

COMMENTS:

MSB Code Compliance stated the proposed lot is in FIRM # 8005, Zone D and there are no open cases.

There is no other agency, MSB department or public comments on this plat.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Freeman Add 1 RSB B/8 L/5 & 6, Lot 5A, Block 8, located within Section 08, Township 17 North, Range 3 West, Seward Meridian, Alaska is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey, and topographic information.

There is no agency, MSB department or public objections to this plat.

RECOMMENDATIONS for ABBREVIATED PLAT:

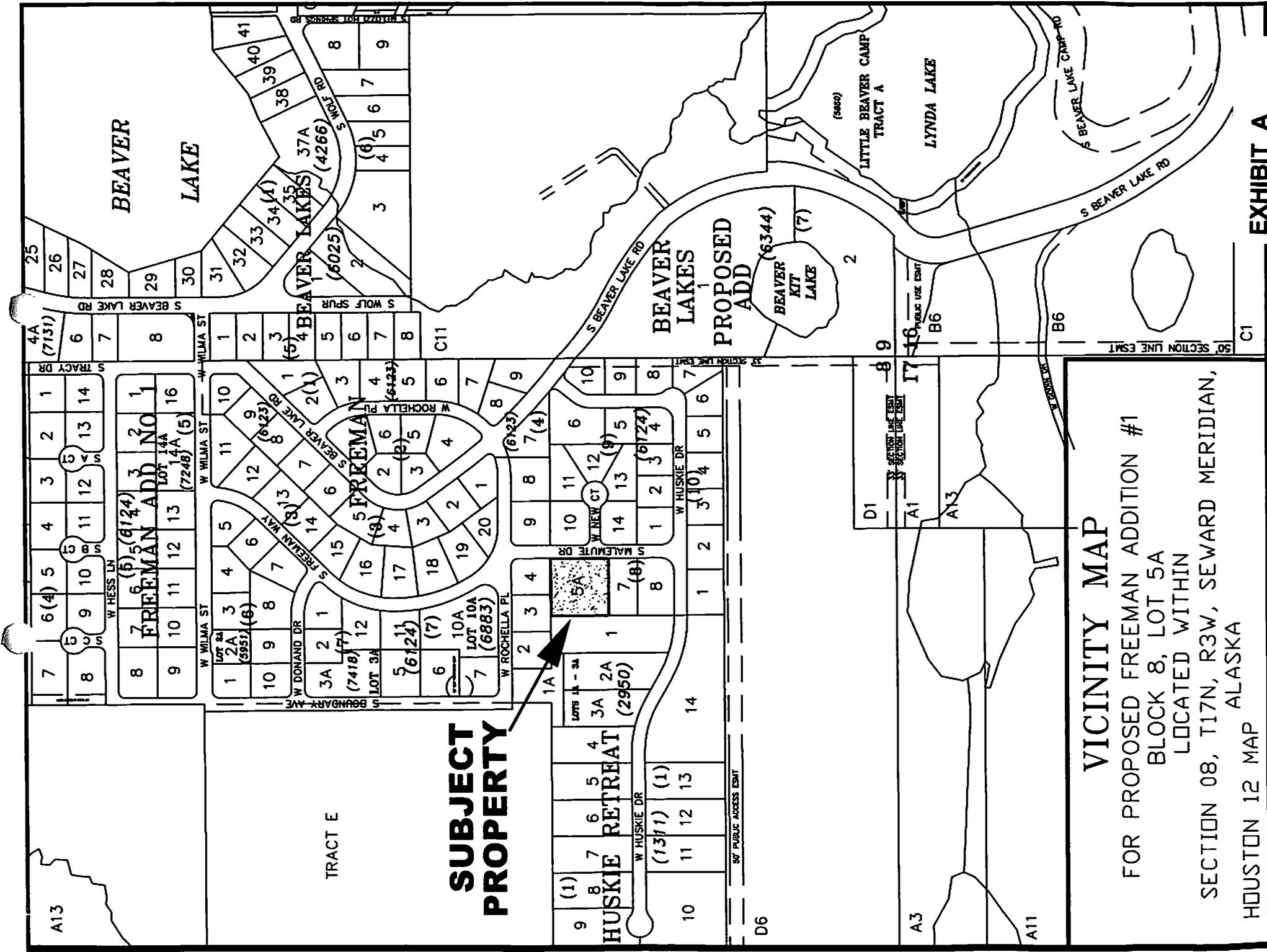
Staff recommends approval of Freeman Add 1 RSB B/8 L/5 & 6, Lot 5A, Block 8, located within Section 08, Township 17 North, Range 3 West, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Apply for driveway permits for the existing driveways from MSB ROW Coordinator at the permit center.
6. Show or list all easements of record on final plat.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of Freeman Add 1 RSB B/8 L/5 & 6, Lot 5A, Block 8 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, exemptions for elimination of common lot lines.

2. There were no public, agency or MSB department objections.
3. The proposed lot has frontage onto a public road.
4. Two lots are being combined into one lot containing 1.1 acres more or less.
5. MSB Code Compliance stated this property is not in a flood hazard area.
6. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittal, legal and physical access, as-built survey and topographic information.
7. Per MSB 43.15.054 (G) Exemption. A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED FREEMAN ADDITION #1
BLOCK 8, LOT 5A

LOCATED WITHIN

SECTION 08, T17N, R3W, SEWARD MERIDIAN,
ALASKA

HOUSTON 12 MAP

EXHIBIT A





Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH
FEB 24 2016 • PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99845-6488
PHONE 861-7874 • FAX 861-8407

RECEIVED

MAR 18 2016

Received

PLATTING
February 23, 2016

Comments Due: March 14, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSR – Emergency Services
AK Dept. of Transportation – Palm	Open Cases Y or (N)
AK Dept. of Transportation – Aviat	SpUD Y or (N)
AK DNR, Division of Mining/Land/V	
AK DNR, Public Access Defense	FIRM # <u>8005</u> Zone <u>D</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitt	_____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Departm	Date: <u>3/18/16</u> By: <u>[Signature]</u>
Corp of Engineers	
U.S. Postmaster	
City of: N/A	
Community Council: Big Lake	
Fire Service Area: # 136 West Lake.	Assembly District # 5
Road Service Area: # 21 Big Lake	
MSB – Borough Attorney	

Title:	FREEMAN ADD 1 RSB B/8 L/5 & 6
Location:	SEC 08, T17N, R03W, S.M, AK
Petitioner:	DEONNE R. JONES
Address:	941 S. MALEMUTE DR. WASILLA, AK 99623-9660
Surveyor:	BULL MOOSE SURVEYING
Address:	200 HYGRADE LANE WASILLA, AK 99654

The request is to combine Lots 5 & 6, Block 8, Freeman Addition #1 (Plat 71-34) into one new lot to be known as Lot 5A, Block 8, Freeman Addition #1, containing 1.1 acres, more or less.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 14, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 23, 2016**.

