AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Connor Herren

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **October 21, 2026**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@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)

2. **UNFINISHED BUSINESS:**
   (None)

3. **PUBLIC HEARINGS:**
   A. **KAYE ESTATES 2026:** The request is to create two lots from Lot 7A, Block 2, Kaye Estates Lots 7A and 8A, Block 2, (Plat#2006-148), (Tax ID# 5931B02L007A) to be known as **Kaye Estates 2026**, containing 2.69 acres +/-. The property is directly north of W. Kaye Lake Road and west of S. Johnsons Road; within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Anatoliy Rudenkiy, Staff: Chris Curlin, Case #2026-110)*

4. **ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 21, 2026**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

PUBLIC HEARINGS

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 21, 2026

ABBREVIATED PLAT:	KAYE ESTATES 2026
LEGAL DESCRIPTION:	SEC 12, T18N, R01E S.M., AK
PETITIONERS:	ANATOLIY RUDENKIY
SURVEYOR/ ENGINEER:	HANSON LAND SOLUTIONS
ACRES: 2.69 +/-	PARCELS: 2
REVIEWED BY:	CHRIS CURLIN CASE # 2026-110

REQUEST:
The request is to create two lots from Lot 7A, Block 2, Kaye Estates Lots 7A and 8A, Block 2, (Plat#2006-148), (Tax ID# 5931B02L007A) to be known as **Kaye Estates 2026**, containing 2.69 acres +/-. The property is directly north of W. Kaye Lake Road and west of S. Johnsons Road; within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

EXHIBITS:
Vicinity Map and Aerial Photos — **Exhibit A** – 4 pgs
Soils Report — **Exhibit B** – 4 pgs

COMMENTS:
MSB Pre-Design and Engineering — **Exhibit C**– 1 pg
MSB Permit Center — **Exhibit D** - 2 pgs
Utilities — **Exhibit E** – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots of 1.34 acres +/-. Access for the lots exist from W. Kaye Lake Road.

SOILS REPORT: A geotechnical report was submitted **(Exhibit B)**, pursuant to MSB 43.20.281(A). Bill Klebesadel, 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 C)** PD&E has no comments.
MSB Permit Center: **(Exhibit D)** They'll need a DW permit as shown. No other comments from Development Services.

Utilities: **(Exhibit E)** 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 **Kaye Estates 2026** 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.

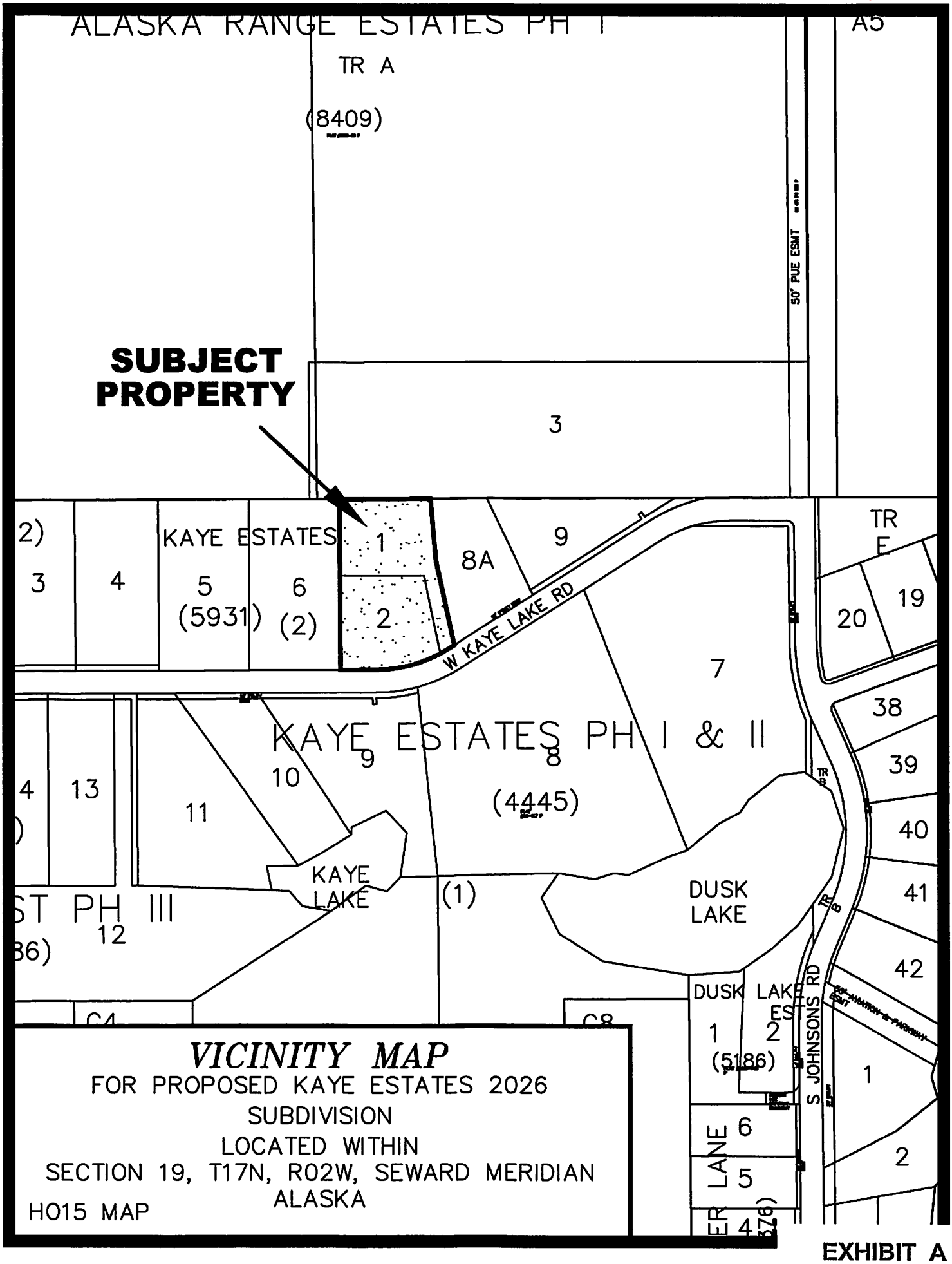
FINDINGS OF FACT:

1. The plat of **Kaye Estates 2026** 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, USACE, AKF&G, Collections, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of Kaye Estates 2026, Section 19, 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. 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.



VICINITY MAP

FOR PROPOSED KAYE ESTATES 2026
SUBDIVISION
LOCATED WITHIN
SECTION 19, T17N, R02W, SEWARD MERIDIAN
ALASKA

H015 MAP

EXHIBIT A

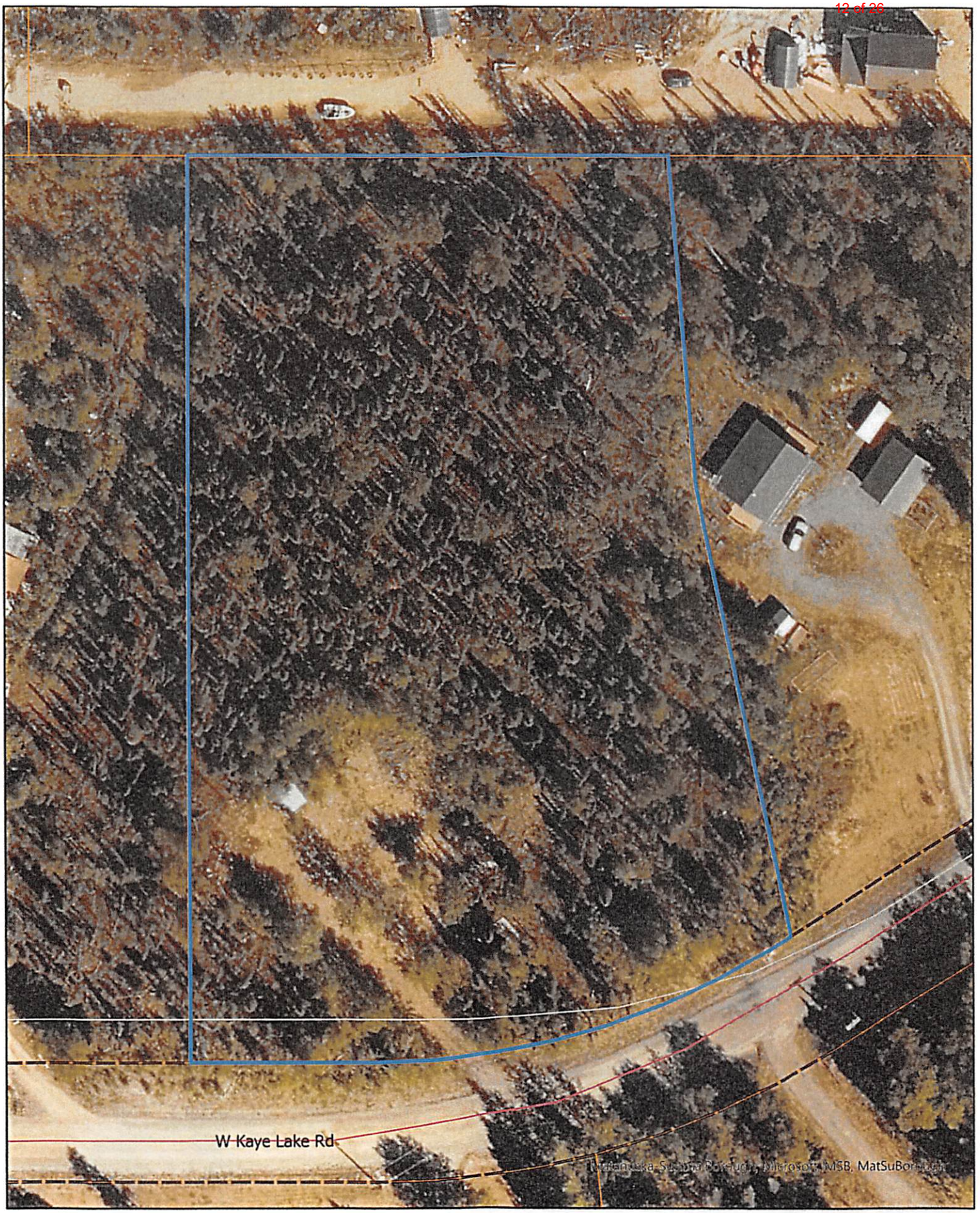
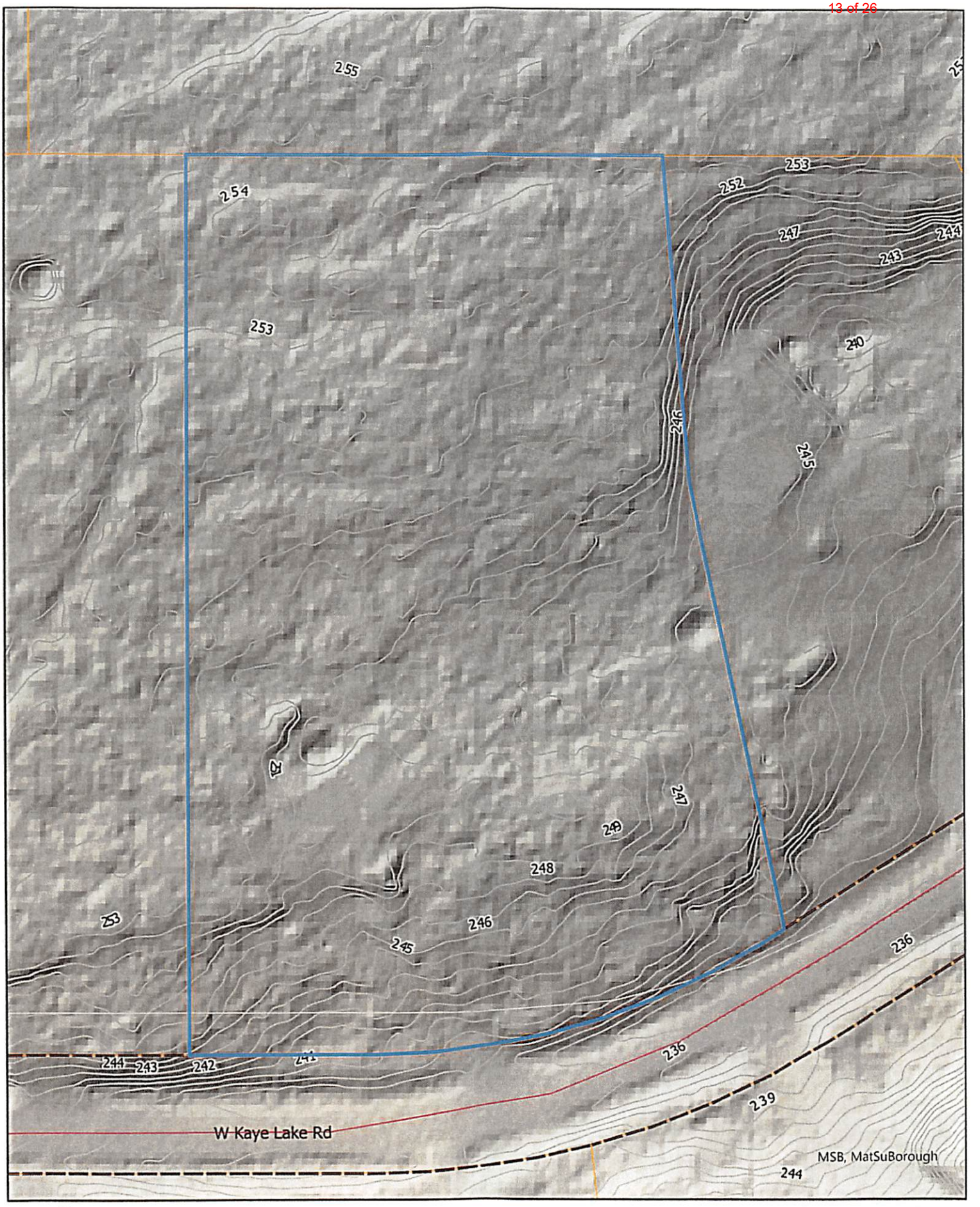


