

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 12, 2024

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **PIPELINE DREAM:** The request is to create two lots from Tax Parcel B1, to be known as **PIPELINE DREAM**, containing 39.78 acres +/- . The parcel is located along the Little Susitna River and N. Palmer-Fishhook Road north of E. Santa Fe Circle (Tax ID# 119N01E26B001); within Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Warren E. Petrasek, Staff: Natasha Heindel, Case #2024-064)*
- B. **TWIN LAKES LOT 5:** The request is to create one lot from Twin Lakes Subdivision Lot 5 and 6, Plat No. 18-215, to be known as **TWIN LAKES LOT 5A**, containing 0.69 acres +/- . The parcel is located directly east of Nicklason Lake, and directly west of N. Engstrom Road (Tax ID#s 56323000L005/L006); within Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the North Lakes Community Council and Assembly District #6. *(Petitioner/Owner: The R & K Family Trust, Staff: Natasha Heindel, Case #2024-065)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 12, 2024**, 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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 12, 2024**

PRELIMINARY PLAT: PIPELINE DREAM
LEGAL DESCRIPTION: SEC 26, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WARREN E. PETRASEK
SURVEYOR/ENGINEER: ALL POINTS NORTH
ACRES: 39.78 ± PARCELS: 2
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-064

REQUEST: The request is to create two lots from Tax Parcel B1, to be known as **PIPELINE DREAM**, containing 39.78 acres +/- . The parcel is located along the Little Susitna River and N. Palmer-Fishhook Road north of E. Santa Fe Circle; within the NW 1/4 of Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging	EXHIBIT A – 4 pp
Topographic Narrative	EXHIBIT B – 3 pp
Navigable Waters of Alaska	EXHIBIT C – 6 pp
Surveyor Clarification of Plat	EXHIBIT D – 2 pp

AGENCY COMMENTS

Alaska Department of Transportation & Public Facilities	EXHIBIT E – 3 pp
Alaska Department of Fish & Game, Access Defense Program	EXHIBIT F – 1 p
Alaska Department of Fish & Game, Habitat Section	EXHIBIT G – 1 p
Department of Public Works, Pre-Design & Engineering Division	EXHIBIT H – 1 p
Division of Development Services	EXHIBIT I – 1 p
Utilities: Enstar & GCI	EXHIBIT J – 3 pp

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats*. The petitioner is proposing the creation of two lots, ranging in size from 9.19 acres to 30.59 acres. The subject property is bisected by Palmer-Fishhook Road, with the proposed property line between Lot 1 and Lot 2 to follow the centerline of the road until the quarter section line (Exhibit D). The proposed Lot 1 is bisected by the Little Susitna River.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils & Engineering Data: A topographic narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i) as both proposed lots are greater than 400,000 square feet. Max Schillinger, P.E., P.S., notes that all parcels for the proposed Pipeline Dream Subdivision would have the adequate usable area required. Research was provided from the surveyor to address the navigability of the Little Susitna River (**Exhibit C**). Topographic map and as-built are included in the Agenda Plat.

Comments: Alaska Department of Transportation & Public Facilities (**Exhibit E**) notes that only one access to Palmer-Fishhook Road will be permitted for Lot 1, and no more than two accesses to Palmer-Fishhook Road will be permitted for Lot 2; please add as plat notes. Any subsequent development of Lot 2 will only be permitted two access points to Palmer-Fishhook Road; develop internal circulation accordingly. The plat should clarify ownership to Lot 1 or Lot 2 for the southern portion of land east of Palmer-Fishhook Road; *staff notes that the surveyor has provided additional clarification for the ownership of the southeast corner which will be a part of Proposed Lot 2 (Exhibit D)*. ADOT&PF requests right of way dedication along Palmer-Fishhook Road. The plat should show dimension of Hatcher Pass Road right of way as depicted on Right of Way plan sheet, Plat 2011-21 (**Exhibit E-3**). Platting actions invalidate existing driveway permits; petitioner must reapply for a driveway permit for existing access (*see Recommendation #3*).

Alaska Department of Fish & Game, Access Defense Program (**Exhibit F**) notes that they have no objections to the proposed plat as it will not affect public access to public lands and waters.

Alaska Department of Fish & Game, Habitat Section (**Exhibit G**) notes that they have no objections to the proposed plat. They would like to note that proposed Lot 1 adjoins the Little Susitna River which is an anadromous waterbody. Any bank modifications, dock placements, water withdrawals, or other proposed work below the ordinary high-water line of this waterbody may require a Fish Habitat permit from the ADF&G Habitat Section.

MSB Department of Public Works, Division of Pre-Design & Engineering (**Exhibit H**) and Department of Planning, Division of Development Services (**Exhibit I**) have no comments.

Utility companies, Enstar and GCI (**Exhibit J**), stated that they have no comments to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Natural Resources Division of Mining, Land, and Water; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Mat-Su Borough Departments of Community Development, Emergency Services, Assessments, Planning, and Attorney; US Post Master; MEA, and MTA.

No public comment was received at the time of this staff report.

CONCLUSION: The preliminary plat of **Pipeline Dream** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received 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

does exist, pursuant to MSB 43.20.320 *Frontage*. A topographic narrative was submitted pursuant to MSB 43.20.218(A)(1)(i)(i).

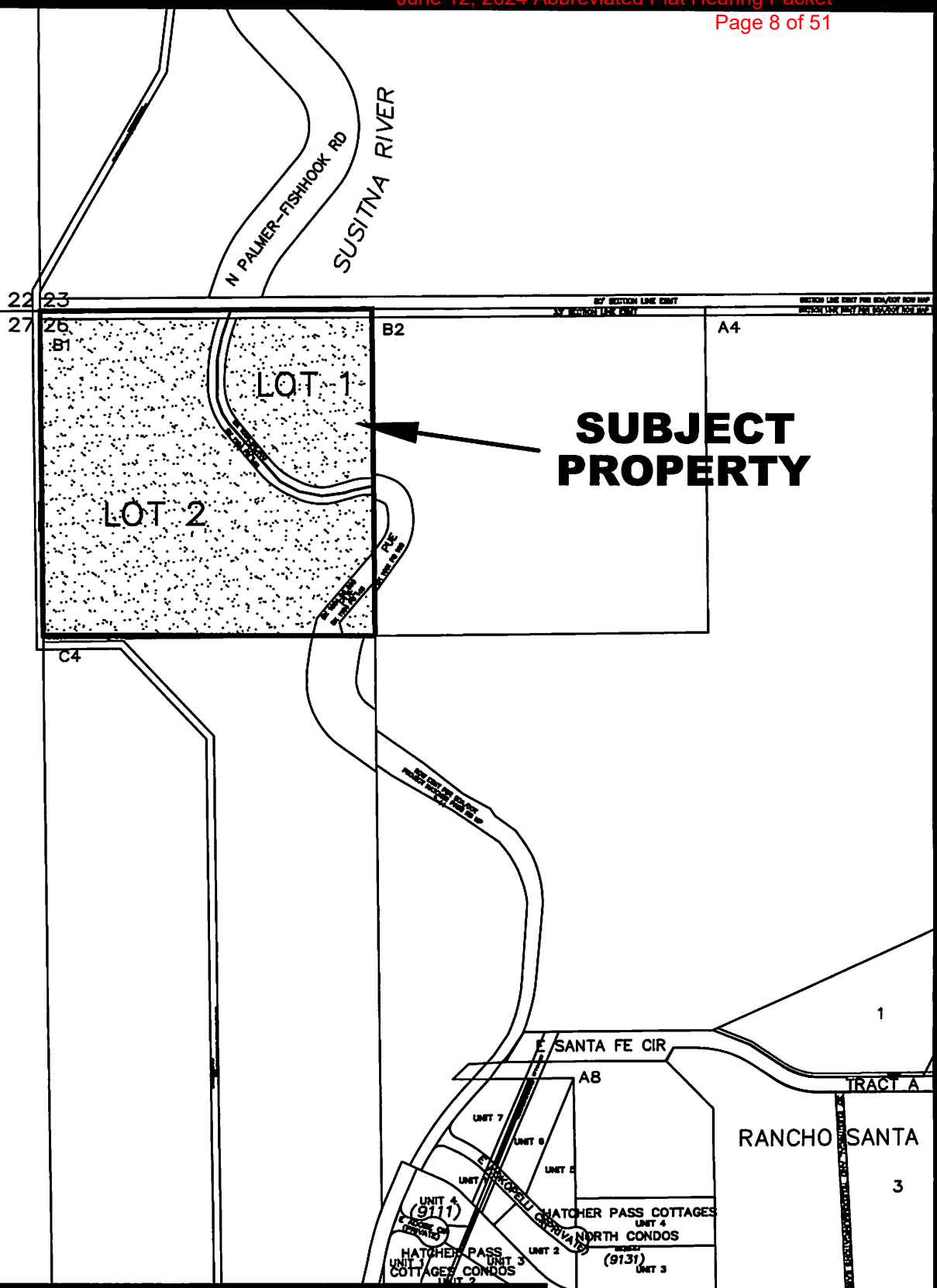
FINDINGS OF FACT

1. The abbreviated plat of **Pipeline Dream** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.
7. At the time of this staff report, no responses were received from Alaska Department of Natural Resources Division of Mining, Land, and Water; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Mat-Su Borough Departments of Community Development, Emergency Services, Assessments, Planning, and Attorney; US Postmaster; MEA, and MTA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Pipeline Dream**, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay postage and advertising fees.
3. Reapply for a driveway permit for existing driveways per comments from ADOT&PF. Provide copies of applications and/or existing permits for driveways to Platting Staff.
4. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
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.

