

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
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 11, 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. **BUSH ESTATES:** The request is to create three lots from the S ½ , NW ¼ , lying west of Clark Wolverine Road, Sec 35, T18N R02E, S.M., AK. (Tax ID 18N02E35B015) to be known as **BUSH ESTATES**, containing 49.2 acres +/- . The property is located directly west of E. Clark Wolverine Road, north of N. Old Glenn Highway, and south of E. Shawn Drive; within Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District 1. *(Petitioner/Owner: Nancy McGee, Staff: Chris Curlin, Case #2024-098)*
- B. **FRANKLIN-VAN ABEL:** The request is to create two lots from Lot 12, Florence Lk Pk Add #1 (Plat#2002-51), Tract A, Florence Pk (Plat#2000-86), and Tax Parcel B2. SEC24 T19N R05W S.M., AK. (Tax ID's 5231000L012, 5038000T00A, & 19N05W24B002) to be known as **FRANKLIN-VAN ABEL**, containing 27.15 acres +/- . The property is located directly north N. Florence Drive directly west of John Lake; within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. *(Petitioner/Owner: James Franklin, Staff: Chris Curlin, Case #2024-100)*

- C. **POLARIS VIEW**: The request is to create one lot and two tracts from Tax Parcel C3. (Tax ID 17N02W29C003) to be known as **POLARIS VIEW**, containing 39.99 acres +/- . The property is located directly north of W. Sunset Avenue and directly west of W. Cormorant Way; within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 5.
(Petitioner/Owner: Ronald Sheluga, Staff: Chris Curlin, Case #2024-101)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 11, 2024**, in the **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
SEPTEMBER 11, 2024

ABBREVIATED PLAT: BUSH ESTATES
LEGAL DESCRIPTION: SEC 35, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: NANCY MCGEE
SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS
ACRES: 49.2 ± PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-098

REQUEST: The request is to create three lots from the S ½ , NW ¼ , lying west of Clark Wolverine Road, Sec 35, T18N R02E, S.M., AK. (Tax ID 18N02E35B015) to be known as **Bush Estates**, containing 49.2 acres +/- The property is located directly west of E. Clark Wolverine Road, north of N. Old Glenn Highway, and south of E. Shawn Drive; within Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report & Topographic Narrative	EXHIBIT B – 10 pgs
<u>AGENCY COMMENTS</u>	
ADOT&PF	EXHIBIT C – 3 pgs
Department of Public Works Pre-Design Division	EXHIBIT D – 1 pg
Utilities	EXHIBIT E – 2 pgs
Public	EXHIBIT F – 3 pgs

DISCUSSION: This platting action is creating three basics (lots) from Tax Parcel B15. Basics 1 and 3 will take access from E. Clark Wolverine Road. Basic 2 will take access from N. Old Glenn Highway.

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Tyler M. Hansen, PE, notes based on testhole data and observations of topography, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots. Water was encountered at 9.5 feet and an observation standpipe was installed. Test hole was dug to 12.5 feet. Pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor. Scott Holm, PLS with Bush Construction Surveys has provided a Topographic Narrative for Basics 1 & 2.

Comments:

ADOT&PF: (Exhibit E) No objection to the proposed lot division. Basic 1 will be permitted one singular access to Clark-Wolverine Road. Subsequent development of Basic 1 requires continued use of singular access to Clark-Wolverine Road. Please plan internal circulation accordingly.

Basic 3 will be permitted one singular access to Clark-Wolverine Road. No additional access points will be permitted.

Add plat note: “Single access each to Clark-Wolverine Road for Basic 1 and Basic 3.” (*See Recommendation #4*)
DOT&PF cannot guarantee permittable access for Basic 1 to Clark-Wolverine Road due to the curvature of the road geometry and site distance requirements. Suggest Basic 1 access through Basic 2 to Robin Lane and formalize with an access easement.

If Basic 1 accesses Clark-Wolverine Road, DOT&PF suggests Basic 1 development not preclude possible local road interconnectivity to Clark-Wolverine Road. DOT&PF recommends dedicating a road to provide interconnectivity. *Staff notes dedications cannot be required through the abbreviated plat process.*

No additional access points to the Old Glenn Highway or Clark-Wolverine Road will be permitted for Basic 2. Future circulation for Basic 2 required to be through Robin Lane.

Future Basic 2 access to the Old Glenn Highway may become right in and right out only.

Future Basic 2 access to the Old Glenn Highway may be revoked due to safety concerns along the Old Glenn Highway. This would require access along the Old Glenn Highway alignment through Robin Lane only.

All utility access for Basic 1, 2 and 3 through existing driveway and access points. No additional utility connections through Old Glenn Highway or Clark-Wolverine Road right of way. Subsequent development requires utility access to continue through existing access points.

Platting actions invalidate existing driveway permits. Reapply for driveway permits for Basic 1, 2 and 3 access to Clark-Wolverine Road and the Old Glenn Highway. 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.

MBS Pre-Design and Engineering: Coordinate with AKDOT for access onto Clark Wolverine Road. PD&E recommends no new access onto Clark Wolverine or the Old Glenn Hwy.

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

Public: (**Exhibit H**) Patricia Gray has no objection. Mark Hansen has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.

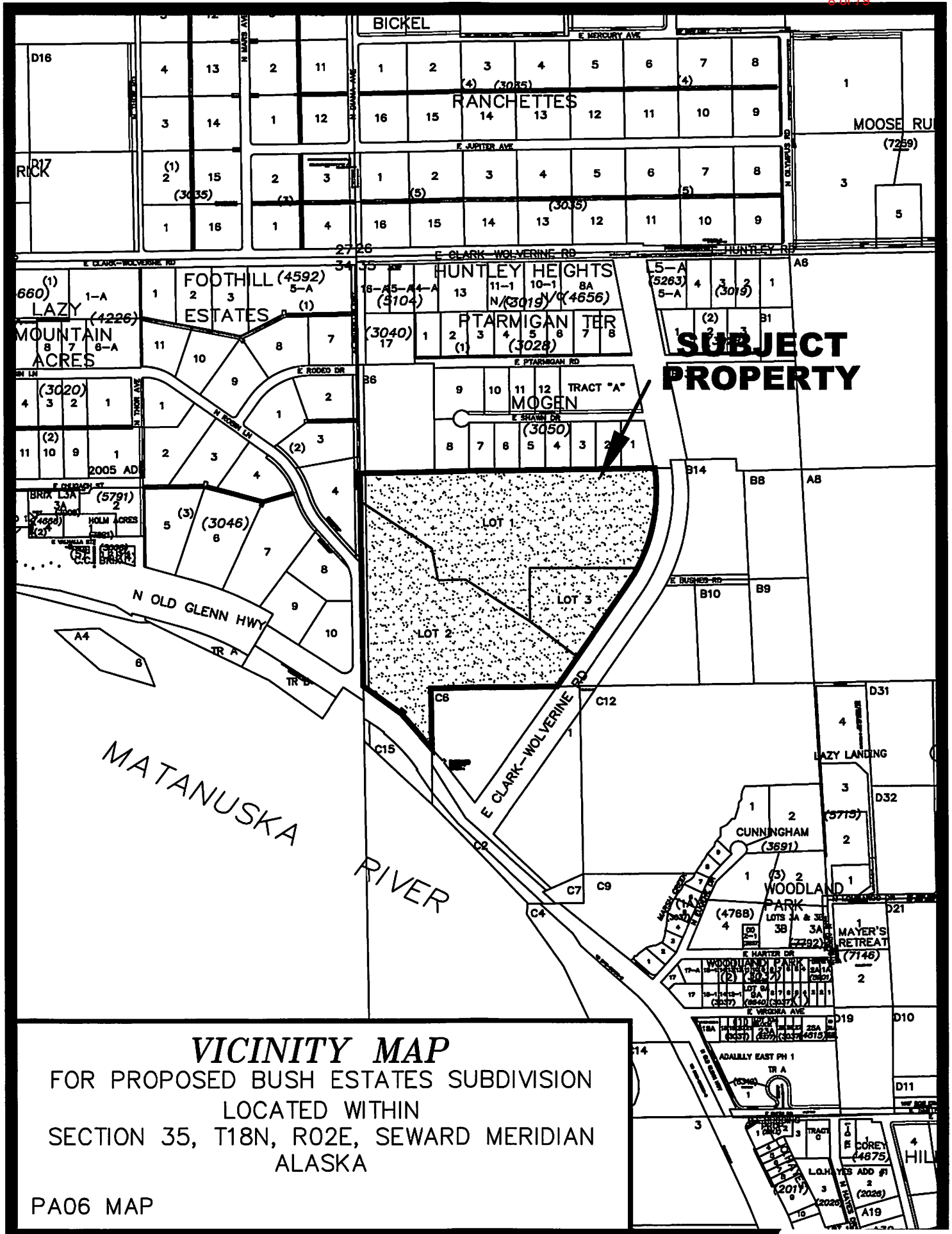
CONCLUSION: The preliminary plat of BUSH ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.281(A)(1), a soils report was submitted.

FINDINGS OF FACT

1. The plat of BUSH ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report and a topographic narrative were submitted, pursuant to MSB 43.20.28(A)(1). All lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of BUSH ESTATES, Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add plat note: "Single access each to Clark-Wolverine Road for Basic 1 and Basic 3, unless authorized by the permitting authority."
5. Provide platting staff with accepted Driveway Permits from the State of Alaska Department of Transportation.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



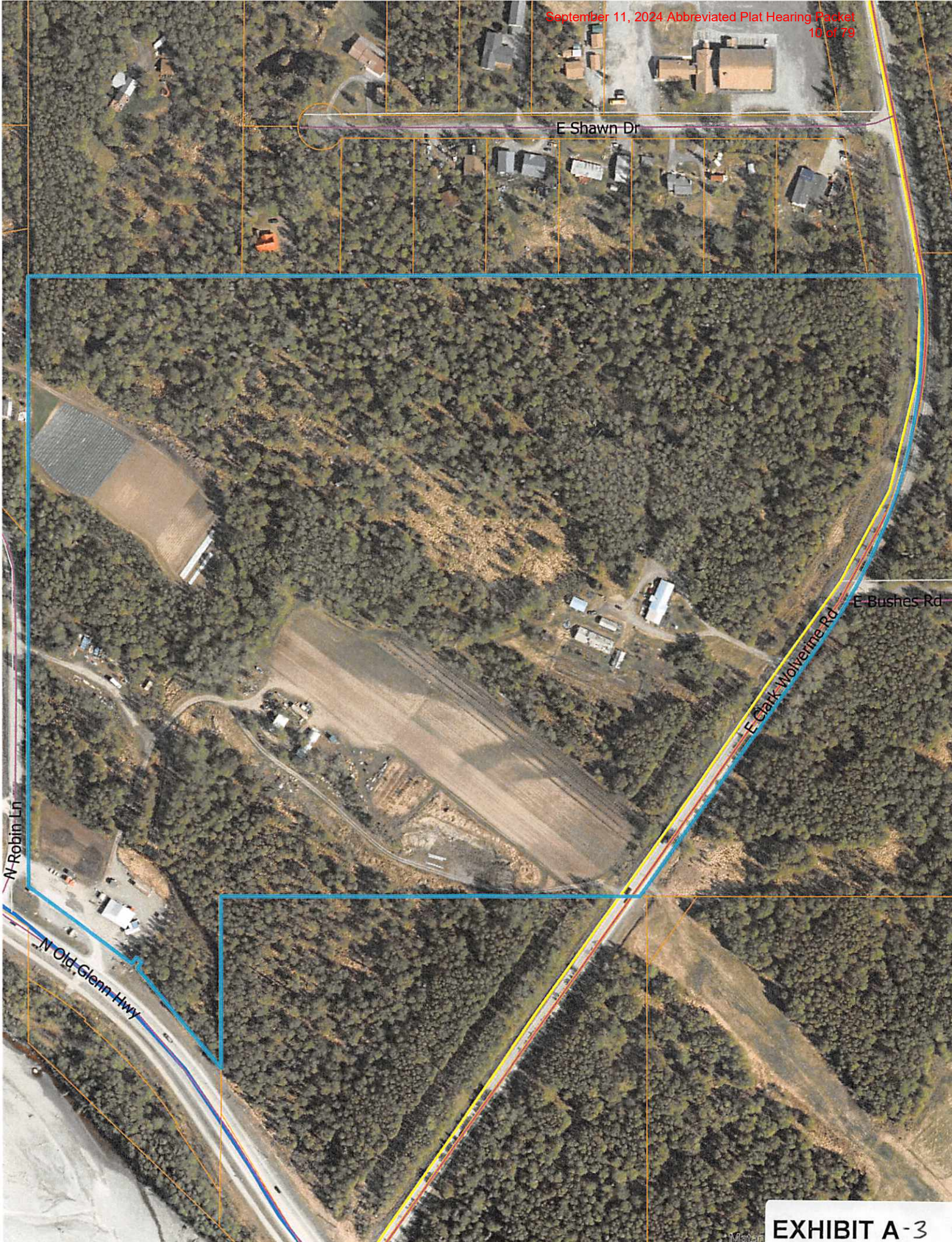
SUBJECT PROPERTY

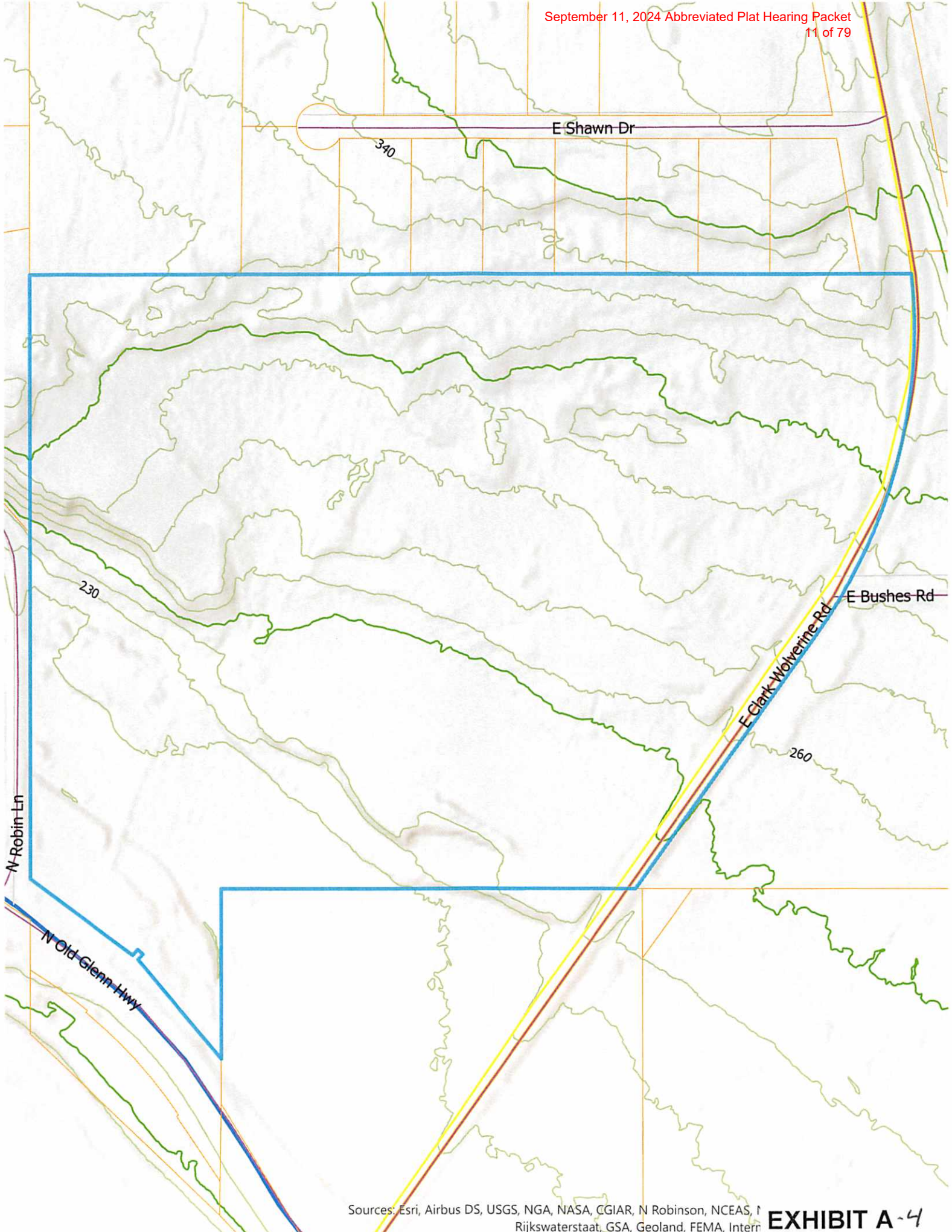
VICINITY MAP

FOR PROPOSED BUSH ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 35, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA06 MAP









HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS • TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

Bush Estates Subdivision

Palmer, Alaska

Geotechnical Investigation

June 2022

RECEIVED

JUL 03 2024

PLATTING

Location

The subject property is Lot B15 of Section 35, Township 18 North, Range 2 East. The current addresses are 16428 E Clark Wolverine Rd and 1355 N Old Glenn Hwy, Palmer AK.

Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision breaks the approximately 53 parcel into 3 lots. One proposed lot is approximately 5 acres. The other two proposed lots each contain more than 10 acres. This scope of this report is limited to determining usable areas of the smaller 5 acre parcel.

Findings

1. The soils observed at percolation depth consist primarily of *Poorly Graded Gravel with Sand* (GP) and *Sandy Silt* (SM). These soils are adequate for on-site wastewater disposal.
2. Ground water was observed in the test pits observation standpipe at 9.5 ft.
3. No bedrock or impermeable material was encountered in the test pit.

General Topography

The lot consists of hilly terrain on the foothills of Lazy Mountain. Much of the area is forested and much of the area has been developed as farmland with numerous structures.

Useable Area

The proposed 5 acre lot has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

Field Exploration

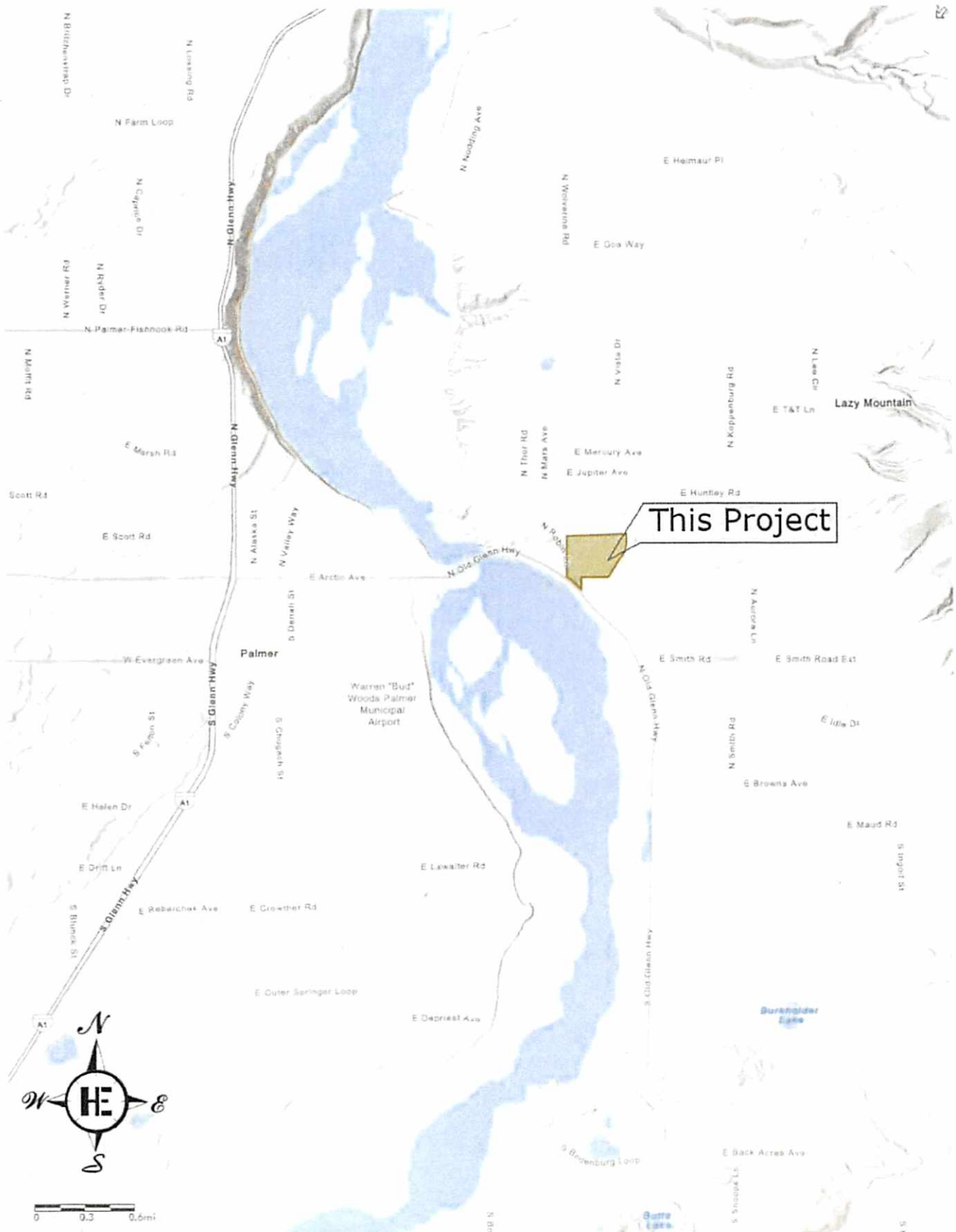
The test pit was logged by Tyler Hansen of Hansen Engineering, Inc. on June 24, 2022. The attached 'Test Pit Location Map' shows the approximate test pit location.

