STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 14, 2016

ABBREVIATED PLAT:	**INDIAN HILL RSB BLOCK 1 LOT 3**
LEGAL DESCRIPTION:	**SEC 03, T17N, R01W, SEWARD MERIDIAN, AK**
PETITIONERS:	**COMFORT HOMES AND INVESTMENTS LLC**
SURVEYOR/ENGINEER:	**BULL MOOSE SURVEYING/ERDMAN & ASSOC.**
ACRES: 1.09 ±	PARCELS: **2**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-111

REQUEST: The request is to create two lots from Lot 3, Block 1, Indian Hill Subdivision, Plat No. 79-312, Section 03, Township 17 North, Range 01 West, SM AK, to be known as LOT 3A and LOT 3B, containing 1.09+ acres. Access is N. Hoka Hay Circle, a City of Wasilla owned and maintained street. Parent parcel is within the City of Wasilla limits and is served by City water. Lot 3B is a flag lot, pursuant to MSB 43.20.300(D).

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	**Exhibit A – 3 pgs**
Geotechnical Report	**Exhibit B – 2 pgs**
AGENCY COMMENTS	
Department of Public Works	**Exhibit C - 1 pg**
Planning-Development Services	**Exhibit D - 1 pg**
Department of Emergency Services & FSA #130	**Exhibit E – 7 pgs**
Utilities	**Exhibit F – 3 pgs**
City of Wasilla	**Exhibit G - 3 pgs**

DISCUSSION: The subject parcel is located north of the Wasilla Junior and Senior High School and the New Iditarod Elementary School, southwest of N. Wasilla-Fishhook, south of E. Blind Nick Drive and directly east of N. Hoka Hay Circle. Proposed Lot 3A is 20,231sf (.46 acres); proposed Lot 3B is 27,219sf (.62 acres). Pursuant to MSB 43.20.281(A)(2), lots served by city water may be a minimum of 20,000sf. Proposed Lot 3B is a flag lot, pursuant to MSB 43.20.300(D).

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Michael R. Erdman, PE, Erdman & Associates, notes existing testholes on the property were inspected on July 8, 2016 and July 13, 2016. The testhole logs are included in the report and a location map is attached. Neither groundwater nor impermeable soils were encountered to a depth of 14'. Based upon the soils investigation and evaluation of surface topography, it is Mr. Erdman's opinion that each of the proposed lots contain a minimum of 10,000sf of contiguous useable septic area, as defined by MSB Title 43.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Development Services (**Exhibit D**) has no comments. Department of Emergency Services and Fire Service Area #130 Central Mat-Su (**Exhibit E**) have no objections as long as the driveway meets the requirements of the International Fire Code and any fire department access that is over 150' long requires an approved turnaround. IFC Code Chapter 5 is attached.

Utilities: (**Exhibit F**) GCI approved as shown. MEA requests a 15' wide utility easement adjoining the east side of N. Hoka Hay Circle. MEA provided a graphic that shows the requested easement and also the document to be signed by the petitioner and recorded. *Staff notes the petitioner has granted the requested easement and it was recorded August 30, 2016 at Reception No. 2016-018327-0. Location of the easement and recording information shall be shown on final plat (see* ***Recommendation #3****).*

City of Wasilla: (**Exhibit G**) Planning Department notes a Land Use Permit for Subdivision must be reviewed and approved. *Staff notes petitioner has provided a copy of the Land Use Permit for Subdivision.* No clearing of the lots is allowed until a land use permit is approved for the development of the site. Public Works Department has no comments.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Community Development, Assessments, Permit Center or Pre-Design Division; MEA or MTA.

CONCLUSION: The plat of Indian Hill RSB Block 1 Lot 3 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, and MSB 43.20.300(D) Flag lots. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

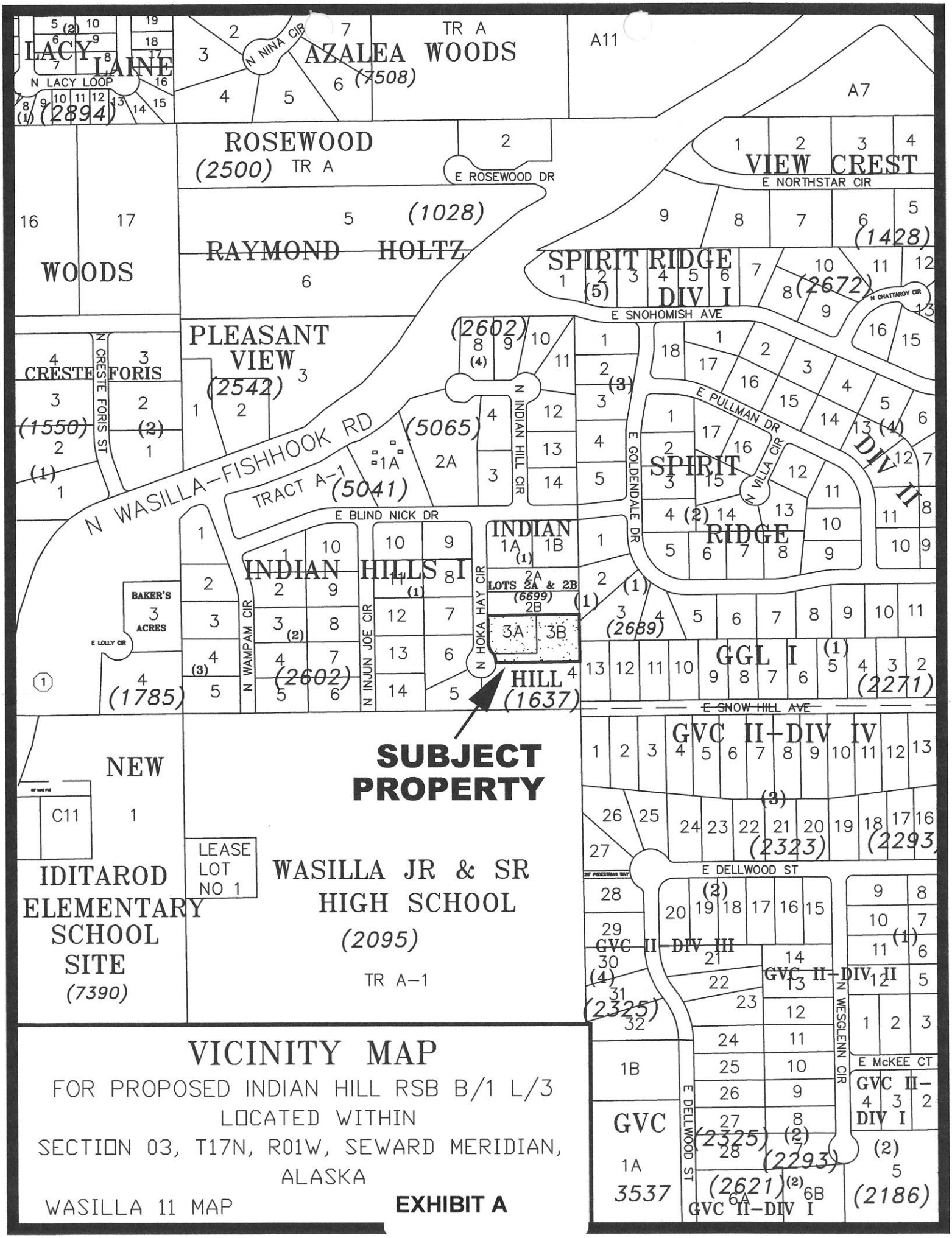
Staff recommends approval with the following conditions and findings:

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. Submit recording fees, payable to SOA/DNR.
5. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Indian Hill RSB Block 1 Lot 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.

2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Community Development, Assessments, Permit Center or Pre-Design Division; MEA or MTA.
5. A soils report was submitted, pursuant to MSB 43.20.281. Each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.
8. The parcels are within the city limits of Wasilla.
9. The lots are served by City of Wasilla water system.
10. Petitioner has provided a copy of a city of Wasilla driveway permit application.
11. Petitioner has provided a copy of the Land Use Permit for Subdivision.
12. Petitioner has provided signatory authority documentation for the LLC.
13. Postage and advertising fees of $61.85 have been paid.
14. Petitioner has granted and recorded the 15' wide utility easement requested by MEA.

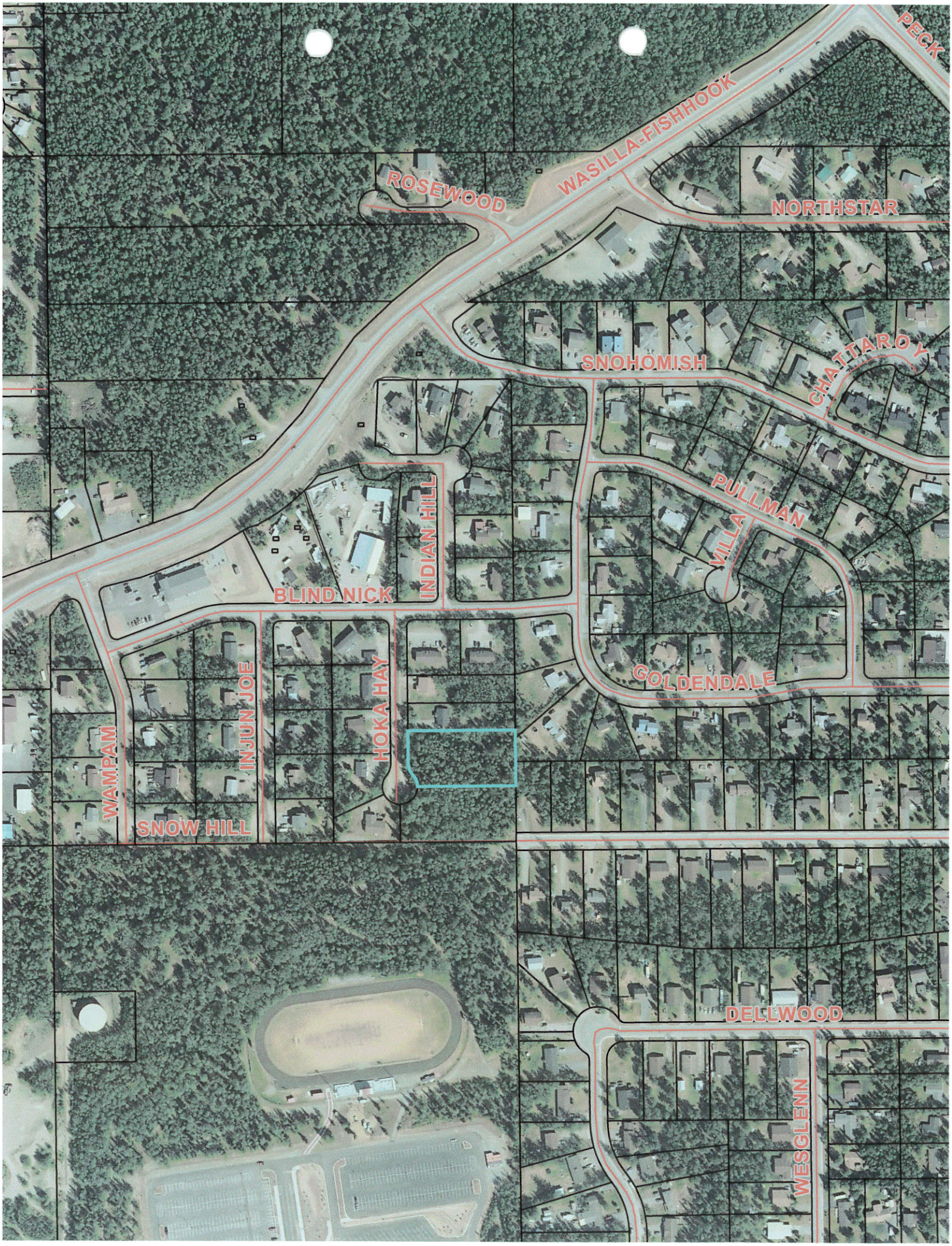


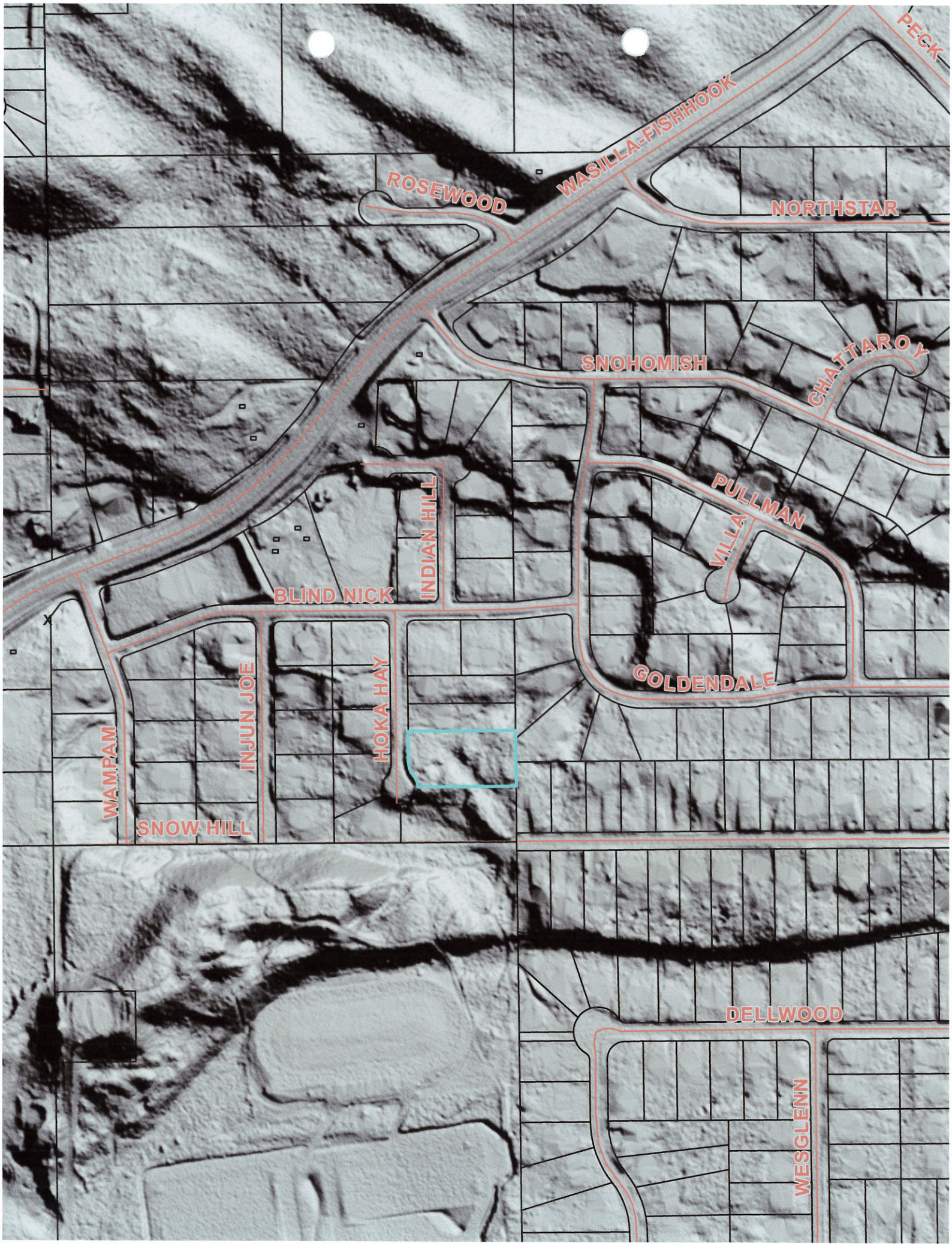
VICINITY MAP

FOR PROPOSED INDIAN HILL RSB B/1 L/3
LOCATED WITHIN
SECTION 03, T17N, R01W, SEWARD MERIDIAN, ALASKA

WASILLA 11 MAP

EXHIBIT A


PECK
WASILLA-FISHHOOK
ROSEWOOD
NORTHSTAR
SNOHOMISH
CHATTAROY
PULLMAN
VILLA
INDIAN HILL
BLIND NICK
GOLDENDALE
HOKA HAY
INJUN JOE
WAMPAM
SNOW HILL
DELLWOOD
WESGLENN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WASILLA-FISHHOOK
ROSEWOOD
NORTHSTAR
SNOHOMISH
CHATTAROY
PULLMAN
VILLA
INDIAN HILL
BLIND NICK
GOLDENDALE
HOKA HAY
INJUN JOE
WAMPAM
SNOW HILL
DELLWOOD
WESGLENN

ERDMAN & ASSOCIATES
Consulting Engineers / Water Testing Laboratory

5200 Dunbar Drive
Wasilla, AK 99654

Phone 907-376-6989
Fax 907-373-2157

RECEIVED
AUG 18 2016
PLATTING

August 17, 2016

Matanuska Susitna Borough
350 East Dahlia Ave.
Palmer, AK 99645

Re: Proposed L3A & 3B/B1 Indian Hill Subdivision; Soils Report & Usable Area Determination

Ladies & Gentlemen,

Erdman & Associates was retained to evaluate soil conditions and usable area for the proposed subdivision. As shown on the preliminary plat by Cottini Land Surveying, the proposed subdivision will create 2 lots, each with an area greater than 20,000 square feet. The lots will be served by a municipal water system.