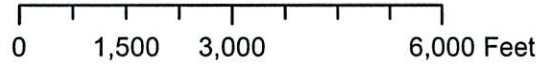


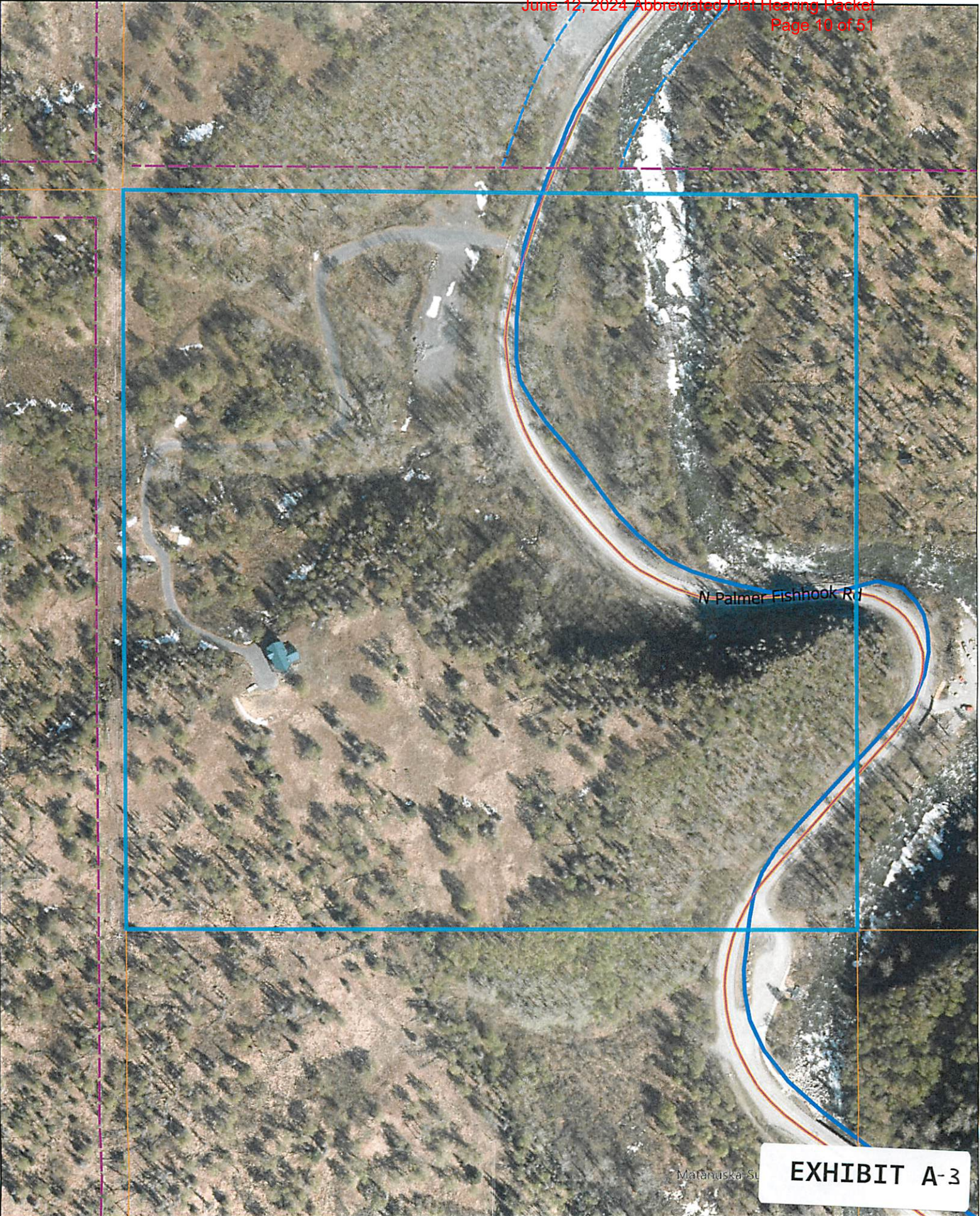
VICINITY MAP

FOR PROPOSED PIPELINE DREAM SUBDIVISION
LOCATED WITHIN
SECTION 26, T19N, R01E, SEWARD MERIDIAN
ALASKA

IN 14 MAP

EXHIBIT A-1





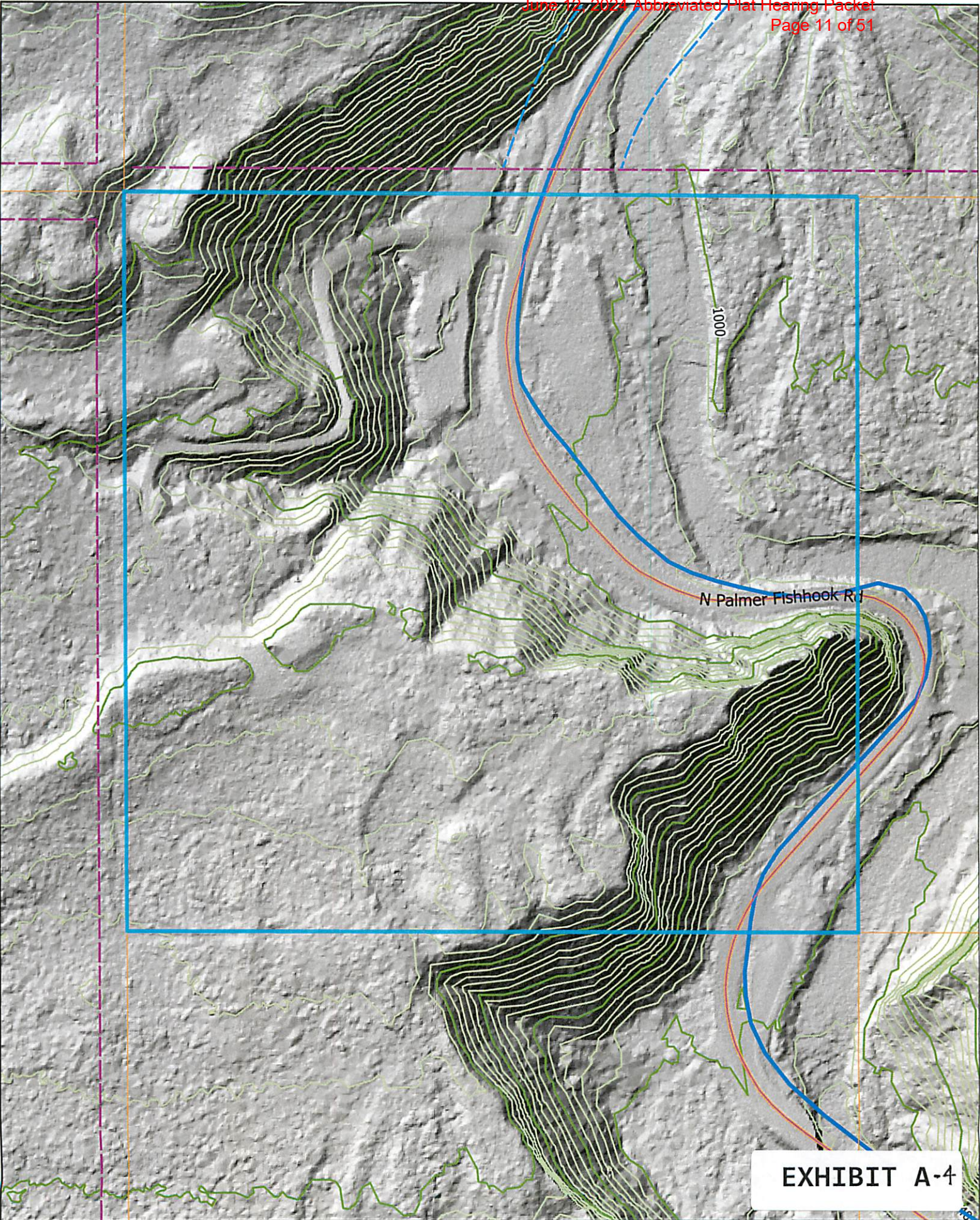
N Palmer Fishhook Rd

Matanuska St

EXHIBIT A-3



0 262.5 525 1,050 Feet



1000

N Palmer Fishhook R.

EXHIBIT A-4



0 262.5 525 1,050 Feet



LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645**

Date: **5-20-2024**

Job: **23-24 Pipeline Dream**

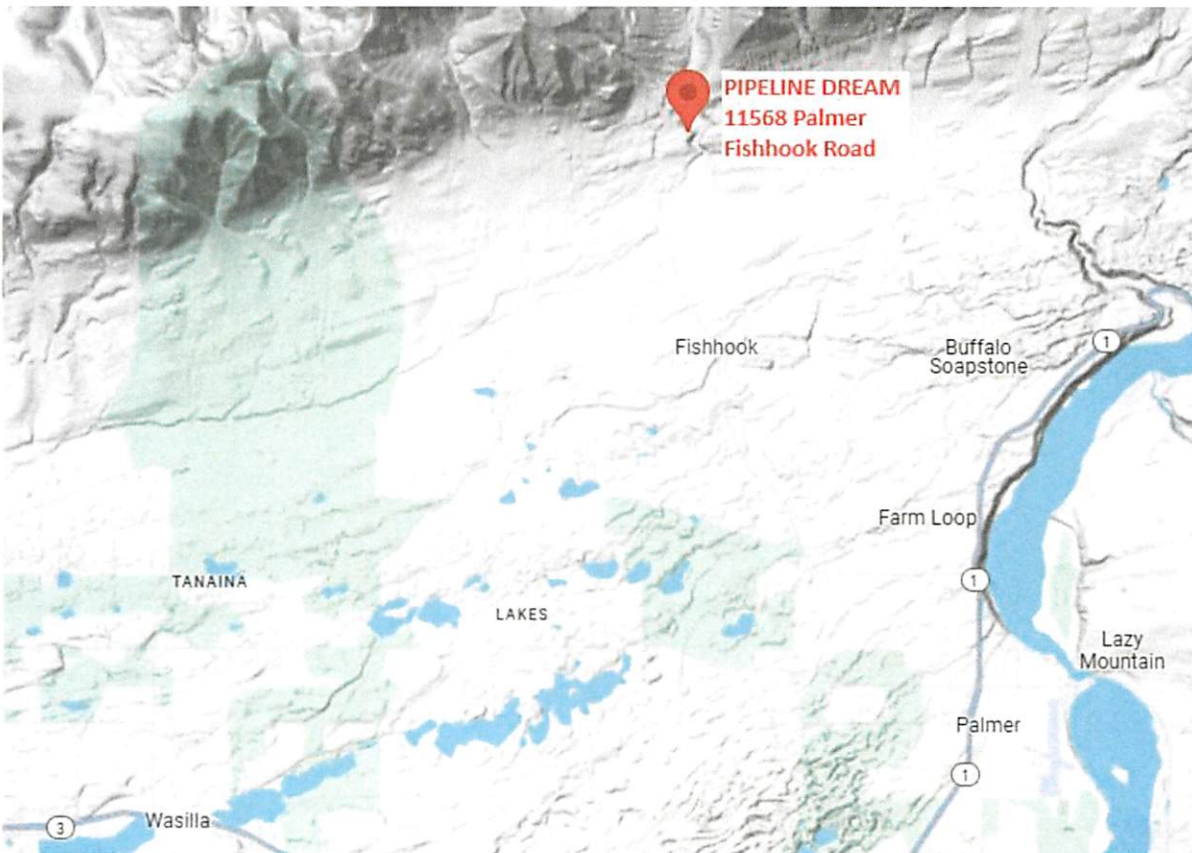
Subject: **Pipeline Dream Subdivision, Topographic Narrative**

Introduction

Pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 s.f. are exempt from soil test holes and engineering data for usable area. At the request of MSB, we have prepared a topographic narrative for TAX I.D. 19N01E26B001 in reference to the proposed Pipeline Dream Subdivision.

Project Location

The proposed Pipeline Dream Subdivision is a subdivision of an existing approximately 40 acre lot into two. The subdivision located at the entrance of Hatcher Pass, 9 miles NNW of Palmer, Alaska. The parcel is bisected by the the little Susitna River. The current property address is 11568 N Palmer Fishhook Road.





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

Topographic Description

The land to the west of the river is sloped easterly towards the river, while the land to the east of the river is sloped westerly towards the river. Both sides of the river have areas of flat land (0%-10%) adequate for a residence and onsite septic. For the proposed parcel east of the river, The band of green tight contours shown below can be considered "unsable" as it is steeper than 25%, but there are a minimum of 10 acres of contiguous usable land at the southwest quarter of the property, in addition to several acra along the river that would be level and outside of waterbody setbacks. Vegetation is birch and spruce, with cottonwood trees along the river. Soil from earthworks indicate clean gravels along the river, and some shale and broken gravel within the steep er hillslopes above.





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

Conclusions

All parcels for the proposed Pipeline Dream Subdivision would have the adequate usable area per M.S.B. code.

Please contact me should you have any questions about this narrative.

