

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

Jordan Rausa, Chairman
LaMarr Anderson
George Thompson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach, Alt #2
Justin Hatley, Alt #1
Vacant, Seat #3



PLATTING DIVISION

Fred Wagner, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

JULY 2, 2020 MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. June 4, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.

A. MARK & MELISSA BAUER / HANSON LAND SOLUTIONS: The request is to create five lots from Tax Parcel D16, to be known as **BAUER ESTATES**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Sloan Von Gunten)

- Introduction for the July 16, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Margaret, Case 2020-084

9. BOARD COMMENTS

10. ADJOURNMENT

*In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an **interested party**. See MSB 15.39.010 for definition of “**Interested Party**.” The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk’s office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **July 2, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. . **Please follow all public protocols in relation to the mandates regarding Covid-19.** The Borough Building is open for public participation for the platting board meetings.

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a “Hand Out” the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 5:00 p.m.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 4, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 4 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. George Thompson, Assembly District #7

Platting Board members absent and excused were:

Mr. John Shadrach, Alternate
Mr. Justin Hatley, Alternate
VACANT, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Rausa inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for May 13, 2020.

GENERAL CONSENT: The minutes for May 13, 2020 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)

(There is no Audience Participation)

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 4, 2020**

- A. **MARTIN HEIGHTS:** The request is revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15' wide utility easement to be known as **MARTIN HEIGHTS PHASE 2**, containing 16.96 acres +/- . The property is located east of N. Pittman Road, and south of W. Spence Lane (Tax ID #'s 7652000T00A, 7652000L001, 7652000L003, 7652000L004); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve
(*Owner/Petitioner: Randall Martin, Surveyor: Shadrach; Staff: Peggy Horton*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objections from the platting board members.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 52 public hearing notices were mailed out on April 22, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2006-169.
- Answered questions from the Platting Board.

Chair Rausa invited the petitioner for a brief overview.

Mr. Greg Burrill, the Petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

There being no one to be heard, Chair Rausa kept the public hearing open.

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Greg Burrill, the Petitioner's representative agrees with all the recommendations. Answered questions from the board.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 4, 2020**

MOTION: Platting Member Thompson moved approve Martin Heights Phase 2 with Right-of-Way Vacations and Utility Easement Elimination with 8 recommendations
The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor. There are 9 findings of fact.

TIME: 1:24 P.M.

CD: 0:23:49

0

5. RECONSIDERATIONS/APPEALS

(There is no Reconsiderations/Appeals at this time)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. **RESOLUTION 2020-003:** The request is to update and revise changes to the Platting Board Policy & Procedure Manual.

Ms. Sloan Von Gunten provided an overview of the changes to the policy & procedure manual.

Discussion ensued by the platting board on abstaining & conflict of interest.

MAIN

MOTION: Platting Member Thompson moved to approve Resolution 2020-003 on the platting's policy & procedure manual second addition. The motion was seconded by Platting Member Cottini.

Discussion on changes made to the manual.

The Board went through all the changes to the policy & procedure manual.

AMENDED

MOTION: Platting Member Thompson moved to add the changes under section (4) Duties and Responsibilities in the policy & procedures. The motion was seconded by Platting Member Cottini.

AMENDED

VOTE: The amended motion passed with 4 in favor (Anderson, Thompson, Cottini, Fernandez) and 2 against (Vau Dell, Rausa)

Platting Member Anderson had to leave the meeting at this time. (2:42 P.M.)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 4, 2020**

MAIN

VOTE: The main motion passed with 4 in favor (Thompson, Cottini, Fernandez, Rausa) and 1 against (Vau Dell).

TIME: 2:46 P.M.**CD: 01:45:55****7. ITEMS OF BUSINESS & MISCELLANEOUS***(There is no Items of Business & Miscellaneous)***8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory *(if needed)*
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on June 18, 2020. A presentation by Emergency Services will be presented at the next hearing.

Ms. Von Gunten updated the board on the upcoming planning commission meetings, the Construction Manual will be presented to the Assembly soon, and the new policy & procedure packet will be given to the platting board members at the next meeting.

