

AGENDA

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
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **January 8, 2025**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@matsugov.us 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. **STONEFIELD:** The request is to create one lot from MSB Waiver #1999-31-PWm, to be known as **STONEFIELD**, containing 29.22 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway, west of S. Seward Meridian Parkway (Tax ID's 9148000U001, 9148000L000, 9258000L000, & 9258000U002); within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (Petitioner/Owner: Petro 1, LLC, Greenstreet Investments, Inc, Ascension Alaska LLC, Staff: Chris Curlin, Case #2024-136)
- B. **SWIFTWATER PH I RSB B5 L15 & Tr A:** The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street (Tax ID # 3191B05L015 & 3191000T00A); within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Casey Cabana, Kevin Cabana & CVT Investment Trust, Staff: Matthew Goddard, Case #2024-137)

- C. **SIMONSON ESTATES:** The request is to create two lots from Block 3, Lot 3, Wasilla Creek Estates, Plat No. 86-17 to be known as **SIMONSON ESTATES**, containing 4.63 acres +/- . The property is located south of E. Hermann Avenue, north of N. Tazlina Drive, and directly east of N. Showers Street (Tax ID # 3177B03L003); within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Kelvin & Tess Simonson, Hanson Land Solutions, Staff: Matthew Goddard, Case #2024-138)*
- D. **COTTINI HOMESTEAD:** The request is to create four lots from Tax Parcel C3, Sec. 11 T. 18N R. 01E S.M., AK. (Tax ID 18N01E11C003) to be known as **COTTINI HOMESTEAD**, containing 52.93 acres +/- . The property is located directly west of N. Palmer-Fishhook Road, and directly north of E. Tex-Al Drive; of N. within the SW ¼ & SE ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. *(Petitioner/Owner: Pio Cottini, Staff: Chris Curlin, Case #2024-139)*
- E. **LONNIE T AND ANNA B AT EAGLE REST:** The request is to create four lots from Parcel 2, MSB 40AC Exemption #2022-108 containing 40.00 acres +/- , (Tax ID# 17N02W06A004). To be known as **Lonnie T and Anna B at Eagle Rest Subdivision**. The property is located directly west of N. Carousel Way, directly west of W. Easy Street, and north of the Alaska Railroad; within the NE ¼ Section 6, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. *(Petitioner/Owner: Wanda Sternhagen, Staff: Chris Curlin, Case #2024-140)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **January 8, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 8, 2024

ABBREVIATED PLAT: STONEFIELD
LEGAL DESCRIPTION: SEC 12, T17N, R01W S.M., AK
PETITIONERS: PETRO 1, LLC & GREENSTREET INVESTMENTS,
INC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
ACRES: 29.22 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2024-136

REQUEST:

The request is to create one lot from Parcels B-1 & D-1 MSB Waiver Resolution Serial #1999-31-PWm, Sec. 12 T. 17N R. 01W S.M., AK. (Tax IDs 9258000L000, 9148000L000, 9258000U002, 9148000U001) to be known as STONEFIELD, containing 29.22 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway; within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District 4.

EXHIBITS:

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

COMMENTS:

ADOT&PF **Exhibit C – 2 pgs**
MSB Pre-Design & Engineering **Exhibit D – 1 pg**
MSB Permit Center **Exhibit E – 1 pg**
Utilities **Exhibit F – 4 pgs**

DISCUSSION: The proposed subdivision is creating one lot containing 29.22 acres. Proposed lot to take access from E. Palmer-Wasilla Highway.

Topographic Narrative: A Topographic Narrative was provided by the surveyor 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.

COMMENTS:

ADOT&PF (**Exhibit C**) No objection to the proposed plat.

Add Section Line Easement along northern lot boundary and Exclusive Easement along shared lot line with Lot B22 to plat.

DOT&PF requests right of way dedication along the Palmer-Wasilla Highway.

DOT&PF requests dedication of Cornerstone Place or removal of road name from plat.

Existing access to the Palmer-Wasilla Highway permitted to remain.

No new access to the Palmer-Wasilla Highway will be permitted.

Platting actions invalidate existing access permits. Apply for new Driveway or Approach Road Review permits 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.

Future development of this lot will likely require an Approach Road Review and/or a Traffic Impact Analysis.

MSB Pre-Design & Engineering (**Exhibit D**) PD&E recommends the condo plat (plat 2024-117) be dissolved prior to this plat recording.

MSB Permit Center (**Exhibit E**) Has no comment.

Utilities: (Exhibit F) ENSTAR has no comments or recommendations. GCI, 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 STONEFIELD 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.

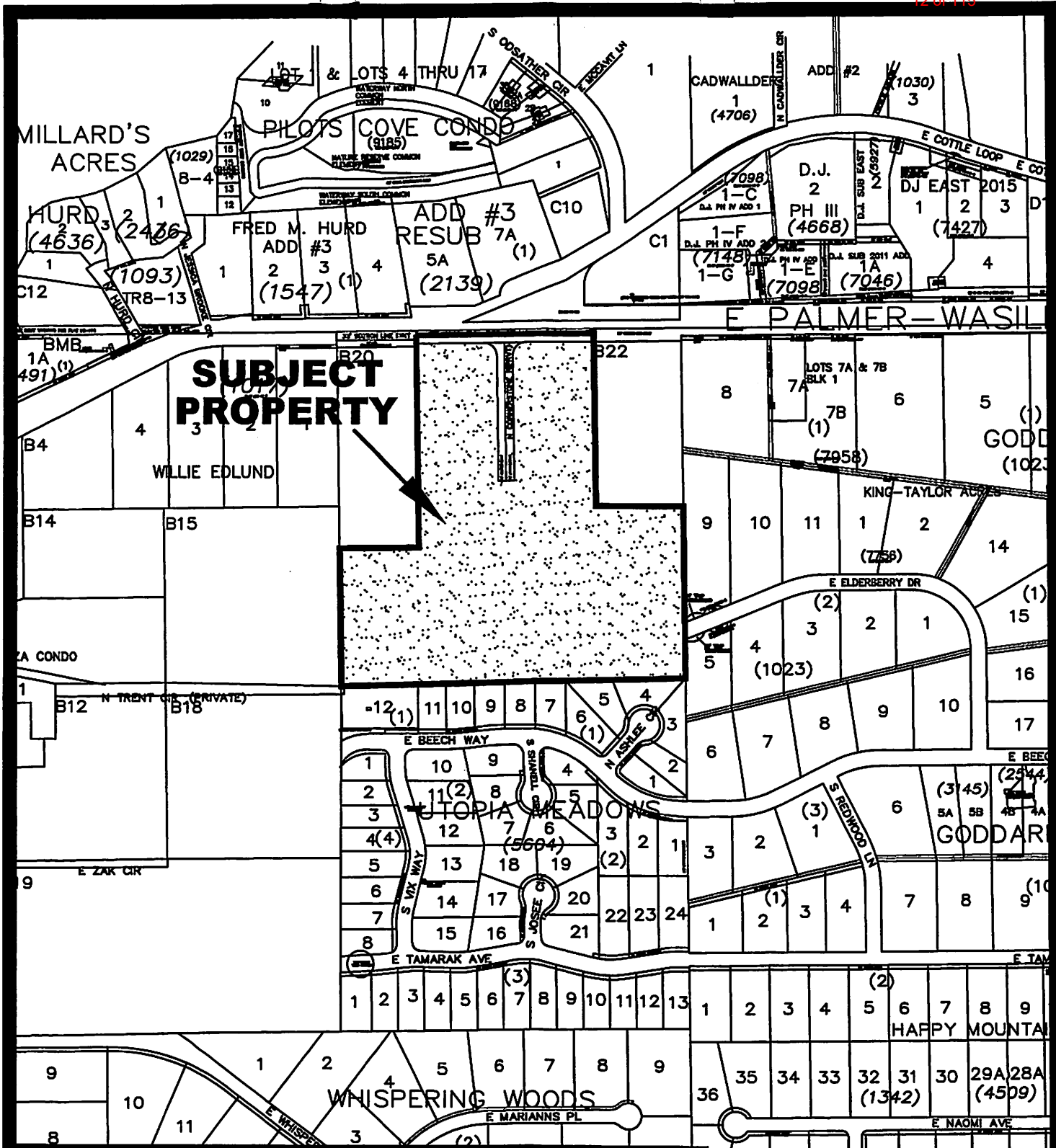
FINDINGS of FACT:

1. The abbreviated plat of STONEFIELD is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was provided by the surveyor 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 Community Council #3 South Lake; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of STONEFIELD, within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. 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.

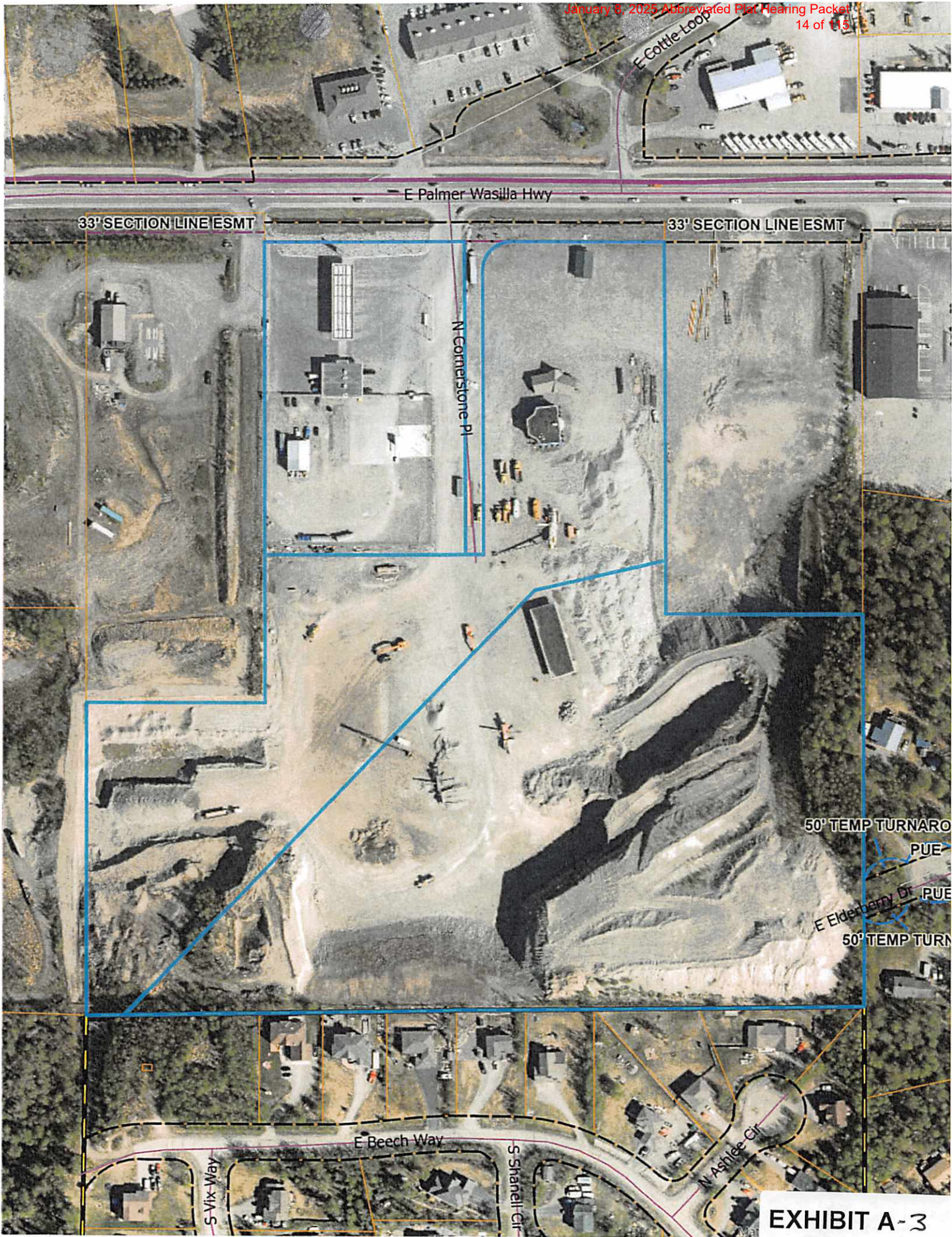


VICINITY MAP

FOR PROPOSED STONEFIELD SUBDIVISION
LOCATED WITHIN
SECTION 12, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA11 MAP





33' SECTION LINE ESMT

33' SECTION LINE ESMT

E Palmer Wasilla Hwy

E Cottle Loop

N Cornerstone Pl

50' TEMP TURNAROUND

PUE

E Elderberry Dr

PUE

50' TEMP TURNAROUND

E Beech Way

S Vix Way

S Shanell Cir

N Ashlee Cir

EXHIBIT A-3

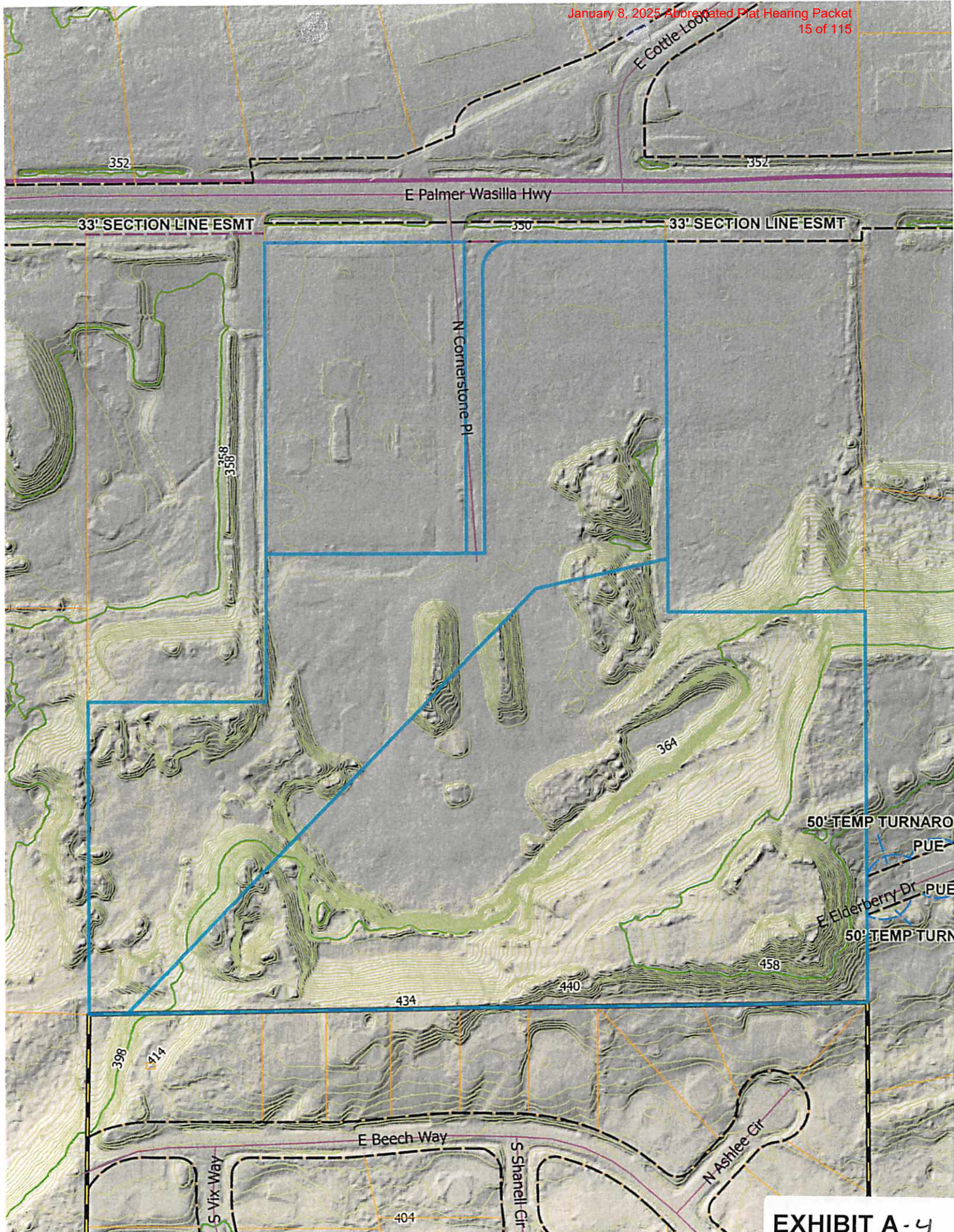


EXHIBIT A-4

RECEIVED
NOV 12 2024
PLATTING

Keystone Surveying & Mapping, Inc.

P.O. Box 2216
Palmer, Alaska
99645
(907) 376-7811

Email: garyl@mtaonline.net

Fred Wagner
Platting Chief
Matanuska-Susitna Borough
RE: STONEFIELD TOPOGRAPHIC NARRATIVE

Mr. Wagner,

I am submitting this topographic narrative which is allowed by code for the attached preliminary plat which will eliminate the common lot line thereby creating 1 parcel.

Topography:

The project encompasses a former and current gravel extraction site. The northerly areas which have been mined are now flat to slightly graded towards the Palmer-Wasilla highway. The grade is approximately 1% or less. With the exception of a gas station in the northwesterly portion of the property, the remainder of the property is either open exposed gravel or, along the south boundary, is part of an active gravel extraction process.

Soils & Vegetation:

The subject property is either being used as a gas station or as an active gravel extraction business. This parcel has been entirely denuded. I have been on site multiple times and have never observed groundwater even when there were excavations performed while I was there. Since this property has been exposed to view for many years now and since we are eliminating a lot line everything that would possibly cause concern with grade and soils should not be a factor for this project.

The gas station is located on Unit 1 of Stonefield Condominium, a condominium plat created in compliance with State Statutes. There are no setback violations on the property at the time of this submittal.

Respectfully,

Gary LoRusso



EXHIBIT B



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

December 5, 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:

- **Stonefield; MSB Waiver #1999-31-PWm; Petro 1 LLC, Greenstreet Investments Inc, & Ascension Alaska LLC (Palmer-Wasilla Highway)**
 - No objection to the proposed plat.
 - Add Section Line Easement along northern lot boundary and Exclusive Easement along shared lot line with Lot B22 to plat.
 - DOT&PF requests right of way dedication along the Palmer-Wasilla Highway.
 - DOT&PF requests dedication of Cornerstone Place or removal of road name from plat.
 - Existing access to the Palmer-Wasilla Highway permitted to remain.
 - No new access to the Palmer-Wasilla Highway will be permitted.
 - Platting actions invalidate existing access permits. Apply for new Driveway or Approach Road Review permits 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.
 - Future development of this lot will likely require an Approach Road Review and/or a Traffic Impact Analysis.

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

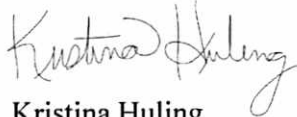
"Keep Alaska Moving through service and infrastructure."

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: Tuesday, November 26, 2024 2:52 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Stonefield (CC)

Chris,

PD&E recommends the condo plat (plat 2024-117) be dissolved prior to this plat recording.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, November 22, 2024 5:13 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Cindy Wellman <cwellman@cityofwasilla.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Stonefield (CC)

Hello team,

The following link contains a Request for Comments for Stonefield, MSB Case 2024-136. Comments are due by **Thursday 12/5/2024**.

Chris Curlin

From: Permit Center
Sent: Monday, November 25, 2024 8:43 AM
To: Chris Curlin
Subject: RE: RFC Stonefield (CC)

No 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: Friday, November 22, 2024 5:13 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Cindy Wellman <cwellman@cityofwasilla.gov>; 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 Stonefield (CC)

Hello team,

The following link contains a Request for Comments for Stonefield, MSB Case 2024-136.
Comments are due by **Thursday 12/5/2024**.

 [Stonefield](#)

Sincerely,

Chris Curlin
Platting Technician



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

November 29, 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.

- **STONEFIELD**
(MSB Case # 2024-136)

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

Sincerely,

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, December 4, 2024 8:44 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Stonefield (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, November 22, 2024 5:13 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Cindy Wellman <cwellman@cityofwasilla.gov>; 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 Stonefield (CC)

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

Hello team,

The following link contains a Request for Comments for Stonefield, MSB Case 2024-136. Comments are due by **Thursday 12/5/2024**.

[☐ Stonefield](#)

Sincerely,

STONEFIELD
A PLAT OF
KESTONE SURVEYING & MAPPING
STATE OF ALASKA
U.S. MAPPER REGISTRATION SERIAL #1993-21-T-1
RECORDED IN BOOK 1024 AT PAGE 387 IN THE
FLYNNER RECORDING DISTRICT
LOCATED WITHIN THE NE 1/4 NW 1/4 SECTION 12
TOWNSHIP 17 NORTH RANGE 01 WEST,
SCOTCH BROOK REGIONAL ALASKA
FLYNNER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
CONTAINING 28 1/2 ACRES MORE OR LESS