Max Schillinger, P.E., P.S.
5-20-2024



Matthew Goddard

From: max@allpointsnorth.us
Sent: Wednesday, May 1, 2024 4:59 PM
To: Matthew Goddard
Subject: Navigable Waters
Attachments: NAVIGABLE USACE DOCUMENT.pdf

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

Hi Matthew,

With more research I found the attached document, in which Little Su River is listed as River #29 on the second page and is navigable downstream of the Schrock Road bridge, which is well below us.

Max



US Army Corps of Engineers Alaska District Website

[Home](#) / [Missions](#) / [Regulatory](#) / Navigable Waters of Alaska

Navigable Waters of Alaska

Regulatory Pages

- [Overview](#)
- [News and Updates](#)
- [Contacts](#)
- [Do I Need a Permit?](#)
- [Jurisdictional Determinations](#)
- [How to Apply](#)
- [Types of Permits](#)
- [Issued Permits, Appeals, and FOIA](#)
- [Public Notices](#)
- [Mitigation](#)
- [Placer Mining](#)
- [Environmental Impact Statements](#)
- [Frequently Asked Questions \(FAQ\)](#)
- [Regulations and Resources](#)

Contact Us

Phone: (907) 753-2712

[Regulatory General Email](#)

[Application Email](#)

[Customer Survey](#)

[Report a Violation](#)

If there is a problem with the website (i.e., link doesn't work) please [contact us](#)

Section 10 of the Rivers and Harbors Act of 1899



Photo by Jonathan Hegna

Section 10 Navigable Waters include those waters subject to the ebb and flow of the tide shoreward to the mean high water mark and/or those waters that are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Section 10 Navigable Waters are regulated under the Rivers and Harbors Act of 1899. Please note that inland rivers along the coast may be tidally influenced a significant geographic distance inland from ocean waters and those tidally influenced river areas would also be regulated under Section 10 of the Rivers and Harbors Act.

Interactive map with the approximate boundaries of the non-tidal Section 10 Navigable Waters

Alaska District: Non-Tidal Section 10 Navigable Waters List

The following is a list of non-tidal Section 10 Navigable Waters in Alaska. Tidally influenced Section 10 Navigable Waters are not listed below.

Number	Waterway Name	Navigable Length (Miles)	Navigability Descriptions
1	Aleknagik Lake	24	Entire length and breadth.
2	Becharof Lake	43	Entire length and Breadth; Empties into Egegik River.
3	Big Lake	5	Entire length and breadth. Drainages from Big Lake to tidal waters are not navigable.
4	Buckland River	40	Navigable 40 miles upstream to junction with the West Fork Buckland River.
5	Campbell Lake	Entire	Entire length and Breadth.

[Skip to main content](#) (Press Enter).



US Army Corps of Engineers Alaska District Website

6	Chatanika River	139	Navigable 139 miles upstream to the junction with Long Creek
8	Colville River	258	Navigable 139 miles upstream to the junction with Long Creek.
9	Copper River	287	Navigable upstream for 287 miles.
10	Eagle River	24	Navigable 24 miles upstream to the Eagle River Visitors Center.
11	Eek River	20	Navigable 20 miles upstream from the Kuskokwim River.
12	Egegik River	28	Navigable for entire Length.
13	Eyak River	5	Navigable 4.5 miles upstream from tidal waters.
14	Iditarod River	340	Navigable 340 miles upstream from the Innoko River .
15	Iliamna Lake	70	Entire length and breadth.
16	John River	105	Navigable 105 miles upstream to the junction with the Hunt Fork John River.
17	Kantishna River	100	Navigable 100 miles upstream to junction with Bearpaw River.
18	Kasilof River	6	Navigable 6 miles upstream to the Sterling Highway bridge crossing.
19	Kenai Lake	20	Entire length and breadth.
20	Kenai River	81	Navigable for entire length.
21	Kobuk River	200	Navigable 200 miles upstream from tidal waters.
22	Koyukuk River	544	Navigable entire length from Yukon River to the junction with the North and Middle Fork Koyukuk Rivers.
23	Kuparuk River	52	Navigable 52.2 miles upstream to the junction with the Toolik River.
24	Kuskokwim River	400	Navigable 400 miles upstream to McGrath.
25	Kuzitrin River	15	Navigable 15 miles upstream to junction with Davidson's Slough.
26	Kvichak River	50	Navigable 50 miles upstream to Iliamna Lake.
27	Lake Clark	45	Entire length and Breadth to Newhalen River.
28	Lake Louise	8	Entire length and breadth.
29	Little Susitna River	84	Navigable 84 miles upstream to the Schrock Road Bridge.

Skip to main content (Press Enter).



US Army Corps of Engineers Alaska District Website

30	Matanuska River	75	Navigable 75 miles upstream to junction with Caribou Creek
32	Nenana River	80	Navigable 80 miles upstream to the Parks Highway Bridge.
33	Noatak River	400	Navigable 400 miles upstream to junction with Portage Creek.
34	Noyes River	Entire	Entire length to Chena River.
35	Nushagak River	34	Navigable 14 miles upstream from tidal waters.
36	Porcupine River	225	Navigable 225 miles upstream to the Canadian Border.
37	Sagavanirktok River	160	Navigable 160 miles upstream to junction with the Atigun River.
38	Selawik River	50	Entire length and breadth.
39	Skilak River	13	Entire length and breadth.
40	Snake River	0	Entire area of the authorized USACE project at the Port of Nome.
41	Stikine River	30	Navigable upstream for 30 miles to Canadian Border.
42	Susitna River	115	Navigable upstream for 115 miles to junction with Deadhorse Creek.
43	Tanana River	455	Navigable upstream for 455 miles to the junction with Nabesna River and Chisana River.
44	Tolonava River	135	Navigable upstream for 135 miles.
45	Tustumena River	23	Entire length and breadth.
46	Ugashik River	Entire	Navigable for entire length.
47	Willow Creek (Willow, AK)	4	Navigable upstream 4 miles from the Susitna River to the Parks Highway Bridge.
48	Wood River and Lakes (Dillingham, AK)	48	Navigable for entire length including Lake Aleknagik.
49	Yukon River	1432	Navigable upstream for 1,432 miles to the Canadian Border.



US Army Corps of Engineers Alaska District Website



Photo by Jonathan Hegna

Our Mission

Deliver vital engineering solutions, in collaboration with our partners, to secure our Nation, energize our economy, and reduce disaster risk.

About the Alaska District Website

The official public website of the Alaska District, U.S. Army Corps of Engineers. For website corrections, write to public.affairs3@usace.army.mil



- [EEO & SHARP](#)
- [Small Business](#)
- [Accessibility](#)
- [Contact Us](#)
- [Link Disclaimer](#)
- [Quality Facts](#)

- [Site Map](#)
- [USA.gov](#)
- [No Fear Act](#)
- [Privacy & Security](#)
- [Plain Language](#)
- [Open Government](#)

- [RSS](#)
- [IG](#)
- [FOIA](#)
- [iSALUTE](#)

Hosted by Defense Media Activity - WEB.mil



Matthew Goddard

From: Matthew Goddard
Sent: Wednesday, March 27, 2024 2:49 PM
To: Max Schillinger
Subject: Pipeline Dream Submittal

Good afternoon Max,

Upon Platting Officer review, the submittal of Pipeline Dream has one potential problem.

Little Susitna River crosses through the middle of proposed Lot 1. Fred noted that this river may or may not be navigable at this point.

If this is navigable then Proposed Lot 1 would be split in two due to the river.

If this is in fact two parts, then a soils report would be needed for the section lying between Little Susitna River and N. Palmer Fishhook Road.

If this is not navigable then this will be fine as submitted.

Let me know if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Natasha Heindel

From: max@allpointsnorth.us
Sent: Monday, June 3, 2024 9:09 AM
To: Natasha Heindel
Subject: Re: Pipeline Dream - Correction to Plat
Attachments: 23-24 Petrasek Plat 3-26-2024 v2.pdf; lot description.png

Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Natasha,

The lot line on lot 1/2 follows the center of the road until the quarter section line. The southeast corner lies in the center of the creek, thus the monument set is a "Witness Corner" which will show up on the final plat.

Thanks for the correction on the acres. Revised plat attached.

Max

On 2024-06-01 01:39, Natasha Heindel wrote:

> Good morning Max,

>

> We have a couple of quick corrections needed on the plat prior to the
> case hearing to be sure there is no confusion.

>

> Could you please add and/or correct the following and return to me as
> soon as you're able?

>

> * Total acreage: Plat shows 127.2 acres in title block, should

> be

> 39.78 acres as you noted on the plat itself.

> * Please clarify on the plat the ownership to Lot 1 or Lot 2 for

> the southeast corner of the parcel that is east of Palmer-Fishhook Road.

>

> Thank you,

>

> Natasha Heindel

>

> Platting Technician

>

> Mat-Su Borough Planning Department

>

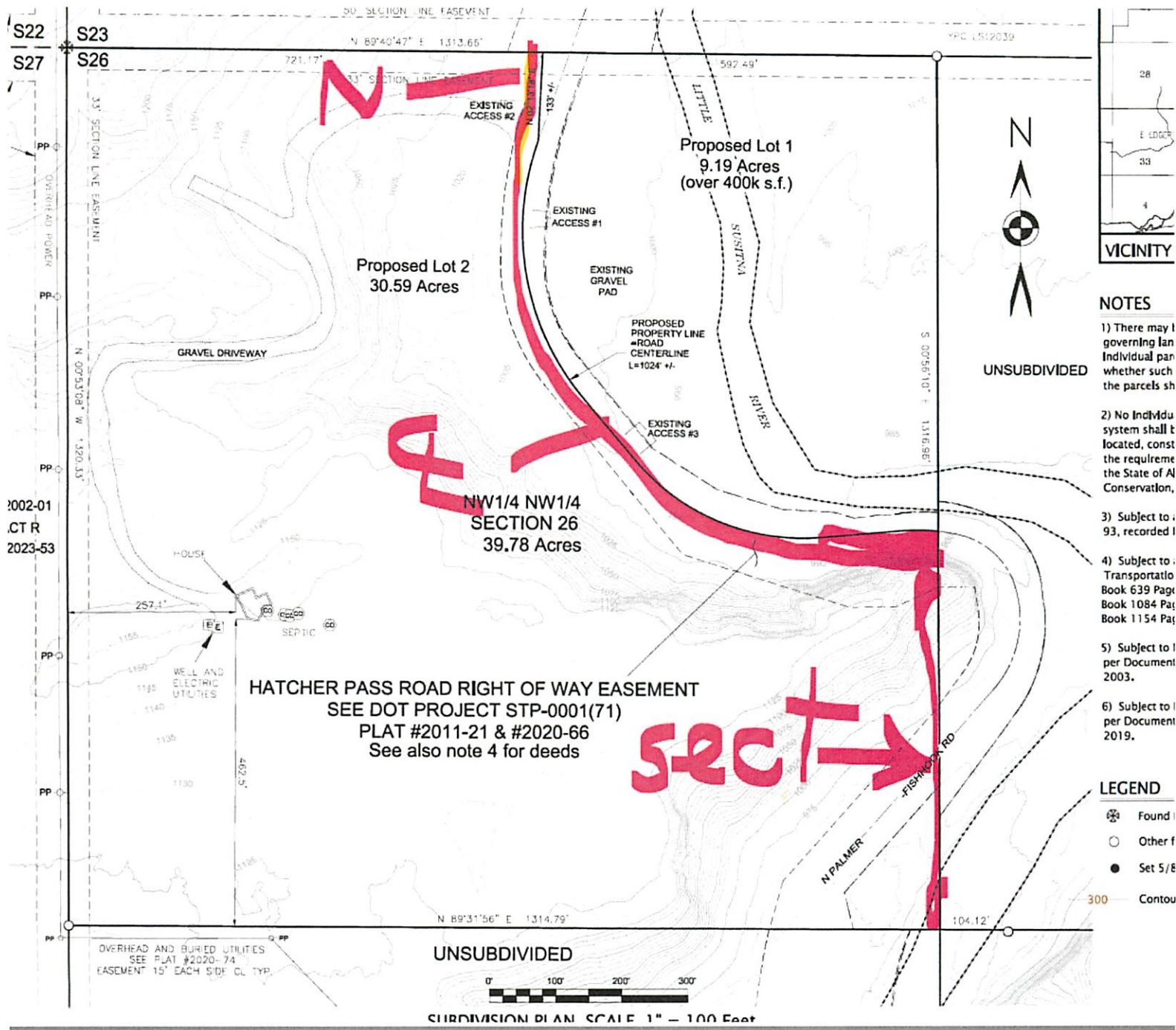
> 350 E. Dahlia Ave. Palmer, Alaska 99645

