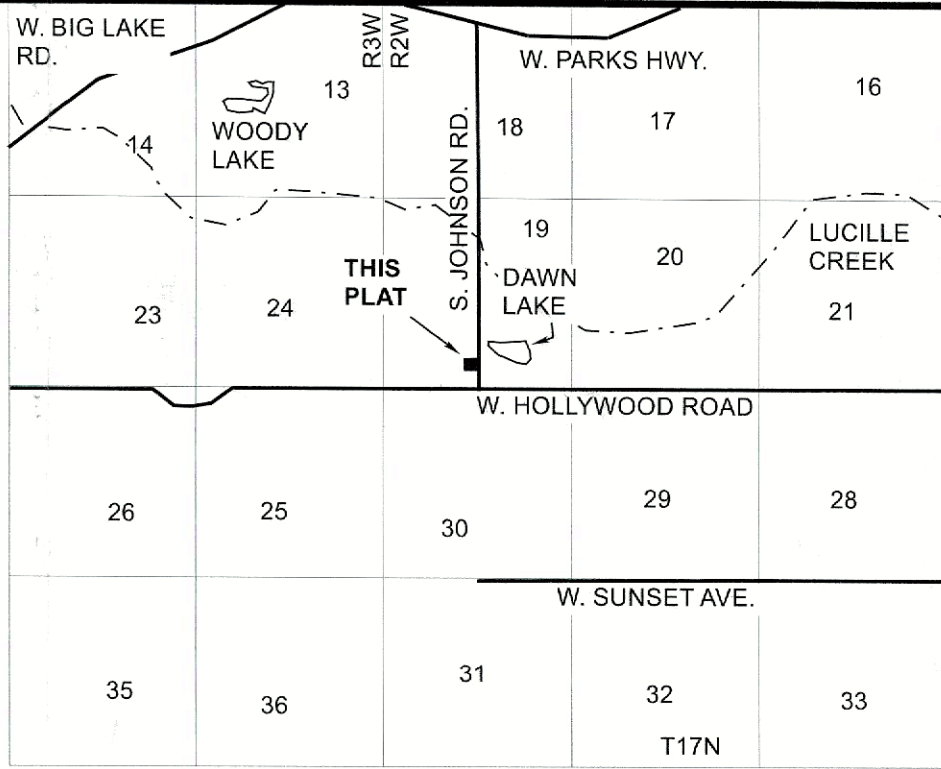
WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



UNSUBDIVIDED



1" = 50'



CERTIFICATE OF OWNERSHIP

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

NAME: ANNA E. MAUS DATE: 2440 HASTINGS LN. ANCHORAGE, AK 99504-3347

NAME: KYLE D. MAUS DATE: 2440 HASTINGS LN. ANCHORAGE, AK 99504-3347

Agenda Copy

RECEIVED  
AUG 04 2026  
PLATTING

PRELIMINARY PLAT

|                                                                                                                                                                                                                                                                               |                     |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| A PLAT OF<br><b>MAUS ESTATES</b><br>A REPLAT OF<br>LOTS 3 & 4<br>QUARTER-LANE SUBDIVISION<br>PLAT NO. 87-269<br>LOCATED WITHIN:<br>SECTION 19 TOWNSHIP 17 NORTH<br>RANGE 2 WEST SEWARD<br>MERIDIAN, ALASKA<br>PALMER RECORDING DISTRICT<br>CONTAINING 1.85 ACRES MORE OR LESS |                     |               |
| <b>DENALI NORTH</b><br>1190 N. HELEN LN. WASILLA, ALASKA 99654<br>PHONE (907) 376-9535 DENALINORTH6925@GMAIL.COM                                                                                                                                                              |                     |               |
| JOB NO. 26-080P                                                                                                                                                                                                                                                               | DATE: JULY 22, 2026 | DWN HW CHK WW |
| SCALE 1" = 50'                                                                                                                                                                                                                                                                | FB. N/A PGS.        | SHEET 1 OF 1  |



E





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 16, 2026

ABBREVIATED PLAT: LIBERTY LANE  
LEGAL DESCRIPTION: SEC 24, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: BLAKE SMITH  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / HOLLER ENGINEERING  
ACRES: 5.01 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-096

---

**REQUEST:** The request is to create two lots from Parcel 1 (Tax Parcel D10), MSB Waiver #2005-263-PWm, recorded as document #2005-036030-0, to be known as **LIBERTY LANE**, containing 5.01 acres +/- . The property is located east of S. Butte Road, west of S. Henry's Place, and directly north of E. Plumley Road (Tax ID # 17N02E24D010); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

**EXHIBITS**

|                                              |                           |
|----------------------------------------------|---------------------------|
| Vicinity Map and Aerial Photos               | <b>EXHIBIT A – 5 pgs</b>  |
| Soils Report                                 | <b>EXHIBIT B – 4 pgs</b>  |
| Section Line Easement Determination          | <b>EXHIBIT C – 10 pgs</b> |
| Topographic mapping and As-Built information | <b>EXHIBIT D – 1 pg</b>   |

**AGENCY COMMENTS**

|                                             |                          |
|---------------------------------------------|--------------------------|
| ADOT&PF                                     | <b>EXHIBIT E – 2 pgs</b> |
| MSB DPW Pre-Design and Engineering Division | <b>EXHIBIT F – 1 pg</b>  |
| MSB Development Services                    | <b>EXHIBIT G – 1 pg</b>  |
| Utilities                                   | <b>EXHIBIT H – 3 pgs</b> |

**DISCUSSION:** The proposed subdivision is creating two lots from Parcel 1, MSB Waiver Resolution Serial No. 2025-263-PWm, Recorded as Document #2005-036030-0. Access for both lots is from E. Plumley Road, and ADOT&PF maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that the project will create two new lots from one existing parcel totaling approximately 5 acres. The soils evaluation included logging a new test hole on the parcel, review of the provided topography information, review of aerial imagery, and other observations at the site. Groundwater or seeps were not encountered in the test hole dug to 12', and similar conditions were noted in past nearby projects.



Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, proposed new Lots 1 & 2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.

**Section Line Easement Determination:** A section line easement determination was submitted (**Exhibit C**) verifying the existence of the section line easements as shown on the agenda plat.

**Topographic Mapping and As-Built Information:** Topographic and as-built information was submitted (**Exhibit D**). Based on the submitted as-built information there are currently no setback violations on the parent parcel, nor will any be created by the recordation of the proposed Liberty Lane Subdivision.

**Comments:**

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

- No objection to lot division.
- Each lot will be permitted with one access to Plumley Road. Any further subdivision will require shared access and internal circulation.
- Platting actions invalidate existing access permits. Apply for a driveway permit for existing and new access to Plumley 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.

MSB DPW Pre-Design and Engineering Division (**Exhibit F**) notes that the petitioner will need to coordinate with ADOT&PF for access to Plumley Road.

MSB Development Services (**Exhibit G**) has no comments.

**Utilities: (Exhibit H)**

ENSTAR did not respond.

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 ADF&G; USACE; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

**CONCLUSION:** The abbreviated plat of Liberty Lane 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).

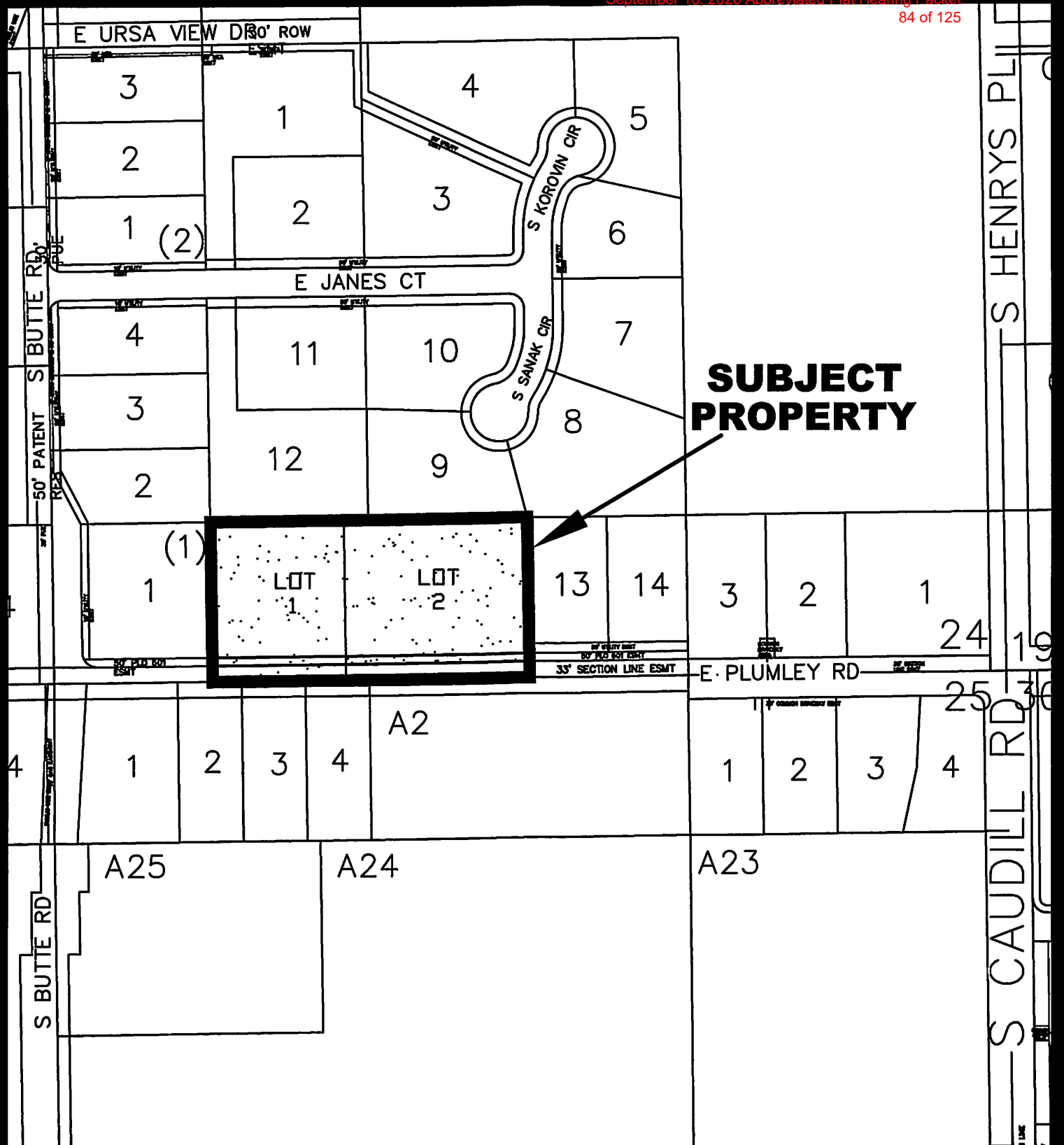
### **FINDINGS OF FACT**

1. The plat of Liberty Lane 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 ADF&G; USACE; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Liberty Lane, Section 24, Township 17 North, Range 02 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 LIBERTY LANE SUBDIVISION  
LOCATED WITHIN  
SECTION 24, T17N, R02E, SEWARD MERIDIAN  
ALASKA

