

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Connor Herren - Acting



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.** **October 14, 2026**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsu.gov or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. AUDIENCE PARTICIPATION & PRESENTATIONS

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

1. UNFINISHED BUSINESS: (None)

2. PUBLIC HEARINGS:

- A. LOONS LANDING:** The request is to create three lots from Tax Parcel B2 (E1/2 NW1/4), to be known as **LOON'S LANDING**, containing 79.869 acres +/- . The property is located southeast of E. Montana Creek road, northwest of Goose Creek, and directly south of E. Future Road (Tax ID # 23N04W10B002); within the NW ¼ Section 10, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (Petitioner/Owner: Keith & Mary Rayl, Staff: Matthew Goddard, Case #2026-109)
- B. DAVES GROWS CREEKSID ESTATES RSB:** The request is to create two lots from Tract A, Daves Grow Creekside Estates, (Plat#2015-64), (Tax ID# 7404000T00A) to be known as **Daves Grow's Creekside Estates RSB**, containing 52.61 acres +/- . The property is directly south of E. Boyd Road and directly north of N. Nangle Street; within the NE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. (Petitioner/Owner: David Edgerton, Staff: Chris Curlin, Case #2026-111)

3. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 14, 2026**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 14, 2026**

ABBREVIATED PLAT: LOON'S LANDING

LEGAL DESCRIPTION: SEC 10, T23N, R04W, SEWARD MERIDIAN AK

PETITIONERS: KEITH & MARY RAYL

SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING / FROSTED GROUND ENG.

ACRES: 79.869 ± **PARCELS:** 3

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-109

REQUEST: The request is to create three lots from Tax Parcel B2 (E1/2 NW1/4), to be known as **LOON'S LANDING**, containing 79.869 acres +/- . The property is located southeast of E. Montana Creek road, northwest of Goose Creek, and directly south of E. Future Road (Tax ID # 23N04W10B002); within the NW ¼ Section 10, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Narrative
Section Line Easement Determination
RS 2477 Determination

EXHIBIT A – 6 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs

AGENCY COMMENTS

ADF&G
MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 2 pg
EXHIBIT I – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots from tax parcel B2 (E1/2 NW1/4 of Section 10, Township 23 North, Range 4 West, Seward Meridian, Palmer Recording District). Access is from E. Future Road and S. Leroy Davies Road. Both roads are Borough maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Eli Ward, Registered Professional Engineer, notes that 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.

As-Built and topographic mapping was submitted and can be seen on the agenda plat. Based on the supplied as-built information there are currently no setback violations, nor will any be created by the recordation of the proposed Loon's Landing Subdivision.

Topographic Narrative: A Topographic Narrative was submitted (**Exhibit C**) pursuant to MSB 43.20.281(A)(1)(i)(i) for proposed Tracts A & B.

Section Line Easement Determination: A section line easement determination was submitted (**Exhibit D**) supporting the information shown on the agenda plat.

RS 2477 Determination: Owen Dicks, Registered Professional Land Surveyor, submitted documentation supporting his determination of the location of the RS 2477 trail located on the parent parcel (**Exhibit E**).

Comments:

ADF&G (**Exhibit F**) notes that it has been determined that dividing the lot into three lots does not require a habitat permit at this time. However, a permit may be required if the property owner intends to withdraw water, modify lake banks or channel one of the potential streams, has in water work, or work at or below the ordinary high-water line. Due to proximity and connectivity to anadromous water bodies and possible future permitting activities, the habitat section requests permission from the property owner to sample for fish in Emil Lake.

DPW Pre-Design and Engineering Division (**Exhibit G**) has no comments.

MSB Development Services (**Exhibit H**):

Permit Center has no comments.

Code Compliance submitted the following:

Proposed Lot 1, the agenda plat has two circles (one on each side of the culvert) at the driveway access – please clarify if this is a fence/posts one each side of the driveway; if this is a “structure” Pillar or posts, they will need to be moved out of the 33’ section line easement back to the property line. Current structures meet the required setback per MSB 17.55 on proposed lot 1. (**Recommendation #4**)

Proposed Tract A – The identified Dry Storage Cabin built prior to 1970 is able to remain within the setbacks under ordinance 17.55 and ordinance 17.80 Non-conformities. (**Recommendation #4**)

The “cabin on trailer” will need to be moved to meet required setbacks or obtain a MLUP from MSB Permitting Dept. (**Recommendation #4**).

The Open Wood Shed needs to obtain a MLUP for being within the shoreline setbacks under MSB 17.55.

There are no open or active Code Compliance Cases on the Master parcel at this time.

No objections to moving forward with the Abbreviated plat to create Lot 1, Tracts A & B Loons Landing; with notes to correct the above mentioned issues.

Utilities: (Exhibit I)

ENSTAR has no comments or recommendations.

GCI has no comments or objections to the plat.

MEA did not respond.

MTA has no comments on Loon's Landing

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land, & Water; USACE; Community Council #12 Susitna; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

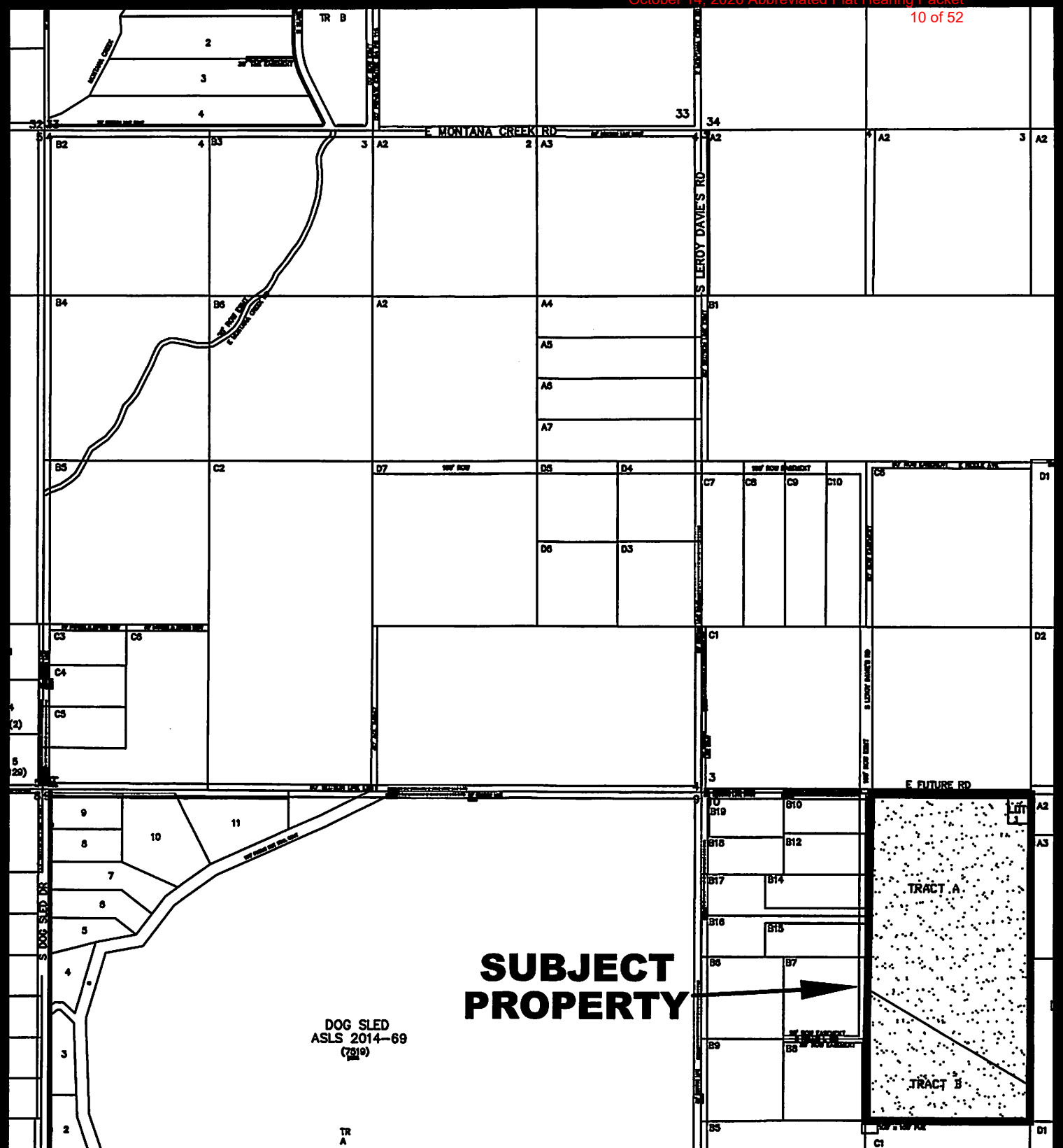
CONCLUSION: The abbreviated plat of Loon's Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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). A topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Loon's Landing 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. A topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
4. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land, & Water; USACE; Community Council #12 Susitna; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. 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 Loon's Landing, Section 10, Township 23 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Verify that all structures located on the property are in compliance with Title 17 setback requirements. Provide Platting Staff with either an updated as-built or a stamped letter from a surveyor certifying that all setback violations have been resolved and none will be created by the recordation of Loon's Landing.
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.

