

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.

March 5, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **GARLEY No 2:** The request is to create two lots from Lot 2, Garley Subdivision, Plat No. 2019-123 to be known as **GARLEY No. 2**, containing 1.93 acres +/- . The property is located south, north, and directly west of E. Outer Springer Loop, and east of S. Caulkins Street (Tax ID # 7931000L002); within the SE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.
(Petitioner/Owner: Joseph Daugherty, Staff: Matthew Goddard, Case #2025-020)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 5, 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
March 5, 2025

ABBREVIATED PLAT: GARLEY No. 2
LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: JOSEPH DAUGHERTY
SURVEYOR/ENGINEER: ALL POINTS NORTH
ACRES: 1.93 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-020

REQUEST: The request is to create two lots from Lot 2, Garley Subdivision, Plat No. 2019-123 to be known as **GARLEY No. 2**, containing 1.93 acres +/- . The property is located south, north, and directly west of E. Outer Springer Loop, and east of S. Caulkins Street; within the SE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

ADOT&PF
MSB Department of Public Works
MSB Permit Center
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access for both proposed lots is from E. Outer Springer Loop, a State of Alaska owned and maintained road. A 60' X 60' common access easement is being proposed to serve as shared access onto E. Outer Springer Loop. There is a shed on the southern boundary of proposed Lot 2A that will need to be removed/relocated prior to recordation (**Recommendation #4**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Max Schillinger, Registered Professional Engineer, notes soil samples were taken from one test hole per the original Garley Subdivision in June 2016. There has been no earthwork changes to the lot since then. The hole was dug to a depth of 12 feet and installed a monitoring tube prior to fill. No groundwater was encountered. The soil was comprised of sand and gravel with very little silt and clay. Receiving soils were classified as GP and GW. The proposed Garley Subdivision No. 2 has adequate soils and topography such that each of the proposed 2 lots will have a minimum 10,000 square feet of contiguous septic area and

10,000 square feet of building area. Topographic Mapping and an As-Built were submitted and are shown on the agenda plat.

Comments:

ADOT&PF (**Exhibit C**) notes:

- ADOT&PF will permit a single shared access to Outer Springer Loop Road. A shared common access easement is required.
- The word proposed will need to be removed from the proposed 60'X60' Common Access Easement on the final agenda plat. *Platting staff notes that this will be resolved during the final review process.*

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

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

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI did not respond. 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#26 Greater Palmer; Fire Service Area ##132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

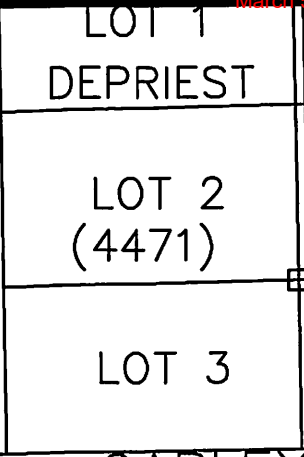
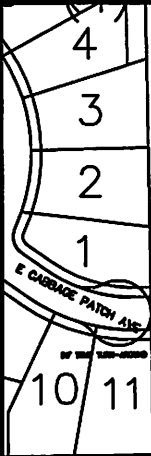
CONCLUSION: The abbreviated plat of Garley No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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

