

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
September 21, 2016**

PRELIMINARY PLAT:       **DOERKSEN SUBDIVISION**  
LEGAL DESCRIPTION:       **SEC 15, T18N, R02E, S.M., AK**  
PETITIONER:               **MATTHEW SPECKELS**  
SURVEYOR/ENGINEER:     **PILCH SURVEYING / PIONEER ENGINEERING**  
ACRES:       **5.64**               PARCELS:     **4**  
REVIEWED BY:             **CHERYL SCOTT**               CASE: 2016-108

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**REQUEST:**

The request is to subdivide Parcel 1, Waiver 97-56-PWm (tax parcel D8) into two lots to be known as Doerksen Subdivision, containing 5.95 acres more or less.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A 1 pg</b>
Aerial Map	<b>EXHIBIT B 1 pg</b>
Soils Report	<b>EXHIBIT C 4 pgs</b>

**COMMENTS:**

Planning	<b>EXHIBIT D 1 pg</b>
Land & Resource Management	<b>EXHIBIT E 1 pg</b>
Department of Public Works	<b>EXHIBIT F 1 pg</b>
Enstar	<b>EXHIBIT G 1 pg</b>
GCI	<b>EXHIBIT H 1 pg</b>
MEA	<b>EXHIBIT I 1 pg</b>

**DISCUSSION:**

**Access:** The two proposed lots will access from E. Lazy Lady Lane which is maintained by the Borough. The two lots have more than the minimum required frontage onto a public road and complies with MSB 43.20.320, *Frontage* and MSB 43.20.300(D)(a) *Flag lots*.

The proposed lots share a driveway and have applied for a driveway permit. The plat shows a 25' private driveway access easement. Staff notes that there is no granting of easements in the abbreviated plat process. The easement will need to be removed before plat recordation or the

petitioner will need to create the private easement by recorded document and the recorded information be added to the final plat. (Recommendation #7)

**Soils:** The civil engineer provided a soils report stating the lots are mostly birch and spruce and are located on predominantly flat land. There is no standing water or slopes greater than 25%. Two test holes were dug to 13' depths and no groundwater was encountered. Majority of the soil was comprised of gravel and sand with little silt or clay. The soil types are suitable for a conventional septic field and have adequate percolation. However, percolation rates faster than 10 minutes an inch typically require a sand liner and bed system to comply with DEC. The lots will have a minimum 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous septic area. **(Exhibit C)**

### **COMMENTS:**

MSB Planning Department stated structures should be in compliance with setback requirements. **(Exhibit D)**

MSB Land & Resource Management has no objections and stated no MSB land is affected. **(Exhibit E)**

MSB Department of Public Works had no comments. **(Exhibit F)**

Enstar has no comments, recommendations or objections. **(Exhibit G)**

GCI has no objections. **(Exhibit H)**

MEA is requesting a 20' wide easement to include lift pole & electric meter. (Recommendation 5) **(Exhibit I)**

No other departments, outside agencies or members of the public had comments.

### **CONCLUSION**

The plat of Doerksen Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat creates two lots and has required frontage on a public road. All lots have the required 10,000 sq. ft. of useable septic and building area per MSB 43.20.281.

There are no objections from any borough department, outside agency or members of the public.

### **RECOMMENDATIONS**

Staff recommends approval of the abbreviated plat of Doerksen Subdivision contingent on the following recommendations:

1. Pay postage and advertising fee.

2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Provide utility easement as requested by MEA and show location of easement and recording information on final plat or provide MEA sign off on final plat.
6. Show all easements of record on the final plat per MSB 43.15.051(P).
7. Remove 25' private driveway access easement or add the recording information from the recorded document to the final plat prior to recordation.
8. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
9. Submit final plat in full compliance with Title 43.

### **FINDINGS**

1. The abbreviated plat of Doerksen is consistent with AS 29.40.070, Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough department, outside agencies or members of the public.
3. The proposed subdivision will access from E. Lazy Lady Lane which is maintained by the Borough.
4. The plat has a private 25' driveway access easement shown. There is no granting of easements on an abbreviated plat.
5. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.320, *Frontage* and MSB 43.20.300(D)(a) *Flag lots*.
6. A civil engineer certified that the proposed lots will contain 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area as required per MSB 43.20.281.
7. Proposed Lot 2 has applied for a driveway permit. A private common access easement is recommended for the common driveway. Staff notes easements are not granted in the abbreviated plat process.