Erdman & Associates inspected test pits on the subject property on 7/8/16 and 7/13/16. The test hole logs are below, and a location map is attached.

TH #1 (7/8/16)
0-2.5' Silt/Topsoil
2.5-4.5' Sandy Gravel (GP)
4.5-6.5' Silty Sand/Gravel (SM/GM)
6.5-15' Sand/Gravel (SW)
No Groundwater/Impermeable

TH #2 (7/13/16)
0-2' Silt/Topsoil
2-6' Sandy Gravel (GP)
4.5-6.5' Silty Sand/Gravel (SM/GM)
6.5-16.5' Sand/Gravel (SW)
No Groundwater/Impermeable

Neither groundwater nor impermeable soils were encountered to a depth of 14 feet. Soil and water table conditions are suitable for installation of conventional onsite wastewater disposal (septic) systems. Topographic mapping does not indicate any significant areas with slopes exceeding 25%.

Based upon our soils investigation, and evaluation of surface topography, it is my opinion that each of the proposed lots contains a minimum of 10,000 square feet of contiguous useable septic area, as defined by MSB Title 43.

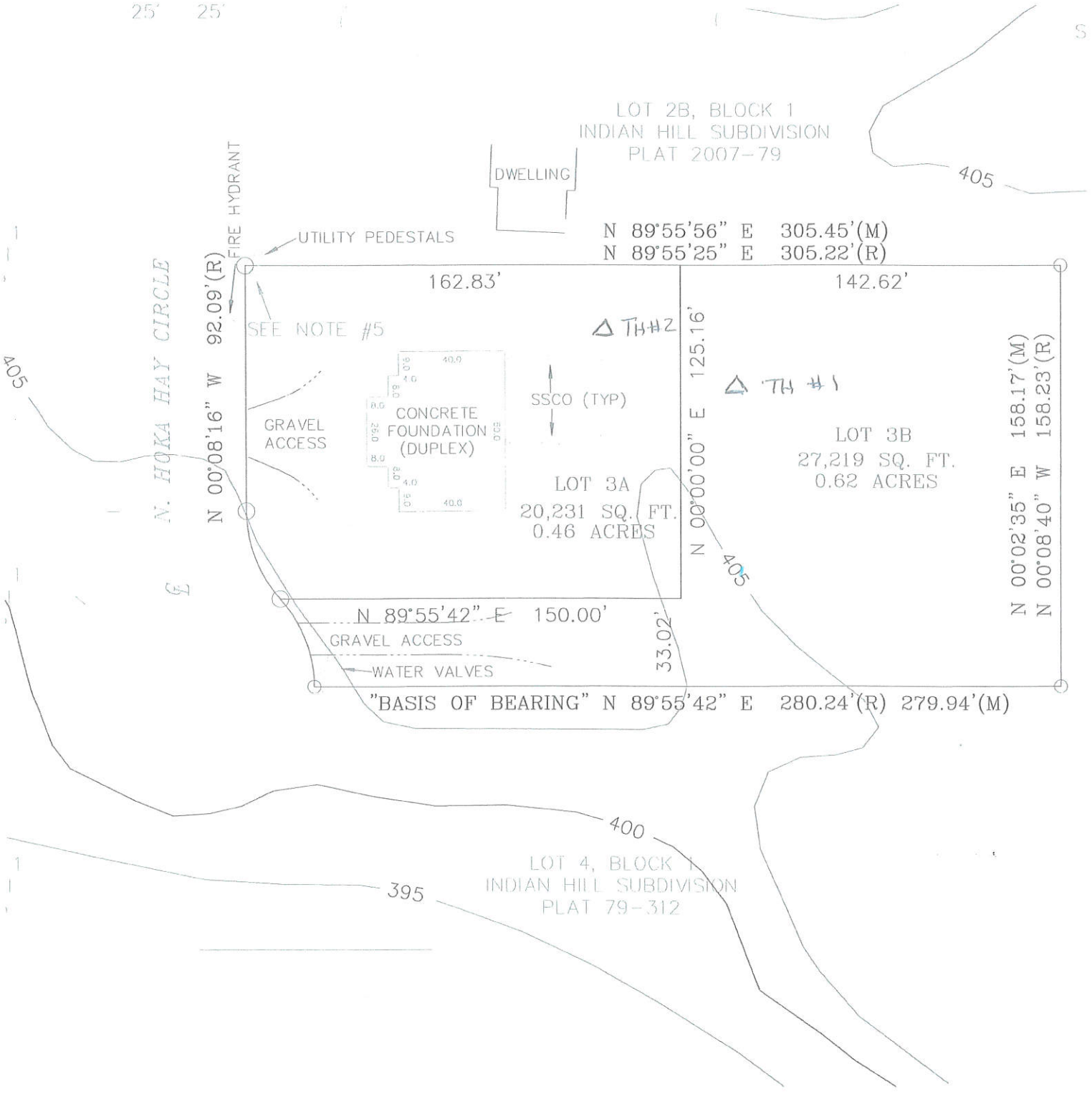
Please call if you have any questions or need additional information.

Sincerely,

Michael R. Erdman, P.E.

8/17/16

EXHIBIT B



Proposed L3A & 3B INDIAN HILL
TEST HOLE LOCATION MAP

STATE OF ALASKA
49th
Michael R. Erdman
CE-6252
8/17/16
REGISTERED PROFESSIONAL ENGINEER

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, September 06, 2016 3:30 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Indian Hill RSB B1 L3

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Friday, August 19, 2016 3:27 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); stevecolligan@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Indian Hill RSB B1 L3

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Block 1, Indian Hill Subdivision, MSB Case #2016-111. Also attached is the Vicinity Map, Soils Report, Owner's Statement and the preliminary plat. Comments are due by SEPTEMBER 7, 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: Susan Lee
Sent: Monday, August 22, 2016 8:34 AM
To: Platting
Subject: RE: RFC Indian Hill RSB B1 L3

No comment.

Susan

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

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Friday, August 19, 2016 3:27 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); stevecolligan@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Indian Hill RSB B1 L3

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

EXHIBIT D

Amy Otto-Buchanan

From: Richard Boothby
Sent: Thursday, September 01, 2016 10:44 AM
To: Platting
Subject: RE: RFC Indian Hill RSB B1 L3
Attachments: Fire Department Access.docx

Central Mat-Su FSA and DES has objections as long as the driveway meets the requirements of the International Fire Code and any fire department access that is over 150 feet long requires an approved turnaround. I have included the code site.

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Friday, August 19, 2016 3:27 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); stevecolligan@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Indian Hill RSB B1 L3

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

EXHIBIT E

IFC®

INTERNATIONAL FIRE CODE®

CHAPTER 5
FIRE SERVICE FEATURES

SECTION 502
DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm)where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.
503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.
503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.
503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.
503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.
503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.
Exception: The restriction on use shall not apply to public officers acting within the scope of duty.
503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

APPENDIX D
FIRE APPARATUS ACCESS ROADS
SECTION D101
GENERAL
D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.
SECTION D102

REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

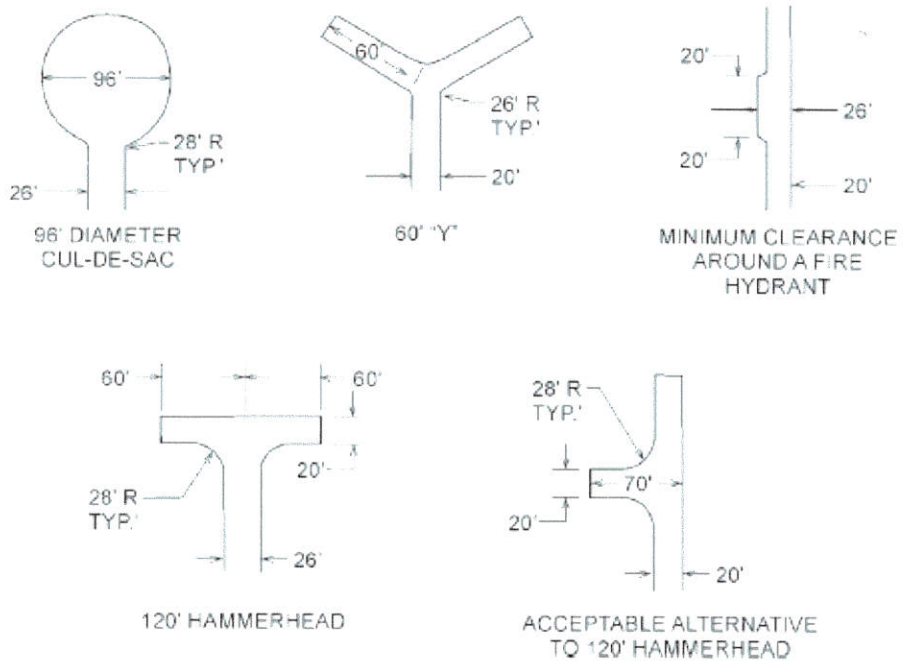
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure
D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

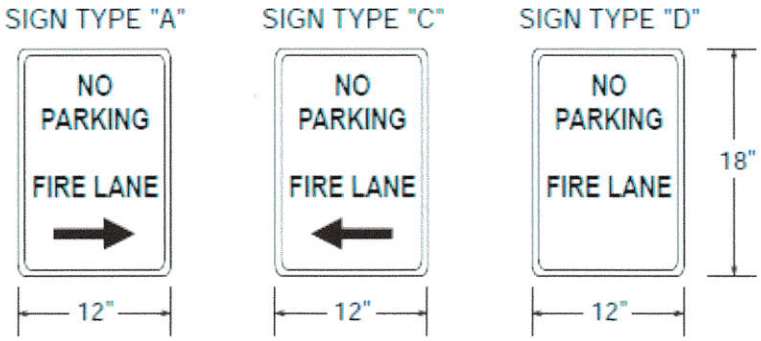


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520m2) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems.*

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler*
systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system.*

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official.*

D108
REFERENCED STANDARDS

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5
ICC IFC-09 International Fire Code D101.5,D107.1
UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006 D103.5

LEGEND:

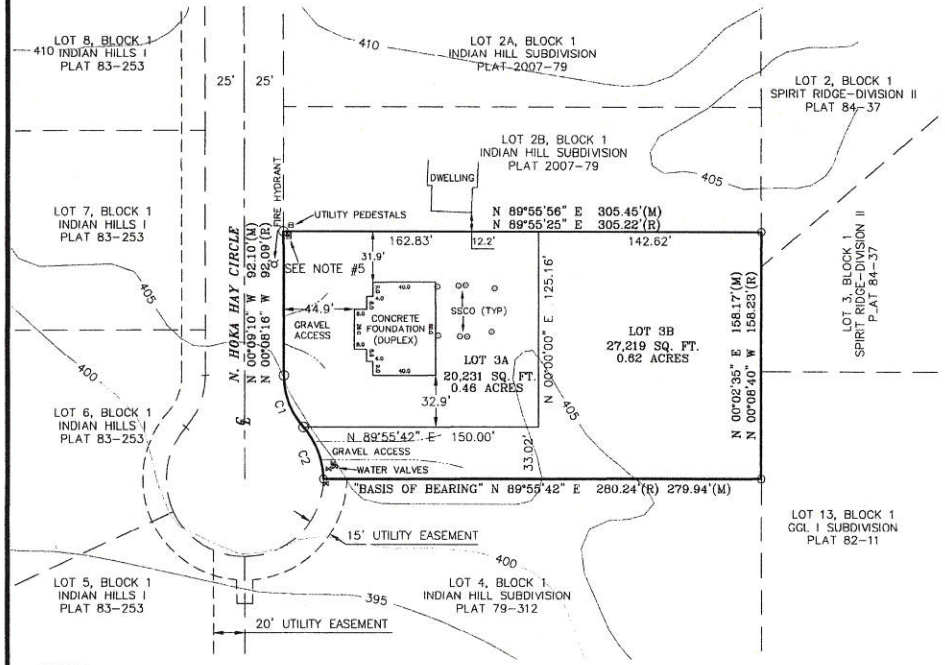
- O FOUND 1/2" REBAR
- (R) RECORD VALUE PER PLAT OF INDIAN HILL SUBDIVISION (PLAT #79-312)
- (M) MEASURED VALUE THIS SURVEY
- —| SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS-10609)

0' 50' 100' 150'

SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (M)	41°25'49"	50.00'	36.15'	18.91'	35.37'	N 20°50'54" W
C1 (R)	41°24'35"	50.00'	36.14'	18.90'	35.36'	
C2 (M)	41°21'39"	50.00'	36.09'	18.87'	35.32'	N 20°50'01" W
C2 (R)	41°24'35"	50.00'	36.14'	18.90'	35.36'	



NOTE: TOPOGRAPHIC DATA DERIVED FROM M.S.B. 1986 TOPOGRAPHIC MAPPING

PRELIMINARY

PLANNING & 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

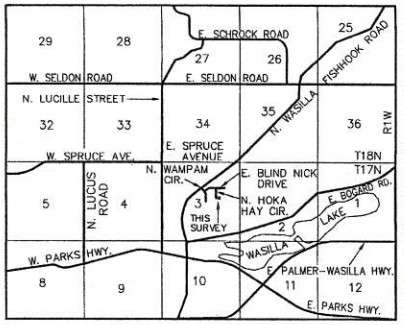
PLAT RESOLUTION NO. _____

DATED _____

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK



VICINITY MAP: 1" = 1 MILE

OWNERSHIP CERTIFICATE

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

VADIM SHAPORDA DATE
dba COMFORT HOMES AND INVESTMENT, LLC
3130 DISCOVERY LOOP
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

RECEIVED
AUG 18 2016
PLATTING

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 THE PLAT TO BE RECORDED.
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.
3. COVENANTS, CONDITIONS AND RESTRICTIONS:
   RECORDED MARCH 13, 1979 IN BOOK 186, PAGE 809
   AMENDED BY INSTRUMENT:
   RECORDED AUGUST 23, 2006 AS RECEPTION No. 2006-024178-0
4. THESE LOTS ARE SERVED BY CITY OF WASILLA WATER SYSTEM. NO ONSITE WATER WELL SHALL BE PERMITTED.
5. 5' X 5' EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 23, 2006 AS RECEPTION No. 2006-024178-0

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE CITY OF WASILLA TAX COLLECTION OFFICIAL

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Josh Swanson DATE 8/22/16
SCI ENGINEERING & DESIGN

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

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.