An observation standpipe was installed before backfilling the test pit. Ground water was measured on June 28, 2022.

Test pit Log

Descriptions of the soils encountered are recorded on the 'Test Pit Log'. Descriptions include frost class, unified classification and other properties such as cobble presence.





Vicinity Map

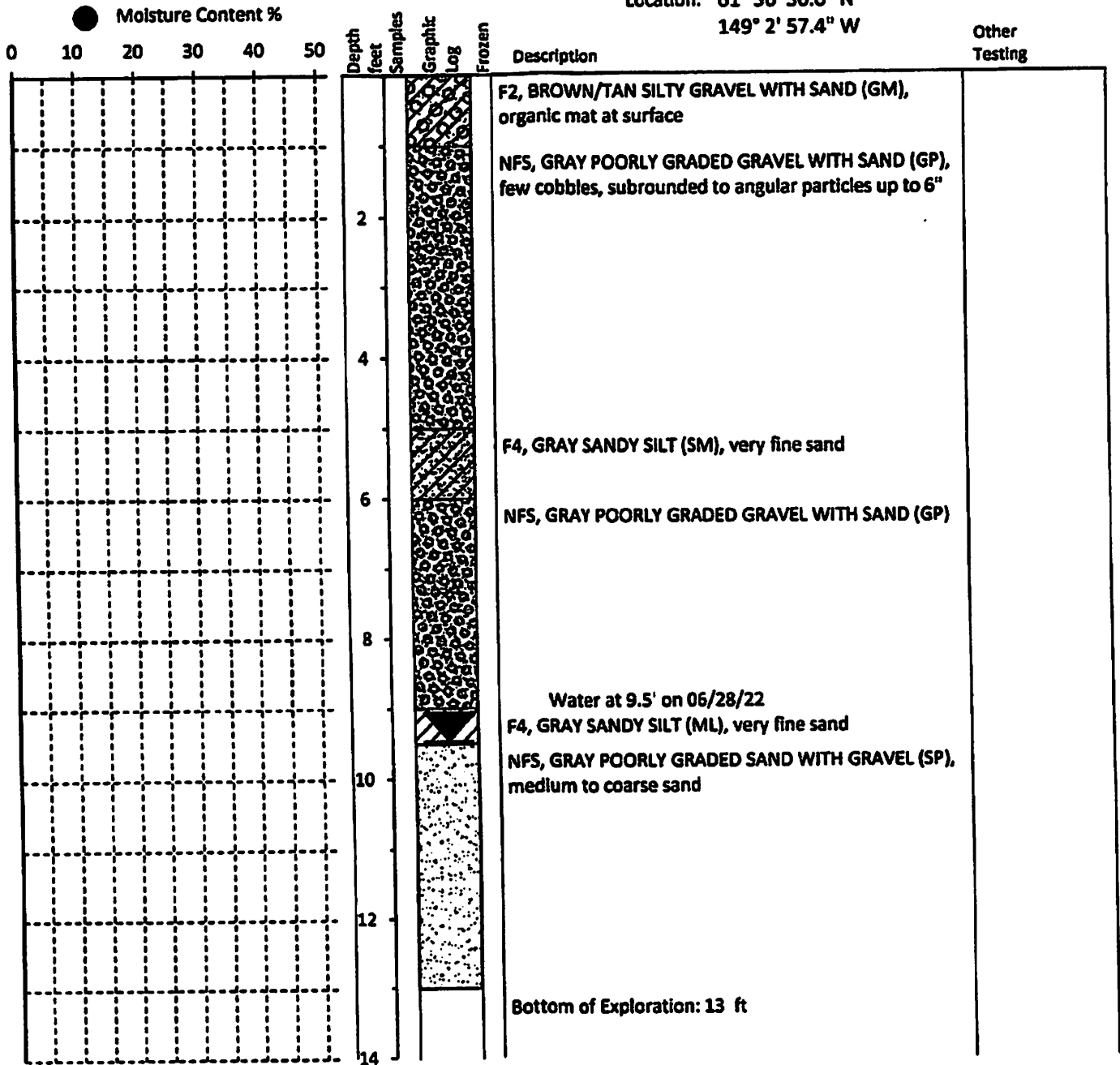




Test Pit Location Map

EXHIBIT B-4

Log of Test Pit 1

Exploration: June 24, 2022
Equipment: Cat Extindahoe
Location: 61° 36' 30.6" N
149° 2' 57.4" W



● Moisture Content %
 Bulk Sample
 Grab Sample



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2505 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907)745-4721
e-mail: mhpe@mtaonline.net

Job No.: 22030



















Date: June 2022

Log of Test Pit 1

Bush Estates Subdivision
Dan Bush
PO Box 876390
Wasilla, AK 99687

Plate
1

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group name ^g	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	Clean Gravels Less than 5% fines ^c	$Cu \geq 4$ and $1 < Cc < 3^E$ $Cu < 4$ and /or $1 > Cc \geq 3^E$	GW	Well graded gravel ^f	
	Sands 50% or more of coarse fraction passed No. 4 sieve	Gravel with Fines More than 12% fines ^c	Fines classify as ML or MH Fines classify as CL or CH	GP	Poorly graded gravel ^f	
		Clean Sands Less than 5% fines ^d	$Cu \geq 6$ and $1 < Cc < 3^E$ $Cu < 6$ and /or $1 > Cc \geq 3^E$	GM	Silty gravel ^{f, g, h}	
	Fine-Grained Soils 50% or more passes the No. 200 Sieve	Sands	Sands with fines more than 12% fines ^d	Fines classify as ML or MH Fines classify as CL or CH	GC	Clayey gravel ^{f, g, h}
			Silt and Clays Liquid limits less than 50	Inorganic $PI > 7$ and plots on or above "A" line ^j $PI < 4$ or plots below "A" line ^j	SW	Well graded sand
		Silt and Clays Liquid limits 50 or more	Organic	Liquid limit - oven dried < 0.75	SP	Poorly graded sand ⁱ
Organic			Liquid limit - not dried	SM	Silty sand ^{g, h, j}	
Inorganic			PI plots on or above "A" line PI plots below "A" line	SC	Clayey sand ^{g, h, i}	
Organic			Liquid limit - oven dried < 0.75	CL	Lean Clay ^{k, l, m}	
Organic	Liquid limit - not dried	ML	Silt ^{k, l, m}			
Organic	Liquid limit - oven dried < 0.75	OL	Organic Clay ^{k, l, m, n}			
Organic	Liquid limit - not dried	OH	Organic silt ^{k, l, m, o}			
CH	Fat Clay	MH	Elastic silt ^{k, l, m}			
OH	Organic silt ^{k, l, m, p}	PT	Peat			
Highly organic soils	Primarily organic matter, dark in color, and organic odor			PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve.
^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
^D Sands with 5 to 12% fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

^f If soil contains $\geq 15\%$ sand, add "with sand" to group name
^g If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
^h If fines are organic, add "with organic lines" to group name.
ⁱ If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
^j If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.
^k If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.
^l If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
^m If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.
ⁿ $PI \geq 4$ and plots on or above "A" line.
^o $PI < 4$ or plots below "A" line.
^p PI plots on or above "A" line.
^q PI plots below "A" line.

**U.S. Corps of Engineers
Frost Design Soil Classification**

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ---	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P ₁ <12 (d) Varved clays and fine-grained, banded sediments	--- >15 --- ---	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM

BUSH CONSTRUCTION SURVEYS, INC.

P.O. BOX 876390 WASILLA, AK. 99687

PHONE: 373-6996

FAX : 373-5996

Reference: Bush Estates

Date: 08-05-2024

Subject: Topographic Narrative

To: MSB Platting

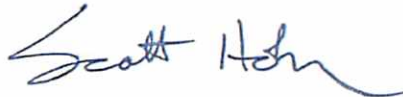
Landforms: Topography for Section 35, T18N, R02E, Seward Meridian, Alaska.

It is described as uplands, with the Matanuska River flowing over the southwest corner of section 35. The elevation ranges from 180 feet above sea level in the southwest corner to 600 feet above sea level in the northeast corner. The soil ranges from gravel with sand and sandy silt. The land is mostly forested with Birch, Spruce, and Cottonwood trees, with some areas having dense undergrowth.

Hydrology: The Matanuska River is the dominant hydraulic feature in the area. For decades, erosion by the glacial braided river has damaged roads, farms, and houses.

Current Usage: Section 35 is occupied by human development today. The area is divided into one-acre parcels and up to forty-acre parcels, with mixed land uses ranging from farming to single-family dwellings.

Attachment A is a screenshot from the MSB parcel viewer with 2022 imagery and 2019 contours.

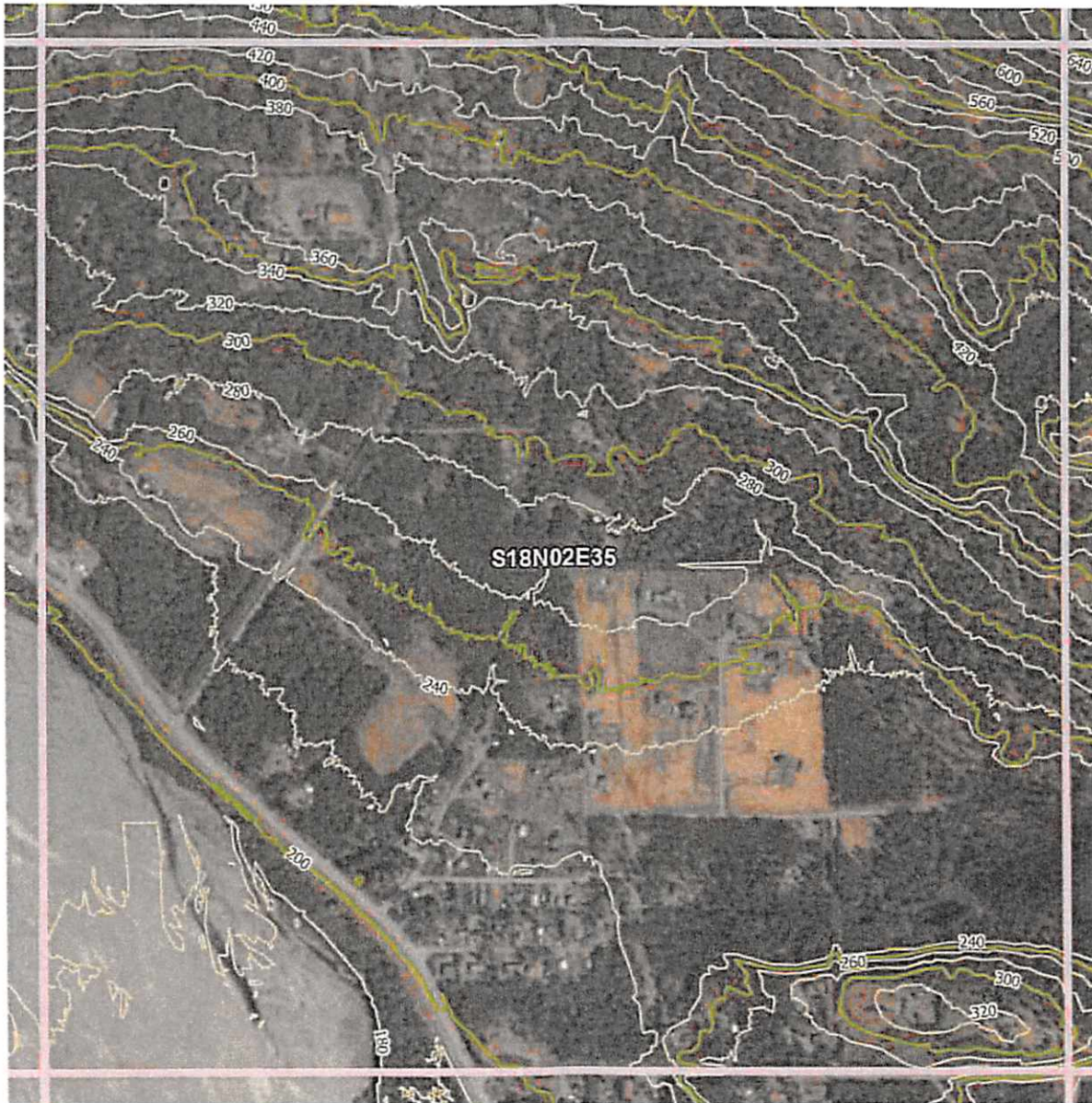


Sincerely,



Date: 8-5-2024

Attachment A





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

August 22, 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 the following comments:

- **Bush Estates (Old Glenn Highway, Clark-Wolverine Road)**
 - No objection to the proposed lot division.
 - Basic 1 will be permitted one singular access to Clark-Wolverine Road. Subsequent development of Basic 1 requires continued use of singular access to Clark-Wolverine Road. Please plan internal circulation accordingly.
 - Basic 3 will be permitted one singular access to Clark-Wolverine Road. No additional access points will be permitted.
 - Add plat note: "Single access each to Clark-Wolverine Road for Basic 1 and Basic 3."
 - DOT&PF cannot guarantee permissible access for Basic 1 to Clark-Wolverine Road due to the curvature of the road geometry and site distance requirements. Suggest Basic 1 access through Basic 2 to Robin Lane and formalize with an access easement.
 - If Basic 1 accesses Clark-Wolverine Road, DOT&PF suggests Basic 1 development not preclude possible local road interconnectivity to Clark-Wolverine Road. DOT&PF recommends dedicating a road to provide interconnectivity. A possible alignment is shown in the below diagram:

"Keep Alaska Moving through service and infrastructure."



- No additional access points to the Old Glenn Highway or Clark-Wolverine Road will be permitted for Basic 2. Future circulation for Basic 2 required to be through Robin Lane.
- Future Basic 2 access to the Old Glenn Highway may become right in and right out only.
- Future Basic 2 access to the Old Glenn Highway may be revoked due to safety concerns along the Old Glenn Highway. This would require access along the Old Glenn Highway alignment through Robin Lane only.
- All utility access for Basic 1, 2 and 3 through existing driveway and access points. No additional utility connections through Old Glenn Highway or Clark-Wolverine Road right of way. Subsequent development requires utility access to continue through existing access points.
- Platting actions invalidate existing driveway permits. Reapply for driveway permits for Basic 1, 2 and 3 access to Clark-Wolverine Road and the Old Glenn Highway. 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.

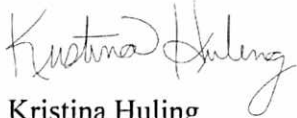
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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

Chris Curlin

From: Daniel Dahms
Sent: Friday, August 23, 2024 2:35 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Bush Estates

Chris,

Coordinate with AKDOT for access onto Clark Wolverine Road. PD&E recommends no new access onto Clark Wolverine or the Old Glenn Hwy.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 13, 2024 3:32 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; loori1991@gmail.com; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.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 Bush Estates

Hello,

The following link is a request to create three lots from Tax Parcel B015.
Please ensure all comments have been submitted by August 23, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Bush Estates](#)

Sincerely,

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



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

August 15, 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.

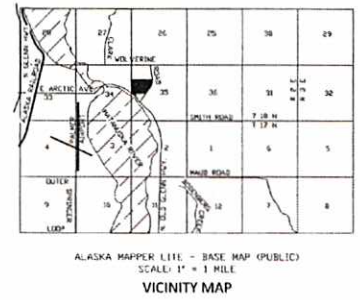
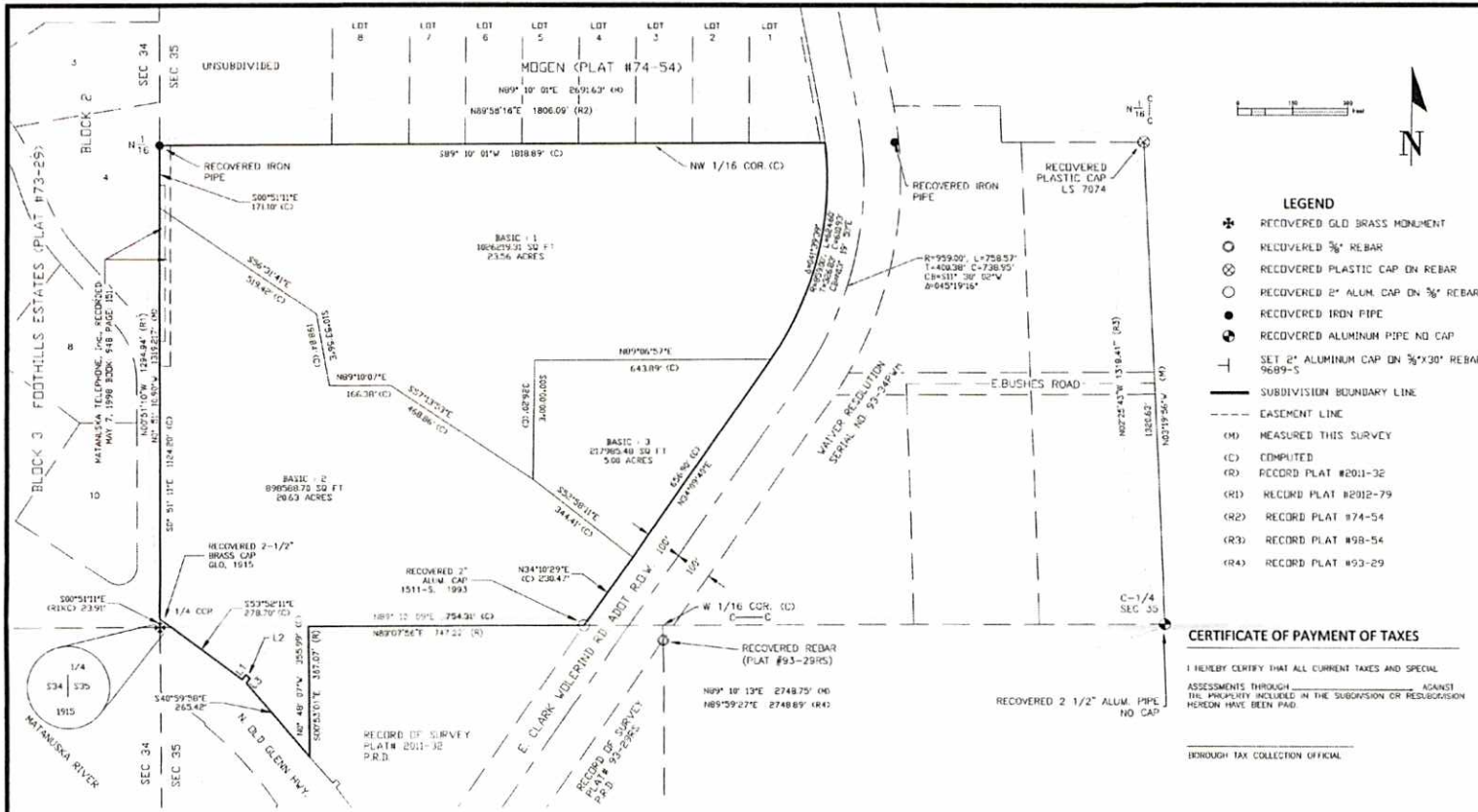
- **BUSH ESTATES**
(MSB Case # 2024-098)

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



- LEGEND**
- ⊕ RECOVERED GLO BRASS MONUMENT
 - RECOVERED 3/8" REBAR
 - ⊗ RECOVERED PLASTIC CAP ON REBAR
 - RECOVERED 2" ALUM. CAP ON 3/8" REBAR
 - ⊙ RECOVERED IRON PIPE
 - ⊕ RECOVERED ALUMINUM PIPE NO CAP
 - ⊕ RECOVERED 2" ALUMINUM CAP ON 3/8"X30" REBAR 9689-S
 - SUBDIVISION BOUNDARY LINE
 - - - EASEMENT LINE
 - (M) MEASURED THIS SURVEY
 - (C) COMPLETED
 - (R) RECORD PLAT #201-32
 - (R1) RECORD PLAT #2012-79
 - (R2) RECORD PLAT #74-54
 - (R3) RECORD PLAT #98-59
 - (R4) RECORD PLAT #93-29

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION.