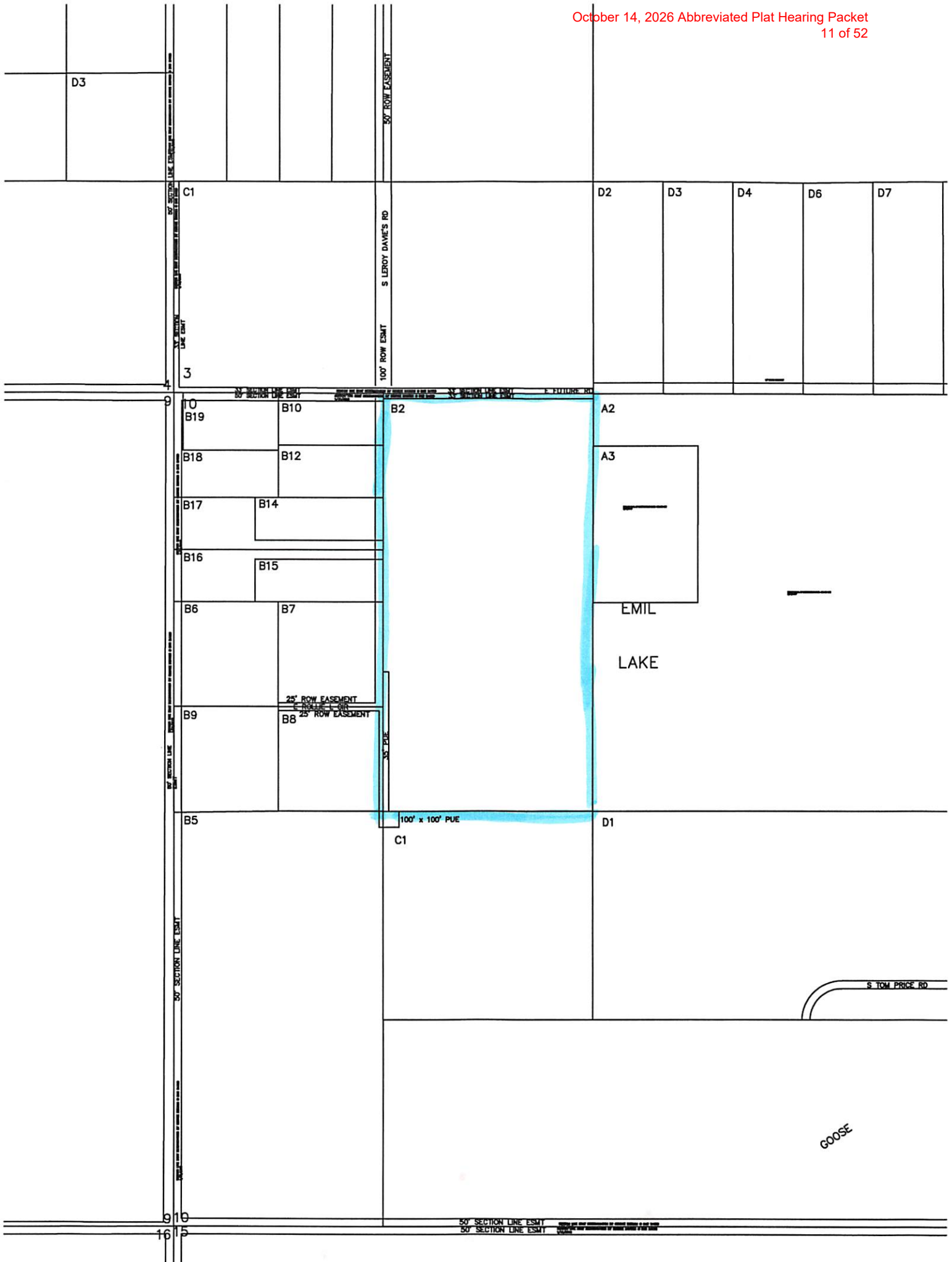


VICINITY MAP

FOR PROPOSED LOON'S LANDING SUBDIVISION
LOCATED WITHIN
SECTION 10, T23N, R04W, SEWARD MERIDIAN
ALASKA

MO 09 MAP

EXHIBIT A



100' ROW ESMT

October 14, 2020 Abbreviated Plat Hearing Packet
12 of 52

33' SECTION LINE ESMT E Future Rd

33' SECTION LINE ESMT

25' ROW EASEMENT

E Rollie L Cir

25' ROW EASEMENT

35' PUE

S Leroy-Davies Rd

100' x 100' PUE

Marathon-Susitna Borough Microsoft, MSB, Map, UBC, app



0 355 710 1,420 Feet

100' ROW ESMT

33' SECTION LINE ESMT E Future Rd

33' SECTION LINE ESMT

25' ROW EASEMENT

E Rollie L Cir

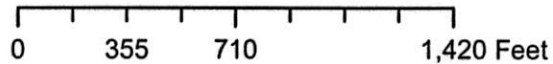
25' ROW EASEMENT

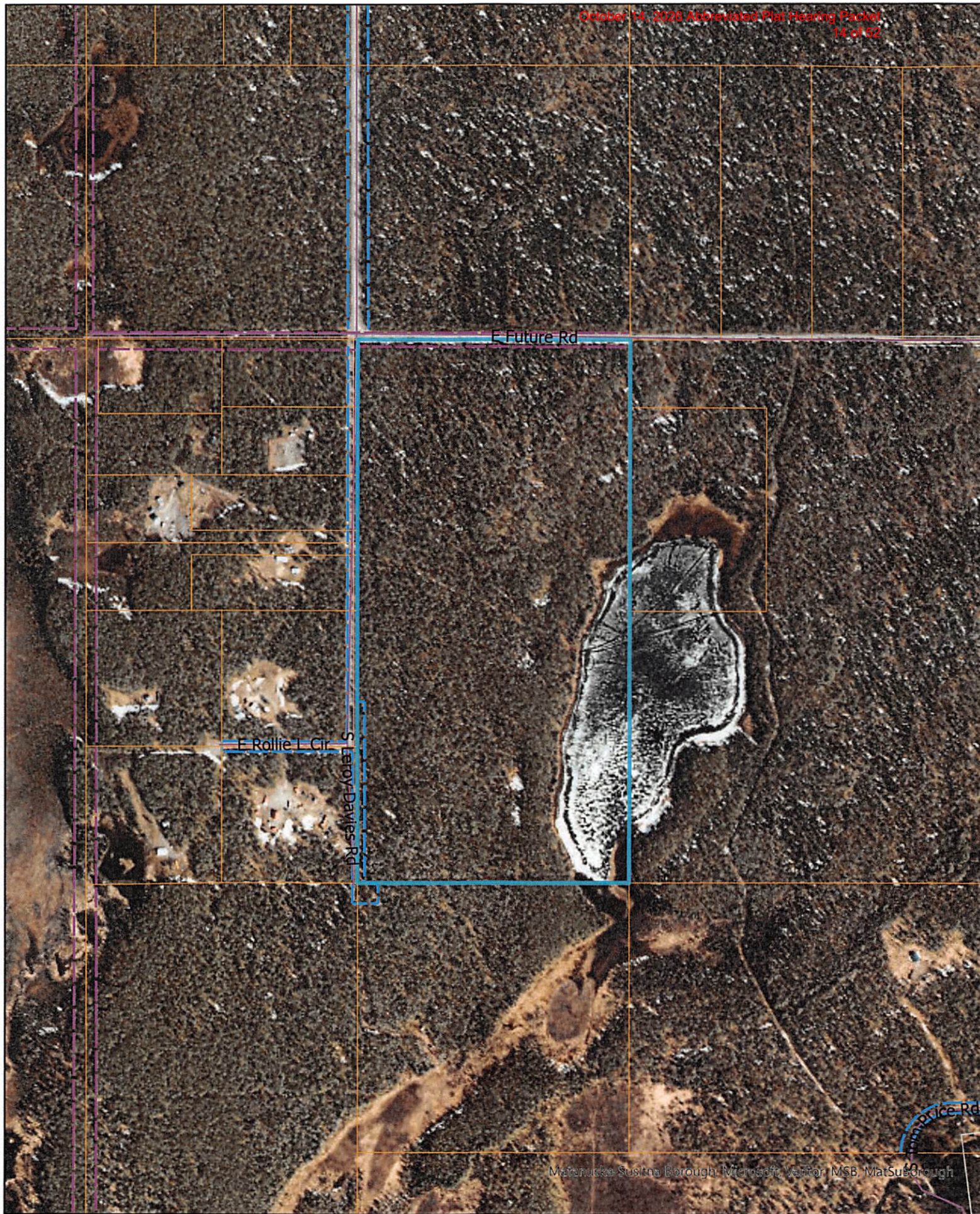
35' PUE

S Jeffrey Davies Rd

100' x 100' PUE

MSB, MatSu Borough





0 700 1,400 2,800 Feet



Mat-Su Borough Wetlands



Goose Cr



Printed on Apr 23, 2026

CookInlet Wetlands
GeoComp

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Drainageway / Tidal
- Floating Island
- Headwater Fen

Kettle

- LAKE
- Lakebed
- Riverine
- Spring Fen
- Tidal
- Tidal / Drainageway
- VLD Trough
- Wetland / Upland Complex

Mat-Su Borough Parcels

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

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

0 0.04 0.09 0.17
miles

Frosted Ground Engineering Services, LLC

Project No. P20260611

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

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SEP 10 2026

PLATTING

**T23N R4W Sec 10 Lot B2: 18302 E Future Rd Subdivision Willow, AK,
99688**

To whom it may concern,

This report is the summary of a soils investigation for the subdivision of T23N R4W Sec 10 Lot B2 (18302 E Future Rd) on behalf of Mr. Matt Brenna and in coordination with Resolute Land Surveying. The project plans to divide the existing lot into three lots of various sizes. One of the proposed lots is under 400,000 square feet and requires soils data for the subdivision. Please see the Acutek Surveying's subdivision map for further information.

This soil investigation was performed on July 17th, 2026. All borings/test holes were advanced to varying depth of at least 12 feet below ground surface. Groundwater was not encountered in the borings/test holes of this geotechnical investigation. Materials encountered were primarily coarse-grained sand and gravel soils, overlaid by a predominantly silt material when in native ground. Please see the attached soils log for additional details and descriptions.