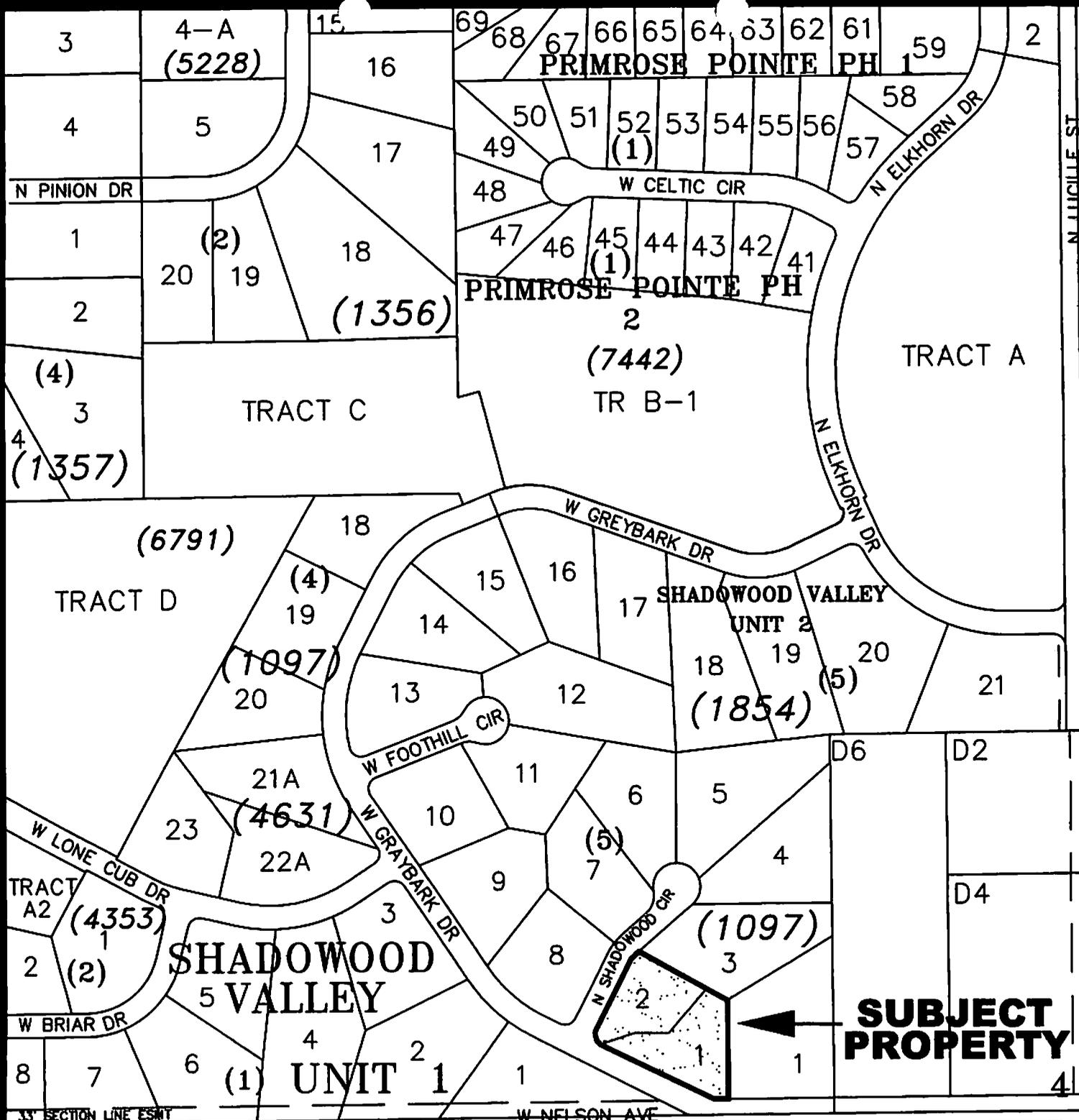
Kindest Regards,

Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-026 Tax ID: 6124D08L005 & 6 Tax Map #: HO12 Pre-App Date: N/A

EXHIBIT C

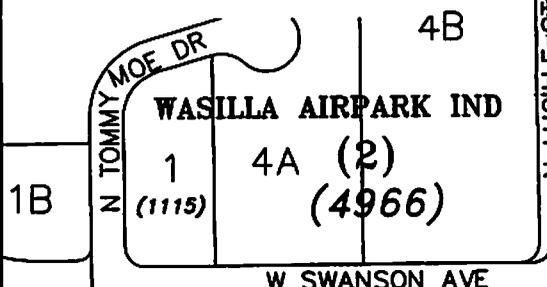


IDITAPARCEL ADD I

1A (5797)

EXHIBIT A

VICINITY MAP
 FOR PROPOSED SPARTAN
 LOCATED WITHIN
 SECTION 04, T17N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 12 MAP



N LUCILLE ST

N LUCILLE ST



W NELSON AVE

W NELSON AVE

W GRAYBARK DR

(1097)

2

N SHADOWOOD CIR
N SHADOWOOD CIR

3

SHADOWOOD VALLEY

Amy Otto-Buchanan

From: Casey McManus, Spartan Roofing Inc <spartan@mtaonline.net>
Sent: Friday, March 18, 2016 3:36 PM
To: Amy Otto-Buchanan
Subject: Re: Request to Continue Spartan Subdivision

I am requesting a continuance of Spartan Sub. , MSB case #2016-025, from the date of hearing Mar 23 2016, to April 6,2016 public hearing date. Thank you, Casey McManus

----- Original Message -----

From: [Amy Otto-Buchanan](#)
To: spartan@mtaonline.net
Sent: Friday, March 18, 2016 3:31 PM
Subject: Request to Continue Spartan Subdivision

Casey:

I need an email from you stating: "I am requesting a continuance of Spartan Subdivision, MSB Case #2016-025, from the date of hearing March 23, 2016 to the April 6, 2016 public hearing date."

Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

 This email is safe. www.avast.com

requirements are met. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto S. Guernsey Road and W. Holstein Avenue.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues. Permit Center (**Exhibit D**) notes there are no driveway permits on file for existing driveways (see **Recommendation #5**). Planning Division (**Exhibit E**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit G**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services (**Exhibit H**) has no objections to the adjustment of the lot line.

Utilities: (**Exhibit I**) MTA has no objections; Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

The State of Alaska, Department of Natural Resources, Division of Mining, Land & Water, Land Sales & Contract Administration Section (**Exhibit J**) provided a letter, dated March 10, 2016, explaining their decision that this re-plat is in violation of State statutes, as these parcels of land were previously subdivided and are not eligible to be re-subdivided, pursuant to AS 38.05.321 and Section 14, Chapter 20, SLA 1997. A condition of approval for the petitioner to record the plat is approval from the State (see **Recommendation #4**). However, the petitioner feels that this issue will be resolved in their favor in the near future and the State will allow them to adjust the lot lines of Tract 14-B and Tract 14-D. They have invested a considerable amount of time and money in the resubdivision, and would like to proceed. Since platting approval is given for six years, the petitioner feels this will be resolved within that time frame and will be able to receive approval from the State and proceed at that time.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Point MacKenzie Community Council; Road Service Area #17 Knik; MSB Capital Projects Department, Assessments, Code Compliance or Pre-Design Division; MEA or GCI.

CONCLUSION: The plat of Hobbs Haven Addition No. 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal agencies, borough departments or utilities. The state did object to the resubdivision, as these parcels are not eligible to resubdivide, pursuant to AS 38.05.321 and Section 14, Chapter 20, SLA 1997. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to 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 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.

3. Show all easements of record on final plat.
4. Provide written approval from State of Alaska, Department of Natural Resources, Division of Mining, Land and Water, Division of Agriculture, Land Sales and Contract Administration Section.
5. Apply for driveway permits for all exiting driveways and provide a copy of the application to Platting staff.
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Hobbs Haven Addition No. 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal agencies, Borough departments, or utilities.
3. The State objected to the resubdivision, as these parcels are not eligible to resubdivide, pursuant to AS 38.05.321 and Section 14, Chapter 20, SLA 1997.
4. The petitioner feels the replatting issue with the State will be resolved in their favor and wishes to continue.
5. There were no objections from the general public in response to the Notice of Public Hearing.
6. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Point MacKenzie Community Council; Road Service Area #17 Knik; MSB Capital Projects Department, Assessments, Code Compliance or Pre-Design Division; MEA or GCI.
7. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as the surveyor provided a detailed topographic narrative.
8. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
9. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
10. Postage and advertising fees of \$39.83 have been paid.

Point Mackenzie
Agricultural Project

(2097)

ASLS 80-111

TR 18

**SUBJECT
PROPERTY**

ASLS 2002-24
(5281)

TRACT 19A

W HOLSTEIN AVE

TR 14-D-1

TR 14-C

**HOBBS HAVEN
(6738)**

TR 14-B-1

TRACT 13

MSB/PORT MAC RAIL EXT

TR 17

TRACT A

TRACT B

SAMILAR
TRACTS

23 24
26 25
(6890)

TRACT C

TRACT D

TR 14 A

(2097)

Point Mackenzie
Agricultural Project
ASLS 80-111

PL PUBLIC USE EASEMENT (2001-010441-0)