PA 14 MAP

E SUNNYWOOD DR

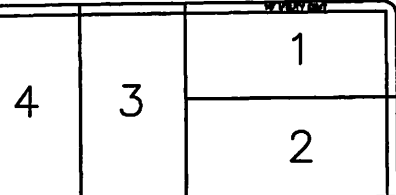
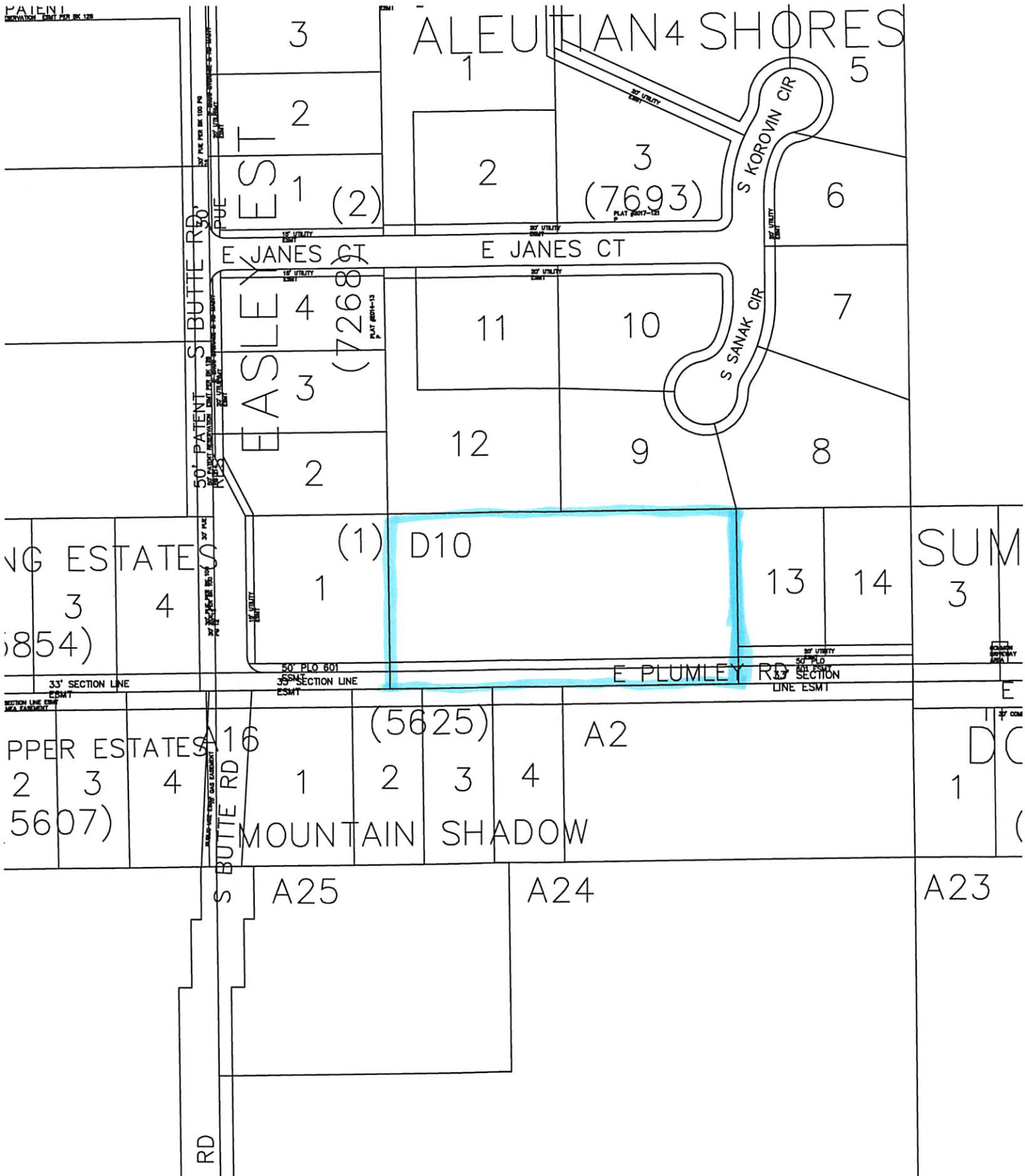
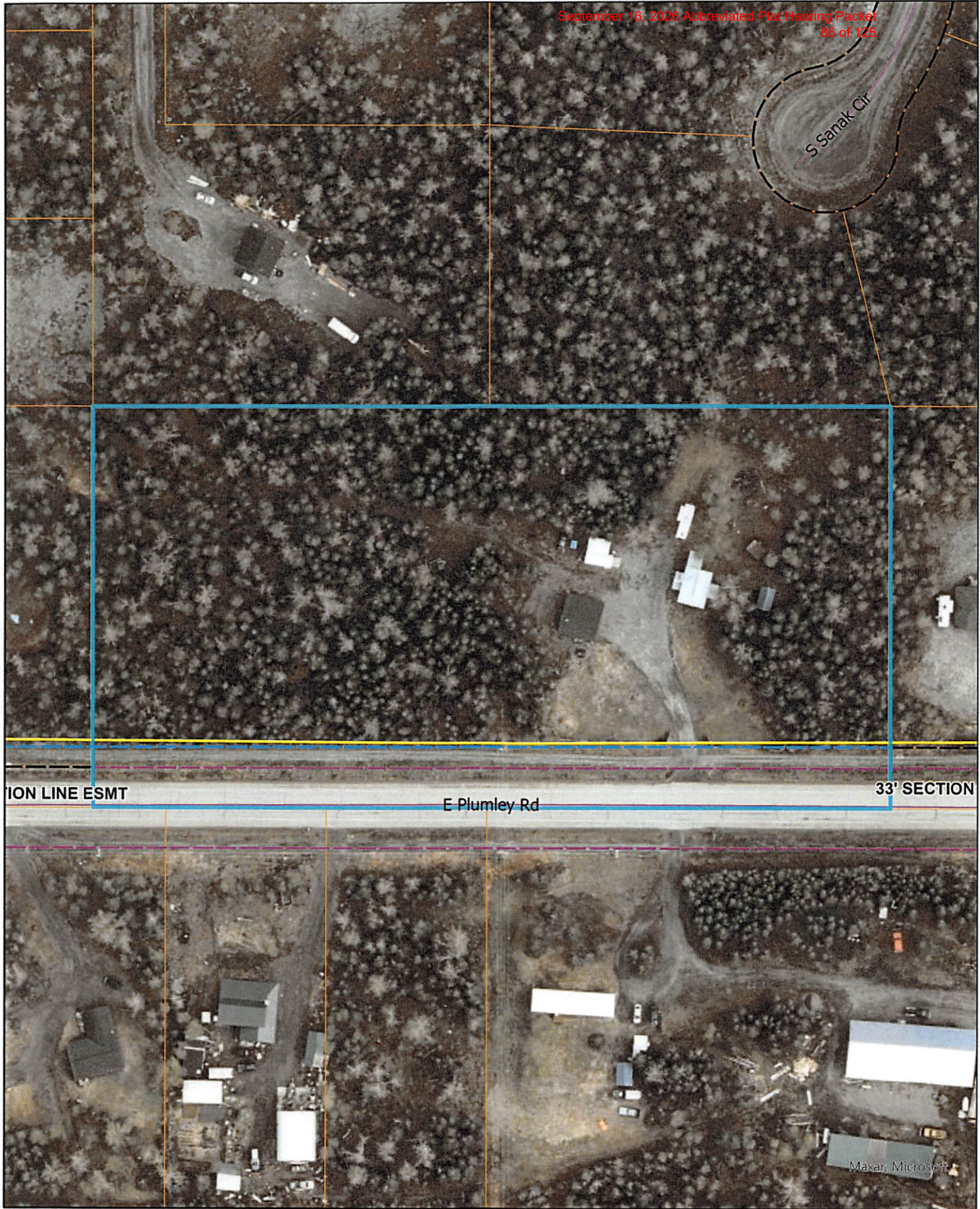


EXHIBIT A

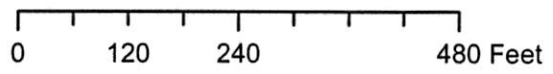




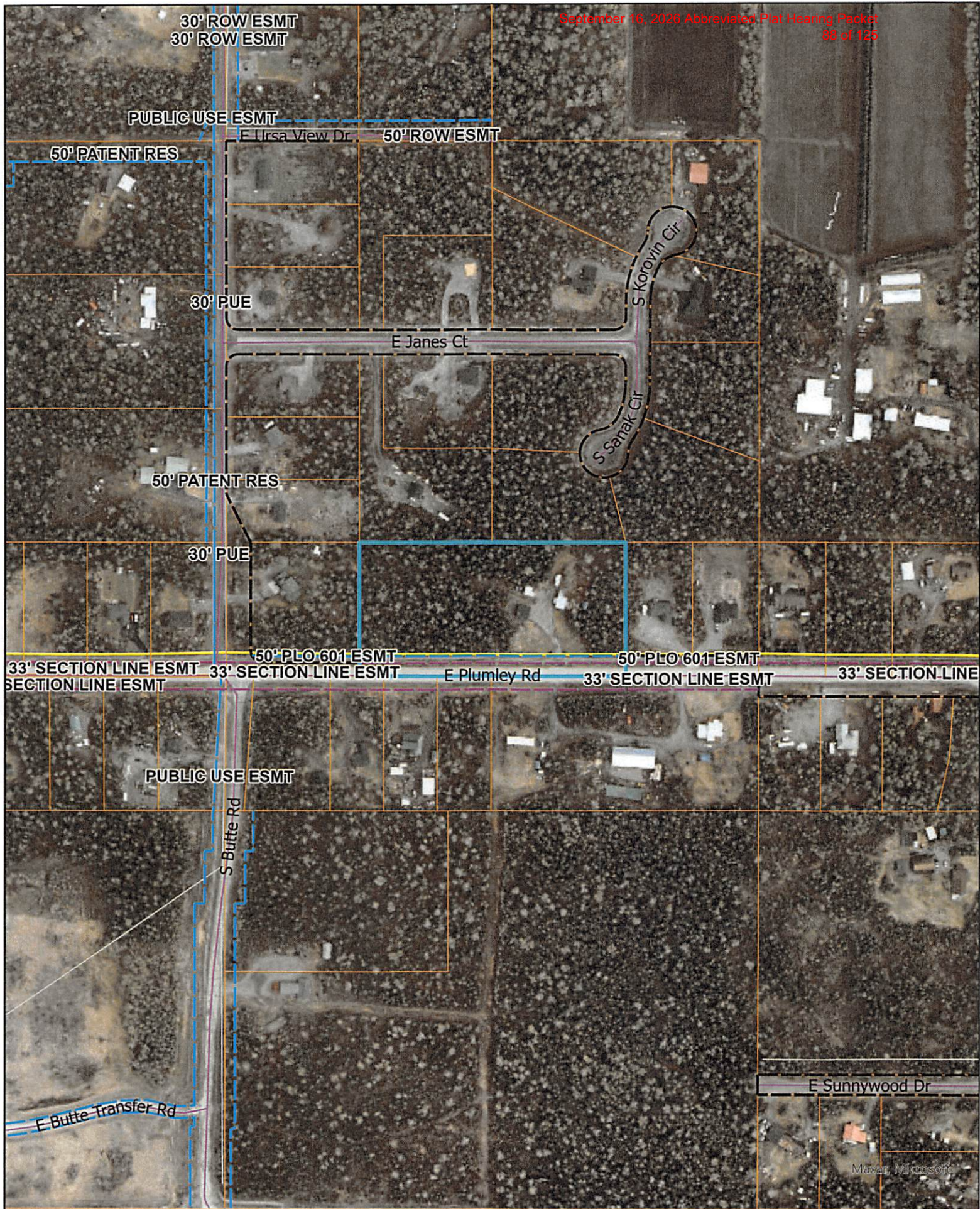


0 120 240 480 Feet









0 355 710 1,420 Feet





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

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JUL 24 2026

PLATTING

July 24, 2026

Tyler Young  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: *Liberty Lane*; Useable Areas and Drainage HE #26012

Dear Mr. Young:

At the request of the project owners, I have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parcel totaling approximately 5 acres. This soils evaluation included logging a new testhole on the parcel, review of the provided topography information and aerial imagery, and my other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms near a near perfect rectangle, oriented east to west. Its south border lies along E. Plumley Road, which will provide access for both lots. The entire site is nearly flat, sloping very gently to the southeast, with a typical gradient around ½ percent. No substantial areas with steep slopes over 25% exist. The total elevation differential indicated from the provided topo map contours is about 3.5'.