9. BOARD COMMENTS

- Platting Member Cottini had no comments.
- Platting Member Vau Dell asked about the placement for presentations on the upcoming agenda at the next meeting.
- Platting Member Fernandez had no comments.
- Platting Member Thompson thanked staff for their work.
- Platting Member Rausa thanked the board members dialog and discussion during the meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 2:51 p.m. (CD: 01:50:05)

JORDAN RAUSA, Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

Useable Area: Hanson Land Solutions provided a useable area report at **Exhibit B**. The report includes two testhole logs and a testhole location map. The testholes were excavated to a minimum of 12 feet deep and no groundwater was encountered. Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as sand, gravel, cobbles with few boulders (SP). Proposed Lots 1 through 4 contain sufficient overall area and have at least 10,000 square feet of useable building area and at least 10,000 square feet of useable septic area pursuant to MSB 43.20.281.

Lot 5 does not require useable area verification because it is greater than 400,000 square feet and topographic contours were provided at **Exhibit E**.

Lot & Block Design/Frontage: Lot design including the depth to width ratio requirements and 60' flagpole widths for lots over 2.5 acres meet the standards in MSB 43.20.300. Each lot has a minimum of 60' of road frontage pursuant to MSB 43.20.300(E)(6)(b) and MSB 43.20.320.

As-Built Info: As-Built information provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit D**. The as-built shows multiple structures, wells, septic and driveways. There appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*. All existing driveways are permitted.

Access: E. Doc McKinley Avenue provides legal and physical access to the proposed lots per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Doc McKinley is constructed and maintained by the Borough far enough east within Lot 4 to provide 60' frontage as required by code.

Comments:

Department of Public Works is asking that a temporary easement be granted on the plat located at the end of maintenance so that a borough standard cul-de-sac can be constructed when the RSA has funds to do so. **(Exhibit F) (Recommendation #5)**

Firecode noted the flagpole created for Lot 5 might be problematic for access for emergency vehicles. **(Exhibit G) Staff notes the flagpole width complies with MSB 43.20.300(E)(6)(b).**

Planning notes mapped special flood hazard area is present on the parcel and this area has experience erosion. They have no objection to the plat subject to a note being added about Matanuska River Erosion. "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stamped Estates and Water Erosion Control Service Area." **(Exhibit H) (Recommendation #6)**

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

MTA has no comments. **(Exhibit J)**

MEA attached an easement of record that needs to be shown on the plat. **(Exhibit K)**
(Recommendation #7)

Enstar has no comments or recommendations. **(Exhibit L)**

No other comments were received from outside agencies, borough departments or the public.

CONCLUSION:

The preliminary plat of Bauer Estates is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.016 *Preliminary Plat*. Legal and physical access exists to the proposed lots consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Lot Design and Frontage requirements are consistent with MSB 43.20.300 *Lot and Block Design* and 43.20.320 *Frontage*. All useable area requirements have been met for Lots 1-4 and Lot 5 is greater than 400,000 sq. ft. and does not require verification per MSB 43.20.281. There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

1. The plat of Bauer Estates is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.016 *Preliminary Plat*.
2. Lot Design and Frontage requirements are consistent with MSB 43.20.300 and MSB 43.20.320.
3. Useable area requirements are met for Lots 1-4 and Lot 5 is greater than 400,000 sq. ft. and does not require verification in lieu of a topographic narrative per MSB 43.20.281. Topographic contours were provided for all lots.
4. E. Doc McKinley Avenue provides access to all lots consistent with MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. All existing driveways are permitted.
6. The existing structures shown on as-built are compliant with MSB 17.55.
7. A portion of the southwest corner of the parent parcel is within a mapped Special Flood Hazard Area to be noted on the plat per MSB 43.15.052(B). Matanuska River erosion information will be noted on the plat.
8. There were no objections from any borough departments, outside agencies, or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Bauer Estates, Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Identify the flood hazard area on the plat in accordance with MSB 43.15.052(B).
5. Grant a temporary easement for a borough standard cul-de-sac at the end of maintenance and show on final plat.
6. Add plat note stating, "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stamped Estates and Water Erosion Control Service Area."
7. Show all easements of record on final plat.
8. Submit recording fees, payable to DNR.
9. Submit final plat in full compliance with Title 43.