STATE OF ALASKA 49TH ROBERT S. HOFFMAN LS-10609 Professional Land Surveyor

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

8/11/2016
DATE

A PLAT OF

INDIAN HILL SUBDIVISION LOTS 3A & 3B, BLOCK 1

A SUBDIVISION OF:
LOT 3, BLOCK 1
INDIAN HILL SUBDIVISION
PLAT #79-312

LOCATED WITHIN:
SECTION 3, T17N R1W
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 1.09 ACRES MORE OR LESS

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
FAX: (907) 357-6977

DRAWN BY: RSH	DRAWING SCALE:
DATE: 8/11/2016	1"=50'
CHECKED BY: SES	SHEET 1 OF 1

EXHIBIT F

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, August 30, 2016 8:13 AM
To: Amy Otto-Buchanan; bob@bullmoosesurveying.com
Cc: vshaporda@yahoo.com
Subject: Indian Hill Subdivision
Attachments: SKMBT_C36016083007120.pdf

Hello,

Attached is the easement which MEA is requesting to be recorded prior to the recording of Indian Hill Subdivision Lot 3A & 3B, Block 1.

If you have any questions or concerns, please free to contact me at the number below.

Thank you.

Tammy Simmons, RWP
Right of Way Technician
Matanuska Electric Association, Inc.
(907) 761-9276

LEGEND:

- O FOUND 1/2" REBAR
- (R) RECORD VALUE PER PLAT OF INDIAN HILL SUBDIVISION (PLAT #79-312)
- (M) MEASURED VALUE THIS SURVEY
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0' 50' 100' 150'

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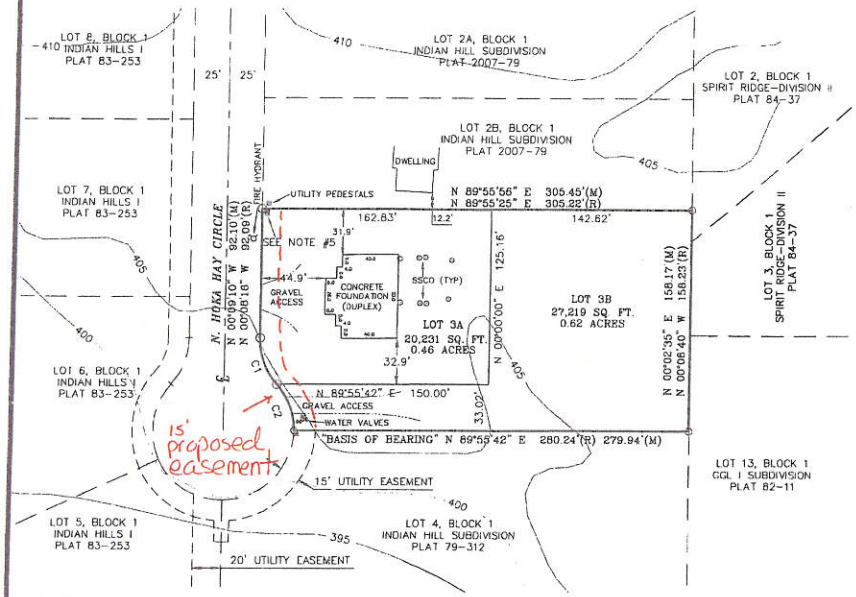

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5. 5' X 5' EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC.
   RECORDED AUGUST 23, 2006 AS RECEPTION No. 2006-024178-0

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

_____ DATE

_____ CITY OF WASILLA TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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PLAT RESOLUTION NO. _____

DATED _____

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

_____ PLANNING AND LAND USE DIRECTOR DATE

_____ ATTEST: PLATTING CLERK

NOTE: TOPOGRAPHIC DATA DERIVED FROM M.S.B. 1986 TOPOGRAPHIC MAPPING

PRELIMINARY

CERTIFICATE OF PAYMENT OF TAXES

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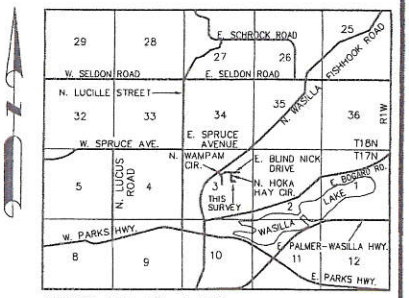
STATE OF ALASKA 49TH ROBERT S. HOFFMAN LS-10609 Professional Land Surveyor

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

8/11/2016
DATE



VICINITY MAP: 1" = 1 MILE

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

_____ DATE

VADIM SHAPORDA
dba COMFORT HOMES AND INVESTMENT, LLC
3130 DISCOVERY LOOP
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR _____

_____ NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

RECEIVED
AUG 18 2016
PLATTING

A PLAT OF

INDIAN HILL SUBDIVISION LOTS 3A & 3B, BLOCK 1

A SUBDIVISION OF:
LOT 3, BLOCK 1
INDIAN HILL SUBDIVISION
PLAT #79-312

LOCATED WITHIN:
SECTION 3, T17N R1W
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 1.09 ACRES MORE OR LESS

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
FAX: (907) 357-6977

DRAWN BY: RSH	DRAWING SCALE: 1"=50'
DATE: 8/11/2016	SHEET 1 OF 1
CHECKED BY: SES	

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Monday, August 22, 2016 5:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Indian Hill RSB B1 L3

Amy,

The City Public Works Department does not have any comments. The only comments from the Planning Department are that a City subdivision permit is required and that no clearing of the lots are allowed until a land use permitted is approved for development on the lot.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

-----Original Message-----
From: Planning
Sent: Monday, August 22, 2016 8:28 AM
To: Tina Crawford
Subject: FW: RFC Indian Hill RSB B1 L3

-----Original Message-----
From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Friday, August 19, 2016 3:27 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Planning; publicworks; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); stevecolligan@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Indian Hill RSB B1 L3

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Block 1, Indian Hill Subdivision, MSB Case #2016-111. Also attached is the Vicinity Map, Soils Report, Owner's Statement and the preliminary plat. Comments are due by SEPTEMBER 7, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician

EXHIBIT G

RECEIVED

SEP 0 9 2016

Planning Office
City of Wasilla

CITY OF WASILLA
•Planning Office•
290 East Herning Avenue • Wasilla • Alaska • 99654-7091
• Telephone 907-373-9020 •

LAND USE PERMIT FOR SUBDIVISION

#A16 - 120
Date: 9-9-16

SUBDIVISION INFORMATION:		
Name of Proposed Subdivision: Indian Hill		
Property tax # 43689		
Legal Description: *[Attach additional page if necessary.]* Indian Hill B1 L3		
General location of property: 1245 N. Hoka Hay Cir. Wasilla AK		
Total acres in proposed subdivision: 1.09	Total Number of Lots/Parcels Proposed: 2	Zoning: RR
Access to the subdivision is from: N. Hoka Hay Cir		
Proposed source of Water: ☒ City of Wasilla Water Utility ☐ Individual Well ☐ Other _____	Proposed wastewater disposal: ☐ Public ☒ On-site sewage system ☐ Other _____	

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: VADIM SHAPORDA	Name:
Mailing Address: 3021 W. Discovery Loop, Wasilla, AK 99654	Mailing Address:
Contact Phone: Day (907) 414-9997 Night	Contact Phone: Day Night
FAX:	FAX:
E-mail: vshaporda@yahoo.com	E-mail:

*Attach list of additional owners if any.

ENGINEER/LAND SURVEYOR	
Name: Robert S. Hoffman Bull Moose Surveying	
Mailing Address: 200 Hygrade Lane Wasilla, AK 99654	Contact Phone: Day (907) 357-6957 Night FAX: (907) 357-6977
E-mail:	E-mail:

Signature of Applicant: Vadim Shaporda Date: 9-9-16

Signature of Owner: Vadim Shaporda Date: 9-9-16
(If different then Applicant)

LID Assessments on property: ☐ There are no LID assessments due on this parcel ☐ LID assessments have been paid. ☐ LID assessments have not been paid.	Finance Office: Initials: YS Date: 9/9/16
Comments on proposed: **Right-of-Way:** N/A **Sewer and Water:** N/A **Road Construction:** N/A **Drainage:** CULVERT POSSIBLY REQUIRED (PER D/W PERMIT)	Public Works Office: Initials: BK Date: 9-9-16
☐ $50 Subdivision Permit fee paid.	

Comments from City Planning on continuation of MSB Subdivision process:

_____
Date

☐ Recommend Approval*
☐ Recommend Denial

_____
Signature

* Condition(s) for Recommendation of Approval:

(1) Completion of Matanuska-Susitna Borough Title 43 (formerly Title 16 & 27) Platting Process
(2) Lots may not be cleared prior to approval of land use permit to construct dwelling unit/building. All clearing must comply with WMC 16.33.050.
(3)

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 14, 2015

PRELIMINARY PLAT:	**KANGAS TRACTS**
LEGAL DESCRIPTION:	**SEC 20, T17N, R2W S.M., AK**
PETITIONER:	**JOHN & SUZANNE KANGAS**
SURVEYOR/ENGINEER:	**ALASKA RIM ENGINEERING**
ACRES: **14.96**	PARCELS: **3**
REVIEWED BY:	PEGGY HORTON CASE: 2016-113

REQUEST:

The request is to divide Parcel 1 of MSB Waiver 82-98-PWm (recorded as 82-159W) into 3 lots to be known as Kangas Tracts, containing 14.96 acres more or less. Located within Section 20, Township 17 North, Range 2 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	**EXHIBIT A**
Aerial Photo	**EXHIBIT B**
Site Visit Photo	**EXHIBIT C**
Soils	**EXHIBIT D**

COMMENTS:

Current Planner	**EXHIBIT E**
GCI	**EXHIBIT F**
MTA	**EXHIBIT G**
Enstar	**EXHIBIT H**

DISCUSSION:

Access: W. Misty Lake Road and W. Misty Lake Circle were previously certified as pioneer standard roads, not maintained by the borough. These are 50' wide easements and the recording information is shown on the plat. Site visit pictures are at **Exhibit C.**

Lot Design: The proposed lots have more than the minimum required frontage onto a public road and comply with MSB 43.20.140, *Frontage*.

Setbacks: The as-built information shows a conex across proposed property lines, this will need to be removed from the setbacks **See Recommendation #2.**

Soils: Alaska Rim Engineering provided a useable area report certifying there is 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area on each of the proposed lots **(Exhibit D)**. Soils log from Archie Giddings was provided and the soils are consistent with MSB 43.20.281, *Area.*

COMMENTS:

MSB Current Planner had no comments **(Exhibit E)**. GCI approves the plat as shown **(Exhibit F)**. MTA has no comments **(Exhibit G)**. Enstar has no comments **(Exhibit H)**. There were no other comments received.

CONCLUSION

The plat of Kangas Tracts is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. The proposed lots have the required useable septic and building area and both lots have the required frontage on a public road. W. Misty Lake Road and W. Misty Lake Circle were previously certified to pioneer access standard. There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Kangas Tracts contingent on the following recommendations:

1. Pay postage & advertising fee.

2. Remove the conex outside of the setbacks and provide a surveyor's determination that there are no setback violations within the subdivision prior to plat recordation.

3. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.

4. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

5. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

6. Submit final plat in full compliance with Title 43.

7. Apply for driveway permits for all existing driveways onto Borough roads.

FINDINGS

1. The abbreviated plat of Kangas Tracts is consistent with AS 29.40.070, Platting Regulations.

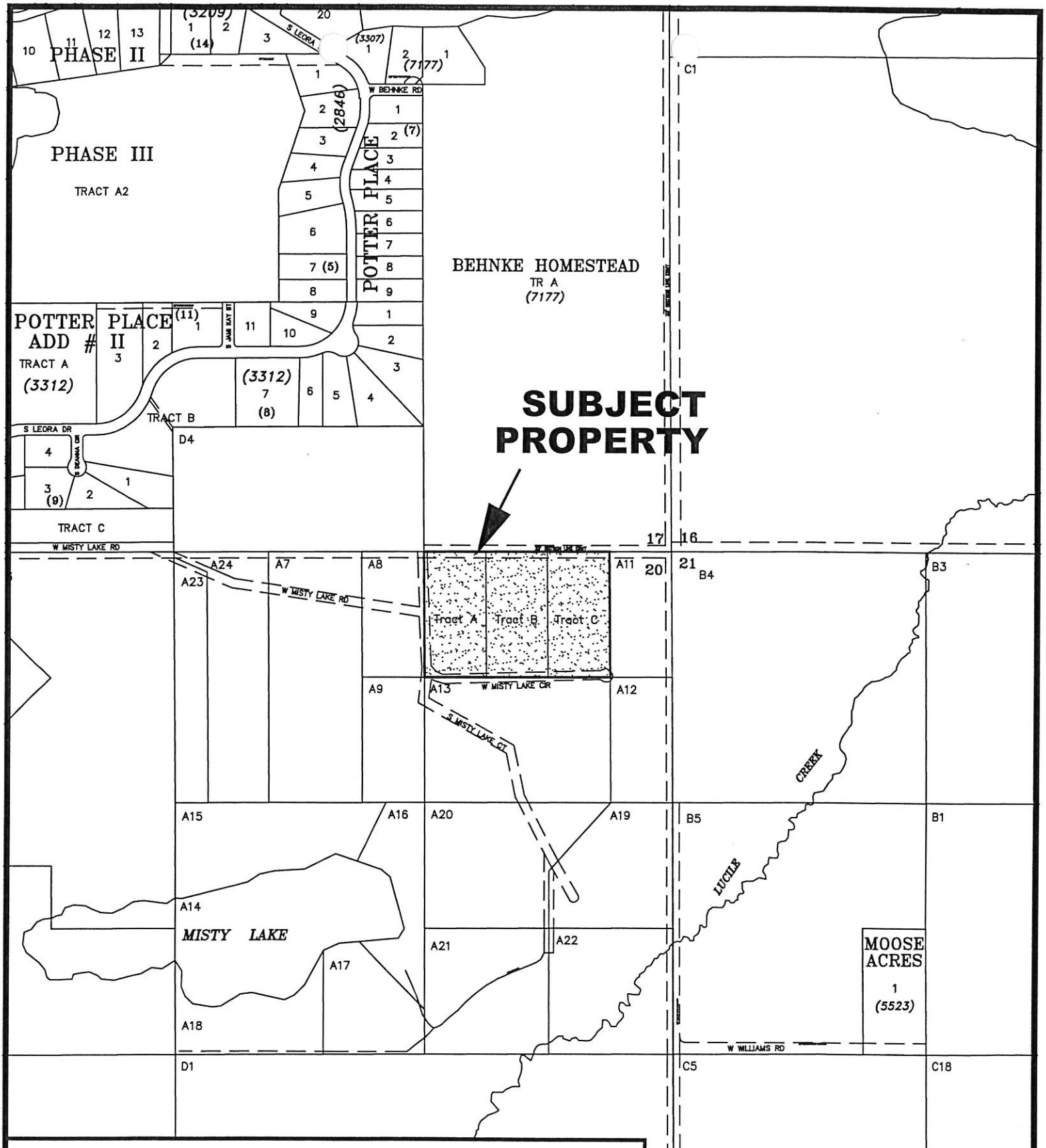
2. There were no objections from any borough department, outside agencies or the general public.

3. The proposed lots have more than the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.

4. A civil engineer certified that the proposed lots will contain 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.

5. W. Misty Lake Road and W. Misty Lake Circle are 50' wide rights-of-way meeting MSB 43.20.120, Legal Access and previously certified to pioneer standards.

6. There is an existing driveway onto W. Misty Lake Circle that is not permitted. Staff recommends driveway permits be applied for all driveways onto a borough road prior to plat recordation.



VICINITY MAP

FOR PROPOSED KANGAS TRACTS
LOCATED WITHIN
SECTION 20, T17N, R2W
SEWARD MERIDIAN, ALASKA

HOUSTON 15 MAP

EXHIBIT A

Matanuska Susitna Borough
Platting Division
Date: 9/12/2016

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 907-861-7801.

Feet
0 120 240 480 720 960

N

Looking west on Misty Lake Circle at intersection with Misty Lake Road

Looking east on Misty Lake Circle at intersection with Misty Lake Road

EXHIBIT C

ALASKA M ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E. Frontage Rd.,
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

RECEIVED
MAY 23 2016
PLATTING

May 19, 2016

Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

Re: **Useable Area Report, for Proposed Subdivision of Parcel 1, Waiver Resolution Serial No. 82-98PWm,**
Located within NE1/4NE1/4, Section 20, T17N, R2W, S.M., AK
AK Rim File No. 1600044

Platting Officer:

The owner of the above referenced parcel is proposing to subdivide the 14.96 Acre Waiver Parcel into three new parcels, to be known as Tracts A, B & C, Kangas Tracts (see attached, Preliminary Plat). Proposed Tracts A, B & C will be 4.98 acres, 4.99 acres, and 4.99 acres in size, respectively. The new tracts will be in excess of 40,000 square feet, meeting the Borough's minimum lot size requirement for onsite wastewater disposal.