EXHIBIT A



N
W E
S

0 70 140

EXHIBIT A


50' PUE ESMT
W Kaye Lake Rd
S Johnsons Rd
S Dawn Lake Dr
S Johnsons Rd
50' AVIATION & P
N
W
E
S
0
355
71(
EXHIBIT A

HANSON LAND SOLUTIONS
SURVEYING & LAND DEVELOPMENT CONSULTING
305 E. Fireweed Ave. Palmer, AK 99645

RECEIVED
SEP 14 2026
PLATTING

USABLE AREA CERTIFICATION FOR SEPTIC DRAIN FIELD USE

A SUBDIVISION OF

LOT 7A KAYE ESTATES LOTS 7A AND 8A, BLOCK 2 (2006-148)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Usable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Usable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The usable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The usable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The usable area is not less than 100' from open water, surface water, or wetlands.
- ☒ The usable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The usable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep (or 2' below ground water or to an impermeable layer), and a "shallow trench" or "bed system" is anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer): _____

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 1 (GP) TEST HOLES: _____
(SW) TEST HOLES: _____ (SP) TEST HOLES: _____

- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: _____ (SM) TEST HOLES: _____

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES: _____
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES: _____

EXHIBIT B

HANSON LAND SOLUTIONS

SURVEYING & LAND DEVELOPMENT CONSULTING

305 E. Fireweed Ave. Palmer, AK 99645

GROUND WATER INVESTIGATION

☒ No groundwater was encountered in any of the Test Holes

☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

- ☐ Monitoring Test Holes May through October: TEST HOLES:
- ☐ Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is less than 8'
TEST HOLES:

Depth to seasonal high water is 8' or more
TEST HOLES:

SUMMARY OF REQUIRED FURTHER ACTION

☐ Additional Fill required to ensure 8' of coverage above water table Lots:

☐ Re-grading will be required to eliminate slopes in excess of 25% Lots:

☐ A suitable septic system will be constructed and a variance will be requested Lots:

☒ No further action is required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Usable Building Area" 3. All have at least 10,000 square feet of "Contiguous Usable Septic Area".

Bill Klebesadel 7-11-26

WILLIAM KLEBESADEL P.E. *Date*

Professional Engineer



EXHIBIT B

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	KAYE ESTATES L1 &2	TEST HOLE NO.	Date:	6-24-26
Insp. By:	PIONEER	1	Job #	26-147