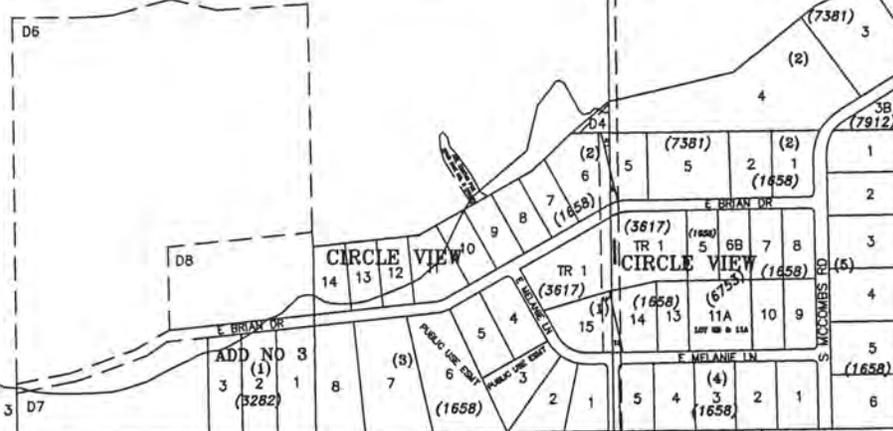
MATANUSKA RIVER

MATANUSKA RIVER

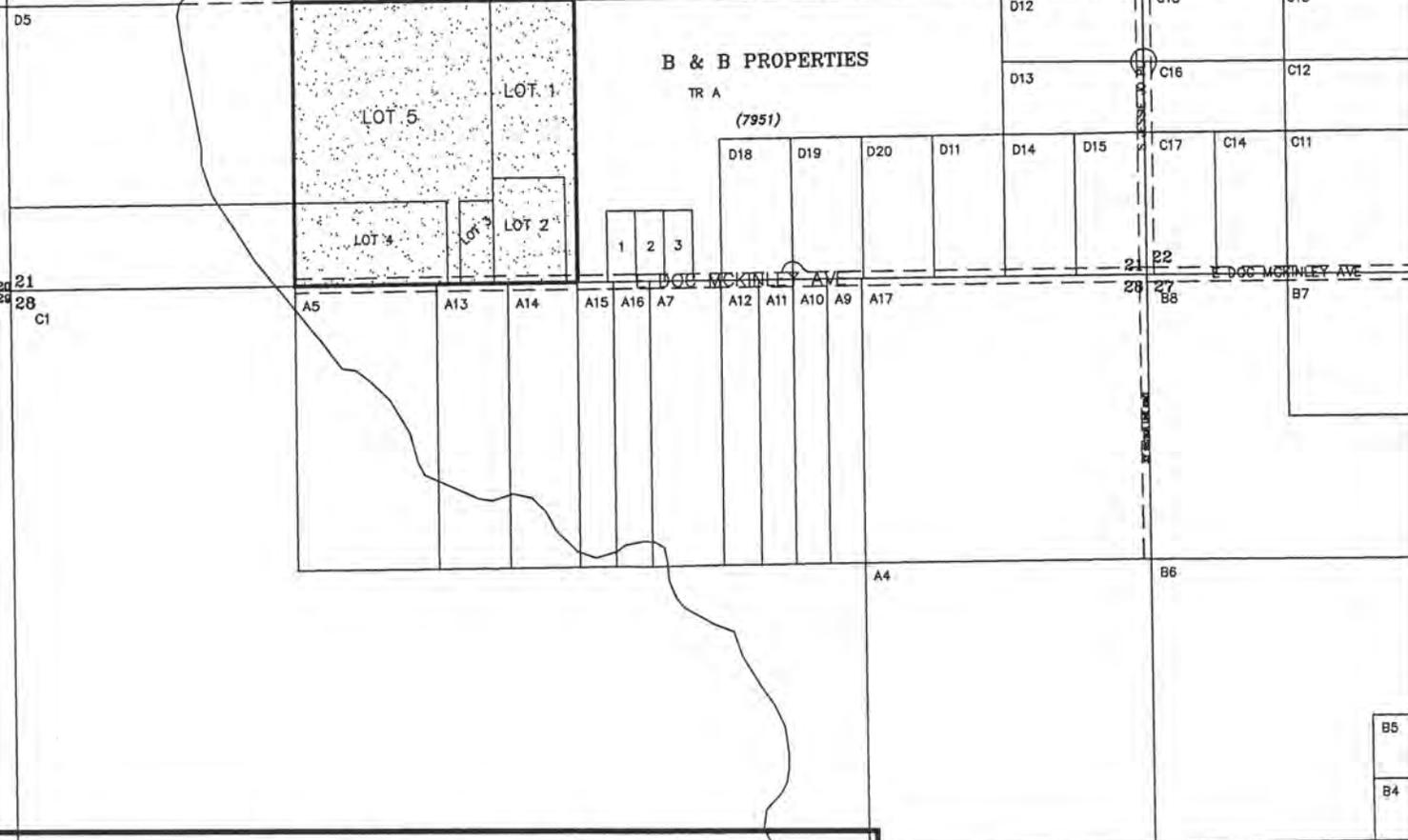
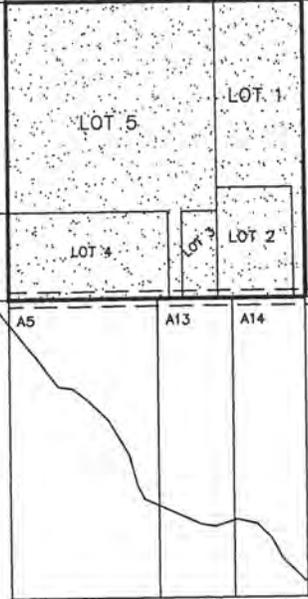
SUBJECT PROPERTY