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2024, For _____

IN WITNESS WHEREOF, NOTARY PUBLIC IN AND FOR ALASKA

RECEIVED
JUL 03 2024
Agenda Copy
PLATTING

GENERAL NOTES

- 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.
- NO INDIVIDUAL WATER 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 THESE SYSTEMS.
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 - (4) MATANUSKA TELEPHONE, INC., RECORDED: MAY 7, 1998 BOOK: 948, PAGE: 151
 - (5) ALASKA PCS FACILITY LONGLINE, A STRIP OF LAND 50.00 FEET IN WIDTH LYING 25.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE ALASKA COMMUNICATION SYSTEMS OPEN WIRE, PULL LINE, AND/OR EARTHED COMMUNICATION LINE, AS CONSTRUCTED, OR UNBUILT, OVER AND ACROSS THE LANDS HEREIN DESCRIBED, T18N, R2E, SECTION 35, S1 OF THE NW1/4, RECORDED: JANUARY 19, 1971 BOOK: 16, PAGE: 304
- BEARINGS ARE BASED ON HIGH PRECISION GPS SURVEY USING TRIMBLE RINEX RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER v5.40. LOCAL PLANE BEARINGS ARE ORIENTATED TO THE ZEODETS NORTH AT 15347550 AND THE BASIS OF COORDINATES.

Line Table (C)

Line #	Length	Direction
L1	16.32	N40° 18' 18" S27° E
L2	15.00	S49° 40' 09" E
L3	15.84	S40° 19' 13" W

SURVEYOR'S CERTIFICATE



I, DAN S. BUSH (6589-S), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED _____

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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 2023 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director _____ Date _____
Attest: _____
Platting Clerk

PLAT OF
BUSH ESTATES

A SUBDIVISION OF S1/2, NW1/4, LYING WEST OF THE CLARK-WILVERNE ROAD, LOCATED WITHIN SECTION 35, T18N, R2E, SEWARD MERIDIAN, ALASKA CONTAINING 3 TRACTS AND 49.2 1/2 ACRES PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING PO BOX 876390 WASHILLA, AK 99687
PHYSICAL: 3167 CATTLE LOOP WASHILLA, AK 99654
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 60'
Date: 04/15/2024	Date of Survey: 06/17/2023	Project: 18-Bush Monuments
License# AEC0799	SHEET: 2	OF: 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 21, 2024 4:42 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Bush Estates
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 13, 2024 3:32 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; loori1991@gmail.com; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.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 Bush Estates

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

Hello,

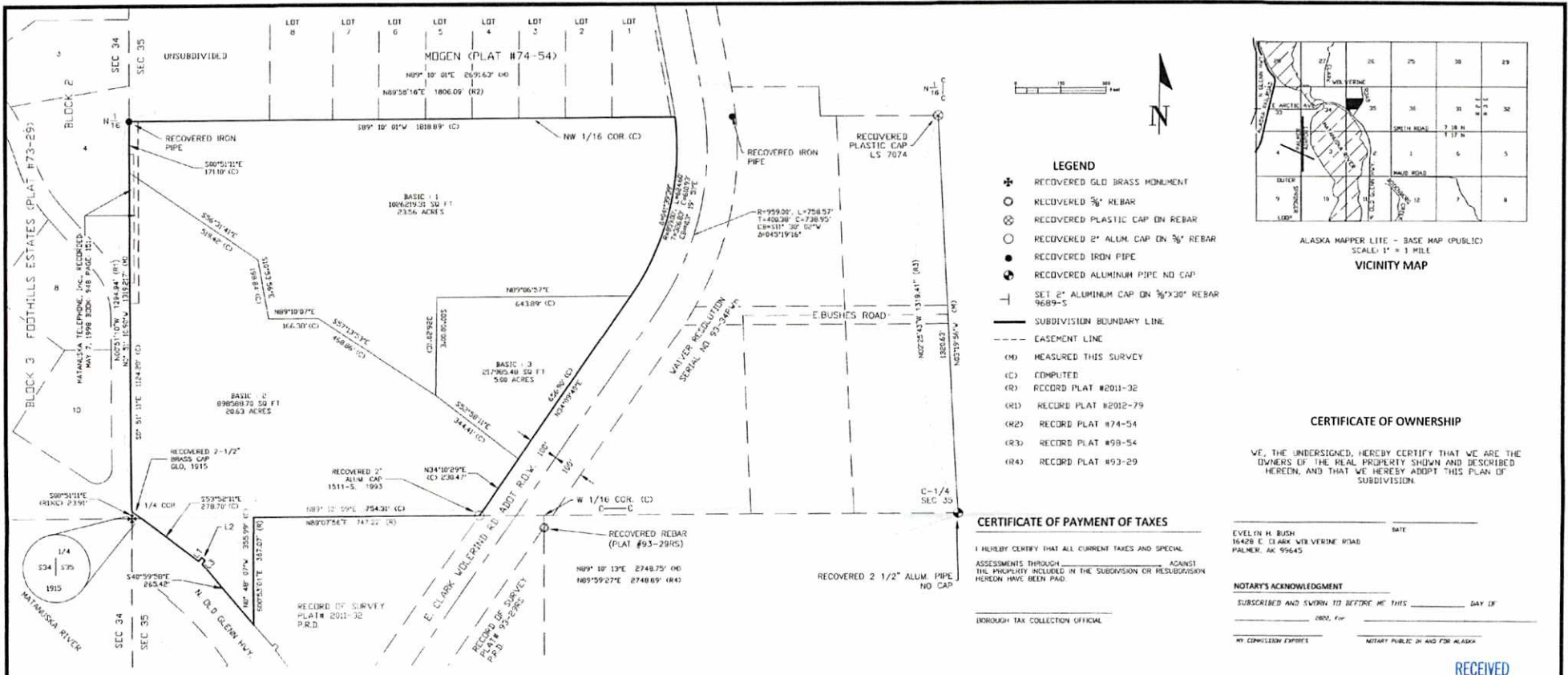
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[Bush Estates](#)

Sincerely,

Chris Curlin



- LEGEND**
- ⊕ RECOVERED GLO BRASS MONUMENT
 - RECOVERED 3/8" REBAR
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 - RECOVERED 2" ALUM. CAP ON 3/8" REBAR
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 - SUBDIVISION BOUNDARY LINE
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 - (M) MEASURED THIS SURVEY
 - (C) COMPUTED
 - (R) RECORD PLAT #2011-32
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 - (R4) RECORD PLAT #93-29

ALASKA MAPPER LIFE - BASE MAP (PUBLIC)
SCALE: 1" = 1 MILE
VICINITY MAP

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BOROUGH TAX COLLECTION OFFICIAL

EVELYN H. BUSH
1448 E. CLARK WILVERINE ROAD
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024.
BY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

RECEIVED
JAN 09 2024
Agenda Copy
PLATTING

GENERAL 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.
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4. BEARINGS ARE BASED ON HIGH PRECISION GPS SURVEY USING TRIMBLE 108-1 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER v5.40. LOCAL PLANE BEARING ARE ORIENTATED TO TRUE GEODETIC NORTH AT 1534/335 AND THE BASIS OF COORDINATES.

Line Table (C)

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L2	15.00	S49° 40' 09"E
L3	15.84	S40° 19' 13"W

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DATED: _____

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-SITKA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER: _____

DATED: 2023
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 & Land Use Director Date

Attest: Noting Clerk

APPROVED AS: SHOWN
CORRECTED
SIGN: Mary Armento, DATE: 09/11/2024
CCI ENGINEERING & DESIGN

PLAT OF
BUSH ESTATES
A SUBDIVISION OF 1/2, NW 1/4, LYING WEST OF THE CLARK-WILVERINE ROAD, LOCATED WITHIN SECTION 35, T18N, R2E, SEWARD MERIDIAN, ALASKA CONTAINING 3 TRACTS AND 49.2 1/2 ACRES PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING: PO BOX 876290 VASILLA, AK 99687
PHYSICAL: 3167 CHITILE LOOP VASILLA, AK 99654
OFFICE: 907-273-6996

Phone: 907-273-6996	Drawn: DS	Scale: 1" = 60'
Date: 04/13/2024	Map of Survey: 06/17/2023	Map 13-12 Bush Homestead Plat 24

License # ACCP29 SHEET 1 OF 1

EXHIBIT E-4

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

RECEIVED
AUG 27 2024
PLATTING

3046B02L001 2
LOVING THOUGHTS TR
GRAY PATRICIA K TRE
15500 E RODEO DR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Nancy McGee

REQUEST: The request is to create three lots from the S ½ , NW ¼ , lying west of Clark Wolverine Road, Sec 35, T18N R02E, S.M., AK. (Tax ID 18N02E35B015) to be known as **BUSH ESTATES**, containing 49.2 acres +/- . The property is located directly west of E. Clark Wolverine Road, north of N. Old Glenn Highway, and south of E. Shawn Drive; within Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District 1.

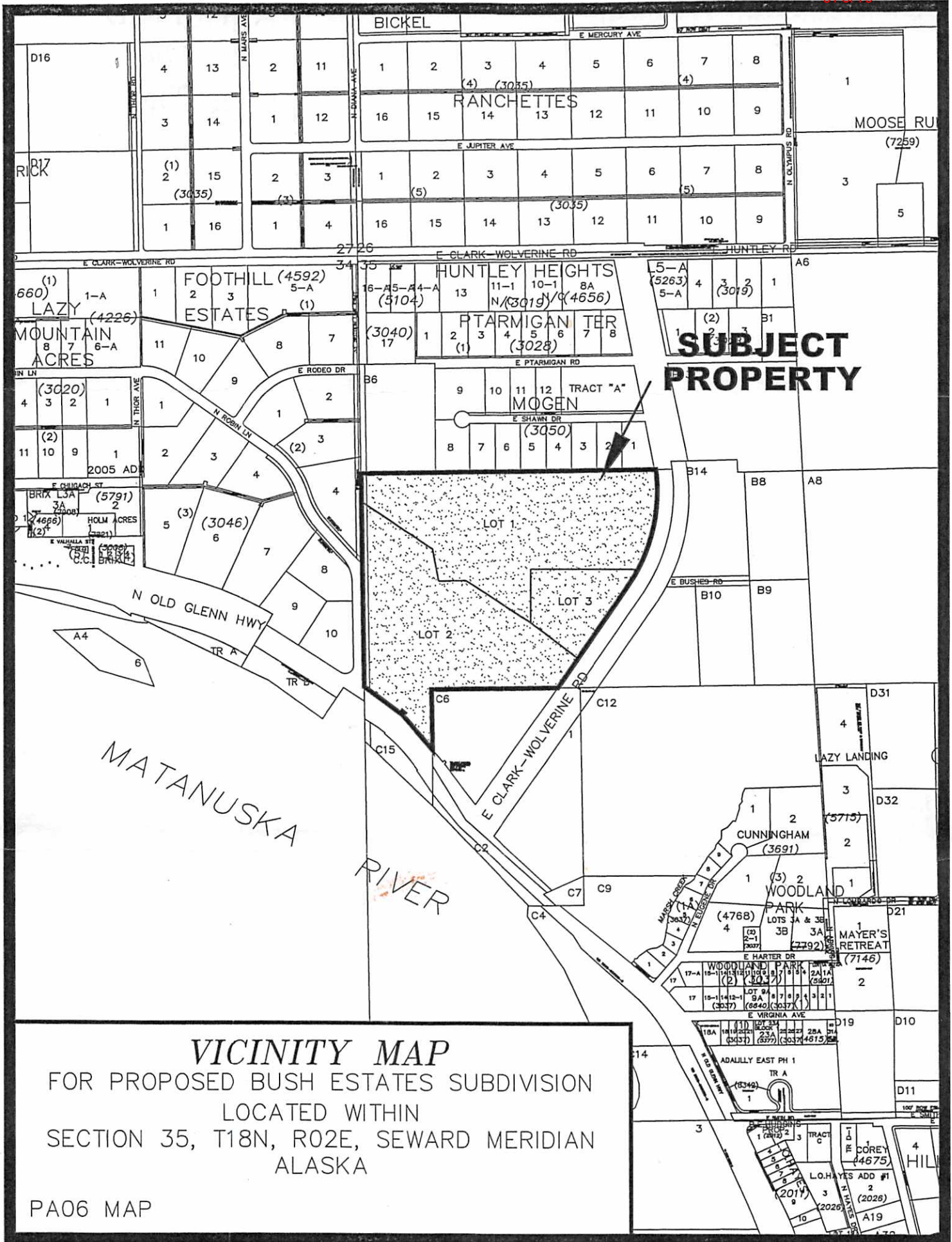
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 11, 2024**, starting at 8:30 a.m. We 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: platt@mat.gov. 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platt.

No Objection Objection Concern

Name: Patricia Gray Address: 15500 E. Rodeo, Palmer, AK 99645

Comments: _____



VICINITY MAP

FOR PROPOSED BUSH ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 35, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA06 MAP

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

RECEIVED
AUG 27 2024
PLATTING

3046B02L002 1
GRAY PATRICIA K
15500 E RODEO DR
PALMER, AK 99645-8775

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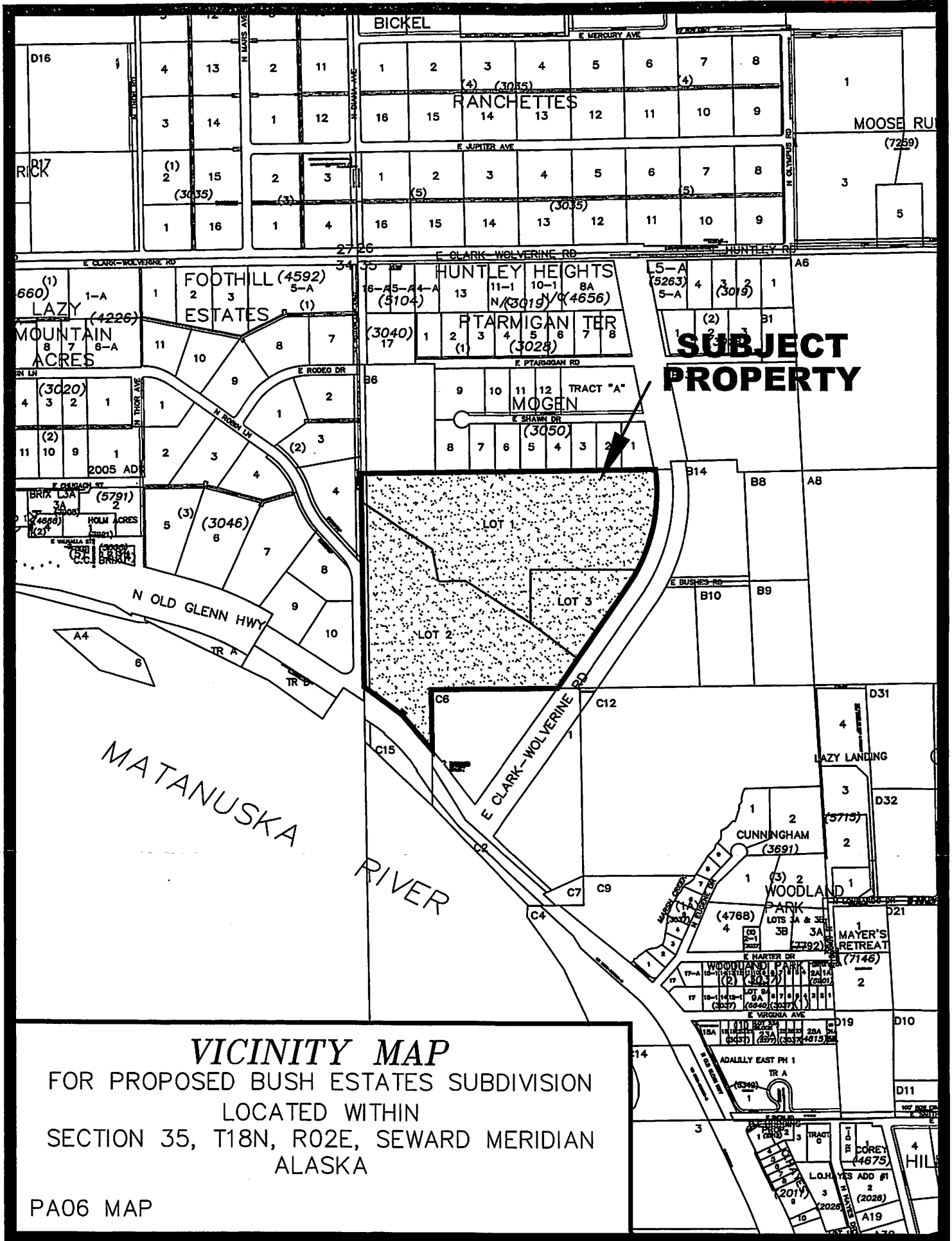
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No Objection Objection Concern

Name: Patricia Gray Address: 15500 E. Rodeo, Palmer, AK
99645

Comments: _____



VICINITY MAP

FOR PROPOSED BUSH ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 35, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA06 MAP

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

3046B03L006 11
JABBET LVG TR
2605 N OLD GLENN HWY
PALMER, AK 99645

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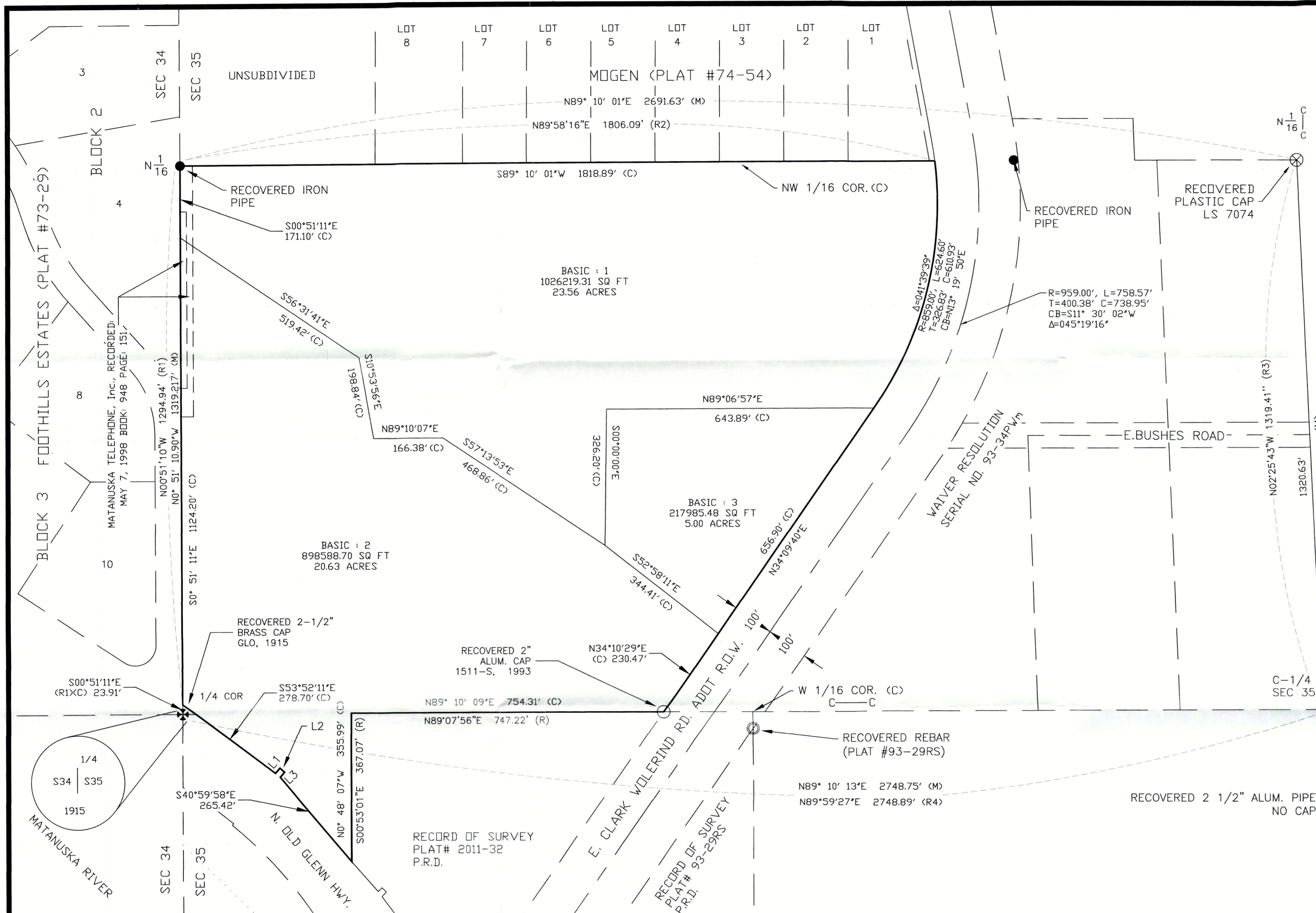
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No Objection [] Objection [] Concern