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

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

September 02, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer



RECORD OF TEST HOLE TH-01

PROJECT:	BRENNA SUBDIVISION	SURFACE ELEVATION:	100.0	DATE STARTED:	JULY 17TH, 2026
PROJECT NO.:	20260611	DRILLING METHOD:	EXCAVATION	DATE COMPLETED:	JULY 17TH, 2026
LOCATION:	WILLOW, AK	SAMPLING METHOD:	GRAB	LOGGED BY:	EDW
CLIENT:	MATT BRENNAN	COMPLETION DEPTH:	12'	COORDINATES:	---
LEGAL LOCATION:	T23N R4W S10 LOT B2	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
	0.0 - 0.5: ORGANIC MAT				
	0.5 - 1.0: BROWN MOIST SANDY SILT [ML] (~5% GRAVEL, ~25% SAND, ~70% FINES)	ML			
	1.0 - 12.0: MOIST, BROWN, SANDY GRAVEL [GP] (~55% GRAVEL, ~50% SAND, ~5% FINES), SUBROUNDED GRAVEL UP TO 6" IN DIAMETER	GP			
2.5					
5.0					
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 1				
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	

E. FUTURE ROAD

N 89°50'16" W 183.52

N 00°03'06" E 238.00

S 00°04'22" W 238.00

USEABLE BUILDING AREA: 10,195 SQ. FT.

USEABLE SEPTIC AREA: 10,195 SQ. FT.

LOT 1

43,666 sq. ft.

1.002 ac.

N 89°50'16" W 183.43



RESOLUTE LAND SURVEYING

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

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SEP 10 2026

PLATTING

Project name: Loon's Landing, Preliminary Plat

Parcel / Legal description: E1/2 NW1/4, Section 10, T23N R4W, Seward Meridian

Dates of Field Survey: June 12, 2026 & August 14, 2026

Applicant / Owner: Keith and Mary Rayl — P.O. Box 68; Talkeetna, AK 99676

Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

Date: September 10th, 2026

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of Tracts A & B of the proposed subdivision slopes gently from an approximate elevation of 376' at the northwest corner south to an approximate elevation of 356' at the south boundary. The property encompasses a portion of Emil Lake along the southern 1600' of the eastern boundary. The land near the lake is gently rolling and at the lake edge there is a roughly 10' high embankment that drops down to the water. The land is typical boreal spruce and birch forest.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)

EXHIBIT C

Section Line Easement Determination, Deception Bluff

Completed by Owen Thomas Dicks, PLS, on 09/10/2026.

Subject & Adjacent Property, 33' SLE each side of section line

Subject Property: E1/2 NW1/4, Section 10 T23N R4W

Adjacent Property: S1/2 SW1/4, Section 3 T23N R4W

GLO Survey

Approved: 5/20/1918

Patent

For lands including E 1/2 NW 1/4, Section 10 T23N R4W, Seward Meridian & S 1/2 SW 1/4, Section 3 T23N R4W, Seward Meridian

US to Louis Franklin Von Lienen: PA:1231207, 3/11/1963

Application leading to patent: 8/17/1959

Basis of Determination

Subject and adjacent parcels described above were part of unreserved, surveyed federal land on April 6, 1923, at which time a 33' section line easement attached to each side of the section line common to sections 10 and 3, T23N R4W. This 33' Section Line Easement extends from the quarter corner common to sections 3 & 10, west to the W 1/16 corner common to sections 3 & 10.



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SEP 10 2026

PLATTING

Matthew Goddard

From: Owen Dicks <owen@resolutesurvey.com>
Sent: Thursday, September 10, 2026 1:41 PM
To: Matthew Goddard
Subject: Loon's Landing RS-2477 Trail
Attachments: Brenna-E1-2NW1-4_S10T23NR4W-24x36 PLAT_Portait.pdf

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

Matthew,

I wanted to explain how RST 1691 (Herning Trail–Question Creek) is shown on this preliminary plat, in case that comes up during review.

Please see the attached pdf of the preliminary plat.

This is the first RS 2477 I have had to show on a plat. I looked for a recoverable historic centerline in the field and could not find one I can defend with bearings and distances. I did not want to invent a location, so I showed the route as approximate and noted that it was not surveyed. I am writing so you can see the evidence I used and why I handled it that way.

The trail is RST 1691. It appears on the 1918 official township plat of T. 23 N., R. 4 W., Seward Meridian, as the Alaska Engineering Commission Trail to Talkeetna. DNR completed the RST file in 1995 and mapped the route from USGS-scale sources (including Capps, Bulletin 907, Plate 2). Section 10 of that township is one of the nominated sections. DNR's published GIS is the best official graphic I have of the State's claimed alignment.

I compared three lines on the ground and in CAD:

1. The trail as digitized from the 1918 township plat.
2. DNR's GIS centerline for RST 1691.
3. An existing ATV trail I found in the field.

The ATV trail sits about 240 feet north of the DNR GIS line and about the same distance south of the 1918 plat line. It falls between the two historic sources for most of the crossing. At the lake it does not match either historic source. The ATV trail turns north and goes around the north end of the lake. I found no evidence that the historic RS 2477 went that way.

I also overlaid the DNR GIS line on the 2011 Mat-Su LiDAR contours. That line follows a faint depression that is not obvious walking the woods, but it reads on the contours. That is one reason I treated the DNR GIS as the better graphic of the historic route, rather than adopting the ATV trail.

I did not put bearings and distances on RST 1691. I do not have a monumented or otherwise recoverable historic centerline. If I dimensioned either the GIS line or the ATV trail, it would look like I had located a 100-foot public right-of-way. I do not believe the evidence supports that. The State asserts a 100-foot width (50 feet each side of centerline) under AS 19.10.015. I noted that width, but I did not survey it.

On the plat I therefore:

- showed RST 1691 in approximate location from the DNR GIS;
- labeled it as not surveyed;
- showed the existing ATV trail as a separate physical feature, not as the RST alignment;
- added a note that the plat does not establish, vacate, or relocate the RS 2477.
-

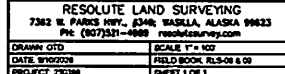
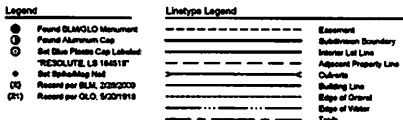
MSB 43.15.040 requires a surveyor to establish an RS 2477 when one is being vacated. This plat is not a vacation. I understand the job here to be disclosure of a state-recognized claim I could not locate on the ground.

If you want the line drawn differently, a different note, or a call-out of the 1918 plat line as well as the GIS line, I will revise it. I would rather get the depiction right with you now than put a measured centerline on a route I cannot prove.

Thank you for looking this over. I am happy to walk through the overlays or the field photos if that helps.

Sincerely,

Owen Dicks, PLS
RESOLUTE LAND SURVEYING
7362 W. Parks Hwy. #349
Wasilla, AK 99623
907-521-4989
owen@resolutesurvey.com



Matthew Goddard

From: Salminen, Mandy M (DFG) <mandy.salminen@alaska.gov>
Sent: Monday, September 21, 2026 10:45 AM
To: Matthew Goddard
Subject: Fw: RFC Loon's Landing (MG)

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

Hello Matthew!

Colton is out in the field this week, so I am messaging directly. Here are the habitat section's comments for the proposed Loon's Landing. Let me know if you have any questions. Thank you and you have a good week!

The Habitat Section has reviewed the application to create three lots from Tax Parcel B2, to be known as Loon's Landing. Tax Parcel B2 is bordered by Emil Lake on the eastern property line. There may be streams or streams may go seasonally dry that run into the property on the southern border. If there are seasonal streams, there may be intermittent fish use. Emil Lake and these streams may have connectivity to Goose Creek (AWC: 247-41-10200-2230) a waterbody catalogued for anadromous.

It has been determined that dividing the lot into three lots does not require habitat permit at this time. However, a permit may be required if the property owner intends to withdraw water, modify lake banks or channel of the potential stream, has in water work, or work at or below the ordinary high water line. Due to proximity and connectivity to anadromous water bodies and possible future permitting activities, the habitat section requests permission from the property owner to sample for fish in Emil Lake. Please contact me at (907)861-3203 or mandy.salminen@alaska.gov to coordinate these sampling efforts or if you have any questions

Mandy Salminen

Habitat Biologist II

ADF&G Habitat Section, Palmer Office

Office: 907-861-3203

Fax: 907-861-3232

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Tuesday, September 15, 2026 10:06 AM
To: Salminen, Mandy M (DFG) <mandy.salminen@alaska.gov>
Subject: FW: RFC Loon's Landing (MG)

Hi Mandy,

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 15, 2026 3:13 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Loon's Landing (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Ron Bernier <Ron.Bernier@matsu.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>; sheenafortlmt@yahoo.com; randalesparks@gmail.com; info@susitnacc.org; mcbrides@mtaonline.net; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Development Services <DevelopmentServices@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; 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 Loon's Landing (MG)

Hello,

The following link is a request for comments for the proposed Loon's Landing.
Please ensure all comments have been submitted by September 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Loon's Landing](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Development Services
Sent: Thursday, September 17, 2026 8:28 AM
To: Matthew Goddard
Subject: RE: RFC Loon's Landing (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: Tuesday, September 15, 2026 9:26 AM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Ron Bernier <Ron.Bernier@matsu.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>; sheenafortlmt@yahoo.com; randalesparks@gmail.com; info@susitnacc.org; mcbrides@mtaonline.net; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Development Services <DevelopmentServices@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; 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 Loon's Landing (MG)

Hello,

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Please ensure all comments have been submitted by September 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Loon's Landing](#)

Feel free to contact me if you have any questions.

Thank you,



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: October 1, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – 2026-109

Proposed Lot 1, the agenda plat has two circles (one on each side of the culvert) at the driveway access – please clarify if this is a fence/posts one each side of the driveway; if this is a “structure” Pillar or posts, they will need to be moved out of the 33’ section line easement back to the property line. Current structures meet the required setback per MSB 17.55 on proposed lot 1.

Proposed Tract A – The identified Dry Storage Cabin built prior to 1970 is able to remain within the setbacks under ordinance 17.55 and ordinance 17.80 Non-conformities.

The “cabin on trailer” will need to be moved to meet required setbacks or obtain a MLUP from MSB Permitting Dept.

The Open Wood Shed needs to obtain a MLUP for being within the shoreline setbacks under MSB 17.55.

There are no open or active Code Compliance Cases on the Master parcel at this time.