CIRCLEVIEW ADD #4
(3284)
TR A



B & B PROPERTIES
TR A
(7951)



VICINITY MAP
FOR PROPOSED BAUER ESTATES
LOCATED WITHIN
SECTION 21, T17N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 13 MAP

EXHIBIT A-1

21

PA13

17N02E

BOC MCKINLEY

Flood Maps

S17N02E

PA13

EDOC MCKINLEY AVE

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



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MAY 13 2020
PLATTING

USEABLE AREA CERTIFICATION

BAUER ESTATES

A SUBDIVISION OF

PARCEL 1, LOT D16, LOCATED WITHIN SW ¼ SEC. 21, T17N R2E, SM, AK

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

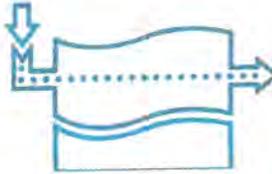
TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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



SOIL LOG

TEST HOLE 1

Brandon's On-Site Services LLC.

3924 N. Grey Wolf Dr.

Wasilla, AK 99654

Telephone (907) 355-3987

brandonsonsite@gmail.com

Project: T17N R2E Sec. 21 L-D16

B.O.S File No. 19-0085

Date: 5/28/19

Logged By: Brandon Jones

Depth (feet)	Description
	0-1' Topsoil
1	
2	1'-5' Clay
3	
4	
5	
6	5'-19' Sand, Gravel, Cobbles (SP) 150 sqft/bdrm w/ few boulders grey/brown, loose, dry
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	B.O.H.
20	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or impermeable layers were encountered. 4' of fill to be placed over septic field and tank

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 12/14

SOIL LOG



Project: **T17N R2E Sec. 21 Lot D16**

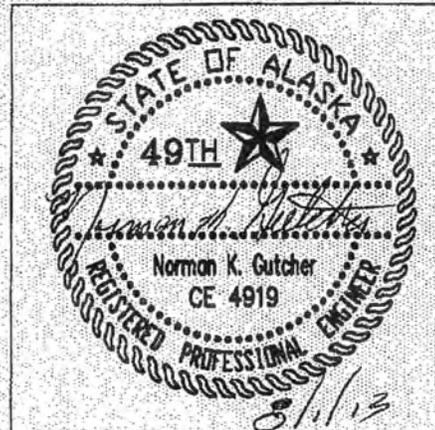
Date: **8-1-13**

Logged By: **Brandon Jones**

TEST HOLE NO. 2

AK Rim File No. 13-00334

Depth (feet)	Description
1	0-1' Top Soil
2	
3	
4	
5	1'-12' Sand, Gravel, Cobbles (SP) & few Boulders
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or impermeable layers were encountered. 4' of fill to be placed over septic field and tank.