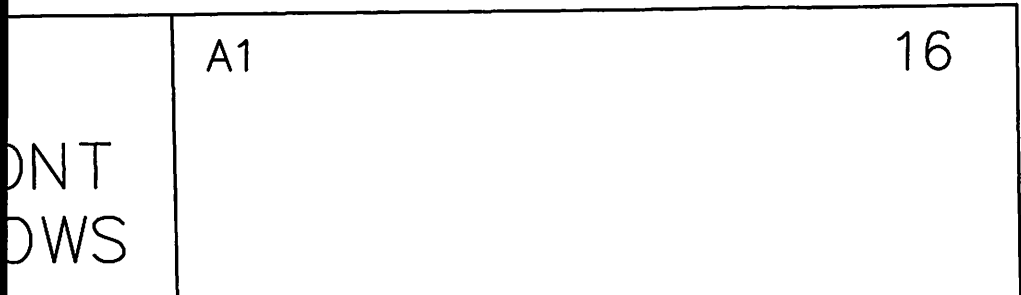
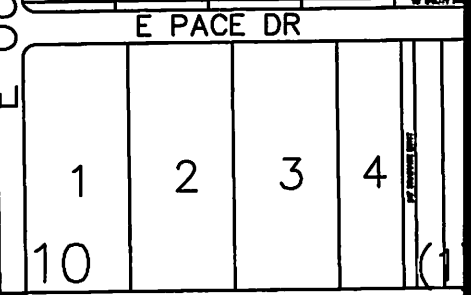
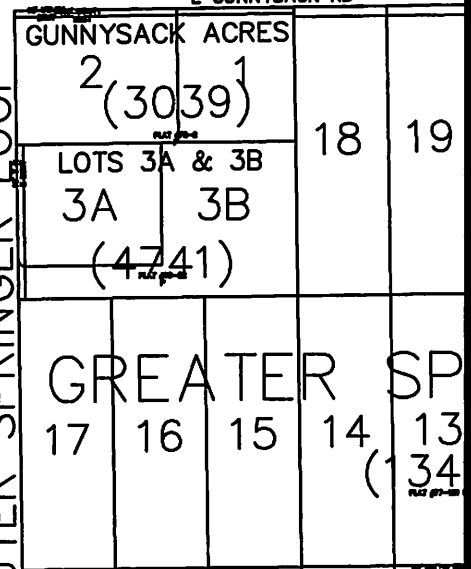
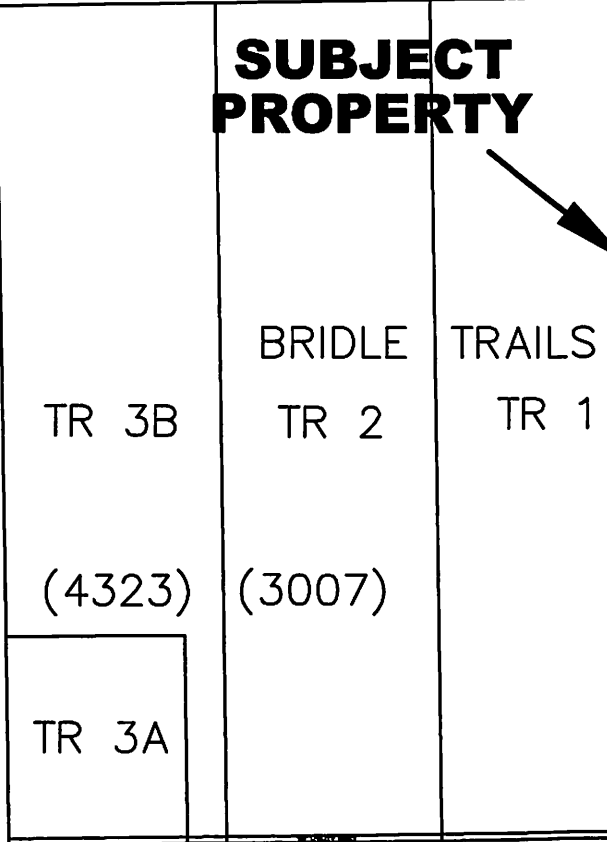
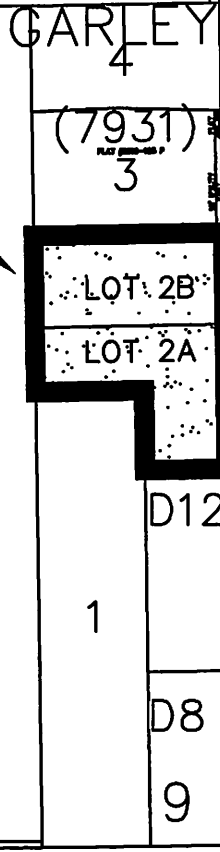
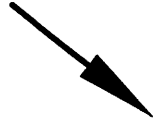
1. The plat of Garley No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each 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#26 Greater Palmer; Fire Service Area ##132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, 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 Garley No. 2, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove/relocate the structure on the southern boundary of proposed lot 2A. Provide Platting Staff proof that no setback violations exist.
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