No objections to moving forward with the Abbreviated plat to create Lot 1, Tracts A & B Loons Landing; with notes to correct the above mentioned issues.



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

25 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.

- **LOON'S LANDING**
(MSB Case # 2026-109)

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

Sincerely,

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

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 17, 2026 12:57 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Loon's Landing (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

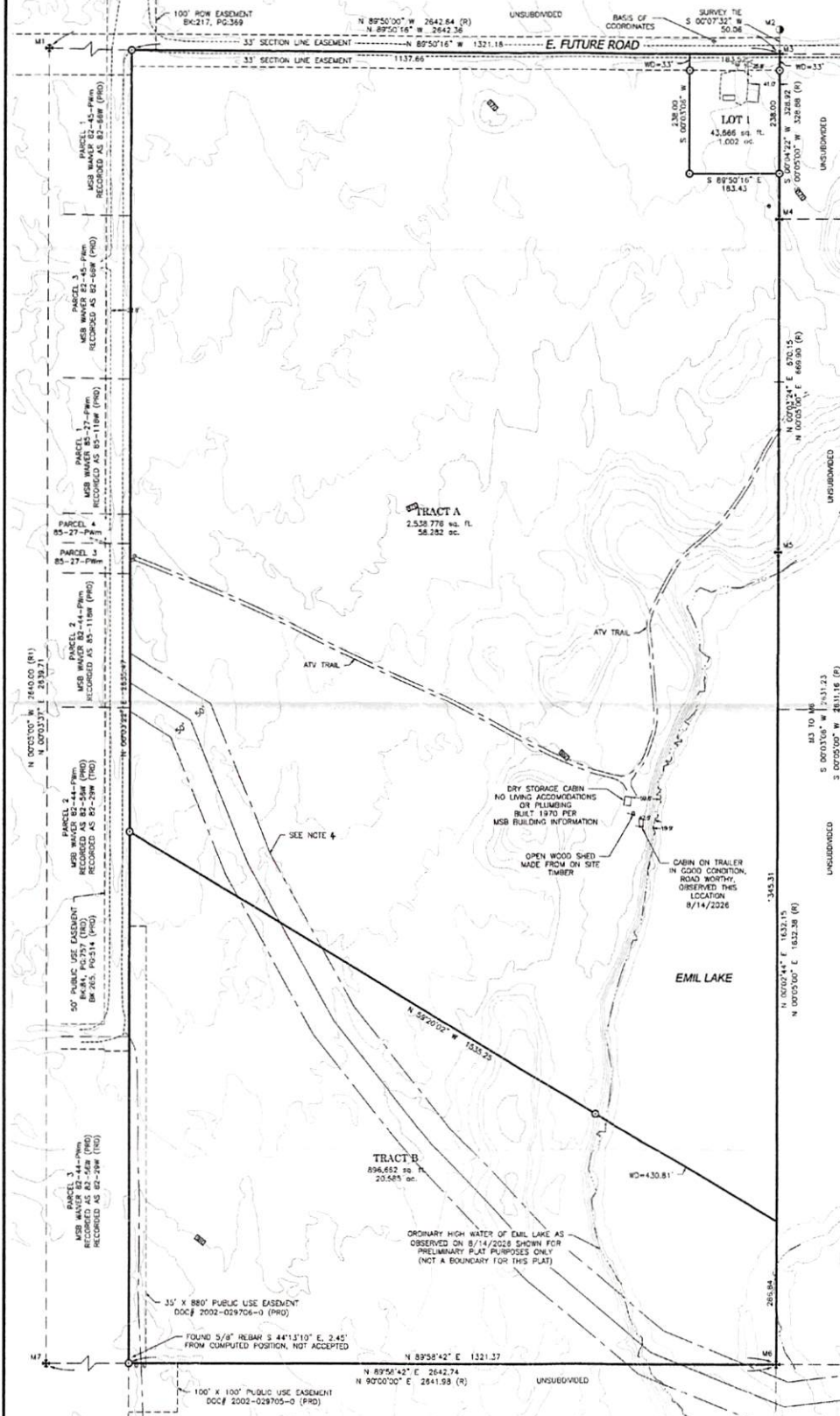
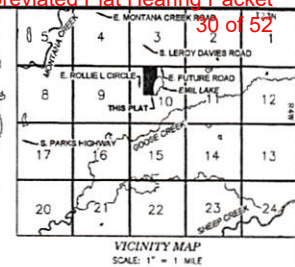
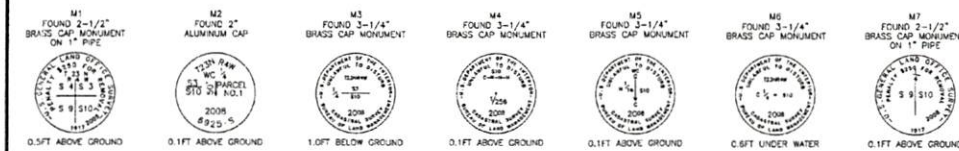
From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
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Subject: RFC Loon's Landing (MG)

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

Hello,

The following link is a request for comments for the proposed Loon's Landing.

Please ensure all comments have been submitted by September 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



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

KETH RAYL, DATE
P.O. BOX 58
TALKEENA, AK 99676

MARY RAYL, DATE
P.O. BOX 58
TALKEENA, AK 99676

NOTARY'S ACKNOWLEDGEMENT
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-SITKINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. ____ DATED ____ 20__ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 3. RECORD DATA SHOWN HEREON IS DERIVED FROM THE PLAT AND NOTES OF THE DEPENDENT RESUBDIVISION AND SUBDIVISION OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 4 WEST, OF THE SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN ANCHORAGE, ALASKA ON FEBRUARY 26, 2009.
 4. ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY CURVE POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 82°08'18.00047" W 149°05'12.08847" ELLIPSOID HEIGHT 404.48'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GROUND DISTANCES PER COMBINED SCALE FACTOR OF 1.0002015848 AT THE BASIS OF COORDINATES.
 5. AN RS 2477 PUBLIC RIGHT-OF-WAY KNOWN AS RS 1691, HERNING TRAIL-QUESTON CREEK (ALSO SHOWN ON THE 1918 OFFICIAL TOWNSHIP PLAT OF T. 23 N., R. 4 W., SEWARD MERIDIAN, AS THE ALASKA ENGINEERING COMMISSION TRAIL TO TALKEENA), IS DEPICTED ON THIS PLAT IN AN APPROXIMATE LOCATION ONLY. THE CENTERLINE SHOWN WAS TAKEN FROM ALASKA DEPARTMENT OF NATURAL RESOURCES GIS MAPPING AND WAS NOT LOCATED BY THIS SURVEY. THE STATE OF ALASKA ASSURES A WIDTH OF 100 FEET (50 FEET ON EACH SIDE OF THE MAPPED CENTERLINE) PURSUANT TO AS 18.05.015. AN EXISTING ATV TRAIL ON THE GROUND DOES NOT CONFORM WITH THE HISTORIC ALIGNMENT AND IS SHOWN SEPARATELY. THIS PLAT DOES NOT ESTABLISH, VACATE, OR RELOCATE THE RS 2477 RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE
I, OWEN THOMAS DICKS, L.S. 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE AS-BUILT & TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 9/10/2026



Agenda Copy PLATTING

LOON'S LANDING
A SUBDIVISION OF
THE P. 12 NW 1/4, SECTION 10, T23N, R4W
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 10, T23N, R4W, S.M., AK
CONTAINING 79.869 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
7342 W. PARKS HWY., #240, WADILLA, ALASKA 99623
PH: (907) 321-4589 resolute-survey.com

DRAWN: OTD SCALE: 1" = 100'
DATE: 8/10/2026 FIELD BOOK: RL5-08 & 09
PROJECT: 250336 SHEET 1 OF 1

Legend	Line/Type Legend
Found Blumold Monument	Easement
Found Aluminum Cap	Subdivision Boundary
Set Blue Plastic Cap Located	Interior Lot Line
Trisulite L3 158151	Adjacent Property Line
Set Spikes/Mag Nail	Culvert
Record per BLM, 2/26/2009	Building Line
Record per GLO, 5/20/1918	Edge of Gravel
Palmer Recording District	Edge of Water
Talkeena Recording District	Trails

APPROVED AS SHOWN
CORRECTED
SIGN AND DATE DATE PLATTING
GCI ENGINEERING & DESIGN

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, September 16, 2026 10:30 AM
To: Matthew Goddard
Subject: RE: RFC Loon's Landing (MG)

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

Good morning,

MTA has no comments on Loon's Landing.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



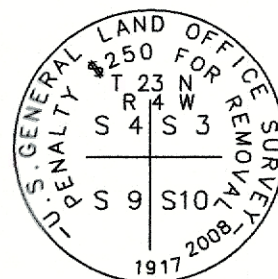
Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Ron Bernier <Ron.Bernier@matsu.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>; sheenafortlmt@yahoo.com; randalesparks@gmail.com; info@susitnacc.org; mcbrides@mtaonline.net; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Development Services <DevelopmentServices@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; 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 Loon's Landing (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,