TR 9

TRACT 10

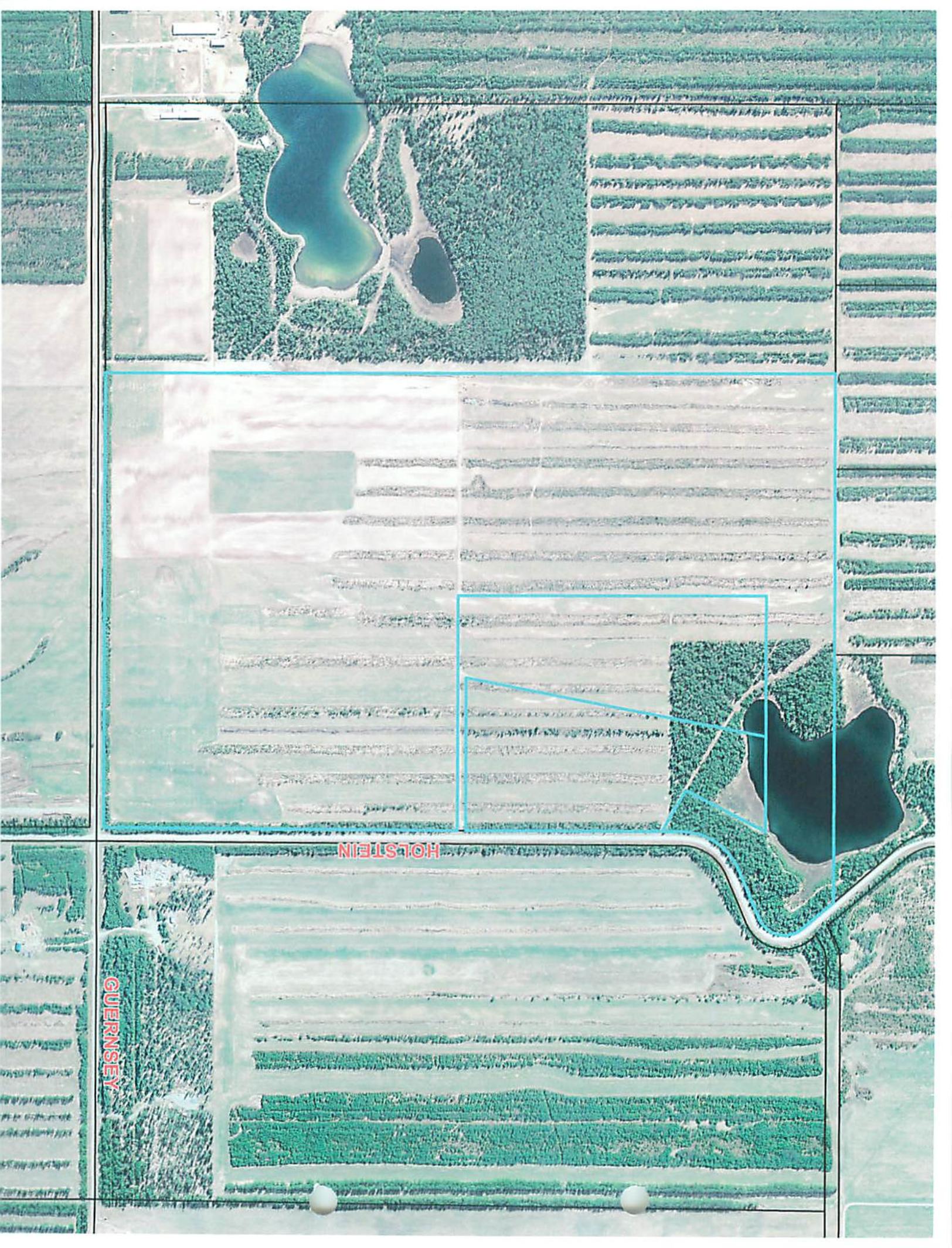
MSB/PORT MAC RAIL EXT

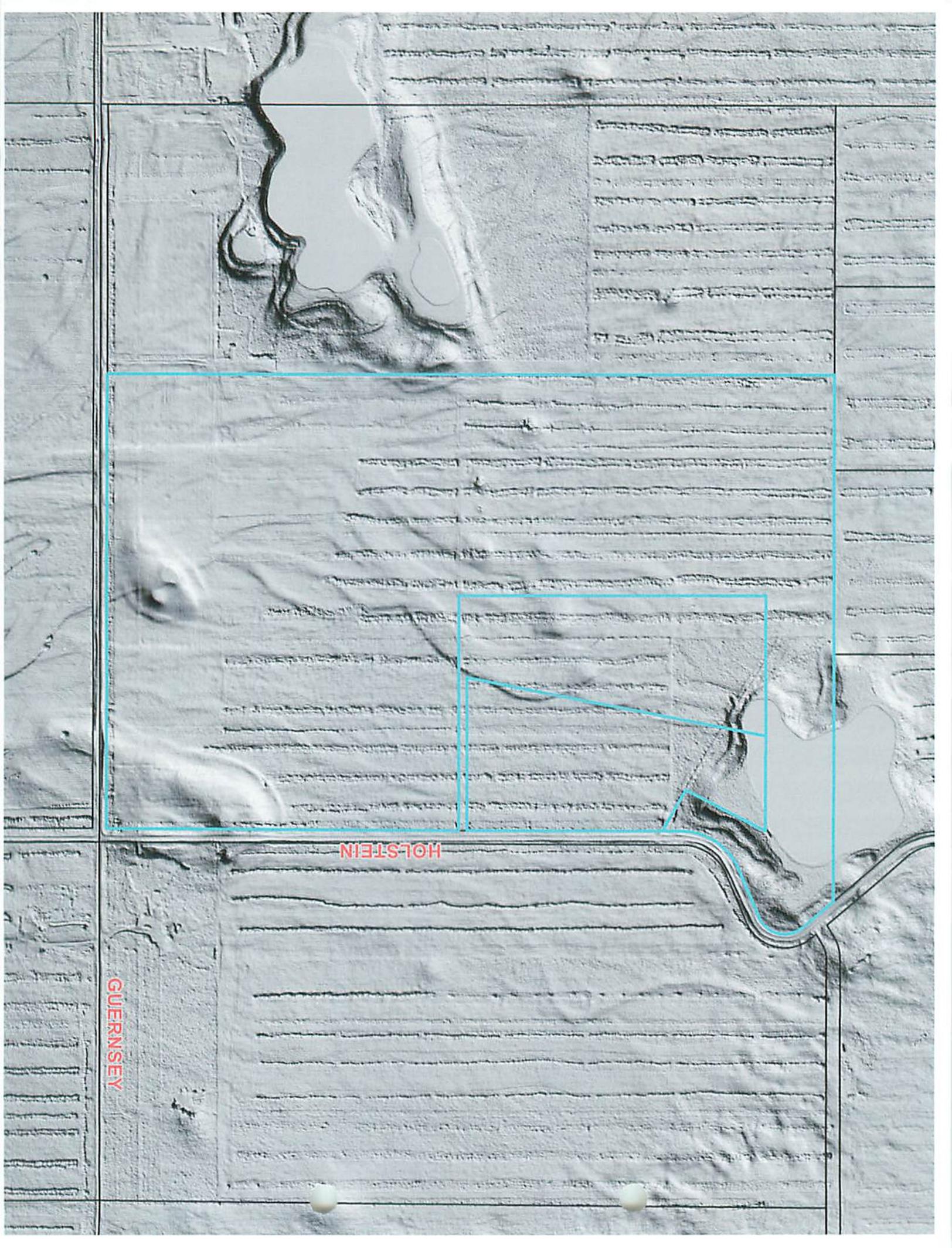
VICINITY MAP

FOR PROPOSED HOBBS HAVEN ADD 1
LOCATED WITHIN
SECTIONS 24 & 25, T15N, R05W, 5M
ALASKA

FLATHORN LAKE 48

EXHIBIT A





HOLSTEIN

GUERNSEY

Statement
**WARREN FISCUS LAND SURVEYING
SURVEYING & MAPPING**

P.O. BOX 290
PALMER, ALASKA 99645

Fax 907-745-0054

23 Feb 2016

Phone 907-745-3410

RECEIVED

FEB 23 2016

PLATTING

TOPOGRAPHY NARRATIVE

HOBBS HAVEN ADD. NO. 1, TRACTS 14 B AND 14 D. located within Sections 24 and 25, T 15 N, R 5 W, Seward Meridian, Alaska.

This property lies West of Guernsey Road and South of Holstein Road and is basically agriculture farm land excepting a portion within the northwest corner where a small lake is located. The land is basically flat with a minor slope from east side, sloping approximately 30 feet down in elevation across the 1 mile wide property.

The small area in northwest corner where lake is located has somewhat greater slope to surface water elevation of lake, being approximately 15 feet lower than field elevation.

There are no apparent flooding areas within this property.



EXHIBIT B

Amy Otto-Buchanan

From: Jamie Keller
Sent: Wednesday, March 02, 2016 4:56 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Hobbs Haven Add 1 16-027 AOB

No comment.