Soils & Vegetation. Some portions of the parent parcel have been previously cleared for existing development. There is a substantial driveway, two private structures with a cleared yard and driveway, and related outbuildings. On the larger lot, around 40% of the total area has been cleared. The small lot appears to remain in its native state with the exception of an old cleared trail running through it to the northwest. The remaining trees are mature birch and spruce. The on-lot testhole encountered a thin layer of organics and topsoils to 1', over a base of relatively clean gravels and sands. A copy of the testhole log and a useable area map with the testhole location is attached.

Groundwater. Groundwater or seeps were not encountered in the test hole to 12', and similar conditions were noted in past nearby projects. Groundwater is not expected to be a limiting factor for the proposed lots.



Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, and setbacks to water wells and buildings. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be the limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed new Lots 1 & 2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.***

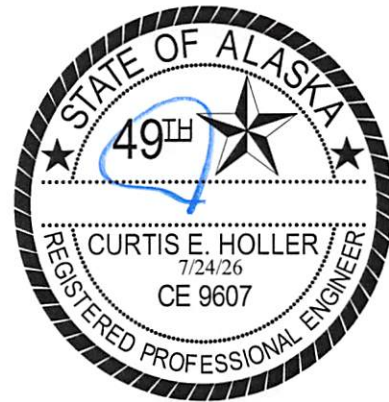
Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. The proposed 2 lot development will minimally affect existing drainage patterns.

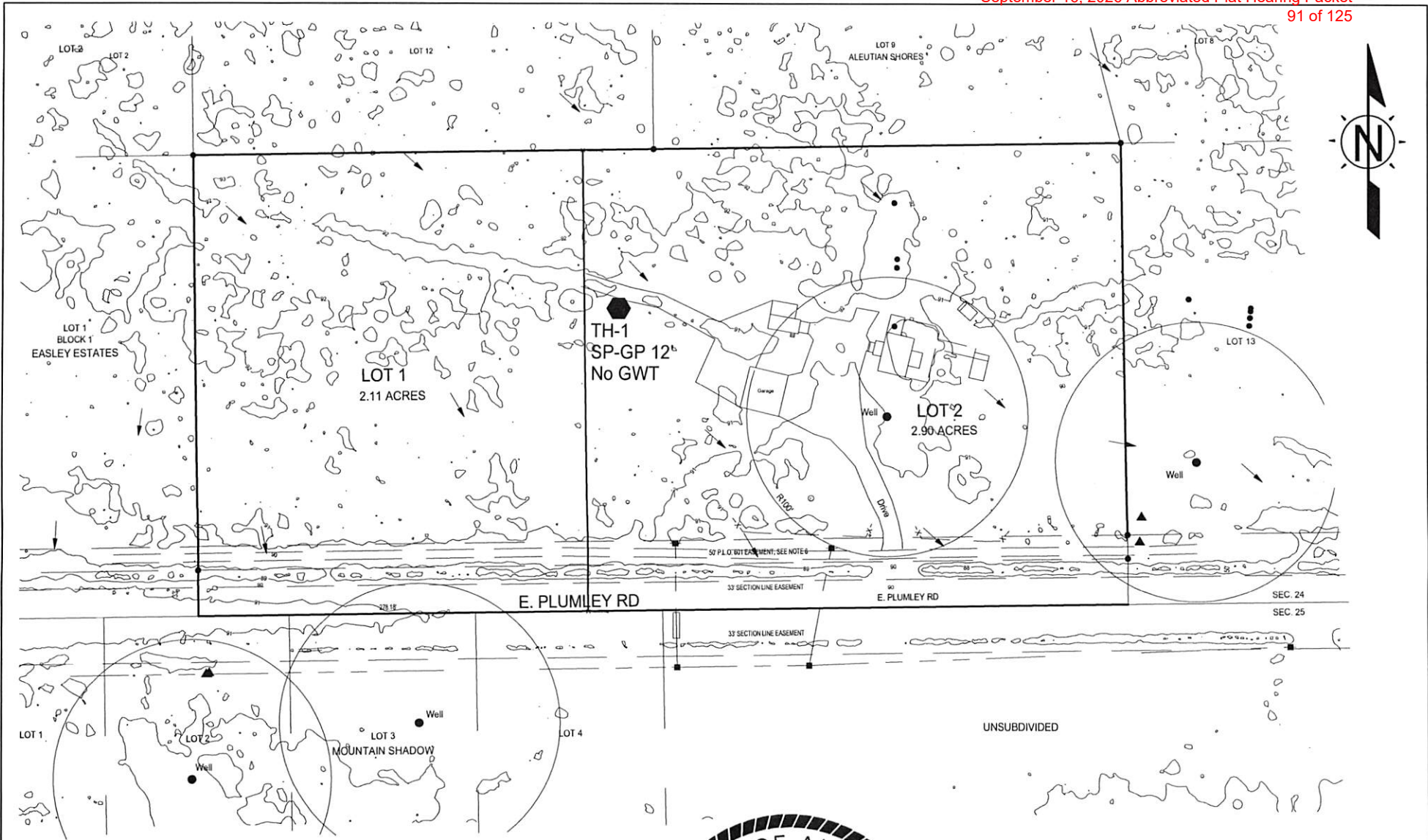
Please do not hesitate to call with any questions you may have.

Sincerely,

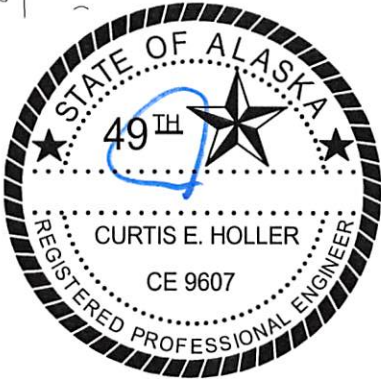
Curtis Holler PE

c: Smith's w/attachments





Liberty Lane  
Testhole, Useable Area, Drainage & Topo Map



Notes:

- 1) Base drawing & 1' LiDAR topography provided by others.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% slope.

Job # 26011

Scale: 1" = 100'

Date: 7-21-26





**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**



TEST HOLE # 1 of 1  
Performed For: TOM SMITH / BLAKE SMITH  
Legal Description: LIBERTY LANE = TP D10 S25 T17N R2E

| Depth, feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Soil Type           | Slope      | Site Plan            |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|----------------------|----------------|----------|------------|----------|----------------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | OL                  |            | (SEE MAP & contours) |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ML TOP SOIL         |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP-GP, MED. SANDS   |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | OLIVE TO OLIVE-GRAY |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | MORT ROCK < 5"      |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | FEW SANDY BANDS     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | FEW PEBBLE BANDS    |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | REL. CLEAN          |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NO GWT/NO STAIN     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| WAS GROUNDWATER ENCOUNTERED? <u>No</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| IF YES, AT WHAT DEPTH? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DEPTH AFTER MONITORING? <u></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>PERCOLATION TEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1"><thead><tr><th>Reading</th><th>Date</th><th>Gross Time</th><th>Net Time</th><th>Depth to Water</th><th>Net Drop</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table> |                     |            |                      | Reading        | Date     | Gross Time | Net Time | Depth to Water | Net Drop |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Date                | Gross Time | Net Time             | Depth to Water | Net Drop |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| - PERCOLATION RATE <u></u> (min/inch) PERC HOLE DIAMETER <u></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| - TEST RUN BETWEEN <u></u> FT AND <u></u> FT DEPTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| - COMMENTS: <u>FOR SUBDIVISION USE ONLY.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| - PERFORMED BY: <u>C. Holler</u> DATE: <u>5-19-2026</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |            |                      |                |          |            |          |                |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



RECEIVED

AUG 03 2026

PLATTING

203 S Cobb Street  
Palmer, AK 99645

July 31, 2026

Re: Section Line Determination for Parcel 1, Matanuska-Susitna Borough Waiver Resolution Serial no. 2005-263-PWm.

Mr. Young,

The following is the results of my research on Section Line Easements along the south boundary of the SE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  Section 24, Township 17 North, Range 2 East, Seward Meridian.

S  $\frac{1}{2}$  SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 24:

Survey approved: August 10, 1916

Data of Entry: November 12, 1953

Patent No.: 1142693

Patented from Federal Government to Holmback on February 4, 1954.

33' SECTION LINE EASEMENT EXISTS

E  $\frac{1}{2}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , N  $\frac{1}{2}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 24:

Survey approved: August 10, 1916

Data of Entry: October 07, 1955

Patent No.: 1156244

Patented from Federal Government to Zapata on December 20, 1955.

33' SECTION LINE EASEMENT EXISTS

N  $\frac{1}{2}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 25:

Survey approved: August 10, 1916

Data of Entry: December 04, 1956

Patent No.: 1169036

Patented from Federal Government to Schlesinger on February 27, 1957.

33' SECTION LINE EASEMENT EXISTS

N  $\frac{1}{2}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 25:

Survey approved: August 10, 1916

Data of Entry: July 13, 1956

Patent No.: 1231446

Patented from Federal Government to Newell on March 29, 1963.

33' SECTION LINE EASEMENT EXISTS

Sincerely,

A handwritten signature in purple ink that reads "Dan MRA". The signature is stylized and appears to be a combination of the first names of the signers.