TOPOGRAPHY

This development is bounded by W. Misty Lake Road on the west and W. Misty Lake Circle to the south. Large un-subdivided parcels surround this proposed subdivision on all sides. There is a slight ridge located southwest of center which runs toward the east and levels off before reaching the eastern boundary. This ridge contain isolated slopes which are 25% or greater. From the base of the ridge, the property slopes west toward S. Misty Lake Road with 5% slopes, 7% toward the northwest, and 5%-6% toward the north. There is a gentle sloping grade toward the north through the existing building site.

On the eastern side of the property, starting at W. Misty Lake Circle there is a flat level area, before dropping 5-10 feet toward a large flat depression located central in the eastern portion of the property. The northeastern portion of the property has a gently rises of 10-15 feet along the north boundary.

SUBDIVISION DESIGN CRITERIA

Proposed Tracts A, B & C, of the proposed Kangas Tracts Subdivision will each be 40,000 SF or greater of total area. The Tracts will have a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1).

EXHIBIT D-1

USEABLE AREA

There is an existing wastewater disposal system located on proposed Tract B, and documentation was submitted to ADEC in November of 2007. The ADEC documentation included a soils log performed on April 13, 2005 by Archie Giddings, P.E. (see attached Archie Giddings Test Hole and Soils Percolation Test documentation, dated 5/1/05).

The test hole was visually rated by Archie Gidding, P.E. using the unified soils classification system. The soils encountered consist of 0.0 – 1.0 feet of topsoil overlaying silty gravel (GM) soils to the bottom of the test hole at 12 ft. No groundwater and no impermeable layers were encountered in the test hole (see attached Soil Log). The soils log included a soil percolation test, performed on April 14, 2005, and was rated at 3 minutes per inch with recommended 190 sq. ft. per bedroom rating.

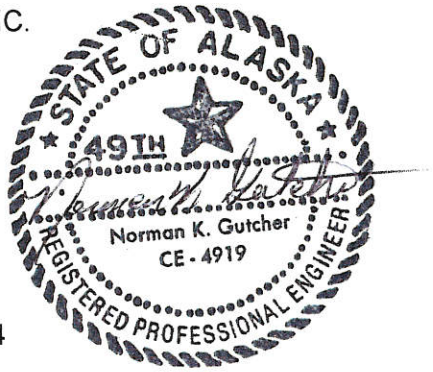
Pursuant to MSB 43,20.281(A)(1)(f)(ii) states: "Soils in a usable wastewater disposal area must be…clearly shown to be GM or SM under the Unified Soils Classification System by sieve analysis or MSB 43,20.281(A)(1)(f) (iii) shown by percolation test conducted in accordance with ADEC regulations to have a percolation rate of 60 minutes per inch or less.

The subsurface soils investigation conducted for the wastewater disposal system located within the central portion of the proposed Kangas Tracts for the existing wastewater disposal system is shown on the preliminary plat. It can be seen that the location of the test hole is applicable in the determination of useable area for the proposed subdivision.

The soils are acceptable for constructing onsite wastewater disposal systems.

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or Norm@alaskarim.com.

Sincerely,
ALASKA RIM ENGINEERING, INC.



Norman K. Gutcher,
Professional Engineer

Cc: AK Rim File No. 16-00044

Attachments:

- Preliminary Plat
- ADEC Wastewater Disposal Documentation
- Soil Log with Percolation Test

EXHIBIT D-2

RECEIVED
Date received: NOV 15 2007
ADEC&G Wells Program

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DOCUMENTATION OF CONSTRUCTION

I. GENERAL INFORMATION

Legal Description of the Location
Township 17N Range 2W.
8593 W. Misty Lake Cir

Submitted by: (Check one)
- ☐ Certified Installer
- ☒ Approved Homeowner
- ☐ Registered Engineer

Installer Name:
John W. Kangas

Mailing Address
PO Box 298137
Wasilla 99629

Onsite Wastewater System Serves:
- ☒ Single Family. Number of Bedrooms 4
- ☐ Duplex. Number of Bedrooms
- ☐ Small Commercial Facility With Estimated Design Flow of less than 500 GPD.

II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)

Source of Water and Containment (Check all that Apply)
- ☒ Well *(Drilled or Driven)*
- ☐ Roof Catchment
- ☐ Holding Tank
- ☐ Surface *(Identify)*
- ☐ Other *(Identify)*

Type of Water Supply System
- ☐ SF/Duplex
- ☐ Public

Treatment of Water (Check all that Apply)
- ☒ None
- ☐ Filtration
- ☐ Other:
- ☐ Chlorination
- ☐ Mineral Removal

Well Data

Is the height of the well casing more the 12" above the ground?	☒ Yes	☐ No
Is a sanitary seal or well cap installed on the well casing?	☒ Yes	☐ No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?	☒ Yes	☐ No
Is well wire enclosed in conduit?	☐ Yes	☒ No

Date Drilled	Depth of Well *(Feet)*	Static Water Level *(Feet)*	Yield *(If available)*	Pump Rate *(If available)*
6/24/05	106'	26'	20 gpm	N/A

Separation Distance from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot: 100+ Feet	Sewer Lines on Lot: 100+ Feet	Absorption Area on Lot: 100'+ Feet
Closest Septic/Holding Tank on Adjacent Lot: 400'+ Feet	Closest Sewer Lines on Adjacent Lot: 400Ft + Feet	Closest Edge of an Absorption Area on Adjacent Lot: 400Ft + Feet

Indicate separation distance from toxic materials including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides to well casing: None — On Lot N/A Feet; On Adjacent Lot N/A Feet

Water Sample Taken by: (Name) None

Address

Sampler is:
- ☐ Buyer
- ☐ Engineer
- ☐ Banker
- ☐ Government Official

Water Sample Results:
Attach Copy
- ☐ Satisfactory - Date
- ☐ Unsatisfactory - Date

Comments/Recommendations:

I certify that the above information, and that provided in Section IV, is correct:

Signature	Typed/Printed Name	Title	Date

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder
2. All public water systems must receive ADEC plan approval prior to construction. See 18 AAC 80 State of Alaska Drinking Water Regulations for specific requirements.

EXHIBIT D-3

III. WASTEWATER DISPOSAL	Legal Description: Township 17 N Range 2W

Type of Wastewater System:

- [x] Septic Tank with Conventional Soil Absorption System
- [ ] Package Treatment Plant (requires engineered design)
- [ ] Holding Tank: Material Type: Steel Size in Gallons: 1250 Manufacturer: Anchorage tank
- [ ] Other - Specify Type
- [ ] Alternate Onsite (requires engineered design)
- [ ] Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Flow of: 190 Gallons Per Day (GPD)

Criteria Used to Estimate Daily Wastewater Quantity: Dept. of Environmental Co. Installer Manual

[x] NEW SYSTEM [ ] REPAIR TO EXISTING SYSTEM	Certified Installer Installation Notification Date: Oct 25 07
Name of Installer: John W. Kangas	Date Installed: ~~Oct~~ 27-28 07

System Installed:
- [ ] By a Registered Engineer
- [ ] With Inspection by a Registered Engineer
- [x] By Approved Homeowner (attach copy of approval letter)
- [ ] By a Certified Installer/Installer Number

Septic Tank: Material:	Manufacturer:	Size (Gallons):	Number of Compartments:
Steel	Anchorage tank	1250	2

Type of Soil Absorption System:
- [x] Deep Trench
- [ ] Shallow Trench
- [ ] Seepage Pit
- [ ] Bed
- [ ] Mound
- [ ] Other, Specify

Soil Classification: GM	Soil Rating: 190	Dimensions/Size of Absorption Area: 32" x 80'
Grading/Size of Distribution Rock: 3" minus 1½" man		Thickness/Depth of Distribution Rock: 32" x 5'
Percolation Test Results, Attach Copy of Report: Minutes per Inch / Sq. ft. per bedroom		PercolationTest Performed by: Archie Giddings. percolation test results must be sealed/signed by a registered engineer

List ground cover in feet over:	Septic Tank 4.5'	Absorption Area 5'+	Sewer Pipes 4.5'
Cleanout Pipes/Caps Installed:	Foundation Cleanout: 1	Septic Tank: 2	Monitor Tubes: 2

Indicate separation distances from septic tank or absorption area, whichever is closest, to all nearby:

Public drinking water sources within 200 feet: N/A	Private drinking water sources within 100 feet: 150 Ft + ~~40~~ 1K
Nearest water bodies (see 18 AAC 72.020(b)): N/A	Lot line: 150+ Ft.

Separation Distance from Onlot Sewer Lines to:	Public Drinking Water Sources: 100+	Private Sources: 400+
Separation Distance From Bottom of Distribution Rock to:	Groundwater Table: 17'+	Bedrock: None Found
Separation Distance from Absorption Area to Slope exceeding 25%:	No Slope exceed 25%	

Comments/Recommendations

2" Insulation over Pipe From House, over tank and Rest of Field.

I certify that the above information, and that provided in Section IV, is correct:

Signature	Typed/Printed Name	Title, Reg./Cert No., Inst. No.	Date
John W Kangas	John W. Kangas	Cert. No.	11/16/07

NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.

SEAL

Registered Professional Engineer

EXHIBIT D-4

IV. DIAGRAM OF SYSTEM(S)
INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:
   a) Well
   b) All Structures
   c) Septic Tank
   d) Soil Absorption System *(Include dimensions)*
   e) Surface Water
   f) Sources of contamination
   g) Property Line
   h) Closest well on adjacent property
   i) Closest septic tank on an adjacent property
   j) Closest edge of an absorption field on adjacent property
   k) All cleanouts and monitor tubes
2. Show distances between the well and each of the sources of contamination listed in 1.
3. Show distances between water bodies and each part of the onsite system listed in 1.
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
   a) Soil Cover b) Absorption Material c) Water Table d) Bedrock e) Discharge pipes f) Insulation

EXHIBIT D-5

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DOCUMENTATION OF CONSTRUCTION

18 AAC 72.035(d) allows conventional onsite wastewater treatment and disposal systems that serve a single family home, a duplex or a small commercial facility to be installed without prior plan approval by the Department, if the system is installed by a certified installer or under the direction of a registered engineer. Approved Homeowners may install conventional onsite systems serving their own home or duplex, provided they meet certain requirements. For those systems installed under 72.035(d), this form must be completed and submitted to the Department within 90 days of completing construction. In addition to this form, other information must be submitted

Additional submission requirements for all installations:

1. A copy of the asbuilt survey (if available);
2. A well log (if available);
3. Testhole log and percolation test results if a percolation test is required because of soil type;
4. Sand liner material approval if a sand liner was installed.

Additional submittal requirements for Certified Installers:

1. Minimum of four photographs of the installation in accordance with page 3 of the Installer's Manual.

Additional submittal requirements for Approved Homeowners:

1. Minimum of four photographs of the installation in accordance with Page 3 of the Installer's Manual.
2. Record of a soil classification from a soil testing lab or a letter from a registered engineer who rated the receiving soil.
3. Copy of letter from ADEC confirming that the installer has attended the required Department training.

Additional submittal requirements for systems with construction observation by an engineer.

1. Record drawings in accordance with 18 AAC 72.010(c)(1).
2. The Documentation of Construction Form must be sealed and signed by the observing engineer.

This construction documentation form with the applicable attachments should be submitted to the nearest local office of the Department of Environmental Conservation at the address listed below.
Notification lines shown below are for certified installers use to notify ADEC of a planned installation.

Juneau
410 Willoughby Avenue
Juneau, Alaska 99803
907-465-5350

Ketchikan
540 Water Street
Ketchikan, Alaska 99901
907-225-6200

Fairbanks
610 University Avenue
Fairbanks, Alaska 99709
907-451-2360
Notification Line 907-451-2184

Kenai
43335 K-Beach Rd. Suite 11
Soldotna, Alaska 99669
907-262-5210
Notification Line 907-262-5210 Ext 252

Mat-Su Valley
P.O. Box 871064
Wasilla, Alaska 99687
907-376-5038
Notification Line 907-376-5139

Anchorage
555 Cordova
Anchorage, Alaska 99501
907-269-7500
Notification Line 907-269-7517

Chapter 72, Wastewater Treatment and Disposal Regulations, the Installer's Manual and this form may be found on the Department's Home Page at http://www.state.ak.us/dec/deh/water/ci.htm