Jamie Keller

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, February 25, 2016 4:09 PM
To: carol.fowler@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Donald Thomson; mikeasaun@yahoo.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Hobbs Haven Add 1 16-027 AOB

Attached is the Request for Comments (RFC) for Hobbs Haven Addition 1, MSB Case #2016-027, Tech AOB. Also attached is the Vicinity Map, topographic narrative from the surveyor, two Owner's Statements and the preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT C

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Friday, February 26, 2016 9:56 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Hobbs Haven Add 1 16-027 AOB
Attachments: RFC Hobbs Hvn Add 1 16-027.pdf; Hobbs Haven Add No 1.PDF

No issues.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Friday, February 26, 2016 8:18 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Hobbs Haven Add 1 16-027 AOB

RSA 17

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, February 25, 2016 4:09 PM
To: carol.fowler@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Donald Thomson; mikeasaun@yahoo.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Hobbs Haven Add 1 16-027 AOB

Attached is the Request for Comments (RFC) for Hobbs Haven Addition 1, MSB Case #2016-027, Tech AOB. Also attached is the Vicinity Map, topographic narrative from the surveyor, two Owner's Statements and the preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

RECEIVED
MAR - 9 2016
PLATTING

Comments Due: March 16, 2016

Date: February 25, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Point MacKenzie	Enstar
Fire Service Area: None	GCI
Road Service Area: #17 Knik	Assembly District #5 Dan Mayfield
MSB – Borough Attorney	

Title:	HOBBS HAVEN ADDITION NO. 1
Location:	SEC 24 & 25, T15N, R05W, S.M, AK
Petitioner:	DELRAY & CAROLYN HOBBS and JOSHUA & AMELIA HOBBS
Address:	PO BOX 877757 WASILLA AK 99687
Surveyor:	WARREN FISCUS LAND SURVEYING
Address:	PO BOX 290 PALMER AK 99645-0290

The request is to adjust the lot lines between Tract 14-B and Tract 14-D, Hobbs Haven, Plat No. 2007-136, Sections 24 & 25, Township 15 North, Range 05 West, SM AK, to be known as HOBBS HAVEN ADDITION 1, containing 362.48+ acres. Access is W. Holstein Avenue and S. Guernsey Road.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 16, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 23, 2016**.

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

Please apply for any accesses with a driveway permit or provide other agency proof that legal access has been approved. Three accesses at least. One to Tract D. One to tract B through C & D. Another to Tract B through C. And another to Tract B through Tract A possibly.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-027 Tax ID: 56738000T014-B & T14-D Tax Map #: FH 48 Pre-App Date: 11/12/2014

None on file at MSB

A.R. 3/9/16

EXHIBIT D

Amy Otto-Buchanan

From: Susan Lee
Sent: Friday, February 26, 2016 7:31 AM
To: Platting
Subject: RE: Hobbs Haven Add 1 16-027 AOB

Structures should be in compliance with setback requirements.

Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, February 25, 2016 4:09 PM
To: carol.fowler@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Donald Thomson; mikeasaun@yahoo.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Hobbs Haven Add 1 16-027 AOB

Attached is the Request for Comments (RFC) for Hobbs Haven Addition 1, MSB Case #2016-027, Tech AOB. Also attached is the Vicinity Map, topographic narrative from the surveyor, two Owner's Statements and the preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: February 25, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *JSC*
SUBJECT: Preliminary Plat Comments / Case #2016-027

RECEIVED

FEB 25 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 23, 2016
Applicant / Petitioner: Hobbs
TRS: 15N05W24-25
Tax ID: 56738000T014-B & T14-D
Subd: Hobbs haven Addn No. 1
Tax Map: FH 48

Comments:

- No MSB land affected.
- No objection to proposed lot line adjustment.

EXHIBIT F



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 9 March 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Hobbs Haven Addition No. 1
LEGAL: Section 24 & 25, T15N, R05W, SM
TAX MAP: FL 48

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is a **known recorded** historic trail on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

We have no objection to the proposed Platting action on the said property. We recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook
Architectural Historian

NOTE §A.S. 11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT G

Amy Otto-Buchanan

From: Richard Boothby
Sent: Friday, February 26, 2016 9:02 AM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Hobbs Haven Add 1 16-027 AOB

DES has no objections to adjust the lot lines.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, February 25, 2016 4:09 PM
To: carol.fowler@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Donald Thomson; mikeasaun@yahoo.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Hobbs Haven Add 1 16-027 AOB

Attached is the Request for Comments (RFC) for Hobbs Haven Addition 1, MSB Case #2016-027, Tech AOB. Also attached is the Vicinity Map, topographic narrative from the surveyor, two Owner's Statements and the preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT H

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, February 29, 2016 1:18 PM
To: Platting
Subject: RE: Hobbs Haven Add 1 16-027 AOB

Amy,

MTA has reviewed the abbreviated plat request for Hobbs Haven Addn. 1. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Thursday, February 25, 2016 4:09 PM
To: carol.fowler@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Donald Thomson <Donald.Thomson@matsugov.us>; mikeasaun@yahoo.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Keller <Jamie.Keller@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Hobbs Haven Add 1 16-027 AOB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is the Request for Comments (RFC) for Hobbs Haven Addition 1, MSB Case #2016-027, Tech AOB. Also attached is the Vicinity Map, topographic narrative from the surveyor, two Owner's Statements and the preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT I



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

March 2, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – Hobbs Haven Addition No. 1
(Case No. 2016-027)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style with a long horizontal line extending to the right.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Land Sales & Contract Administration Section

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576
Main: 907.269.8594
TDD: 907.269.8411
Fax: 907.269.8916

<http://dnr.alaska.gov/mlw/landsale/>
<http://facebook.com/alaskaland/>

March 10, 2016

Matanuska-Susitna Borough
Platting Division
Attention: Amy Otto-Buchanan
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

RECEIVED

MAR 11 2016

PLATTING

cc: Paul Hulbert, Platting Officer

Certified Mail Number: 7013 0600 0001 4785 2903

Re: Re-subdivision of Hobbs Haven, Plat No. 2007-136
Alaska Division of Lands Numbers: 209365 209365A, 209365B, 209365C, and
209365D

Dear Platting Officer(s):

Thank you for the Notification of Public Hearing for the Agricultural property obtained from the Department of Natural Resources. The original agricultural rights property is serialized as: ADL(s) 209365, 209365A, 209365B, 209365C, and 209365D.