Dayna Rumfelt, PLS CFedS  
Lavender Survey & Mapping  
Owner

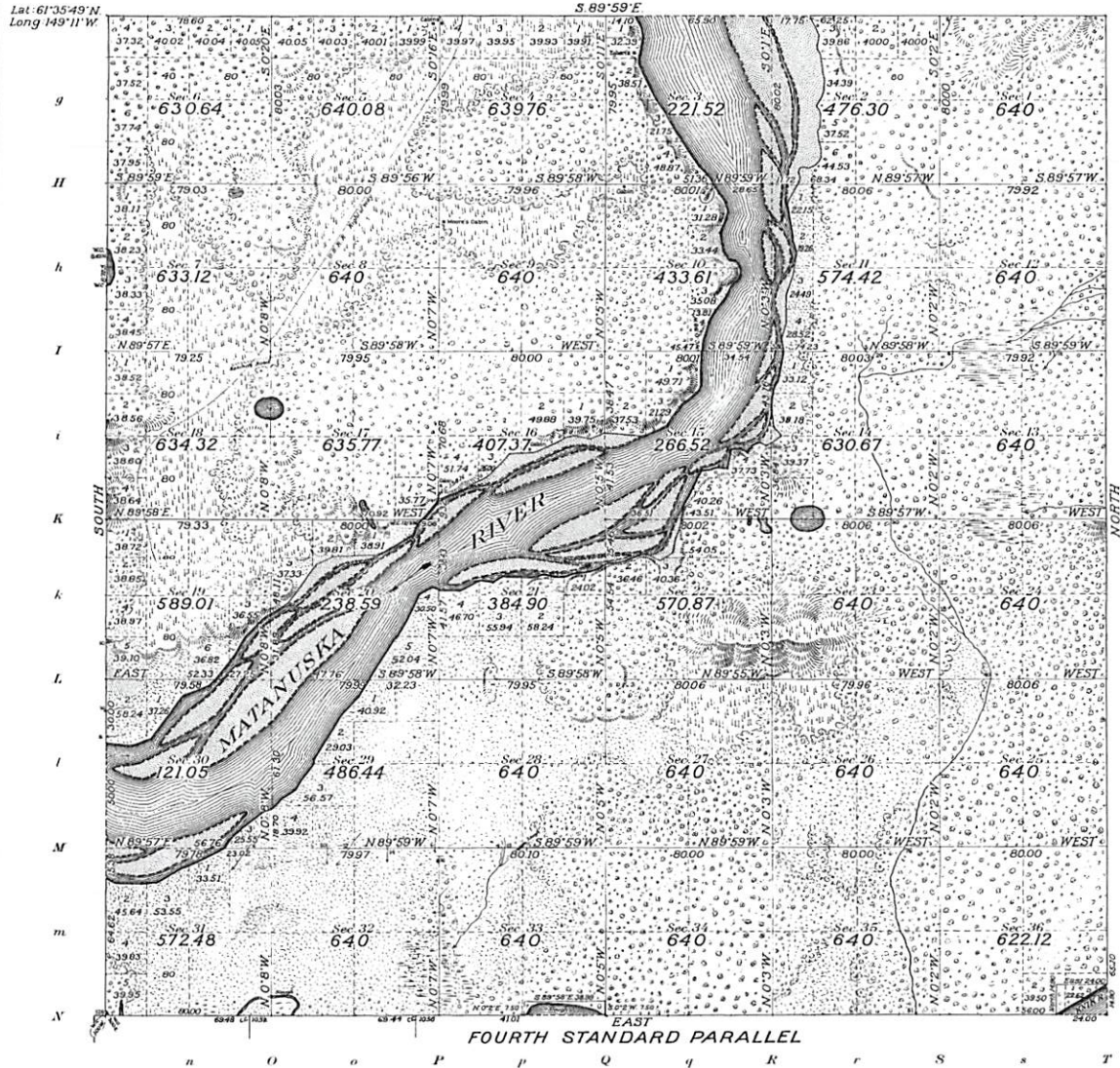
EXHIBIT C



(4-675a)

Township N<sup>o</sup> 17 North, Range N<sup>o</sup> 2 East of the Seward Meridian, Alaska.

Lat 61°35'49"N  
Long 149°11'W



See Executive Order No. 6957  
withdrawing for classification  
purposes

- T. 17 N., R. 1, 2 and 3 E.
- T. 12 N., R. 1, 2 and 3 E.
- T. 19 N., R. 1 and 2 E.
- T. 17 N., R. 1 and 2 W.
- T. 13 N., R. 1 W.

Amended by Executive Orders  
Nos. 7447, 7446, 8372 and 9022  
and Public Land Orders Nos. 79,  
119 and 272.

| Areas in Acres     |           |
|--------------------|-----------|
| Public Land        | 20009.56  |
| Indian Reservation |           |
| Indian Allotments  |           |
| Mineral Claims     |           |
| Water Surface      | 3000.52   |
| Total Area         | 23,010.08 |

Scale 40 Chains to an inch

Mean Magnetic Declination 27°40' E.

| Surveys Designated | By Whom Surveyed        | Group |                      | Amount of Surveys |       | When Surveyed |                |
|--------------------|-------------------------|-------|----------------------|-------------------|-------|---------------|----------------|
|                    |                         | No.   | Date of Instructions | Mls.              | chs.  | Began         | Completed      |
| North boundary     | F.W. Williamson, U.S.S. |       | May 31, 1913         | 5                 | 78 60 | Sept. 2, 1913 | Sept. 22, 1915 |
| South              | Hans D. Voigt, U.S.T.   |       | Aug. 9, 1915         | 5                 | 71 00 | Aug. 20, 1915 | Sept. 15, -    |
| East               | Roy J. Gill, -          |       |                      | 6                 | 24 00 | Sept. 2, 1913 | - 20 -         |
| West               | F.W. Williamson, U.S.S. |       | May 31, 1913         | 6                 | 00 00 | July 12, 1913 | July 23, 1913  |
| Subdivision        | F.W. Williamson, U.S.S. |       | Aug. 9, 1915         | 58                | 77 05 | Aug. 20, 1915 | Aug. 20, 1915  |
| Meanders           | Roy J. Gill, U.S.T.     |       |                      | 15                | 42 12 | Aug. 21, 1915 | Sept. 24, 1915 |

The above map of Township No. 17 North Range No. 2 East of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U.S. Surveyor General's Office.

Juneau, Alaska, Aug. 10, 1916

Charles E. Davidson  
Surveyor General.

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 025803

-----  
Case Serial Num: AKA 025803 FRC Site Code: SEA  
Case Type: 260010 Gt-Specific Public Accession Num:  
Laws  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 08-FEB-1954 Location Code:  
-----  
----

Customer Data

Custid: 000050135 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: HOLMBACK ERIK  
Cust Address: Withheld

-----  
Administrative/Status Action Data

| Date        | Code/Description         | Remarks              | Doc ID       | Ofc | Emp |
|-------------|--------------------------|----------------------|--------------|-----|-----|
| 12-NOV-1953 | 001 Apln Recvd/Case Estb | APPLICATION RECEIVED | --           | DAL | GDH |
| 04-FEB-1954 | 879 Patent Issued        | --                   | PA0001142693 | DAL | GDH |
| 08-FEB-1954 | 970 Case Closed          | TITLE TRSF           | --           | DAL | GDH |
| 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 | 002E | 024 | S2SWSWSE | - -         | -- --  | --        | AA | 170 | 07     | PA | 5.0000 |
| Doc ID: PA0001142693 |      |      |     |          | 04-FEB-1954 |        | USR: 026  |    |     |        |    |        |
| Patented:            |      |      |     |          | 5.0000      |        | Conveyed: |    |     | 5.0000 |    |        |
| -----                |      |      |     |          |             |        |           |    |     |        |    |        |
| Total Case Acres: 5  |      |      |     |          |             |        |           |    |     |        |    |        |

End of Case: AKA 025803

-----  
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.



Form 4-1212  
(April 1952)

Anchorage 025803

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska,  
is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **October 17, 1940**  
(**54 Stat. 1191**), ~~which was amended by the act of~~

the claim of **Erik Holmbaek** has been established  
and that the requirements of law pertaining to the claim have been met, for the following-described land:

**Seward Meridian, Alaska.**  
**T. 17 N., R. 2 E.,**  
**Sec. 24, S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ .**

The area described contains **5** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305); excepting and reserving also, to the United States, pursuant to section 5 of the act of August 1, 1946 (60 Stat., 760, 42 U. S. C. sec. 1805), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same. **Reserving, also, to the United States all the oil, gas, and other mineral deposits, together with the right to prospect for, mine, and remove the same under such regulations as the Secretary of the Interior may prescribe.**

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the  
**FOURTH** day of **FEBRUARY** in the year of  
our Lord one thousand nine hundred and **FIFTY-FOUR**  
and of the Independence of the United States the one hundred and  
**SEVENTY-EIGHTH**.

For the Director, Bureau of Land Management.

By Rose M. Beall  
Acting Chief, Patents Section.

RECORD OF PATENTS: Patent Number 1142693

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 031337

-----  
Case Serial Num: AKA 031337 FRC Site Code: SEA  
Case Type: 256600 Alaska Rr Townsite Accession Num:  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 20-DEC-1955 Location Code:  
-----

-----  
Customer Data

Custid: 000048132 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: ZAPATA VICTOR J  
Cust Address: Withheld

-----  
Administrative/Status Action Data

| Date        | Code/Description       | Remarks              | Doc ID       | Ofc | Emp |
|-------------|------------------------|----------------------|--------------|-----|-----|
| 07-OCT-1955 | 001 Application Filed  | APPLICATION RECEIVED | --           | DAL | GDH |
| 20-DEC-1955 | 879 Patent Issued      | --                   | PA0001156244 | DAL | GDH |
| 20-DEC-1955 | 970 Case Closed        | TITLE TRSF           | --           | DAO | LKB |
| 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 | 002E | 024 | E2SWSE   | - -                  | -- --       | --        | AA | 170 | 07 | PA | 20.0000 |
|                   |      |      |     |          | Doc ID: PA0001156244 | 20-DEC-1955 | USR: 026  |    |     |    |    |         |
| 28                | 017N | 002E | 024 | N2SWSESE | - -                  | -- --       | --        | AA | 170 | 07 | PA | 5.0000  |
|                   |      |      |     |          | Doc ID: PA0001156244 | 20-DEC-1955 | USR: 026  |    |     |    |    |         |
| 28                | 017N | 002E | 024 | NWSESE   | - -                  | -- --       | --        | AA | 170 | 07 | PA | 10.0000 |
|                   |      |      |     |          | Doc ID: PA0001156244 | 20-DEC-1955 | USR: 026  |    |     |    |    |         |
|                   |      |      |     |          | Patented:            | 35.0000     | Conveyed: |    |     |    |    | 35.0000 |
| -----             |      |      |     |          |                      |             |           |    |     |    |    |         |
|                   |      |      |     |          |                      |             |           |    |     |    | -  |         |
| Total Case Acres: |      |      |     |          |                      |             |           |    |     |    | 35 |         |

-----  
End of Case: AKA 031337

-----  
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.



Form 4-1212  
(Sept. 1934)

Anchorage 031337

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **October 17, 1940 (54 Stat. 1191)** and the acts supplemental thereto, the claim of **Victor J. Zapata** has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

**Seward Meridian, Alaska.**  
**T. 17 N., R. 2 E.,**  
**sec. 24, E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ .**

The area described contains **35.00** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305). **Reserving, also, to the United States all the oil, gas, and other mineral deposits, together with the right to prospect for, mine, and remove the same under such regulations as the Secretary of the Interior may prescribe.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the **TWENTIETH** day of **DECEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-FIVE** and of the Independence of the United States the one hundred and **EIGHTIETH**.