RECEIVED
PLATTING
Agenda Copy



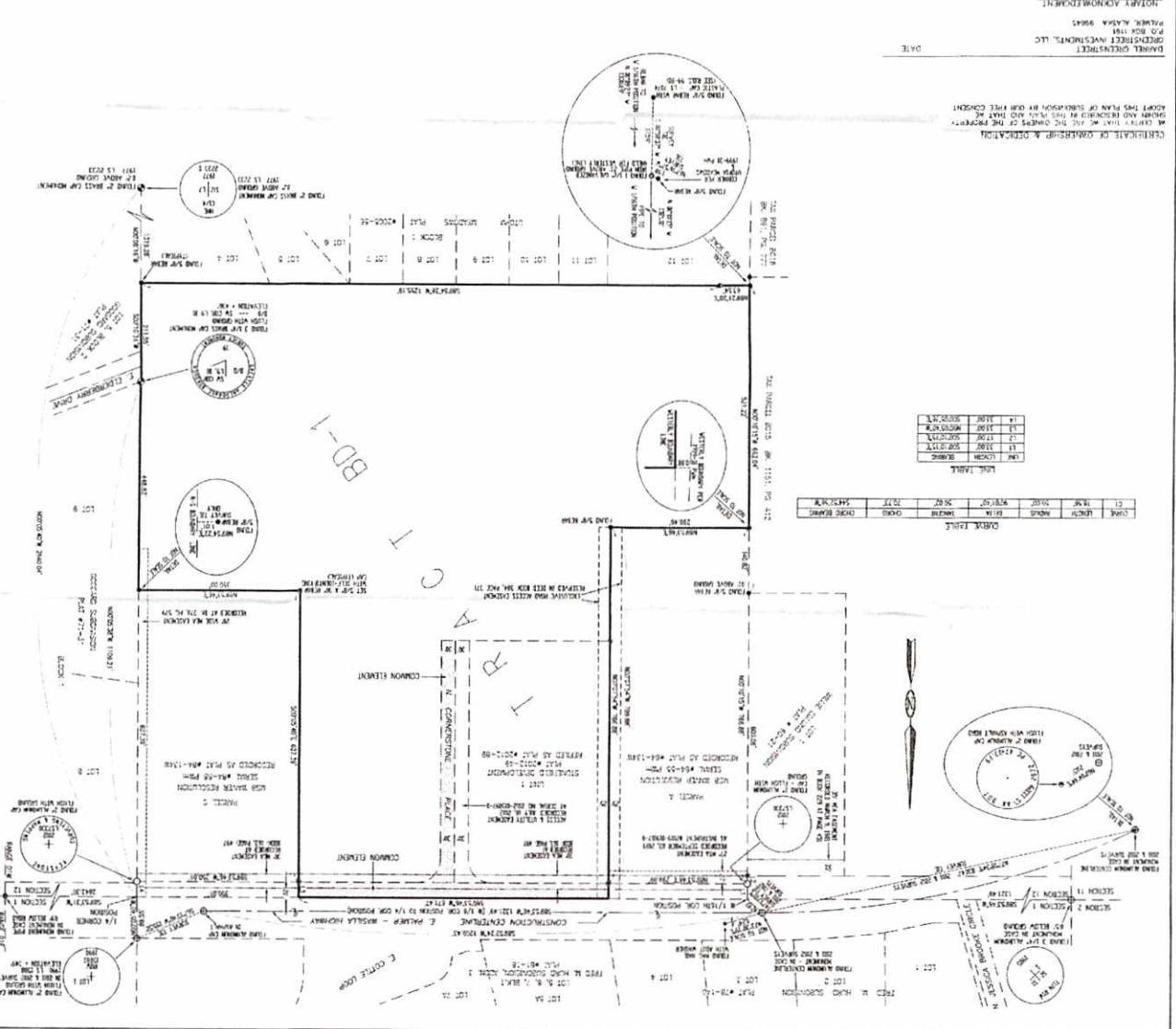
ENGINEERING & DESIGN
APPROVED AS SHOWN
CONNECTED

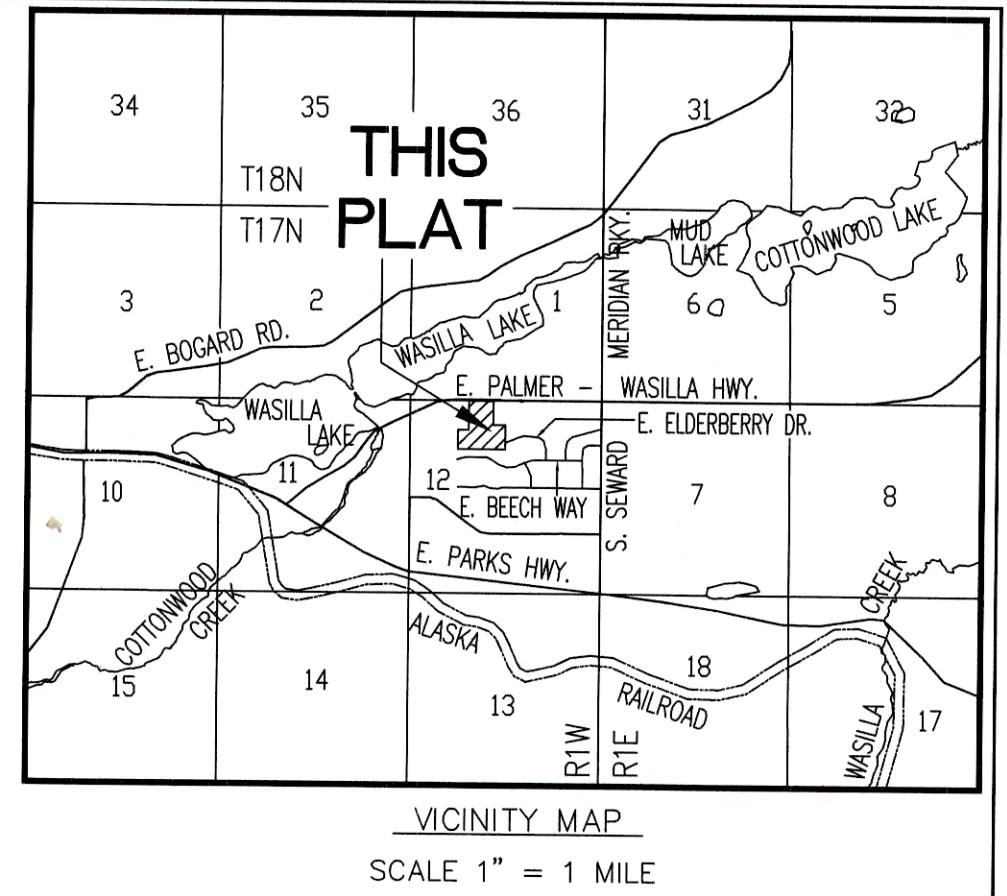
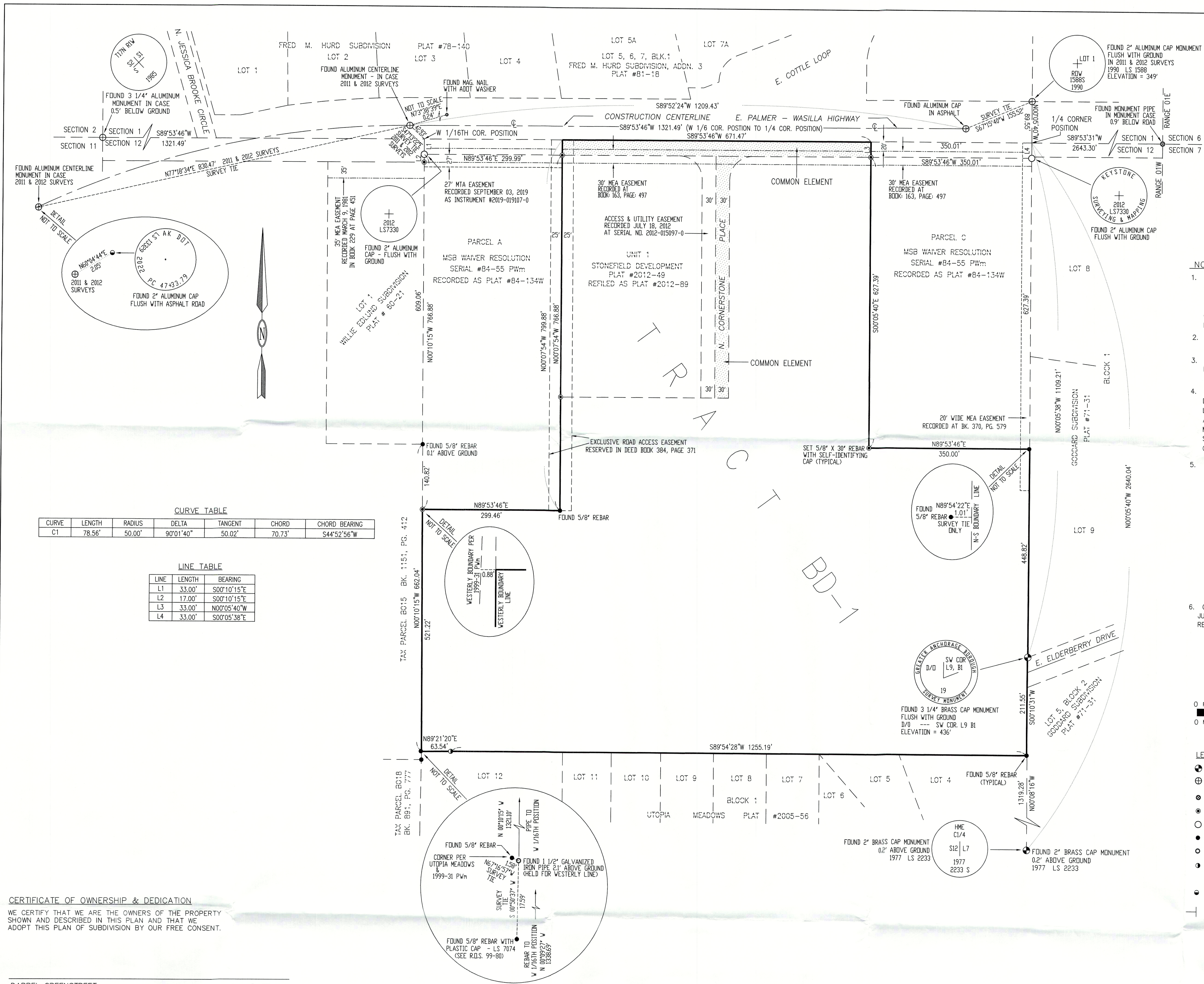
NOTARY ACKNOWLEDGMENT
I, KEITH JOHNSON, BEING THE COMMISSIONER OF THE STATE OF ALASKA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE STATE OF ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE STATE OF ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
DATE: _____
PLATTING FIRM: _____
ARTIST: _____
DATE: _____
BY COMMISSIONER: _____

LEGEND
● FOUND BRASS CAP MARKING
○ FOUND ALUMINUM CAP MARKING
○ FOUND CONCRETE PIPE IN MARKING CASE
○ 1/2" x 1/2" x 1/2" BRASS WITH SELF-CENTRING CAP
○ FOUND 5/8" BRASS
○ FOUND 1/2" GALVANIZED IRON PIPE
○ FOUND 5/8" BRASS WITH PLASTIC CAP
○ FOUND ALUMINUM CAP
○ FOUND ALUMINUM CAP
○ FOUND 1/2" x 1/2" x 1/2" SELF-CENTRING PLASTIC CAP
○ FOUND 1/2" x 1/2" x 1/2" SELF-CENTRING PLASTIC CAP



NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL RECORDS OF RECORDATION IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
2. THIS PLAT IS BEING SUBMITTED TO THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, FOR APPROVAL AND RECORDATION.
3. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.
4. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.
5. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.
6. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.
7. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.
8. THE PLATTING AUTHORITY OF THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, SHALL BE RESPONSIBLE FOR THE APPROVAL AND RECORDATION OF THIS PLAT.





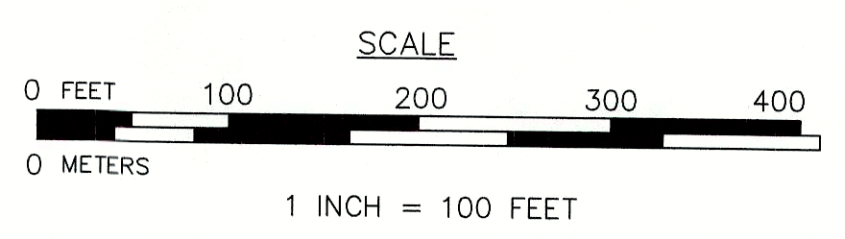
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	78.56'	50.00'	90°01'40"	50.02'	70.73'	S44°52'56"W

LINE TABLE

LINE	LENGTH	BEARING
L1	33.00'	S00°10'15"E
L2	17.00'	S00°10'15"E
L3	33.00'	N00°05'40"W
L4	33.00'	S00°05'38"E

- 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 PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE NW CORNER THIS SUBDIVISION.
 - 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.R.C.'S UNLESS NOTED.
 - 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.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MTA EASEMENT RECORDED DECEMBER 9, 1976 BOOK 128, PAGE 886
 - b) MEA EASEMENT RECORDED APRIL 28, 1978 BOOK 163, PAGE 497
 - c) MEA EASEMENT RECORDED JULY 26, 1984 BOOK 370, PAGE 579
 - d) MEA EASEMENT RECORDED NOVEMBER 1, 2012 AS INSTRUMENT NO. 2012-023909-0
 - e) MEA EASEMENT RECORDED AUGUST 9, 2019 AS INSTRUMENT NO. 2019-016976-0
 - COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED JUNE 19, 2012 AS INSTRUMENT NO. 2012-012752-0 WITH AMENDMENTS RECORDED JULY 18, 2012 AS INSTRUMENT NO. 2012-015124-0.



- LEGEND**
- FOUND BRASS CAP MONUMENT
 - ⊕ FOUND ALUMINUM CAP MONUMENT
 - ⊙ FOUND MONUMENT PIPE IN MONUMENT CASE
 - ⊗ SET 5/8" x 30" REBAR WITH SELF-IDENTIFYING CAP
 - SET 2" ALUMINUM CAP
 - FOUND 5/8" REBAR
 - FOUND 1 1/2" GALVANIZED IRON PIPE
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED KEYSTONE LS7330
 - FOUND ALUMINUM CAP
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

CERTIFICATE OF OWNERSHIP & DEDICATION
 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.

DARREL GREENSTREET
 GREENSTREET INVESTMENTS, LLC
 P.O. BOX 1191
 PALMER, ALASKA 99645

DATE _____

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

SIGNATURE _____ DATE _____

NAME/TITLE
 PETRO 1, LLC
 2101 E. 63RD AVENUE
 ANCHORAGE, ALASKA 99507

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

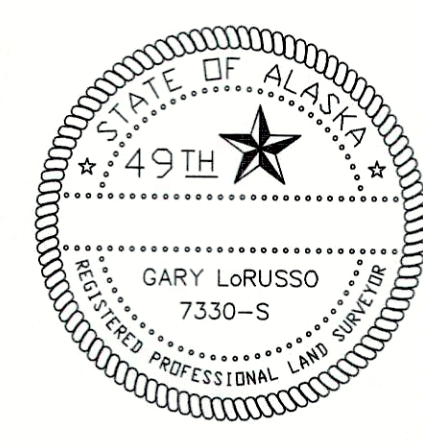
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS 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
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



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

7330-S GARY LoRUSSO
 REGISTERED LAND SURVEYOR

DATE _____

A PLAT OF
STONEFIELD
 A RESUBDIVISION OF PARCELS B-1 & D-1
 M.S.B. WAIVER RESOLUTION SERIAL #1999-31-PWm
 RECORDED IN BOOK 1028 AT PAGE 397 IN THE
 PALMER RECORDING DISTRICT
 LOCATED WITHIN THE NE 1/4 NW 1/4, SECTION 12
 TOWNSHIP 17 NORTH, RANGE 01 WEST,
 SEWARD MERIDIAN ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 29.22' ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #134615
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
 PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 10/29/24	DRAWING 2024-13/StonefieldLLE
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

Agenda Copy
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B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 8, 2025

ABBREVIATED PLAT: SWIFTWATER PH I RSB B/5 L/15 & Tr A
LEGAL DESCRIPTION: SEC 18, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: CASEY CABANA
SURVEYOR/ENGINEER: FARMER SURVEYING, LLC
ACRES: 44.85 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-137

REQUEST: The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street; within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Narrative	EXHIBIT B – 1 pg
Topographic Mapping & As-Built	EXHIBIT C – 1 pg

AGENCY COMMENTS

USACE	EXHIBIT D – 1 pg
ADF&G	EXHIBIT E – 1 pg
MSB DPW	EXHIBIT F – 1 pg
MSB Planning	EXHIBIT G – 5 pgs
MSB Permit Center	EXHIBIT H – 1 pg
Utilities	EXHIBIT I – 4 pgs
Public Comments	EXHIBIT J – 1 pg

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line between Lot 15, Block 5, & Tract A, Swiftwater Subdivision Phase I, Plat No. 86-24. Access for proposed Tract A1 is from N. Sitze Road. Access for Lot 15A is from N. Solitude Street. Both N. Sitze Road and N. Solitude Street are Borough maintained roads.

Soils Report: A topographic narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Robert Farmer, Registered Professional Land Surveyor, notes the project site forms a rough rectangle shape with N. Sitze Road curling through the northwest of Tract A, Swiftwater Phase 1 Subdivision. N. Solitude

Street runs along the east boundary of Lot 15 and Swiftwater Creek separates the two parcels of land in this project. The Little Susitna River runs through a portion of the southwest of Tract A.

Tract A is relatively level sloping roughly 2% from the northeast to the southwest. There are very few slopes greater than 25% and most exist within a bench along the northern portion of the tract. The vegetation is mostly lowland sedges and trees to the south of the bench and upland trees and shrubs north of the bench.

Lot 15 has on its western half a north to south running slope of approximately 40%, otherwise it is relatively level sloping less than 5% from north to south. The lot is predominately cleared of vegetation except for the natural upland trees and shrubs on the western portion.

A soils report was not required for proposed lot 15 as it is increasing the size of an existing approved lot in Swiftwater Phase 1 Subdivision.

Topographic Mapping and As-Built information can be seen at **Exhibit C**.

Comments:

US Army Corps of Engineers (**Exhibit D**) does not have any specific comments regarding the Swiftwater Phase I Subdivision, but does note that Department of the Army authorization is required should anyone propose 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.

ADF&G (**Exhibit E**) notes that the proposed Swiftwater Phase I RSB does not require a habitat permit at this time. However, a permit may be required if the property owner intends to modify the banks or stream channel, such as but not limited to bank stabilization, stream crossing, or installation of a culvert.

MSB Department of Public Works(**Exhibit F**) Notes that a soils report is required to meet the requirements of MSB 43.20.281. *Platting staff notes that a topographic narrative was supplied for proposed Tract A1 and it was determined that a soils report would not be required for proposed Lot 15A as the proposed action increases the size of Lot 15. A currently approved lot in the Swiftwater Phase 1 Subdivision.*

MSB Planning (**Exhibit G**) notes that this parcel has a designated Special Flood Hazard Area (SFHA) identified on it and therefore required under MSB 17.29 to meet the development and permitting requirements for encroaching into this SFHA before beginning any work. This includes clearing, grading, excavation, fill, and storage of equipment or materials and could require engineering.

Please note that Swiftwater Creek is not mapped by FEMA with regulatory floodplain. However, there is a natural floodplain for Swiftwater Creek, which joins the Little Su River floodplain. Extreme caution is recommended for building any roads or habitable development in this area.

MSB Permit Center (**Exhibit H**) has no comments.

Utilities: (**Exhibit I**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MEA did not respond. MTA did not respond.

Public: (**Exhibit J**) Jeremy Hongslo, a property owner to the east has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.

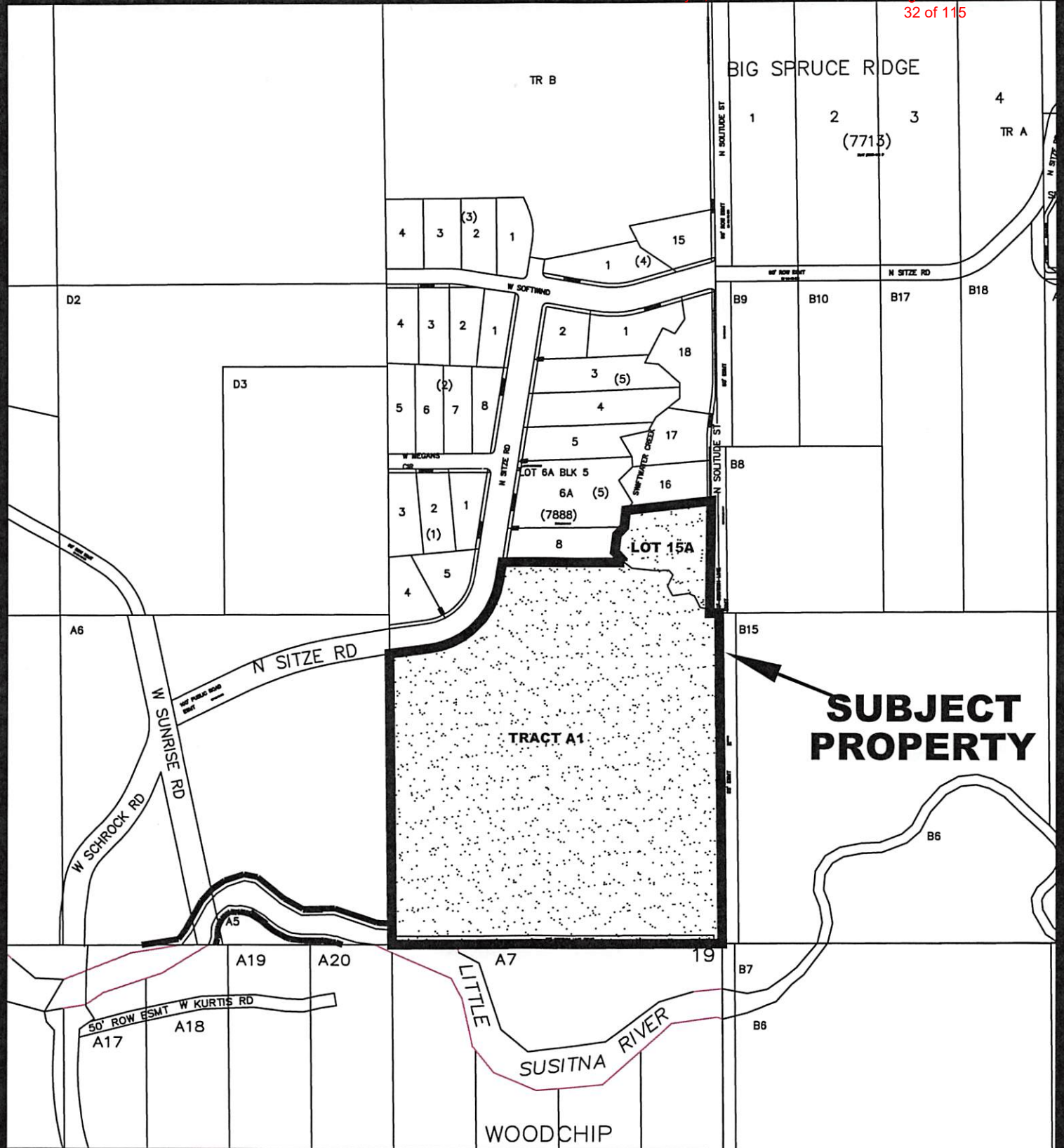
CONCLUSION: The abbreviated plat of Swiftwater Ph I RSB Lot 15A & Tract A1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Swiftwater Ph I RSB Lot 15A & Tract A1 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 legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections and one non-objection received from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Swiftwater Ph I RSB Lot 15A & Tract A1, Section 18, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