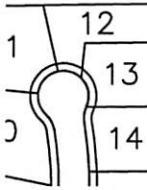
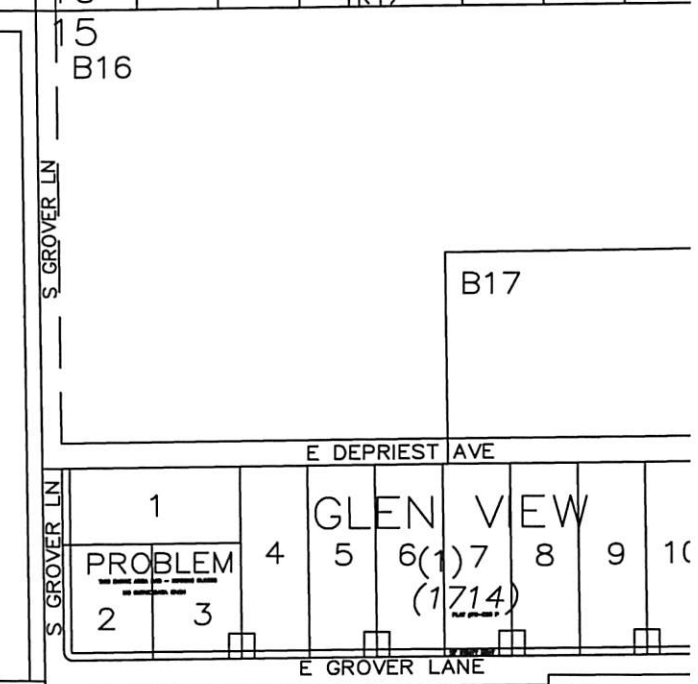
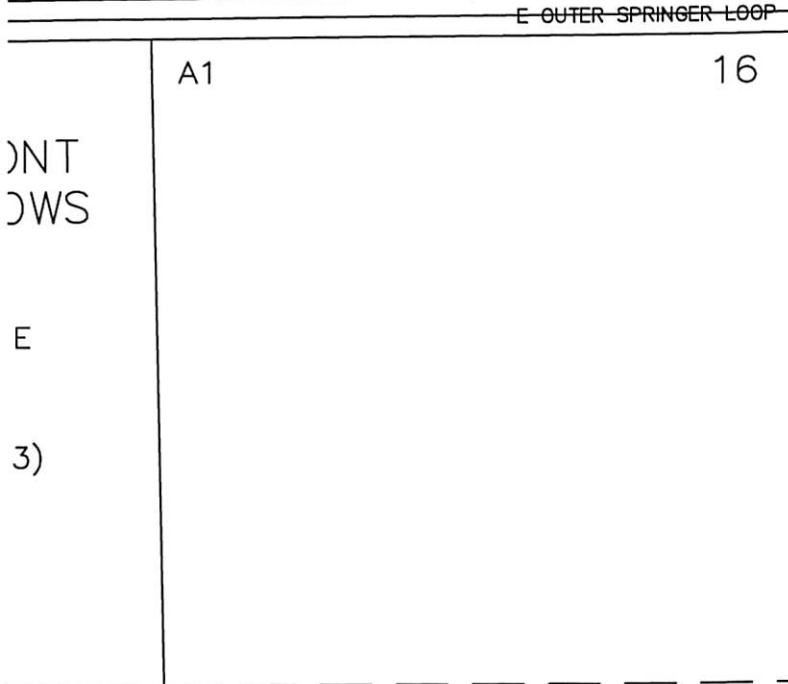
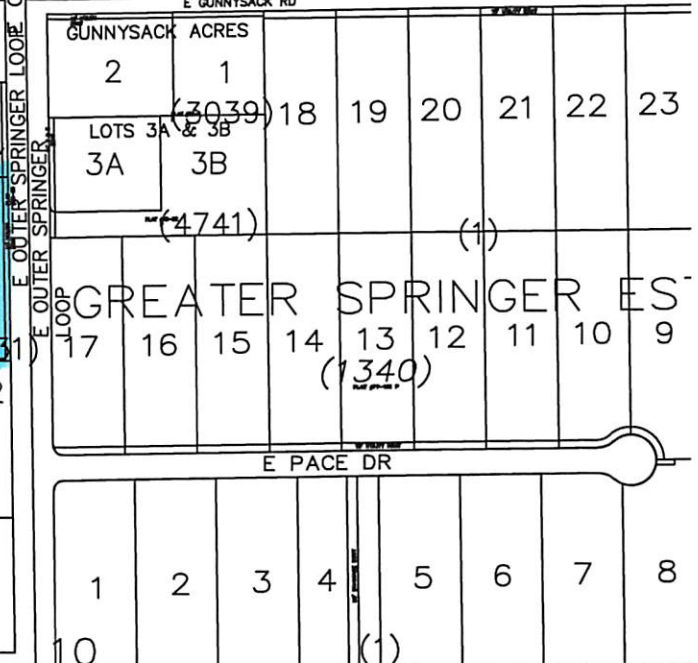
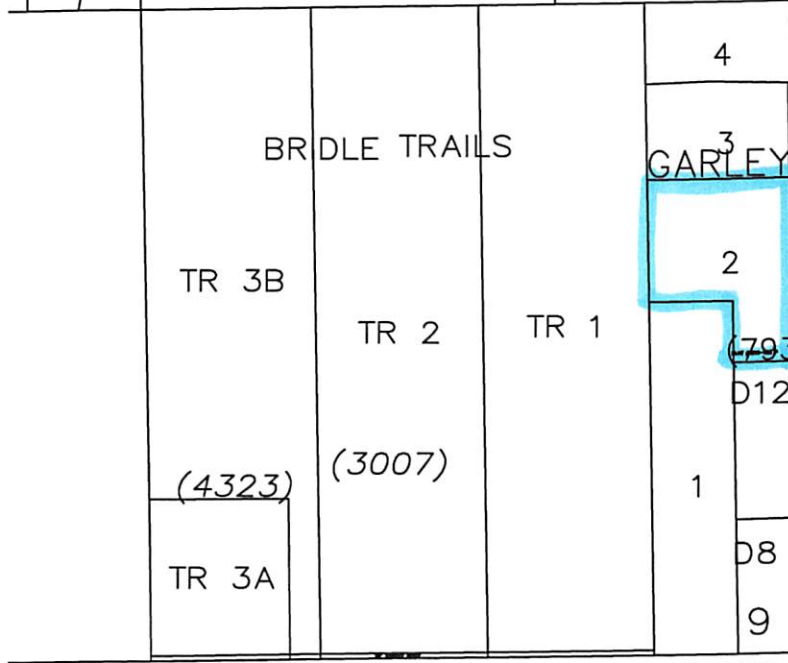
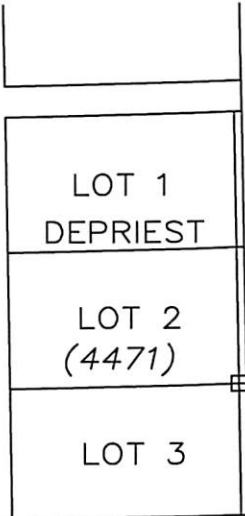
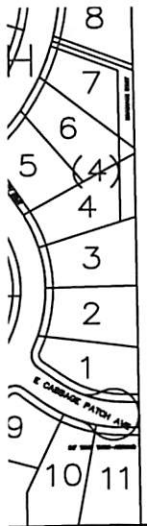
FOR PROPOSED GARLEY No. 2 SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA 12 MAP