For the Director, Bureau of Land Management.

By \_\_\_\_\_ **Acting Chief, Patents ~~and~~ Section.**

Patent Number **1156244**

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 033447

-----  
Case Serial Num: AKA 033447 FRC Site Code: SEA  
Case Type: 256600 Alaska Rr Townsite Accession Num:  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 27-FEB-1957 Location Code:  
-----  
----

Customer Data

Custid: 000051017 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: SCHLESINGER HENRY  
Cust Address: Withheld

-----  
Administrative/Status Action Data

| Date        | Code/Description       | Remarks              | Doc ID       | Ofc | Emp |
|-------------|------------------------|----------------------|--------------|-----|-----|
| 04-DEC-1956 | 001 Application Filed  | APPLICATION RECEIVED | --           | DAL | GDH |
| 27-FEB-1957 | 879 Patent Issued      | --                   | PA0001169036 | DAL | GDH |
| 27-FEB-1957 | 970 Case Closed        | TITLE TRSF           | --           | DAO | LKB |
| 27-AUG-1992 | 996 Converted To Prime | --                   | --           | 940 | BKM |

-----

No Financial Actions Found

-----  
No Case Remarks Found

-----  
No Geographic Names Found

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Land Description

| Mr | Twp  | Rng  | Sec | Aliquot  | Survey ID            | Tr          | Blk | Lot       | Di | Bor    | NR | LS | Acres               |
|----|------|------|-----|----------|----------------------|-------------|-----|-----------|----|--------|----|----|---------------------|
| 28 | 017N | 002E | 025 | N2NWNENE | - -                  | --          | --  | --        | AA | 170    | 07 | PA | 5.0000              |
|    |      |      |     |          | Doc ID: PA0001169036 | 27-FEB-1957 |     | USR: 026  |    |        |    |    |                     |
|    |      |      |     |          | Patented:            | 5.0000      |     | Conveyed: |    | 5.0000 |    |    |                     |
|    |      |      |     |          |                      |             |     |           |    |        |    |    | -                   |
|    |      |      |     |          |                      |             |     |           |    |        |    |    | Total Case Acres: 5 |

End of Case: AKA 033447

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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.



# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **October 17, 1940 (54 Stat. 1191)**,

~~and to the claimant~~ the claim of **Henry Schlesinger**

has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

**Seward Meridian, Alaska.**

**T. 17 N., R. 2 E.,**

**Sec. 25, ~~Range 2 E.,~~**

The area described contains **5.00** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305)

**Reserving, also, to the United States, all the oil, gas, and other mineral deposits, together with the right to prospect for, mine, and remove the same under such regulations as the Secretary of the Interior may prescribe.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the ~~TWENTY SEVENTH~~ day of **FEBRUARY** in the year of our Lord one thousand nine hundred and ~~FIFTY SEVEN~~ and of the Independence of the United States the one hundred and ~~EIGHTY FIRST~~.

For the Director, Bureau of Land Management.

By *Rose M. Deak*

Chief, Patents Section.

Patent Number **1169036**

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 032754

-----  
Case Serial Num: AKA 032754 FRC Site Code: SEA  
Case Type: 256600 Alaska Rr Townsite Accession Num:  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 29-MAR-1963 Location Code:  
-----  
----

Customer Data

Custid: 000045599 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: NEWELL HOLLIS M  
Cust Address: Withheld

-----  
Administrative/Status Action Data

| Date        | Code/Description       | Remarks              | Doc ID       | Ofc | Emp |
|-------------|------------------------|----------------------|--------------|-----|-----|
| 13-JUL-1956 | 001 Application Filed  | APPLICATION RECEIVED | --           | DAL | GDH |
| 29-MAR-1963 | 879 Patent Issued      | --                   | PA0001231446 | DAL | GDH |
| 29-MAR-1963 | 970 Case Closed        | TITLE TRSF           | --           | DAO | LKB |
| 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 | 002E | 025 | N2NENWNE | - -                  | --          | --  | --        | AA | 170    | 07 | PA | 5.0000              |
|    |      |      |     |          | Doc ID: PA0001231446 | 29-MAR-1963 |     | USR: 026  |    |        |    |    |                     |
|    |      |      |     |          | Patented:            | 5.0000      |     | Conveyed: |    | 5.0000 |    |    |                     |
|    |      |      |     |          |                      |             |     |           |    |        |    |    | -                   |
|    |      |      |     |          |                      |             |     |           |    |        |    |    | Total Case Acres: 5 |

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End of Case: AKA 032754

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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.



Form 4-1212  
(April 1960)

Anchorage 032754

# The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **October 17, 1940 (54 Stat. 1191)**, and the acts supplemental thereto, the claim of **Hollis Max Newell** has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

**Seward Meridian, Alaska.**

**T. 17 N., R. 2 E.,**

**Sec. 25, N1/2E1/4NW1/4NE1/4.**

The area described contains **5.00** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305).

Reserving, also, to the United States all the oil, gas and other mineral deposits, together with the right to prospect for, mine, and remove the same under such regulations as the Secretary of the Interior may prescribe.

This patent is issued in lieu of Patent No. 1172527, dated June 13, 1957, which has been canceled because of an error in the description.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the **TWENTY-NINTH** day of **MARCH** in the year of our Lord one thousand nine hundred and **SIXTY-THREE** and of the Independence of the United States the one hundred and **EIGHTY-SEVENTH**.

For the Director, Bureau of Land Management.

By Elizabeth B. Hucks  
Chief, Patents Section.

Patent Number 1231446









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](http://dot.alaska.gov)

August 24, 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:

- **Museum Place Business Park; HO 09 Soloy; Waiver #75-06 (W. Museum Dr.)**

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

- **Liberty Lane; PA 14 Smith; Blake Smith; Waiver #2005-263-PWm (Plumley Road)**
  - No objection to lot division.
  - Each lot will be permitted with one access to Plumley Road. Any further subdivision will require shared access and internal circulation.
  - Platting actions invalidate existing access permits. Apply for a driveway permit for existing and new access to Plumley 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.

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

*"Keep Alaska Moving."*

**EXHIBIT E**

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](mailto: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:** Wheeler Nevels  
**Sent:** Tuesday, August 18, 2026 3:08 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels  
**Subject:** RE: RFC Liberty Lane (MG)

Matt,  
Coordinate with ADOT&PF for access to Plumley Road.

Thank you,  
PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsu.gov>  
**Sent:** Monday, August 17, 2026 5:08 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>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsu.gov>; mitzi.99645@hotmail.com; lucykleeb@hotmail.com; 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 Liberty Lane (MG)

Hello,

The following link is a request for comments for the proposed Liberty Lane Subdivision.  
Please ensure all comments have been submitted by August 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Liberty Lane](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Specialist  
907-861-7881

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, August 18, 2026 8:26 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Liberty Lane (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:** Monday, August 17, 2026 5:08 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>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsu.gov>; mitzi.99645@hotmail.com; lucykleeb@hotmail.com; 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 Liberty Lane (MG)

Hello,

The following link is a request for comments for the proposed Liberty Lane Subdivision. Please ensure all comments have been submitted by August 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Liberty Lane](#)

Feel free to contact me if you have any questions.

Thank you,



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, August 20, 2026 12:42 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Liberty Lane (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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsu.gov>  
**Sent:** Monday, August 17, 2026 5:08 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>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsu.gov>; mitzi.99645@hotmail.com; lucykleeb@hotmail.com; 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 Liberty Lane (MG)

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

Hello,

The following link is a request for comments for the proposed Liberty Lane Subdivision.

Please ensure all comments have been submitted by August 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

## Agenda Copy

RECORDED  
AUG 13 1976  
PLATTING

[illegible]



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, August 18, 2026 9:09 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Liberty Lane (MG)

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

Good morning,

MTA has no comments on Liberty Lane.

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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsu.gov>  
**Sent:** Monday, August 17, 2026 5:08 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>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsu.gov>; mitzi.99645@hotmail.com; lucykleeb@hotmail.com; 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 Liberty Lane (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.

BLAKE T SMITH  
P.O. BOX 871865  
WASILLA, ALASKA 99587

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

PLANNING & LAND USE DIRECTOR DATE

ATTEST: \_\_\_\_\_  
PLATTING CLERK

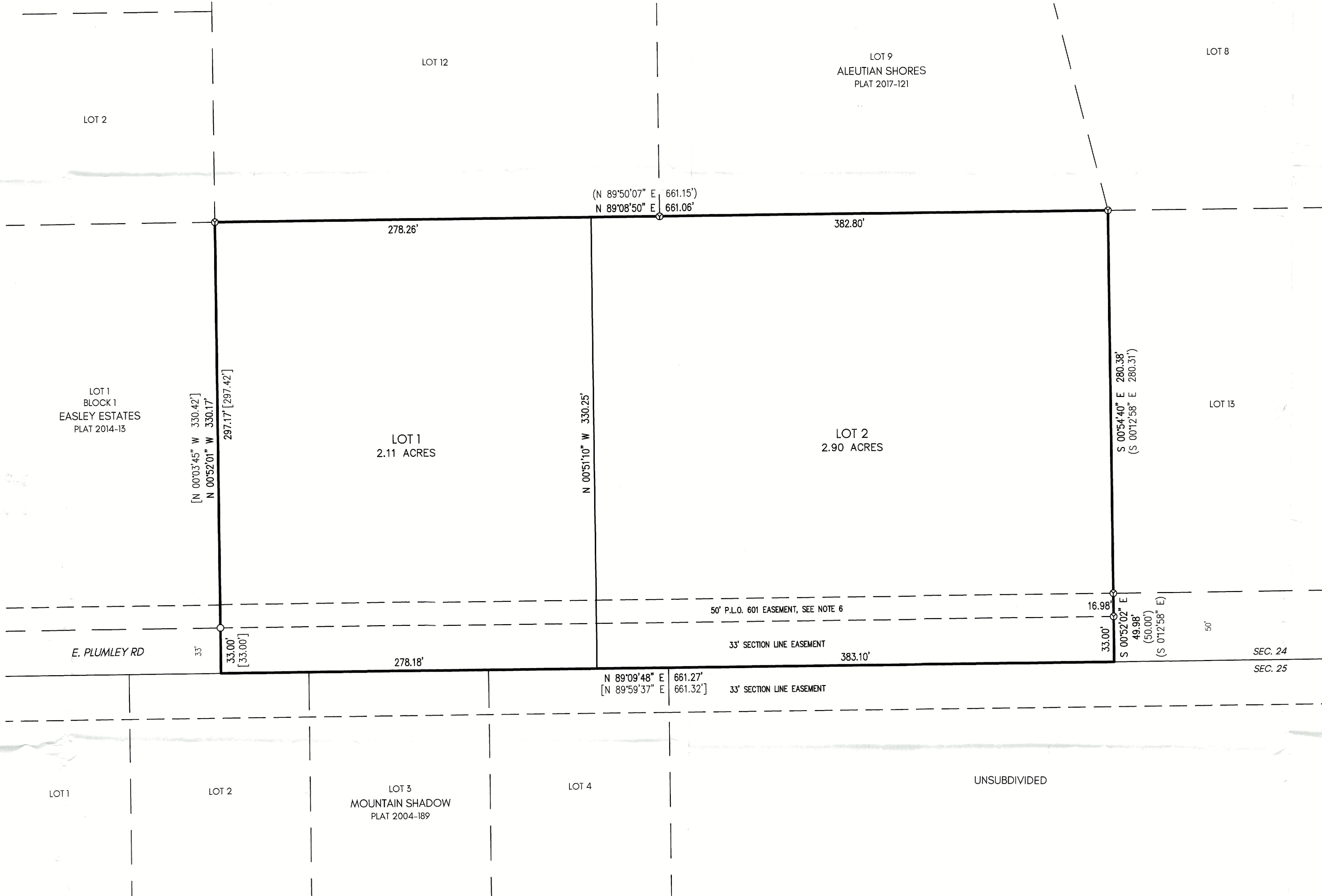
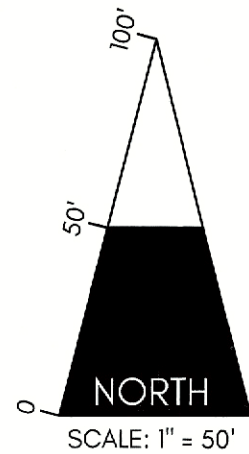
**CERTIFICATION OF PAYMENT OF TAXES**