>

> Desk: (907) 861-7872

>

> Natasha.Heindel@matsugov.us





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

May 24, 2024

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Secon Inc Public Use Easement (Grandview Road, Glenn Highway)**

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

- **Hotchkiss Farm, Plat 72-31 (Outer Springer Loop Road)**
 - No objection to the proposed plat.
 - No new utility connections will be allowed through Outer Springer Loop Road or right of way. Utility connections must be made through existing access easements. Please formalize as plat note.
 - Subsequent development of Lot 1 will require access to Outer Springer Loop Road through Lot 2/Lot 3 common access easement.
 - Platting actions invalidate driveway permits. Reapply for driveway permit for existing Lot 1 driveway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Pipeline Dream, Petrasek, Plat 2011-21 & 2020-66 (Palmer-Fishhook Road)**
 - Only one access to Palmer-Fishhook Road will be permitted for Lot 1. Please add as plat note.
 - No more than two accesses to Palmer-Fishhook Road will be permitted for Lot 2. Please add as plat note.
 - Subsequent development of Lot 2 will only be permitted two access points to Palmer-Fishhook Road. Develop internal circulation accordingly.

- Clarify ownership to Lot 1 or Lot 2 for southern portion of land east of Palmer-Fishhook Road.
- DOT&PF requests right of way dedication along Palmer-Fishhook Road.
- Please dimension Hatcher Pass Road right of way on plat as depicted on attached Right of Way plan sheet and resubmit plat.
- Platting actions invalidate existing access permits. Reapply for driveway permit(s) for Lot 2. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

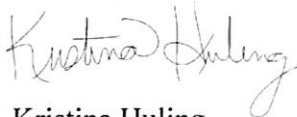
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

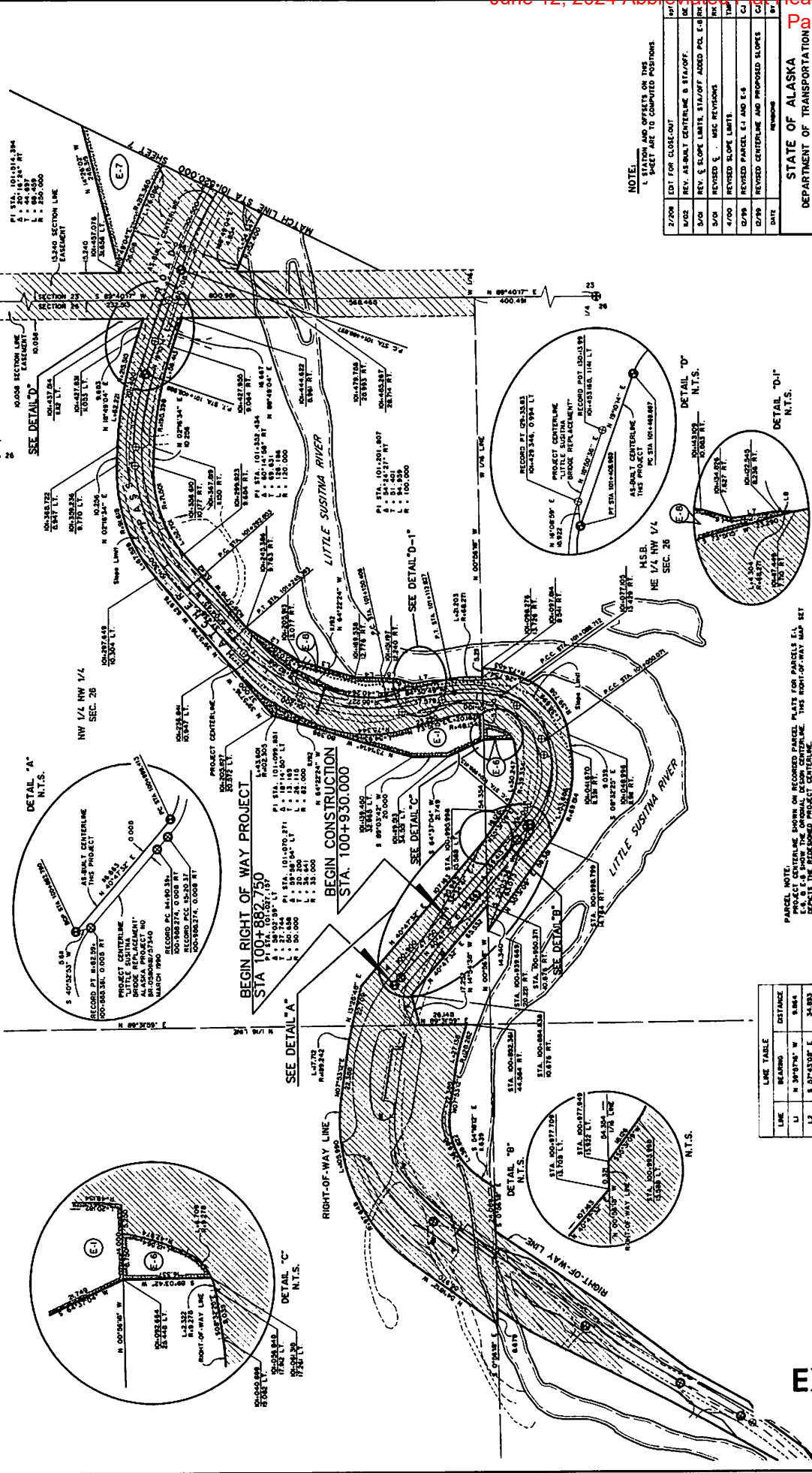
cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

EXHIBIT E-2

PROJECT DESIGNATION
 STP-0001(7)

DATE
 R6 21

12 13 SEC. COR.
 12 13 14 15 16 17 18 19 20 21 22



NOTE:
 1. STATION AND OFFSETS ON THIS SHEET ARE TO COMPUTED POSITIONS

DATE	REVISIONS	BY
2/2008	EDIT FOR CLOSING OUT	ME
8/02	REV. AS-BUILT CENTERLINE B STA/OFF.	ME
8/03	REV. E SLOPE LIMITS STA/OFF ADDED PCL E-100	ME
8/03	REVISED E . . . SEC REVISIONS	ME
8/03	REVISED SLOPE LIMITS	ME
8/09	REVISED PARCEL E-1 AND E-4	ME
8/09	REVISED CENTERLINE AND PROPOSED SLOPES	ME

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC FACILITIES
 FRONT OF WAY MAP
 ALASKA PROJECT
 STP-0001(7)
 HATCHER PASS ROAD
 DRAWN BY: DATE: AXL 0909
 CHECKED BY: DATE: AXL 0909
 SHEET 6 OF 8

PARCEL NOTE:
 THIS MAP IS BASED ON RECORDED PARCEL PLATS FOR PARCELS E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96, E-97, E-98, E-99, E-100. THIS MAP IS BASED ON THE RECORDED PROJECT CENTERLINE.

PARCEL NO.	OWNER	INTEREST TO BE SHOWN	REMARKS
E-7 <td>STATE OF ALASKA</td> <td>2.832 M</td> <td>LARGE</td>	STATE OF ALASKA	2.832 M	LARGE
E-8 <td>WARREN E. PETERSEN</td> <td>0.0022 M</td> <td>LARGE</td>	WARREN E. PETERSEN	0.0022 M	LARGE
E-9 <td>HATCHER PASS LLC</td> <td>0.0090 M</td> <td>LARGE</td>	HATCHER PASS LLC	0.0090 M	LARGE
E-10 <td>WARREN E. PETERSEN</td> <td>0.0370 M</td> <td>LARGE</td>	WARREN E. PETERSEN	0.0370 M	LARGE
E-11 <td>WARREN E. PETERSEN</td> <td>0.0000 M</td> <td>REMAINDER</td>	WARREN E. PETERSEN	0.0000 M	REMAINDER

LINE	BEARING	DISTANCE
L1	N 89°37'30" W	5.884
L2	S 87°45'00" E	34.883
L3	S 73°14'00" E	30.000
L4	S 87°45'00" E	10.033
L5	S 85°16'37" E	0.000
L6	S 74°00'35" E	8.800
L7	N 8°40'20" E	12.296
L8	S 89°52'30" E	0.223

PALMER 2011-2

Natasha Heindel

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, May 28, 2024 9:25 AM
To: Natasha Heindel
Subject: RE: RFC Pipeline Dream

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

Hi Natasha,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed platting actions to create two lots from Tax Parcel B1 containing approx. 39.78 acres, along the Little Susitna River and N Palmer-Fishhook Rd. ADF&G has **no objection** to this subdivision as it will not affect public access to public lands and waters.

As an additional note, DNR's Alaska Mapper does show the entirety of the Little Susitna River as navigable. I am not a navigability specialist but wanted to pass along something I noticed.

Thank you for the opportunity to review and comment on this platting actions. Please don't hesitate to reach out with any questions.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, May 20, 2024 1:21 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; earl.almdale@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <cameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; timhaldistrict1@gmail.com
Subject: RFC Pipeline Dream

Some people who received this message don't often get email from natasha.heindel@matsugov.us. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello team,

Natasha Heindel

From: Evers, Beth A (DFG) <beth.evers@alaska.gov>
Sent: Friday, May 24, 2024 1:43 PM
To: Natasha Heindel
Subject: RFC Pipeline Dream

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

Good afternoon,

The ADF&G Habitat Section has no objections to the proposed subdivision. We would only like to remind landowners that Lot 1 of the subject property adjoins the Little Susitna River (AWC# 247-41-10100) which is an anadromous waterbody. Any bank modifications, dock placements, water withdrawals, or other proposed work below the ordinary high-water line of this waterbody may require a Fish Habitat permit from the ADF&G Habitat Section. Should there be any questions, or to inquire about such permits, please reach out at 907-861-3200 or dfg.hab.infopaq@alaska.gov.

Sincerely,

Beth Evers
Habitat Biologist
ADF&G Habitat Section, Palmer Office
Ph: 907-861-3203
[*ADF&G Habitat Section Permits Link*](#)

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, May 20, 2024 1:21 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; earl.almdale@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; timhaledistrict1@gmail.com
Subject: RFC Pipeline Dream

Some people who received this message don't often get email from natasha.heindel@matsugov.us. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello team,

Natasha Heindel

From: Daniel Dahms
Sent: Tuesday, May 28, 2024 3:29 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Pipeline Dream

Follow Up Flag: Follow up
Flag Status: Flagged

Natasha,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, May 20, 2024 1:21 PM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; earl.almdale@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; timhaldistrict1@gmail.com
Subject: RFC Pipeline Dream

Hello team,

The following link contains a Request for Comments for Pipeline Dream, tax ID # 119N01E26B001, MSB Case 2024-064.