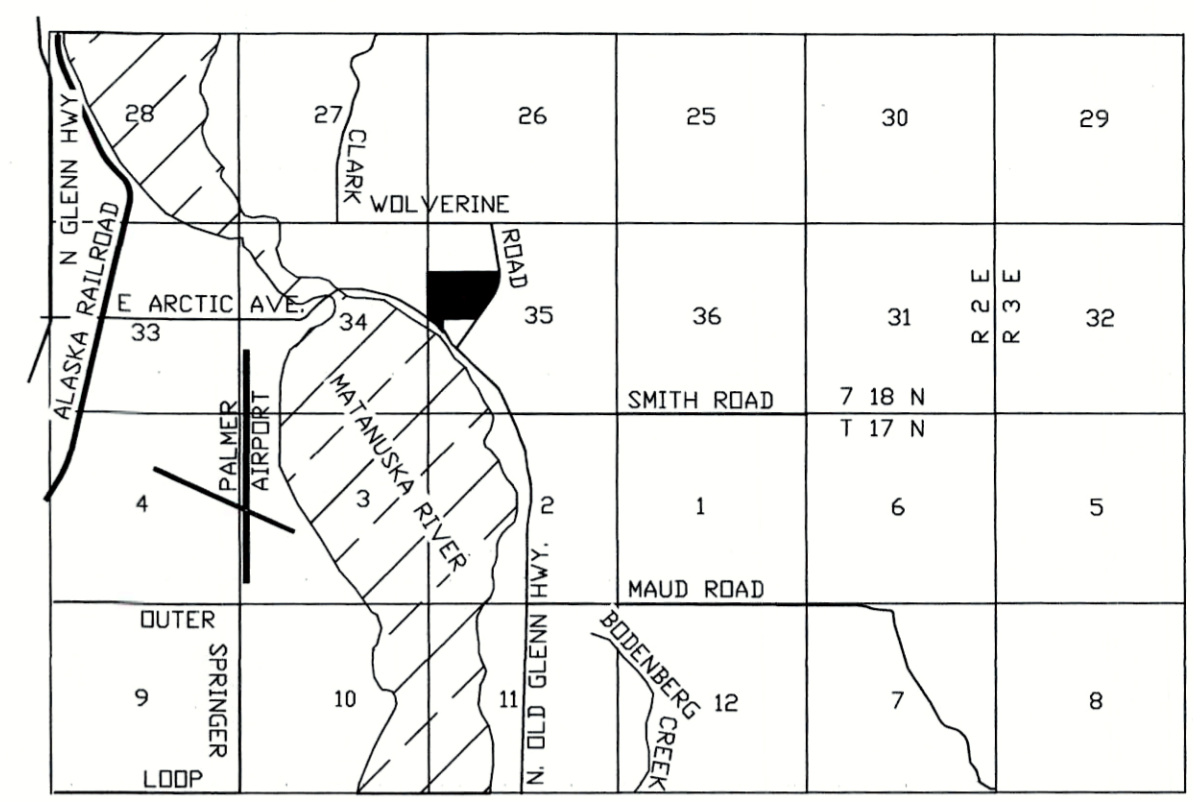
Name: MARK HANSEN Address: 2605 N. OLD GLENN HWY, PALMER AK 99645

Comments: _____

Case # 2024-098 CC Note: Vicinity map Located on Reverse Side



- LEGEND**
- ⊕ RECOVERED GLO BRASS MONUMENT
 - ⊙ RECOVERED 5/8" REBAR
 - ⊗ RECOVERED PLASTIC CAP ON REBAR
 - RECOVERED 2" ALUM. CAP ON 5/8" REBAR
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 - SUBDIVISION BOUNDARY LINE
 - - - EASEMENT LINE
 - (M) MEASURED THIS SURVEY
 - (C) COMPUTED
 - (R) RECORD PLAT #2011-32
 - (R1) RECORD PLAT #2012-79
 - (R2) RECORD PLAT #74-54
 - (R3) RECORD PLAT #98-54
 - (R4) RECORD PLAT #93-29



ALASKA MAPPER LITE - BASE MAP (PUBLIC)
SCALE: 1" = 1 MILE
VICINITY MAP

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BOROUGH TAX COLLECTION OFFICIAL

DATE

EVELYN H. BUSH
16428 E. CLARK WOLVERINE ROAD
PALMER, AK 99645

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022, For _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

GENERAL NOTES

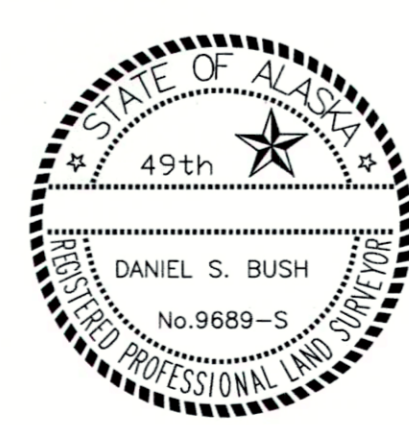
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - MATANUSKA TELEPHONE, Inc., BLANKET EASEMENT, RECORDED: AUGUST 22, 1977 BOOK: 146 PAGE: 728
 - MATANUSKA ELECTRIC ASSOCIATION, Inc., BLANKET EASEMENT, RECORDED: AUGUST 20, 1991 BOOK: 659 PAGE: 952
 - MATANUSKA TELEPHONE, Inc., EASTERLY TEN FEET (10') OF THAT PORTION OF THE S₄ OF THE NW₄ LYING WESTERLY OF THE CLARK-WOLVERINE RICH OF WAY, RECORDED: MAY 19, 1997 BOOK: 894 PAGE: 240
 - MATANUSKA TELEPHONE, Inc., RECORDED: MAY 7, 1998 BOOK: 948 PAGE: 151
 - ALASKA ACS FACILITY LONGLINE: A STRIP OF LAND 50.00 FEET IN WIDTH, LYING 25.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE ALASKA COMMUNICATION SYSTEM'S OPEN WIRE POLE LINE AND/OR BURIED COMMUNICATION LINE, AS CONSTRUCTED, ON, UNDER, OVER AND ACROSS THE LANDS HEREIN DESCRIBED: T18N, R2E, SECTION 35, S₄ OF THE NW_{1/4}. RECORDED: JANUARY 19, 1971 BOOK: 16 MISC PAGE: 304
- BEARINGS ARE BASED ON HIGH PRECISION GPS SURVEY USING TRIMBLE R8-3 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER v5.40. LOCAL PLANE BEARING ARE ORIENTATED TO TRUE GEODETIC NORTH AT 1/4 S34/S35 AND THE BASIS OF COORDINATES.

Line Table (C)

Line #	Length	Direction
L1	16.33	N40° 18' 32"E
L2	15.00	S49° 40' 09"E
L3	15.84	S40° 19' 13"W

SURVEYOR'S CERTIFICATE

I, DAN S. BUSH (9689-S), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATED: _____

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: _____ 2023

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 & Land Use Director

Date

ATTEST: _____
Platting Clerk

RECEIVED
JUL 03 2024
Agenda Copy
PLATTING

PLAT OF:
BUSH ESTATES

A SUBDIVISION OF S1/2, NW1/4, LYING WEST OF THE CLRK-WOLVERINE ROAD.
LOCATED WITHIN SECTION 35, T18N, R2E, SEWARD MERIDIAN, ALASKA
CONTAINING 3 TRACTS AND 49.2 +/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING: PO BOX 876390 WASILLA, AK 99687
PHYSICAL: 3167 COTTLE LODP WASILLA, AK 99654
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 60'
Date: 04/19/2024	Date of Survey: 06/17/2021	Job# 13-12 Bush Homestead Field Bk.
License# AECC729	SHEET 1	OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 11, 2024

ABBREVIATED PLAT: FRANKLIN - VAN ABEL
LEGAL DESCRIPTION: SEC 24, T19N, R05W S.M., AK
PETITIONERS: JEFFREY & MARSHA VAN ABEL
JAMES & TRICIA FRANKLIN
SURVEYOR/ENGINEER: BULL MOOSE SURVEYNG, LLC
ACRES: 27.15 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-100

REQUEST:

The request is to create two lots from Lot 12, Florence Lk Pk Add #1 (Plat#2002-51), Tract A, Florence Pk (Plat#2000-86), and Tax Parcel B2. SEC24 T19N R05W S.M., AK. (Tax ID's 5231000L012, 5038000T00A, & 19N05W24B002) to be known as **Franklin-Van Abel**, containing 27.15 acres +/- . The property is located directly north N. Florence Drive directly west of John Lake; within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A** – 4 pgs
Topographic Narrative **Exhibit B** – 1 pg

COMMENTS:

USACE **Exhibit C** – 1 pg
MSB Pre-design and Engineering **Exhibit D** – 1 pg
MSB Permit Center **Exhibit E** - 2 pgs
MSB Fire Service #35 Willow **Exhibit F** - 1 pg
Utilities **Exhibit G** - 4 pgs

DISCUSSION: The proposed subdivision is creating two lots from 3 lots. This platting action reduces density. Lot one will contain 17.49 acres +/- and Lot 2 will contain 9.65 acres +/- . Both lots have legal and physical access and adequate usable area.

Soils Report: A Topographic Narrative (**Exhibit B**) was submitted pursuant to MSB 43.281.20(1)(i)(i), by Robert S. Hoffman, PLS. The topography is thoroughly described in the document.

COMMENTS:

USACE: (**Exhibit C**) 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 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.

You 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 you have any questions or concerns at 907-753-2712.

MSB Pre-design and Engineering: (Exhibit D) Is this another case of where more specificity is required in the topographic narrative as it concerns useable “septic” area?

Staff notes both proposed lots have existing structures with existing septic systems and both are over 400,000 square feet.

MSB Permit Center (Exhibit E) They’ll need to apply for two driveway permits as shown. No other comments from the Permit Center.

MSB Fire Service #35 Willow (Exhibit F) I have looked at the Franklin-Van Abel plat and all existing structures that are protected by the Willow FSA and borough emergency services has at least the minimum required access for fire and emergency vehicle access. Willow FSA has no objection to this replat.

Utilities: (Exhibit G) ENSTAR has no comments or objections. GCI has no comments or objections. MEA and MTA did not respond.

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

CONCLUSION

The plat of FRANKLIN – VAN ABEL Subdivision is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Topographic Narrative 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:

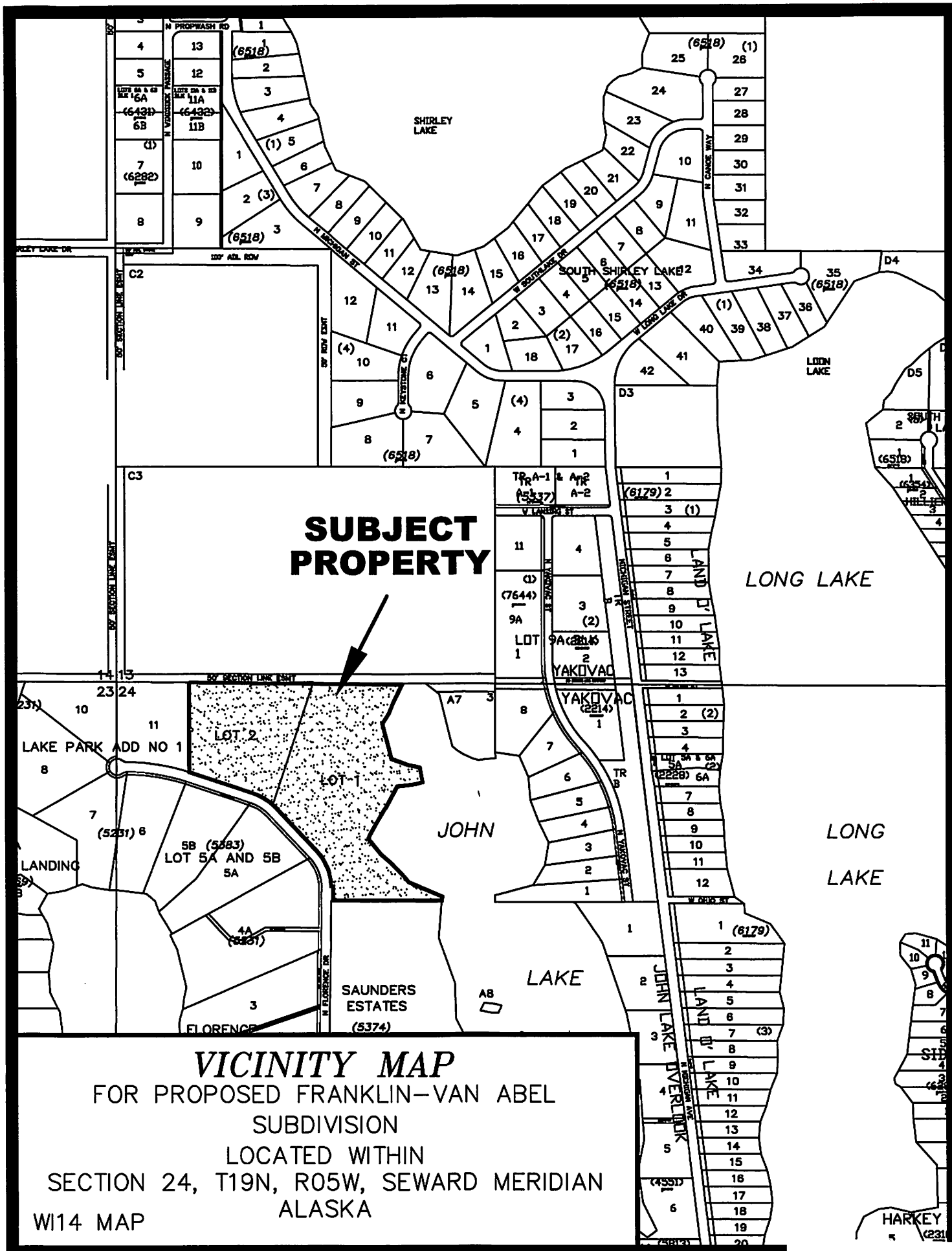
1. The abbreviated plat of FRANKLIN – VAN ABEL is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There 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 US Army Corps of Engineers; Road Service Area #20 Greater Willow; Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of FRANKLIN – VAN ABEL Subdivision, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.
7. Provide platting staff with copies of Driveway Permit applications.







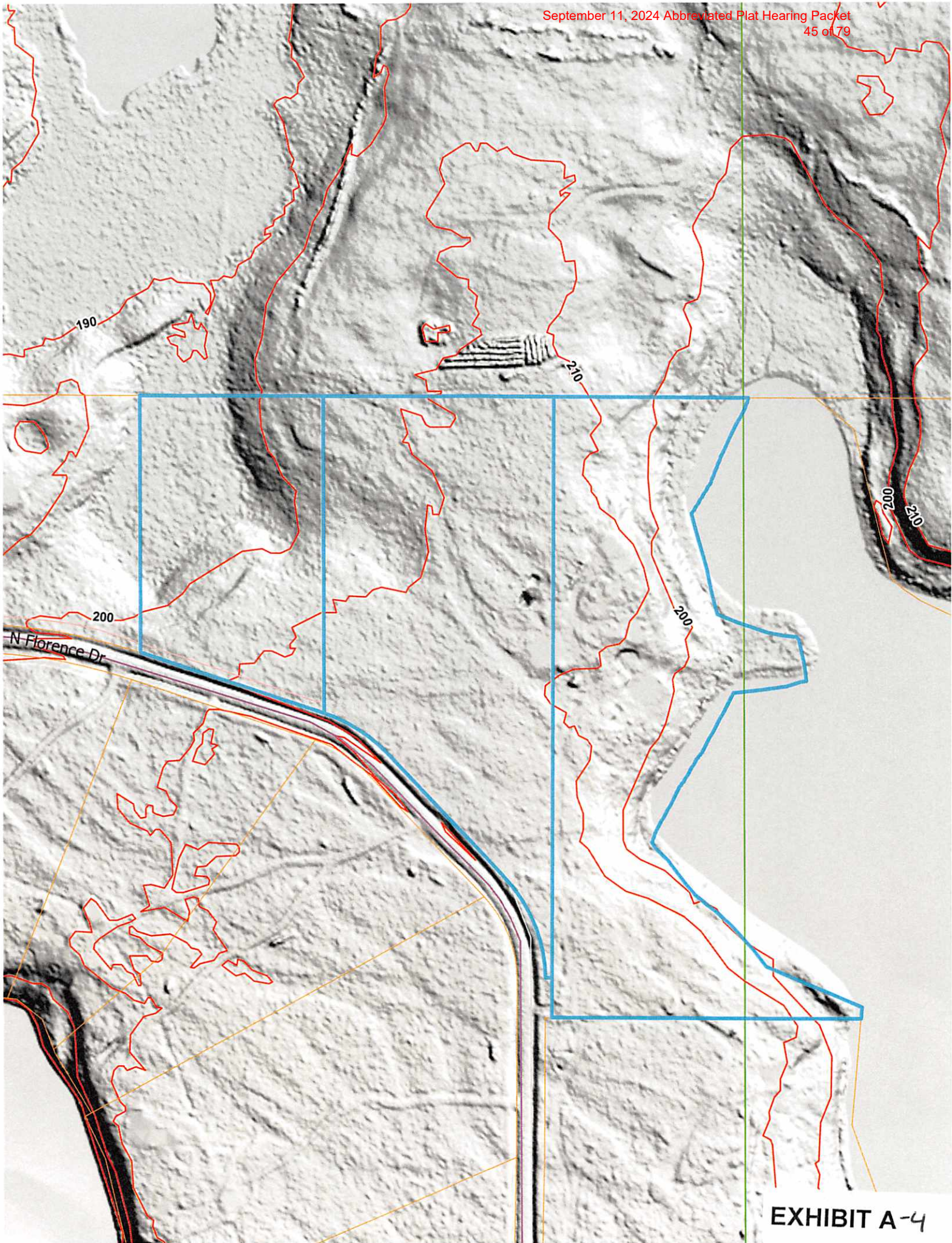


EXHIBIT A-4

Bull Moose Surveying LLC

Tim & Sara Carmen, Owners

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



RECEIVED

AUG 05 2024

PLATTING

TOPOGRAPHIC NARRATIVE

TO: Fred Wagner, PLS, Platting Officer

RE: Franklin-Van Able Subdivision

Date: 07/30/2024

The topography for the two proposed lots is relatively flat and the Proposed Lot 1 borders John Lake along the Eastern property line. The Proposed Lots 1 & 2 contain some shops and/or shed building structures, as well as dwellings and cabins that are serviced by their own septic systems and wells. The highest elevation begins at 212' in the center of the two proposed lots and then slowly decreases to 196' when moving in an easterly or westerly direction from the central region of the proposed subdivision. The typical change in elevation or grade change ranges from flat to 4%. The property can be described as gently rolling with dense timber and undergrowth. Both lots have over 400,000 square feet of area and over 10,000 square feet of buildable area.

Respectfully,

A handwritten signature in black ink, appearing to read 'RS HJ' in a stylized, cursive script.

Robert S. Hoffman, PLS



Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Thursday, August 15, 2024 9:10 AM
To: Chris Curlin
Subject: re: RFC Franklin-Van Able (CC)

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

Hi Chris,

I'm writing in response to your request for comment on the proposal to create two lots from Lot 12 of Florance Lk Pk Add #1, Tract A of Florance Lk Pk, & Tax Parcel B002.

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 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.

You 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 you have any questions or concerns at 907-753-2712.

Sincerely,



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
beta REQUEST
SYSTEM

Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, August 27, 2024 3:08 PM
To: Chris Curlin; Fred Wagner
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Franklin-Van Able (CC)

Chris and Fred,

Is this another case of where more specificity is required in the topographic narrative as it concerns useable "septic" area?

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, August 14, 2024 4:20 PM
To: waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; 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 Franklin-Van Able (CC)

Hello,

The following link is a request to create two lots from Lot 12 of Florance Lk Pk Add #1, Tract A of Florance Lk Pk, & Tax Parcel B002.

Please ensure all comments have been submitted by August 26, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Franklin-Van Abel](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Thursday, August 15, 2024 9:12 AM
To: Chris Curlin
Subject: RE: RFC Franklin-Van Able (CC)
Attachments: Screenshot 2024-08-15 091028.png

They'll need to apply for two driveway permits as shown. No other comments from the Permit Center.

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: Chris Curlin <Jesse.Curlin@matsugov.us>

Sent: Wednesday, August 14, 2024 4:20 PM

To: waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; 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 Franklin-Van Able (CC)

Hello,

The following link is a request to create two lots from Lot 12 of Florance Lk Pk Add #1, Tract A of Florance Lk Pk, & Tax Parcel B002.