MATANUSKA RIVER

**SUBJECT PROPERTY**

SUNSHINE DAYDREAM REVISITED  
3A  
(7192)

(7138)  
1

Lot 2

Lot 1

HAMACK

(6534)  
3

(2)  
3

(6534)  
7

COUNTY MAYO EST

PHASE I

BLUE MTN SKI VILLAGE

22 23

EXHIBIT A

PALMER 03 MAP

VICINITY MAP  
FOR PROPOSED DOERKSEN SUBDIVISION  
LOCATED WITHIN  
SECTION 15, T18N, R2E, SEWARD MERIDIAN,  
ALASKA

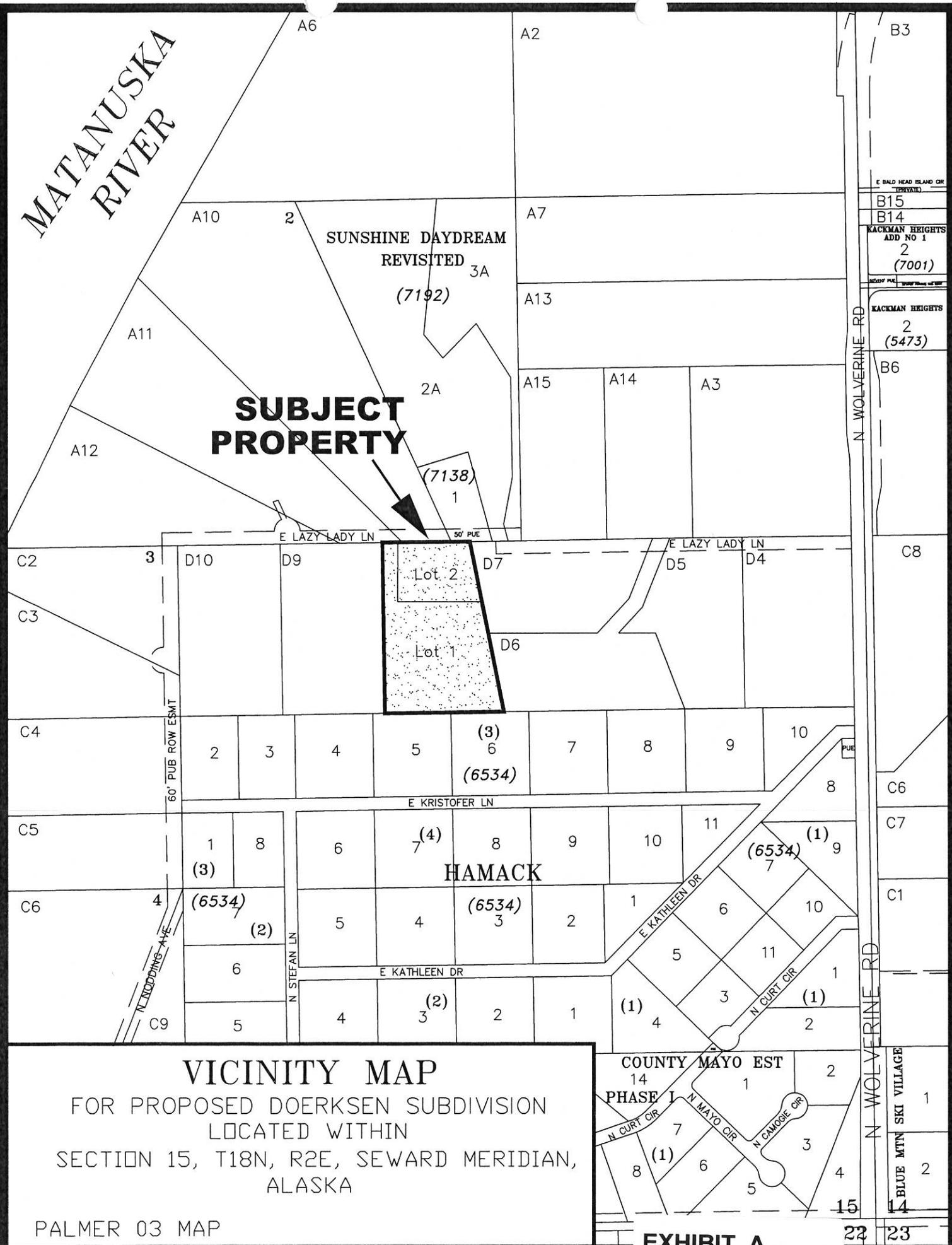




EXHIBIT B

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

Date: **08/16/2016**

Job: **16-58 Doerksen**

Subject: **M.S.B. Title 43 Geotechnical Investigation, DOERKSEN SUBDIVISION**

RECEIVED

AUG 18 2016

PLAT

## INTRODUCTION

### **Project Location**

At the request of the Matanuska-Susitna Borough, we have performed a soils and usable area investigation for the proposed Doerksen Subdivision. The subject parcel is located at 15220 E. Lazy Lady Lane, Palmer Alaska. The M.S.B. Tax Identification Number is 18N02E15D008. The geographic location is approximately latitude N61°38'56", longitude W149°04'03".