Comments are due by **05/29/2024**.

 [Pipeline Dream](#)

Please let me know if you have any questions.

Have a great day,

Natasha Heindel

From: Permit Center
Sent: Monday, May 20, 2024 3:05 PM
To: Natasha Heindel
Subject: RE: RFC Pipeline Dream

Okay, I'm sure this time! 😊 No comments.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, May 20, 2024 1:21 PM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; earl.almdale@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; timhaledistrict1@gmail.com
Subject: RFC Pipeline Dream

Hello team,

The following link contains a Request for Comments for Pipeline Dream, tax ID # 119N01E26B001, MSB Case 2024-064.
Comments are due by **05/29/2024**.

 [Pipeline Dream](#)

Please let me know if you have any questions.

Have a great day,

Natasha Heindel



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

May 20, 2024

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 abbreviated plat and has no comments or recommendations.

- **PIPELINE DREAM**
(MSB Case # 2024-064)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive style.

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT J - 1

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 28, 2024 2:28 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Pipeline Dream
Attachments: Agenda Plat.PDF

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

Natasha,

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

Thanks,

GCI | OSP Design

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Monday, May 20, 2024 1:21 PM

To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; earl.almdale@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; timhaledistrict1@gmail.com

Subject: RFC Pipeline Dream

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

Hello team,

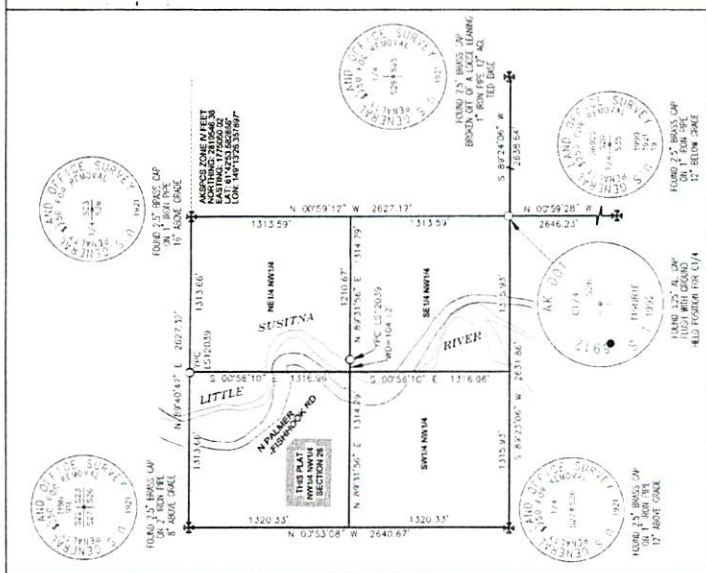
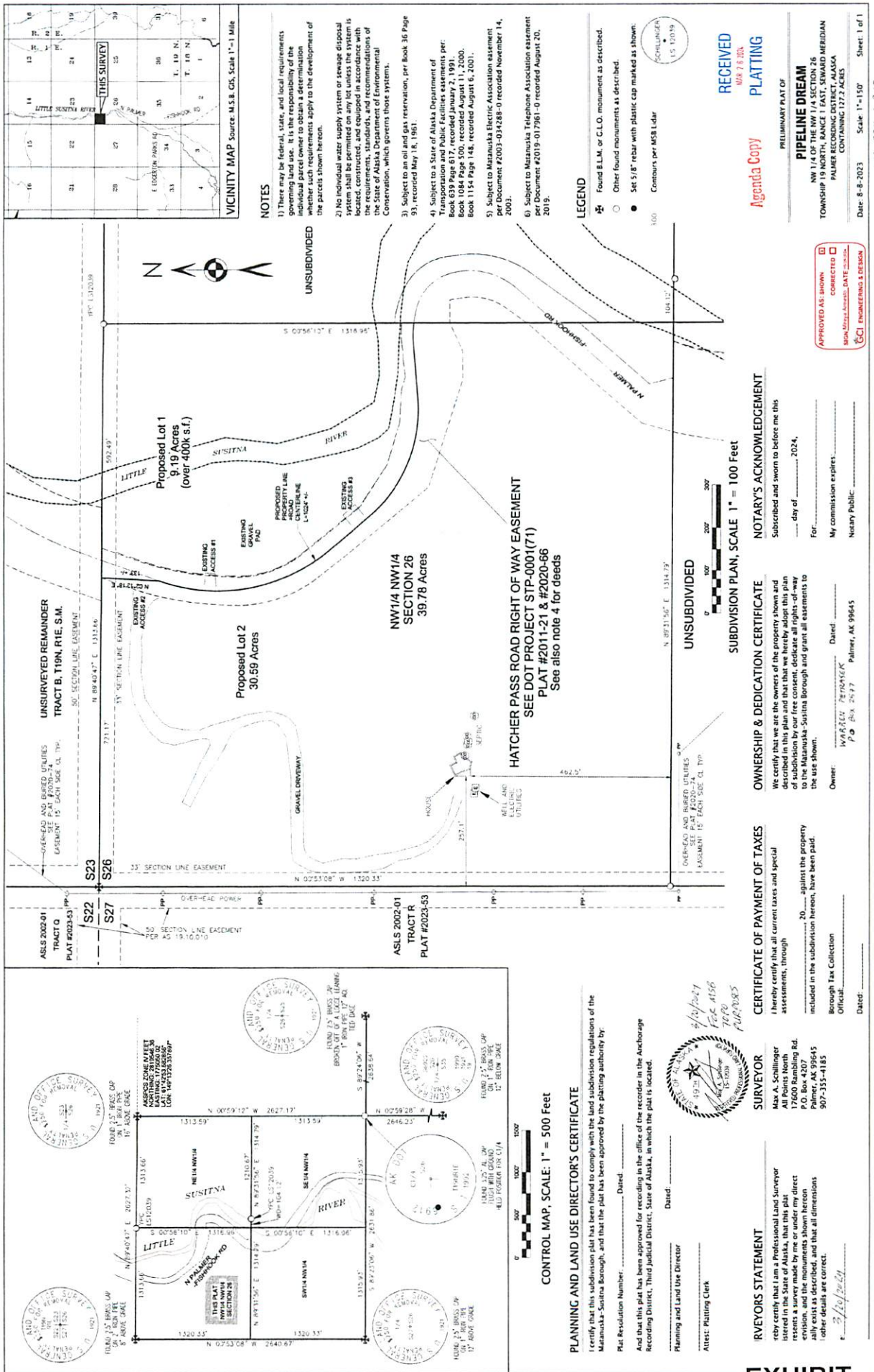
The following link contains a Request for Comments for Pipeline Dream, tax ID # 119N01E26B001, MSB Case 2024-064.

Comments are due by **05/29/2024**.

 [Pipeline Dream](#)

Please let me know if you have any questions.

Have a great day,



- NOTES**
- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the applicant to determine whether such requirements apply to the development of the parcels shown hereon.
 - 2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, installed, and maintained in accordance with the standards established by the State of Alaska Department of Environmental Conservation, which governs those systems.
 - 3) Subject to an oil and gas reservation, per Book 36 Page 95, recorded May 18, 1981.
 - 4) Subject to a State of Alaska Department of Transportation and Public Facilities easements per: Book 639 Page 617, recorded January 2, 1991; Book 1084 Page 300, recorded August 1, 2000; Book 1134 Page 148, recorded August 6, 2001.
 - 5) Subject to Matanuska Electric Association easement per Document #2003-04288-0 recorded November 14, 2003.
 - 6) Subject to Matanuska Telephone Association easement per Document #2019-017961-0 recorded August 20, 2019.

- LEGEND**
- Found E.L.M. or C.L.O. monument as described.
 - Other found monuments as described.
 - Set 3/8" rebar with plastic cap marked as shown.
 - Combs per USB Lidar

RECEIVED
MAY 7 8 2024
PLATTING

PRELIMINARY PLAT OF
PIPELINE DREAM
NW 1/4 OF THE NW 1/4 SECTION 26
TOWNSHIP 19 NORTH, RANGE 1 EAST, SWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA
CONTAINING 127.2 ACRES

Date: 8-8-2023 Scale: 1" = 150' Sheet: 1 of 1
BSE PLATTING APT

UNSUBDIVIDED

Proposed Lot 1
9.19 Acres
(over 400K s.f.)

Proposed Lot 2
30.59 Acres

NW1/4 NW1/4 SECTION 26
39.78 Acres

HATCHER PASS ROAD RIGHT OF WAY EASEMENT
SEE DOT PROJECT STP-0001(71)
PLAT #2011-21 & #2020-66
See also note 4 for deeds

UNSUBDIVIDED

OWNERSHIP & DEDICATION CERTIFICATE
We 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, dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the use shown.

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this _____ day of _____, 2024.

My commission expires: _____

Notary Public: _____
Palmer, AK 99645

CERTIFICATE OF PAYMENT OF TAXES
I, _____, do hereby certify that all current taxes and special assessments, through _____, against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____
Date: _____

OWNER
WARRLEY PERISAYEK
P.O. Box 2977
Palmer, AK 99645

DATE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the planning authority by: _____

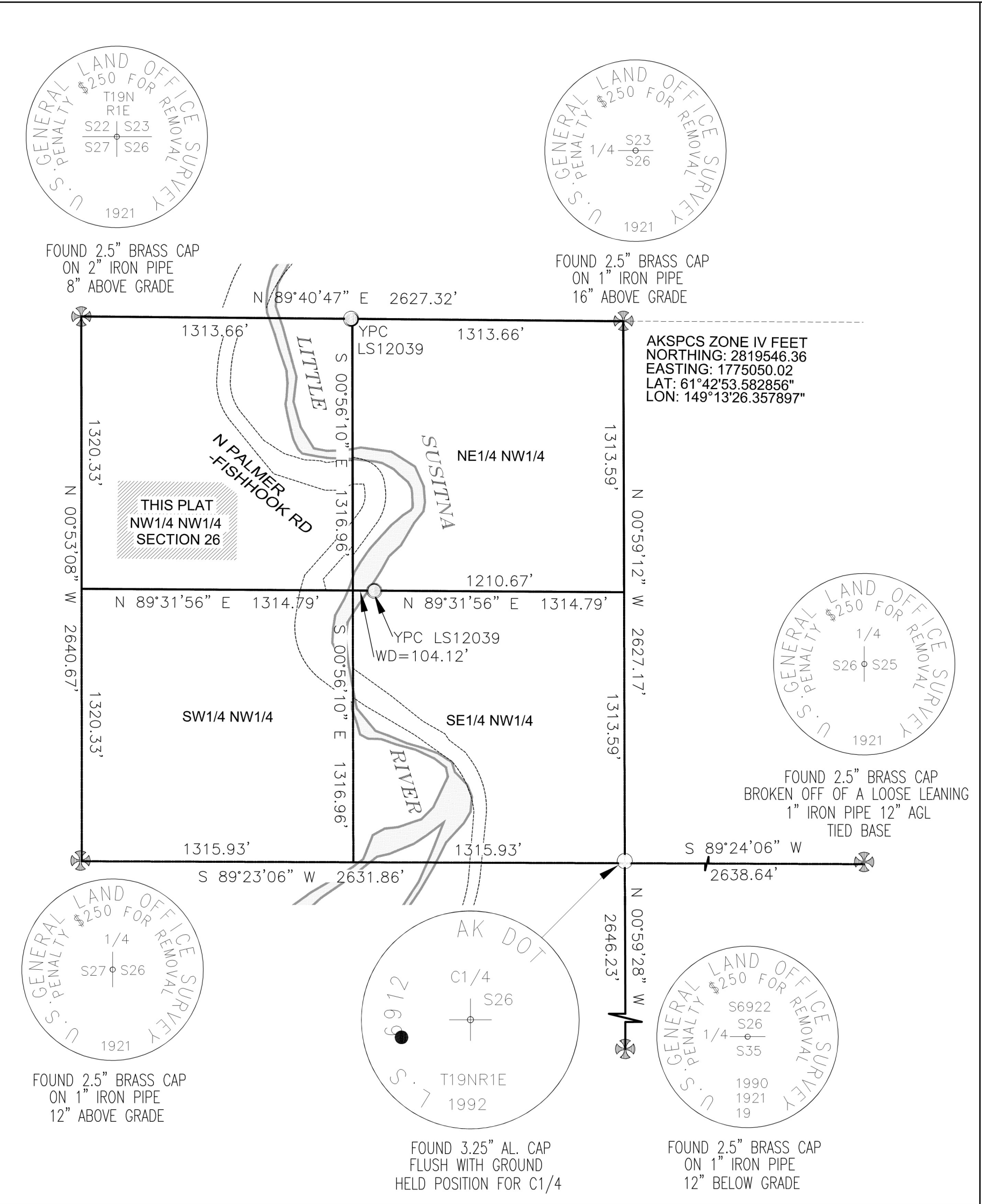
Planning and Land Use Director: _____
Attest: Plattling Clerk: _____