E OUTER SPRINGER LOOP
S GROVER LN

E DEPRIEST AVE

EXHIBIT A



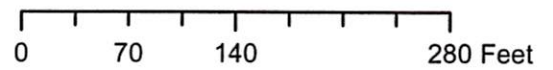


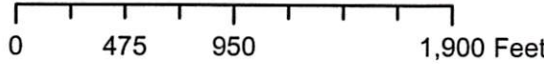
E Outer Springer Loop

Matanuska-Susitna Borough, Microsoft



0 70 140 280 Feet





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

Date: 1-23-2025

Job: 15-79 (25-02 Garley No2)

Subject: M.S.B. Title 43 Geotechnical Investigation, GARLEY SUBDIVISION No.2

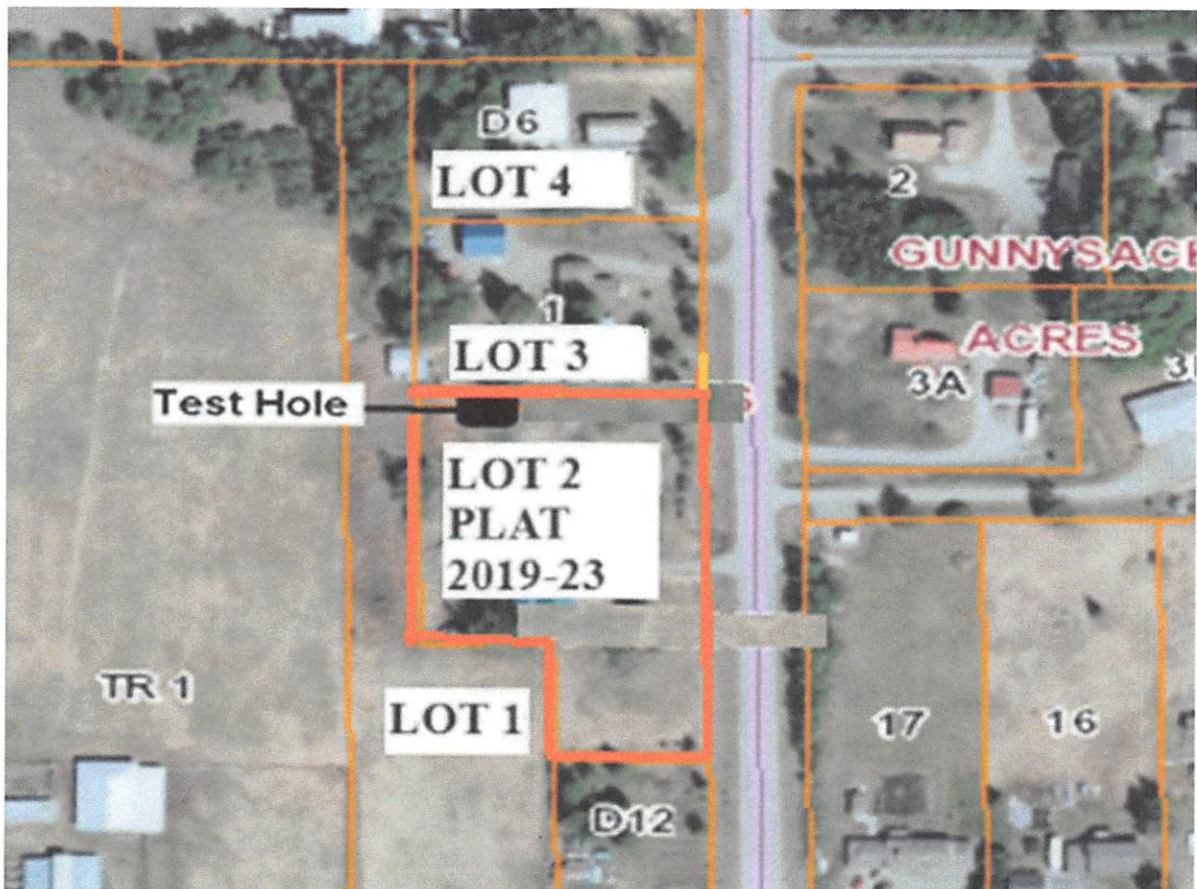
INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough Platting, we have performed a soils and usable area investigation on Lot 2, Garley Subdivision. The subject parcel is located at 15523 E. Outer Springer Loop. The M.S.B. Tax Identification Number is 57931000L002. The geographic location is approximately latitude N61°34'22", longitude W149°05'17".