After reviewing the case file history, the Alaska Hobbs Haven Addition 1 proposed plat is not eligible to be re-subdivided. The recorded agricultural rights conveyance documents of this property speak to the agricultural restrictions that apply to this property.

- Agricultural Rights Patent No. 16411 was originally issued to Agricultural Revolving Loan Fund (ARLF) on April 29th 1998. The patent was recorded in the Palmer Recording District as document number 1998-007475-0 (see attachment A).

The subject to's listed on this Agricultural Rights Patent specify the grantees must adhere to AS 38.05.321 (Restriction on sale, lease, or other disposal of agricultural land). The Subdivision requirements of Section 14, Chapter 20, SLA 1997 also apply to this property.

- The State of Alaska Quitclaim Deed, Fee Simple with Agricultural Covenants transferred the agricultural rights from ARLF to DelRay Hobbs as of February 22, 2001. The referenced QCD recorded in the Palmer Recording District as document number 2001-005636-0 (see attachment B). The original patent

EXHIBIT J

subject to reservations, restrictions and easements were specifically referenced and carried forward to the grantees on this QCD.

- An Acknowledgment of Subdivision of Agricultural Parcel and Restriction on Further Subdivision, Under Ch. 20 SLA 1997 was submitted by the Hobbs Family in 2007. The Acknowledgment was recorded in the Palmer Recording District as document number 2007-027078-0. At that time, this property was subdivided. This resulted in Hobbs Haven Subdivision, Plat number 2007-136 recorded in the Palmer Recording District as document number 2007-13682-80. Plat note #4 references the agricultural statutes and restrictions which apply to the property. This proposed re-subdivision is a violation of the agricultural restrictions, even if the proposed plat is only moving lot lines.

As stewards of the State's land we must adhere to state statutes and agricultural policies. Proceeding with this proposed re-plat of Hobbs Haven is a violation of state statutes. The Department of Natural Resources objects to the re-subdivision of this property. Please feel free to contact the Contract Administration Unit at 907-269-8594 or the Division of Agriculture at 907-745-7200 should any further clarification be required.

Regards,



Victoria Braun
Acting Natural Resource Manager

cc: David Driscoll, Division of Agriculture
Erik Johnson, Division of Agriculture

Enclosures: Attachment A - Agricultural Patent No. 16411
Attachment B - SOA, QCD from ARLF to Hobbs

Attachemnt A

BOOK 0946 PAGE 928

State of Alaska



Patent

No. 1 6 4 1 1

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 38.05.020, AS 38.06.035, AS 38.05.321, and Chapter 20, Session Laws of Alaska, 1997, and the regulations promulgated thereunder, in consideration of the sum of TEN AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, AGRICULTURAL REVOLVING LOAN FUND, whose mailing address of record is 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645, Grantee's successors and assigns, all that real property situated in the Palmer Recording District, State of Alaska, and described as follows:

TRACT 14 OF ALASKA STATE LAND SURVEY NO. 80-111, WITHIN PARTIALLY SURVEYED TOWNSHIP 14 NORTH, RANGES 4 AND 5 WEST, TOWNSHIP 15 NORTH, RANGES 4 AND 5 WEST, AND TOWNSHIP 16 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA, CONTAINING 841.89 ACRES, MORE OR LESS, ACCORDING TO THE AMENDED SURVEY PLAT FILED IN THE PALMER RECORDING DISTRICT ON JULY 26, 1982, AS PLAT NO. 82-50.

Subject to:

Platted and valid existing easements and reservations.

Subdivision requirements pursuant to Section 14, Chapter 20, SLA 1997.

Provided that a perpetual covenant for the benefit of all Alaska residents restricts the use of the land to agricultural purposes only as defined in AS 38.05.321. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.

Provided Further that a perpetual covenant for the benefit of all Alaska residents permits the owner of the land to subdivide and convey not more than four parcels of not less than 40 acres each, after the obligation to pay for the right to construct housing in each subdivided parcel is either satisfied under AS 38.05.321(e) or, if conveyance is to be made to a member of the owner's immediate family, is acknowledged by a lien placed on the parcel under AS 38.05.321(f) as security for future payment of the amount due. A subdivided parcel may not be further subdivided. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.

Provided Further that the covenants listed above may be enforced only through a civil action brought by the State, a municipality, or an Alaska resident in accordance with the requirements set forth in AS 38.05.321.

Prohibited Further that the Grantee expressly covenants to operate in accordance with a Farm Conservation Plan approved by the Grantor. This covenant runs with the land and is binding upon the Grantee and all other persons or parties claiming through the Grantee.

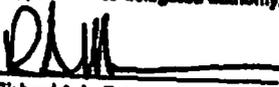
Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all coal, ore, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such coal, ore, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such coal, ore, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

And Further, the Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto the Alaska Mental Health Trust Authority, its lessees, successors, and assigns forever, all hydrocarbon-oil and gas only, which may be in or upon said lands above described, conveyed to said Trust Authority by State of Alaska Quitclaim Deed No. 6000063, and reserving such rights and privileges unto the Trust Authority pursuant to AS 38.05.125.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances therunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 28th day of April, 1998.

By: 
Richard A. LeFebvre
For Jane Angvik, Director
Division of Land

State of Alaska)
Third Judicial District) ss.

BOOK 0946 PAGE 930

This Is To Certify that on the 28th day of April, 1998, appeared before me RICHARD A. LeFEBVRE, who is known to me to be the person who has been lawfully delegated the authority of Jane Angvik, Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Richard A. LeFebvre executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Celeste L. Kinser
Notary Public in and for the State of Alaska
My Commission Expires: April 4, 2001



007475
PALMER
RECORDING DISTRICT

N/C 1998 AP 30 AH 11:45
REQUESTED BY ARLY



Patent No. 16411
ADL No. 209385
Location Index:
T. 15 N., R. 5 W., S.M.
Sections 24 and 25

RETURN TO:
State of Alaska, Dept. of Natural Resources
Division of Agriculture
Agricultural Revolving Loan Fund
1800 Glenn Highway Suite 12
Palmer, AK 99645

STATE BUSINESS

Attachment B

8K01120PG0162

State of Alaska Quitclaim Deed

FEE SIMPLE WITH AGRICULTURAL COVENANTS

The Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, Division of Agriculture, Agriculture Revolving Loan Fund, 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645, pursuant to AS 03.10.050(g), and the regulations promulgated thereunder, does hereby remise, release and quitclaim unto the Grantee, DelRay Hobbs, a married man, whose address of record is; P.O. Box 876195, Wasilla, Alaska 99687, Grantee's successors and assigns, in fee simple, subject to the agricultural covenants pursuant to 11 AAC 39.770, to that real property situated in the Palmer Recording District, State of Alaska, and described as follows:

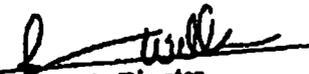
Tract Fourteen (14) of Alaska State Land Survey No. 80-111, according to amended survey plat filed on July 26, 1982 as Plat No. 82-80, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to the reservations, restrictions and easements contained in patent or otherwise of record.