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

WATER LEVEL MONITORING

Date	WATER LEVEL

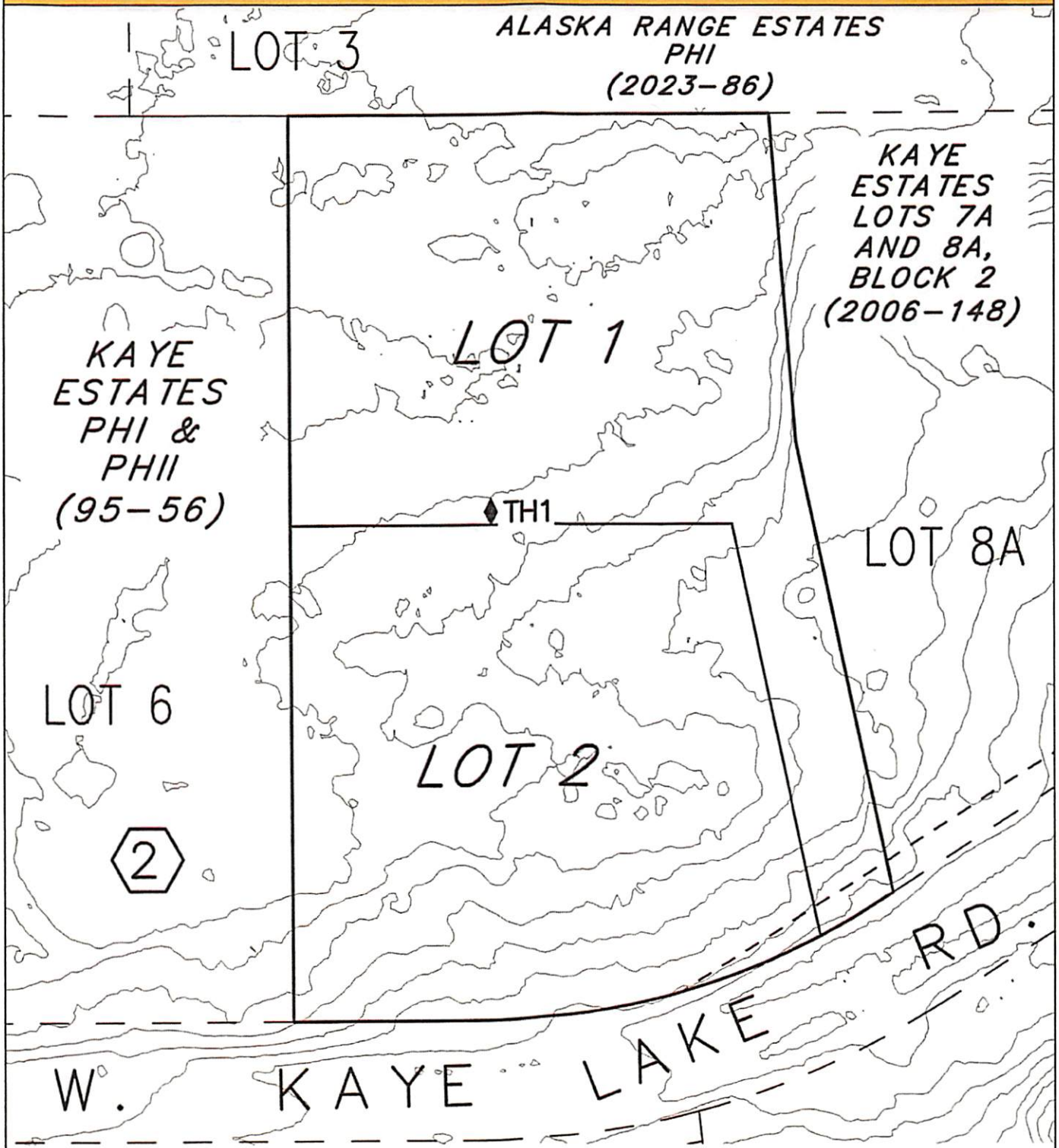
EXHIBIT B

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

♦ TEST HOLE

KAYE ESTATES 2026		
FILE: 26-147	DRAWN: LS	07/08/2026

EXHIBIT A

Page 1 of 1

EXHIBIT B

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 22, 2026 3:36 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Kaye Estates 2026 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:34 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>; Email:admin@kfccak.org <admin@kfccak.org>; Fire Code <Fire.Code@matsu.gov>; micheal.keenan@matsu.gov; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@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 Kaye Estates 2026 (CC)

Hello,

The link below is to the RFC packet for the Kaye Estates 2026 Subdivision. 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.

Kaye Estates 2026

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT C

Chris Curlin

From: Brandon Tucker
Sent: Tuesday, October 6, 2026 8:38 AM
To: Chris Curlin
Subject: RE: Kaye Estates 2026
Attachments: Screenshot 2026-10-06 083544.png

They'll need a DW permit 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: Monday, October 5, 2026 4:32 PM
To: Jennifer Monnin <Jennifer.Monnin@matsu.gov>; Brandon Tucker <Brandon.Tucker@matsu.gov>
Subject: Kaye Estates 2026

Hello,

This one still had the old email address when sent.