Project Description and Overview Map

Garley Subdivision No.2 is a re-subdivision of Lot 2, Garley Subdivision, into two lots. Each new lot will be 1.00 and 0.93 acres. The parcel currently has one residence with existing well and septic system.





LAND SURVEYING &
CIVIL ENGINEERING

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

Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the site.

RESULTS

Vegetation, Topography, Bedrock, and Existing Site Conditions

The site is mostly cleared. The few native trees are birch. The site is generally flat. Most neighboring parcels include farmland. Neither signs of permanent standing water nor bedrock was noted.

The Original Garley Subdivision (Plat #2019-23) includes three working septic systems that have reportedly been working without trouble for years. One belonging to the Garley residence (Lot 3 Garley) has a DEC approved septic system, installed by Certified Installer Frank Scoggen in 2000. The installers report for this system indicated dry test hole conditions and poorly graded gravelly sand (SP).

Soil Investigation

Samples were taken from one test hole per original Garley Subdivision in June 2016. There has been no earthwork changes to the lot since then. The hole was dug to a minimum depth of 12 feet and installed a monitoring tube installed prior to fill. No groundwater was encountered. The soil was comprised of sand and gravel, with very little silt and clay, as shown in the photos below. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm.

Summary Test Log is as follows:

0-1 feet	Topsoil/Organics
1-4 feet	Silty Sand (SM)
4-8 feet	Poorly Graded Sandy Gravel (GP)
8-12 feet	Well Graded Sandy Gravel (GW)
Remarks	Dry

Sample 1: 6 feet deep

Passed no.4 31% Coarse sand.
Retained no.4 69% Poorly graded rounded gravel.
Total sample weight: 2.36kg
Result: GP, poorly graded sandy gravel.



Sample 2: 12 feet deep

Passed no.4 46% Coarse sand.
Retained no.4 54% Well graded rounded gravel.
Total sample weight: 1.71kg
Result: GW, well graded sandy gravel.



CONCLUSIONS

The proposed Garley Subdivision No.2 has adequate soils and topography such that ***each of the proposed 2 lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.***

The investigation identified the soil types to be is suitable for conventional septic fields such as deep trench or bed systems. The soil types encountered at the site typically have adequate percolation, however, note that percolation rates faster than 10 minutes an inch typically require a sand liner and bed system to comply with regulations from the Alaska Department of Environmental Conservation (DEC).

Please contact me should you have any questions about this usable area certification.



Max Schillinger, P.E.



1/23/2025



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

February 11, 2025

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:

- **WC 12 Walker; Resolute; Plat #2018-113 (Willow Fishhook Road)**
 - No Objection to the proposed lot subdivision.
 - Subsequent development will require permitting onto Willow Fishhook Road.
- **Garley No 2; PA 12 Daugherty; All Points North LLC; Plat #2019-123 (Outer Springer Loop Road)**
 - DOT&PF will permit a single shared access to Outer Springer Loop Road for both lots. A shared common access easement is required.
 - Remove word "proposed" from "Proposed 60'x60' Common Access Easement" on final agenda plat.

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) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Yukon-Kuskokwim 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

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, February 4, 2025 3:36 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Garley No. 2 (MG)

Matthew,

No comments from PD&E.