Callout, Color, Density, Moisture Content, USC

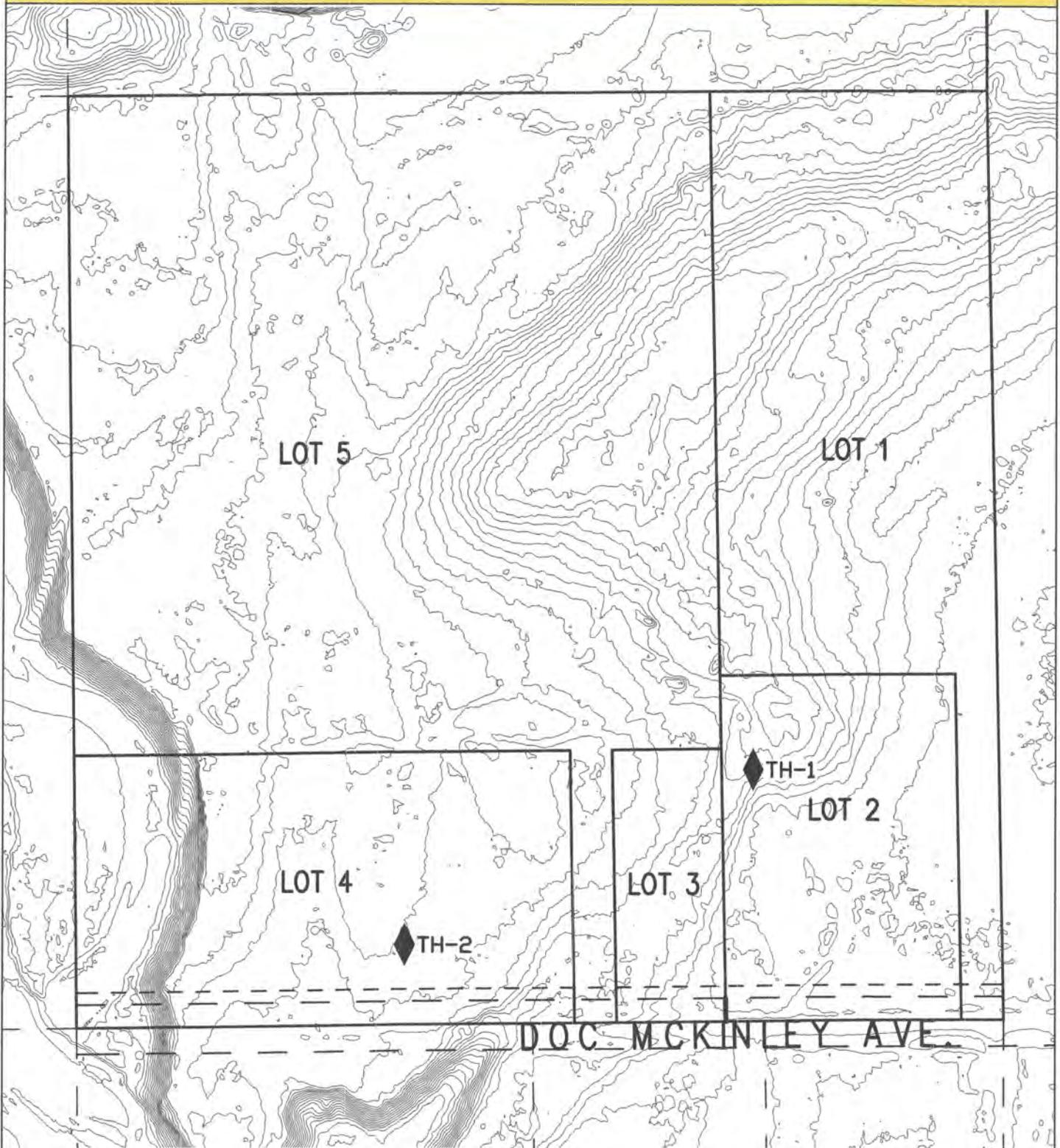
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed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

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

BAUER ESTATES

FILE: 20-116

DRAWN: SCG

04/29/20

EXHIBIT A

Page 1 of 1

EXHIBIT B-5

GOV. LOT 4

GOV. LOT 3

TRACT B

WAIVER RES.
83-61-PWm
(83-103W)

LOT 5

LOT 1

B & B
PROPERTIES
(2019-143)

UNSUBIDED

TRACT A

LOT 4

LOT 3

LOT 2

LOT 1

LOT 2

17' MTA
EASEMENT
(2012-022991-0)

17' MTA
EASEMENT
(2012-022991-0)

66' SECTION
LINE EASEMENT

DOC MCKINLEY

AVE.