Kaye Estates 2026

Sincerely,

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

EXHIBIT D

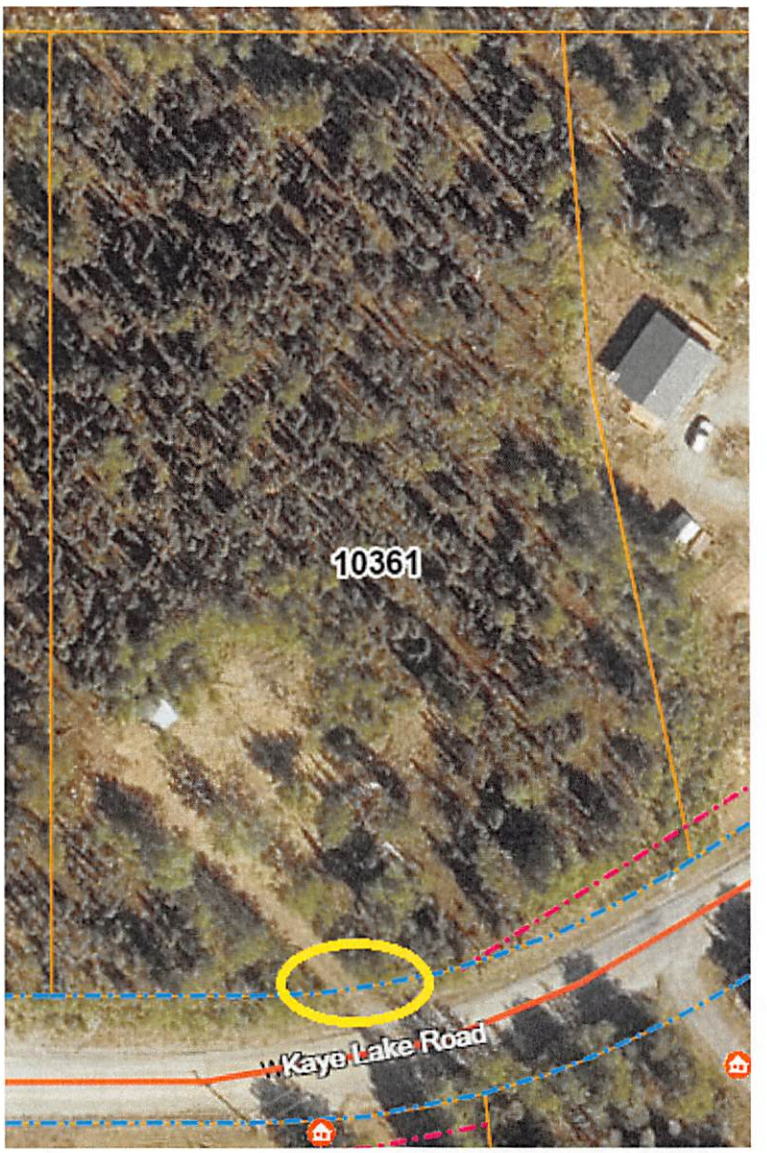


EXHIBIT D

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,

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

EXHIBIT E

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, September 22, 2026 3:53 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Kaye Estates 2026 (CC)
Attachments: Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Thanks,
GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | **w:** www.gci.com

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:34 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>; Email:admin@kfccak.org <admin@kfccak.org>; Fire Code <Fire.Code@matsu.gov>; micheal.keenan@matsu.gov; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@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 Kaye Estates 2026 (CC)

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

Hello,

The link below is to the RFC packet for the Kaye Estates 2026 Subdivision. 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.