Form revised 8/2000

EXHIBIT D-6

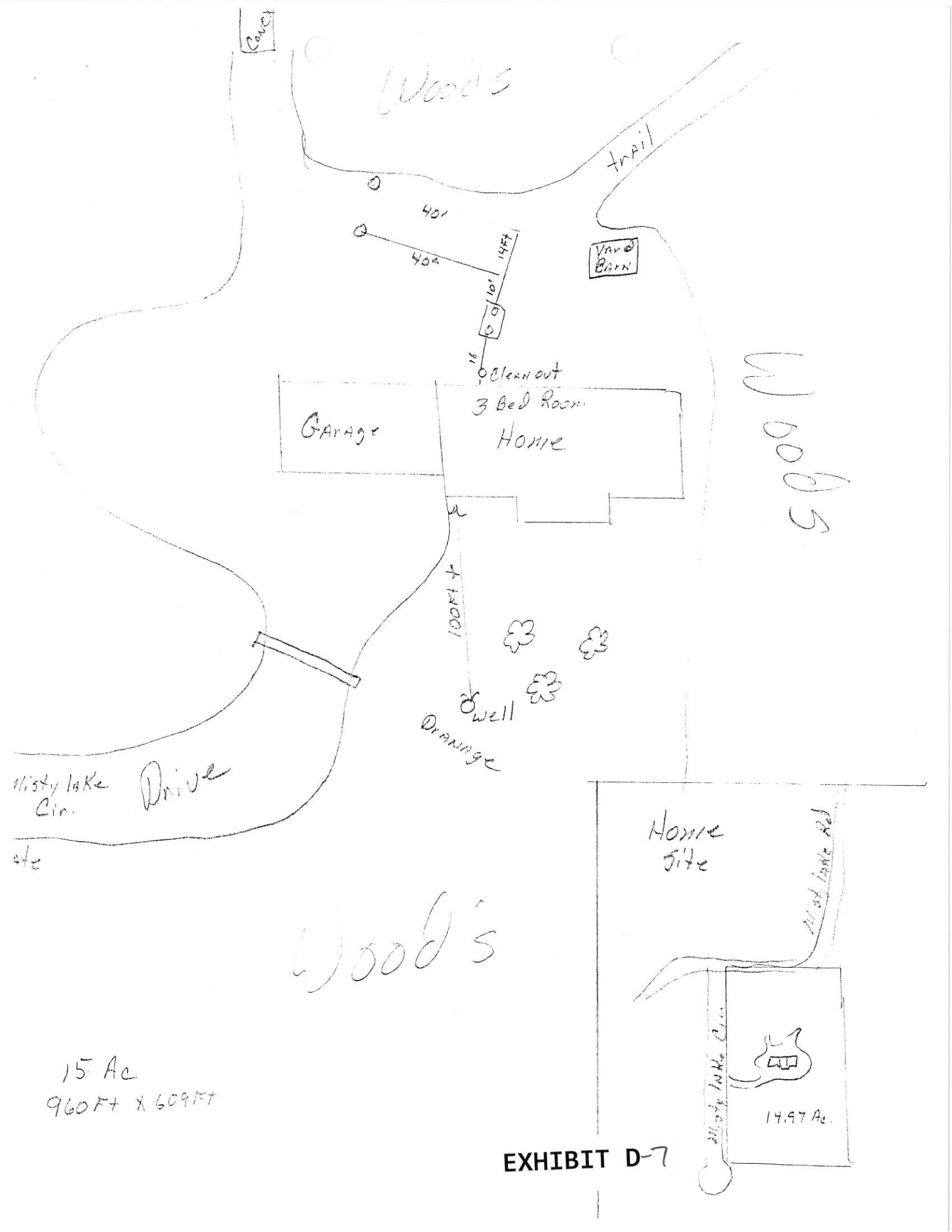
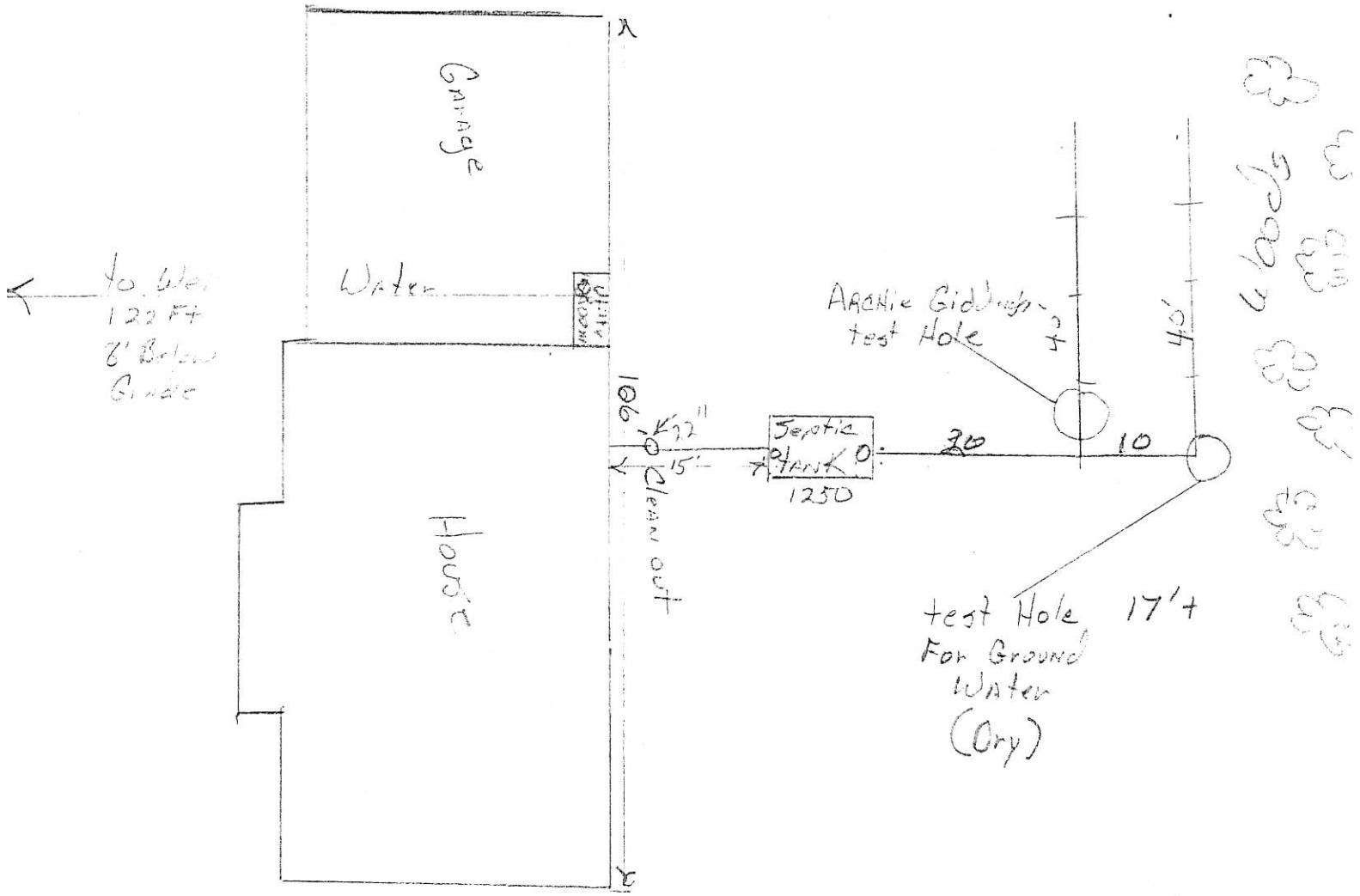

Conc
Woods
trail
40'
40'
14Ft
10'
18
Vard Barn
Clean out
3 Bed Room
Garage
Home
Woods
100Ft
well
Drainage
Misty lake Cir.
Drive
Home Site
Misty lake Rd
Woods
Misty lake Cir.
14.97 Ac.
15 Ac
960Ft X 609Ft

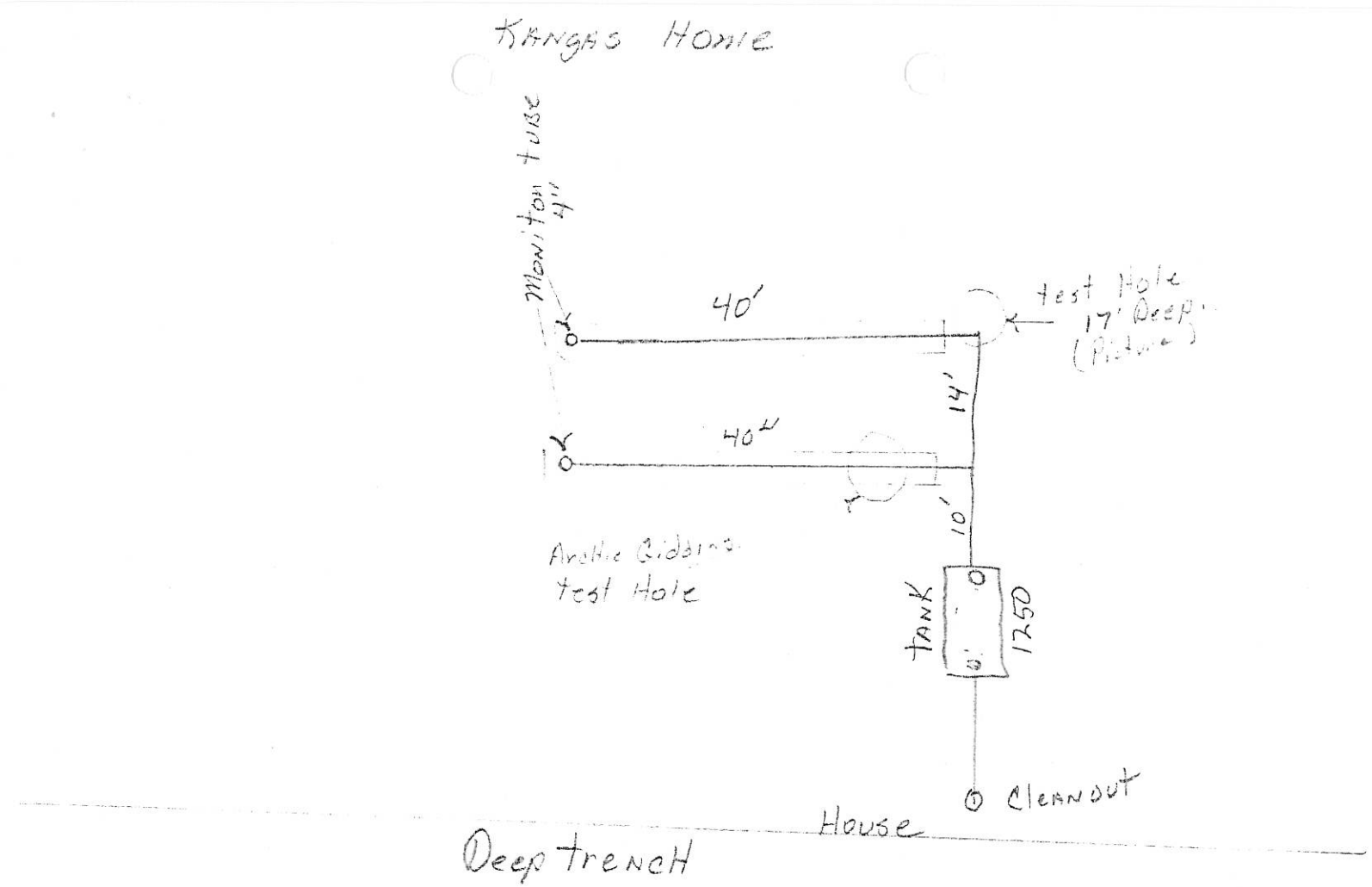
EXHIBIT D-7

Kenyons Home



1/4" = 5'

EXHIBIT D-8


Kangas Home
Monitor tube 4"
40'
test Hole 17' Deep (Picture)
14'
40"
10'
Archie Giddings test Hole
tank
1250
Cleanout
House
Deep trench

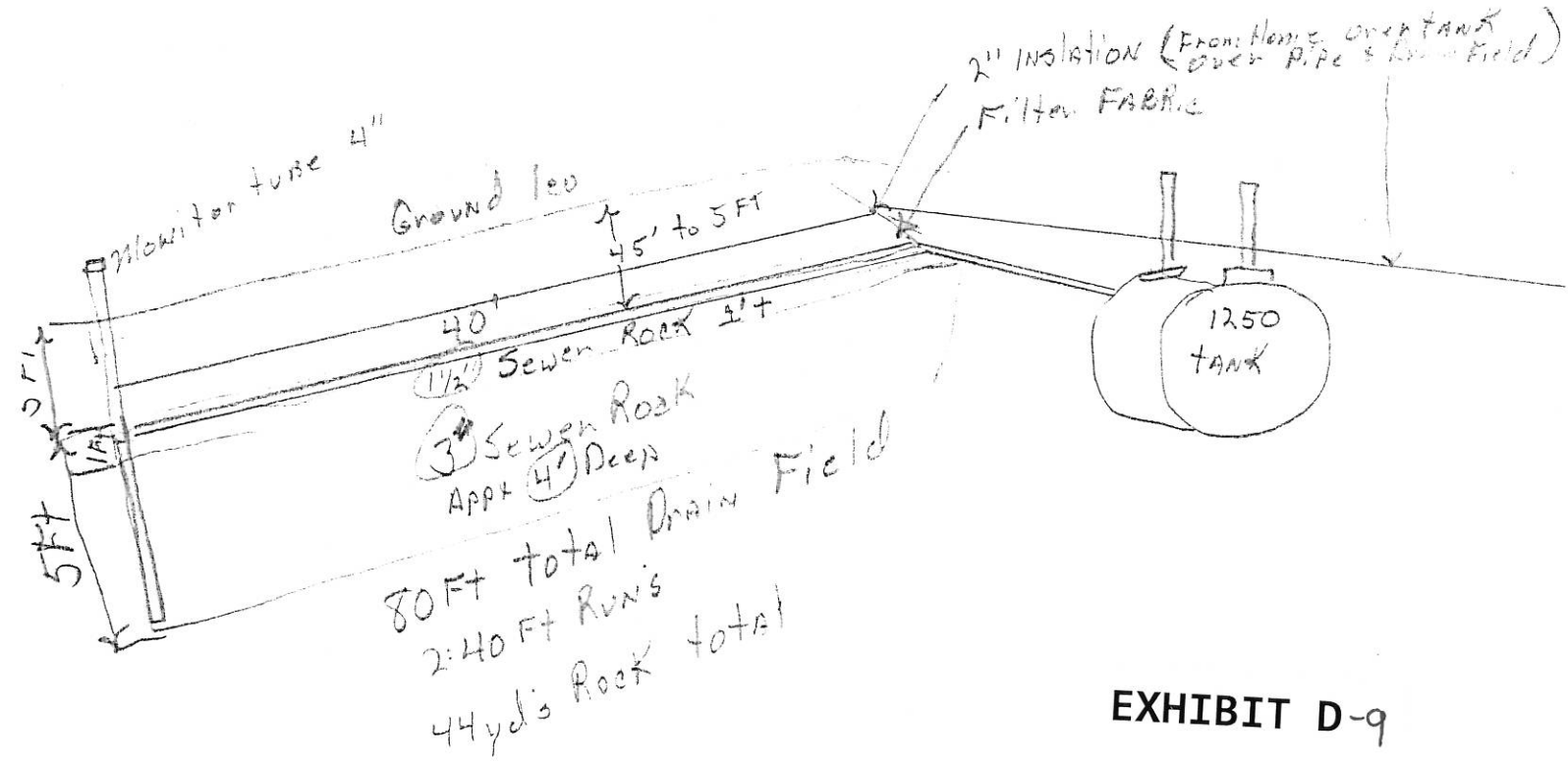

2" Inslation (From Home over tank over Pipe & Drain Field)
Filter Fabric
Monitor tube 4"
Ground leo
45' to 5 FT
40'
1½" Sewer Rock 1'+
3" Sewer Rock
Appx 4' Deep
5 Ft
1 Ft
5 Ft
1250 tank
80 Ft total Drain Field
2:40 Ft Runs
44 yd's Rock total

EXHIBIT D-9

ARCHIE GIDDINGS

CIVIL ENGINEERING

P.O. Box 872024
Wasilla, AK 99687
ph/fx (907) 373-0270

May 1, 2005

John Kangas
1935 Caribou Loop
Wasilla, Alaska 99654

RE: Tax Parcel A10 Section 20 T17N R2W SM

TEST HOLE April 13, 2005

Depth Below Ground Surface (ft)	**Soil Description**
0.0 -1.0	Topsoil
1.0-12.0	Silty Gravel (GM)
12.0	No Water Table Encountered
Soil Percolation Test	
Depth 4.0-5.0	
8:00 pm	Start Soak April 13
8:29 am	Start Test at 6-inch water level April 14
8:39 am	3-inch drop-refill
8:49 am	3-inch drop-refill
8:59 am	3-inch drop-End Test
	Soil Percolation Rate = 3 mins per inch **Recommend 190 sqft/bedroom rating**

Soils Visually Rated Using the Unified Soils Classification System

Archie Giddings, P.E.

EXHIBIT D-10

SOMMERVILLE WELL DRILLING
450 Agate Lane
Wasilla AK. 99654
907-373-5966

BOROUGH	SUBDIVISION	LOT	BLOCK	SECTION QTRS	SECTION	TOWNSHIP ☐N ☐S	RANGE ☐E ☐W	MERIDIAN
	Misty Lakes	A10						

LOCATION/SKETCH:
8593 W. Misty Lake Circle

WELL OWNER: Sue + John Rangas
1935 Caribou Lp Rd
Wasilla AK 99654

DEPTHS MEASURED FROM: ☒ casing top ☐ ground surface

BOREHOLE DATA:

Material Type and Color	Depth From	Depth To
Top Soil	0	5
Hard Pan	5	26
Damp Silt	26	28
Wet Gravel + Sand	28	33
Silt + Gravel	33	40
Fine Silt	40	48
Fine Brown Silt	48	62
Silt + Gravel	62	83
Gravel - wet	83	86
Cobble + gravel - wet	86	106

WELL DEPTH:
Depth of hole: 106 ft
Depth of casing: 106 ft

DATE OF COMPLETION: 6/24/05

DEPTH TO STATIC WATER LEVEL:
21e ft below ☒ top of casing ☐ ground surface
Date: 6/24/05

METHOD OF DRILLING: ☒ air rotary ☐ cable tool
☐ other

USE OF WELL: ☒ domestic ☐ irrigation ☐ monitor
☐ public supply ☐ other

CASING STICK-UP: 2 ft. Diam: ____ in. to ____ ft
Casing type: 6" 1/4 ____ in. to ____ ft

WELL INTAKE OPENING TYPE: ☒ open end ☐ screened
☐ perforated ☐ open hole

Depths of openings: ____ to ____ ft

SCREEN TYPE: ____ Diam: ____ in.
Slot/Mesh Size: ____ Length: ____ ft

GRAVEL PACK TYPE: ____
Volume used: ____ Depth to top: ____

GROUT TYPE: ____ Volume: ____
Depth: from ____ ft to ____ ft

DEVELOPMENT METHOD: Air
Duration: 40 minutes

PUMPING LEVEL AND YIELD:
____ ft after ____ hrs pumping 20 gpm

PUMP INTAKE DEPTH: ____ ft Horsepower: ____
WELL DISINFECTED UPON COMPLETION? ☐ YES ☐ NO

EXHIBIT D-11

Peggy Horton

From: Susan Lee
Sent: Monday, August 22, 2016 3:34 PM
To: Platting
Subject: RE: Request for Comments for Kangas Tracts Case #2016-113 Tech: PH

No comment.