SURVEYOR
Max A. Schillinger
All Points North
17600 Rumbling Rd.
P.O. Box 4200
Palmer, AK 99645
907-355-4185

REVEYORS STATEMENT
I hereby certify that I am a Professional Land Surveyor listed in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon are true and correct, and that all dimensions and other details are correct.

Date: 8/10/2024
FEC-4156
7890
FUR-385





CONTROL MAP, SCALE: 1" = 500 Feet

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat 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: _____

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 _____ Dated: _____

Attest: Platting Clerk _____



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

SURVEYOR

Max A. Schillinger
All Points North
17600 Rambling Rd.
P.O. Box 4207
Palmer, AK 99645
907-355-4185

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, 20____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection
Official: _____

Dated: _____

OWNERSHIP & DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that that we hereby adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the use shown.

Owner: _____ Dated: _____
John Weber Nystrom
27638 E. Knik River Rd., Palmer, AK 99645

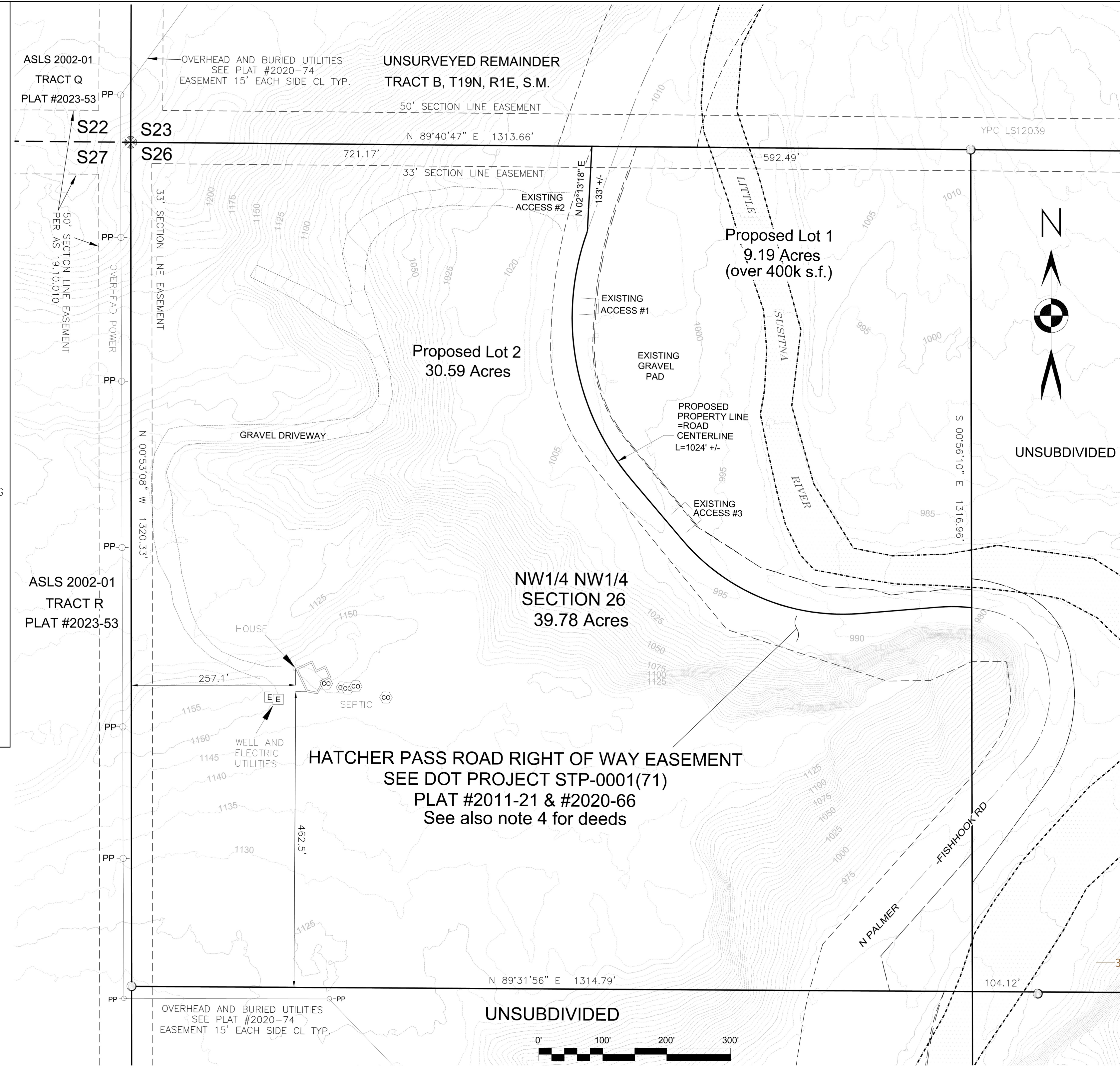
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 2024,

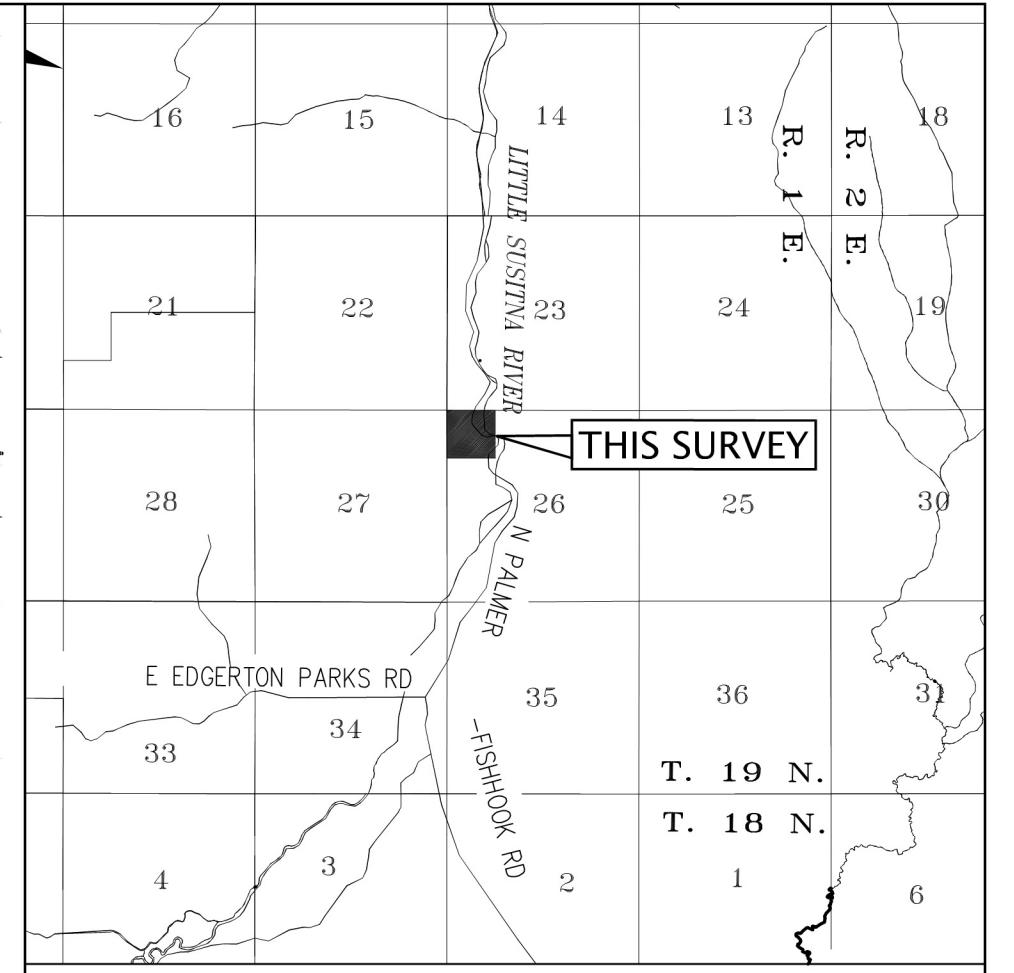
For: _____

My commission expires: _____

Notary Public: _____



SUBDIVISION PLAN, SCALE 1" = 100 Feet



VICINITY MAP Source: M.S.B. GIS, Scale 1"=1 Mile

NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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) Subject to an oil and gas reservation, per Book 36 Page 93, recorded May 18, 1961.
- 4) Subject to a State of Alaska Department of Transportation and Public Facilities easements per: Book 639 Page 617, recorded January 2, 1991. Book 1084 Page 500, recorded August 11, 2000. Book 1154 Page 148, recorded August 6, 2001.
- 5) Subject to Matanuska Electric Association easement per Document #2003-034288-0 recorded November 14, 2003.
- 6) Subject to Matanuska Telephone Association easement per Document #2019-017961-0 recorded August 20, 2019.

LEGEND

- Found B.L.M. or G.L.O. monument as described.
- Other found monuments as described.
- Set 5/8" rebar with plastic cap marked as shown:
- Contours per MSB Lidar



PRELIMINARY PLAT OF
PIPELINE DREAM
NW 1/4 OF THE NW 1/4 SECTION 26
TOWNSHIP 19 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA
CONTAINING 39.78 ACRES
Date: 8-8-2023 Scale: 1"=150' Sheet: 1 of 1

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 12, 2024**

ABBREVIATED PLAT: TWIN LAKES LOT 5A
LEGAL DESCRIPTION: SEC 22, T18N, R01E S.M., AK
PETITIONER: THE R & K FAMILY TRUST
SURVEYOR: JOHN SHADRACH RLS
ACRES: 0.69 +/- PARCELS: 1
REVIEWED BY: NATASHA HEINDEL CASE: 2024-065

REQUEST:

The request is to create one lot from Twin Lakes Subdivision Lot 5 and 6, Plat No. 18-215, to be known as **TWIN LAKES LOT 5A**, containing 0.69 acres +/- . The parcel is located directly east of Niklason Lake, and directly west of N. Engstrom Road; within Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Imaging **EXHIBIT A – 4 pp**

COMMENTS:

USACE Comments **EXHIBIT B – 1 p**
Division of Development Services **EXHIBIT C – 2 pp**
Department of Public Works **EXHIBIT D – 1 p**
Utilities **EXHIBIT E – 2 pp**
Public **EXHIBIT F – 1 p**

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Eliminations of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. Staff notes that the surveyor has used record information from Plat No. 18-215.