Please ensure all comments have been submitted by August 26, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Franklin-Van Abel](#)

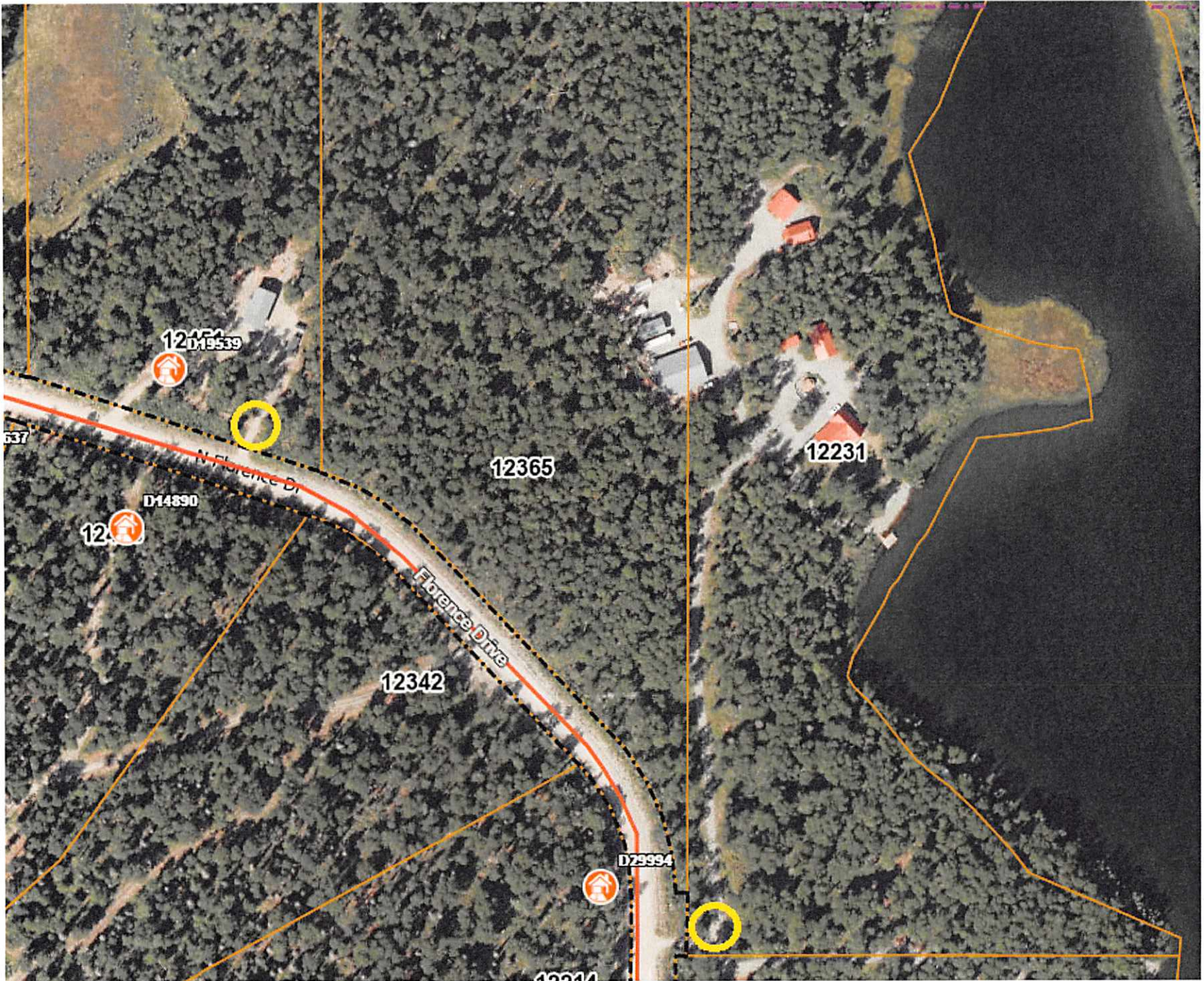
Sincerely,

Chris Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873



Chris Curlin

From: Richard Boothby
Sent: Thursday, August 15, 2024 10:21 AM
To: Chris Curlin
Cc: Brian Davis
Subject: RE: RFC Franklin-Van Able (CC)

I have looked at the Franklin-Van Abel plat and all existing structures that are protected by the Willow FSA and borough emergency services has at least the minimum required access for fire and emergency vehicle access. Willow FSA has no objection to this replat.

Richard Boothby
Willow/Caswell
District Fire Chief

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, August 14, 2024 4:20 PM
To: waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; 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 Franklin-Van Able (CC)

Hello,

The following link is a request to create two lots from Lot 12 of Florance Lk Pk Add #1, Tract A of Florance Lk Pk, & Tax Parcel B002.

Please ensure all comments have been submitted by August 26, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[📄 Franklin-Van Abel](#)

Sincerely,

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



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

August 15, 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 preliminary plat and has no comments or recommendations.

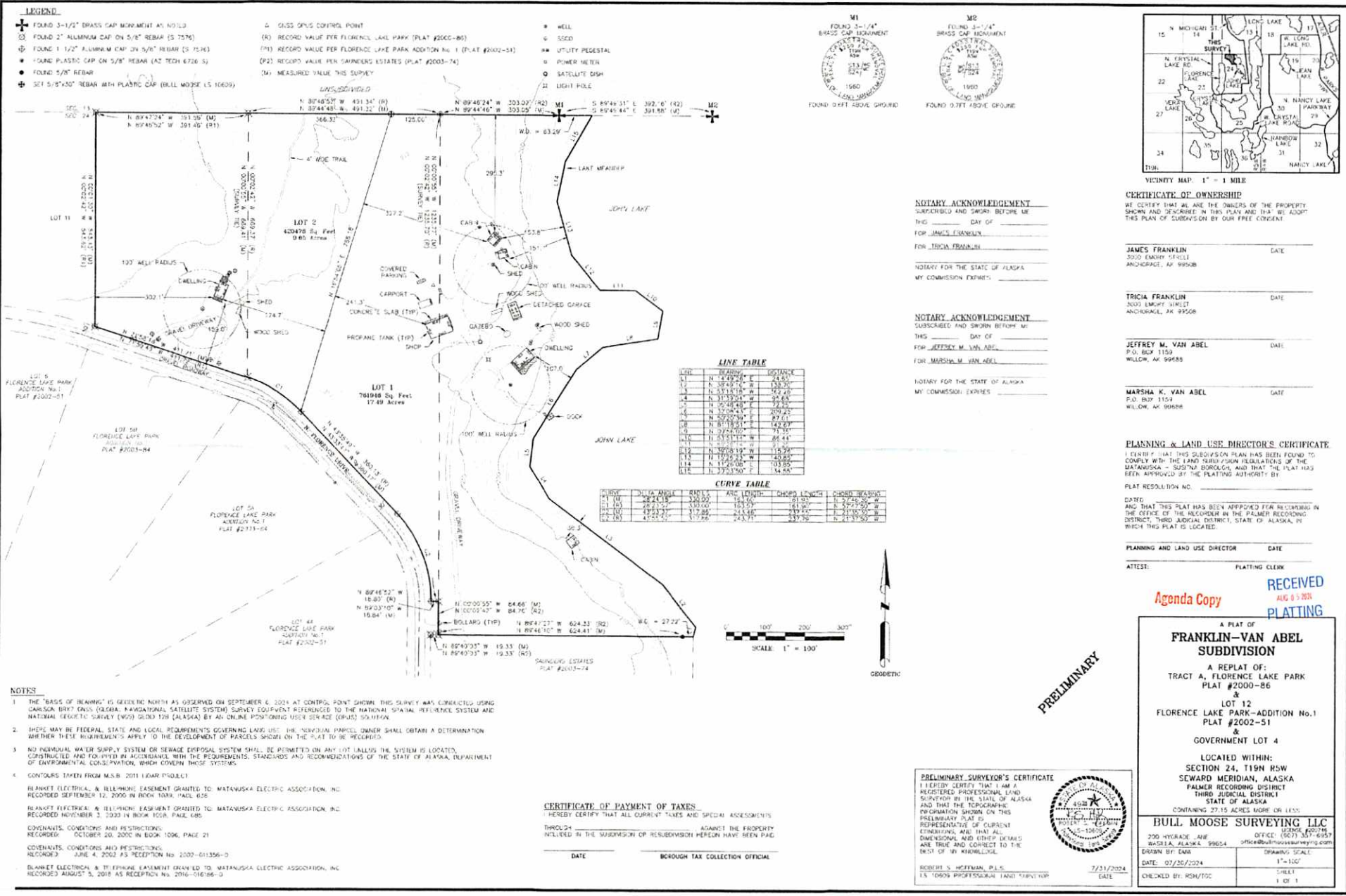
- **FRANKLIN-VAN ABEL SUBDIVISION**
(MSB Case # 2024-100)

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

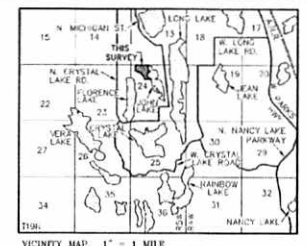
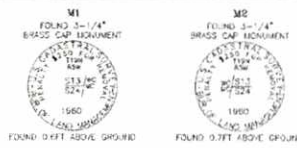
Sincerely,

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

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



- LEGEND**
- ⊕ FOUND 3-1/2" BRASS CAP MONUMENT AS NOTED
 - ⊙ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (S 7576)
 - ⊕ FOUND 1 1/2" ALUMINUM CAP ON 3/4" REBAR (S 7576)
 - ⊕ FOUND PLASTIC CAP ON 5/8" REBAR (AZ TECH 6726 S)
 - ⊕ FOUND 5/8" REBAR
 - ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE L.S. 10639)
 - △ GISS OPUS CONTROL POINT
 - (R) RECORD VALUE PER FLORENCE LAKE PARK (PLAT #2000-86)
 - (P1) RECORD VALUE PER FLORENCE LAKE PARK ADDITION No. 1 (PLAT #2002-51)
 - (P2) RECORD VALUE PER SAUNDERS ESTATES (PLAT #2003-74)
 - (M) MEASURED VALUE THIS SURVEY
 - ⊙ WELL
 - ⊙ SSED
 - ⊙ UTILITY PEGESTAL
 - ⊙ POWER METER
 - ⊙ SATELLITE DASH
 - ⊙ LIGHT POLE



NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR JAMES FRANKLIN
 FOR TRICIA FRANKLIN
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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

JAMES FRANKLIN
 3033 EMERY STREET
 ANCHORAGE, AK 99508
 DATE _____

TRICIA FRANKLIN
 3033 EMERY STREET
 ANCHORAGE, AK 99508
 DATE _____

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR JEFFREY M. VAN ABEL
 FOR MARSHA K. VAN ABEL
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

JEFFREY M. VAN ABEL
 P.O. BOX 1159
 WILLOW, AK 99685
 DATE _____

MARSHA K. VAN ABEL
 P.O. BOX 1159
 WILLOW, AK 99685
 DATE _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°07'24\"	245.50'
L2	N 89°42'24\"	125.00'
L3	S 89°42'24\"	125.00'
L4	S 89°42'24\"	125.00'
L5	N 89°42'24\"	125.00'
L6	N 89°42'24\"	125.00'
L7	N 89°42'24\"	125.00'
L8	N 89°42'24\"	125.00'
L9	N 89°42'24\"	125.00'
L10	N 89°42'24\"	125.00'
L11	N 89°42'24\"	125.00'
L12	N 89°42'24\"	125.00'
L13	N 89°42'24\"	125.00'
L14	N 89°42'24\"	125.00'
L15	N 89°42'24\"	125.00'
L16	N 89°42'24\"	125.00'
L17	N 89°42'24\"	125.00'
L18	N 89°42'24\"	125.00'
L19	N 89°42'24\"	125.00'
L20	N 89°42'24\"	125.00'

CURVE TABLE

CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	N 89°42'24\"	125.00'
C2	N 89°42'24\"	125.00'
C3	N 89°42'24\"	125.00'
C4	N 89°42'24\"	125.00'
C5	N 89°42'24\"	125.00'
C6	N 89°42'24\"	125.00'
C7	N 89°42'24\"	125.00'
C8	N 89°42'24\"	125.00'
C9	N 89°42'24\"	125.00'
C10	N 89°42'24\"	125.00'
C11	N 89°42'24\"	125.00'
C12	N 89°42'24\"	125.00'
C13	N 89°42'24\"	125.00'
C14	N 89°42'24\"	125.00'
C15	N 89°42'24\"	125.00'
C16	N 89°42'24\"	125.00'
C17	N 89°42'24\"	125.00'
C18	N 89°42'24\"	125.00'
C19	N 89°42'24\"	125.00'
C20	N 89°42'24\"	125.00'

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON SEPTEMBER 6, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CAROLAN BRYT GNSS (GLONASS, NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) GRID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LUMAR P500L11.

BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 12, 2000 IN BOOK 100A, PAGE 638.

BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 2, 2000 IN BOOK 100A, PAGE 685.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 20, 2000 IN BOOK 100A, PAGE 21.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 4, 2002 AS RECEPTION No. 2002-011356-0.

BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 5, 2010 AS RECEPTION No. 2010-016186-0.

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE AGAINST THE PROPERTY DESCRIBED IN THE SUBMISSION OF REDEMPTION PERIOD HAVE BEEN PAID.

DATE _____ BROUHAUGH TAX COLLECTION OFFICIAL

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

ROBERT S. HOFFMAN, P.L.S.
 IS 10659 PROFESSIONAL LAND SURVEYOR
 7/31/2024
 DATE

PRELIMINARY

Agenda Copy
 RECEIVED
 AUG 3 2024
 PLATTING

A PLAT OF
FRANKLIN-VAN ABEL SUBDIVISION
 A REPLAT OF:
 TRACT A, FLORENCE LAKE PARK
 PLAT #2000-86
 &
 LOT 12
 FLORENCE LAKE PARK-ADDITION No.1
 PLAT #2002-51
 &
 GOVERNMENT LOT 4
 LOCATED WITHIN:
 SECTION 24, T19N R5W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 27.15 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
 3205 HYDRADE AVE OFFICE (907) 337-6187
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com
 DRAWN BY: ENA DRAWING SCALE:
 DATE: 07/26/2024 1"=100'
 CHECKED BY: RSH/TCC SHEET
 1 OF 1

EXHIBIT G-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 21, 2024 6:59 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Franklin-Van Able (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, August 14, 2024 4:20 PM
To: waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; 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 Franklin-Van Able (CC)

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

Hello,

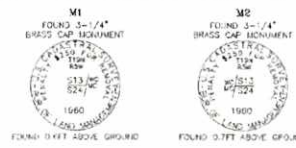
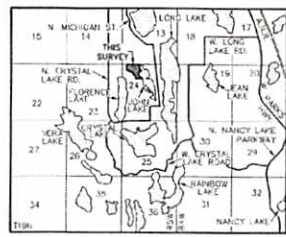
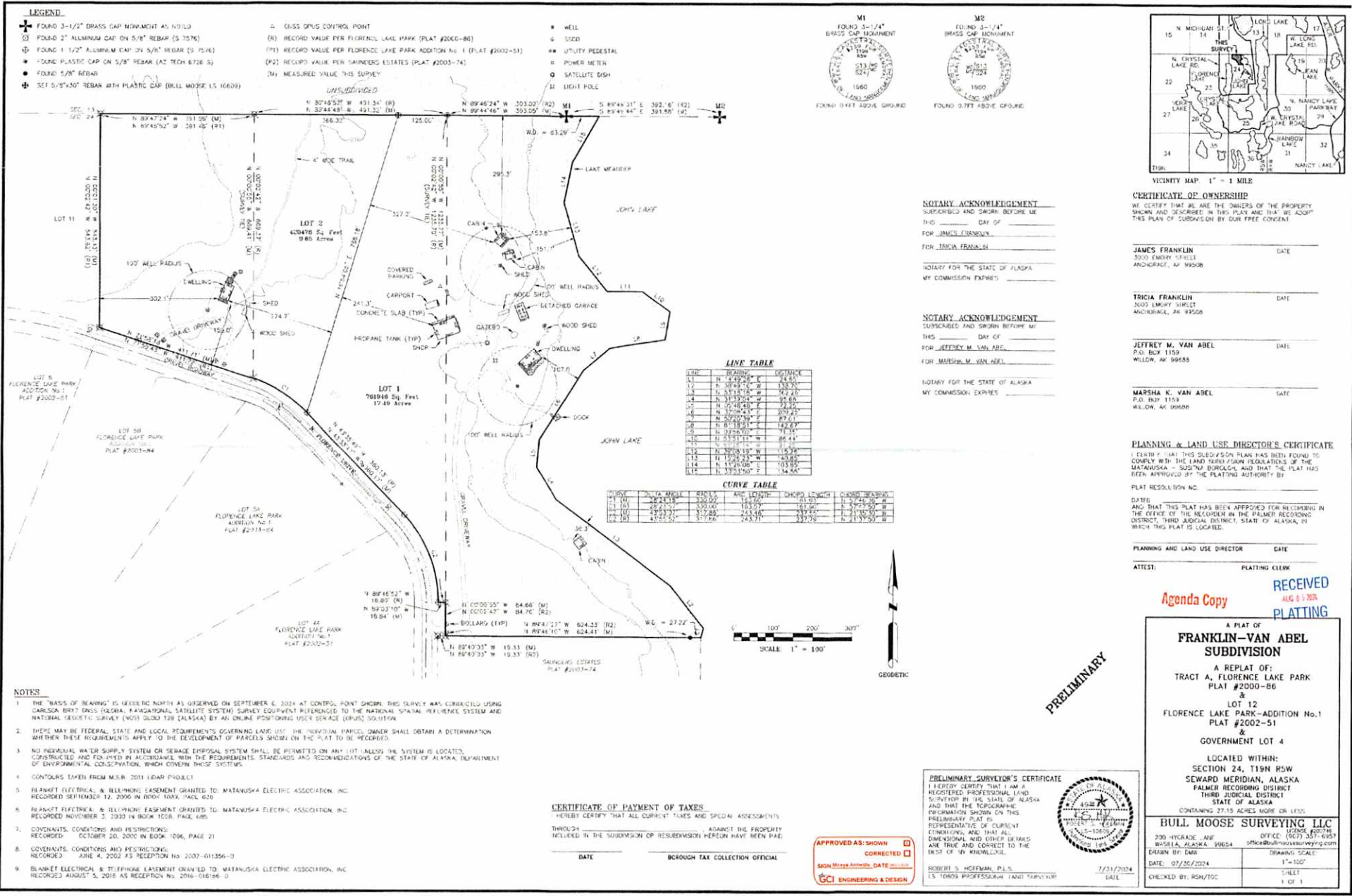
The following link is a request to create two lots from Lot 12 of Florance Lk Pk Add #1, Tract A of Florance Lk Pk, & Tax Parcel B002.

Please ensure all comments have been submitted by August 26, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Franklin-Van Abel](#)

Sincerely,

Chris Curlin
Platting Technician



NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR JAMES FRANKLIN
FOR TRICIA FRANKLIN
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR JEFFREY M. VAN ABEL
FOR MARSHA M. VAN ABEL
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

LINE TABLE

LINE	BEARING	DISTANCE
1	N. 12°49'24\"/>	

CURVE TABLE

CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	N. 12°49'24\"/>		

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

JAMES FRANKLIN DATE _____
3030 EMERY STREET
ANCHORAGE, AK 99508

TRICIA FRANKLIN DATE _____
2003 LAMBY STREET
ANCHORAGE, AK 99508

JEFFREY M. VAN ABEL DATE _____
P.O. BOX 1158
WELDON, AK 99655

MARSHA K. VAN ABEL DATE _____
P.O. BOX 1158
WELDON, AK 99655

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 PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____

DATE _____

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

PLANNING AND LAND USE DIRECTOR DATE _____
ATTEST: PLATTING CLERK

RECEIVED
AUG 6 2024
PLATTING

A PLAT OF
FRANKLIN-VAN ABEL SUBDIVISION
A REPLAT OF:
TRACT A, FLORENCE LAKE PARK
PLAT #2000-86
&
LOT 12
FLORENCE LAKE PARK-ADDITION No.1
PLAT #2002-51
&
GOVERNMENT LOT 4

LOCATED WITHIN:
SECTION 24, T19N R5W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 27.15 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
209 HYACINTH AVE OFFICE (907) 357-6926
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DAW DRAWING SCALE:
DATE: 07/25/2024 1"=100'
CHECKED BY: RSH/TCO SHEET
1 OF 1

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

ROBERT S. HOFFMAN, P.L.S.
15 THOMPSON PROFESSIONAL LAND SURVEYOR

7/21/2024
DATE

CERTIFICATE OF PAYMENT OF TAXES
HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS RELATED TO THE SUBDIVISION OF THIS PROPERTY HAVE BEEN PAID.