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

**NOTES:**

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM PLAT 2014-13 EXCEPT WHERE OTHERWISE NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
  - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON X, IN BOOK X AT PAGE X.
- 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.
- PUBLIC LAND ORDER 601, FILED AUGUST 15, 1949 IN THE FEDERAL REGISTER, AMENDED BY PUBLIC LAND ORDER 757 AND DEPARTMENT ORDER 2665, FILED OCTOBER 19, 1951 AND AMENDED BY PUBLIC LAND ORDER 1613, FILED APRIL 10, 1958 IN THE FEDERAL REGISTER.



**LEGEND**

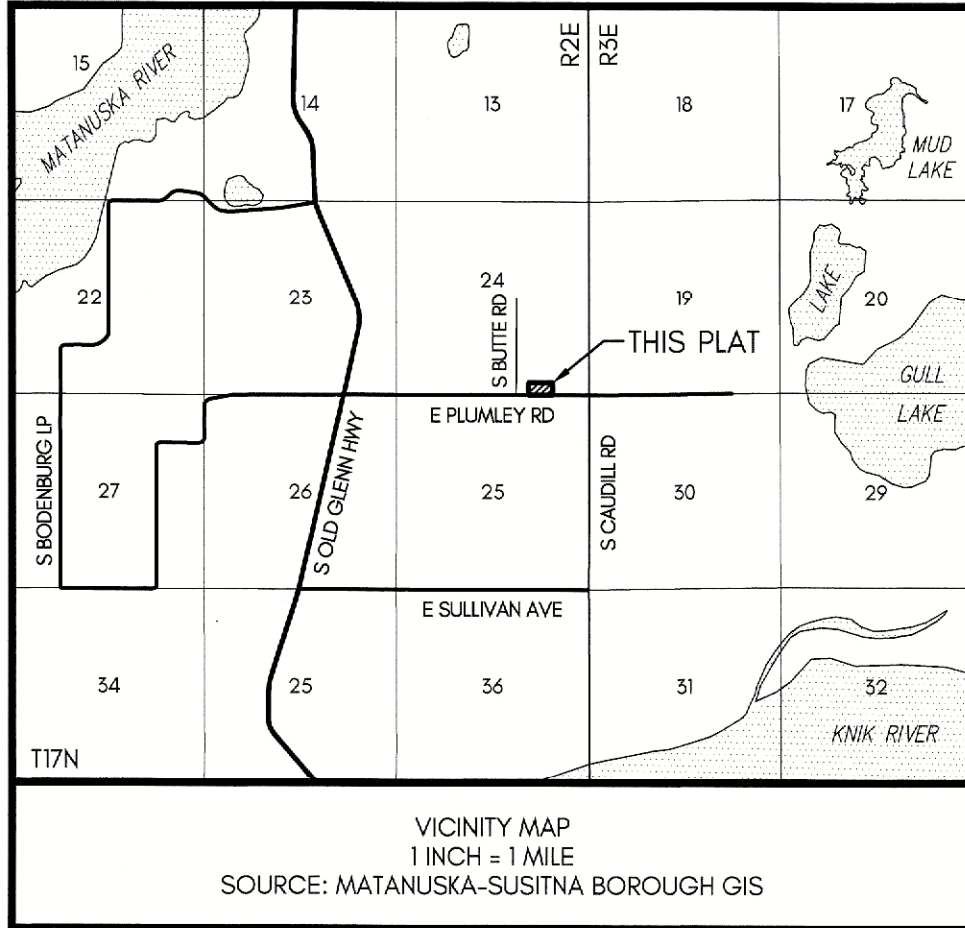
- ⊕ FOUND 2-1/2" BRASS MONUMENT
- FOUND 1/2" REBAR
- SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED

LAVENDER  
13322-S

N 89°59'09" E 670.00' MEASURED  
(N 89°59'00" E 670.00') RECORD DATA PER PLAT 2017-121  
[N 89°59'00" E 670.00'] RECORD DATA PER PLAT 2014-13

**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



Agenda Copy

RECEIVED  
AUG 03 2026  
PLATTING

**LEGAL DESCRIPTION**  
E1/2 S1/2 S1/2 E1/2 SW1/4 SE1/4 AND THE W1/2 S1/2 S1/2 W1/2 SE1/4 SE1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, AK

|                                                                                                                                                                                                |              |                 |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|----------------|
| PLAT OF<br><b>LIBERTY LANE</b>                                                                                                                                                                 |              |                 |                |
| A SUBDIVISION OF PARCEL 1, MATANUSKA SUSITNA BOROUGH WAIVER<br>RESOLUTION SERIAL No. 2005-263-PWm, DOC. #2005-056050-0,<br>PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA |              |                 |                |
| LOCATED WITHIN<br>SE1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 2 EAST,<br>SEWARD MERIDIAN, ALASKA<br>CONTAINING 5.01 ACRES, MORE OR LESS.                                                     |              |                 |                |
| <b>LAVENDER</b><br>SURVEY & MAPPING<br>203 S. COBB STREET, PALMER, AK 99645<br>DAYNALAVENDERSURVEY.COM (907)301-5177                                                                           |              |                 |                |
| DRAWN BY: SPK                                                                                                                                                                                  | GRID: PA14   | FB: 2025-13     | DATE: 7/8/2026 |
| CHECKED BY: DMR                                                                                                                                                                                | FILE: 25-436 | SCALE: 1" = 50' | SHEET: 1 OF 1  |





F





**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 16, 2026**

**ABBREVIATED PLAT:** INDEPENDENCE RIDGE 2026

**LEGAL DESCRIPTION:** SEC 11, T18N, R01E, SEWARD MERIDIAN AK

**PETITIONERS:** BENJAMIN & BOBBI JEWETT

**SURVEYOR/ENGINEER:** LAVENDER SURVEY & MAPPING

**ACRES:** 2.37 ±      **PARCELS:** 2

**REVIEWED BY:** CAYMAN REYNOLDS      **CASE #:** 2026-098

---

**REQUEST:** The request is to adjust lot lines between Lots 13 & 14, Block 1, Independence Ridge Phase 2 Plat No. 2005-19 to be known as **INDEPENDENCE RIDGE 2026**, containing 2.37 acres +/- . The property is located south of East New Hope Street, west of North Palmer Fishhook Road, and east of North Raleigh Hills Street (Tax ID # 5673B01L013 / L014); within the NW ¼ Section 11, 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  
As-Built

**EXHIBIT A – 4 pgs**  
**EXHIBIT B – 1 pg**

**AGENCY COMMENTS**

MSP Pre-Design & engineering  
Utilities

**EXHIBIT C – 1 pg**  
**EXHIBIT D – 3 pgs**

**DISCUSSION:** The proposed subdivision is adjusting lot lines to resolve a setback violation. Lot 13 is to be 1.15 acres and lot 14 is to be 1.21 acres. Access is from East Snowbird Circle. East Snowbird Circle is a Borough owned and maintained road.

**Comments:** MSP Pre-Design & engineering (**Exhibit C**): “Assuming the aggregate square footage affected by this lot line adjustment is less than 2,000 square feet, PD&E has no comments.” Platting staff notes that the aggregate square footage affected by this lot line adjustment is less than 2,000 square feet.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Fishhook; Fire Service Area # 132 Greater Palmer Consol; Road Service Area # 16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.



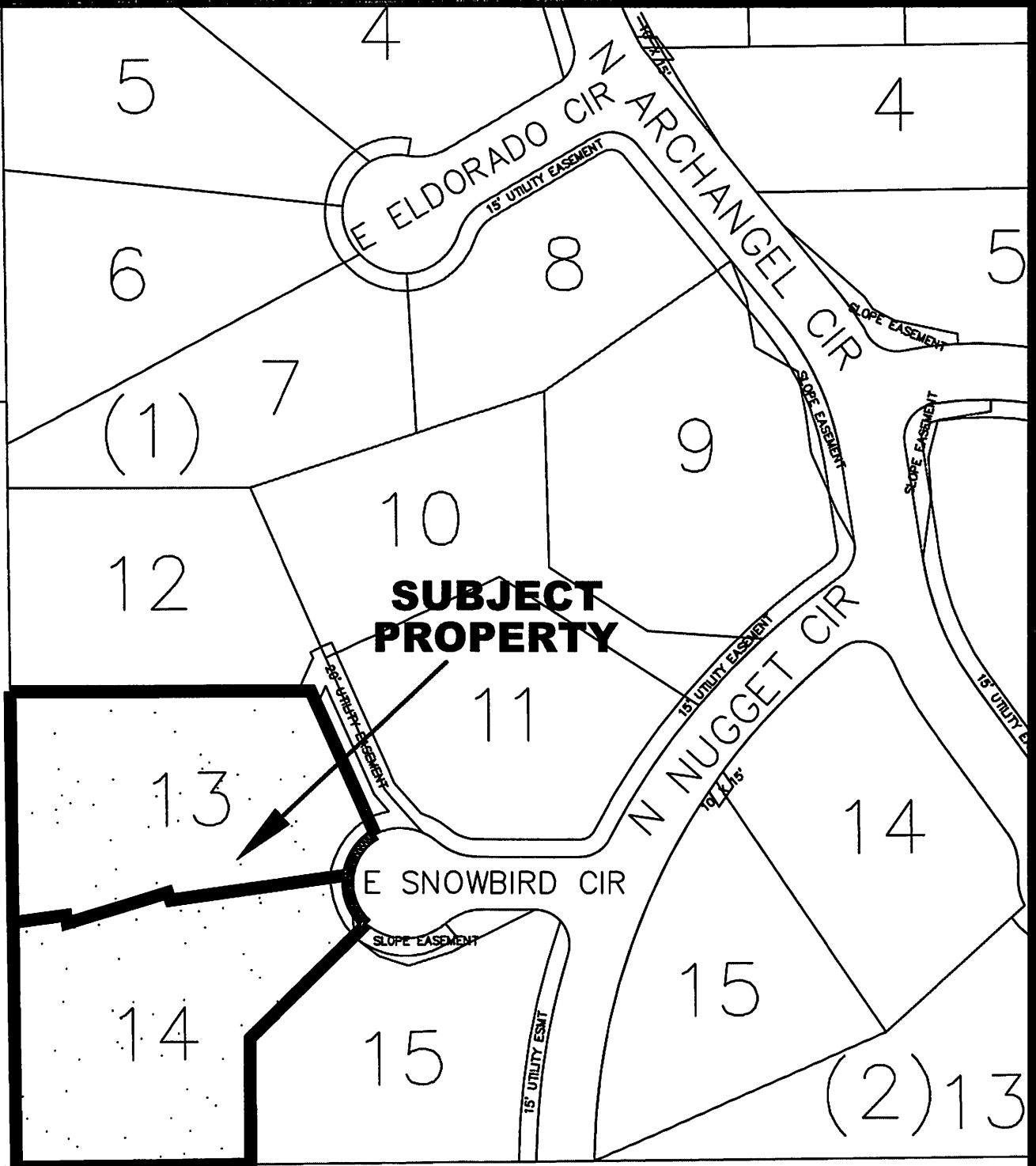
**CONCLUSION:** The abbreviated plat of Independence Ridge 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public 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.