Susan

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

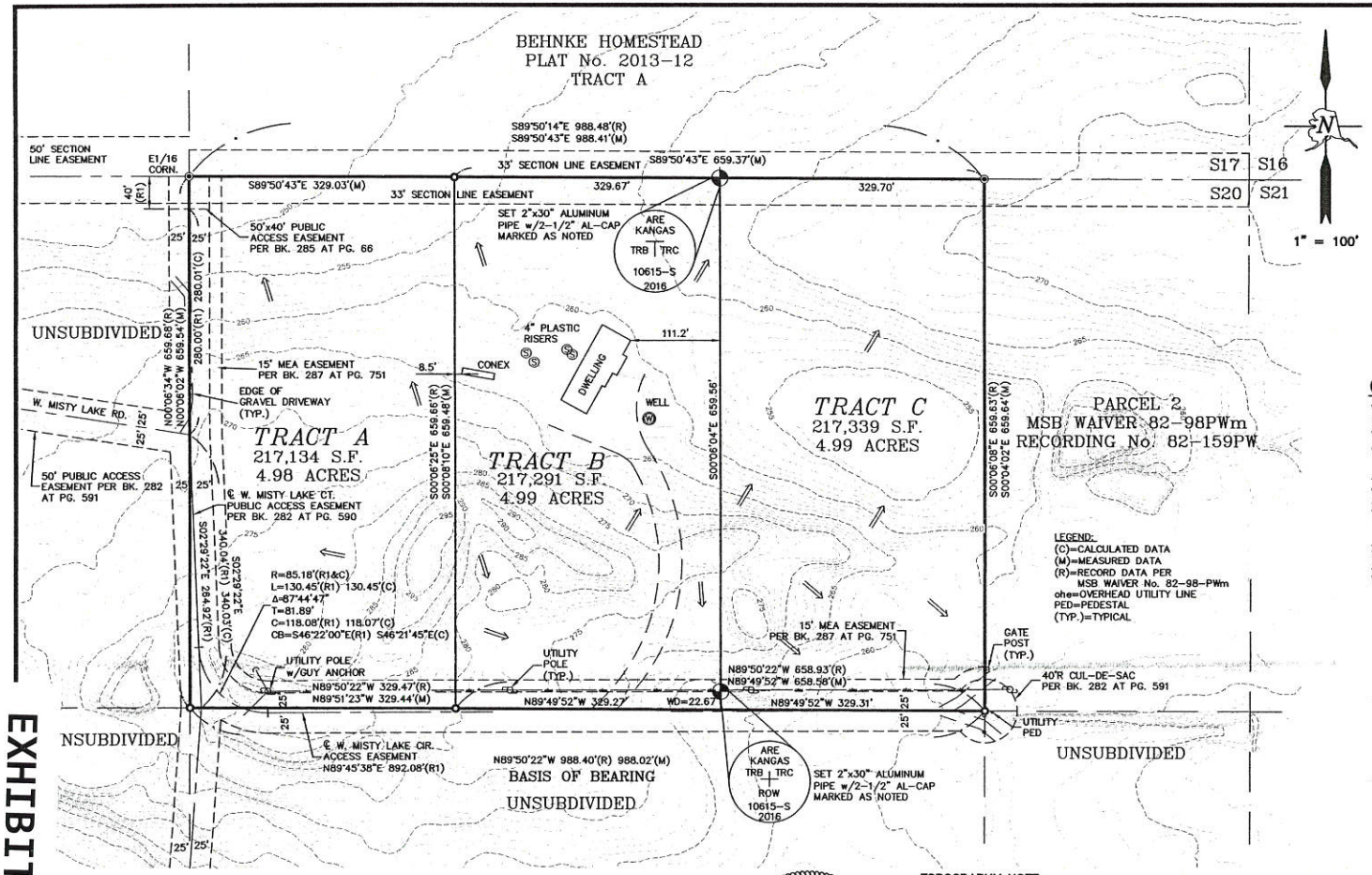
From: Peggy Horton **On Behalf Of** Platting
Sent: Monday, August 22, 2016 10:06 AM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; kelleyg@mtaonline.net; cci1@wwdb.org; ken@slauson.us; Steve Edwards (lana@mtaonline.net); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; randallk_2@msn.com
Subject: Request for Comments for Kangas Tracts Case #2016-113 Tech: PH

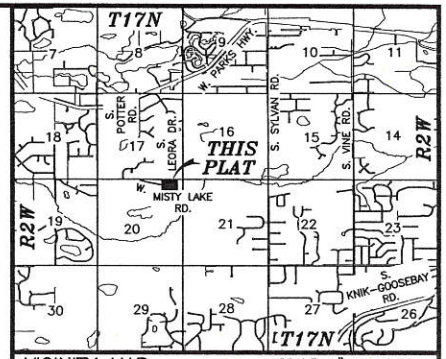
Good Morning,
Attached is a request for comments for a 3-lot subdivision near Misty Lake. Please review and provide your comments by 9/2/2016.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT E

EXHIBIT F





CERTIFICATE OF OWNERSHIP

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

JOHN W. KANGAS — DATE
8593 MISTY LAKE CIR.
WASILLA, AK. 99623

SUZANNE R. KANGAS — DATE
8593 MISTY LAKE 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 _____

PLANNING & 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 No. _____, DATED _____, 201___, 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

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Josh Swanson DATE 8/22/16
ENGINEERING & DESIGN

Agenda Copy

RECEIVED
MAR 15 2016
PLATTING

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.
3. MEA ROW EASEMENT RECORDED OCTOBER 6, 1961 IN BOOK 39 AT PAGE 74, PALMER RECORDING DISTRICT.
4. MEA ROW EASEMENT RECORDED OCTOBER 6, 1961 IN BOOK 39 AT PAGE 71, PALMER RECORDING DISTRICT.
5. MEA EASEMENT PER BOOK 287 AT PAGE 751 INCLUDES APPROPRIATE GUYS AND ANCHORS.
6. MEA EASEMENT RECORDED JUNE 5, 2008 PER RECORDING SERIAL No. 2008-013070-0.

LEGEND

- ○ RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED 1634-S
- ◉ RECOVERED 5/8" REBAR
- ⊕ SET 2"x30" ALUMINUM PIPE w/2-1/2" AL-CAP
- (P) PROPORTIONED DATA
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM MSB WAIVER RESOLUTION SERIAL No. 82-98-PWm
- (R1) RECORD DATA PER ACCESS EASEMENT RECORDED IN BOOK 282 AT PAGE 590
- ⟹ DRAINAGE ARROW

STATE OF ALASKA 49TH Robert J. Farmer 10615-S REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP CA_019 SE DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 201____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH — DATE

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.

DATE _____

STATE OF ALASKA 49TH Robert J. Farmer 10615-S REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF
KANGAS TRACTS
A SUBDIVISION OF
PARCEL No. 1, MSB WAIVER RESOLUTION SERIAL No. 82-98-PWm, RECORDING No. 82-159W
PALMER RECORDING DISTRICT
LOCATED WITHIN THE NE1/4NE1/4, SECTION 20, T17N, R2W, S.M., AK. CONTAINING 14.96± ACRES

Agenda Copy

ARE Engineers : Planners : Surveyors
ALASKA RIM ENGINEERING, INC.
9131 E. FRONTAGE ROAD, SUITE 1
PALMER, AK 99645
PH: (907)745-0222 : FAX: (907)746-0222
EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com

W.O. 1600044	DATE: MARCH 2016
DRAWN BY: JRG	SCALE: 1" = 100'
FILE: 1600044PL	SHEET 1 OF 1

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, August 22, 2016 11:19 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Request for Comments for Kangas Tracts Case #2016-113 Tech: PH

Peggy,

MTA has reviewed the plat for Kangas Tracts. MTA has no comments.

Thank you
Becky Glenn
MTA

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Monday, August 22, 2016 10:06 AM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; kelleyg@mtaonline.net; cci1@wwdb.org; ken@slauson.us; Steve Edwards (lana@mtaonline.net) <lana@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; randallk_2@msn.com
Subject: Request for Comments for Kangas Tracts Case #2016-113 Tech: PH

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.

Good Morning,
Attached is a request for comments for a 3-lot subdivision near Misty Lake. Please review and provide your comments by 9/2/2016.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT G

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

August 23, 2016

Peggy Horton, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Subject: Abbreviated Plat Request for Comments – **Kangas Tracts (Case No. 2016-113)**

Dear Ms. Horton:

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

If you have any questions, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

EXHIBIT H

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 14, 2015

PRELIMINARY PLAT:	**EAGLE EYE - SELDON**
LEGAL DESCRIPTION:	**SEC 30, T18N, R1E S.M., AK**
PETITIONER:	**EAGLE EYE SECURE STORAGE LLC & 4161 SELDON ROAD LLC**
SURVEYOR/ENGINEER:	**JOHN SHADRACH/PIONEER ENGINEERING LLC**
ACRES: **9.16**	PARCELS: **2**
REVIEWED BY:	PEGGY HORTON CASE: 2016-112

REQUEST:

The request is to divide Tax Parcels C4 & D8 into two new lots to be known as Eagle Eye – Seldon (name to be changed), containing 9.16 acres more or less. Located within Section 30, Township 18 North, Range 1 East, Seward Meridian, Alaska.

EXHIBITS:

VICINITY MAP	**EXHIBIT A**
AERIAL PHOTO	**EXHIBIT B**
TOPO	**EXHIBIT C**
AS-BUILT	**EXHIBIT D**
SOILS	**EXHIBIT E**

COMMENTS:

Current Planner	**EXHIBIT F**
Public Works Engineer	**EXHIBIT G**
ADOT&PF	**EXHIBIT H**
GCI	**EXHIBIT I**
MTA	**EXHIBIT J**
ENSTAR	**EXHIBIT K**

DISCUSSION:

The subdivision name is not appropriate and will need to be changed as there is an Eagle Eye Subdivision off of Knik-Goose Bay Road **(See Recommendation #2)**. MSB 43.15.049(D) states road and subdivision names may not duplicate existing road or subdivision names in spelling or sound to avoid confusion with existing names. This will ensure Emergency Services does not mistake this area for one on Knik Goose Bay Road.

Access: E. Grumman Circle is maintained by the borough. E. Grumman Circle is an 80' wide right-of-way recorded on the plat of Sheen May, Plat 85-162, refiled as 86-83. Lot 1 currently has existing accesses to E. Seldon Road. Lot 2 has an unpermitted driveway onto E. Grumman Circle **See Recommendation #3.**

Lot Design: The proposed lots have more than the minimum required frontage onto a public road and comply with MSB 43.20.140, *Frontage*.

Soils: Pioneer Engineering LLC provided a useable area report certifying there is 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area on each of the two proposed lots **(Exhibit E)**. One test hole log was provided and the soils are consistent with MSB 43.20.281, *Area*.

COMMENTS:

MSB Current Planner stated structures should be in compliance with setback requirements **(Exhibit F)**. Staff notes there is a shed located on the west side of Lot 2 which will need to be moved **(See Recommendation #4)**. Department of Public Works had no comment **(Exhibit G)**. Alaska DOT&PF stated there will be no direct access granted onto E. Seldon Road **(Exhibit H)**. Staff notes there is currently a single access onto this parent parcel from E. Seldon Road, accessing a storage facility, according to the as-built **(Exhibit D)**.

GCI approves the plat as shown **(Exhibit I)**. MTA has no comments **(Exhibit J)**. Enstar has no comments **(Exhibit K)**.

CONCLUSION

The plat of Eagle Eye - Seldon is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. The subdivision name will need to be changed. Both proposed lots have the required useable septic and building area and both lots have the required frontage on a public road. There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Eagle Eye - Seldon contingent on the following recommendations:

1. Pay postage & advertising fee.

2. Change the subdivision name.

3. Remove the shed outside of the setbacks and provide a surveyor's determination that there are no setback violations within the subdivision prior to plat recordation.

4. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.

5. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

7. Submit final plat in full compliance with Title 43.

8. Apply for driveway permits for all existing driveways onto Borough roads.

FINDINGS

1. The abbreviated plat of Eagle Eye – Seldon is consistent with AS 29.40.070, Platting Regulations.

2. MSB 43.15.049(D) states road and subdivision names may not duplicate existing road or subdivision names in spelling or sound to avoid confusion with existing names. Staff has recommended this subdivision name be changed so that Emergency Services does not mistake this area for the Eagle Eye Estates on Knik Goose Bay Road, which is also used as a storage facility.

3. There were no objections from any borough department, outside agencies or the general public.

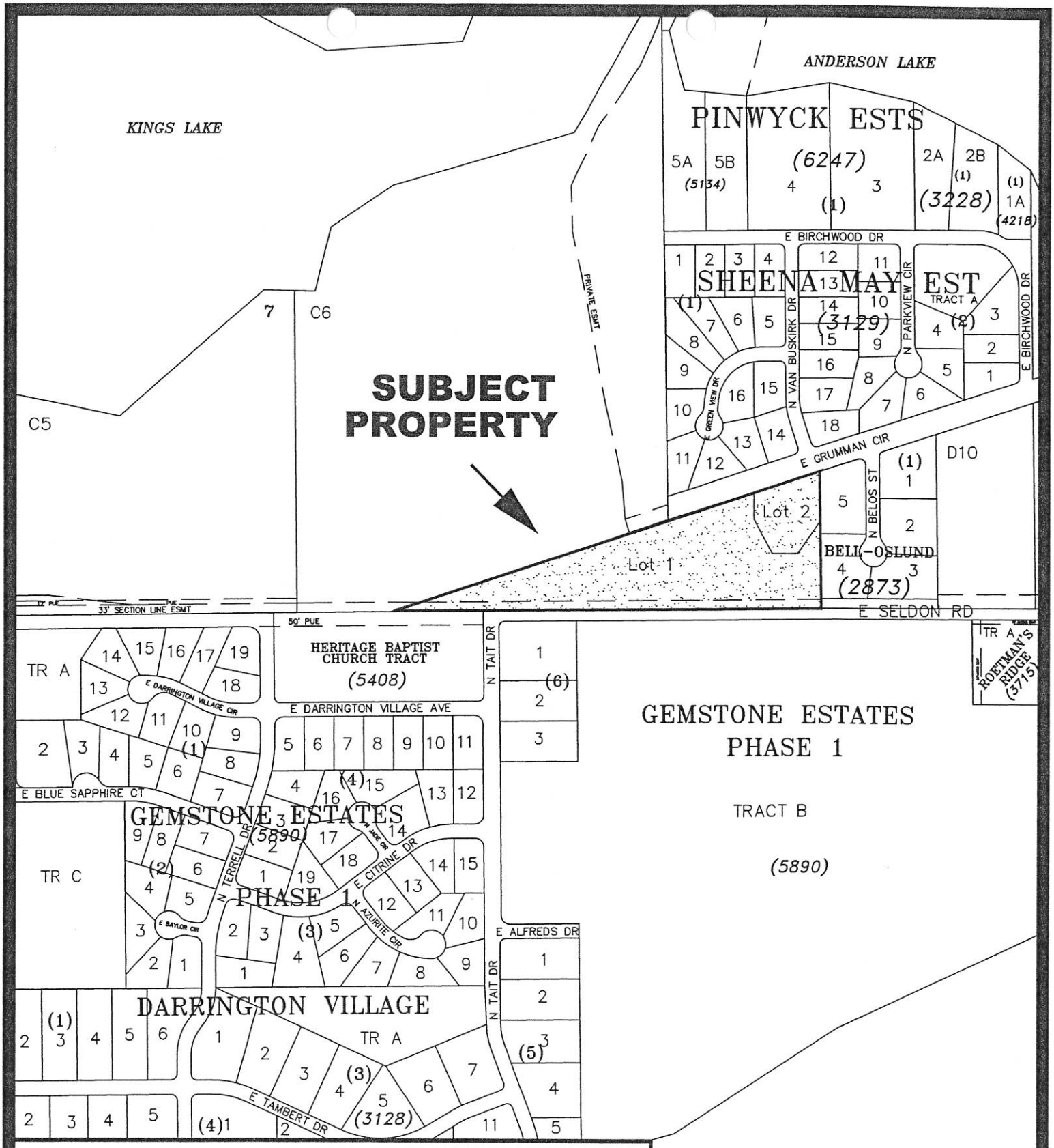
4. The proposed lots have more than the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.