DATE _____ BROUGHT TAX COLLECTION OFFICIAL _____

- NOTES**
- THE BASIS OF BEARING IS TRUE NORTH AS OBSERVED ON SEPTEMBER 6, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING GARMIN BRX7 GNSS (GLONASS, GALILEO/SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) GRID 12N (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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 - CONTOURS TAKEN FROM M.S.B. 2011 LEAD PRODUCT.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 12, 2000 IN BOOK 1049, PAGE 630.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 3, 2000 IN BOOK 1028, PAGE 685.
 - COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED OCTOBER 20, 2000 IN BOOK 1096, PAGE 21.
 - COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED JUNE 4, 2003 AS RECEPTION NO. 2003-011356-0.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 5, 2018 AS RECEPTION NO. 2018-016186-0.

APPROVED AS SHOWN
CORRECTED
SIGN MOOSE ANTI-COPY DATE
ENGINEERING & DESIGN

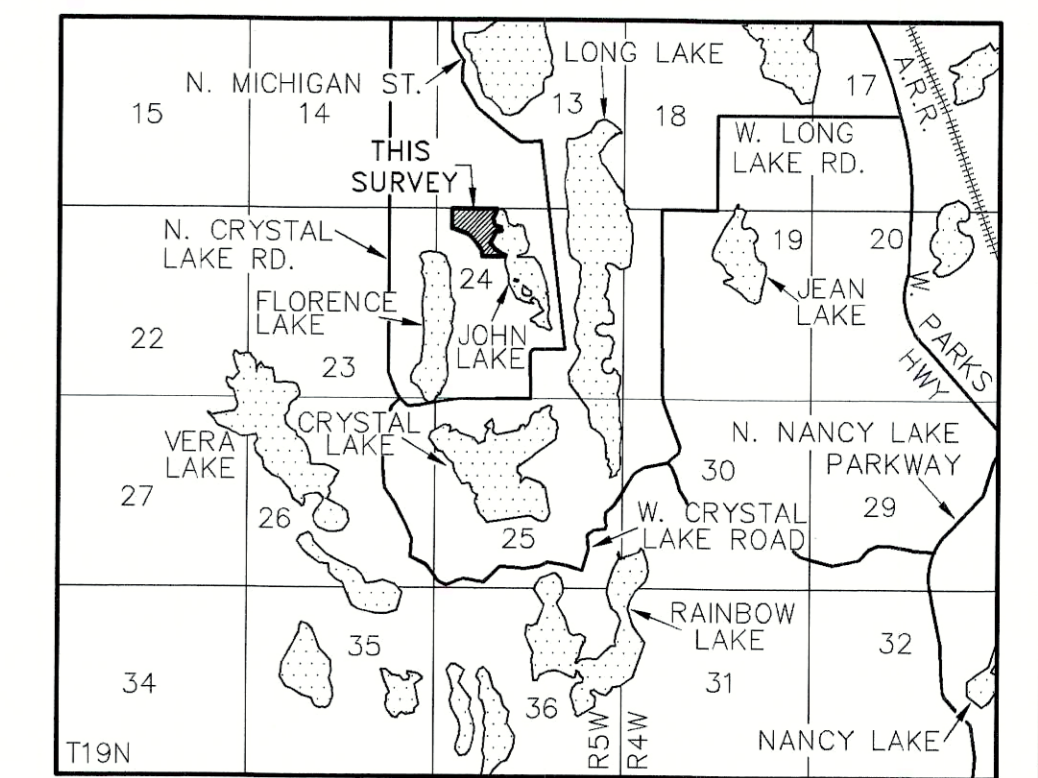
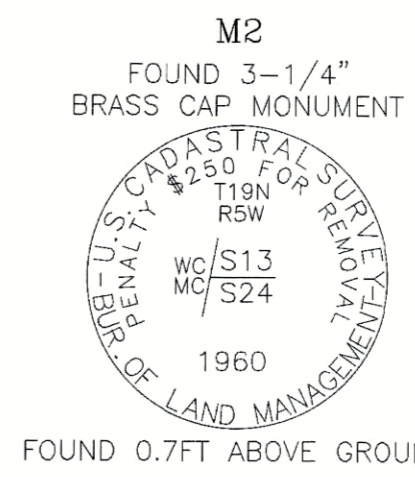
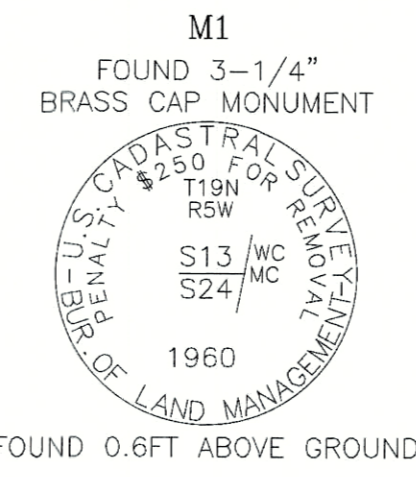
PRELIMINARY

LEGEND

- ✚ FOUND 3-1/2" BRASS CAP MONUMENT AS NOTED
- ⊗ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (S 7576)
- ⊕ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (S 7576)
- FOUND PLASTIC CAP ON 5/8" REBAR (AZ TECH 6726 S)
- FOUND 5/8" REBAR
- ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)

- △ GNSS OPUS CONTROL POINT
- (R) RECORD VALUE PER FLORENCE LAKE PARK (PLAT #2000-86)
- (R1) RECORD VALUE PER FLORENCE LAKE PARK ADDITION No. 1 (PLAT #2002-51)
- (R2) RECORD VALUE PER SAUNDERS ESTATES (PLAT #2003-74)
- (M) MEASURED VALUE THIS SURVEY

- ⊙ WELL
- ⊙ SSCO
- ⊙ UTILITY PEDESTAL
- POWER METER
- ⊙ SATELLITE DISH
- ⊙ LIGHT POLE



VICINITY MAP: 1" = 1 MILE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR JAMES FRANKLIN

FOR TRICIA FRANKLIN

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR JEFFREY M. VAN ABEL

FOR MARSHA M. VAN ABEL

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

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

JAMES FRANKLIN DATE
3000 EMORY STREET
ANCHORAGE, AK 99508

TRICIA FRANKLIN DATE
3000 EMORY STREET
ANCHORAGE, AK 99508

JEFFREY M. VAN ABEL DATE
P.O. BOX 1159
WILLOW, AK 99688

MARSHA K. VAN ABEL DATE
P.O. BOX 1159
WILLOW, AK 99688

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____ PLATTING CLERK

Agenda Copy

RECEIVED
AUG 05 2024
PLATTING

PRELIMINARY

A PLAT OF
FRANKLIN-ABEL SUBDIVISION

A REPLAT OF:
TRACT A, FLORENCE LAKE PARK
PLAT #2000-86

&
LOT 12
FLORENCE LAKE PARK-ADDITION No.1
PLAT #2002-51

&
GOVERNMENT LOT 4

LOCATED WITHIN:
SECTION 24, T19N R5W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 27.15 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bulmoosesurveying.com

DRAWN BY: DMW DRAWING SCALE: 1"=100'
DATE: 07/30/2024 SHEET 1 OF 1
CHECKED BY: RSH/TGC

PRELIMINARY SURVEYOR'S CERTIFICATE

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



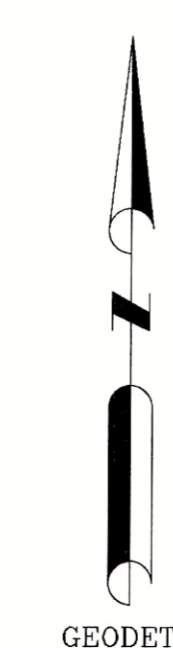
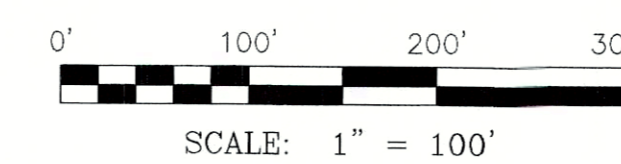
ROBERT S. HOFFMAN, P.L.S. 7/31/2024
LS 10609 PROFESSIONAL LAND SURVEYOR DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°49'26" E	24.65'
L2	N 38°49'16" W	138.70'
L3	N 53°18'18" W	362.26'
L4	N 31°39'04" W	95.68'
L5	N 05°48'48" E	72.25'
L6	N 32°08'43" E	209.25'
L7	N 50°20'39" E	87.01'
L8	N 81°18'51" E	142.67'
L9	N 09°56'02" E	71.35'
L10	N 53°51'14" W	86.44'
L11	N 89°28'14" W	91.25'
L12	N 39°08'19" W	115.26'
L13	N 15°26'23" W	140.85'
L14	N 11°26'08" E	103.85'
L15	N 30°03'50" E	134.55'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	28°24'18"	330.00'	163.60'	161.93'	N 57°46'36" W
C1 (R)	28°23'57"	330.00'	163.57'	161.90'	N 57°47'50" W
C2 (M)	43°53'07"	317.86'	243.46'	237.55'	N 21°35'30" W
C2 (R)	43°55'52"	317.86'	243.71'	237.79'	N 21°37'50" W



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON SEPTEMBER 6, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
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- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 12, 2000 IN BOOK 1089, PAGE 638
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 3, 2000 IN BOOK 1098, PAGE 685
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: OCTOBER 20, 2000 IN BOOK 1096, PAGE 21
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: JUNE 4, 2002 AS RECEPTION No. 2002-011356-0
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 5, 2016 AS RECEPTION No. 2016-016166-0

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 11, 2024

ABBREVIATED PLAT: POLARIS VIEW
LEGAL DESCRIPTION: SEC 29, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: RONALD SHELUGA
SURVEYOR/ENGINEER: KEYSTONE /HOLLER
ACRES: 40.00 ± PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-101

REQUEST: The request is to create one lot and two tracts from Tax Parcel C3. (Tax ID 17N02W29C003) to be known as **Polaris View**, containing 39.99 acres +/- . The property is located directly north of W. Sunset Avenue and directly west of W. Cormorant Way; within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 5 pgs

AGENCY COMMENTS

USACE
Department of Public Works Pre-Design Division
Permit Center
Utilities
Public

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pgs
EXHIBIT F – 4 pgs
EXHIBIT G – 1 pg

DISCUSSION: This platting action is creating one lot from Tax Parcel C3. Tract B and Lot 1 will take access from W. Cormorant Way, Tract A will access W. Sunset Avenue. Proposed Lot 1 contains 1.45 acres, Tract A contains 18.54 Acres, and Tract B contains 20 acres.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Kurt Holler, PE, notes based on the available soils and water table information, topography, MSB Title 43 Code definitions, and out observations at the site, proposed Lot 1 will contain a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. The proposed Tract A and B are each over 400,000 square feet and are not subject to area verification. Testhole log and drainage/topography map are included.

Comments:

USACE (Exhibit C) has no comments.
MSB PD&E (Exhibit D) has no comments.

MSB Permit Center (Exhibit E) There are 3 driveways to this parcel that do not have permits on file. The 2 driveways onto Cormorant Way were in before 2017, and these permits qualify for the fee waiver if they apply before the end of September.

The driveway onto W Sunset Avenue was installed after 2017 and does not qualify for the fee waiver. The cost for this after-the-fact permit is \$200.00.

Utilities: (Exhibit F) GCI has no comments. ENSTAR has no comments. MTA and MEA did not respond.

Public: (Exhibit H) Mark & Jennie Sandland, My husband Mark Sandland spoke with you last week concerning Polaris View Subdivision on West Sunset/Cormorant (17N02W29C003)

We live further down on the unmaintained portion of West Sunset that runs along the southern boundary of the proposed Tract A.

We have a couple of comments on this proposal. We have no concerns with Tract B or Lot 1 as those are accessed off of Cormorant. However, on Tract A there has existed for the past 4 or so years a small cabin which has been a rental unit. The only access to this cabin has been off of the unmaintained West Sunset. There has been very little improvement to this "driveway", no culvert, no brush clearing.

The unmaintained West Sunset is maintained by the few of us that live on this road. We use our own time and resources to plow the road in the winter, trim the brush back off the road, remove fallen trees, fill in large mud-holes, add gravel when needed, grading, drain standing water etc. And I will say that as a rental cabin, the tenants have no "skin in the game". They have never assisted in any of the maintenance of this road and in fact have at times even been aggressive towards those of us that do.

It has been our understanding and by all means correct us if we are wrong but we understood that subdividing the parcels out here would require improvements to be made to the unmaintained road to bring it to MatSu Borough Standards. Can you inform us on this matter? Will improvements to the driveway be required? Will the owner/tenants be required to assist in the road maintenance?

Does this email suffice as public comment to this matter for the upcoming meeting on September 11 or will you need it put on another form?

We appreciate the opportunity to provide comment.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Knik-Fairview; Road Service Area #17 Knik; Community Development, Planning Division or Assessments; MTA or MEA.

CONCLUSION: The preliminary plat of **Polaris View** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one concern was received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. Pursuant to MSB 43.20.281(A)(1), a soils report was submitted.

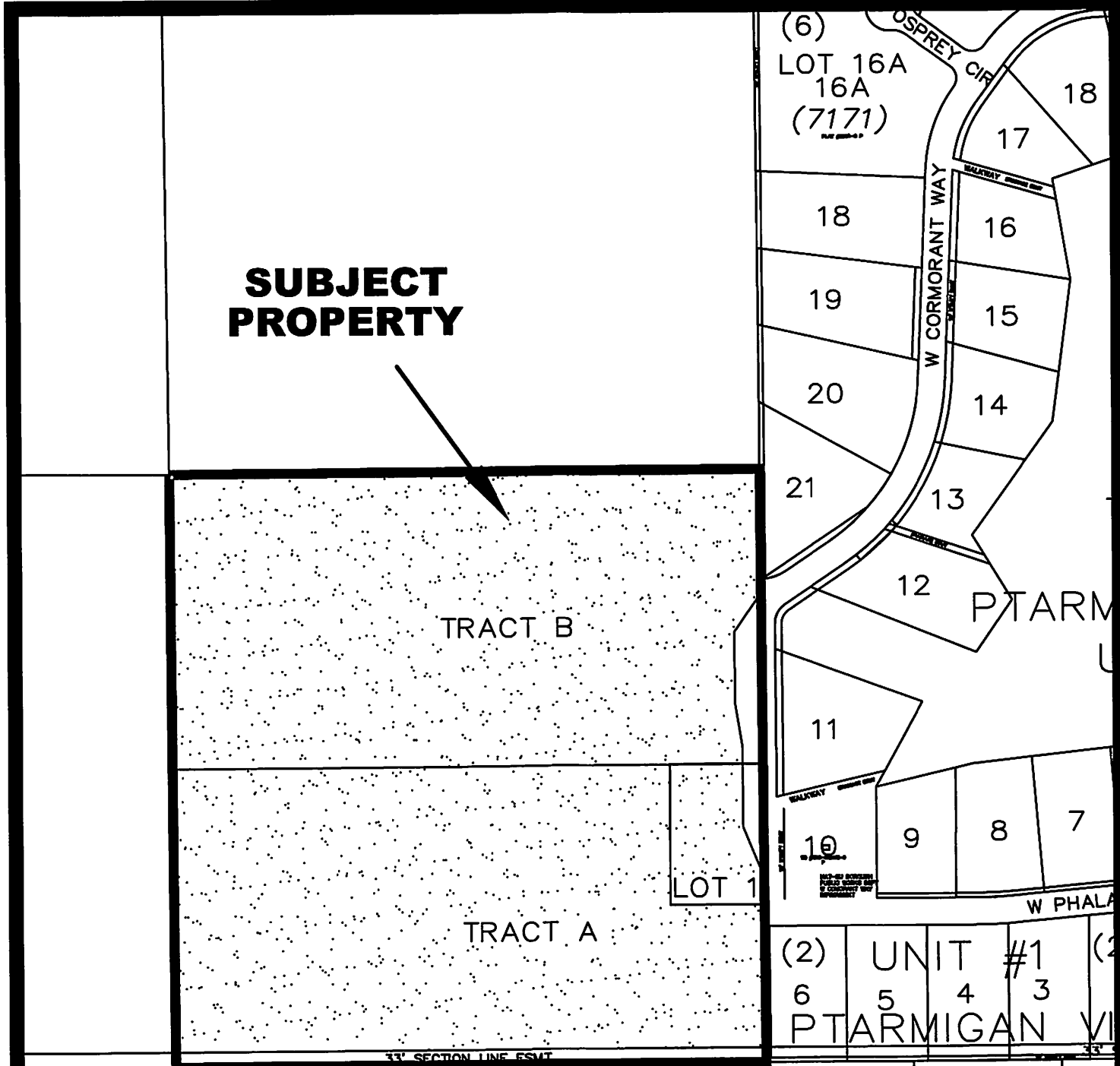
FINDINGS OF FACT

1. The plat of **Polaris View** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.

2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). All lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Knik-Fairview; Road Service Area #17 Knik; Community Development, Planning Division or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Polaris View, Section 29, 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 copies of driveway permit applications to Platting Staff for all existing driveways.
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.



**SUBJECT
PROPERTY**

TRACT B

TRACT A

LOT 1

(6)
LOT 16A
16A
(7171)