**FINDINGS OF FACT**

1. The plat of Independence Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
3. Each lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Fishhook; Fire Service Area # 132 Greater Palmer Consol; Road Service Area # 16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.
5. There were no objections from any federal or state agencies, or Borough departments.
6. 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 Independence Ridge, Section 11, 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. 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 INDEPENDENCE RIDGE 2026  
SUBDIVISION

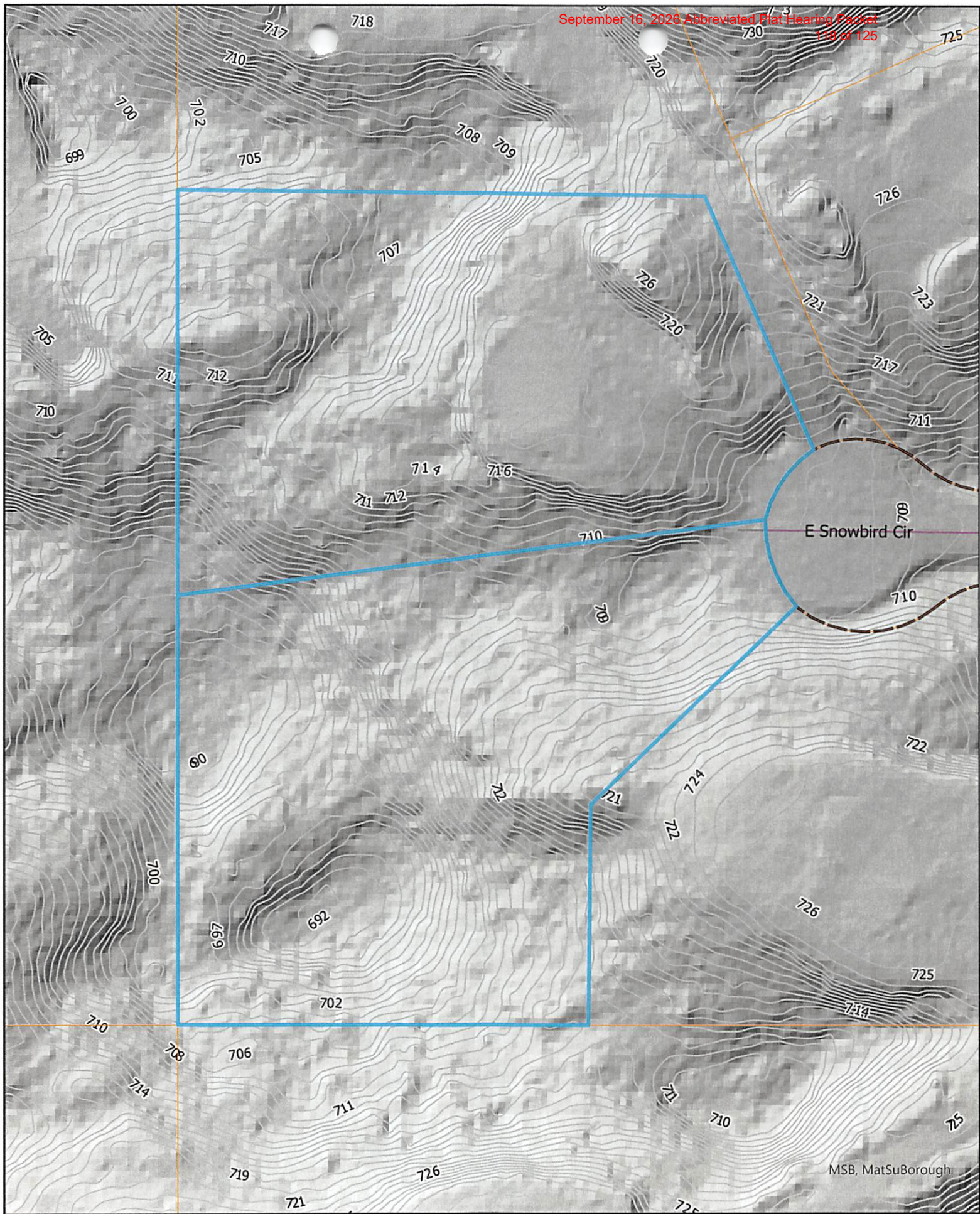
LOCATED WITHIN

SECTION 11, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA01 MAP

B9





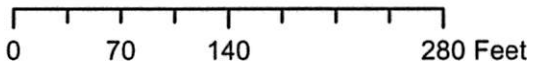
0 70 140 280 Feet





E Snowbird Cir

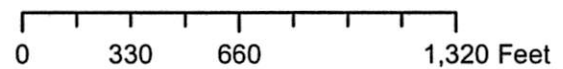
Matanuska-Susitna Borough, Municipality, MSB, Mat-Su Borough







Matanuska-Susitna Borough, Microsoft, Vantail, MSB, MatSU Borough





## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, August 25, 2026 10:01 AM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Independence Ridge 2026 CR

Hello Cayman,

Assuming the aggregate square footage affected by this lot line adjustment is less than 2,000 square feet, PD&E has no comments.

Thank you.

PD&E Review Team

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Wednesday, August 19, 2026 11:53 AM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>  
**Subject:** RFC Independence Ridge 2026 CR

Hello,

The following link is a request for comments for the proposed Independence Ridge 2026.

Please ensure all comments have been submitted by September 1, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Independence Ridge 2026](#)

Feel free to contact me if you have any questions.

Thank you,





**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

1 September 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.

- **INDEPENDENCE RIDGE 2026**  
**(MSB Case # 2026-098)**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

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

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, August 20, 2026 2:27 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Independence Ridge 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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Wednesday, August 19, 2026 11:53 AM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>  
**Subject:** RFC Independence Ridge 2026 CR

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

Hello,

The following link is a request for comments for the proposed Independence Ridge 2026.

Please ensure all comments have been submitted by September 1, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Independence Ridge 2026](#)



## Cayman Reynolds

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, August 19, 2026 12:45 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Independence Ridge 2026 CR

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

Hello,

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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Cayman Reynolds <Cayman.Reynolds@matsu.gov>  
**Sent:** Wednesday, August 19, 2026 11:53 AM  
**To:** Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; 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@matsu.gov>  
**Subject:** RFC Independence Ridge 2026 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,

The following link is a request for comments for the proposed Independence Ridge 2026.

Please ensure all comments have been submitted by September 1, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



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.

BY AFFIDAVIT  
AUGUST H HEITMAN  
8755 E. SNOWBIRD CIR  
PALMER, ALASKA 99645

DATE

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.

BY AFFIDAVIT  
JANET R HEITMAN  
8755 E. SNOWBIRD CIR  
PALMER, ALASKA 99645

DATE

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.

BENJAMIN JEWETT  
3261 S. PURVEY CIR  
WASILLA, ALASKA 99654

DATE

NOTARY ACKNOWLEDGMENT

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

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

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

BOBBI JEWETT  
3261 S. PURVEY CIR  
WASILLA, ALASKA 99654

DATE

NOTARY ACKNOWLEDGMENT

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

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING & LAND USE DIRECTOR DATE