M1
FOUND 2-1/2"
BRASS CAP MONUMENT
ON 1" PIPE



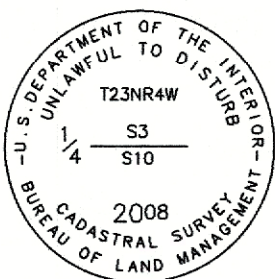
0.5FT ABOVE GROUND

M2
FOUND 2"
ALUMINUM CAP



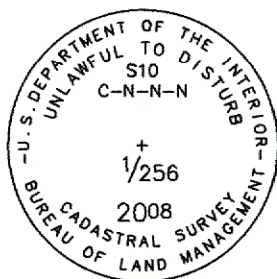
0.1FT ABOVE GROUND

M3
FOUND 3-1/4"
BRASS CAP MONUMENT



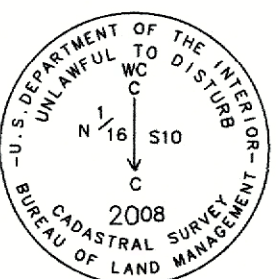
1.0FT BELOW GROUND

M4
FOUND 3-1/4"
BRASS CAP MONUMENT



0.1FT ABOVE GROUND

M5
FOUND 3-1/4"
BRASS CAP MONUMENT



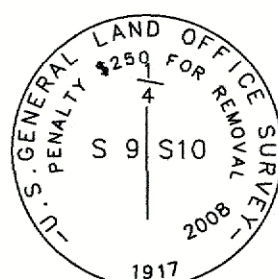
0.1FT ABOVE GROUND

M6
FOUND 3-1/4"
BRASS CAP MONUMENT

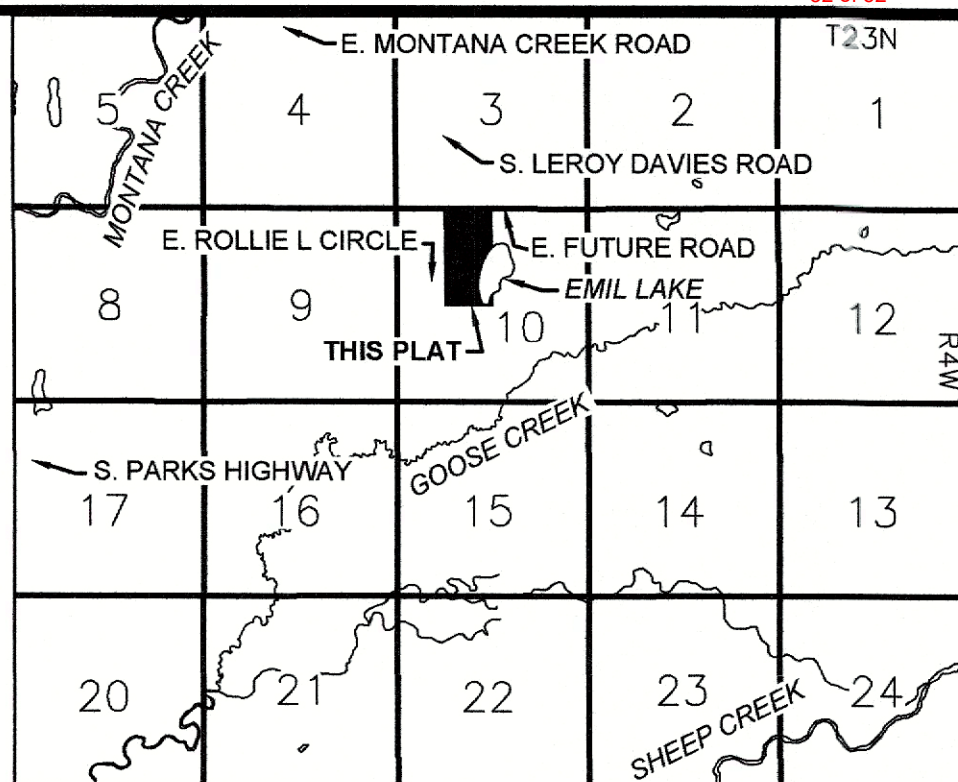


0.6FT UNDER WATER

M7
FOUND 2-1/2"
BRASS CAP MONUMENT
ON 1" PIPE



0.1FT ABOVE GROUND



VICINITY MAP
SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

KEITH RAYL _____ DATE _____
P.O. BOX 68
TALKEETNA, AK 99676

MARY RAYL _____ DATE _____
P.O. BOX 68
TALKEETNA, AK 99676

NOTARY'S ACKNOWLEDGEMENT

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. _____ DATED _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH _____ DATE _____

NOTES

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3. RECORD DATA SHOWN HEREON IS DERIVED FROM THE PLAT AND NOTES OF THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 4 WEST, OF THE SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN ANCHORAGE, ALASKA ON FEBRUARY 26, 2009.
3. ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 62°06'18.00047" W 149°59'15.20848" ELLIPSOID HEIGHT 404.48'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000121015946 AT THE BASIS OF COORDINATES.
4. AN RS 2477 PUBLIC RIGHT-OF-WAY KNOWN AS RST 1691, HERNING TRAIL-QUESTION CREEK (ALSO SHOWN ON THE 1918 OFFICIAL TOWNSHIP PLAT OF T. 23 N., R. 4 W., SEWARD MERIDIAN, AS THE ALASKA ENGINEERING COMMISSION TRAIL TO TALKEETNA), IS DEPICTED ON THIS PLAT IN AN APPROXIMATE LOCATION ONLY. THE CENTERLINE SHOWN WAS TAKEN FROM ALASKA DEPARTMENT OF NATURAL RESOURCES GIS MAPPING AND WAS NOT LOCATED BY THIS SURVEY. THE STATE OF ALASKA ASSERTS A WIDTH OF 100 FEET (50 FEET ON EACH SIDE OF THE MAPPED CENTERLINE) PURSUANT TO AS 19.10.015. AN EXISTING ATV TRAIL ON THE GROUND DOES NOT COINCIDE WITH THE HISTORIC ALIGNMENT AND IS SHOWN SEPARATELY. THIS PLAT DOES NOT ESTABLISH, VACATE, OR RELOCATE THE RS 2477 RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE AS BUILT & TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

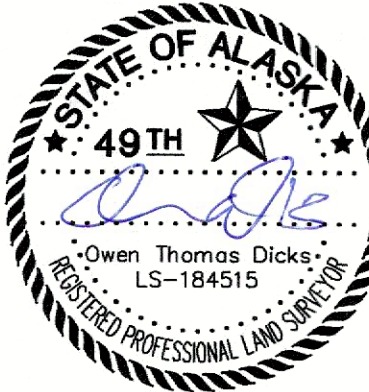
9/10/2026
DATE

RECEIVED

SEP 10 2026

Agenda Copy

PLATTING



A PLAT OF LOON'S LANDING

A SUBDIVISION OF
THE E 1/2, NW 1/4, SECTION 10, T23N, R4W
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 10, T23N, R4W, S.M., AK
CONTAINING 79.869 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING

7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolutelandsurvey.com

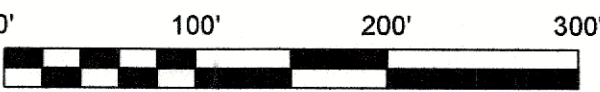
DRAWN: OTD	SCALE: 1" = 100'
DATE: 9/10/2026	FIELD BOOK: RLS-08 & 09
PROJECT: 250388	SHEET 1 OF 1

Legend

- Found BLM/GLO Monument
- Found Aluminum Cap
- Set Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
- Set Spike/Mag Nail
- (R) Record per BLM, 2/26/2009
- (R1) Record per GLO, 5/20/1918
- (PRD) Palmer Recording District
- (TRD) Talkeetna Recording District

Linetype Legend

- Easement
- Subdivision Boundary
- Interior Lot Line
- Adjacent Property Line
- Culverts
- Building Line
- Edge of Gravel
- Edge of Water
- Trails



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 14, 2026

ABBREVIATED PLAT: DAVE GROW'S CREEKSIDE ESTATES RSB
LEGAL DESCRIPTION: SEC 12, T18N, R01E S.M., AK
PETITIONERS: DAVID EDGERTON
SURVEYOR/ ENGINEER: FARMER SURVEYING
PANNONE ENGINEERING
ACRES: 52.61 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE # 2026-111

REQUEST:

The request is to create two lots from Tract A, Daves Grow Creekside Estates, (Plat#2015-64), (Tax ID# 7404000T00A) to be known as **Daves Grow's Creekside Estates RSB**, containing 52.61 acres +/- . The property is directly south of E. Boyd Road and directly north of N. Nangle Street; within the NE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 5 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 proposed subdivision is creating two lots ranging in size from 7.00 acres to 45.60 acres +/- . Access for the lots exist from W. Hollywood Road.

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

COMMENTS:

MSB DPW Pre-Design and Engineering: (**Exhibit D**) As previously commented by PD&E, both lots shall share a common access to Boyd Road.

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

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. In review GCI has no comments or objections to the plat, attached is the signed plat for your records. 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 **Daves Grow's Creekside Estates RSB** 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.