Together, with all the appurtenances and all the estate and rights of the Grantor to said premises.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereto appertaining, unto the said Grantee and Grantee's successors and assigns forever.

In Testimony Whereof the State of Alaska, has caused these presents to be executed by the Director of the Division of Agriculture, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 22nd day of February, 2001.

By: 
Robert Wells, Director
Division of Agriculture

Quit Claim Deed

Page 1 of 2
OFFICIAL STATE BUSINESS
NO RECORDING FEE

0680-101-0290
M-17146, 01-0290

BK01120PG0163

State of Alaska)
) ss.
Third Judicial District)

This Is To Certify that on the 22nd day of February, 2001, appeared before me Robert Wells, who is known to me to be the Director of the Division of Agriculture, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Robert Wells executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Sherry Spares
Notary Public in and for the State of Alaska
My Commission Expires: 9/21/02



005636
PALMER
RECORDING DISTRICT
2001 FEB 23 AM 9:26
REQUESTED BY
DNR
nic
cc

AFTER RECORDING RETURN TO:

DelRay Hobbs - Grantee
P.O. Box 876195
Wasilla, Ak. 99687

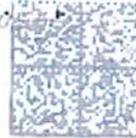
Quit Claim Deed

Page 2 of 2
OFFICIAL STATE BUSINESS
NO RECORDING FEE




MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 350 EAST DAHLIA AVENUE
 PALMER, ALASKA 99645
 PHONE 861-7874 FAX 861-8407

99501 6258 \$10



U.S. POSTAGE >>> PITNEY BOWES
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FIRST CLASS

52097000T018 1
 ALASKA STATE OF
 DEPT OF NATURAL RESOURCES DIV OF LANDS
 550 W 7TH AVE, STE 1050A
 ANCHORAGE AK 99501-3579

99501 3579 0094

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: DELRAY & CAROLYN HOBBS; JOSHUA & AMELIA HOBBS (owners/petitioners)

REQUEST: The request is to adjust the lot lines between Tract 14-B and Tract 14-D, Hobbs Haven, Plat No. 2007-136, to be known as **HOBBS HAVEN ADDITION 1**. Access is W. Holstein Avenue and S. Guernsey Road.

LOCATION: Located within S 1/2 Sec 24 and the N 1/2 N 1/2 N 1/2 Sec 25, T15N, R05W, S.M. AK, lying west of S. Guernsey Road, South of W. Holstein Avenue, and west of W. Point MacKenzie Road.

Community Council: Point MacKenzie **Assembly District:** #5: Dan Mayfield **Area:** 362.42 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on **March 23, 2016**. The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 500' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: plattimg@matsugov.us. Comments received prior to **March 16, 2016** will be included in the Platting packet for the Platting Officer's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Platting Officer, but will be provided as "Hand-Outs". To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *Interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Name: _____
Comments: _____

Return to:
 Dept. of Natural Resources
 Division of Land, Mining and Water
 550 West 7th Ave Suite 640
 Anchorage AK 99501

Please See enclosed letter w/ Attachments.



CC

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Acknowledgment of Subdivision of Agricultural Parcel and Restriction
on Further Subdivision, Under Ch. 20 SLA 1997

NOTICE is hereby given that I/we, Ray Hobbs and Carolyn Hobbs
whose address is PO Box 877754, Wasilla, AK 99687
owner(s) of the property serialized by the Department of Natural Resources as ADL 209365
and described as follows:

Tract 14 of Alaska State Land Survey 80-111 Containing
641.89 acres more or less according to amended
survey plat filed in the Palmer Recording District
July 26, 1982 as plat NO 82-80

Location Index (MTRS): T15N R5W Seward Meridian Alaska Section 24
and Section 25

hereby acknowledge that I/we have exercised the option to subdivide under AS 38.05.321
(a)(2)(B), and have designated the original housing right to one subdivision parcel (if
applicable), and have made payment or exercised the lien option of AS 38.05.321(f) for the right
to construct housing on each remaining subdivision parcel of less than 640 acres, as follows
(indicate "Original Housing Right," "Housing Right Payment," or "Lien Option" in the first line
followed by the subdivision parcel legal description):

1. Original Housing Right
Tract 14-A Hobbs Haven
2. Lien Option
Tract 14-B, Hobbs Haven
3. Lien Option
Tract 14-C Hobbs Haven
4. Lien Option
Tract 14-D Hobbs Haven

I/we further acknowledge that I/we understand that, pursuant to the applicable conveyance document and AS 38.05.321(a)(2)(B), the immediately aforementioned parcels may not be further subdivided.

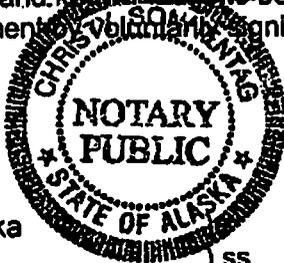
Owner(s):

Del Ray Hobbs
Signature

Carolyn Hobbs
Signature

State of Alaska)
3rd) ss.
Judicial District)

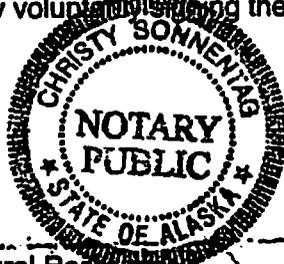
THIS IS TO CERTIFY that on this 15th day of August, 2007, appeared Carolyn Hobbs to me known and known to be the person named in and who executed this acknowledgment by voluntarily signing the same.



Christy Sonnentag
Notary Public in and for the State of Alaska
My Commission Expires: December 13, 2010

State of Alaska)
3rd) ss.
Judicial District)

THIS IS TO CERTIFY that on this 15th day of August, 2007, appeared Del Ray Hobbs to me known and known to be the person named in and who executed this acknowledgment by voluntarily signing the same.