ATTEST: \_\_\_\_\_  
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

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



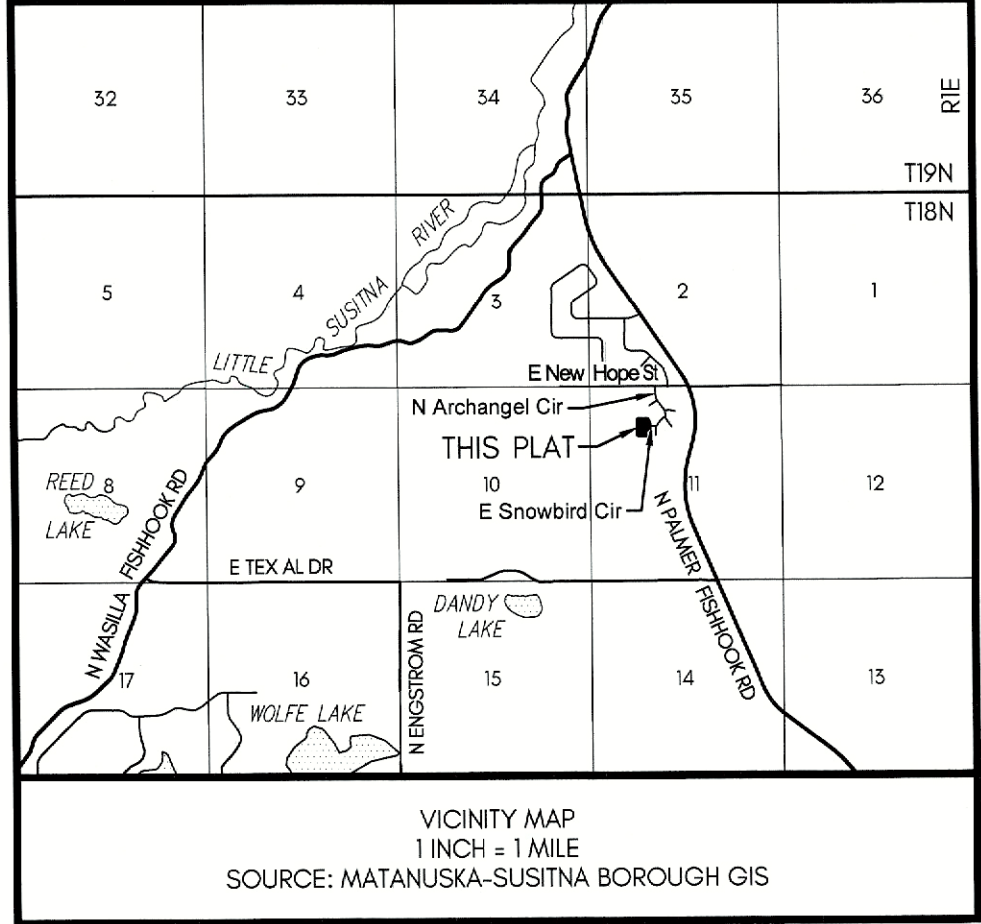
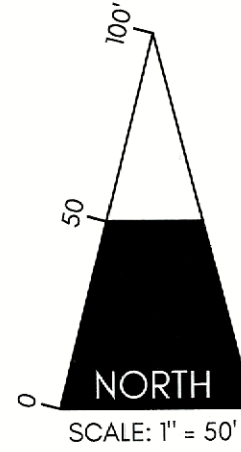
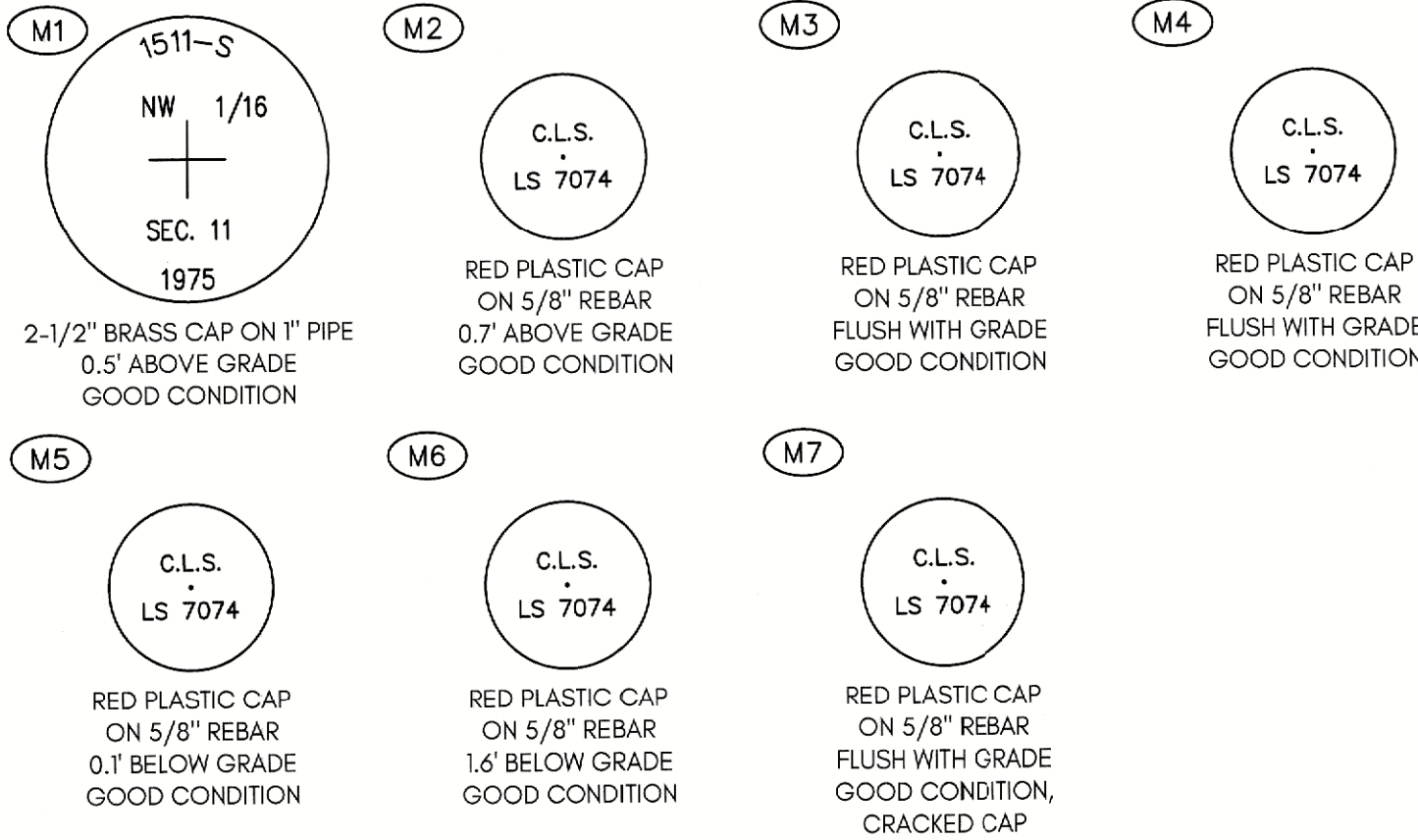
NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM 2005-19 EXCEPT WHERE OTHERWISE NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- COVENANTS, CONDITIONS, RESERVATION AND RESTRICTIONS EXIST AS RECORDED NOVEMBER 16, 2004 AT SERIAL NO. 2004-032831-0, AND AS AMENDED DECEMBER 16, 2005 AT SERIAL NO. 2005-055517-0.
- 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.
- TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.

| CURVE TABLE |                    |                    |                          |                    |                                                        |
|-------------|--------------------|--------------------|--------------------------|--------------------|--------------------------------------------------------|
| CURVE       | RADIUS             | LENGTH             | DELTA                    | TANGENT            | CHORD                                                  |
| C1          | 50.00'<br>(50.00') | 48.34'<br>(48.35') | 55°23'36"<br>(55°24'31") | 26.25'<br>(26.26') | N 17°20'21" W<br>(N 16°47'34" W)<br>46.48'<br>(46.49') |
| C2          | 50.00'<br>(50.00') | 45.00'<br>(45.00') | 51°33'58"<br>(51°33'58") | 24.15'<br>(24.15') | N 36°08'27" E<br>(N 36°41'40" E)<br>43.50'<br>(43.50') |

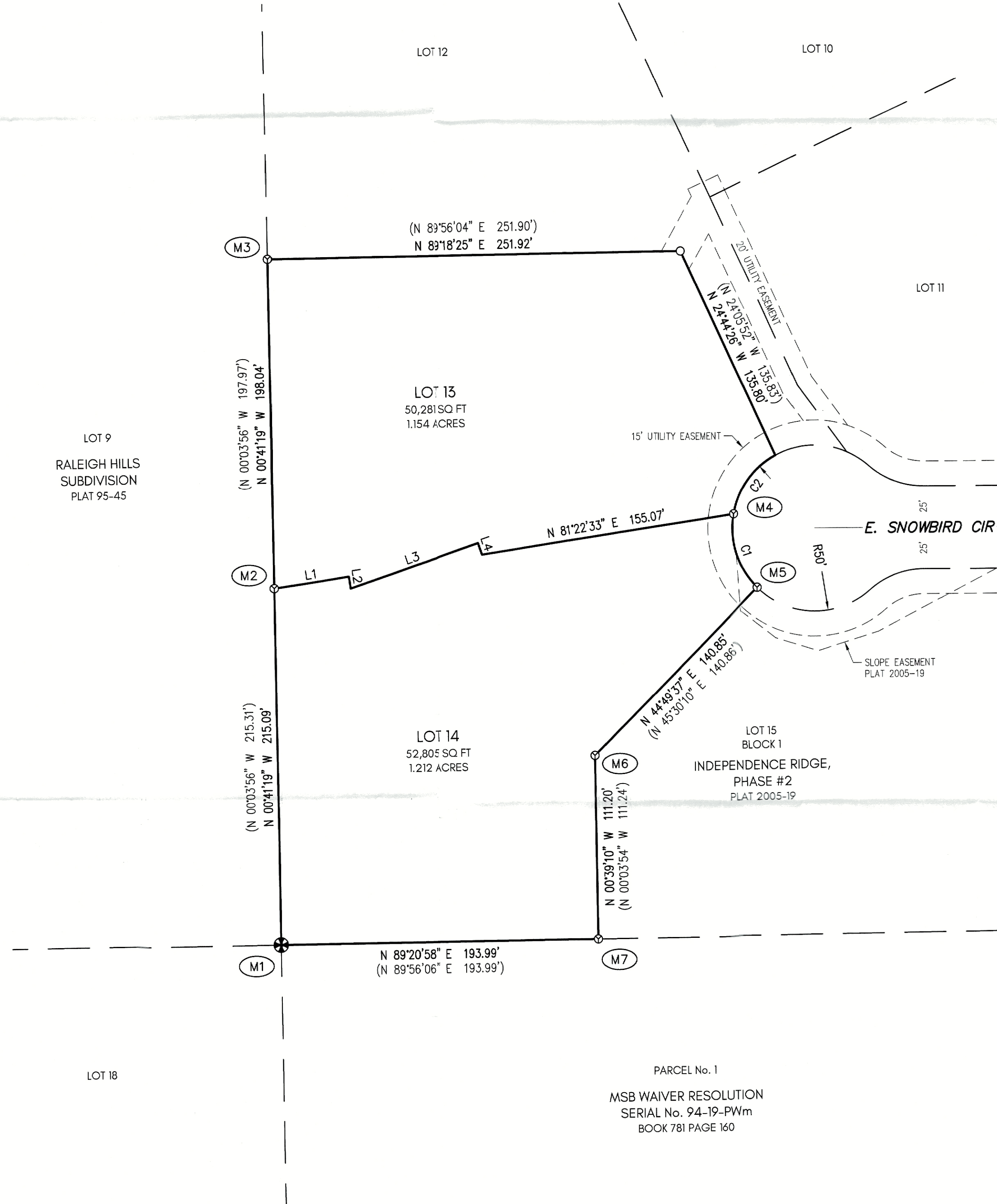
| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | BEARING       | LENGTH |
| L1         | N 81°22'33" E | 46.07' |
| L2         | N 08°37'27" W | 7.22'  |
| L3         | N 71°19'22" E | 82.77' |
| L4         | N 18°40'38" W | 7.34'  |

MONUMENTS FOUND THIS SURVEY



LEGEND

- FOUND 2-1/2" BRASS CAP ON 1" PIPE
- FOUND REBAR WITH PLASTIC CAP
- FOUND 1/2" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- UNSURVEYED
- MEASURED
- RECORD DATA PER PLAT 2005-19



RECEIVED  
AUG 14, 2026  
PLATTING

Agenda Copy

PLAT OF  
INDEPENDENCE RIDGE 2026  
A RESUBDIVISION OF LOTS 13 & 14, BLOCK 1,  
INDEPENDENCE RIDGE, PHASE #2, PLAT 2005-19,  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN  
NW1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 EAST,  
SEWARD MERIDIAN, ALASKA  
CONTAINING 2.366 ACRES, MORE OR LESS.

**LAVENDER**  
SURVEY & MAPPING  
203 S. COBB STREET, PALMER, AK 99645  
DAYNALAVENDERSURVEY.COM (907)301-5177 COA#226053

|                 |              |                 |                 |
|-----------------|--------------|-----------------|-----------------|
| DRAWN BY: SPK   | GRID: WA01   | FB: 2026-3      | DATE: 6/26/2026 |
| CHECKED BY: DMR | FILE: 26-143 | SCALE: 1" = 50' | SHEET: 1 OF 1   |