UNSUBIDED

UNSUBIDED

PARCEL 1

WAIVER RES.
81-92-PWm
(81-158W)

PARCEL 2

PARCEL 3

PARCEL



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



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MAY 13 2020

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA
PROJECT OF 2016/2017.
2. THE HORIZONTAL DATUM IS NAD83 (CORSS06 EPOCH 2003.0)

BUTTE, ALASKA
BAUER ESTATES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-116C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
04-29-20

REFERENCE
NUMBER:
V-20
SHEET 2 OF 4

GOV. LOT 4

GOV. LOT 3

TRACT B
WAIVER RES.
83-61-PWm
(83-103W)



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



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PLATTING



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

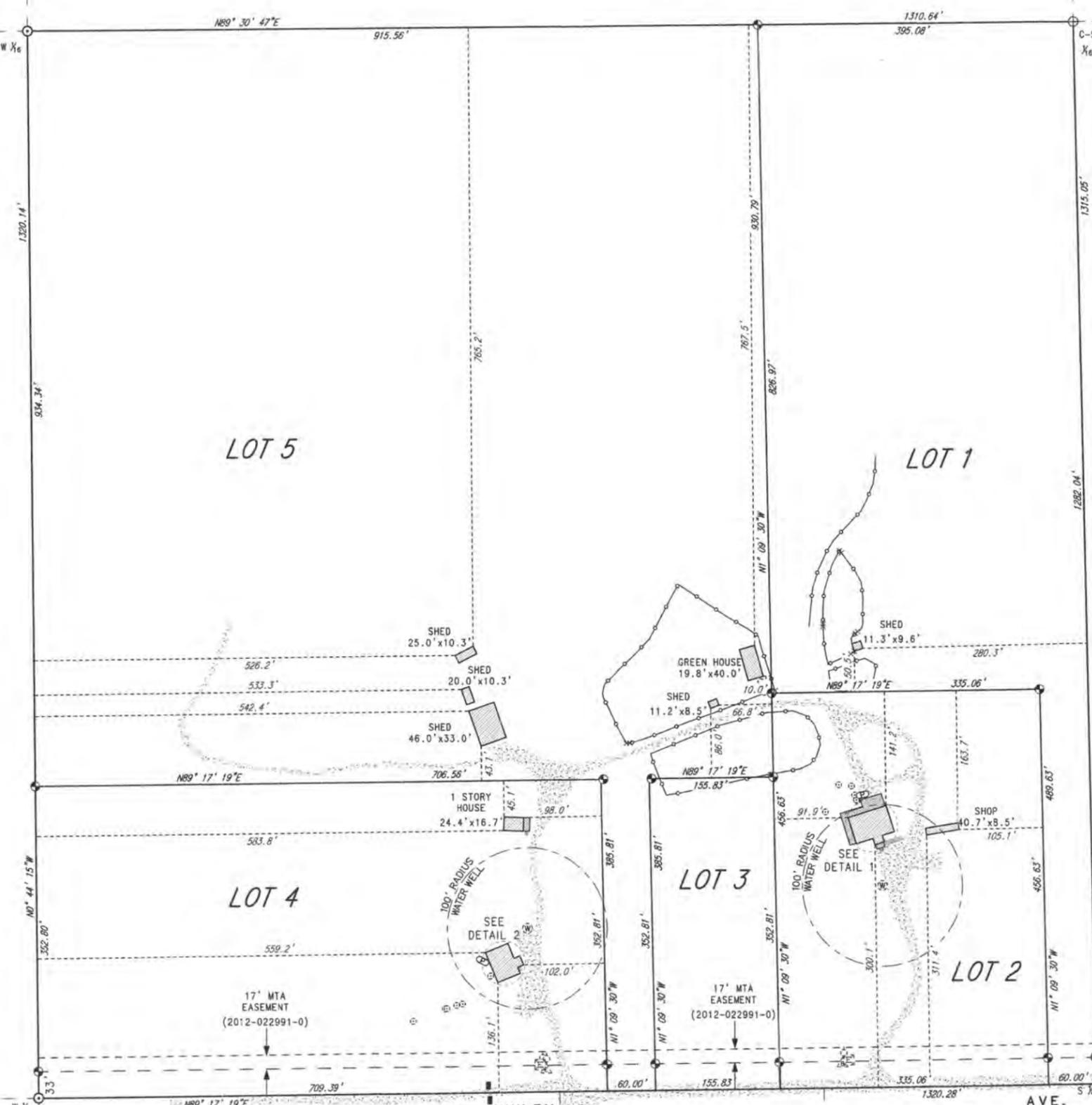
B & B
PROPERTIES
(2019-143)