5. A civil engineer certified that the proposed lots will contain 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.

6. E. Grumman Circle is an 80' wide right-of-way recorded on the plat of Sheena May Estates, Plat 85-162 and refiled as 86-83.

7. There is a plat note stating access for Lot 2 is limited to E. Grumman Circle.

8. There is an existing driveway onto E. Grumman Circle that is not permitted. Staff recommends driveway permits be applied for all driveways onto a borough road prior to plat recordation.



VICINITY MAP

FOR PROPOSED EAGLE EYE – SELDON

LOCATED WITHIN

SECTION 30, T18N, R01E, SEWARD MERIDIAN, ALASKA

WASILLA 06 MAP

EXHIBIT A

E BOGARD RD

A15

Matanuska-Susitna Borough

Legend

- Public Facilities
  - Administrative
  - Animal Care
  - City Hall or Courthouse
  - Community or Senior Center
  - Correctional Facility
  - Landfill or Transfer Station
  - Library
  - Medical
  - Post Office
  - Public Safety EMS
  - Public Safety Fire
  - Public Safety Fire/EMS
  - Public Safety Forestry
  - Public Safety Law Enforcement
  - School
- Alaska Railroad
- Streets
  - Highway
  - Major Street
  - Medium Street
  - Minor Street
  - Primitive Road
  - Private Road
- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1:2,419

0.1 0 0.04 0.08 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

Reported on 05/20/2016 08:21 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 907-861-7858.

Notes

This map was automatically generated using Geocortex Essentials.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____

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

_____ _____
DATE PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

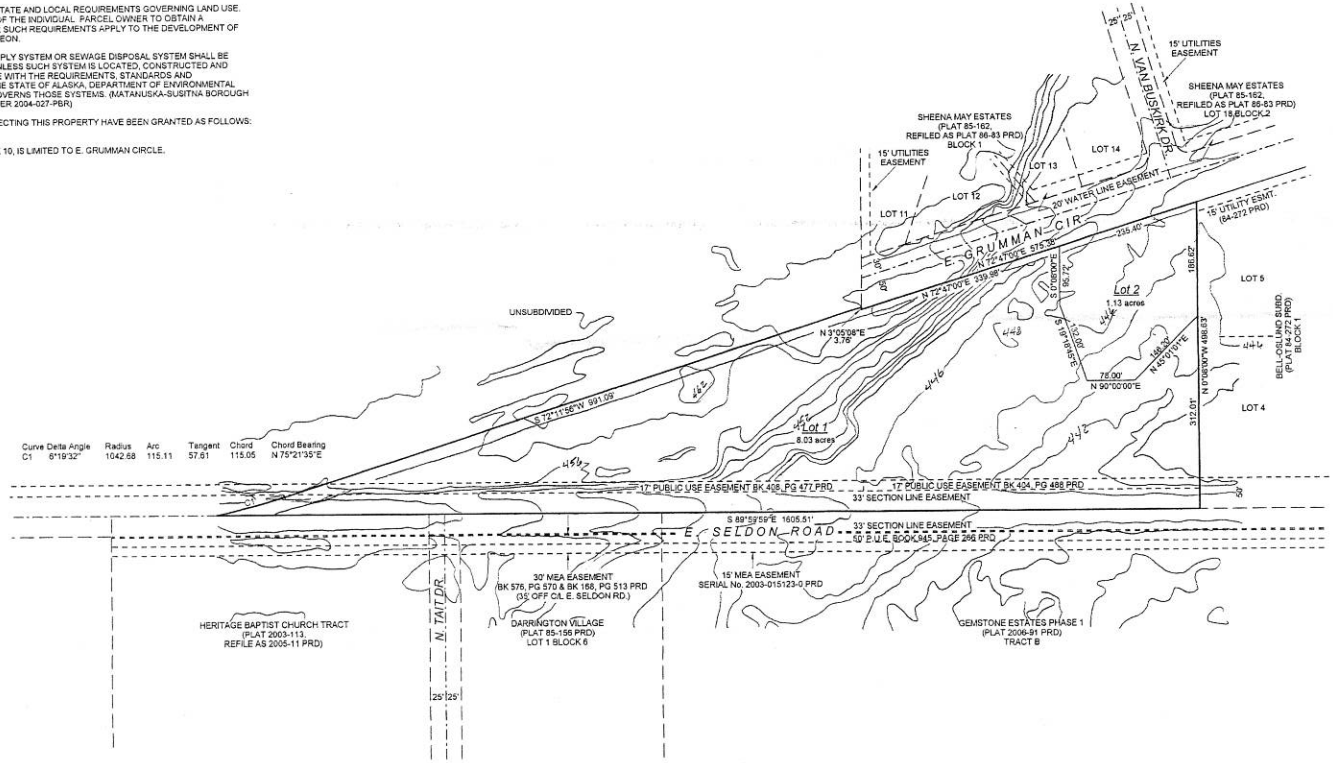
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

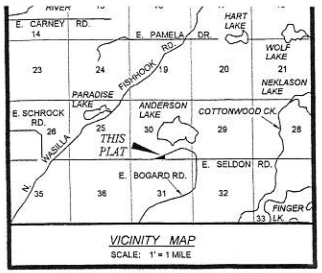
THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

_____
DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS. (MATANUSKA-SUSITNA BOROUGH RESOLUTION SERIAL NUMBER 2004-027-PBR)
3. BLANKET EASEMENTS AFFECTING THIS PROPERTY HAVE BEEN GRANTED AS FOLLOWS:
4. ACCESS FOR LOT 2, BLOCK 10, IS LIMITED TO E. GRUMMAN CIRCLE.





VICINITY MAP
SCALE: 1" = 1 MILE

OWNERSHIP CERTIFICATE

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

_____
BY: NIKOLAY FONOV, MANAGING MEMBER
FOR: EAGLE EYE SECURE STORAGE, LLC
P.O. BOX 872963
WASILLA, ALASKA 99687-2963

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SCALE BAR
0 FEET 100' 200' 300'

RECEIVED
AUG 16 2016
PLATTING

JOHN SHADRACH, R.L.S.
professional land surveyor
529 S. Talkeetna St.
Wasilla, Alaska 99654
(907) 376-2260

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA — JOHN SHADRACH — 5122-LS

JOHN SHADRACH 8/1/16
REGISTERED LAND SURVEYOR LS-5122 DATE

LEGAL DESCRIPTION

A parcel of land located within Government Lot 8, Section 30, Township 18 North, Range 1 East, Seward Meridian, Alaska and South of Lakeview Road more particularly described as follows:
Beginning at the one-quarter (1/4) corner common to Sections 30 and 31, Township 18 North, Range 1 East, Seward Meridian, Alaska, monumented by a General Land Office brass cap monument; thence upon the section line common to said Sections West 1055.52 feet to the South right-of-way line of Lakeview Road and the point of cusp with a curve to the left having a radius of 1042.68 feet to which a radius point bears North 11 degree 28 minutes 32 seconds W; thence upon said right-of-way 115.11 feet along said curve through a central angle of 06 degrees 19 minutes 32 seconds; thence continuing upon said right-of-way line North 72 degrees 11 minutes 56 seconds E 991.09 feet to the one-quarter (1/4) line of said Section 30; thence upon said one-quarter (1/4) line South 00 degrees 05 minutes 49 seconds E 332.07 feet to the point of beginning located in the Palmer Recording District, Third Judicial District, State of Alaska.

AND:

The Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) of Section 30, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
Starting at the South one-quarter corner of Section 30, Township 18 North, Range 1 East, Seward Meridian, Point of Beginning;
thence following the quarter line North 00 degrees 08 minutes West for a distance of 329.32 feet; thence North 72 degrees 47 minutes East for a distance of 575.38 feet; thence South 00 degrees 08 minutes East for a distance of 498.63 feet to section line common to

TDPO

A PRELIMINARY PLAT OF EAGLE EYE-SELDON

A SUBDIVISION OF
THE PARCELS DESCRIBED HEREON
LOCATED WITHIN
SOUTH ONE-HALF (S1/2) SECTION 30,
TOWNSHIP 18 NORTH, RANGE 1 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 9.16 ACRES, MORE OR LESS

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
PALMER, ALASKA

DRAWN BY: JS	FIELD BOOK:	PROJECT: EAGLEEYE\ EAGLEEYE-SELDO
DATE: 7/27/2016	N/A	
CHECKED:	DRAWING SCALE:	SHEET: 1 OF 1

EXHIBIT C

LEGAL DESCRIPTION

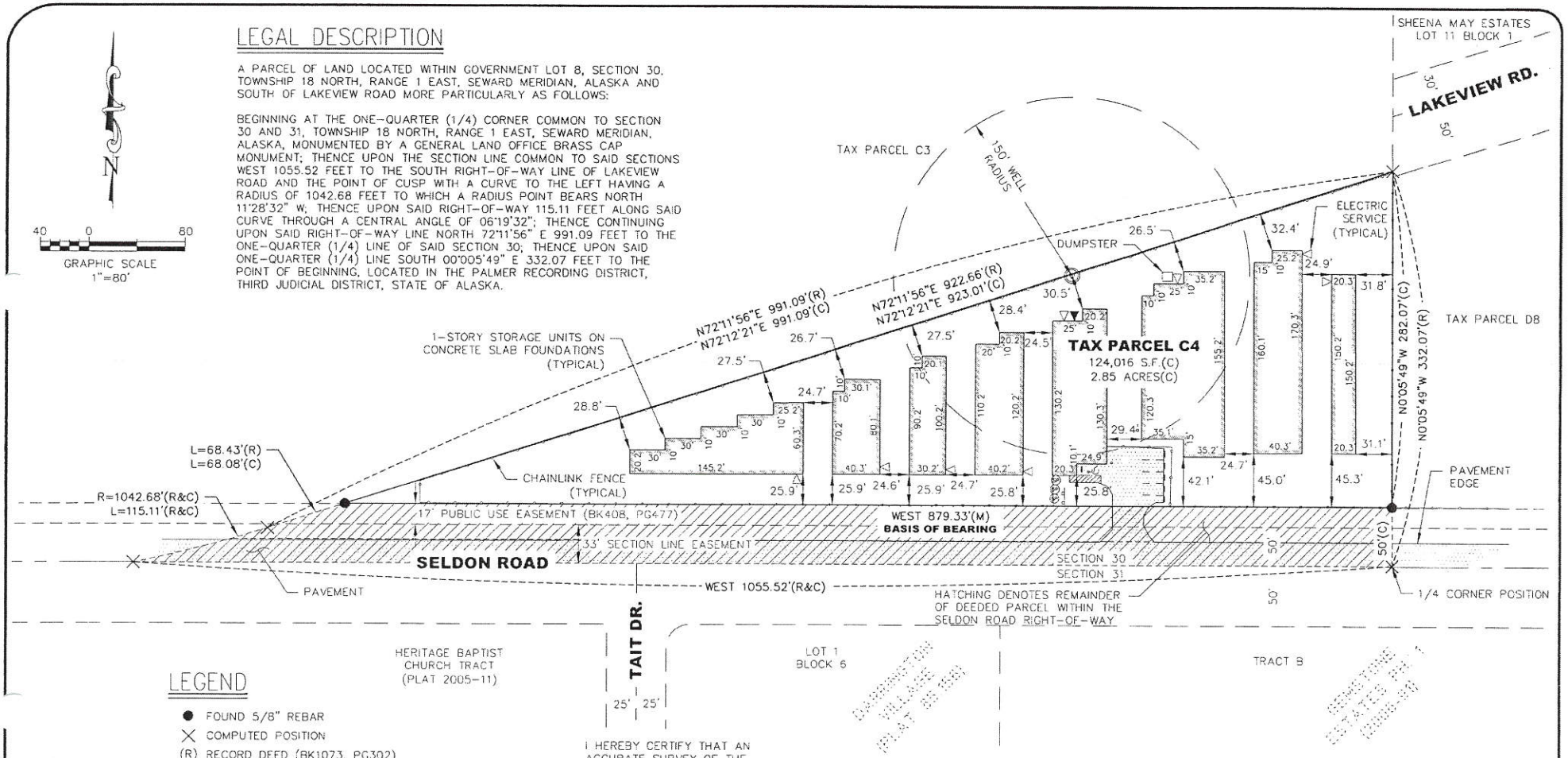
A PARCEL OF LAND LOCATED WITHIN GOVERNMENT LOT 8, SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA AND SOUTH OF LAKEVIEW ROAD MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER (1/4) CORNER COMMON TO SECTION 30 AND 31, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA, MONUMENTED BY A GENERAL LAND OFFICE BRASS CAP MONUMENT; THENCE UPON THE SECTION LINE COMMON TO SAID SECTIONS WEST 1055.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKEVIEW ROAD AND THE POINT OF CUSP WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1042.68 FEET TO WHICH A RADIUS POINT BEARS NORTH 11°28'32" W; THENCE UPON SAID RIGHT-OF-WAY 115.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'32"; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE NORTH 72°11'56" E 991.09 FEET TO THE ONE-QUARTER (1/4) LINE OF SAID SECTION 30; THENCE UPON SAID ONE-QUARTER (1/4) LINE SOUTH 00°005'49" E 332.07 FEET TO THE POINT OF BEGINNING, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

N

40 0 80

GRAPHIC SCALE
1"=80'



LEGEND

- ● FOUND 5/8" REBAR
- X COMPUTED POSITION
- (R) RECORD DEED (BK1073, PG302)
- (M) MEASURED
- (C) CALCULATED
- SEPTIC PIPE
- △ ELECTRIC METER
- ▲ GAS METER
- SIGN POST
- CURB STOP
- KEYPAD ENTRY
- WELL

I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

DEEDED PARCEL

BOOK 1073 PAGE 302

WAS MADE ON 1-22-2013

AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCROACH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

STATE OF ALASKA
49 TH
RICHARD L. WENTWORTH
No. 11004
February 1, 2013
REGISTERED PROFESSIONAL LAND SURVEYOR

F. Robert bell and assoc
ENGINEERS AND LAND SURVEYORS
801 WEST FIREWEED LANE SUITE 201
ANCHORAGE, ALASKA 99503-1801
PHONE (907)-274-5257

AS-BUILT SURVEY

PREPARED FOR: PACIFIC NORTH CONSTRUCTION	
DRAWN BY: RLW	FLD BK: FRB-W-2013-01
CHECKED BY: KEW	
JOB NUMBER: 2011-1755.01	MSB MAP #: WA 07
SCALE: 1"=80'	DATE: 2-01-2013

EXHIBIT D

RECEIVED
AUG 15 2016
PLATTING

F.R. BELL & ASSOCIATES

Pioneer Engineering LLC
Professional, Reliable, Local

August 12, 2016

RECEIVED
AUG 15 2016
PLATTING

RE: Eagle Eye - Seldon Subdivision
Usable Area Report
T18N R1E Section 30, Tax Parcels C4 & D8

Fred Wagner
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working with the owners of the two lots, Loren Rupe and Nikolay Fonov, and in coordination with John Shadrach RLS, I performed a soils investigation for the above-referenced proposed subdivision. The project will relocate the property line between two lots, to create 2 new lots 8.03 and 1.13 acres in size, from the parent parcel containing 2 lots originally 2.43 and 4.59 acres in size. This soils evaluation includes an analysis of a new test hole, the proposed plat, and topography information.

Access: Tax parcel C4 is currently accessed from W Bogard Road via an approved driveway. Tax Parcel D-8 (most of which will become Lot 1) is currently accessed from E Grumman Circle. No new driveways are anticipated.