COMMENTS:

USACE: US Army Corps of Engineers (**Exhibit B**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

MAT-SU BOROUGH: Division of Development Services (**Exhibit C**) notes that there is a driveway permit required for the subject property (see *Recommendation #1*).

Department of Public Works (**Exhibit D**) has no comments to the proposed plat.

UTILITIES: Enstar and GCI (**Exhibit E**), stated that they do not have any comments or recommendations to the proposed plat.

PUBLIC: (**Exhibit F**) Peter Greco, owner of Lot 3 Block 1 Cornelius Lakeview, has no objection: “Best wishes neighbor”.

At the time of this staff report, there were no responses to the Request for Comments from the following: State of Alaska Department of Natural Resources (DNR), Department of Fish and Game (DF&G); Community Council #7 North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, Planning, Attorney, or Public Works; US Post Master; and utilities MEA, and MTA.

CONCLUSION: The plat of **Twin Lakes Lot 5A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, legal and physical access, as-built survey, and topographic information. No objections were received from outside agencies at the time of this staff report. No objections were received in response to the Notice of Public Hearing.

FINDINGS of FACT:

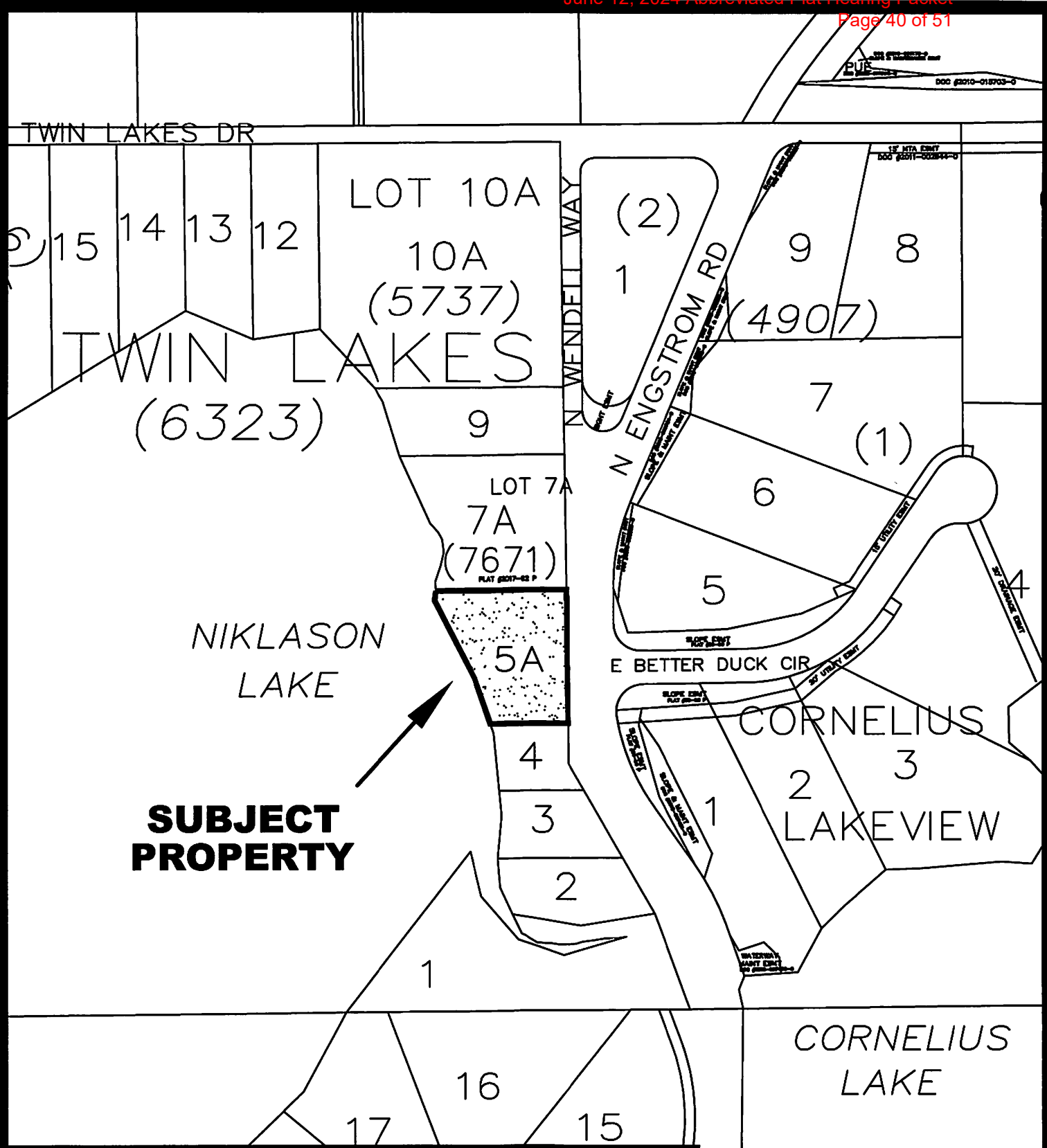
1. The abbreviated plat of **Twin Lakes Lot 5A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Plat No. 18-215, lessening the lot density in the area.
3. No objections were received from outside agencies.
4. No objections were received from the public in response to the Notice of Public Hearing.
5. At the time of this staff report, no responses were received from State of Alaska Department of Natural Resources (DNR), Department of Fish and Game (DF&G); Community Council #7 North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, Planning, Attorney, or Public Works; US Post Master; and utilities MEA, and MTA.
6. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, legal and physical access requirements, as-built survey, or topographic information.
7. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Twin Lakes Subdivision (Plat No. 18-215) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Twin Lakes Lot 5A**, contingent on the following recommendations:

1. Obtain a driveway permit for the existing driveway on Lot 5 per comments from MSB Development Services Division. Provide a copy of applications to Platting staff.

2. Pay postage and advertising fee.
3. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
4. Taxes and special assessments must be paid in full prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED TWIN LAKES LOT 5A
SUBDIVISION

LOCATED WITHIN

SECTION 22, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 08 MAP



EXHIBIT A-2

0 355 710 1,420 Feet



N Wendell Way

E Better Duck Cir

N Engstrom Rd

Matanuska-Susitna Borough, Micro Plat

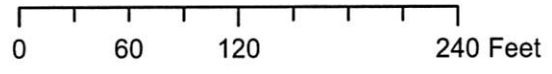


EXHIBIT A -3

0 60 120 240 Feet



EXHIBIT A -4



Natasha Heindel

From: Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>
Sent: Friday, May 24, 2024 10:16 AM
To: Natasha Heindel
Subject: Twin Lakes Lot 5A - USACE comments

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

Good morning Natasha,

The Corps of Engineers (Corps) does not have any specific comments regarding Twin Lakes Lot 5A and the proposal to combine two lots into one. If the current or future owners wish to make changes to shoreline, then a Department of the Army permit may be required.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

All are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if the current or future owner have any questions or concerns at 907-753-2712.

Sincerely,
Andrew Kastning

V/r,
Andrew Kastning
Phone 907-753-2554

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, May 24, 2024 9:53 AM
To: Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>
Subject: [Non-DoD Source] RE: Link access

Natasha Heindel

From: Permit Center
Sent: Wednesday, May 22, 2024 9:46 AM
To: Natasha Heindel
Subject: RE: RFC Twin Lakes Lot 5A

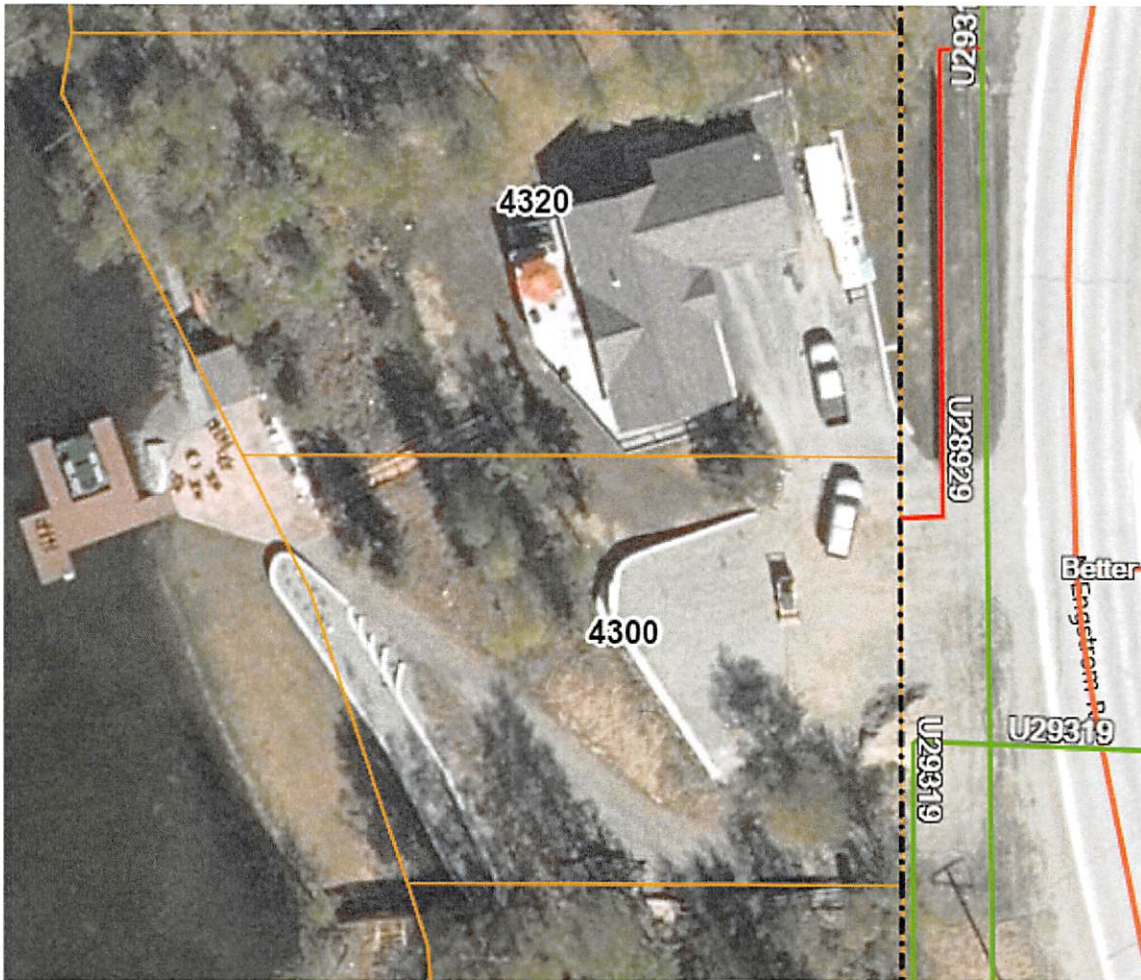
Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Natasha. This one definitely needs a driveway permit application.