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



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED SWIFTWATER PH I RSB

B/5 L/15 & Tr A

LOCATED WITHIN

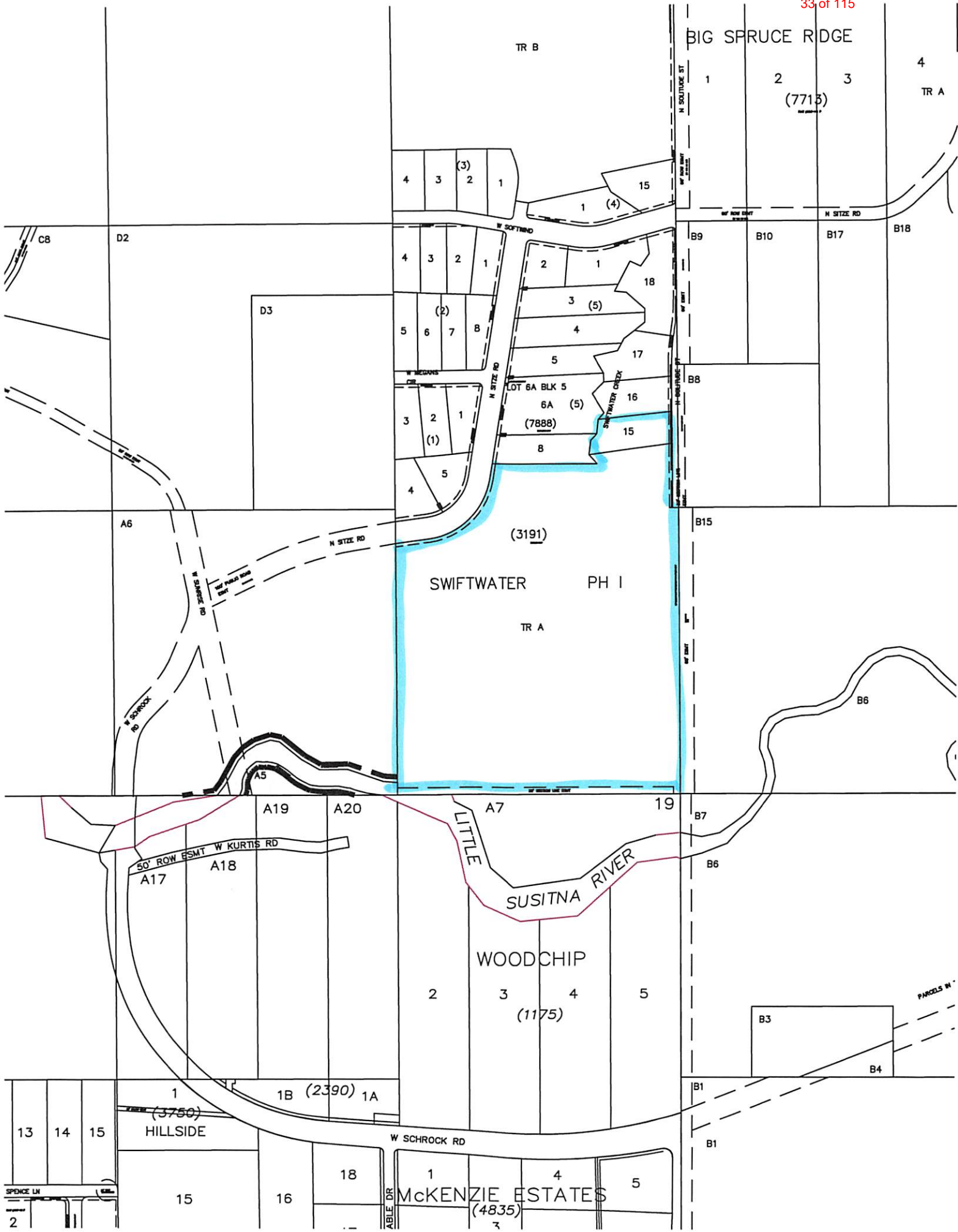
SECTION 18, T18N, R01W, SEWARD MERIDIAN

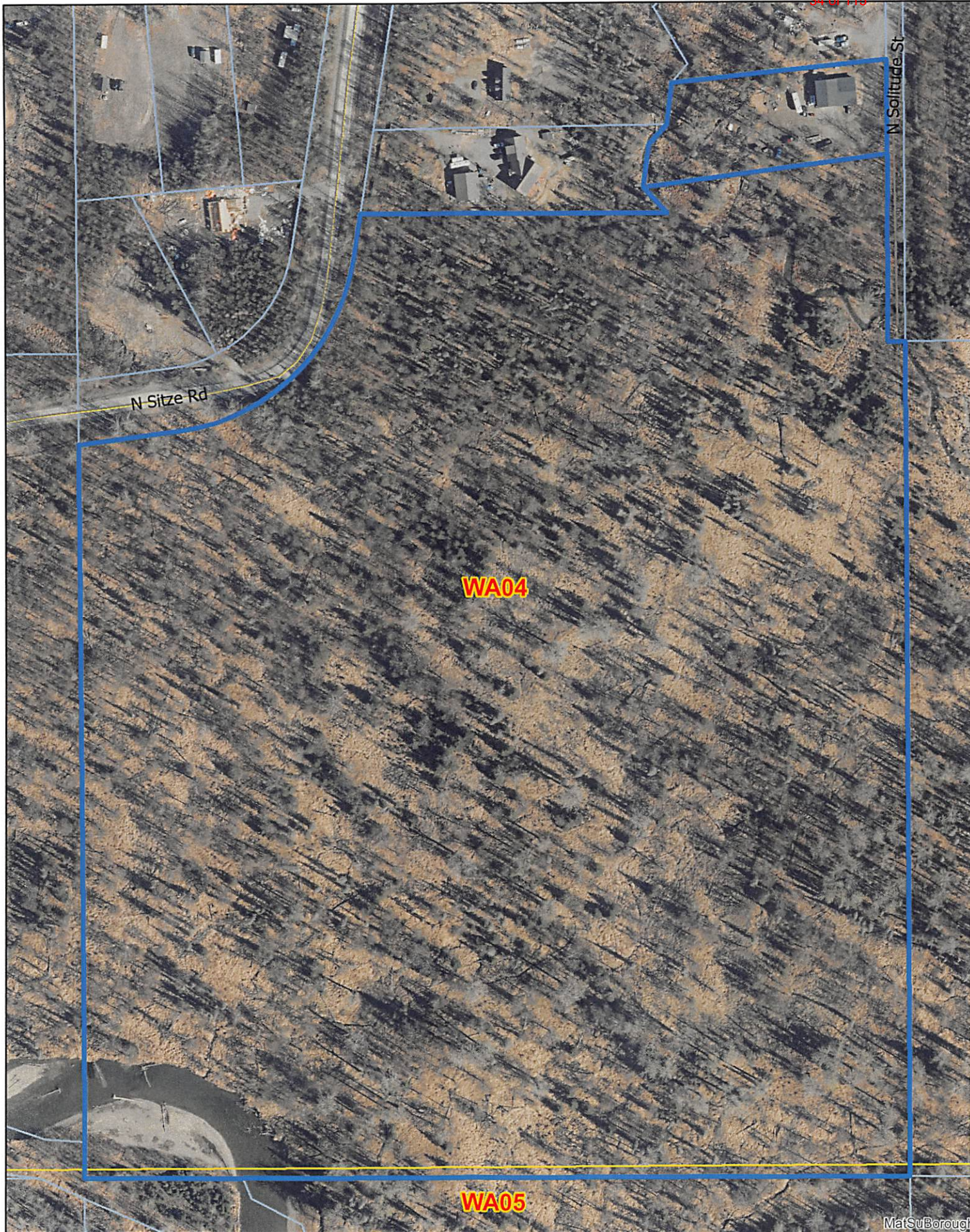
WA 04 MAP

ALASKA



EXHIBIT A





N Sitze Rd

N Solitude St

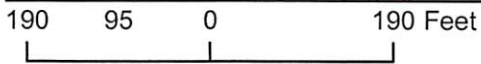
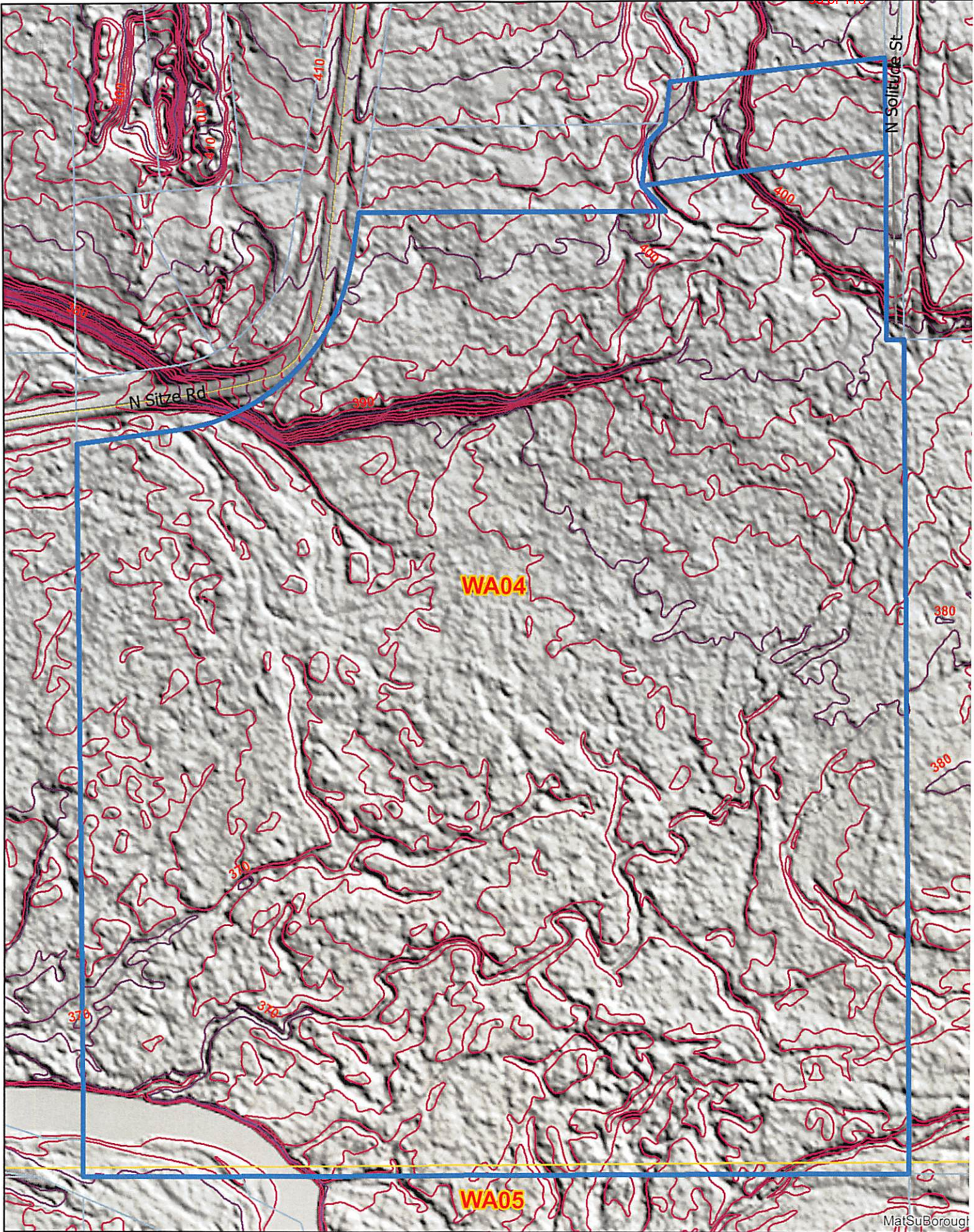
WA04

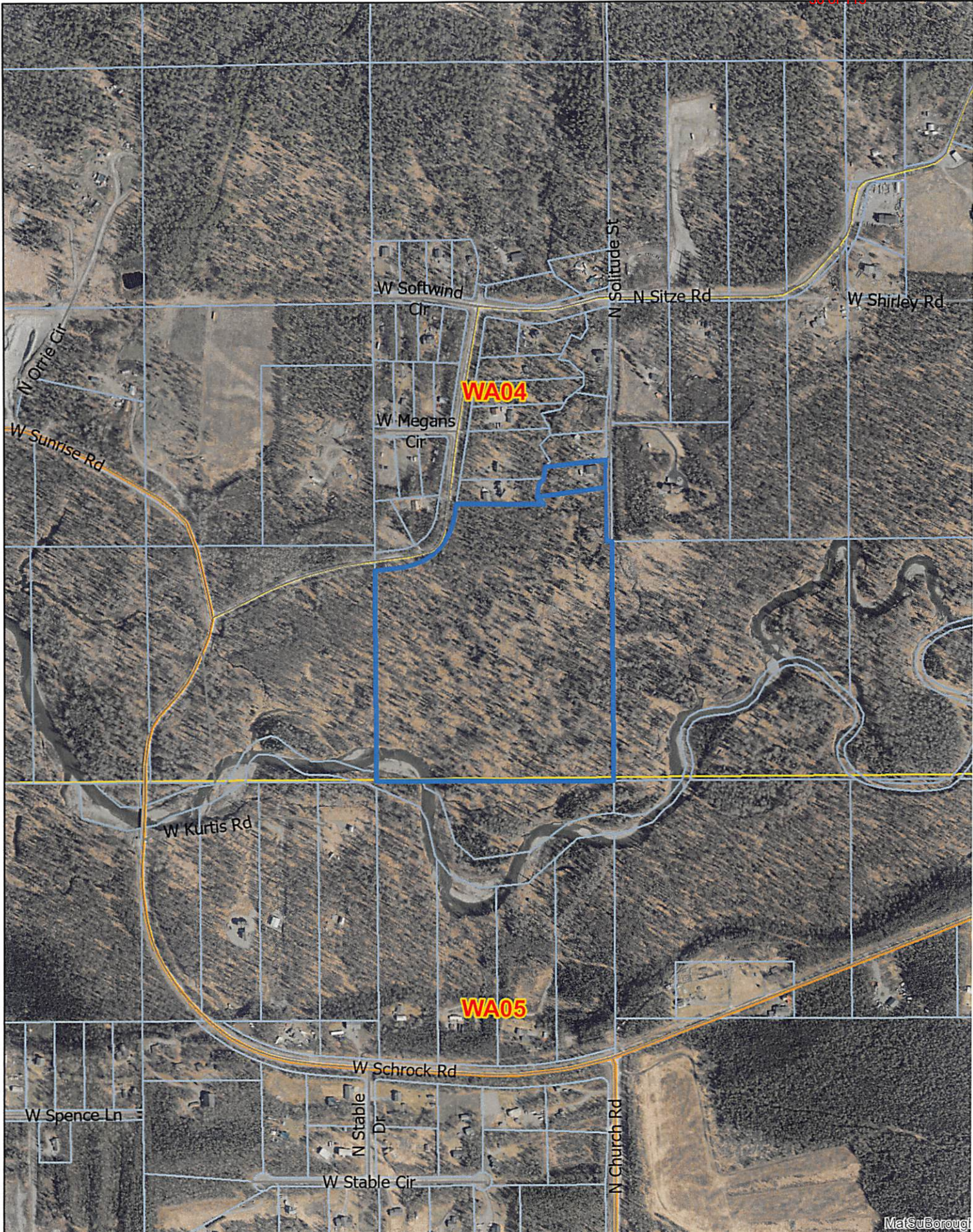
WA05

190 95 0 190 Feet

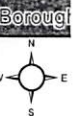
MatSu Borough







670 335 0 670 Feet



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To whom it may concern,

The project site forms a rough rectangle shape with N. Sitze Road curling through the Northwest of Tract A, Swiftwater Ph. 1 Subdivision. N. Solitude St. runs along the East Boundary of Lot 15 and Swiftwater Creek separates the two parcels of land in this project. The Little Susitna River runs through a portion of the Southwest of Tract A.

Tract A is relatively level sloping roughly 2% from the Northeast to the Southwest. There are very few slopes greater than 25% and most exist within a bench along the Northern portion of the tract. The vegetation is mostly lowland sedges and trees to the South of the bench and upland trees and shrubs North of the bench.

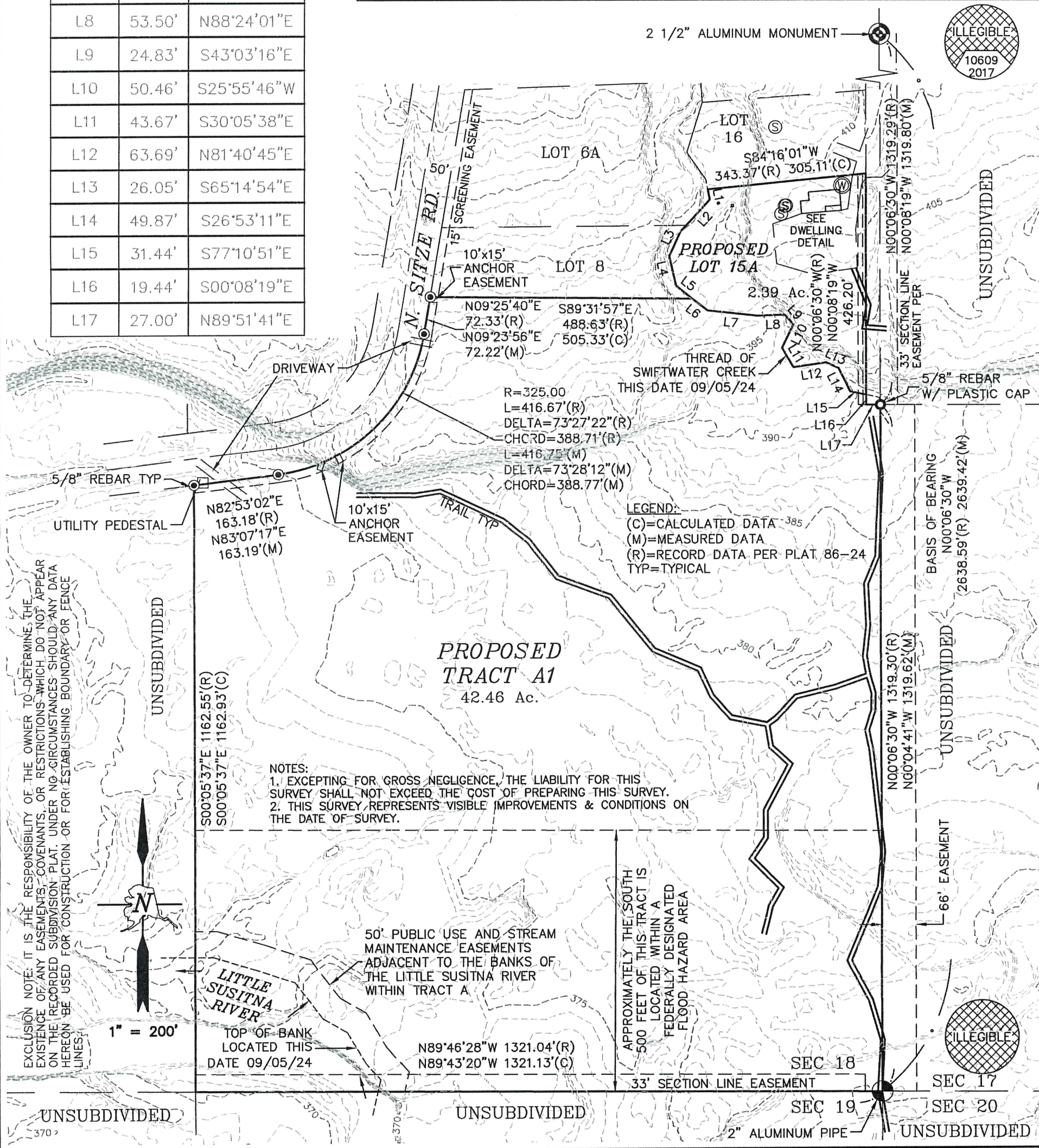
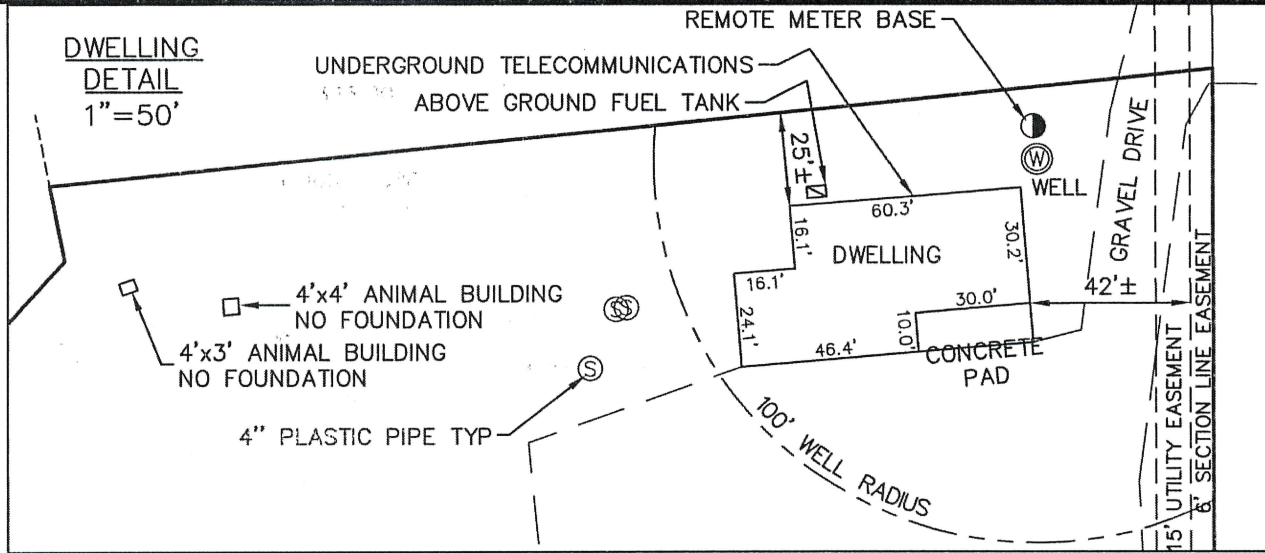
Lot 15 has on its western half a North to South running slope of approximately 40%, otherwise it is relatively level sloping less than 5% from North to South. The lot is predominately cleared of vegetation except for the natural upland trees and shrubs on the western portion.



11-3-24

EXHIBIT B

Line Table		
Line #	Length	Direction
L1	19.72'	S11°22'24"E
L2	83.37'	S42°31'18"W
L3	52.84'	S24°24'06"W
L4	57.69'	S13°17'43"E
L5	39.49'	S51°48'42"E
L6	37.61'	S51°48'42"E
L7	95.41'	S83°57'03"E
L8	53.50'	N88°24'01"E
L9	24.83'	S43°03'16"E
L10	50.46'	S25°55'46"W
L11	43.67'	S30°05'38"E
L12	63.69'	N81°40'45"E
L13	26.05'	S65°14'54"E
L14	49.87'	S26°53'11"E
L15	31.44'	S77°10'51"E
L16	19.44'	S00°08'19"E
L17	27.00'	N89°51'41"E

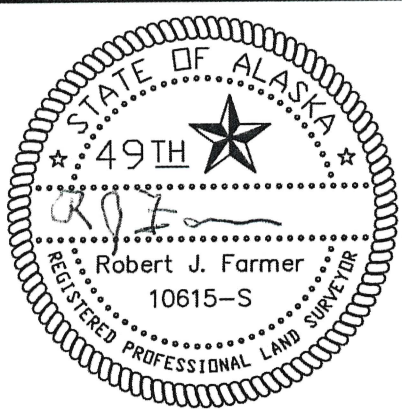


EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



1" = 200'

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9-30-24

AS-BUILT

#126467

FARMER SURVEYING
9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com

WO: 24-0085
PAGE: 1 of 1
SCALE: AS SHOWN

FB: 24-03
FILE: 240085AS

I HEREBY CERTIFY THAT A MORTGAGE INSPECTION WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY: SWIFTWATER SUBDIVISION Ph. 1, BLOCK 5, LOT 15 AND TRACT A, PLAT No. 86-24, PALMER RECORDING DISTRICT, PALMER, ALASKA. SURVEYED ON THE 5th OF SEPTEMBER, 2024.

Matthew Goddard

From: Germann, Quinn H CIV USARMY CEPOA (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Monday, December 9, 2024 12:57 PM
To: Matthew Goddard
Subject: RFC Swiftwater Ph I RSB (MG)

Good morning Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the Swiftwater Phase I Subdivision.

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.

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.

Sincerely,

Quinn H.A. Germann

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, December 9, 2024 9:07 AM
To: Matthew Goddard
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC Swiftwater Ph I RSB (MG)

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

Hi Matthew,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to be known as Lot 15A & Tract A1, containing 44.85 acres+/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street. ADF&G has **no objections** to this request with the following comment from the Habitat Section:

The Habitat Section has received your request for a review of the plan to create two lots from Tract A and Block 5, Lot 15, Swiftwater Phase 1 Plate No. 86-24 (Tax ID: 3191000T00A). These two lots, proposed Lot 15 A and Tract A1, will be created by adjusting the common lot line. Currently, the Little Susitna River (AWC: 247-41-10100) and Swiftwater Creek (AWC: 247-41-10100-2305) run within the boundaries of this property. Both the Little Susitna River and Swiftwater Creek have been specified as being important for the spawning, rearing, or migration of anadromous fishes pursuant to AS 16.05.871(a). The Little Susitna River also supports Arctic lamprey.

It has been determined that the proposed plan to create two lots from Tract A and Block 5, Lot 15, Swiftwater Phase 1 Plate No. 86-24 (Tax ID: 3191000T00A) does not require habitat permit at this time. However, a permit may be required if the property owner intends to modify the banks or stream channel, such as but not limited to bank stabilization, stream crossing, or installation of a culvert.

In addition to Little Susitna River and Swiftwater Creek, the property has an unnamed stream stemming from the Little Susitna River and running through the property. Due to its connection to the Little Susitna River, it is likely that this unnamed stream is fish bearing water body with the potential of anadromous fish. The Palmer Habitat Section would like to request permission to access the property for fish habitat in association with any fish habitat permitting requirements. If the owner is willing, I can be reached at (907) 861-3203 or mandy.salminen@alaska.gov.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game
Division of Wildlife Conservation
907-267-2118

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:18 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; pfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, November 26, 2024 3:32 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Swiftwater Ph I RSB (MG)

Matthew,

The petitioner must submit a soils report to meet the requirements of 43.20.281.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:17 PM
To: dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com <psfisherak49@gmail.com>; information@mlccak.org <information@mlccak.org>; camden.yehle@gmail.com <camden.yehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com <mschoming@crweng.com>; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RFC Swiftwater Ph I RSB (MG)

Hello,

The following link is a request for comments on the proposed Swiftwater Phase I Resubdivison. Please ensure all comments have been submitted by December 9, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Matthew Goddard

From: Taunie Boothby
Sent: Tuesday, November 26, 2024 6:57 PM
To: Matthew Goddard
Subject: RE: RFC Swiftwater Ph I RSB (MG)
Attachments: SFHA 2019 Overview Tax acct 53191000T00A address 5939 N Sitze Rd.pdf; SFHA 2019 Hillshade w topo Tax acct 53191000T00A address 5939 N Sitze Rd.pdf; SFHA 2019 Overview Hillshade Tax acct 53191000T00A address 5939 N Sitze Rd.pdf

Matthew.

This parcel has a designated Special Flood Hazard Area (SFHA) identified on it and therefore required under MSB 17.29 to meet the development and permitting requirements for encroaching into this SFHA before beginning any work. This includes clearing, grading, excavation, fill, and storage of equipment or material and could require engineering.

Please note that Swiftwater Creek is not mapped by FEMA with a regulatory floodplain. However, there is a natural floodplain for Swiftwater Creek, which joins the Little Su River floodplain. I recommend extreme caution for building any roads or habitable development in this area. Please review the attached maps; as you can see, there is a limited elevation difference between the Little Su and Swiftwater Creek floodplains.

Please feel free to contact me regarding the permits and requirements.