### **Project Description and Overview Map**

Doerksen Subdivision is a division of one approximately 6 acre parcel into two 4.5 and 1.5 acre lots. The site has currently one existing residence as seen in map below.



### **Scope of Investigation**

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose two test holes to investigate the usable area of the site, see map on sheet 3.

## RESULTS

### **Vegetation, Topography, and Bedrock**

The project site includes mostly birch and spruce, and is located on predominantly flat land. Neither signs of standing water nor locations of slopes greater than 25% were noted onsite. No bedrock was noted.

### **Soil Investigation**

Two test holes were dug to a minimum of 13 foot depths. No groundwater was encountered. PVC water monitoring tubes were installed in each hole. Holes yielded similar soil grain size distributions, as noted on the test logs below. The majority of the soil was comprised of gravel and sand, with little silt and clay, as shown in the photos below. Groundwater levels were absent at the time of exploration.

Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm.

Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or

0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm:

#### **HOLE #1**

<u>Depth</u>	<u>Description (Unified Soil Classification)</u>
0'-1'	Topsoil/Organics
1'-3'	Silty Sand (SP)
3'-13'	Well Graded Sandy Gravel (GW), 75%gravel, 25%sand



#### **HOLE #2**

<u>Depth</u>	<u>Description (Unified Soil Classification)</u>
0'-1'	Topsoil/Organics
1'-2'	Silty Sand (SP)
2'-13'	Well Graded Sandy Gravel (GW), 78%gravel, 22%sand





## CONCLUSIONS

The proposed Doerksen Subdivision has adequate soils and topography such that ***each of the proposed lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.***

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

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

*Max Schillinger*

Max Schillinger, P.E.



August 17, 2016

## Cheryl Scott

---

**From:** Susan Lee  
**Sent:** Thursday, August 25, 2016 8:46 AM  
**To:** Platting  
**Subject:** RE: RFC Doerksen Subdivision

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: Cheryl Scott On Behalf Of Platting  
Sent: Wednesday, August 24, 2016 8:48 AM  
To: Corps of Engineers; [jmvandiest@gmail.com](mailto:jmvandiest@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [matsuplats@gmail.com](mailto:matsuplats@gmail.com); John Aschenbrenner; Richard Boothby; [jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org); 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)  
Subject: RFC Doerksen Subdivision

All~

Attached is a Request for Comments for Doerksen Subdivision, MSB Case # 2016-114, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat with topo.

Comments are due by September 12, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907)861-8692 ph  
(907)861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)



# MATANUSKA-SUSITNA BOROUGH

## Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

#### MEMORANDUM

DATE: August 24, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-114

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RECEIVED

AUG 24 2016

PLATTING

Platting Tech: Cheryl Scott  
Public Hearing: September 21, 2016  
Applicant / Petitioner: Doerksen  
TRS: 18N02E15  
Tax ID: 18N02E315D008  
Subd: Doerksen Subdivision  
Tax Map: PA 03

#### Comments:

- No MSB lands are affected.
- No objection to proposed subdivision.

## Cheryl Scott

---

**From:** Jamie Taylor  
**Sent:** Monday, September 12, 2016 2:55 PM  
**To:** Platting  
**Cc:** Cheryl Scott  
**Subject:** RE: RFC Doerksen Subdivision

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

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

**From:** Cheryl Scott On Behalf Of Platting  
**Sent:** Wednesday, August 24, 2016 8:48 AM  
**To:** Corps of Engineers; [jmvandiest@gmail.com](mailto:jmvandiest@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [matsuplats@gmail.com](mailto:matsuplats@gmail.com); John Aschenbrenner; Richard Boothby; [jmcnuttt@palmerak.org](mailto:jmcnuttt@palmerak.org); 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)  
**Subject:** RFC Doerksen Subdivision

All~

Attached is a Request for Comments for Doerksen Subdivision, MSB Case # 2016-114, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat with topo.