Topography: The topography for the two lots is higher in the northwest and decreases in elevation to the southeast. The total elevation differential across the entire 9.16 acres was approximately 22 feet. There is a small ridge that bisects both lots with a grade of approximately 7%. No grades over 25% were noted.

Vegetation & Soils: The entirety of Lot C4 has been cleared and a number of storage units have been constructed on it. There is an existing residence on Lot D8, which will become Lot 2. Other than the residence and some lawn areas, 60% of the remainder of that parent parcel is still covered with trees.

Soils information/Test Holes: One test hole was excavated and inspected on August 4, 2016 within the proposed subdivision area as shown on the attached map. The test hole was strategically sited near the original property line between the two parcels to provide the best representation of the proposed lots. The test hole was excavated to 14 feet deep and transitioned from topsoil, to sands, then to gravelly sands with 4-inch to 10-inch cobbles. The attached test hole log provides in more detail the soil strata found in the test hole excavation. No percolation tests were performed, but are recommended for properly sizing future septic systems.

Groundwater: No groundwater was encountered in the test hole.

EXHIBIT E-1

Pioneer Engineering LLC
Professional, Reliable, Local

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C8105E.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area.* Useable septic areas will not be limited by lot lines. Due to the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC

EXHIBIT E-2

EXHIBIT E-3

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Alaska State Plane 4 zone (FIPSZONE 5004). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by Mat-Su GIS, AK DNR, NGS and BLM. This information was compiled at various map scales during the time period 2001-2007. Orthoimagery produced from 2004 aerial photos provided by USDA-FSA.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

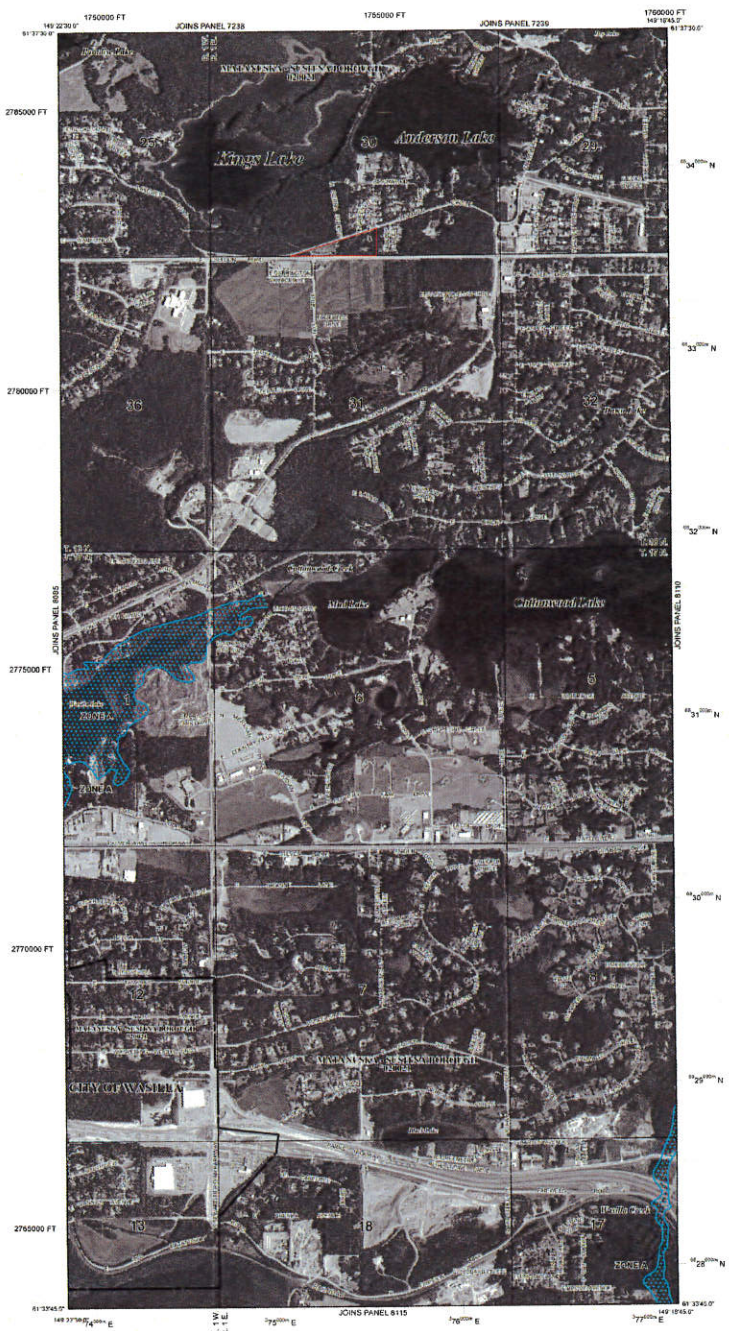
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

Base map data, current as of 2007, was originally obtained from the Matanuska-Susitna Borough, and was used to create this product. The Matanuska-Susitna Borough assumes no responsibility for the completeness of accuracy of the data contained within.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** — No Base Flood Elevations determined.
- **ZONE AE** — Base Flood Elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** — Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 (EL 987) — Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- (A)—(A) — Cross section line
- (23)---(23) — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4759000mN — 1000-meter Universal Transverse Mercator grid ticks, zone 6
- 6000000 FT — 5000-foot grid ticks: Alaska State Plane coordinate system, 4 zone (FIPSZONE 5004), Transverse Mercator
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
March 17, 2011
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

PANEL 8105E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MATANUSKA-SUSITNA-BOROUGH, ALASKA
AND INCORPORATED AREAS

PANEL 8105 OF 9855
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MATANUSKA-SUSITNA BOROUGH	020074	8105	E
CITY OF WASILLA	020321	8105	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
02170C8105E

EFFECTIVE DATE
MARCH 17, 2011

Federal Emergency Management Agency

Matanuska-Susitna Borough

Legend

Public Facilities

- Administrative
- Animal Care
- City Hall or Courthouse
- Community or Senior Center
- Correctional Facility
- Landfill or Transfer Station
- Recycling Center
- Transfer Station/Recycling
- Library
- Medical
- Post Office
- Public Safety EMS
- Public Safety Fire
- Public Safety Fire/EMS
- Public Safety Forestry
- Public Safety Law Enforcement
- School

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1:2,572

0.1 0 0.04 0.08 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

Reported on 07/30/2016 07:35 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 907-861-7858.

Notes

This map was automatically generated using Geocortex Essentials.

EXHIBIT E-4

SOIL LOG

Job Number: 2016-JS-001

Project Location: T17N R3W Section 28, Lots 1 & 2

Logged By: Bill Klebesadel, P.E. Date: 8-4-16

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil
2	Sandy layer
3	
4	Gravelly sand (SW) with 4" to 10" cobbles
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	Bottom of test hole, no groundwater
16	
17	
18	
19	
20	
21	

TEST HOLE LOCATION:
See Proposed Plat

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

EXHIBIT E-5

Peggy Horton

From: Susan Lee
Sent: Monday, August 22, 2016 3:30 PM
To: Platting
Subject: RE: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

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)

-----Original Message-----
From: Peggy Horton On Behalf Of Platting
Sent: Monday, August 22, 2016 9:52 AM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

Good Morning,

Attached is a request for comments for a two-lot subdivision off of Seldon Rd. Please review and provide your comments by September 2, 2016.

Let me know if you have any questions,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT F

Peggy Horton

From: Jamie Taylor
Sent: Wednesday, August 31, 2016 4:10 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

-----Original Message-----
From: Peggy Horton On Behalf Of Platting
Sent: Monday, August 22, 2016 9:52 AM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

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Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT G

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

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

September 1, 2016

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map PA04 Sec 17, T18N, R02E**
  - We request that the petitioner dedicate the Farm Loop Road right of way.
  - Direct access to Farm Loop Road will only be granted under the following circumstances:
    - All lots must share access.
    - Access must connect through to Caprice Road to the south. If the petitioner doesn't want to have a road cutting through the entire property from Farm Loop to Caprice Road, then the plat should be turned and access through Caprice Road, not Farm Loop Road.
- **Eagle Eye-Seldon**
  - No direct access will be granted to Seldon Road.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or melanie.nichols@alaska.gov.

Sincerely,

Melanie Nichols
Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT H

EXHIBIT I

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____

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

_____ _____
DATE PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

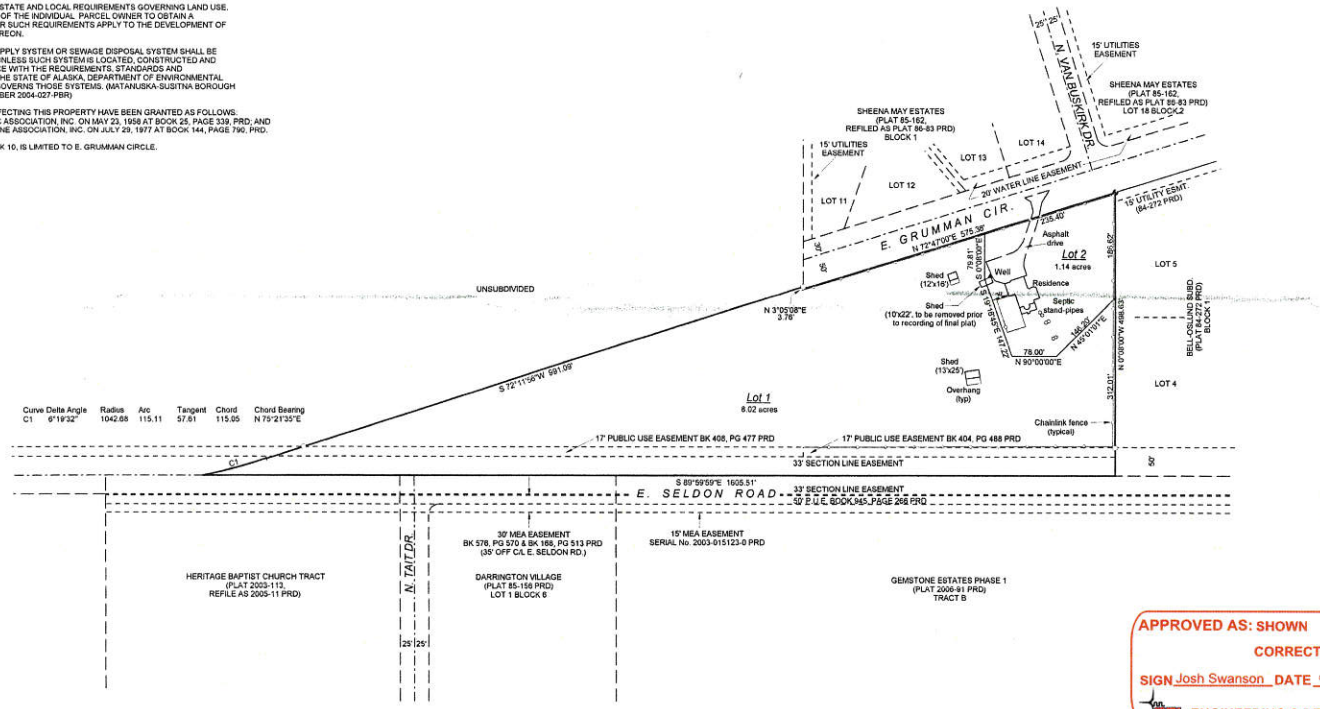
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

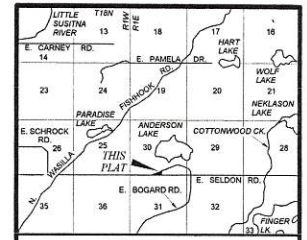
THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

_____ _____
DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS. (MATANUSKA-SUSITNA BOROUGH RESOLUTION SERIAL NUMBER 2004-027-PBR)
3. BLANKET EASEMENTS AFFECTING THIS PROPERTY HAVE BEEN GRANTED AS FOLLOWS: TO MATANUSKA ELECTRIC ASSOCIATION, INC. ON MAY 23, 1958 AT BOOK 25, PAGE 339, PRD; AND TO MATANUSKA TELEPHONE ASSOCIATION, INC. ON JULY 29, 1977 AT BOOK 144, PAGE 790, PRD.
4. ACCESS FOR LOT 2, BLOCK 10, IS LIMITED TO E. GRUMMAN CIRCLE.





VICINITY MAP
SCALE: 1" = 1 MILE

OWNERSHIP CERTIFICATE

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

_____
BY: NIKOLAY FONOV, MANAGING MEMBER
FOR: EAGLE EYE SECURE STORAGE, LLC
P.O. BOX 872063
WASILLA, ALASKA 99687-2063

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SCALE BAR
0 FEET 100' 200' 300'

RECEIVED
AUG 15 2016
PLATTING

JOHN SHADRACH, R.L.S.
professional land surveyor
529 S. Talkeetna St.
Wasilla, Alaska 99654
(907) 376-2260

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA 49TH JOHN SHADRACH S122-LS

JOHN SHADRACH
REGISTERED LAND SURVEYOR LS-5122 DATE

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Josh Swanson DATE 8/22/16
ON BEHALF OF ENGINEERING & DESIGN

LEGAL DESCRIPTION

A parcel of land located within Government Lot 8, Section 30, Township 18 North, Range 1 East, Seward Meridian, Alaska and South of Lakeview Road more particularly described as follows:
Beginning at the one-quarter (1/4) corner common to Sections 30 and 31, Township 18 North, Range 1 East, Seward Meridian, Alaska, monumented by a General Land Office brass cap monument; thence upon the section line common to said Sections West 1055.52 feet to the South right-of-way line of Lakeview Road and the point of cusp with a curve to the left having a radius of 1042.68 feet to which a radius point bears North 11 degree 28 minutes 32 seconds W; thence upon said right-of-way 115.11 feet along said curve through a central angle of 06 degrees 19 minutes 32 seconds; thence continuing upon said right-of-way line North 72 degrees 11 minutes 56 seconds E 891.09 feet to the one-quarter (1/4) line of said Section 30; thence upon said one-quarter (1/4) line South 00 degrees 05 minutes 49 seconds E 332.07 feet to the point of beginning located in the Palmer Recording District, Third Judicial District, State of Alaska.

AND:

The Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) of Section 30, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
Starting at the South one-quarter corner of Section 30, Township 18 North, Range 1 East, Seward Meridian, Point of Beginning;
thence following the quarter line North 00 degrees 08 minutes West for a distance of 328.32 feet; thence North 72 degrees 47 minutes East for a distance of 575.38 feet; thence South 00 degrees 08 minutes East for a distance of 498.83 feet to section line common to Section 30 and Section 31; thence following section line West for a distance of 550.00 feet to the POINT OF BEGINNING.

A PRELIMINARY PLAT OF

EAGLE EYE-SELDON

A SUBDIVISION OF
THE PARCELS DESCRIBED HEREON
LOCATED WITHIN
SOUTH ONE-HALF (S1/2) SECTION 30,
TOWNSHIP 18 NORTH, RANGE 1 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 9.16 ACRES, MORE OR LESS
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
PALMER, ALASKA

Agenda Copy Agenda Copy

DRAWN BY: JS	FIELD BOOK:	PROJECT: EAGLEEYE\ EAGLEEYE-SELDON
DATE: 8/15/2016	N/A	
CHECKED: js	DRAWING SCALE: 1 " = 100'	SHEET: 1 OF 1

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, August 22, 2016 11:29 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

Peggy,

MTA has reviewed Eagle Eye Subdivision. MTA has no comments.

Thank you
Becky Glenn
MTA

-----Original Message-----
From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] On Behalf Of Platting
Sent: Monday, August 22, 2016 9:52 AM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Barbara Doty <Barbara.Doty@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com
Subject: Request for Comments for Eagle Eye - Seldon Case #2016-112 Tech: PH

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.

Good Morning,

Attached is a request for comments for a two-lot subdivision off of Seldon Rd. Please review and provide your comments by September 2, 2016.

Let me know if you have any questions,

EXHIBIT J

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

August 23, 2016

Peggy Horton, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Subject: Abbreviated Plat Request for Comments – **Eagle Eye - Seldon (Case No. 2016-112)**

Dear Ms. Horton:

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

If you have any questions, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

EXHIBIT K