Taunie L. Boothby, CFM, Current Planner, Floodplain Administrator
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunie.boothby@matsugov.us



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs

<Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Swiftwater Ph I RSB (MG)

Hello,

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 [Swiftwater Ph I RSB B5 L15 & Tr A](#)

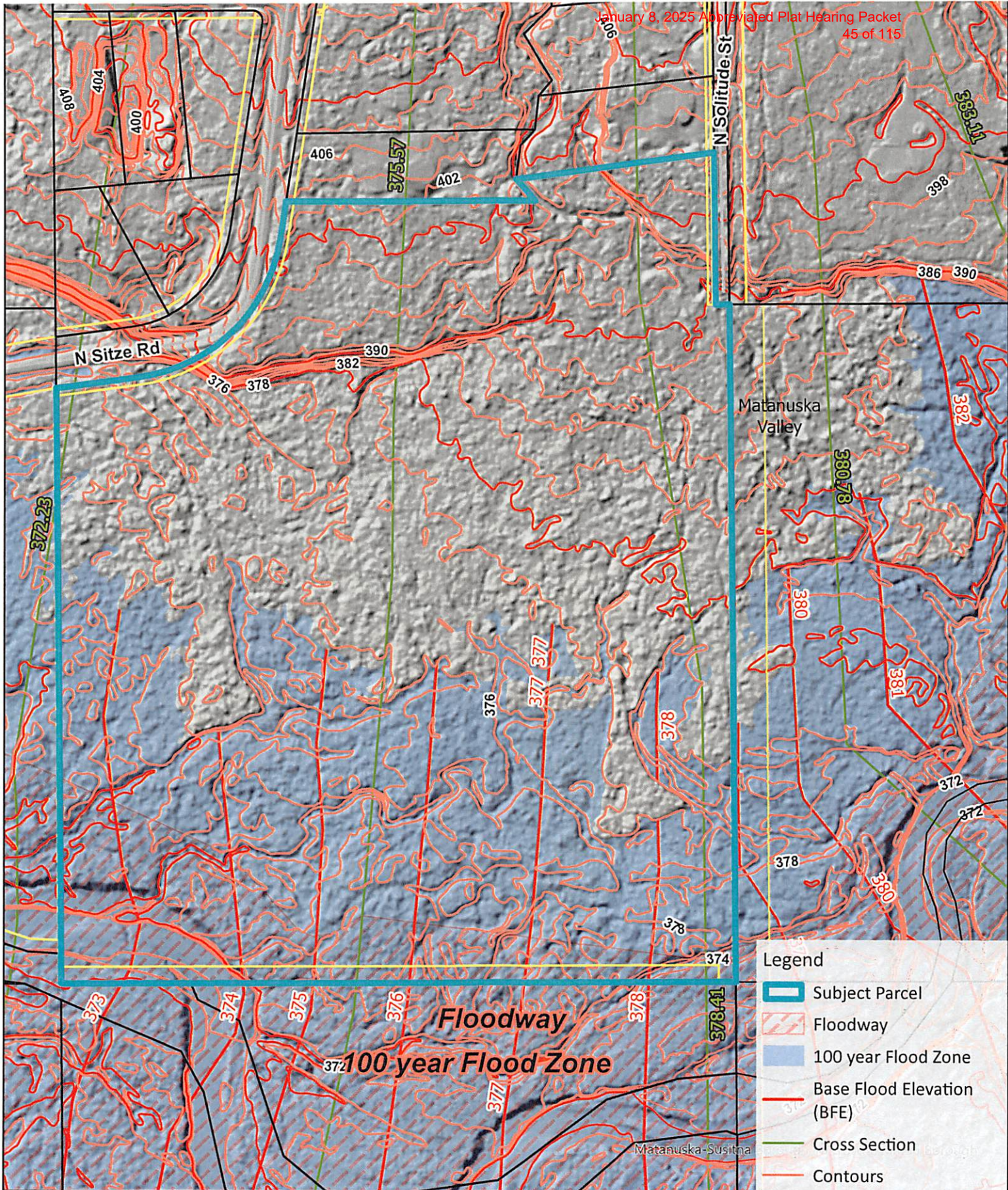
Feel free to contact me if you have any questions.

Have a great day,

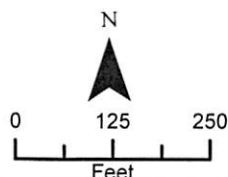
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

1.1/20/2024 0:57 PM

Map Produced by MSB Planning/ Development Svcs



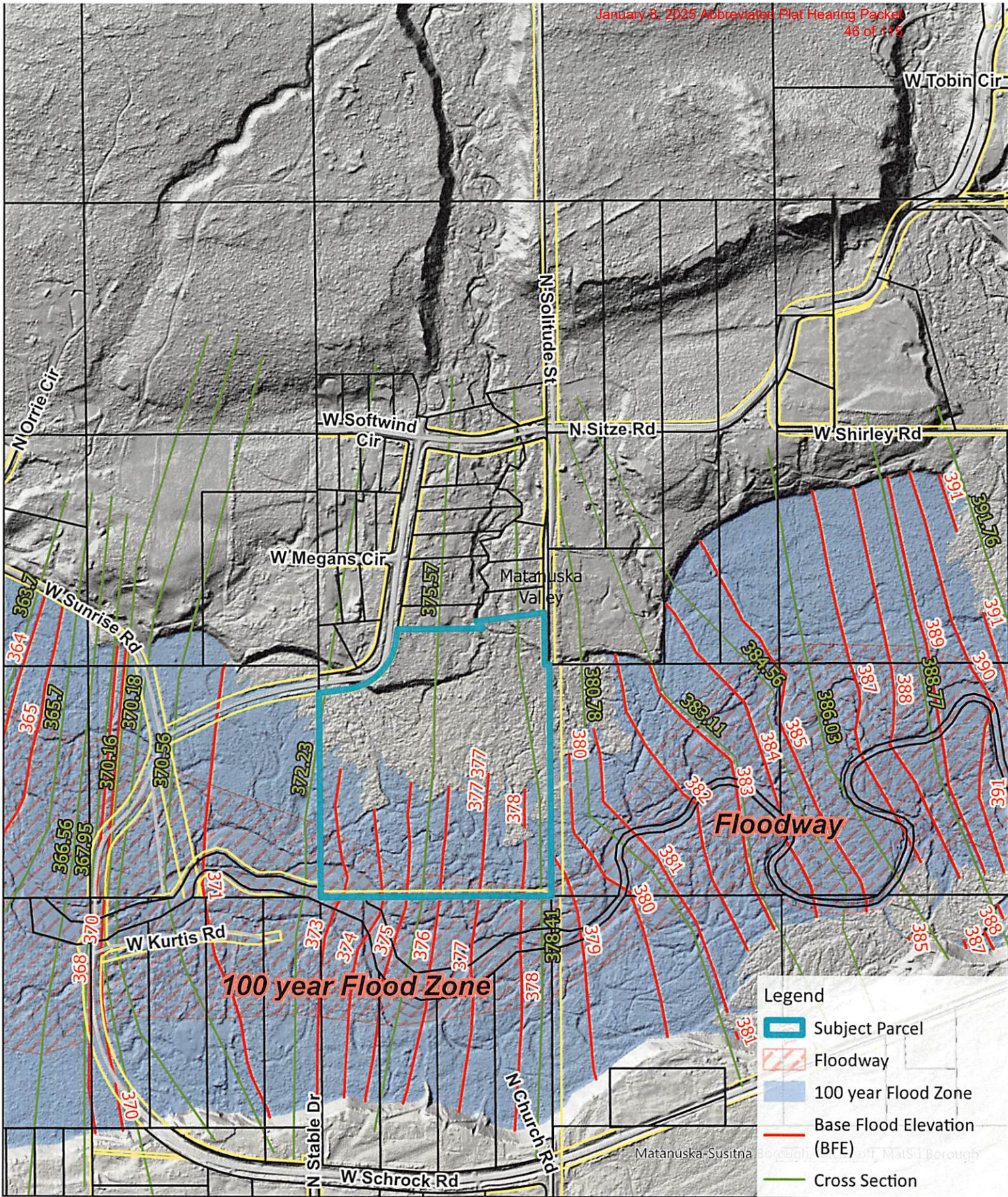
Special Flood Hazard Area 2019
Hillshade w topo
5939 N Sitze Rd
Tax Id: 3191000T00A



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

DATE CAPTURED: 11/20/2024 0:32 PM

FILE: F:\GIS\Working\GIS\Working_11\20\2024\11_20_2024_0032\Map_Overview_Hillshade.aprx

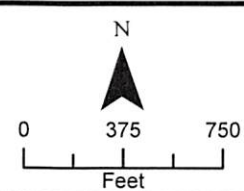


Legend

- Subject Parcel
- Floodway
- 100 year Flood Zone
- Base Flood Elevation (BFE)
- Cross Section



Special Flood Hazard Area 2019
 Overview Hillshade
 5939 N Sitze Rd
 Tax Id: 3191000T00A



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Matthew Goddard

From: Permit Center
Sent: Monday, November 25, 2024 2:29 PM
To: Matthew Goddard
Subject: RE: RFC Swiftwater Ph I RSB (MG)

Good Afternoon,

No comments from Permitting.

Thank you,

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



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Swiftwater Ph I RSB (MG)



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

December 2, 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.

- **SWIFTWATER PHASE I RESUBDIVISION
(MSB Case # 2024-137)**

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

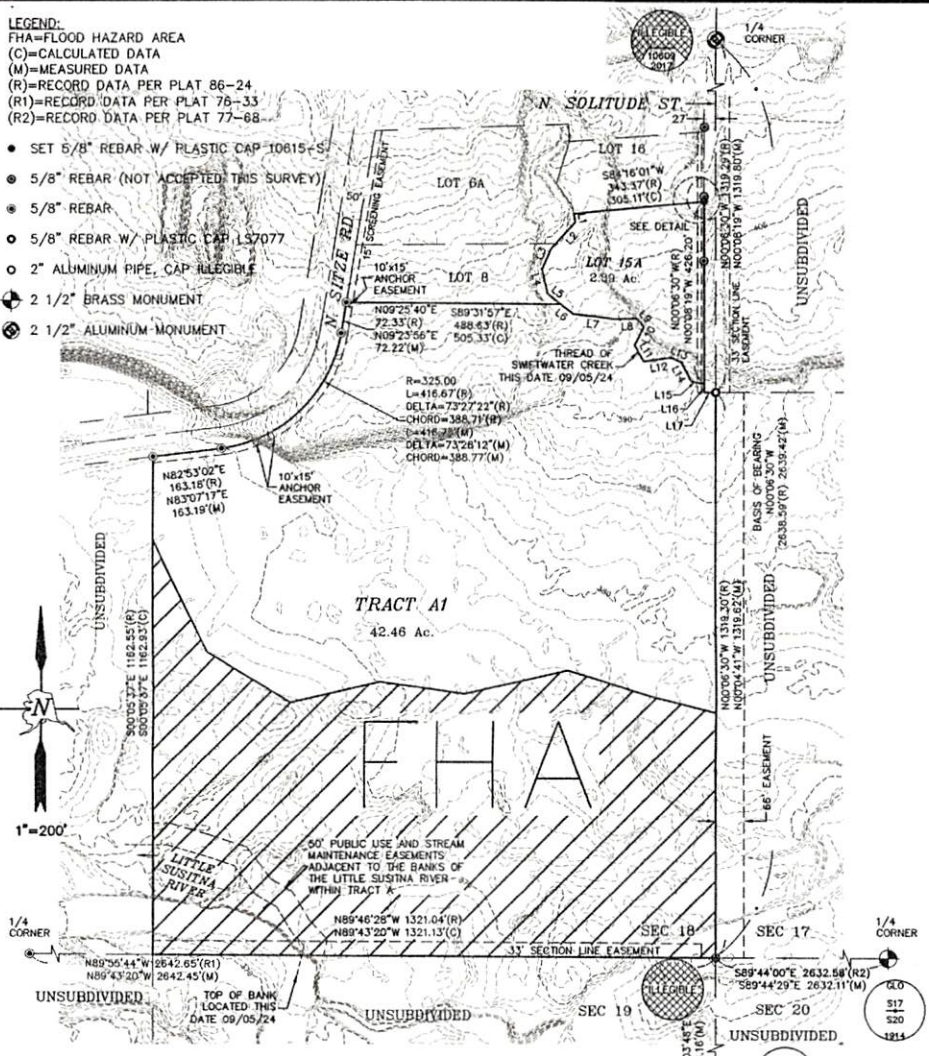
Sincerely,

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

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

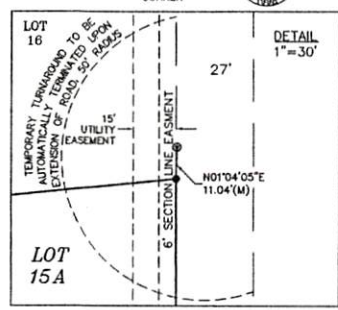
LEGEND:
FHA=FLOOD HAZARD AREA
(C)=CALCULATED DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 86-24
(R1)=RECORD DATA PER PLAT 78-33
(R2)=RECORD DATA PER PLAT 77-68

- SET 5/8" REBAR W/ PLASTIC CAP 10615-S
- 5/8" REBAR (NOT ACCEPTED THIS SURVEY)
- 5/8" REBAR
- 5/8" REBAR W/ PLASTIC CAP LS7077
- 2" ALUMINUM PIPE, CAP ILEGIBLE
- ⊕ 2 1/2" BRASS MONUMENT
- ⊕ 2 1/2" ALUMINUM MONUMENT



Line #	Length	Direction
L1	19.72'	S11°22'24"E
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L3	52.84'	S24°24'06"W
L4	57.69'	S13°17'43"E
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L6	37.61'	S51°48'42"E
L7	95.41'	S83°57'03"E
L8	53.50'	N88°24'01"E
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L12	63.69'	N81°40'45"E
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L14	49.87'	S26°53'11"E
L15	31.44'	S77°10'51"E
L16	19.44'	S00°08'19"E
L17	27.00'	N89°51'41"E



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

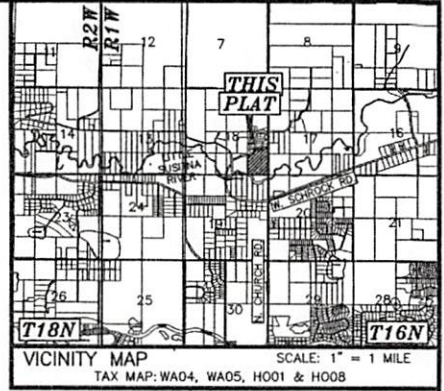
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. F.E.M.A. MAP SHOWS A PORTION OF TRACT A AS BEING WITHIN F.H.A. ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C7194F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
4. THE THREAD OF SWIFTWATER CREEK FORMS THE TRUE LOT BOUNDARIES.
5. MARGINAL SOIL CONDITIONS FOR SOIL ABSORPTION SYSTEMS MAY BE ENCOUNTERED, REQUIRING CAREFUL ATTENTION TO THE DESIGN AND PROPER SIZING OF THESE SYSTEMS. PERCOLATION TESTS ARE RECOMMENDED TO PROPERLY SIZE THESE SYSTEMS.
6. A SHALLOW WATER TABLE MAYBE ENCOUNTERED ON SOME LOTS. THIS MAY NECESSITATE THE USE OF A SHALLOW TYPE ABSORPTION FIELD TO MAINTAIN THE 4 FEET OF VERTICAL SEPARATION BETWEEN SEASONAL HIGH WATER AND BOTTOM OF WASTEWATER DISPOSAL SYSTEM.
7. ON SITE SEPTIC SYSTEMS MUST MAINTAIN A 100' SETBACK FROM SWIFTWATER CREEK.



TAX MAP: WA04, WA05, HO01 & HO08

CERTIFICATE OF OWNERSHIP

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

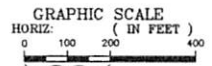
CASEY CABANA _____ DATE _____
PO BOX 872434
WASILLA, AK. 99627

SEE AFFIDAVIT
CVT INVESTMENT TRUST _____ DATE _____
2622 SOFTWIND CIR.
WASILLA, AK. 99623

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



If this measurement is not 1" this sheet is assumed to be not to scale

RECEIVED
NOV 2 1 2024
PLATTING

Agenda Copy

SURVEYOR'S CERTIFICATE

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



DATE _____

A PLAT OF
SWIFTWATER PHASE I RESUBDIVISION
A REPLAT OF LOT 15, BLOCK 5, AND TRACT A SWIFTWATER SUBDIVISION Ph. 1, PLAT No. 88-24
LOCATED WITHIN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, SECTION 18, T.18N., R.1W., S.M., ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 44.85 ACRES

FARMER SURVEYING, LLC #126467
MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK 99645
PH: (907)745-0222 ; CELL: (907)355-0620
EMAIL: Bob@farmersurveying.com ONLINE: www.farmersurveying.com

W.O. 24-0085 DATE: NOVEMBER 2024
DRAWN BY: KJA SCALE: AS SHOWN
FILE: 240085PL_PRELIM SHEET 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, December 9, 2024 7:17 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Swiftwater Ph I RSB (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 25, 2024 2:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; pfsfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Swiftwater Ph I RSB (MG)

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

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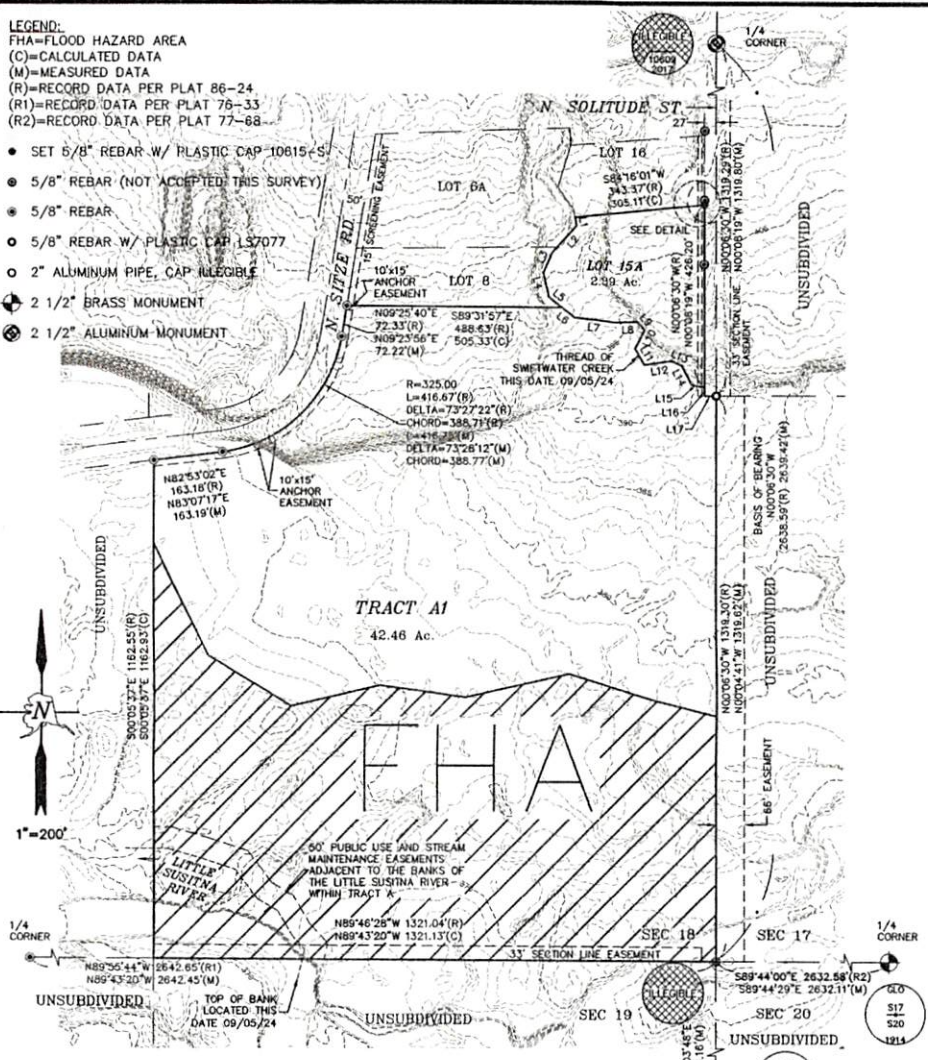
[☐ Swiftwater Ph I RSB B5 L15 & Tr A](#)

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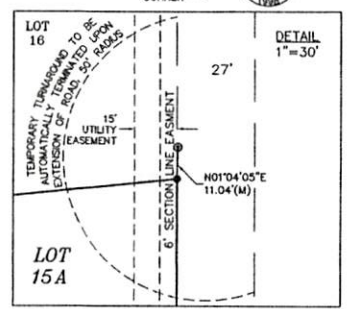
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 (R)=RECORD DATA PER PLAT 86-24
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- 5/8" REBAR (NOT ACCEPTED THIS SURVEY)
- 5/8" REBAR
- 5/8" REBAR W/ PLASTIC CAP 137077
- 2" ALUMINUM PIPE, CAP R1EGLIBE
- 2 1/2" BRASS MONUMENT
- 2 1/2" ALUMINUM MONUMENT



Line #	Length	Direction
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PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____
 PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

NOTES

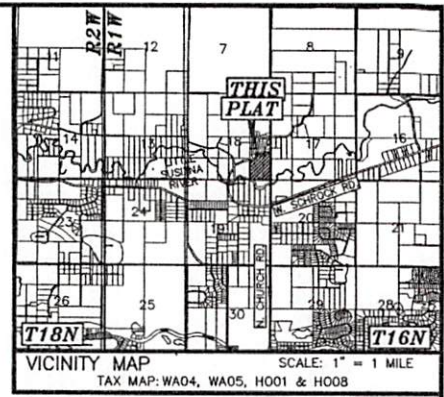
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. F.E.M.A. MAP SHOWS A PORTION OF TRACT A AS BEING WITHIN F.H.A. ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C7194F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
4. THE THREAD OF SWIFTWATER CREEK FORMS THE TRUE LOT BOUNDARIES.
5. MARGINAL SOIL CONDITIONS FOR SOIL ABSORPTION SYSTEMS MAY BE ENCOUNTERED, REQUIRING CAREFUL ATTENTION TO THE DESIGN AND PROPER SIZING OF THESE SYSTEMS. PERCOLATION TESTS ARE RECOMMENDED TO PROPERLY SIZE THESE SYSTEMS.
6. A SHALLOW WATER TABLE MAYBE ENCOUNTERED ON SOME LOTS, THIS MAY NECESSITATE THE USE OF A SHALLOW TYPE ABSORPTION FIELD TO MAINTAIN THE 4 FEET OF VERTICAL SEPARATION BETWEEN SEASONAL HIGH WATER AND BOTTOM OF WASTEWATER DISPOSAL SYSTEM.
7. ON SITE SEPTIC SYSTEMS MUST MAINTAIN A 100' SETBACK FROM SWIFTWATER CREEK.

APPROVED AS: SHOWN
 CORRECTED
 SIGN: Mireya Armento, DATE: 12/20/2024
 GCI ENGINEERING & DESIGN

SURVEYOR'S CERTIFICATE

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

DATE _____



CERTIFICATE OF OWNERSHIP

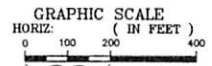
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CASEY CABANA _____ DATE _____
 PO BOX 872434
 WASILLA, AK. 99627

SEE AFFIDAVIT
 CVT INVESTMENT TRUST _____ DATE _____
 2622 SOFTWIND CIR.
 WASILLA, AK. 99623

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____, FOR _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____



If this measurement is not 1" this sheet is assumed to be not to scale

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Agenda Copy

A PLAT OF
SWIFTWATER PHASE I RESUBDIVISION
 A REPLAT OF LOT 16, BLOCK 5, AND TRACT A SWIFTWATER SUBDIVISION Ph. 1, PLAT No. 86-24
 LOCATED WITHIN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, SECTION 18, T.18N., R.1W., S.M., ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 44.85 ACRES

FARMER SURVEYING, LLC #126467
 MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK 99645
 PH: (907)745-0222 ; CELL: (907) 745-0620
 EMAIL: Bob@farmersurveying.com, Dave@f. www.farmersurveying.com

W.O. 24-0085 DATE: NOVEMBER 2024
 DRAWN BY: KJA SCALE: AS SHOWN
 FILE: 240085PL_PRELIM SHEET 1 OF 1

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

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PLATTING

18N01W17B008 19
HONGSLO JEREMY A& HEATHER
5755 N SOLITUDE ST
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CASEY CABANA / KEVIN CABANA / CVT INVESTMENT TRUST

REQUEST: The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street (Tax ID # 3191B05L015 & 3191000T00A); within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 8, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

No Objection Objection Concern

Name: Jeremy Hongslo Address: 5755 N. Solitude St. Wasilla

Comments: _____

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 8, 2025

ABBREVIATED PLAT: SIMONSON ESTATES
LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: KELVIN & TESS SIMONSON
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS / PIONEER ENGINEERING
ACRES: 4.63 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-138

REQUEST: The request is to create two lots from Block 3, Lot 3, Wasilla Creek Estates, Plat No. 86-17 to be known as **SIMONSON ESTATES**, containing 4.63 acres +/- . The property is located south of E. Hermann Avenue, north of N. Tazlina Drive, and directly east of N. Showers Street; within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Topographic Map and As-Built	PAGES – 6-8
Geotechnical Report	PAGES – 9-13

AGENCY COMMENTS

MSB Department of Public Works	PAGE – 14
MSB Development Services	PAGES – 15-16
Utilities	PAGES – 17-20

DISCUSSION: The proposed subdivision is creating two lots. Access for both proposed lots is from N. Showers Street, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 9-13**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes the soils evaluation included consisted of one test hole dug to a depth of 12'. No ground water was encountered. Clay was encountered at a depth of 10'. No further action is required to establish sufficient usable area. Bill Klebesadel concludes: "I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of Usable Building Area 3. All have at least 10,000 square feet of Contiguous Usable Septic Area." Topographic Mapping and As-Built information can be seen at **Exhibit Pages 6-8**.