The Assembly waived the application fee for driveways existing prior to 2017, and these folks did have a driveway in 2017:



But then they widened it into what it is now:



So not only will we need an application, but they'll probably have to pay the full \$200 fee as well. Thanks.

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Tuesday, May 21, 2024 5:39 PM

To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance

Natasha Heindel

From: Daniel Dahms
Sent: Tuesday, May 28, 2024 3:28 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Twin Lakes Lot 5A

Natasha,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, May 21, 2024 5:39 PM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; Dmitri Fonov <Fonov@matsugov.us>
Subject: RFC Twin Lakes Lot 5A

Hello team,

The following link contains a Request for Comments for Twin Lakes Lot 5A, tax ID # 56323000L005/L006, MSB Case 2024-065.

Comments are due by 05/30/2024.

[Twin Lks Lot 5A](#)

Please let me know if you have any questions.

Have a great day,

Natasha Heindel



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

May 23, 2024

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 abbreviated plat and has no comments or recommendations.

- **TWIN LAKES SUBDIVISION LOT 5A**
(MSB Case # 2024-065)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 28, 2024 2:54 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Twin Lakes Lot 5A
Attachments: Agenda Plat.pdf

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

Natasha,

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

Thanks,

GCI | OSP Design

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, May 21, 2024 5:39 PM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Dmitri Fonov <Fonov@matsugov.us>
Subject: RFC Twin Lakes Lot 5A

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

Hello team,

The following link contains a Request for Comments for Twin Lakes Lot 5A, tax ID # 56323000L005/L006, MSB Case 2024-065.

Comments are due by 05/30/2024.

[Twin Lks Lot 5A](#)

Please let me know if you have any questions.

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

RECEIVED
MAY 28 2024
PLATTING

4907B01L003 11
GRECO PETER B & TRACY L
530 E BENSON BLVD
RED WING SHOES OF AK IN
ANCHORAGE, AK 99503-4155

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: THE R & K FAMILY TRUST

REQUEST: The request is to create one lot from Twin Lakes Subdivision Lot 5 and 6, Plat No. 18-215, to be known as **TWIN LAKES LOT 5A**, containing 0.69 acres +/- . The parcel is located directly east of Nicklason Lake, and directly west of N. Engstrom Road (Tax ID#s 56323000L005/L006); within Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the North Lakes Community Council and Assembly District #6.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 12, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection [] Objection [] Concern

Name: PETER GRECO Address: 7584 E. BETTER DUCK CIRCLE

Comments: BEST WISHES NEIGHBOR

CERTIFICATE OF OWNERSHIP

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

ROBERT DUANE HUPPERT, CO-TRUSTEE
THE R & K FAMILY TRUST
4320 N. ENGSTROM ROAD
WASILLA, ALASKA 99654

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 2024
FOR ROBERT HUPPERT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

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

KATHERYN ELEANOR ROBERTS, CO-TRUSTEE
THE R & K FAMILY TRUST
4320 N. ENGSTROM ROAD
WASILLA, ALASKA 99654

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 2024
FOR KATHERYN ROBERTS.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT

RESOLUTION No. _____

DATED _____

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

DATE _____ PLANNING DIRECTOR

ATTEST: _____ PLATTING CLERK

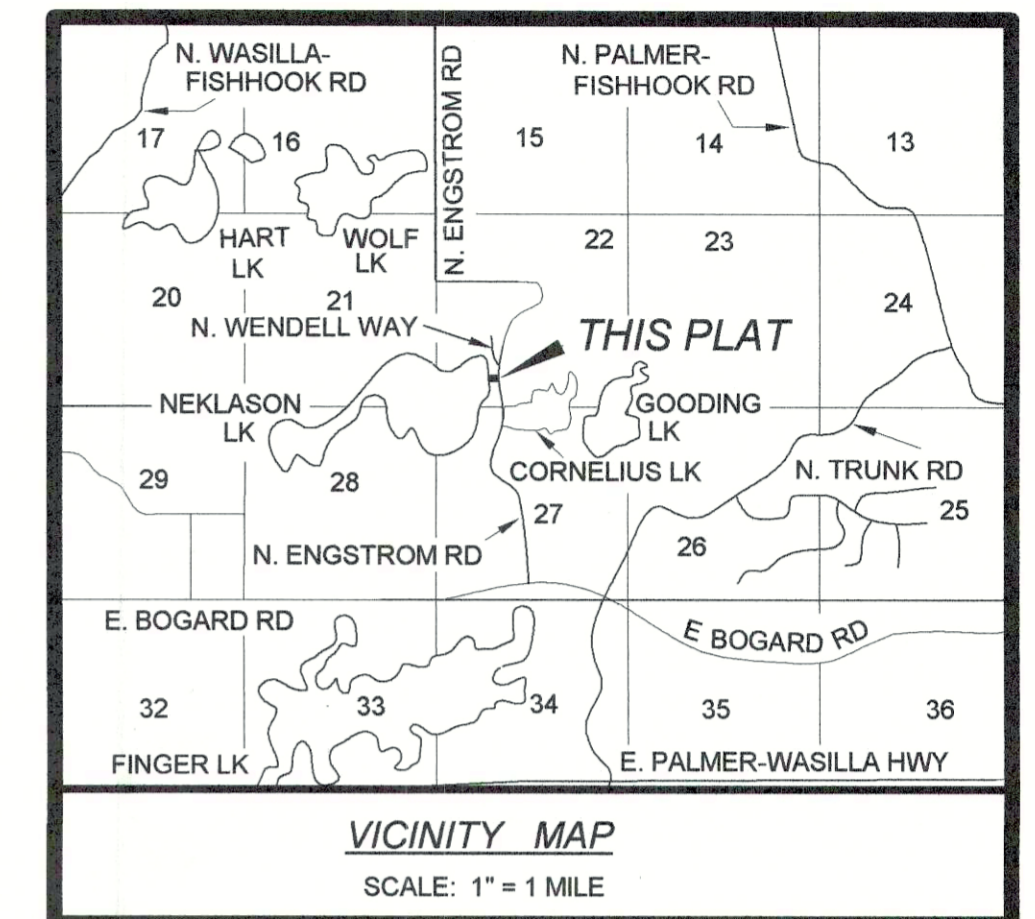
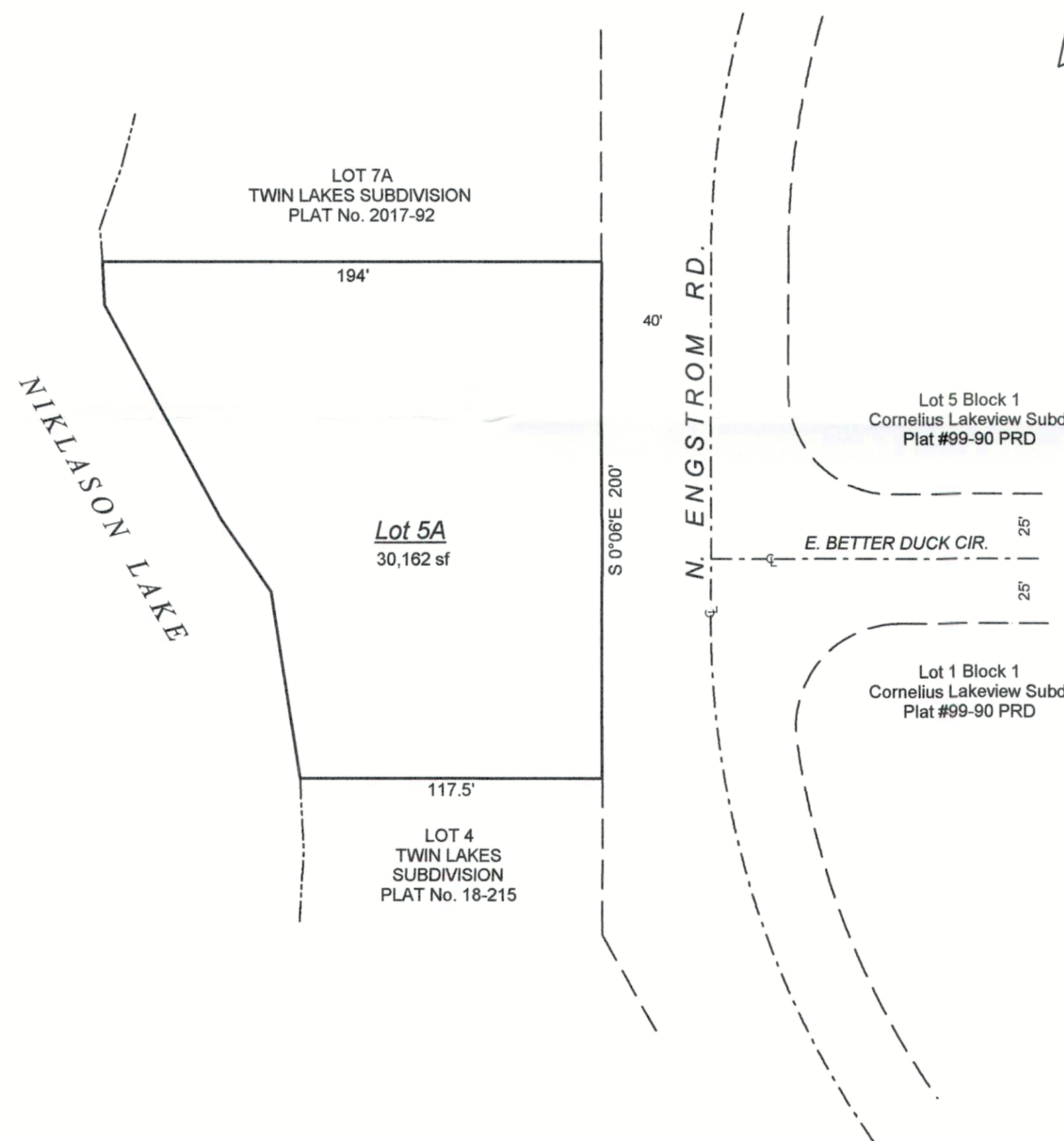
CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. A BLANKET EASEMENT AFFECTING THIS PROPERTY WAS GRANTED TO MATANUSKA ELECTRIC ASSOC., INC. ON MARCH 24, 1960 AT BOOK 32 DEEDS, PAGE 89, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.



JOHN SHADRACH, R.L.S.
professional land surveyor
P.O. Box 871497 5819 E. Frost Circle
Wasilla, Alaska 99687 Wasilla, Alaska 99654 907-376-2260

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

JOHN SHADRACH
REGISTERED LAND SURVEYOR LS-5122 DATE _____

A PLAT OF
TWIN LAKES SUBDIVISION LOT 5A

A REPLAT OF
LOTS 5 & 6 TWIN LAKES SUBDIVISION
PLAT No. 18-215

LOCATED WITHIN
SW1/4 S22, T18N, R1E,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

CONTAINING 0.69 ACRES, MORE OR LESS

DRAWN BY: JS	FIELD BOOK: N/A	FILE: twinlakes\lot5a\l5apre2
DATE: 4/30/2024	DRAWING SCALE: 1" = 50'	SHEET: 1 OF 1

Agenda Copy RECEIVED
MAY 01 2024 PLATTING