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, February 4, 2025 11:58 AM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; APP <stark@mtaonline.net>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Pre-Design & Engineering <pde@matsugov.us>; Tom Adams <Tom.Adams@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 Garley No. 2 (MG)

Hello,

The following link is a request for comments for the proposed Garley No. 2 Subdivision. Please ensure all comments have been submitted by February 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[📁 Garley No 2](#)

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

Matthew Goddard

From: Permit Center
Sent: Tuesday, February 4, 2025 12:37 PM
To: Matthew Goddard
Subject: RE: RFC Garley No. 2 (MG)

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: Tuesday, February 4, 2025 11:58 AM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; APP <stark@mtaonline.net>; Chad Cameron Contact <cameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <stephanielowersdistrict2@gmail.com>; 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>; Pre-Design & Engineering <pde@matsugov.us>; Tom Adams <Tom.Adams@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 Garley No. 2 (MG)

Hello,

The following link is a request for comments for the proposed Garley No. 2 Subdivision. Please ensure all comments have been submitted by February 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Garley No 2](#)

Feel free to contact me if you have any questions.

Have a great day,

Matthew Goddard
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

February 12, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

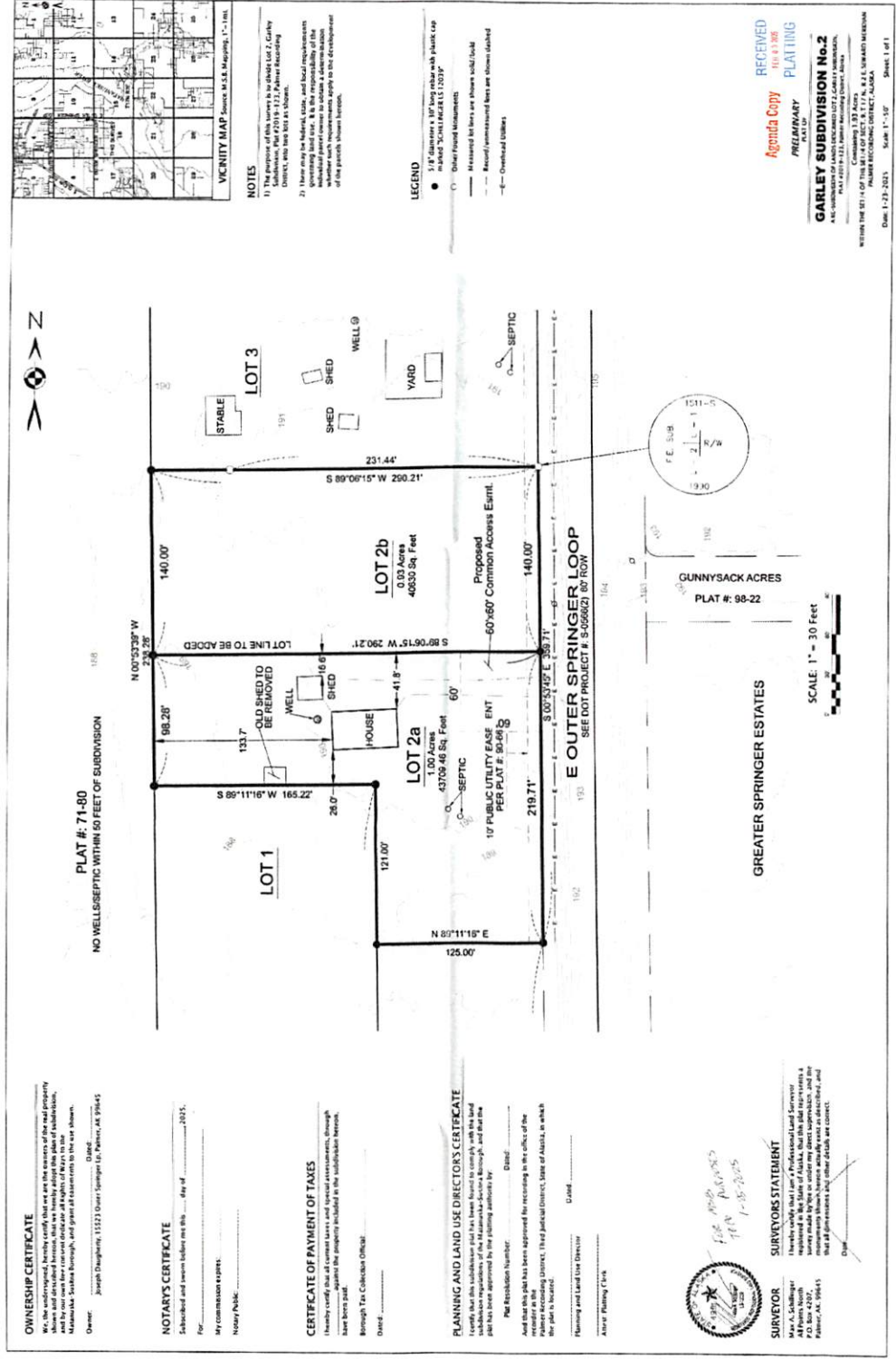
- **GARLEY SUBDIVISION NO.2**
(MSB Case # 2025-020)

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 & Compliance Agent
ENSTAR Natural Gas Company, LLC