Comments:

MSB Department of Public Works (**Exhibit Page 14**) has no comments.

MSB Development Services (**Exhibit Pages 15-16**) notes that there is a non-permitted access onto N. Showers Street. The petitioner will need to apply for a driveway permit for all non-permitted accesses (**Recommendation #4**).

Utilities: (**Exhibit Pages 17-20**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.

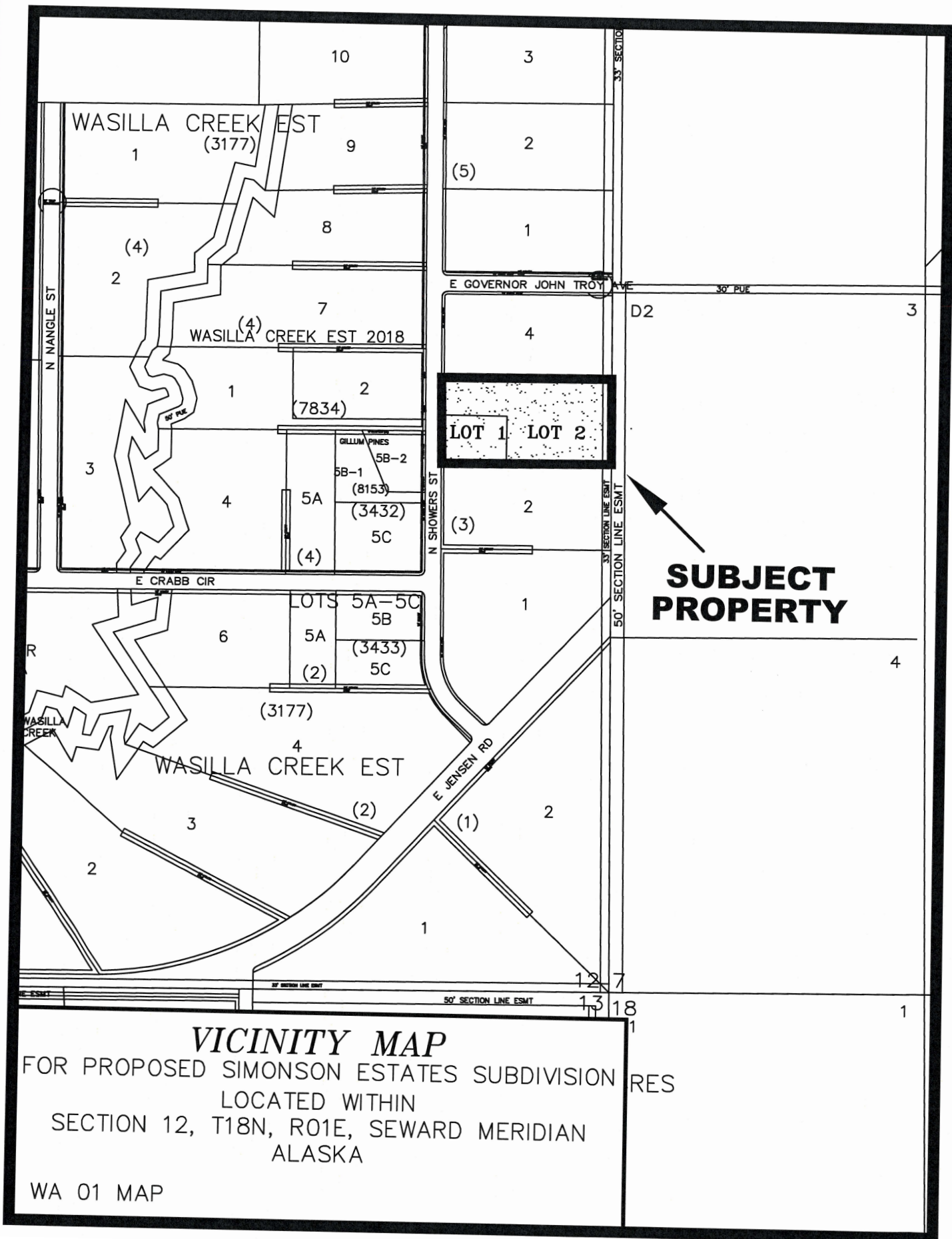
CONCLUSION: The abbreviated plat of Simonson Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Simonson Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Simonson Estates, Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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

VICINITY MAP

FOR PROPOSED SIMONSON ESTATES SUBDIVISION RES
LOCATED WITHIN
SECTION 12, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 01 MAP



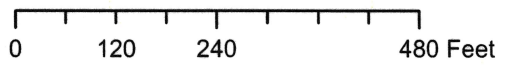
E Governor John Troy Ave

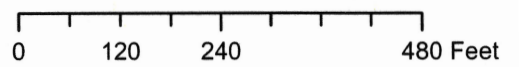
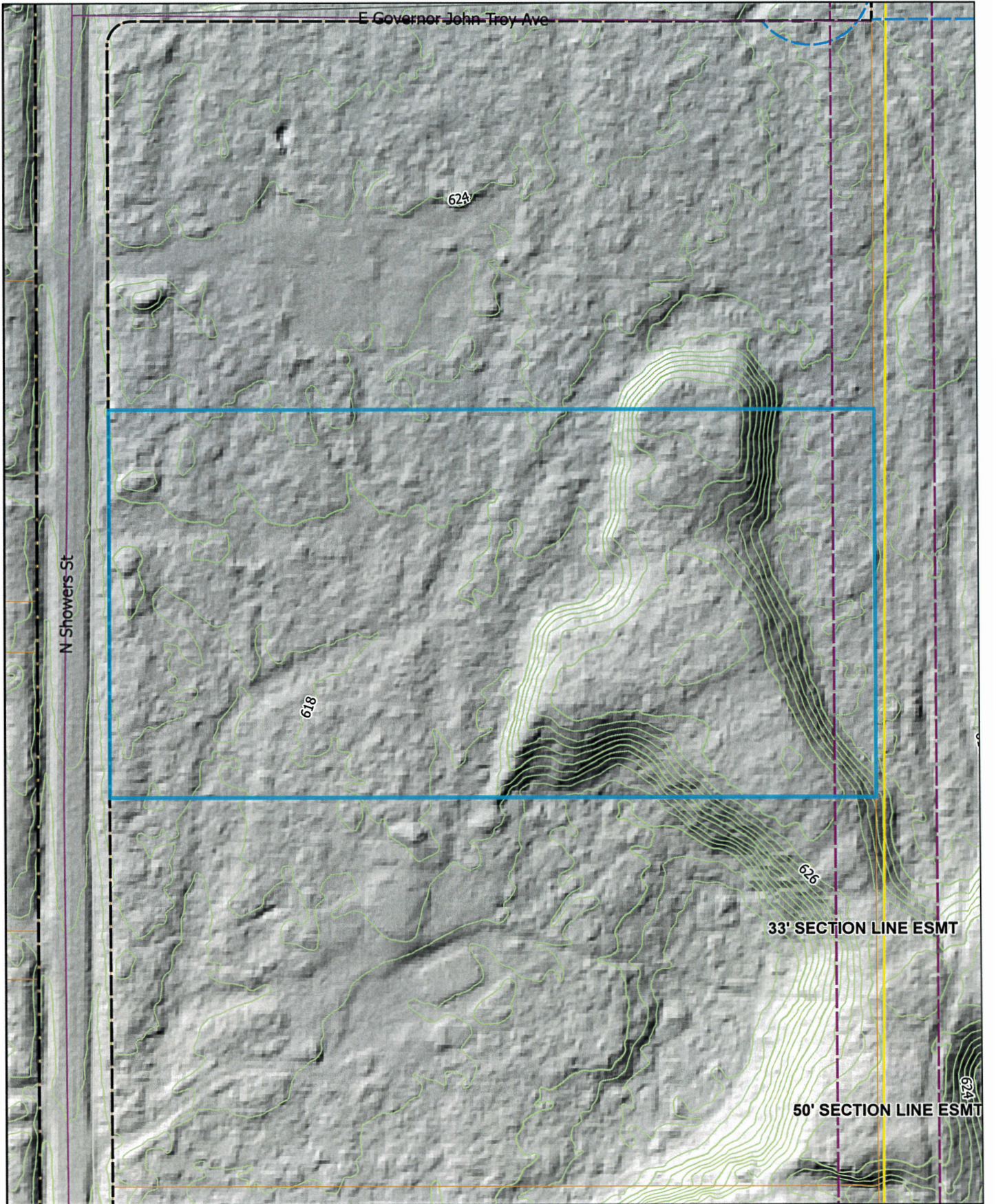
N Showers St

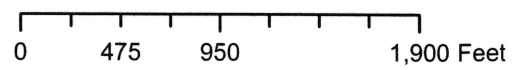
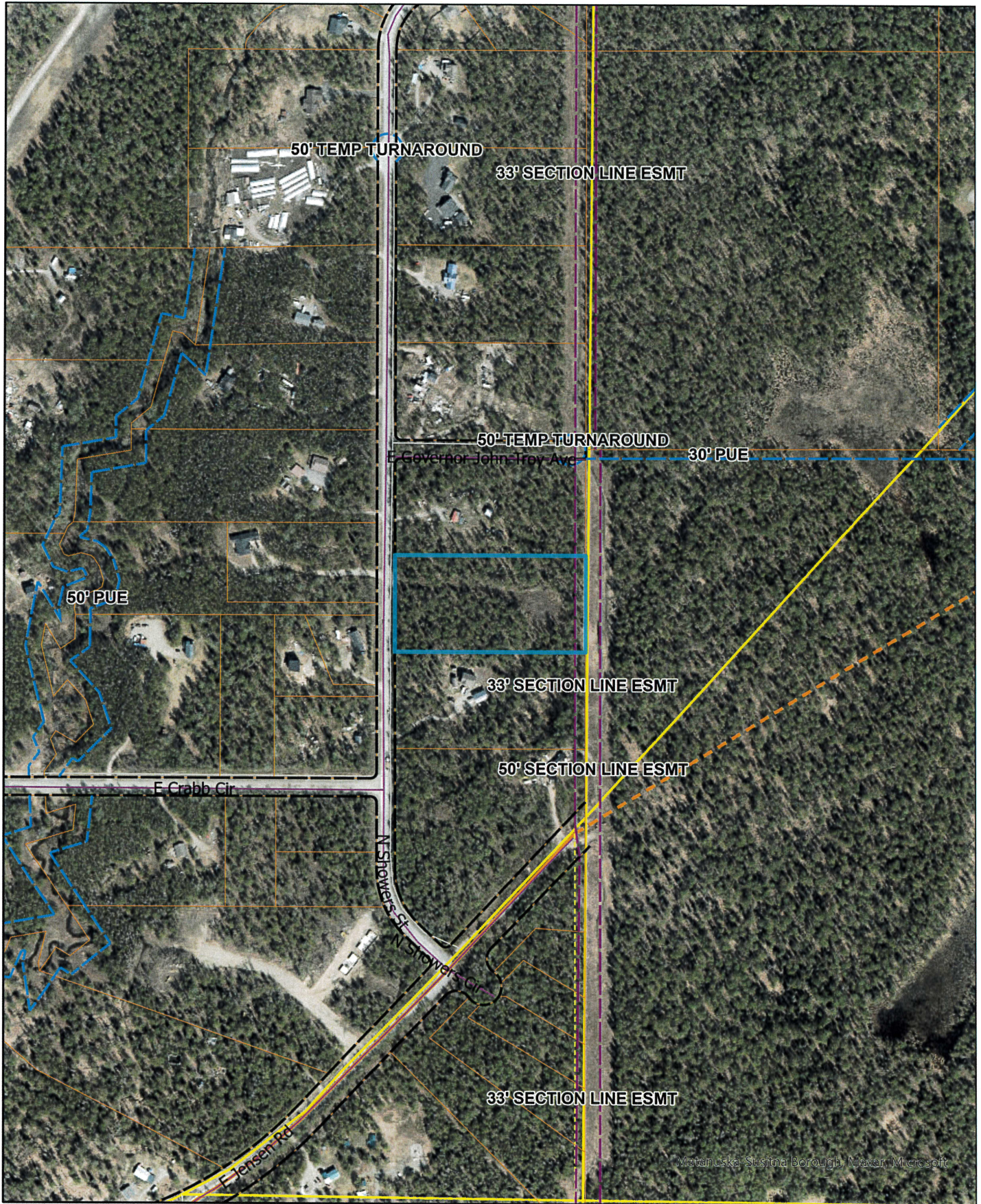
33' SECTION LINE ESMT

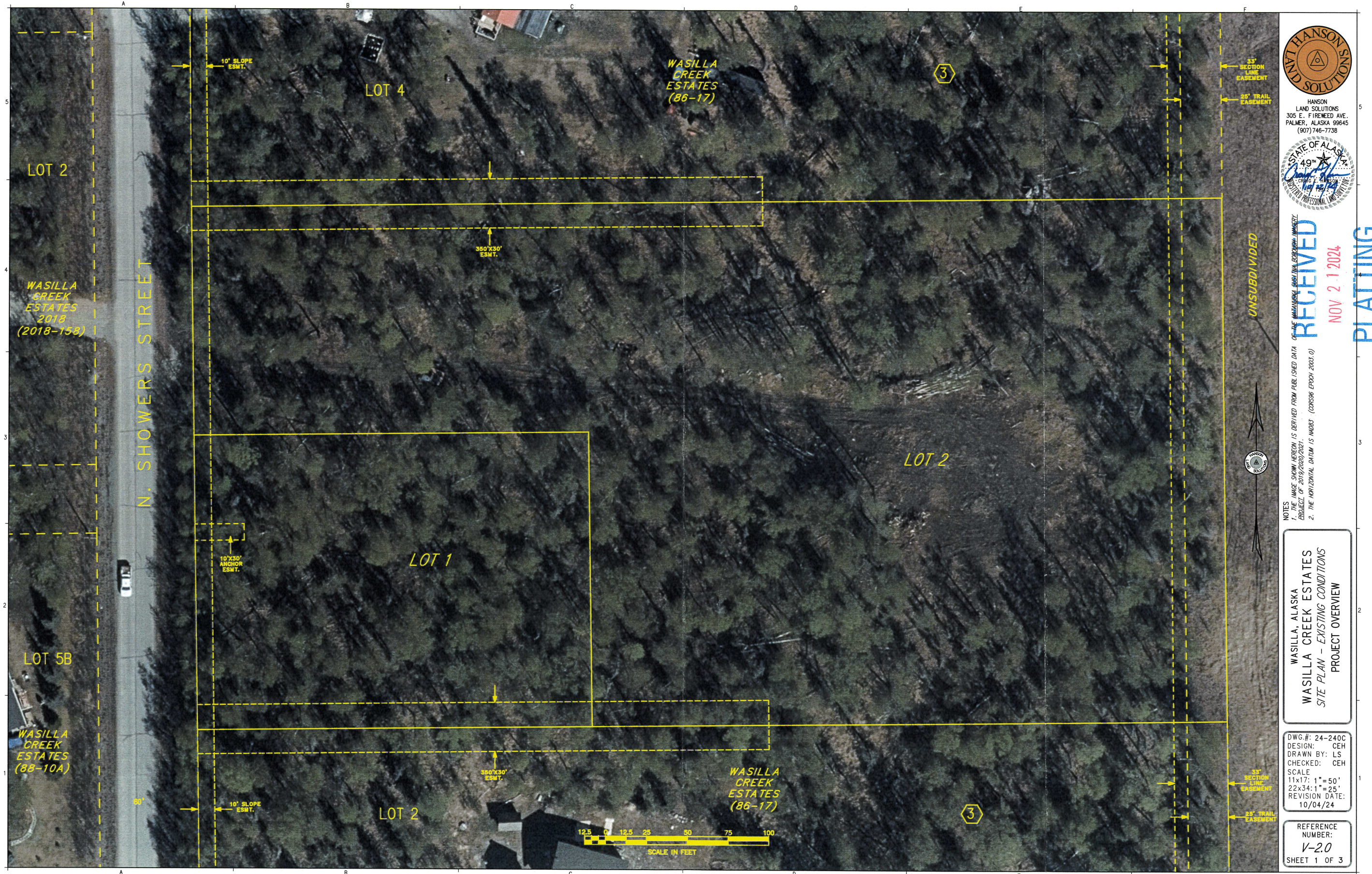
50' SECTION LINE ESMT

Matanuska-Susitna, Maxar, Microsoft









HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



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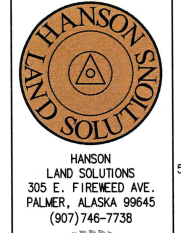
NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE NATIONAL AERIAL PHOTOGRAPHIC INVENTORY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83. (CONVERSION EPOCH 2003.0)

WASILLA, ALASKA
WASILLA CREEK ESTATES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 24-240C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=50'
22x34: 1"=25'
REVISION DATE:
10/04/24

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

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NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON SEPTEMBER 20, 2024. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

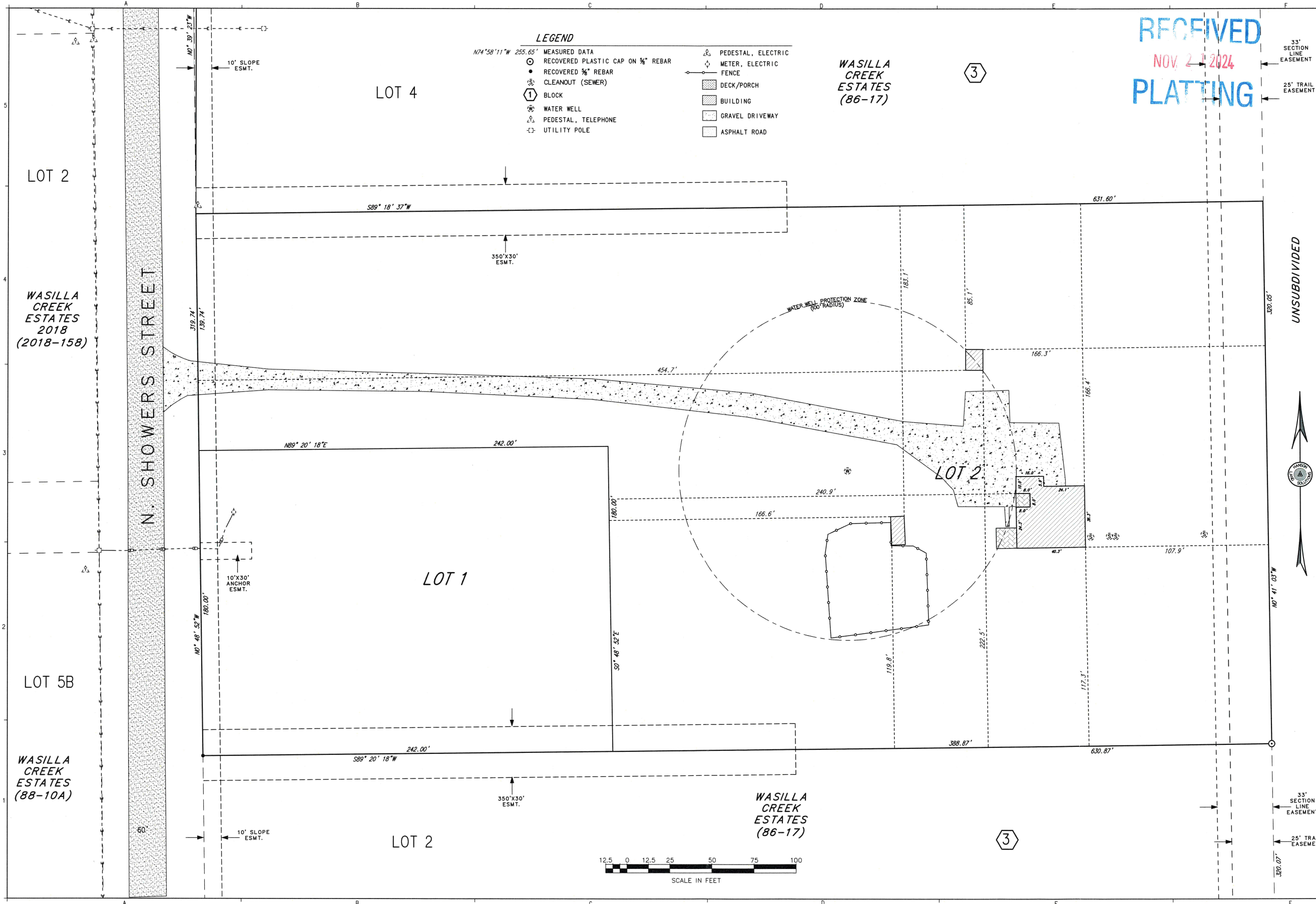
WASILLA, ALASKA
WASILLA CREEK ESTATES
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 24-240C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1" = 50'
22x34: 1" = 25'
REVISION DATE:
09-24-22

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

LEGEND

- | | | | |
|---------------------|-----------------------------------|---|--------------------|
| N74°58'11"W 255.65' | MEASURED DATA | ⊕ | PEDESTAL, ELECTRIC |
| ○ | RECOVERED PLASTIC CAP ON ½" REBAR | ⊕ | METER, ELECTRIC |
| ● | RECOVERED ½" REBAR | — | FENCE |
| ⊕ | CLEANOUT (SEWER) | ▨ | DECK/PORCH |
| ① | BLOCK | ▨ | BUILDING |
| ⊕ | WATER WELL | ▨ | GRAVEL DRIVEWAY |
| ⊕ | PEDESTAL, TELEPHONE | ▨ | ASPHALT ROAD |
| ⊕ | UTILITY POLE | | |



UNSUBDIVIDED



33' SECTION LINE EASEMENT
25' TRAIL EASEMENT

330.07'

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PALMER, ALASKA 99645
(907) 746-7738

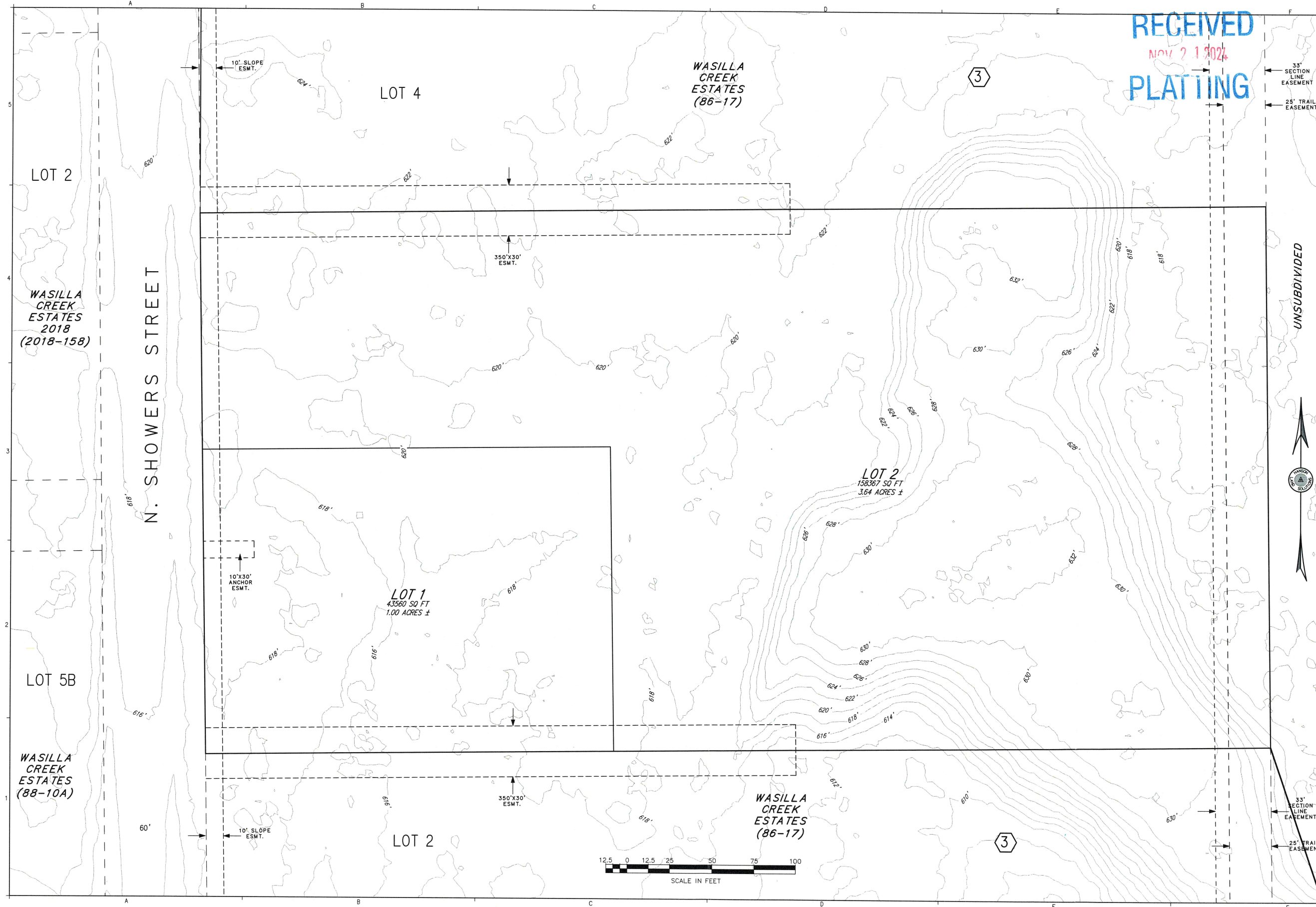


NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBMITTA RECORDED
LIBRARY/MARKET PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GPOD98 EPOCH 2002.0)
3. THE VERTICAL DATUM IS MGD88 (GEOID08)

WASILLA, ALASKA
WASILLA CREEK ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-240C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1" = 50'
22x34: 1" = 25'
REVISION DATE:
09-24-24

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



UNSUBDIVIDED



33' SECTION LINE EASEMENT
25' TRAIL EASEMENT

N. SHOWERS STREET

WASILLA CREEK ESTATES (86-17)

WASILLA CREEK ESTATES 2018 (2018-158)

WASILLA CREEK ESTATES (88-10A)

LOT 1
43560 SQ FT
1.00 ACRES ±

LOT 2
158367 SQ FT
3.64 ACRES ±

LOT 4

LOT 2

LOT 5B

LOT 2

3

3

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



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USEABLE AREA CERTIFICATION

WASILLA CREEK ESTATES LOT 3 BLOCK 3

A SUBDIVISION OF

LOT 3, BLOCK 3 WASILLA CREEK ESTATES (86-17)

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost (test holes with permafrost or impermeable layer):

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SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: TH-1 (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:

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

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

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

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES: TH-1

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

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

- Depth to seasonal high water is a min. of 8' TEST HOLES:

- Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

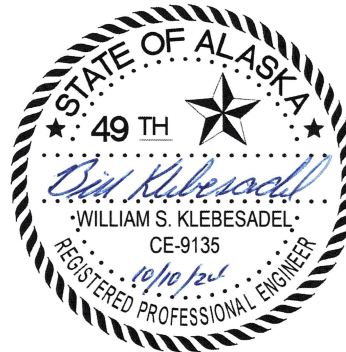
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

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

- No further action required to establish sufficient usable area.