Christy Sonnentag
Notary Public in and for the State of Alaska
My Commission Expires: December 13, 2010

Return to:
State of Alaska
Department of Natural Resources
Division of Mining, Land and Water
550 W. 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576

State Business - No Charge

ADL No. 209365

MTRS T15N, R5W, Seward Meridian, Alaska
Section 24 and Section 25



2 of 2
2007-027078-0

Sec. 38.05.321. Restriction on sale, lease, or other disposal of agricultural land.

(a) The department shall include in a document that conveys state land classified as agricultural land

(1) a perpetual covenant for the benefit of all Alaska residents and running with the land that restricts or limits the use of the land for agricultural purposes; and

(2) one of the following, as appropriate:

(A) a perpetual covenant for the benefit of all Alaska residents and running with the land permitting the owner of land that had been obtained under homestead entry to subdivide and convey the land in parcels of not less than 40 acres each; or

(B) a perpetual covenant for the benefit of all Alaska residents and running with the land permitting the owner of land that had been obtained by purchase to subdivide and convey not more than four parcels of the land of not less than 40 acres each, subject to the restriction that a subdivided parcel may not be further subdivided.

(b) Subject to (a) of this section, state land classified as agricultural land that has been selected by a municipality under former AS 29.18.190 - 29.18.200 or former AS 29.18.205 (e) may be approved by the director for patent under AS 29.65.050 (c). Agricultural land approved for patent to a municipality shall be credited, acre for acre, toward fulfillment of that municipality's entitlement under AS 29.65.010 - 29.65.030 or former AS 29.18.201 - 29.18.203.

(c) The provisions of this section do not apply to

(1) state land classified as agricultural land that has been selected by a municipality under the provisions of former AS 29.18.190 - 29.18.200 if the selection is an approved selection before April 1, 1978 and is otherwise valid under AS 29.65.050 (b) or former AS 29.18.205(b); or

(2) a quitclaim of the interest of the state to the federal government under AS 38.05.035 (b)(9).

(d) For state land classified as agricultural land that is conveyed under (a) of this section,

(1) the commissioner may require the landowner to cooperate with the appropriate soil and water conservation district under AS 41.10 in the development and implementation of soil conservation plans as authorized by AS 41.10.110 (6);

(2) as a condition of the conveyance, the commissioner may not require preparation and implementation of a schedule of planned agricultural development or a farm development plan specified in a land purchase contract unless the commissioner permits modification of a plan in cases of economic hardship or other extenuating circumstances;

(3) the commissioner may not

(A) limit the right of the landowner to use the land and improvements for purposes that are incidental to and not inconsistent with the primary use of the land for agricultural purposes;

(B) except as provided by (i) of this section, limit the right of a landowner to construct housing for the landowner and farm laborers, to construct improvements for animals, or to construct improvements that are reasonably required for or related to agricultural use on the original parcel and on additional subdivided parcels, not to exceed the limits and restrictions set by (a)(2) of this section; and

(C) limit the right of the landowner to subdivide and convey the land if the resulting parcels are not in violation of the limits and restrictions set out in (a)(2) of this section.

(e) A landowner may subdivide land classified for agricultural use and for which the landowner obtained a patent under a homestead entry permit issued under AS 38.09 so long as the resulting parcels are not in violation of the minimum parcel size set out in (a) of this section. A landowner may subdivide other land classified for agricultural use as authorized under (d)(3)(C) of this section. If the subdivision involves land classified for agricultural use and for which the landowner obtained a patent under a homestead entry permit issued under AS 38.09, or if the subdivision of land authorized under (d)(3)(C) of this section results only in parcels of 640 acres or more, the landowner may subdivide without payment as required by this subsection. If subdivision of land authorized by (d)(3)(C) of this section would result in one or more parcels of less than 640 acres, the landowner may subdivide only if the landowner first tenders payment to the department for the right to construct housing in each subdivided parcel of less than 640 acres. Payments collected under this subsection shall be separately accounted for and may be appropriated to the agricultural revolving loan fund (AS 03.10.040). For purposes of this subsection, the value of the right to construct housing in a subdivided parcel

(1) is \$4,000 for the parcel, subject to adjustment under (h) of this section; or

(2) shall be determined by an appraisal made by an appraiser under contract to the landowner owning the parcel, and the appraisal must include the value, determined as of the date of subdivision, of the right to construct housing by the landowner under (d)(3) of this section.

(f) Notwithstanding (e) of this section, the landowner is not required to pay an amount due under (e) of this section until the subdivided parcel is conveyed by the owner to a person not a member of the person's immediate family. The department has a lien on the parcel as security for payment of the amount due. For purposes of this subsection, "immediate family" means

(1) the spouse of the person; or

(2) a parent, child, including a stepchild and an adoptive child, or sibling of the person if the parent, child, or sibling resides with the person, is financially dependent on the person, or shares a substantial financial interest with the person.

(g) A perpetual covenant described in (a) of this section may be enforced only by a civil action brought by the state, a municipality, or a resident. If a municipality or a resident brings an action under this subsection, the municipality or resident shall also serve a copy of the summons and complaint on the

state in the manner prescribed by the Alaska Rules of Civil Procedure for service on the state. An action may be maintained under this subsection only if

(1) commenced within six years after the cause of action has accrued; and

(2) the plaintiff has first notified in writing the appropriate soil and water conservation district under AS 41.10 of the violation of the covenant at least 90 days before the civil action is filed.

(h) The value of the right to construct housing determined under (e) of this section shall be adjusted to correspond with the change in the consumer price index for all urban consumers for the Anchorage Metropolitan Area compiled by the Bureau of Labor Statistics, United States Department of Labor. The base year for the computation shall be the calendar year in which the process of conveyance of state land authorized by (a) of this section is initiated under this section.

(i) The authority given in (d)(3)(B) of this section to construct housing and the payment required under (e) of this section for the right to construct housing do not permit the landowner the right to construct condominiums under AS 34.07 or other common interest ownership communities under AS 34.08.

(j) In this section, "agricultural purposes" means

(1) the production, for commercial or personal use, of useful plants and animals;

(2) the construction of

(A) housing for landowners and farm laborers;

(B) improvements for animals; or

(C) improvements that are reasonably required for or related to agricultural use;

(3) the use of gravel reasonably required or related to agricultural production on the parcel conveyed; and

(4) removal and disposition of timber in order to bring agricultural land into use.