RECEIVED
10/03/2025
PLANNING
PRELIMINARY
PLAT
GARLEY SUBDIVISION No. 2
PLAT # 71-80
1/4 SECTION 12, T14N, R14E, S17W, PALMER RECORDING DISTRICT, ALASKA
DATE: 1-23-2025 SCALE: 1"=30' SHEET 1 OF 1

3010 105 7000

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, that we hereby adopt this plan of subdivision, and by our own free consent dedicate all Rights of Ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Owner: _____ Dated: _____
Joseph Daugherty, 15523 Outer Springer Lp, Palmer, AK 99645

NOTARY'S CERTIFICATE

Subscribed and sworn before me this ____ day of _____, 2025,

For: _____

My commission expires: _____

Notary Public: _____

CERTIFICATE OF PAYMENT OF TAXES

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

Borough Tax Collection Official: _____

Dated: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: _____ Dated: _____

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 Dated: _____

Attest: Platting Clerk



*FOR MSB
TOPO
PURPOSES
1-25-2025*

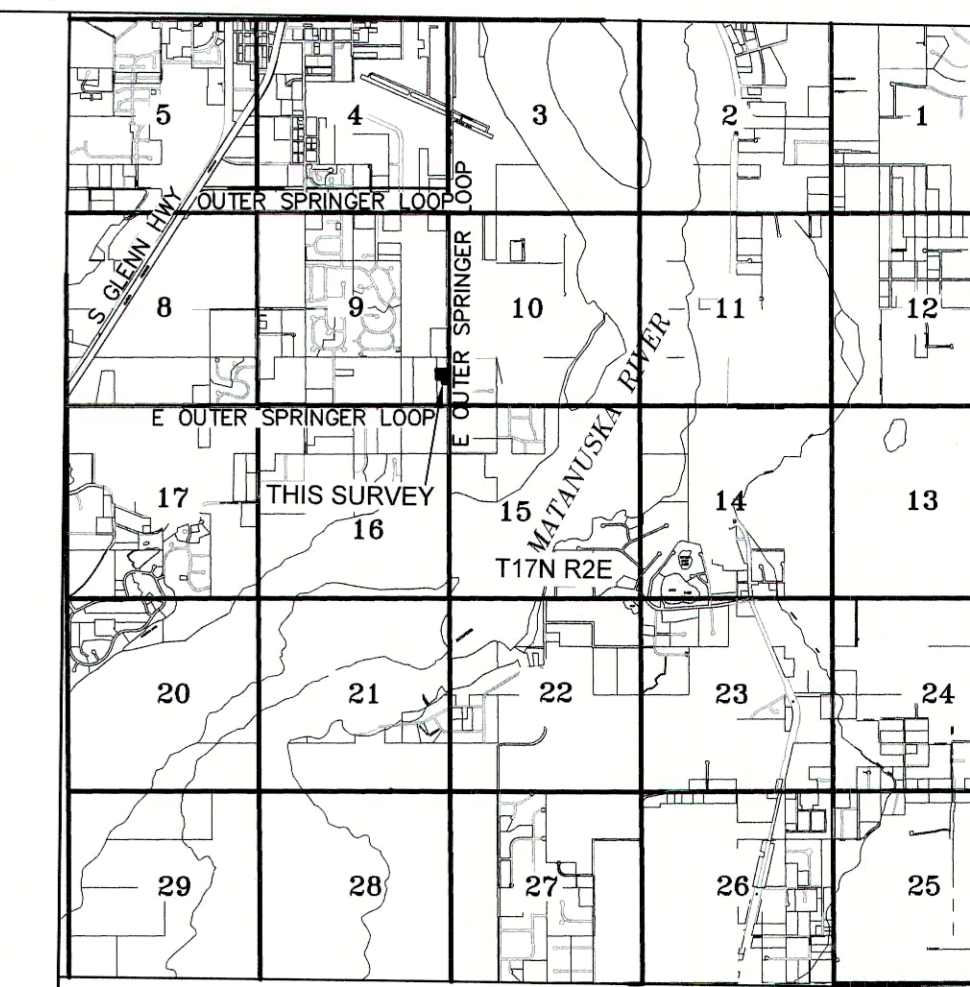
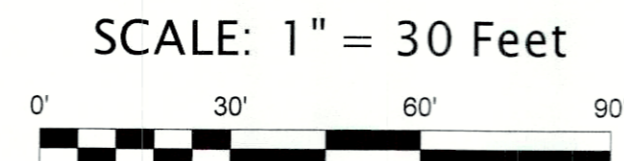