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

Bill Klebesadel 10-10-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer



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SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

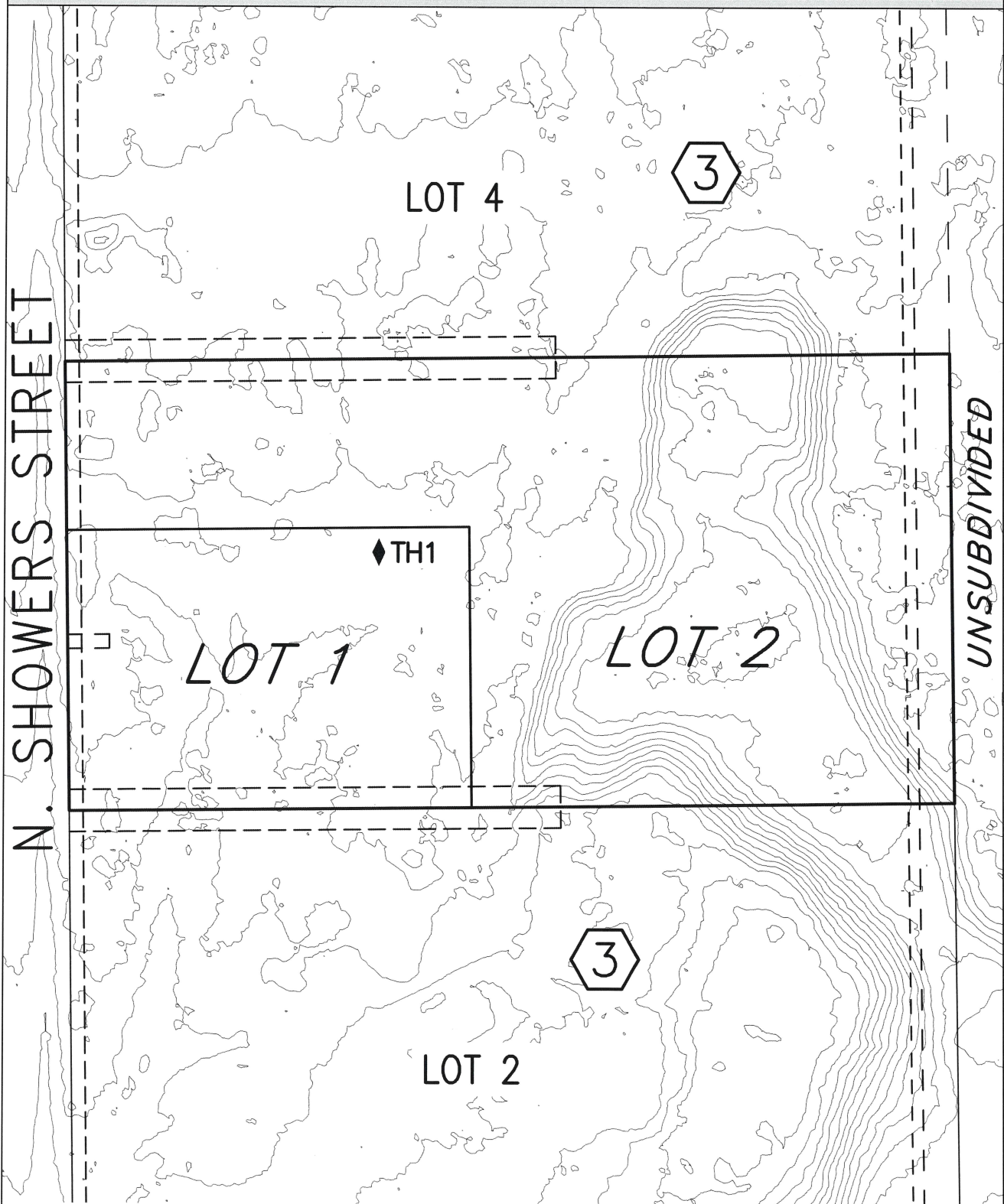
GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	WASILLA CREEK ESTATES LOT 3, BLOCK 3	TEST HOLE NO.	Date: 10/07/24
Insp. By:	JACK	I	Job # 24-240

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
6ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
7ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft								
9ft								
10ft								
11ft	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CALYS,LEAN CLAYS	10					
12ft			11					
13ft			12					
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft		and		ft Deep	
								
			COMMENTS:					

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

WASILLA CREEK ESTATES

FILE: 24-240

DRAWN:LS

10/08/24

EXHIBIT A

Page 1 of 1

SOILS LOG/ PERCOLATION TEST REPORT

Performed by: Hanson Surveying

Soil Log

Legal Description: _____

Percolation Test

Street Address: 7241 N Shawnee St

Bedrooms _____

Soil Type

0	TS	
1		
2		
3		
4		
5		
6		
7		GW
8		
9		
10		
11	clay	
12		
13		
14		
15		
16		
17		
18		
19		
21		

monitor tube placed

Percolation Test Data

Reading	Date	Time	Net Time	Depth of Water	Net Drop
1					
2					
3					
4					

Percolation Rate _____ (min/inch)

PERC HOLE DIAMETER 6in

TEST RUN BETWEEN _____ FT and _____ FT Depth

COMMENTS:

PERFORMED BY: Jacquelyn Kack

DATE: 10-7-24

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, December 3, 2024 2:56 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Simonson Estates

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, November 27, 2024 2:28 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; APP <stark@mtaonline.net>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; Tom Adams <Tom.Adams@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Simonson Estates

Hello,

The following link is a request for comments on the proposed Simonson Estates Subdivision. Please ensure all comments have been submitted by December 11, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Officer.

 [Simonson Estates](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Monday, December 2, 2024 8:40 AM
To: Matthew Goddard
Subject: RE: RFC Simonson Estates
Attachments: Screenshot 2024-12-02 083907.png

If they intend to keep the driveway, they'll need a permit as shown. Otherwise no 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: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, November 27, 2024 2:28 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; APP <stark@mtaonline.net>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; Tom Adams <Tom.Adams@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

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 [Simonson Estates](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard





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

December 2, 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.

- **SIMONSON ESTATES**
(MSB Case # 2024-138)

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

Sincerely,

James Christopher

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

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

KELVIN SIMONSON _____ DATE _____
7241 N. SHOWERS ST.
PALMER, AK 99645

TRESS SIMONSON _____ DATE _____
7241 N. SHOWERS ST.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES: _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 2 (SURVEYED POINT 701). A POSITION OF 61° 30' 48.12" N 143° 01' 52.82" W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL "PARCEL OWNERS" GOVERNING AND USE THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED ON FEBRUARY 26, 1988 IN BOOK 457, PAGE 860.
6. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT JULY 6, 2022 AT DOCUMENT# 2022-015540-0.

CERTIFICATE OF PAYMENT OF TAXES

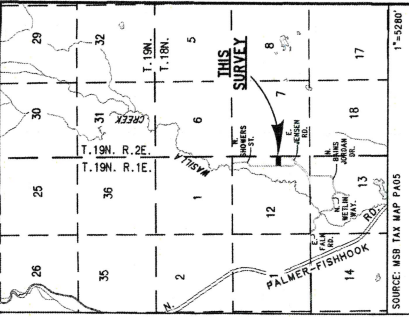
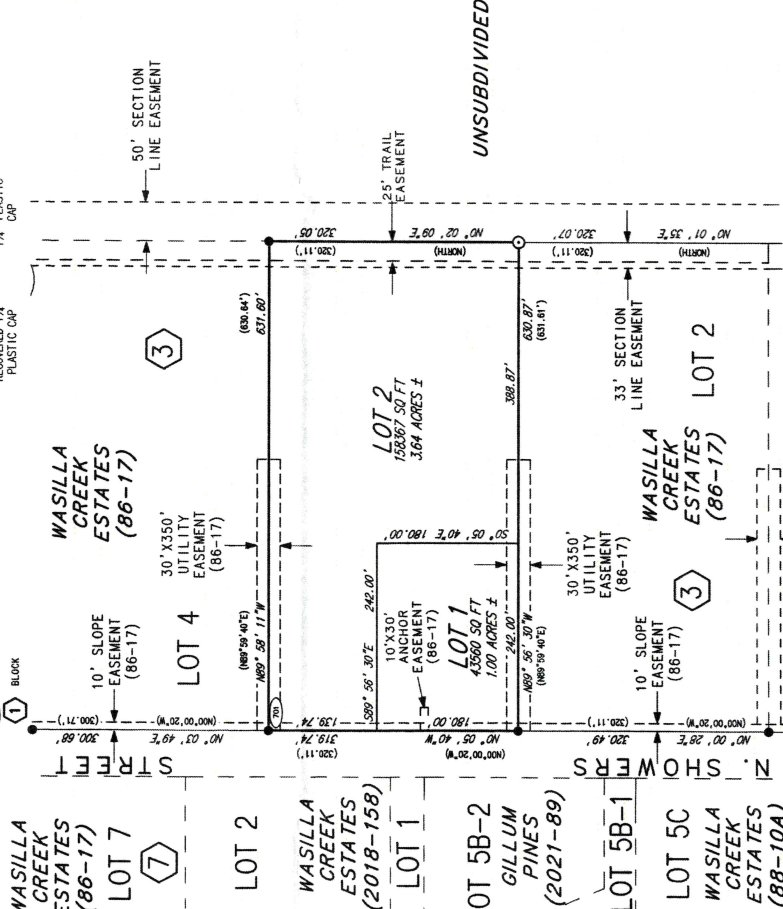
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSTITNA BOROUGH)

TYPICAL SET RECOVERED 1/4" PLASTIC CAP

TYPICAL SET RECOVERED 1/4" PLASTIC CAP

RECOVERED PLASTIC CAP ON 1/4" REBAR
REQUIRED 1/4" REBAR
SET AT ALL LOT CORNERS, PT'S, AND PC'S
SET PLASTIC CAP ON 1/4" REBAR
MEASURED DATA
RECORD PER PLAT (86-17) WASILLA CREEK ESTATES
SURVEY POINT NUMBER



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 CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF THE REQUIREMENTS AND STANDARDS SHOWN ON THE PLAT AND THAT I AM AWARE OF THE DETAILS AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

Agenda Copy RECEIVED
NOV 2 1 2024
PLATTING

A PLAT OF
SIMONSON ESTATES
A SUBDIVISION OF
LOT 3, BLOCK 3
WASILLA CREEK ESTATES
(86-17)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN
SE4 SEC. 12, T.18N., R.1E., SM, AK
CONTAINING 4.63 ACRES MORE OR LESS

HANSON

LAND SOLUTIONS
ALASKA BUSINESS LICENSE #15125
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, December 9, 2024 7:36 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Simonson Estates
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, November 27, 2024 2:28 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; APP <stark@mtaonline.net>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; Tom Adams <Tom.Adams@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Simonson Estates

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

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 [Simonson Estates](#)

Feel free to contact me if you have any questions.

Thank you,

CERTIFICATE OF PAYMENT OF TAXES

I, HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2020, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSTITNA BOROUGH)

DATE _____

LEGEND

- RECOVERED PLASTIC CAP ON "B" REBAR
- RECOVERED "X" REBAR AND "16"X30" REBAR AT ALL LOT CORNERS, PTS., AND PC'S
- SET PLASTIC CAP ON "B" "30" REBAR
- MEASURED DATA
- RECORD PER PLAT (86-17) WASILLA CREEK ESTATES
- SURVEY POINT NUMBER
- BLOCK

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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ATTEST: _____ (PLATTING CLERK)

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PALMER, AK 99645

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NOTARY ACKNOWLEDGEMENT

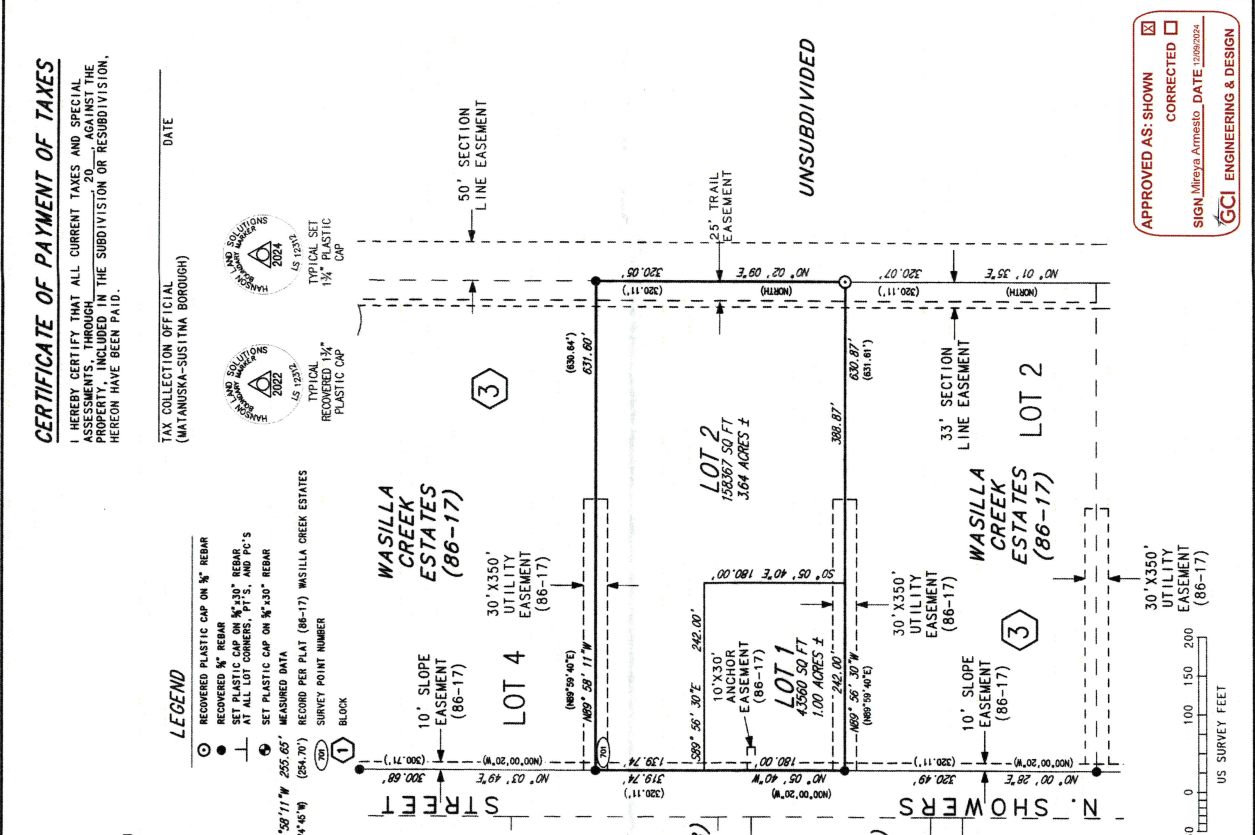
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES: _____

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- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT JULY 6, 2022 AT DOCUMENT# 2022-015540-0.



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PALMER, AK 99645

TESS SIMONSON _____ DATE _____
7241 N. SHOMERS ST.
PALMER, AK 99645

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FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES: _____

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- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT JULY 6, 2022 AT DOCUMENT# 2022-015540-0.

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 8, 2024

ABBREVIATED PLAT: COTTINI HOMESTEAD
LEGAL DESCRIPTION: SEC 11, T18N, R01E S.M., AK
PETITIONERS: PIO COTTINI
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 52.93 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2024-139

REQUEST:

The request is to create four lots from Tax Parcel C3, Sec. 11 T. 18N R. 01E S.M., AK. (Tax ID 18N01E11C003) to be known as COTTINI HOMESTEAD, containing 52.93 acres +/- The property is located directly west of N. Palmer-Fishhook Road, and directly north of E. Tex-Al Drive; within the SW ¼ & SE ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Topographic Narrative	Exhibit B – 1 pg
<u>COMMENTS:</u>	
ADOT&PF	Exhibit C – 2 pgs
MSB Pre-Design & Engineering	Exhibit D – 1 pg
MSB Permit Center	Exhibit E – 1 pg
Utilities	Exhibit F – 5 pgs

DISCUSSION: The proposed subdivision is creating four lots. Lots range in size from 9.99 to 18.64 acres. Proposed lots to take access from N. Palmer Fishhook & E. Tex-Al Drive.

Topographic Narrative: A Topographic Narrative was provided by the surveyor 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.

COMMENTS:

ADOT&PF (**Exhibit C**) The required common access easement's sizing for Lot 1 & 3 needs to accommodate a joint driveway, perpendicular to the right of way. Any facility constructed regarding a driveway split should be outside of the right of way. DOT&PF recommends greater than 30' for this

easement to accommodate driveway design standards per the Alaska Preconstruction Manual and Driveway Standards 1190 regulatory requirements.

o Platting actions invalidate existing access permits. Reapply for shared access to Palmer-Fishhook Road for Lots 1 & 3. 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.

o Updated drawing information does not include any DOT&PF plat notes from previous comments. Add the following in plat notes: "One access to Palmer-Fishhook for Lot 1 & 3" and "No direct access to Palmer-Fishhook for Lot 4."

o Obliterate Lot 4 access to Palmer-Fishhook Road.

o DOT&PF recommends access and internal circulation development along Tex-Al Drive be located across from Kettle Drive.

o Subsequent development of all lots requires an internal circulation plan. Subsequent development of all lots requires continued use of shared access easement between Lots 1 & 3 for access to Palmer-Fishhook Road, and all other access through Tex-Al Drive.

o Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. Further information can be found on the project page: HSIP: Palmer-Fishhook Road & Trunk Road Roundabout.

o Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron

Hunting (907) 269-0546 or
aaron.hunting@alaska.gov.

MSB Pre-Design & Engineering (**Exhibit D**) As previously commented Tex-Al is classified as a Major Collector on the 2022 OSHP. Show on the preliminary plat the proposed access points in conformance with 2022 SCM B04(b). Calculate average access point spacing according to a 40 MPH posted speed.

MSB Permit Center (**Exhibit E**) Has no comment.

Utilities: (Exhibit F) ENSTAR & GCI have no comments or recommendations. 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 COTTINI HOMESTEAD 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.

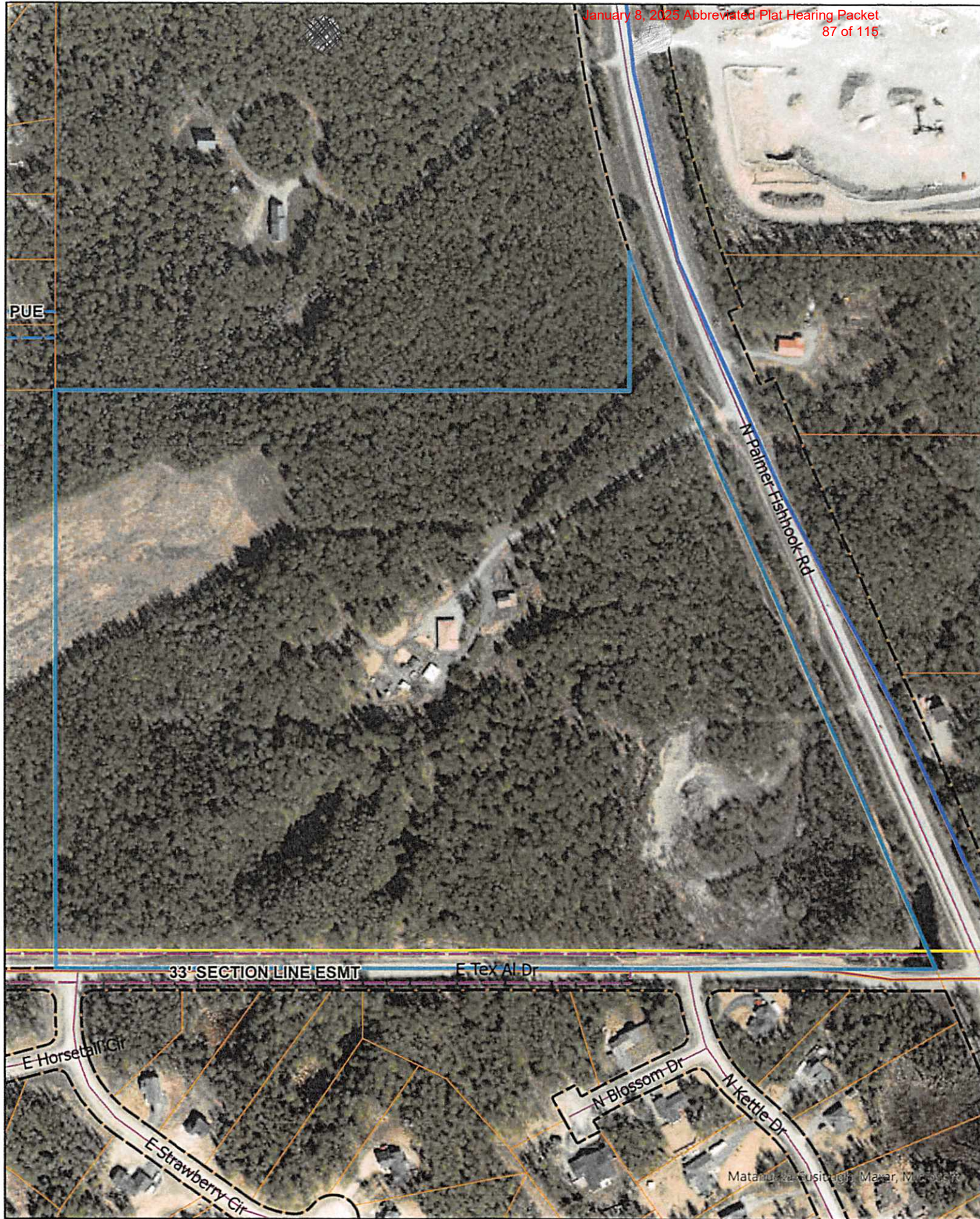
FINDINGS of FACT:

1. The abbreviated plat of COTTINI HOMESTEAD is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; MTA or MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

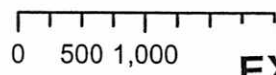
Staff recommends approval of the abbreviated plat of COTTINI HOMESTEAD, within the SW ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on the following recommendations:

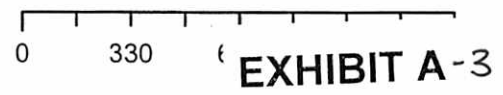
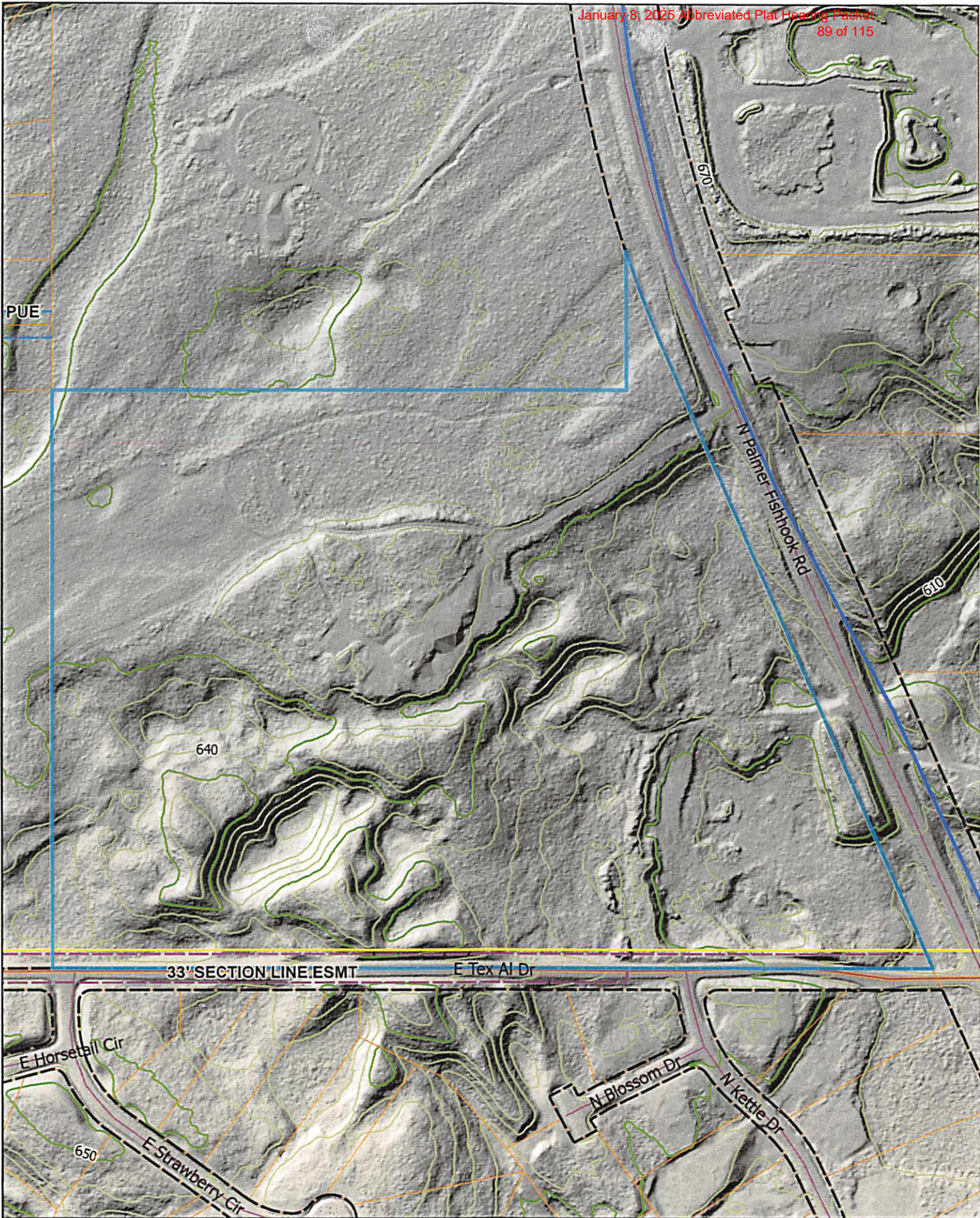
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Increase common access easement for Lots 1 & 3 to greater than 30 feet in width.
5. Add plat note: "Lots 1 & 3 to share access to Palmer-Fishhook."
6. Add plat note: "No direct access to Palmer-Fishhook for Lots 2 & 4."
7. Please add plat note: "No new access to Palmer-Fishhook unless otherwise authorized by permitting authority."
8. Obliterate Lot 4 access to Palmer-Fishhook Road.
9. Show on the preliminary plat the proposed access points in conformance with 2022 SCM B04(b).
10. Show all easements of record on final plat.
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit final plat in full compliance with Title 43.





Wetanuska-Susitna Borough, Mayor, Michael...





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

RECEIVED
NOV 26 2024
PLATTING



USEABLE AREA: TOPOGRAPHIC NARRATIVE

COTTINI HOMESTEAD

A SUBDIVISION OF

SE1/4 SW1/4 & W1/2 SE1/4 SEC. 11 T.18N. R.1E. WEST OF PALMER-FISHHOOK RD.

INTRODUCTION

The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property

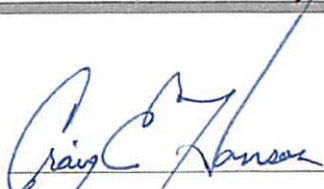
NARRATIVE

Lots 1, 2, 3, and 4 of the proposed COTTINI HOMESTEAD subdivision contain 12.96 acres, 11.34 acres, 9.99 acres and 18.64 acres of land respectively. A portion of Lot 1 is an open field. A portion of Lot 4 has been excavated for gravel production. The remainder of the subdivision is primarily tree covered with a mixture of mostly Cottonwood and Birch.

Lot 1 is quite flat with a slight rise in the southeast corner. Lot 2 contains many ridges and depressions with slopes ranging from less than 10% to over 50% and an elevation range of approximately 62 ft. This lot has several low areas that water drains to. The northwesterly half of Lot 3 is relatively flat, while the ground slopes steeply in a south easterly direction along the easterly boundary. There is also a significant hill in the southern portion of Lot 3. Lot 4 predominantly slopes southeasterly to a large basin in the southeast corner where past excavation has occurred. All lot contain areas of less than 25% slopes large enough to meet usable area requirements.

There are no observed wetlands or water-bodies on or in the general vicinity of Lots 1 through 3, while seasonal runoff has been known to accumulate in a small portion of the southeast corner of lot 4.

Likewise, there are no known debris burial sites on any Lot. There is an existing residence on Lot 3 with a water well and septic systems while there are no such improvements on the other lots.


Craig E. Hanson PLS 11/26/24
Professional Land Surveyor Date





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

December 19, 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:

- **Cottini Homestead; WA 01 HLS-Cottini (Palmer-Fishhook Road)**
 - The required common access easement's sizing for Lot 1 & 3 needs to accommodate a joint driveway, perpendicular to the right of way. Any facility constructed regarding a driveway split should be outside of the right of way. DOT&PF recommends greater than 30' for this easement to accommodate driveway design standards per the [Alaska Preconstruction Manual and Driveway Standards 1190](#) regulatory requirements.
 - Platting actions invalidate existing access permits. Reapply for shared access to Palmer-Fishhook Road for Lots 1 & 3. 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.
 - Updated drawing information does not include any DOT&PF plat notes from previous comments. Add the following in plat notes: "One access to Palmer-Fishhook for Lot 1 & 3" and "No direct access to Palmer-Fishhook for Lot 4."
 - Obliterate Lot 4 access to Palmer-Fishhook Road.
 - DOT&PF recommends access and internal circulation development along Tex-Al Drive be located across from Kettle Drive.
 - Subsequent development of all lots requires an internal circulation plan. Subsequent development of all lots requires continued use of shared access easement between Lots 1 & 3 for access to Palmer-Fishhook Road, and all other access through Tex-Al Drive.
 - Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. Further information can be found on the project page: [HSIP: Palmer-Fishhook Road & Trunk Road Roundabout](#).
 - Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron

"Keep Alaska Moving through service and infrastructure."

Hunting (907) 269-0546 or aaron.hunting@alaska.gov.

- **WA 11 Arwood; Plat #2018-5; Maggie Arwood (Wasilla-Fishhook Road)**
 - No direct access to Wasilla-Fishhook Road will be permitted. Add plat note “No direct access to Wasilla-Fishhook Road.”
 - DOT&PF recommends shared access for all lots to Peck Street, with a shared common access easement formalizing that agreement.
 - Please be advised of the [HSIP: Wasilla-Fishhook Road and Spruce Avenue/Peck Street Roundabout](#) project directly adjacent to this property. For further information contact Rori Van Nortwick at (907) 269-0587 or rori.vannortwick@alaska.gov.

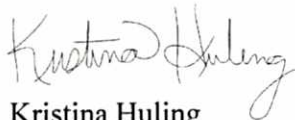
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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: Tammy Simmons
Sent: Tuesday, December 17, 2024 2:40 PM
To: Chris Curlin
Subject: Re: RFC Cottini Homestead (CC)

Hello,

As previously commented Tex-Al is classified as a Major Collector on the 2022 OSHP. Show on the preliminary plat the proposed access points in conformance with 2022 SCM B04(b). Calculate average access point spacing according to a 40 MPH posted speed.

Thank you.

PD&E Review Group

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, December 3, 2024 12:06 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>; fhcc.ak@gmail.com <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net <stark@mtaonline.net>; timhaledistrict1@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 <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Cottini Homestead (CC)

Hello,

The following link contains a Request for Comments for Cottini Homestead, MSB Case 2024-139. Comments are due by **Wednesday, December 18, 2024**.

 [Cottini](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Tuesday, December 3, 2024 12:20 PM
To: Chris Curlin
Subject: RE: RFC Cottini Homestead (CC)

No 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: Tuesday, December 3, 2024 12:06 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>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; 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 Cottini Homestead (CC)

Hello,

The following link contains a Request for Comments for Cottini Homestead, MSB Case 2024-139. Comments are due by **Wednesday, December 18, 2024**.

 [Cottini](#)

Sincerely,

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

Chris Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Wednesday, December 4, 2024 7:21 AM
To: Chris Curlin
Cc: Sterling Lopez
Subject: RE: RFC Cottini Homestead (CC)
Attachments: MSB No Comment 2024-139.pdf

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

Good morning,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, December 3, 2024 12:06 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>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaldistrict1@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>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>
Subject: RFC Cottini Homestead (CC)

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,

The following link contains a Request for Comments for Cottini Homestead, MSB Case 2024-139.



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

December 4, 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.

- **COTTINI HOMESTEAD**
(MSB Case # 2024-139)

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)



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

REGISTERED LAND SURVEYOR _____

LEGEND

- ⊕ RECOVERED 3/8" BRASS CAP MONUMENT
- ⊕ RECOVERED 2" ALUMINUM CAP ON 1/2" REBAR
- ⊕ RECOVERED 2" BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 1" PLASTIC CAP ON 1/2" REBAR
- ⊕ RECOVERED 1/2" REBAR
- ⊕ SET PLASTIC CAP ON 1/2" x 30" REBAR

N74°58'11"W 255.65' MEASURED DATA
N07°45'W (254.70') RECORD PER RECORD OF SURVEY (86-175RS)

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. 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.
3. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 3 (POINT 902), A RECOVERED ALUMINUM CAP (THE SOUTHWEST 1/4 CORNER) WITH A NETWORK GNSS GEODETIC POSITION OF 61°39'38.92"N 149°13'53.29"W.
4. THIS PLAT IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON MAY 24, 1960 IN BOOK 32, PAGE 90 AND ON JUNE 16, 1982 IN BOOK 265, PAGE 393 AND A MTA EASEMENT RECORDED ON AUGUST 22, 1977 IN BOOK 146, PAGE 738.

SDN

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

MSB WAIVER #2005-261-PWm (2005-036029-0)

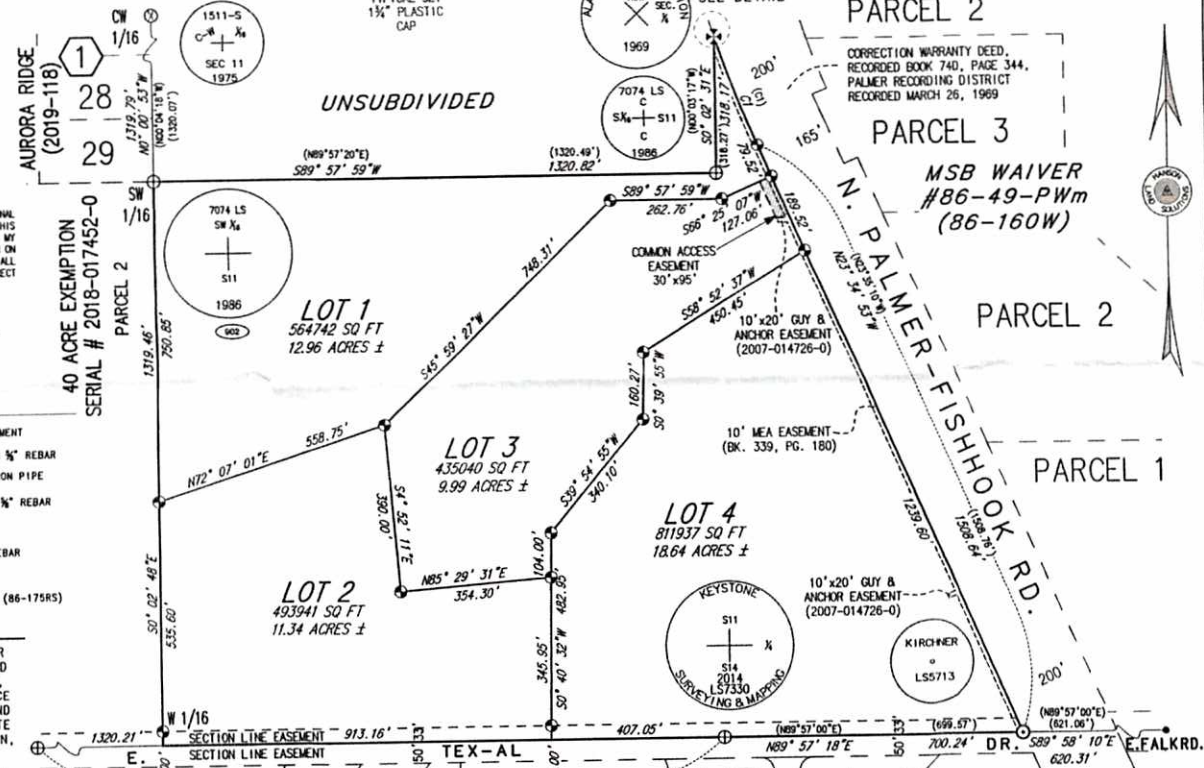
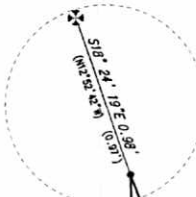
PARCEL 2

PARCEL 3

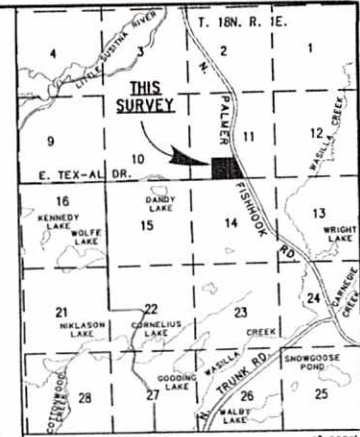
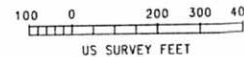
MSB WAIVER #86-49-PWm (86-160W)

PARCEL 2

PARCEL 1



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	272.56	2964.56	5°16'04"	272.46	S20°56'51"E	136.38
(C1)	(272.58)	(2964.79)	(5°16'04")	(272.49)	(N20°57'08"W)	(136.39)



CERTIFICATE OF OWNERSHIP

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

PIA C. COTTINI (TRUSTEE) DATE _____
REVOCABLE LIVING TRUST OF PIA C. COTTINI
AND HELMUTH COTTINI 3PA-95-TR
6800 N. PALMER-FISHHOOK RD.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

A PLAT OF
COTTINI HOMESTEAD
A SUBDIVISION OF
SE 1/4 SW 1/4 SEC. 11
AND THE PORTION OF THE W 1/2 SE 1/4 SEC. 11
WEST OF PALMER-FISHHOOK RD.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
S 1/2 SEC. 11, T.18N. R.1E. SW, AK
CONTAINING 52.93 ACRES MORE OR LESS

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

EXHIBIT F-3

RECEIVED
NOV 18 2024
PLATTING

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, December 9, 2024 7:53 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Cottini Homestead (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: Tuesday, December 3, 2024 12:06 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>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; 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 Cottini Homestead (CC)

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

Hello,

The following link contains a Request for Comments for Cottini Homestead, MSB Case 2024-139. Comments are due by **Wednesday, December 18, 2024**.

 [Cottini](#)

Sincerely,

Chris Curlin

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)



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

REGISTERED LAND SURVEYOR

LEGEND

- ⊕ RECOVERED 3/8" BRASS CAP MONUMENT
- ⊕ RECOVERED 2" ALUMINUM CAP ON 3/8" REBAR
- ⊕ RECOVERED 2" BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 1" PLASTIC CAP ON 3/8" REBAR
- ⊕ RECOVERED 3/8" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR

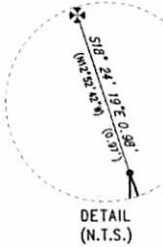
N74°58'11"W 255.65' MEASURED DATA
(N04°45'W) (254.70') RECORD PER RECORD OF SURVEY (86-17585)

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. 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.
3. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 3 (POINT 902), A RECOVERED ALUMINUM CAP (THE SOUTHWEST 1/4 CORNER) WITH A NETWORK GNSS GEODETIC POSITION OF 61°39'38.92"N 149°13'53.29"W.
4. THIS PLAT IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON MAY 24, 1960 IN BOOK 32, PAGE 90 AND ON JUNE 16, 1982 IN BOOK 265, PAGE 393 AND A MTA EASEMENT RECORDED ON AUGUST 22, 1977 IN BOOK 146, PAGE 738. SDN



TYPICAL SET
1 3/4" PLASTIC CAP



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

MSB WAIVER
#2005-261-PWm
(2005-036029-0)

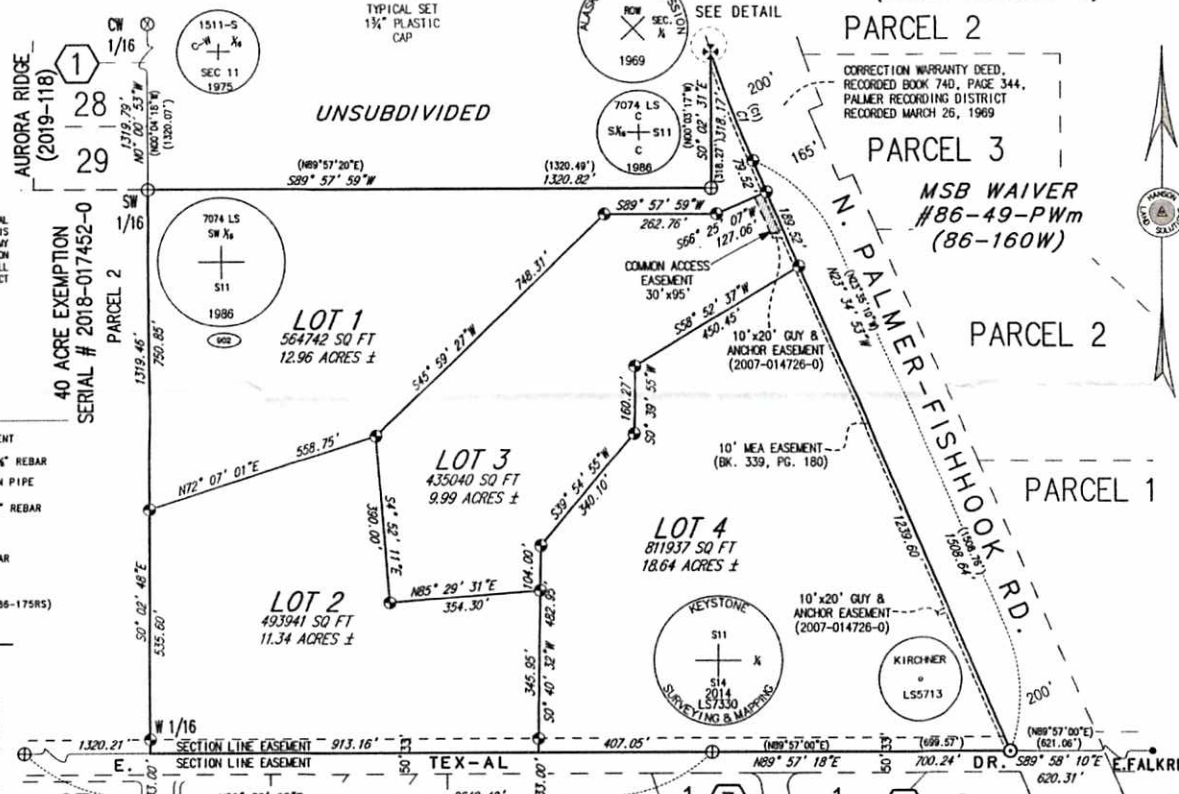
PARCEL 2

PARCEL 3

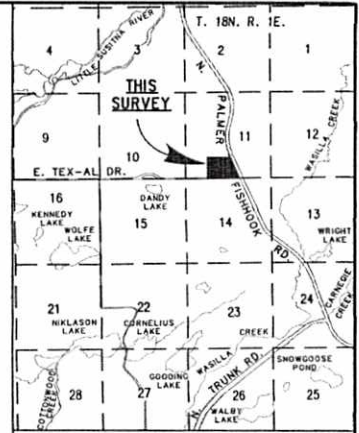
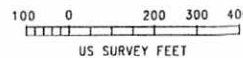
MSB WAIVER
#86-49-PWm
(86-160W)

PARCEL 2

PARCEL 1



CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	272.56	2964.56	5°16'04"	272.46	S20°56'51"E	136.38
(C1)	(272.58)	(2964.79)	(5°16'04")	(272.49)	(N00°57'08"W)	(136.39)



CERTIFICATE OF OWNERSHIP

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

PIA C. COTTINI (TRUSTEE) DATE _____
REVOCABLE LIVING TRUST OF PIA C. COTTINI
AND HELMUTH COTTINI 3PA-95-TR
6800 N. PALMER-FISHHOOK RD.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

A PLAT OF
COTTINI HOMESTEAD
A SUBDIVISION OF
SE 1/4 SW 1/4 SEC. 11
AND THE PORTION OF THE W 1/2 SE 1/4 SEC. 11
WEST OF PALMER-FISHHOOK RD.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
S 1/2 SEC. 11, T. 18N. R. 1E. SW, AK
CONTAINING 52.93 ACRES MORE OR LESS

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

FILE: FB24-265 CK: CEH SCALE: 1"=200' 11/08/24 1 OF 1

APPROVED AS SHOWN
CORRECTED
SIGN Mirreya Armesto DATE 12/09/2024
GCI ENGINEERING & DESIGN

RECEIVED
JAN 18 2024
PLATTING

EXHIBIT F-5

E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 8, 2025

ABBREVIATED PLAT: LONNIE T AND ANNA B AT EAGLE REST
LEGAL DESCRIPTION: SEC 6, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: WANDA STERNHAGEN
SURVEYOR/ENGINEER: R & K LAND SURVEYING
ACRES: 40.0 ± PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2024-140

REQUEST: The request is to create four lots from Parcel 2, MSB 40AC Exemption #2022-108 containing 40.00 acres +/-, (Tax ID# 17N02W06A004). To be known as **Lonnie T and Anna B at Eagle Rest Subdivision**. The property is located directly west of N. Carousel Way, directly west of W. Easy Street, and north of the Alaska Railroad; within the NE ¼ Section 6, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

EXHIBITS

Vicinity Map & Aerial Imaging EXHIBIT A – 4 pp
Topographic Narrative EXHIBIT B – 1 p

AGENCY COMMENTS

MSB Pre-Design and Engineering EXHIBIT C – 1 p
MSB Permit Center EXHIBIT D – 1 p
Utilities EXHIBIT E – 4 pp

DISCUSSION: This platting action is creating four, 10 acre lots from Tax Parcel A4 .No road construction, dedications, or vacations are being proposed. Lots to take access from N. Carousel Way.

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

Topographic Narrative: A Topographic Narrative (**Exhibit B**) was provided by the surveyor 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.

Comments:

MSB PD&E: (**Exhibit C**) The topographical narrative does not state each lot will have useable septic area, please revise.

Staff notes the topographic narrative does not typically include claims of usable area.

MSB Permit Center: **(Exhibit D)** has no comments.

Utilities: (Exhibit E) Enstar and GCI stated that they have no comments, recommendations, or objections to the proposed plat. MEA & MTA did not reply.