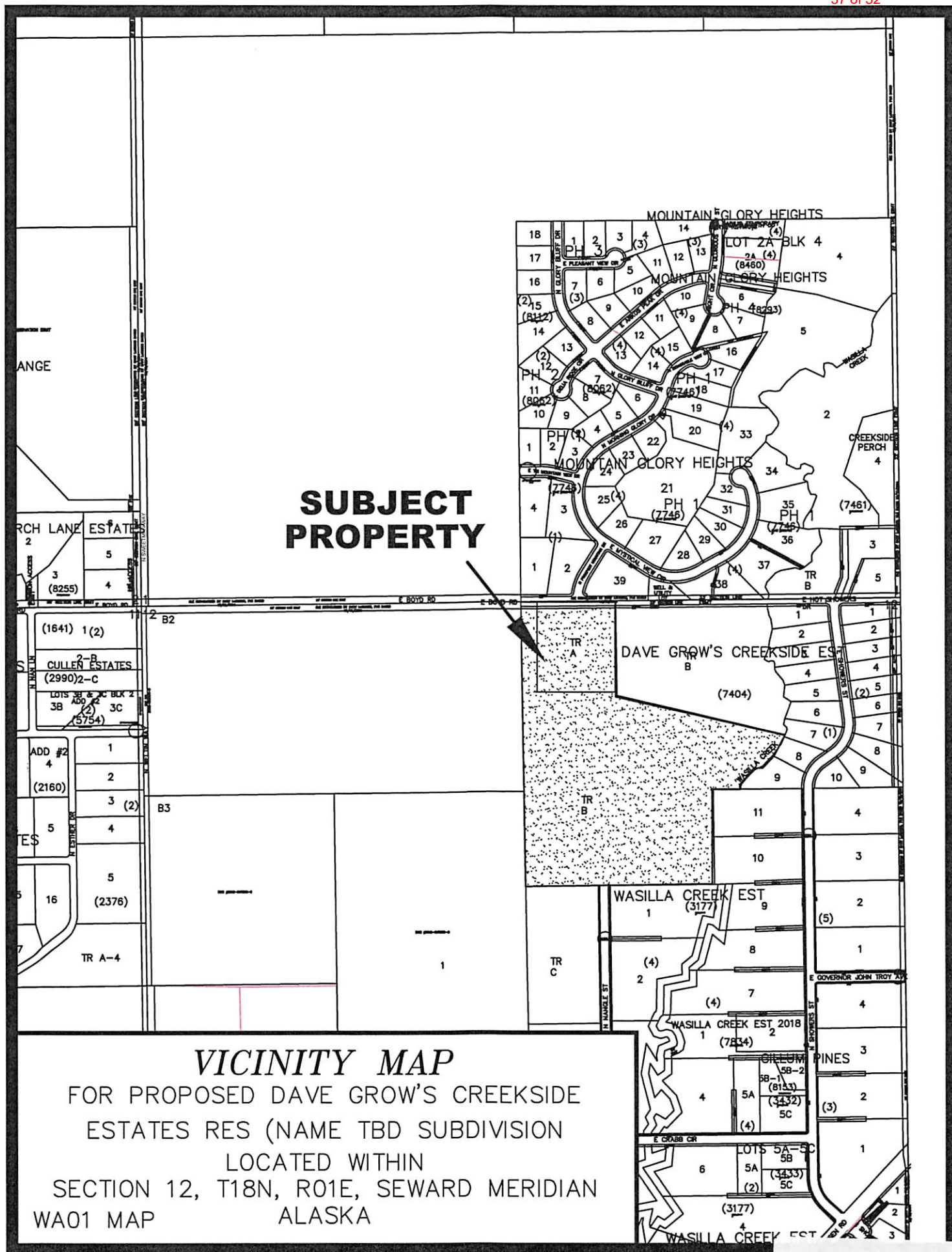
FINDINGS OF FACT:

1. The plat of **Daves Grow's Creekside Estates RSB** 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, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Collections, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of Daves Grow's Creekside Estates RSB, Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

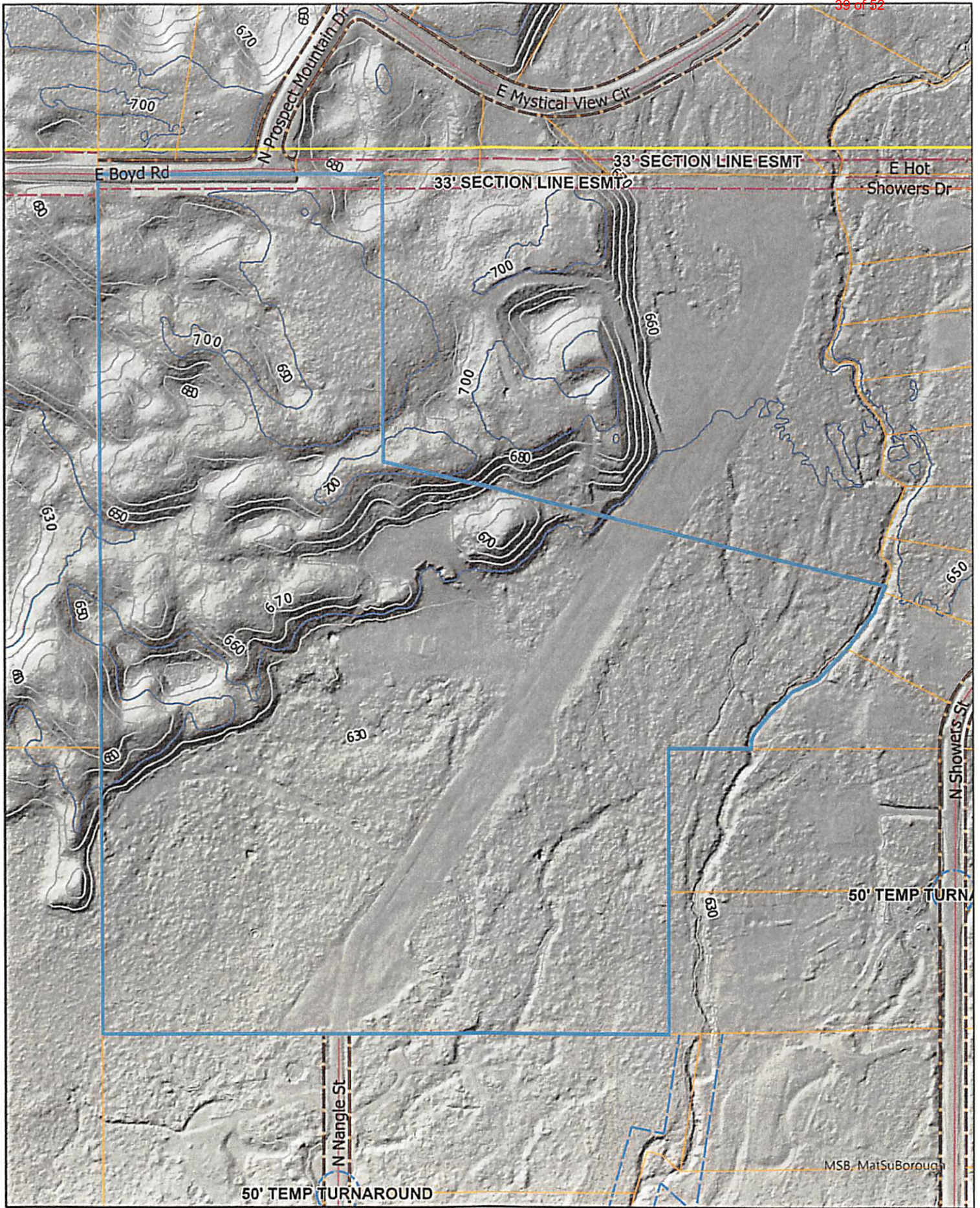
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show a common access easement for Tracts A1 & A2 for access to E. Boyd Road and add a plat note: "Both lots to share access to E. Boyd Road."
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.





0 330 660 1,020 Feet

EXHIBIT A



0 330 600 Feet
EXHIBIT A



0 650 1,300 2,600 Feet

EXHIBIT A

Dave Grow's Creekside Estate Subdivision

Engineers' Usable Area Report

Location:
7521 N. Nangle Street
Dave Grow's Creekside Estate Tract A
Matanuska-Susitna Borough
Parcel ID: 525216

Prepared For:
David Edgerton
7521 N. Nangle St. Palmer, AK 99654
(907) 232 6555
northernedge.ex@gmail.com

Prepared by:
Pannone Engineering Services, LLC.
P.O. Box 1807 Palmer, AK 99645
Phone: (907) 745 8200
Fax: (907) 745 8201
Steve@panengak.com

RECEIVED

AUG 21 2026

PLATTING

Submitted By:

Ryan S. VanGorder
Project Engineer
29 July, 2026

Steven R. Pannone, PE, F.ASCE
Principal Civil Engineer
29 July, 2026



Attachments:
Overall Site Layout
Soil Logs
Sieve Analysis Results

Mailing: P.O. Box 1807, Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

EXHIBIT B

Project Description

This Useable Area Report has been prepared to assess the suitability of on-site soils of the subject lot for wastewater disposal in accordance with MSB Title 43. At the request of the property owner our firm has conducted a soils investigation and site assessment for the proposed subdivision. The subject property consists of a 52.61-acre parent lot (Dave Grow's Creekside Estate Tract A) which is proposed to be subdivided into two lots, with the smaller lot being 7 acres.

Currently the site is partially developed. The surrounding sites are not served or accessible to public water or sewer utilities; each future parcel as a part of this subdivision project will require individual private well and septic systems for service of water and wastewater utilities. The attached site layout illustrates the proposed subdivision, including a usable area delineation concept for each future lot. One test hole was excavated to assess subsurface conditions and support subdivision feasibility; locations of the test hole conducted are shown on the attached site layout.

Topography & Site Conditions

The parcel is roughly an irregular rectangle: with its north boundary located along the East Boyd Road; south access from North Nangle Street leading into private runway; and east along Wasilla Creek. The southern half of the parcel's terrain is gently rolling and the northern hilly. No slopes exceeding 25% were identified within the property boundary based on the topography survey performed.

Subsurface Conditions

One test hole was excavated July 6, 2026, by property owner under the supervision of Pannone Engineering Services, LLC (PES). A visual inspection and classification of the soils was performed.

The test hole was characterized by a surface layer of organic material, approximately (0.0 – 0.5) feet BGS at the time of excavation. This layer was underlain by brown silts and loam (ML) extend from approximately (0.5 – 3.0) feet BGS. Beneath this, poorly graded gravel with trace silts (GP/GM) encountered from approximately (3.0 – 7.0) feet BGS. The next layer consisted of poorly graded sand with trace silts (SP/SM) extending (7.0 – 8.0) feet BGS. The lower portion of this hole consisted of poorly graded gravel to gravelly sand (GP/SP) extending from approximately (8.0 – 14.0) feet BGS. No impermeable soil layers or ground water was observed during the excavation of this test hole. The test hole revealed receiving soil types well suited for the construction of private on-site wastewater disposal systems.

Useable Area Determination & Code Compliance (MSB 43.20.281)

As required by MSB 43.20.281, and based on the available soils, existing water table information, ground water monitoring results, and the proposed preliminary plat; each of the proposed lots can provide **≥ 10,000 ft² of contiguous usable septic area and an additional ≥ 10,000 ft² of usable building area**. In compliance with Matanuska Borough setback requirements, all designated septic areas shown on the attached site plan are located **≥ 100ft** from all known surface waters, private wells, and wetlands in the area at the time of this evaluation. All usable septic and building areas shown lie outside of public use areas and

easements and lie within the boundaries of the subdivision.

Conclusion

The subsurface conditions encountered (predominantly clean to silty gravels/sands with HSG A classification and visual percolation rates < 1 min/in) indicate the site is suitable for individual onsite wastewater disposal systems on proposed lots, provided final designs adhere to MSB Title 43, Alaska Department of Environmental Conservation (ADEC) wastewater disposal requirements and standard engineering practices.