EXHIBIT E

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH
CRAIG E. HANSON
LS 12312
REGISTERED PROFESSIONAL LAND SURVEYOR

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

REGISTERED LAND SURVEYOR

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20___

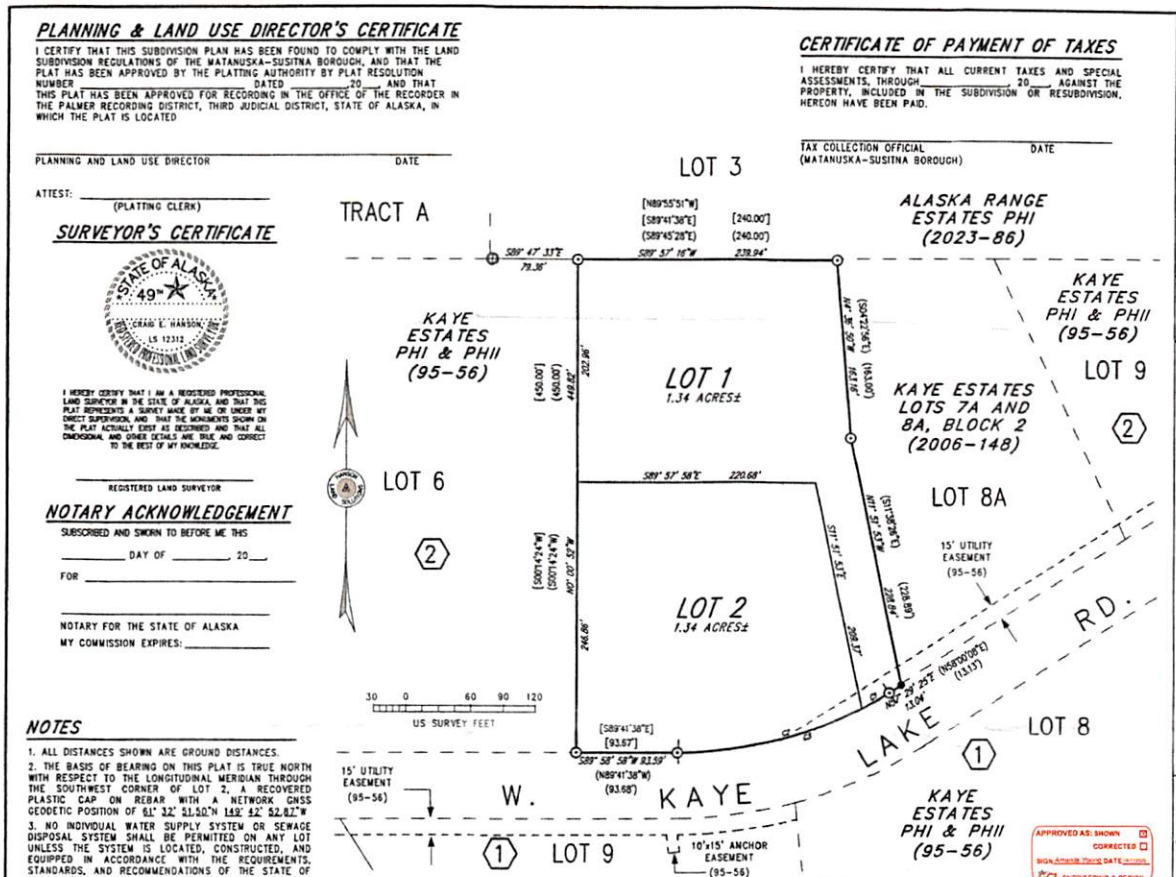
FOR _____

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 _____, 20___, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 2, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 32' 51.50"N 149° 42' 52.82"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JULY 12, 1983 IN BK. 310, PG. 917 AND RECORDED ON DECEMBER 19, 1995 IN BK. 832, PG. 35.
6. COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS RECORDED ON AUGUST 14, 1995 IN BK. 815, PG. 965.

LS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	29.25	365.67	4°34'57"	29.24	N60° 02' 48"E	14.63
C2	176.86	365.67	27°42'43"	175.14	S76° 11' 38"W	90.20
C3	205.79	365.67	32°14'40"	203.08	N73° 52' 40"E	105.70
(C1)		(365.67')				
(C2)		(365.67')				
(C3)	(206.16')	(365.67')	(32°18'09")	(203.44')	(N74°09'15"E)	(105.90')

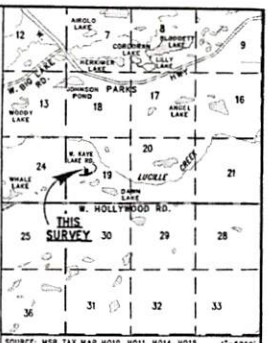
LEGEND

- RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED ⅝" REBAR
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- [N74°45'W] [254.70'] RECORD PER PLAT (2023-86)
- (1) BLOCK NUMBER

APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN Amanda Yancy DATE 9/15/2026
GCI ENGINEERING & DESIGN

Agenda Copy

RECEIVED
SEP 14 2026
PLATTING



SOURCE: MSB TAX MAP H010, H011, H014, H015 1"=5280'

CERTIFICATE OF OWNERSHIP

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

ANATOLIY A. RUDENKIY (OWNER) DATE
P.O. BOX 874445
WASILLA AK 99687

CERTIFICATE OF OWNERSHIP

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

OKSANA S. RUDENKAYA (OWNER) DATE
P.O. BOX 874445
WASILLA AK 99687

A PLAT OF
KAYE ESTATES 2026
A SUBDIVISION OF
LOT 7A KAYE ESTATES LOTS 7A AND 8A, BLOCK 2 (2006-148)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 19, T.17N. R.2W. SM, AK
CONTAINING 2.69 ACRES MORE OR LESS

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

FILE: FB26-147 | CK: CEH | SCALE: 1"=60' | 07/22/26 | 1 OF 1

EXHIBIT E

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, September 18, 2026 1:05 PM
To: Chris Curlin
Subject: RE: RFC Kaye Estates 2026 (CC)

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

MTA has no comments for Kaye Estates.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Friday, September 18, 2026 12:34 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>; Email:admin@kfccak.org <admin@kfccak.org>; Fire Code <Fire.Code@matsu.gov>; micheal.keenan@matsu.gov; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@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 Kaye Estates 2026 (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,

EXHIBIT E

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

_____
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH
CRAIG E. HANSON
LS 12312
REGISTERED PROFESSIONAL LAND SURVEYOR