At the time of this staff report, there were no responses to the request for comments from the following: U.S. Army Corps of Engineers, Alaska Department of Fish & Game, Community Council #1 Meadow Lakes, Road Service Area #27 Meadow Lakes, Fire Service Area #136 West Lakes, MSB Emergency Services, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, MEA, and MTA.

No public comments were received at the time of this staff report.

CONCLUSION: The preliminary plat of **Lonnie T and Anna B at Eagle Rest** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*. Frontage for the subdivision does exist, pursuant to MSB 43.20.320 *Frontage*. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i),

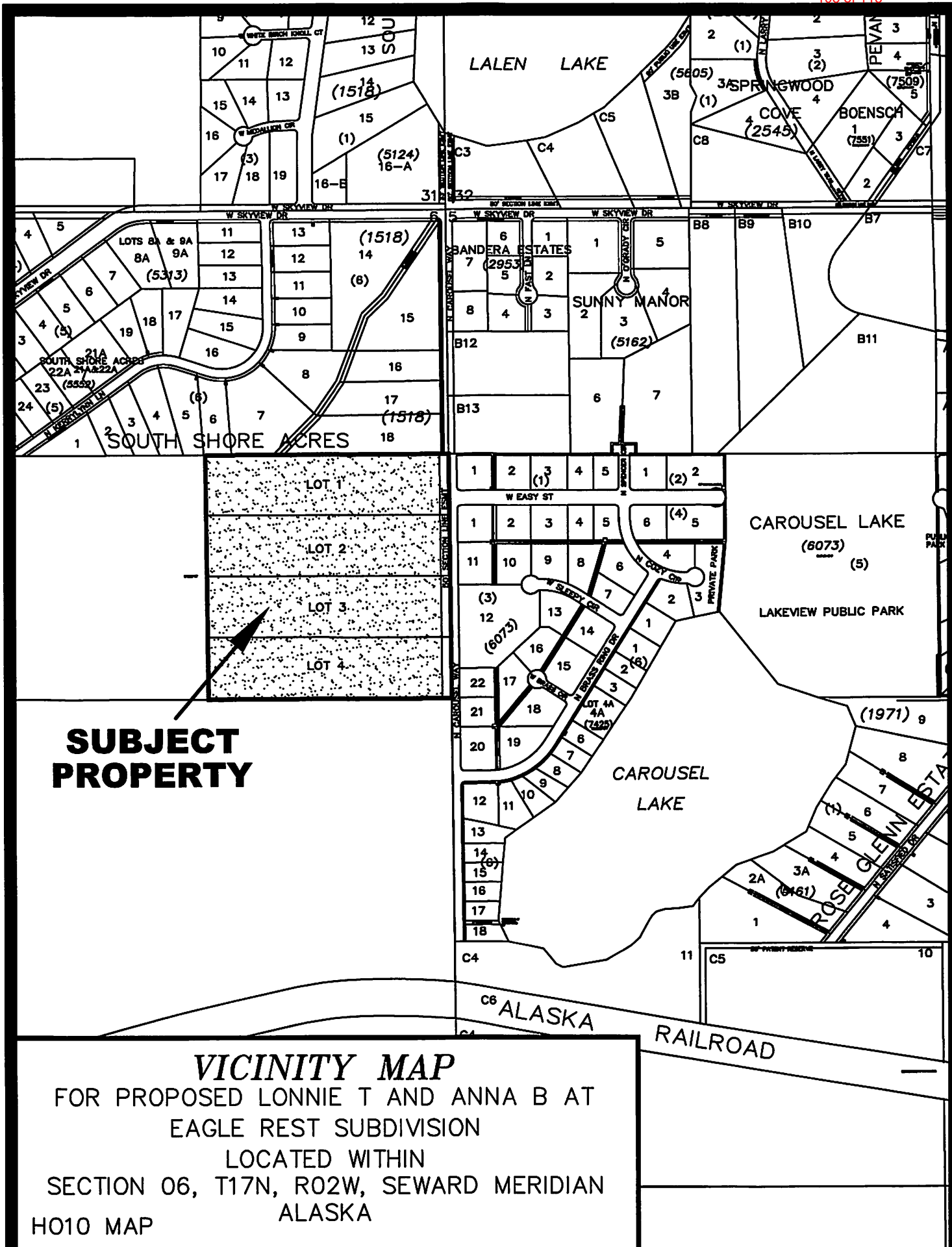
FINDINGS OF FACT

1. The abbreviated plat of **Lonnie T and Anna B at Eagle Rest** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i),
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. No objections were received from any federal or state agencies, Borough departments, or utilities.
5. No objections were received from the public in response to the Notice of Public Hearing.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Lonnie T and Anna B at Eagle Rest**, contingent on the following recommendations:

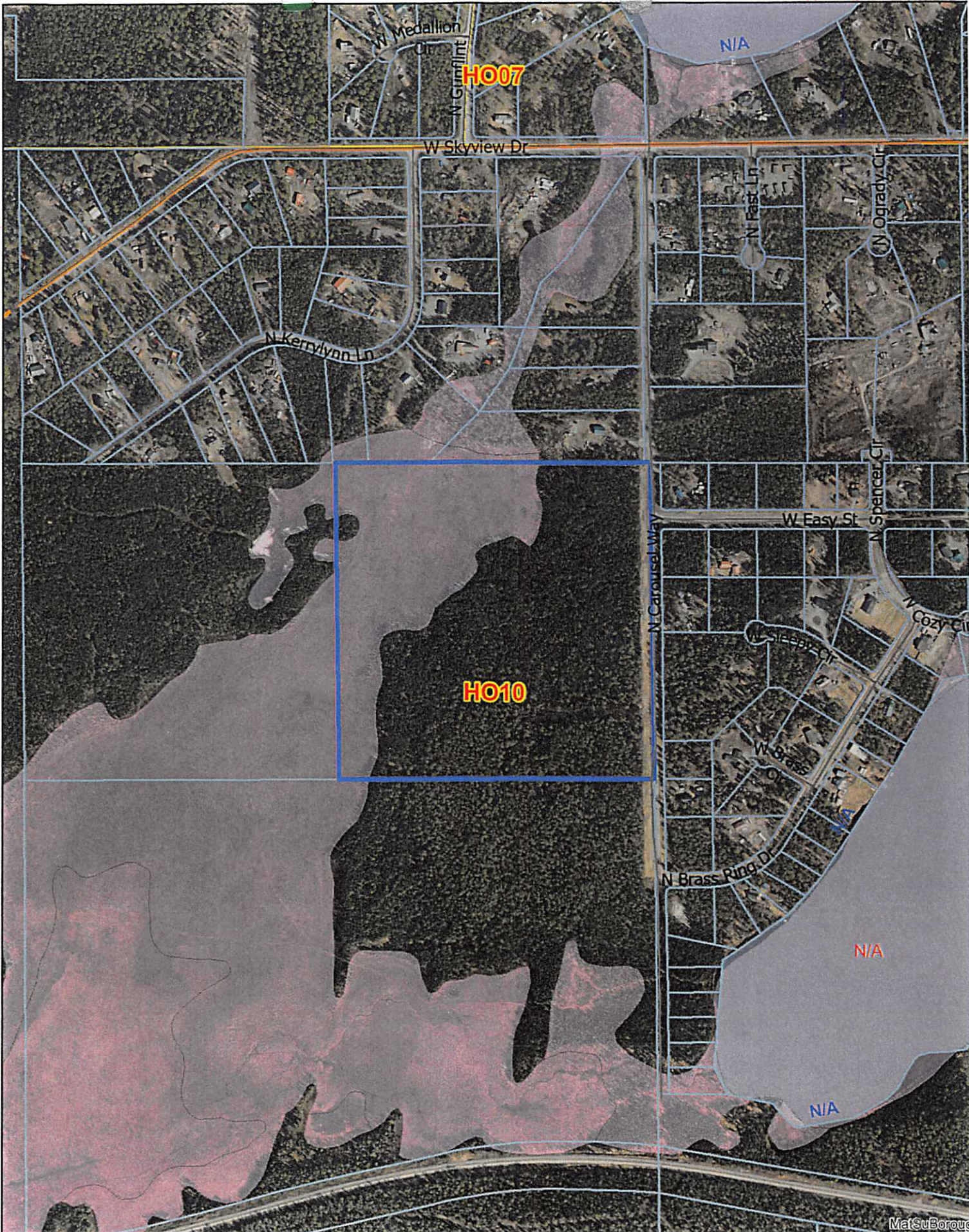
1. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
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.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED LONNIE T AND ANNA B AT
EAGLE REST SUBDIVISION
LOCATED WITHIN
SECTION 06, T17N, R02W, SEWARD MERIDIAN
ALASKA
HO10 MAP



500 250 0 500 Feet



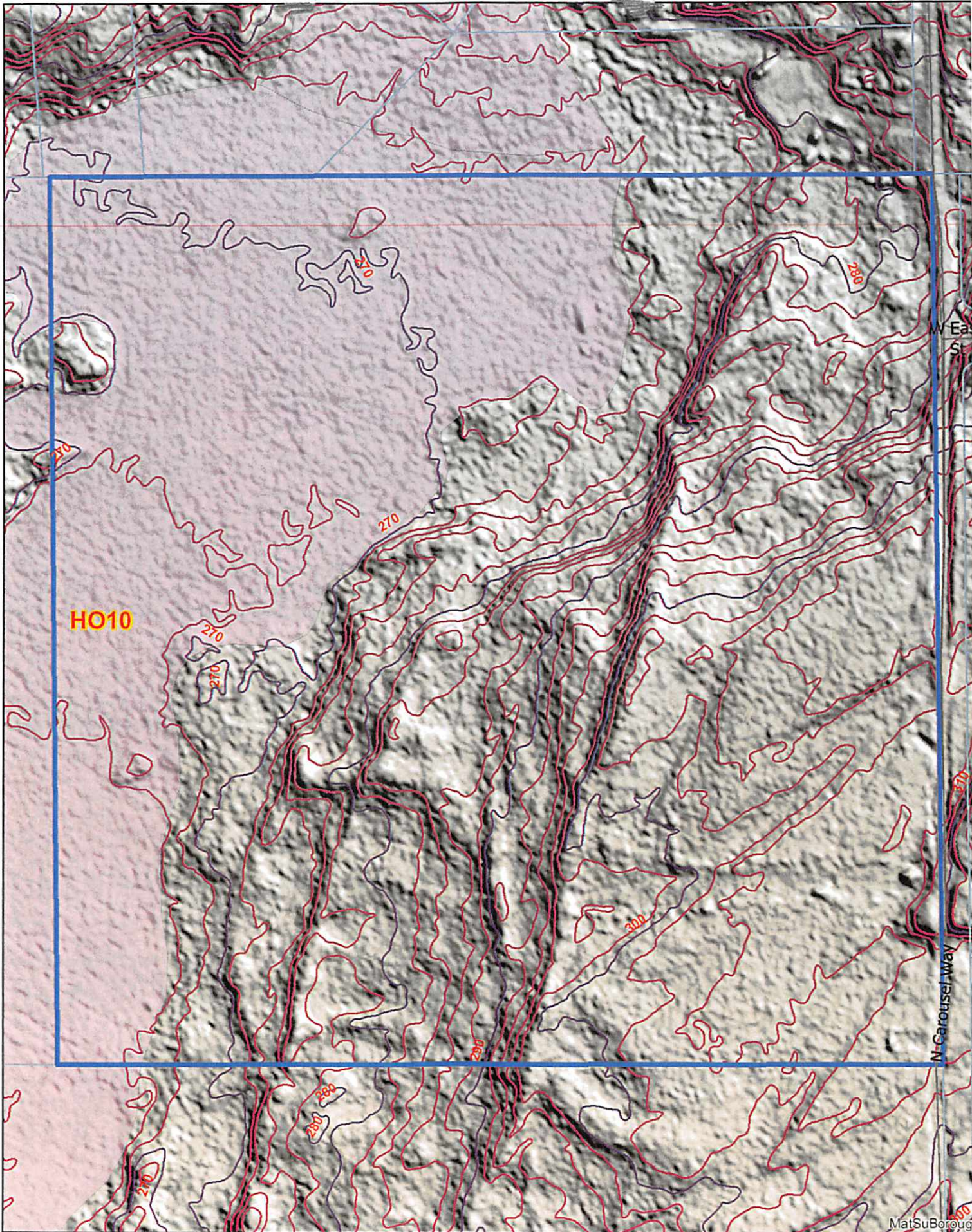
HO10

W Ea
or

N Carousel Way

MatSu Borough

180 90 0 180 Feet



180 90 0 180 Feet

EXHIBIT A-4

September 18, 2024



R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047

RE: Proposed Subdivision of Parcel 2 within the 40 Acre Exemption 2022-108
T17N R2W Section 6, S.M., AK
(Create 4 lots)

Matanuska Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

R & K Land Surveying, LLC has prepared submittal documents on behalf of the petitioner, Wanda Sternhagen. The parent parcel is described as Parcel 2 of the 40 Acre Exemption 2022-108 and legal access to all proposed lots is expected to be from N. Carousel Way, currently a paved road maintained by the Matanuska-Susitna Borough within a dedicated 40' ROW. This ROW was dedicated on the Carousel Lake Subdivision plat in 1971. There is also a 50' wide section line easement adjacent to this ROW, providing a total of 90' of public access ROW. No road construction is proposed with this platting action. No test holes were dug for the purpose of a soils report, as each new proposed lot is 10 acres.

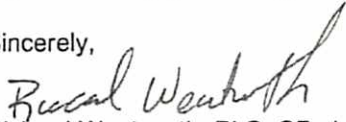
A letter dated 8/14/2022 was provided as supporting documentation for the initial 40 acre exemption application for public access associated with the 50' wide section line easement.

The general lay of the land is flat with heavily wooded ground for approximately 50% of the entire parent parcel. There are portions of the west area that is lower in elevation by approximately 20-30 feet and this area is marshy with a small drainage flowing southwesterly. There is an easily identified break in elevation beginning near the NE corner of the parent parcel and traversing in a SW direction to near the SW corner of the parent parcel.

Existing overhead utilities are provided to the parent parcel as well as underground gas located near the NE corner of the parent parcel and along N. Carousel Way.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

RECEIVED
DEC 02 2024
PLATTING

EXHIBIT B

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, December 17, 2024 3:34 PM
To: Chris Curlin
Subject: Re: RFC Lonnie T and Anna B At Eagle Rest (CC)

Hello,

The topographical narrative does not state each lot will have useable septic area, please revise.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, December 10, 2024 4:05 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>; tim.swezey@mlccak.org <tim.swezey@mlccak.org>; psfisher@gci.net <psfisher@gci.net>; information@mlccak.org <information@mlccak.org>; camden.yehle@gmail.com <camden.yehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net <lana@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Lonnie T and Anna B At Eagle Rest (CC)

Hello,

The following link contains a Request for Comments for **Lonnie T and Anna B At Eagle Rest**, MSB Case 2024-140.

Comments are due by **Wednesday, December 23, 2024**.

[☐ Lonnie T and Anna B at Eagle Rest](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Thursday, December 12, 2024 9:07 AM
To: Chris Curlin
Subject: RE: RFC Lonnie T and Anna B At Eagle Rest (CC)

No 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 <Chris.Curlin@matsugov.us>
Sent: Tuesday, December 10, 2024 4:05 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>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@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 Lonnie T and Anna B At Eagle Rest (CC)

Hello,

The following link contains a Request for Comments for **Lonnie T and Anna B At Eagle Rest**, MSB Case 2024-140.

Comments are due by **Wednesday, December 23, 2024**.

[Lonnie T and Anna B at Eagle Rest](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



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

December 11, 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.

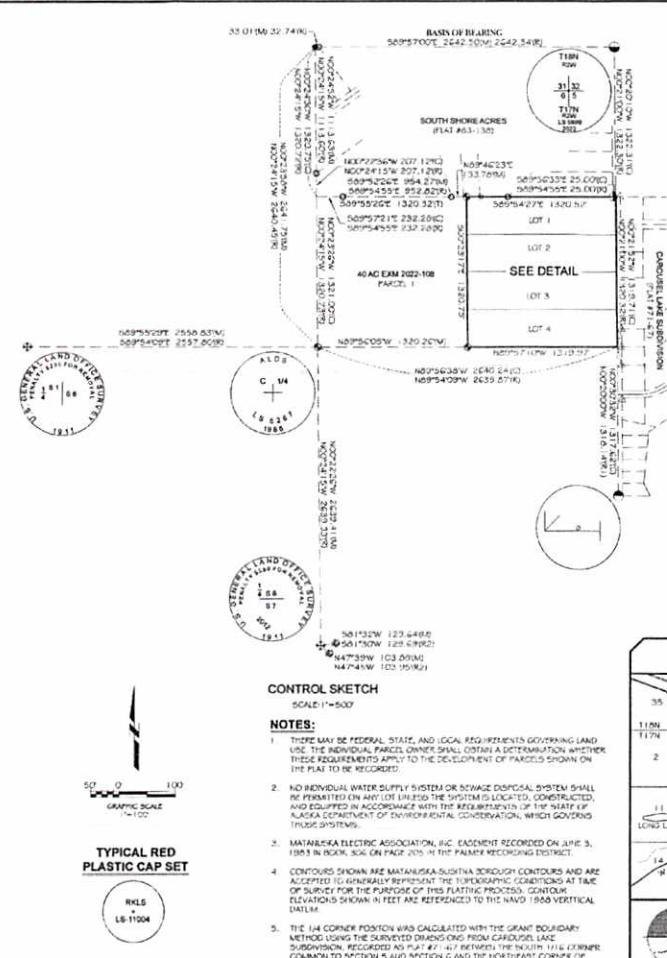
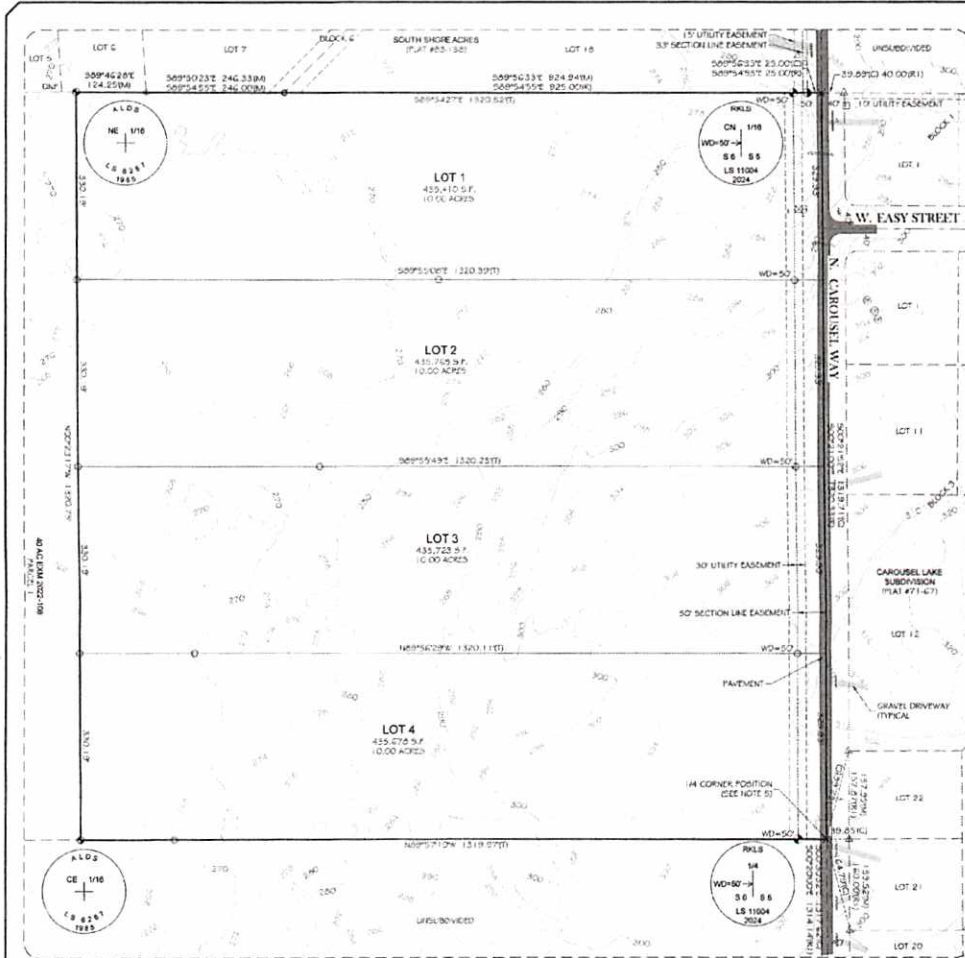
- **LONNIETAND ANNA B AT EAGLE REST SUBDIVISION
(MSB Case # 2024-140)**

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

Sincerely,

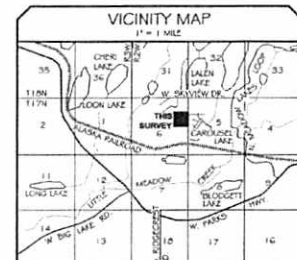
A handwritten signature in cursive script that reads "James Christopher".

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



- LEGEND**
- 1 FOUND 2 1/2" BRASS CAP ON IRON PIPE (EAL 1911)
 - 2 FOUND 2 1/2" BRASS CAP ON IRON PIPE
 - 3 FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM POST (S 11004)
 - 4 FOUND 3/4" IRON PIPE
 - 5 FOUND 2" ALUMINUM CAP ON 5/8" KEMAR (S 6267)
 - 6 FOUND 1 1/2" ALUMINUM CAP ON 5/8" KEMAR (S 6267)
 - 7 FOUND 5/8" KEMAR
 - 8 FOUND 1/2" KEMAR
 - 9 FOUND SMALL GRIZELY POST
 - 10 TO BE SET 3/4" ALUMINUM CAP ON ALUMINUM POST (S 11004)
 - 11 TO BE SET 5/8" X 5/8" KEMAR WITH SELF-IDENTIFYING CAP (S 11004)
 - 12 BEARING TREE
 - 13 RECORDED PLAT #23-136
 - 14 RECORDED PLAT #71-67
 - 15 RECORDED BLM SURVEY APPROVED SEPTEMBER 19, 2013
 - 16 MEASURED
 - 17 CALCULATED
 - 18 TOTAL DIMENSION

- AS-BUILT LEGEND**
- 1 SIGN
 - 2 UTILITY POLE
 - 3 GUY WIRE
 - 4 TELEPHONE PEDESTAL
 - 5 REMOTE ELECTRIC METER
 - 6 SEPTIC PIPE
 - 7 CULVERT
 - 8 GAS MARKER POST



R+K LAND SURVEYING, LLC
27750 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99606
(907) 452-0524
#56327

**PRELIMINARY PLAT OF
LONNIE T AND ANNA B AT
EAGLE REST SUBDIVISION**
A SUBDIVISION OF 40 ACRES EXEMPTION RESOLUTION #2022-1106 PARCELS 2, ACCORDING TO PUBLIC RECORD DOCUMENT #2022-22554-C CONTAINING APPROXIMATELY 42.00 ACRES LOCATED WITHIN SECTION 6, T11N, R2W, SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER: 2024-013	CASE NUMBER: 110 10	MSD TAX MAP: 110 10
FIELD BOOK: RKL 2024-02 RKL 2024-03	DATE: 09-20-2024	REVISION: XXXX
DRAWN BY: RLW	SCALE: 1" = 100'	SHEET: 1 OF 1

RECEIVED
DEC 1 2024
PLATTING



SURVEYOR'S CERTIFICATE
I, RICHARD L. WENTWORTH, PLM #1004, 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 CONTENTS 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.

R+K LAND SURVEYING, LLC

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

SEE AFFIDAVIT
WANDA STERNFAGAN, PERSONAL REPRESENTATIVE
THE ESTATE OF ANNA R. STERNFAGAN-CAMPELL
PO BOX 521205
BIG LAKE, ALASKA 99652

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING BY PLAT RKL# 2024-013.

PLANNING AND LAND USE DIRECTOR
ALIST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGASTO THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAD BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

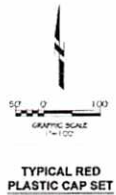


EXHIBIT E-2

Agenda Copy

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, December 11, 2024 9:33 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Lonnie T and Anna B At Eagle Rest (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 <Chris.Curlin@matsugov.us>
Sent: Tuesday, December 10, 2024 4:05 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>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@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 Lonnie T and Anna B At Eagle Rest (CC)

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

Hello,

The following link contains a Request for Comments for **Lonnie T and Anna B At Eagle Rest**, MSB Case 2024-140.

Comments are due by **Wednesday, December 23, 2024**.

[Lonnie T and Anna B at Eagle Rest](#)

Sincerely,