Disclaimer

The sole purpose of this report is to identify the suitability of the proposed subdivision to accept effluent from private onsite wastewater disposal systems and was created for the sole benefit of the owner listed above. This report does not constitute the design of any onsite wastewater disposal system. PES did not have access to neighboring parcels; locations of off-site wells, structures, water bodies, and other potential constraints were assessed using available record information and aerial imagery. Any party relying on this report and soils information to design an onsite wastewater disposal system shall do so at his or her own risk.

NOTE:

1. PROPERTY BOUNDARIES, EASEMENTS, AND RIGHT OF WAY LIMITS AS DEPICTED ON THIS SHEET ARE A GENERAL REPRESENTATION AND SHOULD NOT BE INTERPRETED AS DEFINITIVE OR LEGALLY BINDING. FOR PRECISE BOUNDARY INFORMATION REFER TO THE PRELIMINARY PLAT.
2. WELL & SEPTIC AND DEVELOPMENT AREAS ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE ENGINEER OR CONTRACTOR DESIGNING EACH RESPECTIVE SYSTEM OR LOT DEVELOPMENT TO ENSURE THE INSTALLATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS AND REGULATIONS.
3. SEE PRELIM PLAT FOR BOUNDARY CONTROL

LEGEND

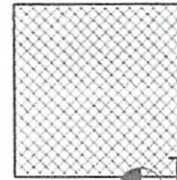
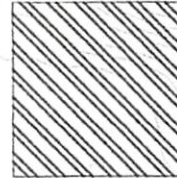


10,000FT² USABLE SEPTIC AREA



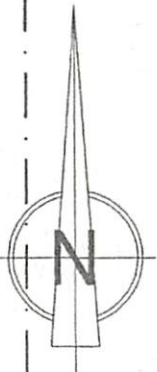
10,000FT² USABLE BUILDING AREA

TRACT A2
7.00 Ac.
304,360 S.F.



TH#1

TRACT A1
52.61 Ac.
2,291,587 S.F.



UTILITY EASEMENT

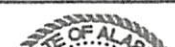
NOTES:		PANNONE ENG SVC, LLC (C.I. 1088) P.O. BOX 1801 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		REVISIONS		DATE 07/29/2026
FOR MAT-SU BOROUGH USE ONLY						SCALE 1:100
CHECKED	SRP	DAVE GROW'S CRKSIDE EST TRACT A OWNER: DAVID EDGERTON SITES: 7521 N. NANGLE STREET PALMER, AK 99654		P.I.D. NO. 525216		
DRAWN	RSV			PERMIT NO. -		
USEABLE AREA EXHIBIT				SHEET C10		

EXHIBIT B

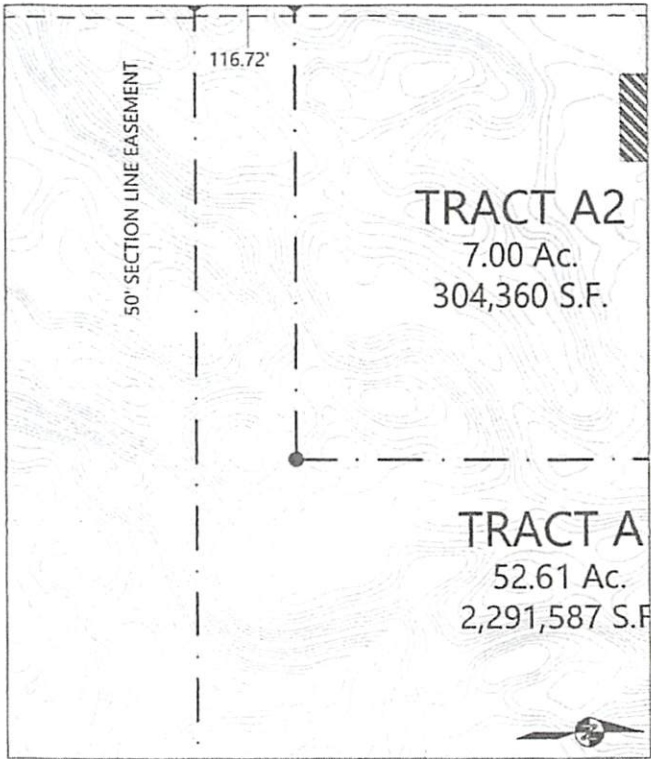
SOILS LOG & PERCOLATION TEST

TEST HOLE #1		PANNONE ENGINEERING	
DEPTH	OR	ORGANICS	
0.5			
1	ML	BROWN SILTS & LOAM	
2			
3			
4			
5	GP/GM	POORLY GRADED GRAVEL W/ TRACE SILTS MSA 6.0	
6			
7			
8	SP/SM	POORLY GRADED SAND W/ TRACE SILTS	
9			
10			
11	GP/SP	POORLY GRADED GRAVEL TO GRAVELY SAND MSA 10.0	
12			
13			
14	BOH		

WAS GROUND WATER ENCOUNTERED? - NO -
IF YES, AT WHAT DEPTH? N/A

SLOPE

SEE SITE PLAN



SEE SITE PLAN

SLOPE

DATE PERFORMED: 07/06/2026

READING	DATE	NET TIME	WATER LEVEL READING	NET DROP	RATE (MPH)
1	07/06/26	-	-	-	-
2					
3					
4					
5					
6					
7					
8					

SOIL TEST RESULTS/ANALYSIS
• PERCOLATION RATE 1.5 (in/hr)
(VISUALLY RATED B/W 3.0 - 7.0
FT) (Hydrologic Soil Group: HSG A)

COMMENTS: Test hole excavated by Property Owner.

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

NOTES:	PANNONE ENG SVC, LLC (C.I. 1088) P.O. Box 1807, Palmer, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		REVISIONS	DATE 07/29/2026
FOR MAT-SU BOROUGH USE ONLY	DAVE GROW'S CRKSIDE EST TRACT A OWNER: DAVID EDGERTON SITES: 7521 N. NANGLE STREET PALMER, AK 99654			SCALE 1:200
CHECKED SRP				P.I.D. NO. 525216
DRAWN RSV				PERMIT NO. -
SOIL LOG				SHEET C1.1



Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 22, 2026 3:44 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Dave Grow's Creekside Estates RSB Subdivision (name TBD) (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Chris,

As previously commented by PD&E, both lots shall share a common access to Boyd Road.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:00 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 <notpermit.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>; Fishhook Community Council <fhcc.ak@gmail.com>; stark@mtaonline.net; billkleeb@hotmail.com; jevincen@earthlink.net; mothers@mtaonline.net; Michael Bowles <Michael.Bowles@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 Dave Grow's Creekside Estates RSB Subdivision (name TBD) (CC)

Hello,

The link below is to the RFC packet for the Dave Grow's Creekside Estates RSB Subdivision (name TBD). Please ensure that all comments are submitted by September 30, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Dave Grow's Creekside Est RSB](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Development Services
Sent: Friday, October 2, 2026 3:44 PM
To: Chris Curlin
Subject: RE: RFC Dave Grow's Est RSB

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: Friday, October 2, 2026 1:20 PM
To: Development Services <DevelopmentServices@matsu.gov>
Subject: RFC Dave Grow's Est RSB

Hi Brandon,

Here's another you may have missed.

 [Dave Grow's Creekside Est RSB](#)

Sincerely,

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



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

30 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.

- **DECEPTION BLUFF**
(MSB Case # 2026-107)
- **KAY ESTATES 2026**
(MSB Case # 2026-110)
- **DAVE GROW'S CREEKSIDE ESTATES RESUBDIVIDED**
(MSB Case # 2026-111)

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

Sincerely,

A handwritten signature in black ink, 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

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, September 18, 2026 12:54 PM
To: Chris Curlin
Subject: RE: RFC Dave Grow's Creekside Estates RSB Subdivision (name TBD) (CC)

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

Hello,

MTA has no comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:00 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 <notpermit.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>; Fishhook Community Council <fhcc.ak@gmail.com>; stark@mtaonline.net; billkleeb@hotmail.com; jevincen@earthlink.net; mothers@mtaonline.net; Michael Bowles <Michael.Bowles@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 Dave Grow's Creekside Estates RSB Subdivision (name TBD) (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: Tuesday, September 22, 2026 3:02 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Dave Grow's Creekside Estates RSB Subdivision (name TBD) (CC)
Attachments: Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Cayman,