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Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907)861-8692 ph  
(907)861-8407 fax



**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

September 7, 2016

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

Subject: Abbreviated Plat Request for Comments – **Doerksen Subdivision (Case No. 2016-114)**

Dear Ms. Scott:

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](mailto:robin.leighty@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Robin Leighty", with a long, sweeping horizontal stroke extending to the right.

Robin Leighty  
Right-of-Way and Permitting Agent

*Sent via e-mail to [platting@matsugov.us](mailto:platting@matsugov.us)*

**EXHIBIT G**

## Cheryl Scott

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, August 25, 2016 1:47 PM  
**To:** Platting  
**Subject:** RE: RFC Doerksen Subdivision  
**Attachments:** Doerksen.PDF

Hello, no objections from us.

Thanks,  
GCI – OSP Design  
Joshua Swanson | GIS Technician

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

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] On Behalf Of Platting  
Sent: Wednesday, August 24, 2016 8:48 AM  
To: Corps of Engineers <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [jmvandiest@gmail.com](mailto:jmvandiest@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [matsuplats@gmail.com](mailto:matsuplats@gmail.com); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; [jmccnutt@palmerak.org](mailto:jmccnutt@palmerak.org); Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel <[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker <[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; David Blehm <[dblehm@gci.com](mailto:dblehm@gci.com)>; [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)  
Subject: RFC Doerksen Subdivision

[External Email]

All~

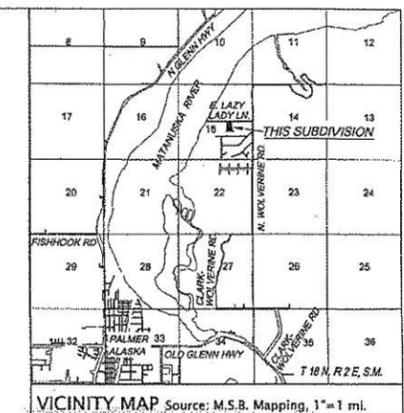
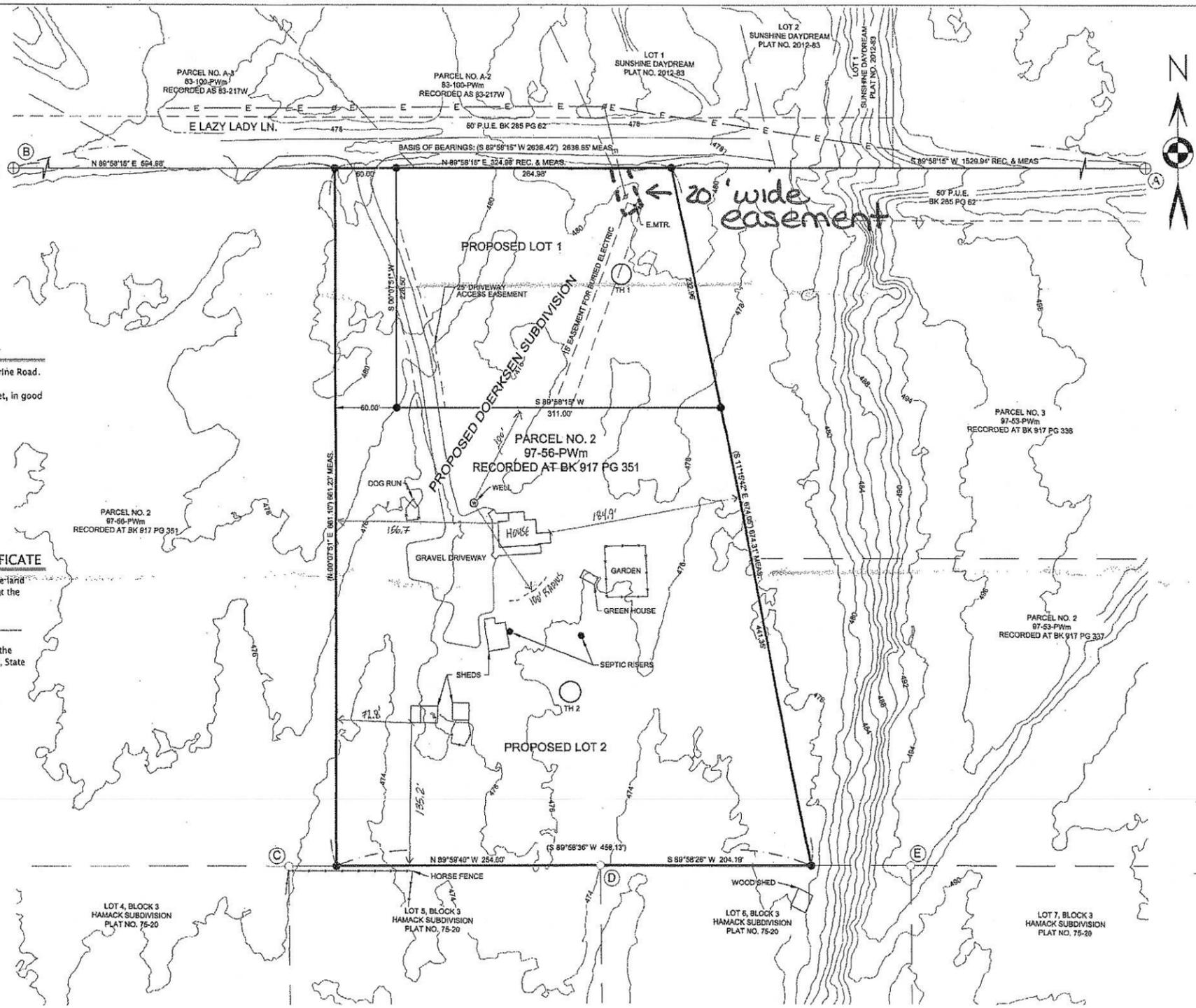
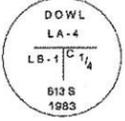
Attached is a Request for Comments for Doerksen Subdivision, MSB Case # 2016-114, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat with topo.