18

19

20

21

11

10

9

8

7

17

16

15

14

13

12

PTARMIGAN

(2) UNIT #1 (2)
6 5 4 3
PTARMIGAN VI

B4

A3

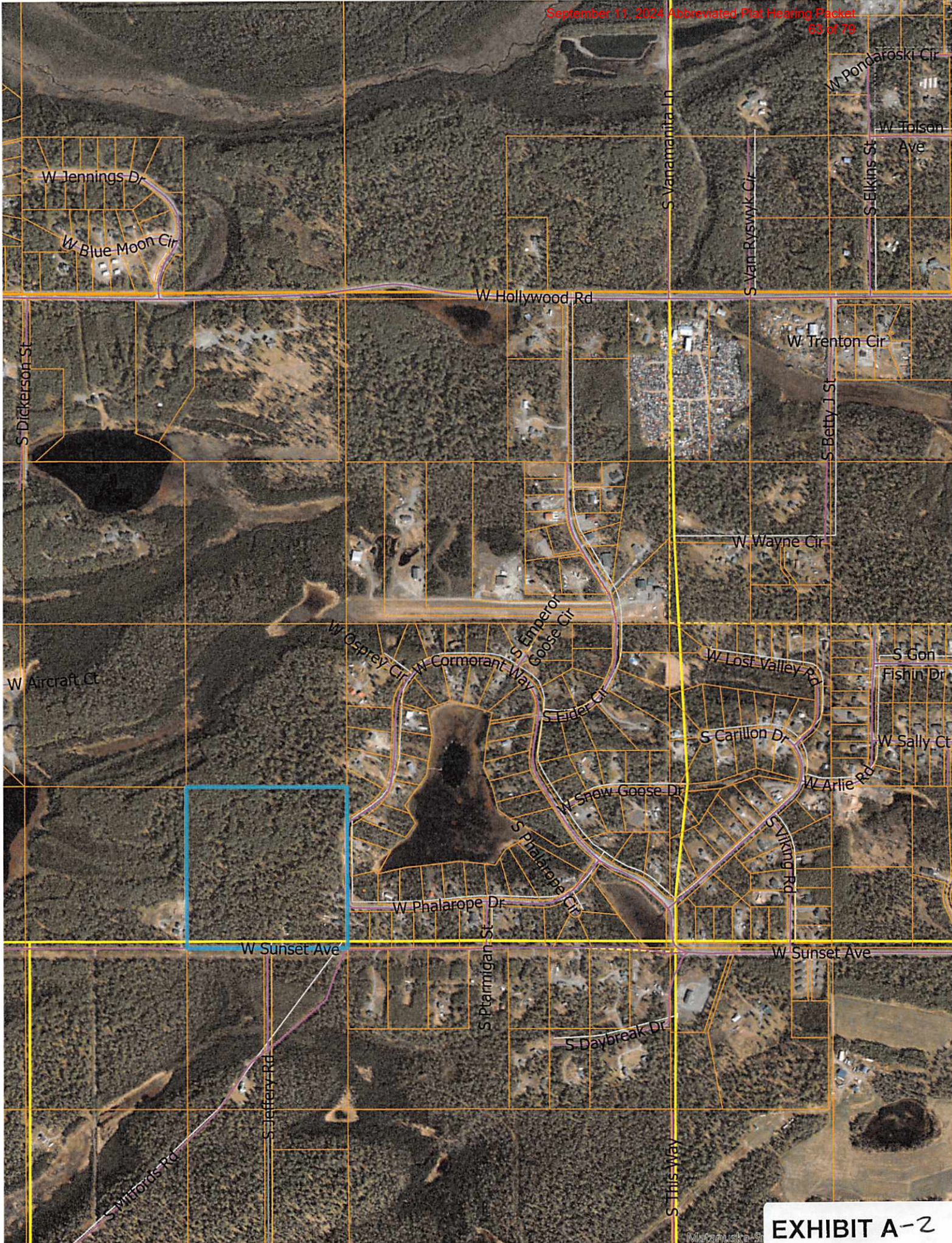
A4

A5

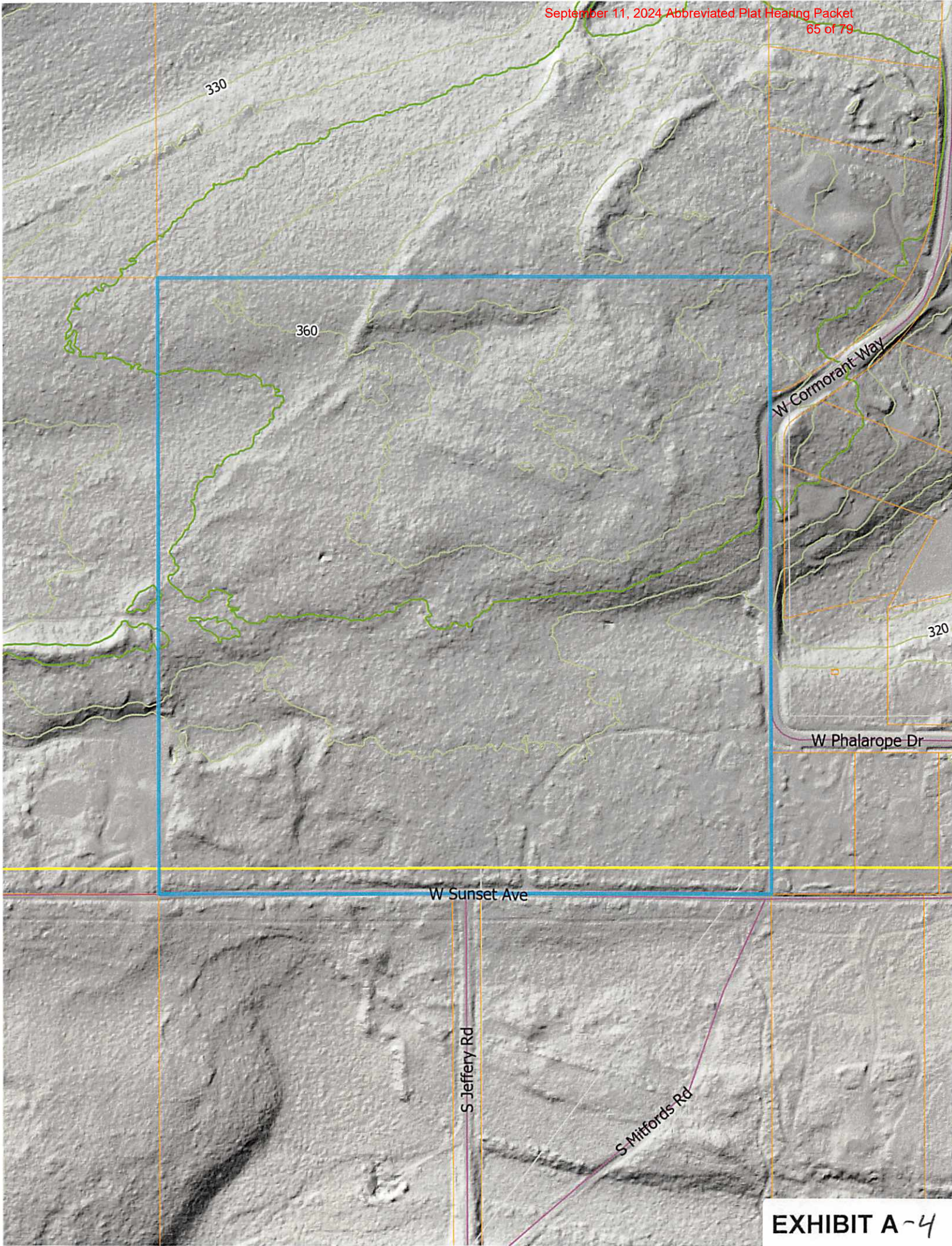
VICINITY MAP

FOR PROPOSED POLARIS VIEW SUBDIVISION
LOCATED WITHIN
SECTION 29, T17N, R02W, SEWARD MERIDIAN
ALASKA

H015 MAP









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

July 25, 2024

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

AUG 02 2024

PLATTING

Re: *Polaris View*; Useable Areas and Drainage
HE #24013

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create one new lot and two large tracts from one existing parent parcel totaling 40 acres. Our soils evaluation included logging one new testhole on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a square shape west of the north-south section of W. Cormorant Way. The entire parent parcel has gently rolling terrain, with a minimal slope generally directed southward or to the southeast; the lowest areas are along the south border and near the east border center. Numerous minor areas with steep slopes over 25% exist, and one substantial area near the east half center. Steep areas are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 64'.

Soils & Vegetation. The parent parcel remains largely undeveloped, with the exception of the southeast quarter which has 3 developed home sites. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth birch and spruce trees. A new testhole was dug on 1/11/24 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a layer of silty loess topsoils which extended down to 1.3'. Receiving soils under the topsoils were consistently found to be relatively dense silty sands and gravels. A sieve test returned a silt content of 32%. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the on-project testhole log and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the new testhole, which was dug to 16'. Groundwater is not expected to be a limiting factor for useable area for the proposed lot and tracts.

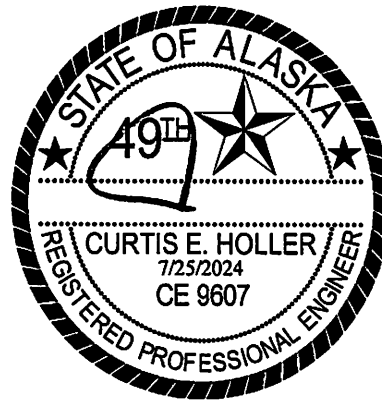
Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, and lot lines. For useable building area, lotlines and setbacks, and ROW/PUE setbacks will be limiting factors. For the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 1 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A and B are each over 400,000 square feet and not subject to area verification.***

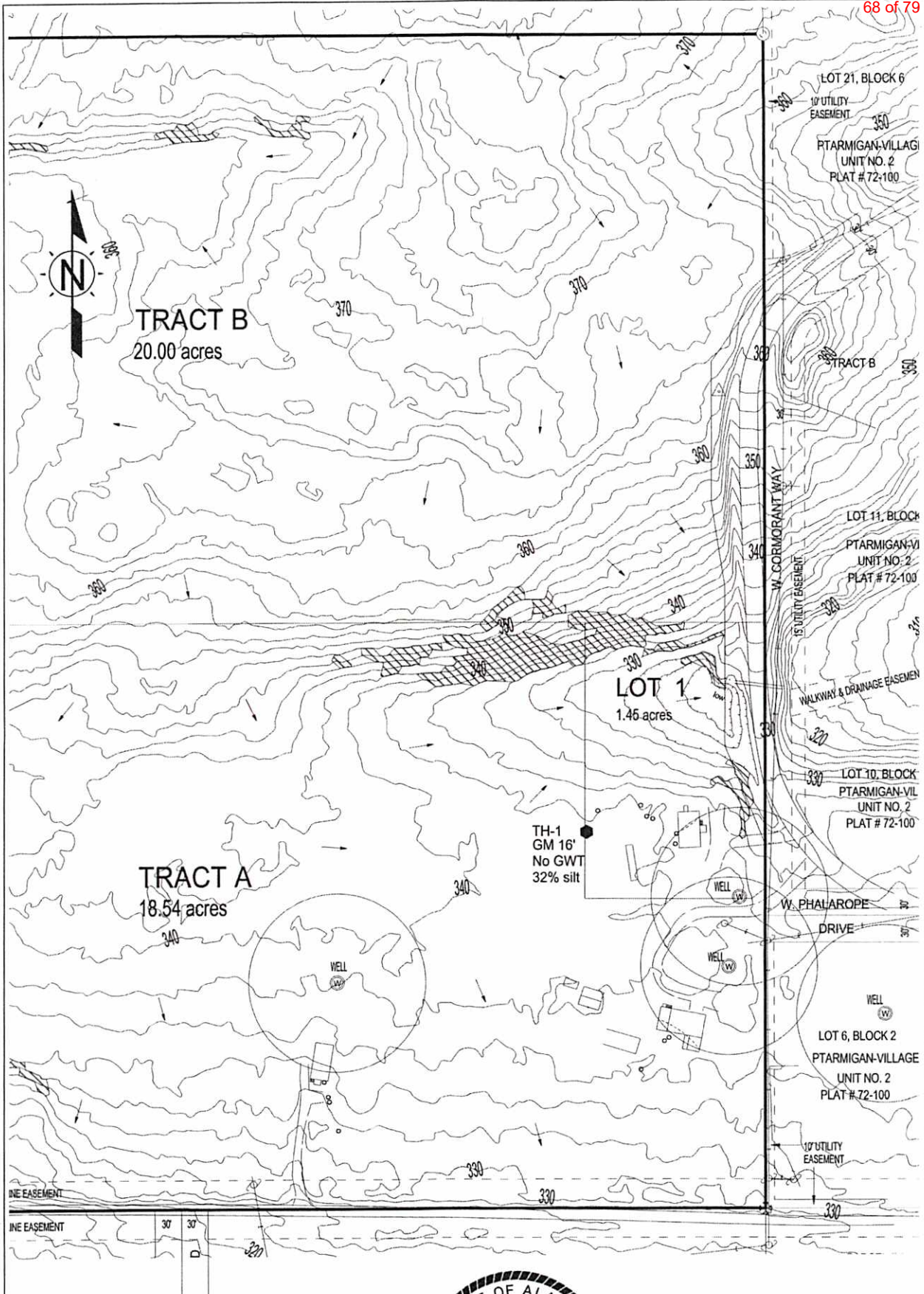
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: R. Sheluga, w/attachments





Polaris View Subdivision
 Testhole, Useable Area, Drainage & Topo Map

HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

Job # 24013 Scale: 1" = 100' Date: 7/25/2024



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

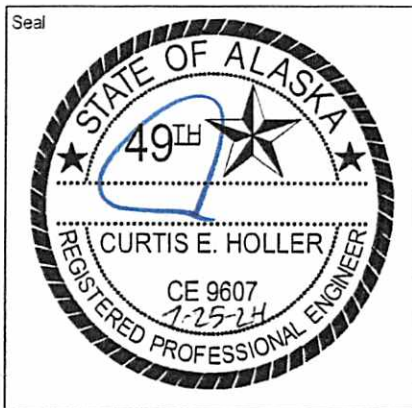


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1
 Performed For: RON SHELUKA
 Legal Description: POLARIS VIEW



Depth, feet	Soil Type
0	CL
1	ML SOFT BROWN
2	SM-GM
3	OLIVE GRAY
4	
5	
6	GM-SM
7	OLIVE GRAY
8	
9	Mossy Rock ← 3" Fels to 6"
10	
11	
12	
13	
14	
15	
16	NO GW / NO TEST
17	
18	
19	
20	
21	
22	

Slope

Site Plan
 (SEE MAP & CONTACTS)
 ↑ N ↓

GROSS sample

WAS GROUNDWATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? _____

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

- COMMENTS: SEE SIEVE TEST 32% FINES, LOW PI

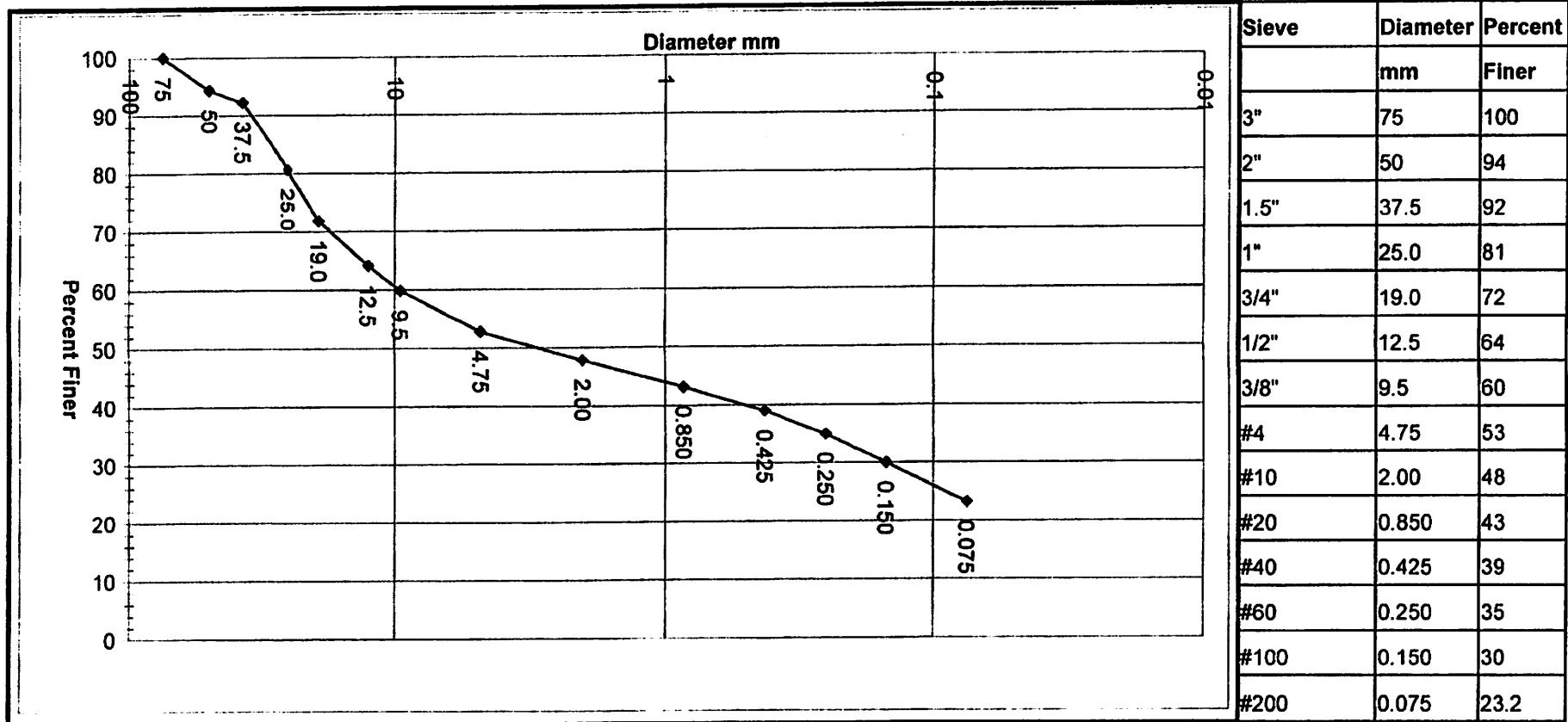
- PERFORMED BY: C. ADLER DATE: 5-8-2024



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

EXHIBIT B-5



Client: **Ron Sheluga / Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Polaris View**

Unified Classification: GM

Sample Location: Submitted

Sample appears to be Non-Plastic to very low PI

Date: 7/3/2024

Sample Date: 5/20/2024

Proj. no: 24056

Chris Curlin

From: Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>
Sent: Tuesday, August 20, 2024 6:02 AM
To: Chris Curlin
Subject: [Non-DoD Source] RFC Polaris View (CC)

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

Good morning,

The Corps of Engineers (Corps) does not have any specific comments regarding Polaris View platting action.

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.

The property owner is 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 you or the property owner have any questions or concerns at 907-753-2712.

Sincerely,
Hayley Farrer
Regulatory Specialist
South Section, Alaska District
US Army Corps of Engineers
Office: (907)753-2778
Cell: (907)687-1059



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, August 27, 2024 3:13 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Polaris View (CC)

Chris,

No comments from PD&E.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, August 16, 2024 12:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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 Polaris View (CC)

Hello,

The following link is a request to create one lot and two tracts from Tax Parcel C3.
Please ensure all comments have been submitted by August 27, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Polaris View](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Friday, August 16, 2024 1:49 PM
To: Chris Curlin
Subject: RE: RFC Polaris View (CC)

Good Afternoon,

There are 3 driveways to this parcel that do not have permits on file. The 2 driveways onto Cormorant Way were in before 2017, and these permits qualify for the fee waiver if they apply before the end of September. The driveway onto W Sunset Avenue was installed after 2017 and does not qualify for the fee waiver. The cost for this after-the-fact permit is \$200.00.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, August 16, 2024 12:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW



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

August 19, 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.

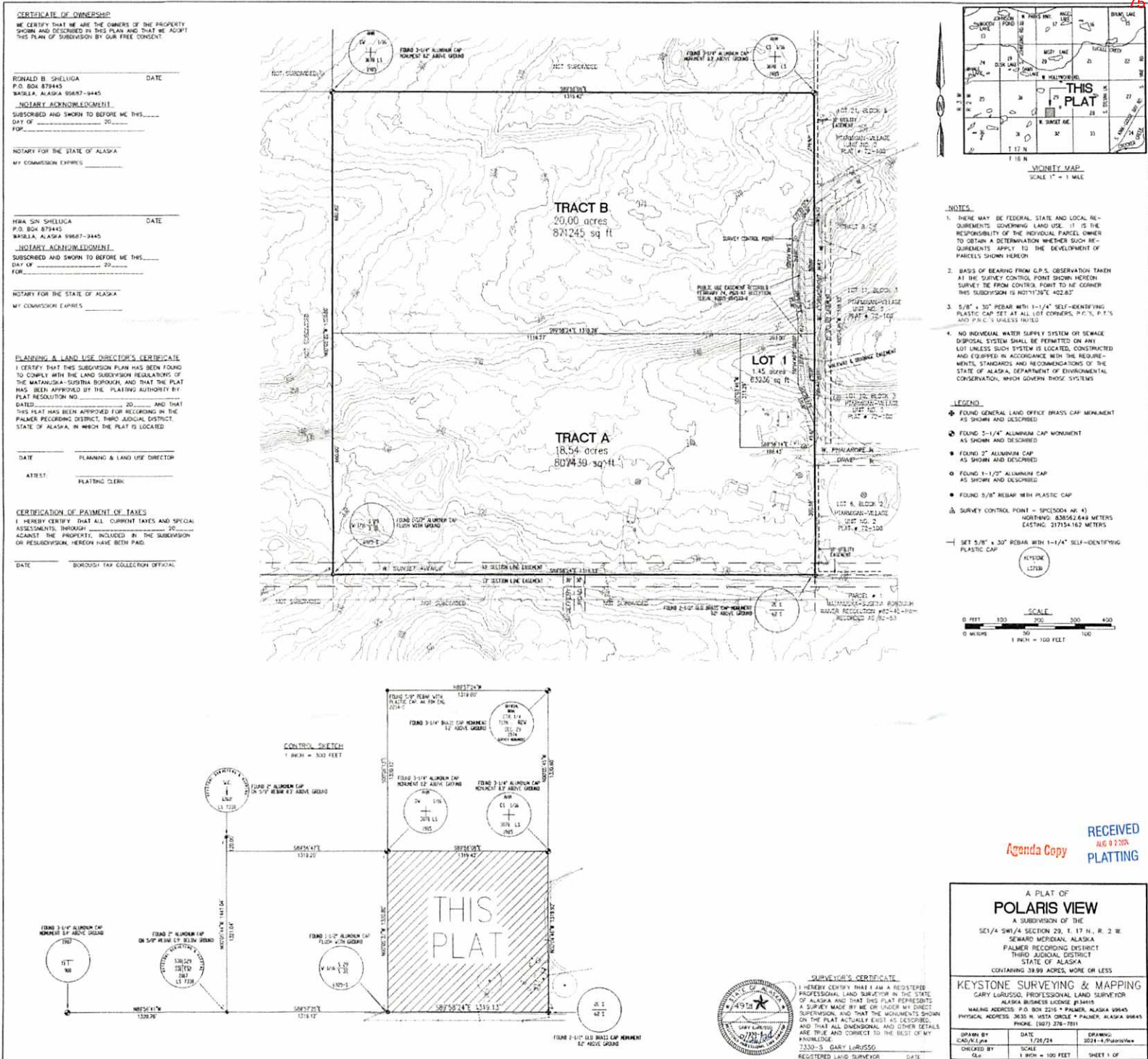
- **POLARIS VIEW**
(MSB Case # 2024-101)

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



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

RONALD B SHELLIGA DATE _____
 P.O. BOX 879445
 WASKIA, ALASKA 99687-9445

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

HWA SON SHELLIGA DATE _____
 P.O. BOX 879445
 WASKIA, ALASKA 99687-9445

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATORY OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
 TITLE _____

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR PRE-SUBDIVISION, 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 PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEYED FROM CONTROL POINT TO BE CORNER THIS SUBDIVISION IS N01°17'30" E 402.87'
 3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.I.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.

- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 3-1/4" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED
 - FOUND 1-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - ▲ SURVEY CONTROL POINT - (SPRUCEDOWN AN. 4) MONUMENT: 835624.68 METERS EASTING 21754.162 METERS
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

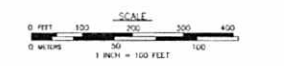


EXHIBIT F-2

RECEIVED
 AUG 9 2024
 PLATTING

A PLAT OF
POLARIS VIEW
 A SUBDIVISION OF THE
 SE1/4 SW1/4 SECTION 22, T. 17 N., R. 2 W.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 38.99 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LURUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #13486
 MAILING ADDRESS: P.O. BOX 2215 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3635 N. VISTA DRIVE • PALMER, ALASKA 99645
 PHONE: (907) 278-7811

DRAWN BY LAD/KL/jm	DATE 1/28/24	DRAWING 2024-A-PolarisView
CHECKED BY CL	SCALE 1 INCH = 100 FEET	SHEET 1 OF

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MEASUREMENTS 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.
 GARY LURUSSO
 REGISTERED LAND SURVEYOR

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 26, 2024 6:02 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Polaris View (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, August 16, 2024 12:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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 Polaris View (CC)

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

Hello,

The following link is a request to create one lot and two tracts from Tax Parcel C3.

Please ensure all comments have been submitted by August 27, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Polaris View](#)

Sincerely,

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

RONALD B SHELLIGA DATE _____
P.O. BOX 879445
WASILLA, ALASKA 99687-9445
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

RWA SIN SHELLIGA DATE _____
P.O. BOX 879445
WASILLA, ALASKA 99687-9445
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____ 20____
FOR _____

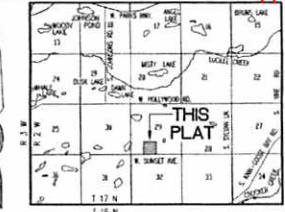
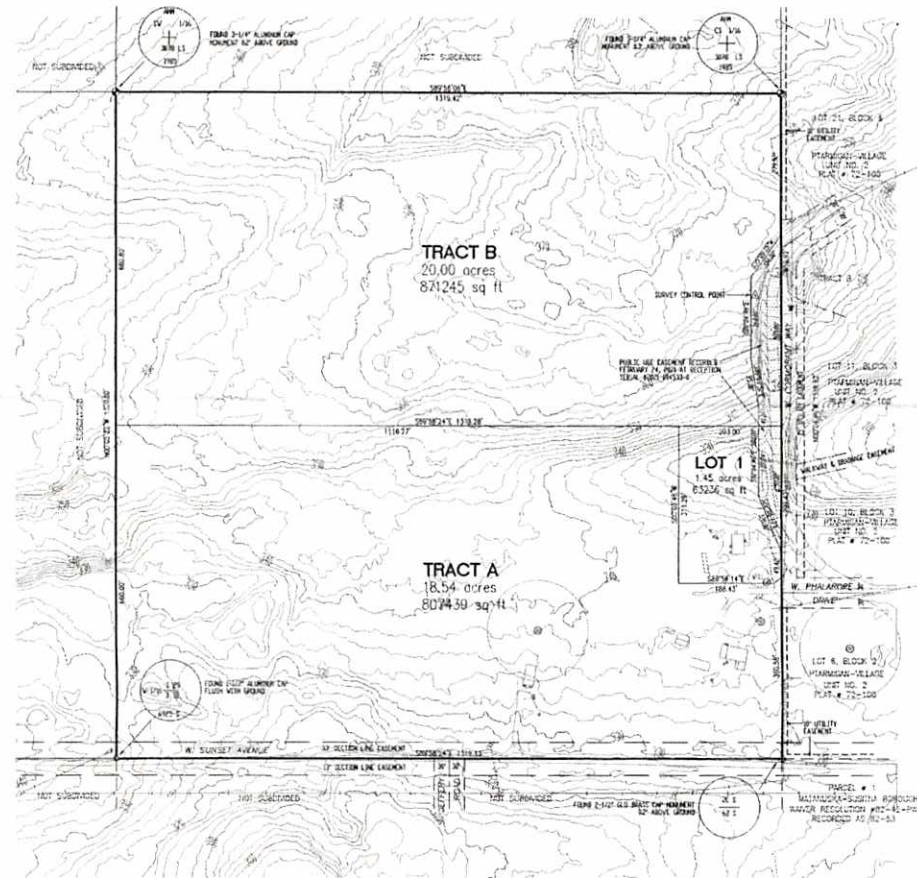
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. _____
DATED _____ 20____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATING CLERK

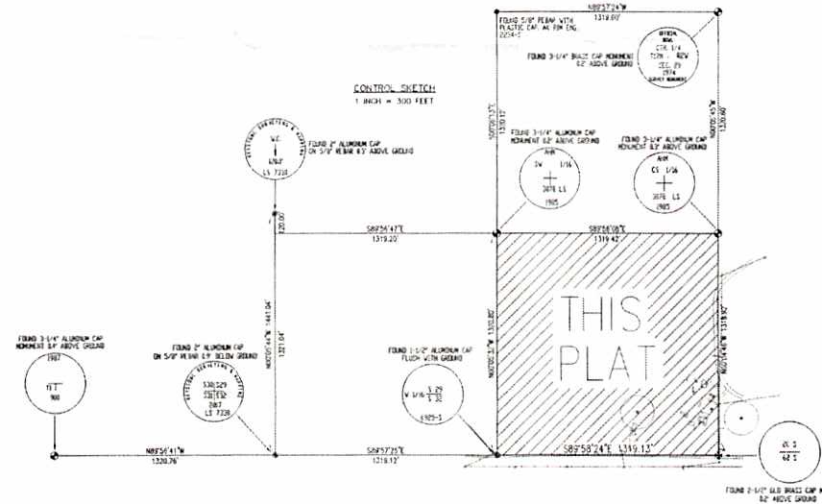
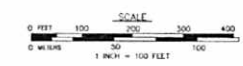
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR PREDIVISION, HEREON HAVE BEEN PAID.

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 PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEYED FROM CONTROL POINT TO BE CORNER THIS SUBDIVISION IS N011°17'30" E 402.83'
 3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

- LEGEND**
- ◆ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ◆ FOUND 3-1/4" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - ◆ FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED
 - ◆ FOUND 1-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
 - ◆ FOUND 5/8" REBAR WITH PLASTIC CAP
 - ▲ SURVEY CONTROL POINT = SPENCER AK 4) NORTHING: 805624.89 METERS EASTING: 217154.162 METERS
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



APPROVED AS SHOWN CORRECTED
SIGN *Maria Armenta*, DATE *9/11/24*
BCI ENGINEERING & DESIGN



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2024-S. GARY LORUSSO
REGISTERED LAND SURVEYOR DATE _____

RECEIVED
AUG 27 2024
PLATTING
Agenda Copy

A PLAT OF
POLARIS VIEW
A SUBDIVISION OF THE
SE1/4 SW1/4 SECTION 29, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 38.99 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #18485
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 2635 N. VISTA ORCHARD • PALMER, ALASKA 99645
PHONE: (907) 376-7881

DRAWN BY CAD/MLP	DATE 7/28/24	DRAWING 2024-4 Polarissw
CHECKED BY CL	SCALE 1 INCH = 100 FEET	SHEET 1 OF

EXHIBIT F-4

Chris Curlin

From: jennie sandland <jenniesandland@yahoo.com>
Sent: Monday, September 2, 2024 1:49 PM
To: Chris Curlin
Subject: Polaris View Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Chris,

My husband Mark Sandland spoke with you last week concerning Polaris View Subdivision on West Sunset/Cormorant (17N02W29C003)

We live further down on the unmaintained portion of West Sunset that runs along the southern boundary of the proposed Tract A.

We have a couple of comments on this proposal. We have no concerns with Tract B or Lot 1 as those are accessed off of Cormorant. However, on Tract A there has existed for the past 4 or so years a small cabin which has been a rental unit. The only access to this cabin has been off of the unmaintained West Sunset. There has been very little improvement to this "driveway", no culvert, no brush clearing.

The unmaintained West Sunset is maintained by the few of us that live on this road. We use our own time and resources to plow the road in the winter, trim the brush back off the road, remove fallen trees, fill in large mud-holes, add gravel when needed, grading, drain standing water etc. And I will say that as a rental cabin, the tenants have no "skin in the game". They have never assisted in any of the maintenance of this road and in fact have at times even been aggressive towards those of us that do.

It has been our understanding and by all means correct us if we are wrong but we understood that subdividing the parcels out here would require improvements to be made to the unmaintained road to bring it to MatSu Borough Standards. Can you inform us on this matter? Will improvements to the driveway be required? Will the owner/tenants be required to assist in the road maintenance?

Does this email suffice as public comment to this matter for the upcoming meeting on September 11 or will you need it put on another form?

We appreciate the opportunity to provide comment.

Mark and Jennie Sandland
4941 S. Nellie Circle
907-440-2745

CERTIFICATE OF OWNERSHIP

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

RONALD B. SHELUGA DATE
P.O. BOX 879445

WASILLA, ALASKA 99687-9445

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

HWA SIN SHELUGA DATE

P.O. BOX 879445

WASILLA, ALASKA 99687-9445

NOTARY ACKNOWLEDGMENT

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NOTARY FOR THE STATE OF ALASKA

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

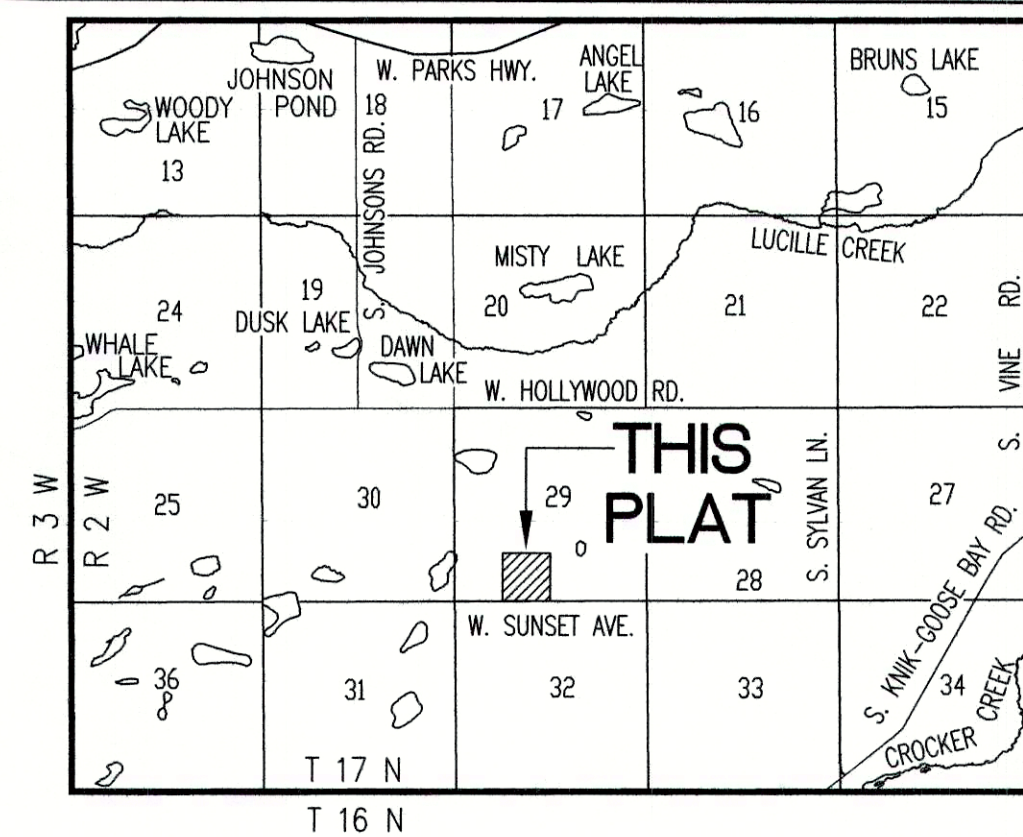
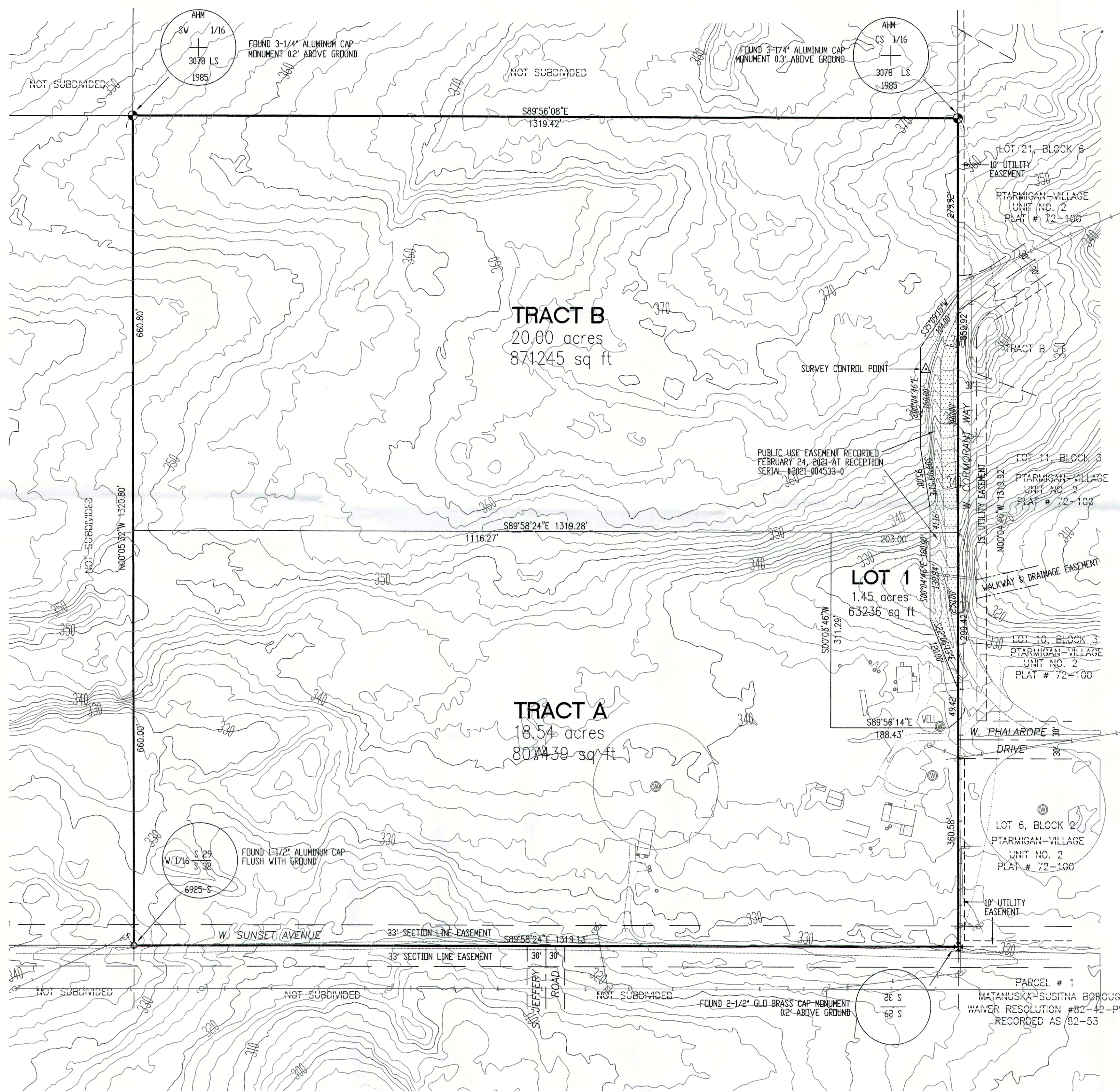
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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DATE BOROUGH TAX COLLECTION OFFICIAL



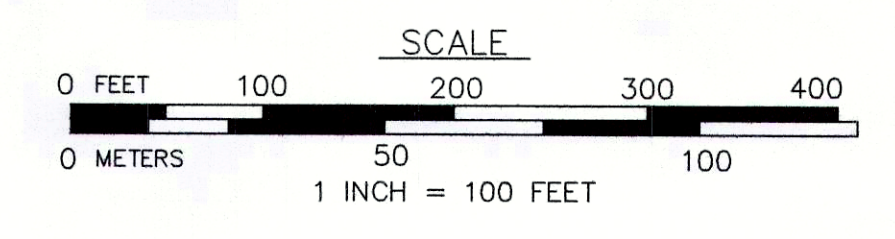
VICINITY MAP
SCALE 1" = 1 MILE

NOTES

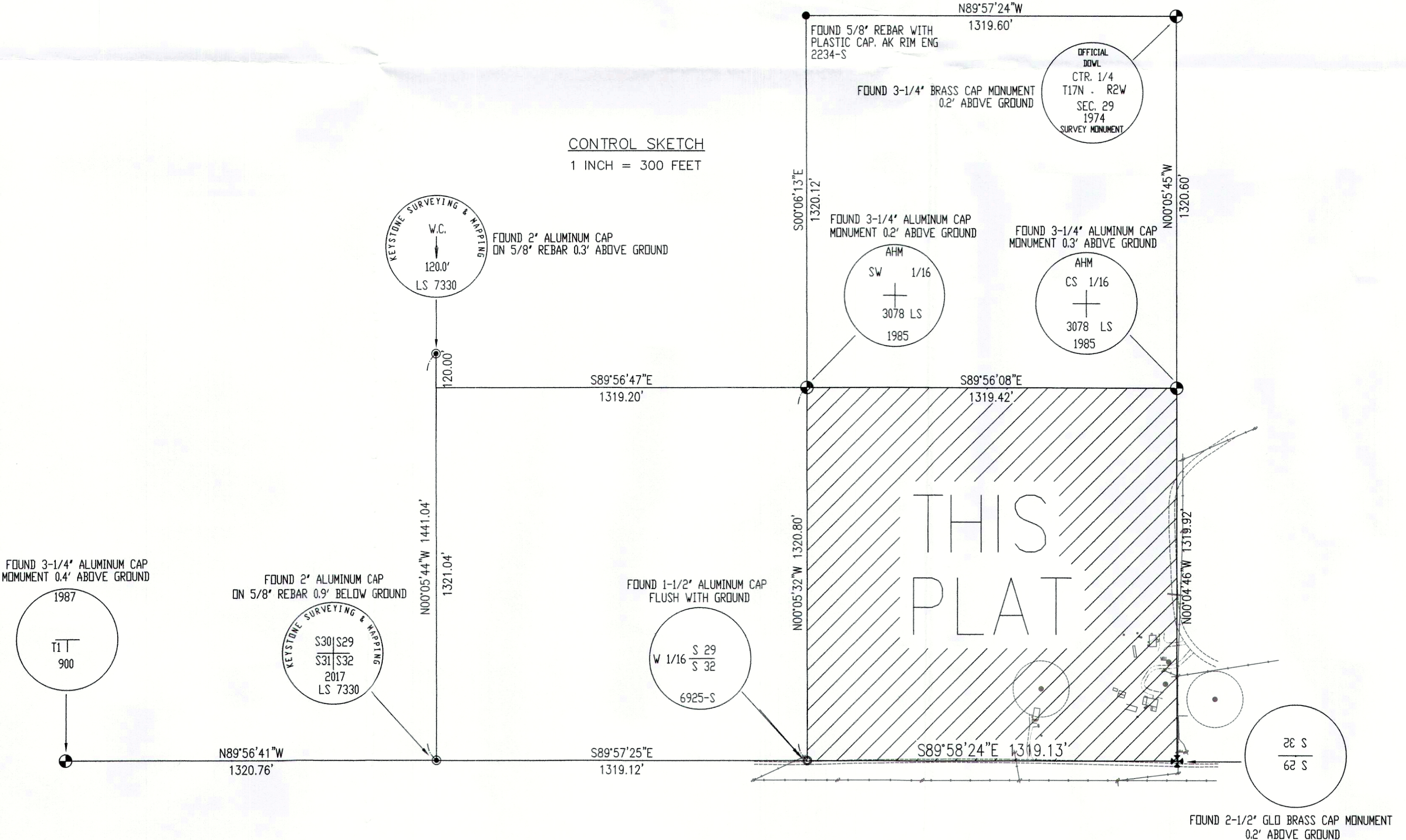
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LEGEND

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- ⊙ FOUND 1-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- ⊠ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 838562.649 METERS
EASTING: 217154.162 METERS
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



CONTROL SKETCH
1 INCH = 300 FEET



RECEIVED
Agenda Copy
AUG 02 2024
PLATTING

A PLAT OF
POLARIS VIEW
A SUBDIVISION OF THE
SE1/4 SW1/4 SECTION 29, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
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KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 1/26/24	DRAWING: 2024-4/PolarisView
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF



SURVEYOR'S CERTIFICATE
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7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____