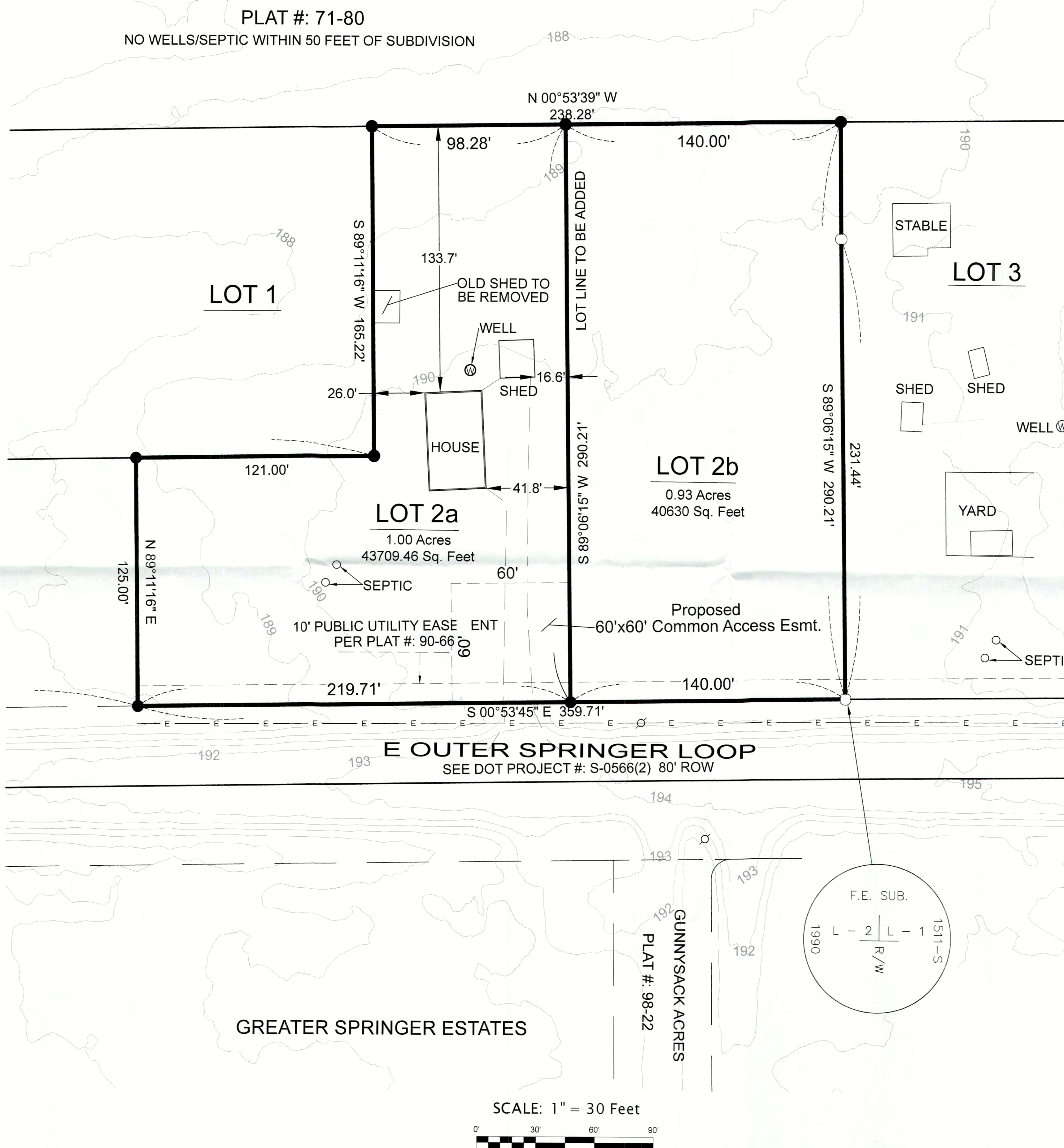
SURVEYOR

Max A. Schillinger
All Points North
P.O. Box 4207,
Palmer, AK. 99645

SURVEYORS STATEMENT

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

Date: _____



VICINITY MAP Source: M.S.B. Mapping, 1" = 1 mi.

NOTES

- 1) The purpose of this survey is to divide Lot 2, Garley Subdivision, Plat #2019-123, Palmer Recording District, into two lots as shown.
- 2) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.

LEGEND

- 5/8" diameter x 30" long rebar with plastic cap marked "SCHILLINGER LS 12039"
- Other Found Monuments
- Measured lot lines are shown solid/bold
- - - Record/unmeasured lines are shown dashed
- E- Overhead Utilities

Agenda Copy
RECEIVED
FEB 03 2025
PLATTING

PRELIMINARY
PLAT OF

GARLEY SUBDIVISION No.2

A RE-SUBDIVISION OF LANDS DESCRIBED LOT 2, GARLEY SUBDIVISION, PLAT #2019-123, Palmer Recording District, Alaska

Containing 1.93 Acres
WITHIN THE SE 1/4 OF THE SE 1/4 OF SECT. 9, T 17 N, R 2 E, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 1-23-2025 Scale: 1" = 50' Sheet: 1 of 1

SIGNED MSB TOPO