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

_____
REGISTERED LAND SURVEYOR

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20___,

FOR _____

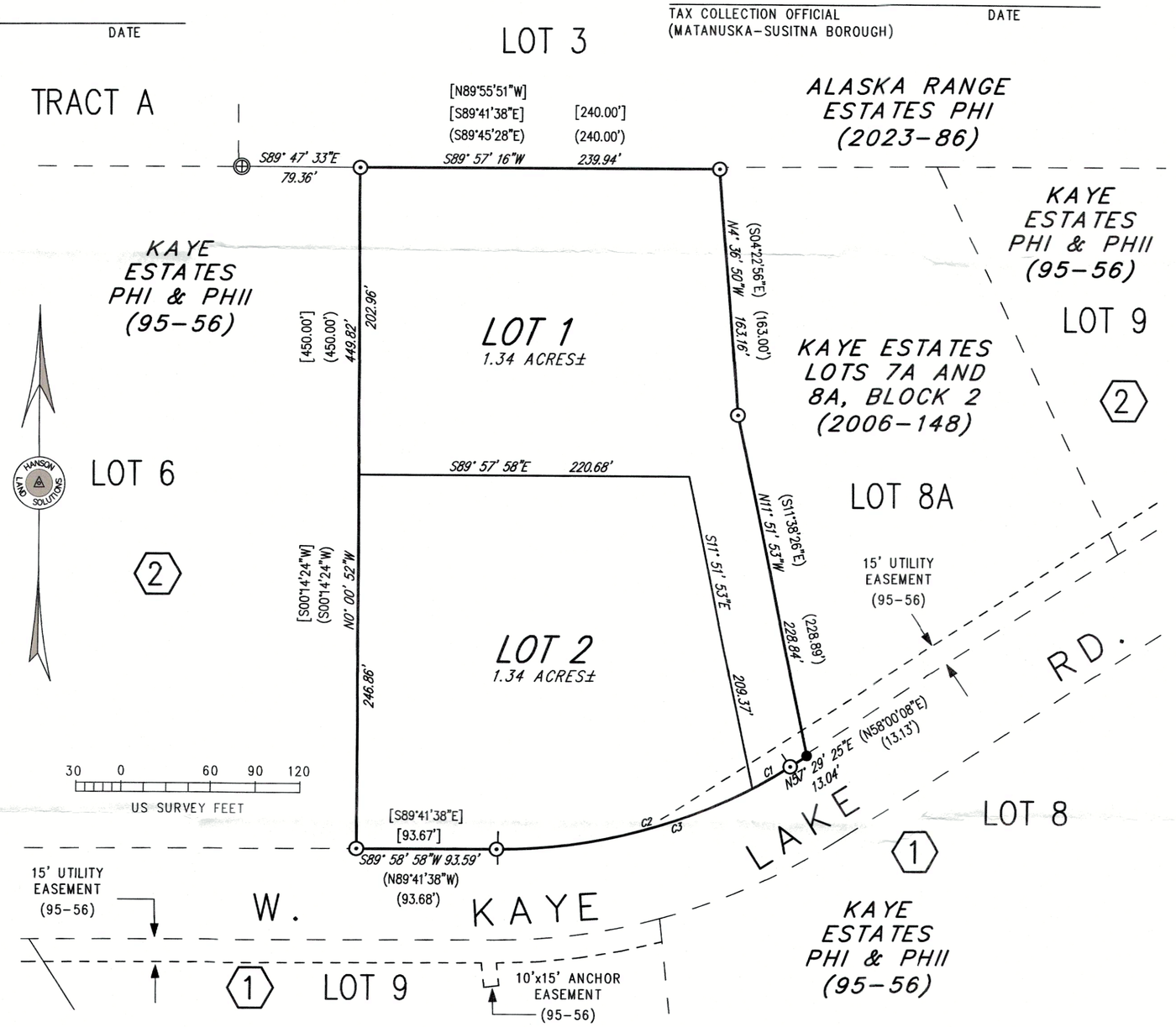
_____
NOTARY FOR THE STATE OF ALASKA

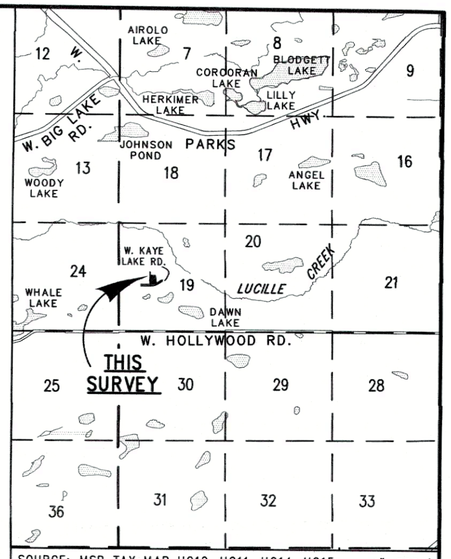
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

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

_____
TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)





SOURCE: MSB TAX MAP H010, H011, H014, H015 1"=5280'

CERTIFICATE OF OWNERSHIP

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

_____
ANATOLIY A. RUDENKIY (OWNER) DATE
P.O. BOX 874445
WASILLA AK 99687

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_____
OKSANA S. RUDENKAYA (OWNER) DATE
P.O. BOX 874445
WASILLA AK 99687

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 2, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 32' 51.50"N 149° 42' 52.87"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JULY 12, 1983 IN BK. 310, PG. 917 AND RECORDED ON DECEMBER 19. 1995 IN BK. 832, PG. 35.
6. COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS RECORDED ON AUGUST 14, 1995 IN BK. LS815, PG. 965.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	29.25	365.67	4°34'57"	29.24	N60° 02' 48"E	14.63
C2	176.86	365.67	27°42'43"	175.14	S76° 11' 38"W	90.20
C3	205.79	365.67	32°14'40"	203.08	N73° 52' 40"E	105.70
(C1)		(365.67')				
(C2)		(365.67')				
(C3)	(206.16')	(365.67')	(32°18'09")	(203.44')	(N74°09'15"E)	(105.90')

LEGEND

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