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

Thanks,

GCI | OSP Design

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

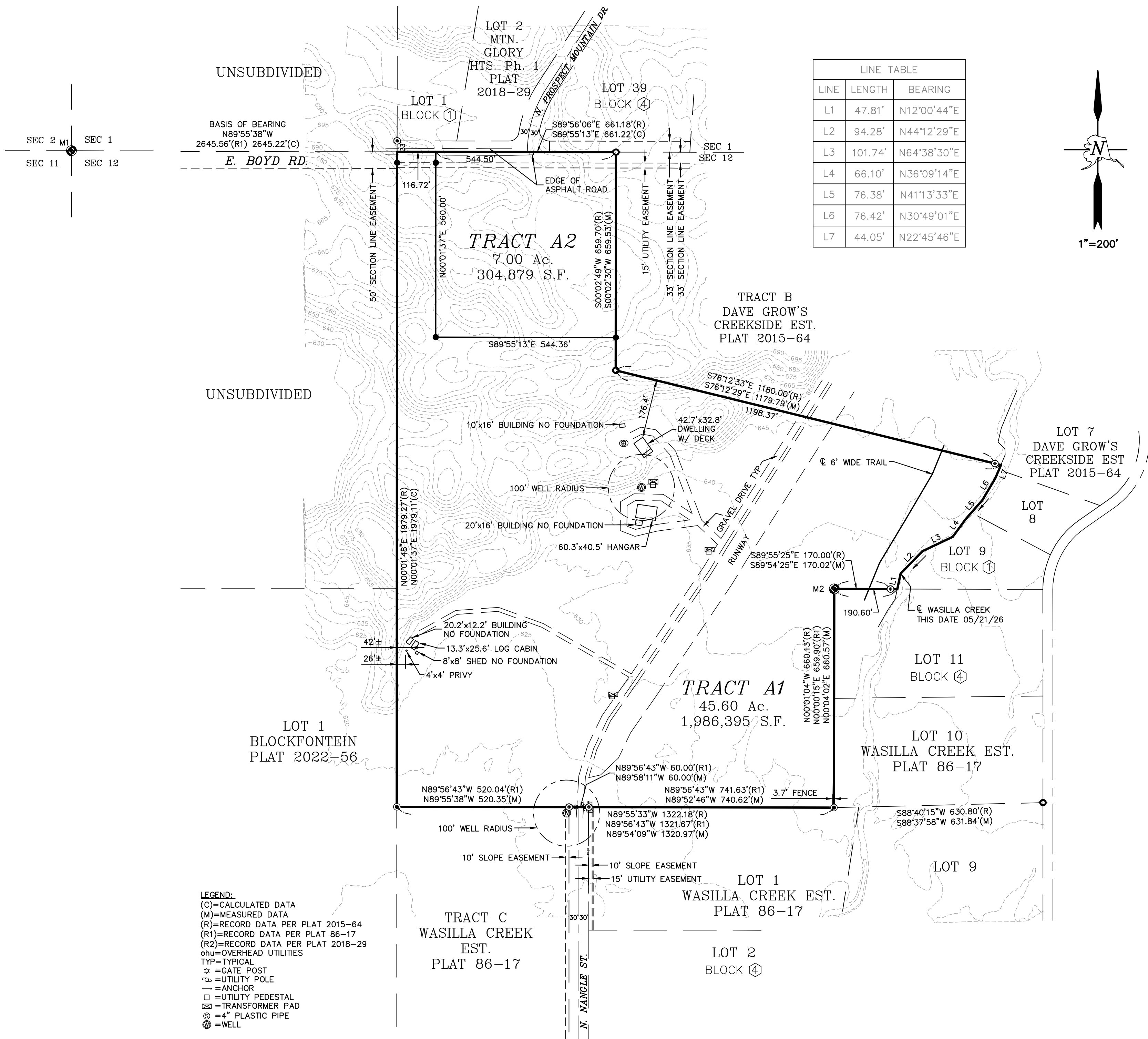
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:00 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 <notpermit.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>; Fishhook Community Council <fhcc.ak@gmail.com>; stark@mtaonline.net; billkleeb@hotmail.com; jevincen@earthlink.net; mothers@mtaonline.net; Michael Bowles <Michael.Bowles@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 Dave Grow's Creekside Estates RSB Subdivision (name TBD) (CC)

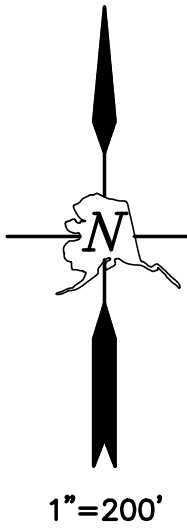
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,



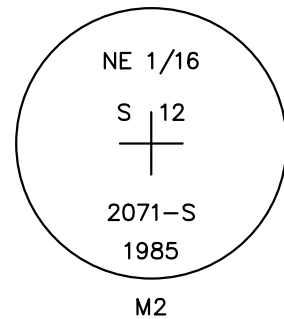
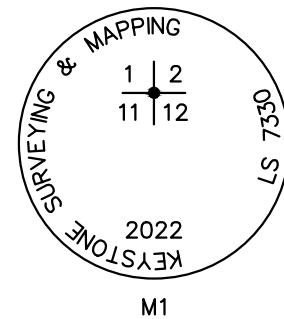


LINE TABLE		
LINE	LENGTH	BEARING
L1	47.81'	N12°00'44"E
L2	94.28'	N44°12'29"E
L3	101.74'	N64°38'30"E
L4	66.10'	N36°09'14"E
L5	76.38'	N41°13'33"E
L6	76.42'	N30°49'01"E
L7	44.05'	N22°45'46"E



LEGEND:
(C)=CALCULATED DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2015-64
(R1)=RECORD DATA PER PLAT 86-17
(R2)=RECORD DATA PER PLAT 2018-29
ohu=OVERHEAD UTILITIES
TYP=TYPICAL
⊕=GATE POST
—=UTILITY POLE
—=ANCHOR
□=UTILITY PEDESTAL
⊞=TRANSFORMER PAD
⊞=4" PLASTIC PIPE
⊞=WELL

- SET 5/8" REBAR W/ PLASTIC CAP 10615-S
- 5/8" REBAR
- 5/8" REBAR W/ PLASTIC CAP LS 7074
- 5/8" REBAR W/ PLASTIC CAP LS 7330
- 2" ALUMINUM MONUMENT



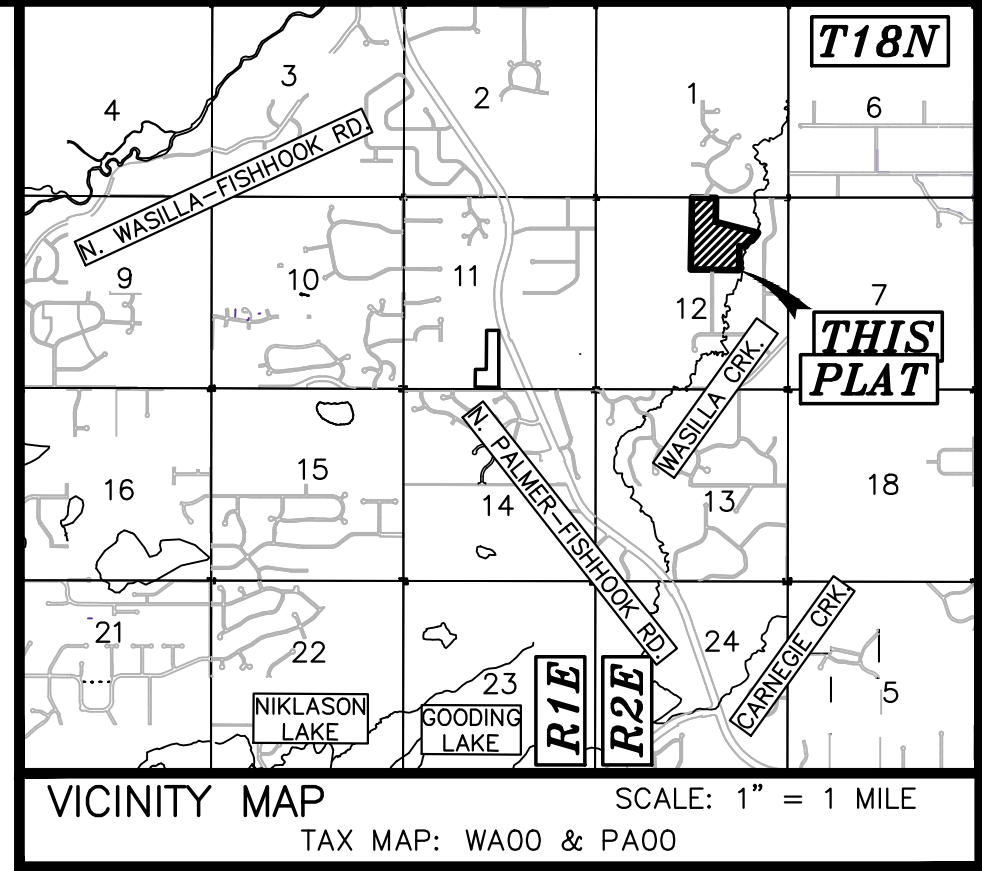
PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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 _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

NOTES

- 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 THIS PLAT.
- 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.
- NOTHING FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 1 & 12, POSITION DETERMINED BY HOLDING THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11 & 12 AND A LINE TANGENT TO A 33.00' OFFSET TO A RECOVERED 5/8" REBAR W/ PLASTIC CAP LS7330.



CERTIFICATE OF OWNERSHIP

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

EDGERTON ALASKA COMMUNITY PROPERTY TRUST _____ DATE _____
4039 N. CAMPBELL RD.
PALMER, AK 99645

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

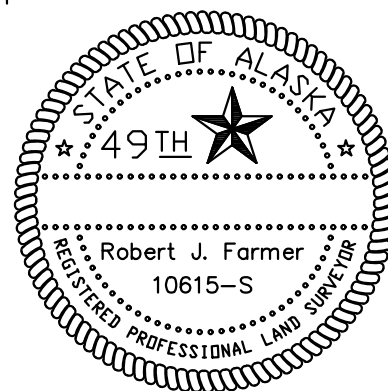
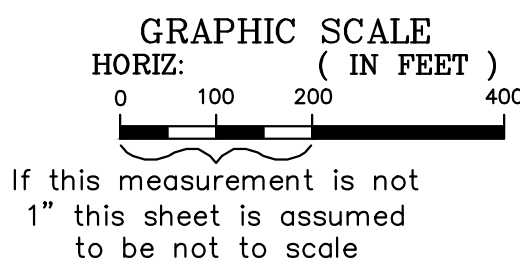
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

PRELIMINARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND 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.



DATE _____

A PLAT OF DAVE GROW'S CREEKSIDE ESTATES RESUBDIVIDED (NAME TBD) A REPLAT OF TRACT A, DAVE GROW'S CREEKSIDE ESTATES SUBDIVISION, PLAT No. 2015-64 LOCATED WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 12, T.18N., R.1E., S.M., STATE OF ALASKA. CONTAINING 52.61 ACRES	
FARMER SURVEYING, LLC #126467 PMB 548 2521 E. Mtn. Village Dr., Ste. B Wasilla, AK 99654-7332 907-745-0222 Ken@farmersurveying.com	
W.O. 26-0051	DATE: AUGUST, 2026
DRAWN BY: KJA	SCALE: 1"=200'
FILE: 260051PRELIM	SHEET 1 OF 1