Comments are due by September 12, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907)861-8692 ph

20' wide utility easement to include lift pole & electric meter



**CORNER NOTES**

- (A) Found 5/8" Rebar within standard monument well in Wolverine Road.
- (B) Found 3.25" Aluminum Cap 2" above ground level, firmly set, in good condition.
- (C) Found 1.5" Aluminum Cap in good condition.
- (D) Found 1.5" Aluminum Cap in good condition.
- (E) Found bent 5/8" Rebar, tie base.

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Dated: \_\_\_\_\_

Planning and Land Use Director

Attest: Platting Clerk

**BASIS OF BEARINGS**

The Basis of Bearings of this Survey is the line between found monuments A and B having a record bearing of S89°58'15"W per document number MSB Waiver No. 97-56-PWm.

**SURVEYOR**

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

**SURVEYORS STATEMENT**

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

Date: \_\_\_\_\_



**OWNERSHIP CERTIFICATE**

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

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
Matthew Doerksen  
15220 E. Lazy Lady Lane, Palmer, Alaska, 99645

**NOTARY'S CERTIFICATE**

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2014,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

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

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

**NOTES**

- 1) The purpose of this survey is to subdivide Parcel No. 1, 97-56-PWm into Lots 1 and 2, as shown.
- 2) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 3) All developments within 50' of this subdivision are shown hereon.
- 4) This parcel is subject to reservations of all oil, gas and mineral rights per Book 10, Page 195.

**LEGEND**

- ( ) Record Data per Parcel No. 1, 97-56-PWm
- ⊕ Found Primary Monument as described in corner notes
- Found Secondary Monument as described in corner notes
- 5/8" Rebar with plastic cap marked "SCHILLINGER LS 12039" to be set
- (A) Corner Note Designation, See Corner Notes
- Existing Adjoiner Lot Lines (Not Surveyed)
- Useable Area Soil Test Hole
- 2' Contours per MSB 2012 Lidar

Agenda Copy  
AUG 18 2016  
PLATTING  
SCALE: 1" = 50 Feet  
0' 50' 100' 150'

A PLAT OF  
**DOERKSEN SUBDIVISION**  
A RE-SUBDIVISION OF LAND DESCRIBED AS PARCEL NO. 1 IN BOOK 917 PAGE 350 (Matanuska-Susitna Borough PwM 97-56) INTO LOTS 1 AND 2, DOERKSEN SUBDIVISION  
CONTAINING 5.95 Acres  
WITHIN N/2 N/2 SE/4 OF SECT. 15, T 18 N, R 2 E, SEWARD MERIDIAN  
PALMER RECORDING DISTRICT, ALASKA  
Date: 8-17-2016 Scale: 1"=50' Sheet: 1 of 1

**PRELIMINARY PLAT**