TRACT A

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON FEBRUARY 28, 2020. ALL MONUMENTS HAVE BEEN FOUND AND SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

- LEGEND**
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
 - ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
 - ⊙ SET PLASTIC CAP ON 3/8" REBAR
 - MEASURED DATA
 - ⊕ WATER WELL
 - ⊕ PEDESTAL, ELECTRIC
 - ⊕ ELECTRIC TRANSFORMER BOX
 - ⊕ METER, ELECTRIC
 - ⊕ SEPTIC VENT/CLEANOUT/ACCESS POINT
 - ⊕ PETROLEUM TANK, ABOVE GROUND
 - ⊕ BOLLARD
 - ⊕ GATE
 - ⊕ FENCE
 - DECK/PORCH
 - BUILDING
 - GRAVEL ROAD/DRIVEWAY

UNSUBVIDED



BUTTE, ALASKA
BAUER ESTATES
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-116C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
04-29-20

REFERENCE
NUMBER:
V-21
SHEET 3 OF 4

EXHIBIT D

MATANUSKA RIVER

GOV. LOT 4

GOV. LOT 3

TRACT B

WAIVER RES.
83-61-PWm
(83-103W)



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



RECEIVED
MAY 13 2020
PLATTING

B & B PROPERTIES (2019-143)

TRACT A

UNSUBIDED



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BIOLOGY LIBRARY/IMAGE PROJECT OF 2017/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CONUS86 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (201108)

LOT 5
880124 SQ FT
20.20 ACRES ±

LOT 1
355765 SQ FT
8.17 ACRES ±

LOT 2
164030 SQ FT
3.77 ACRES ±

LOT 4
273133 SQ FT
6.27 ACRES ±

LOT 3
60117 SQ FT
1.38 ACRES ±

17' MTA EASEMENT
(2012-022991-0)

17' MTA EASEMENT
(2012-022991-0)

66' SECTION LINE EASEMENT

DOC MCKINLEY

AVE.

UNSUBIDED

UNSUBIDED

PARCEL 1

WAIVER RES.
81-92-PWm
(81-158W)

PARCEL 2

PARCEL 3

EXHIBIT E



BUTTE, ALASKA
BAUER ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 20-116C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
04-29-20

REFERENCE NUMBER:
V-22
SHEET 4 OF 4

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, June 16, 2020 5:31 PM
To: Cheryl Scott
Subject: RE: RFC Bauer Est (CS)

Please dedicate temporary cul-de-sac easement at the end of maintenance so that a full turnaround can be constructed at that location when the RSA has funds to do so.

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/>

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

Comments are due by June 16, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBH1ChStIIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7

Cheryl Scott

From: Fire Code
Sent: Monday, June 1, 2020 2:05 PM
To: Cheryl Scott
Subject: RE: RFC Bauer Est (CS)

Cheryl,
 The flag created for lot 5 may be problematic for access for emergency vehicles.



Donald Cuthbert
Fire Marshal
 Fire & Life Safety Division
 Central Mat-Su Fire Department
 (907) 861-8030
FireCode@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

All ~

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https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBHICHStIHKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing issues.

Cheryl Scott

From: Pam Graham
Sent: Monday, June 15, 2020 12:33 PM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Bauer Est (CS)

Planning has no objection to the proposed plat, subject to the following note being added as a condition of approval: "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stampede Estates and Water Erosion Control Service Area."

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

Comments are due by June 16, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBHlChStlIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudlR7

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing issues.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907) 861-8692
cheryl.scott@matsugov.us

Cheryl Scott

From: Taunnie Boothby
Sent: Wednesday, June 17, 2020 1:32 PM
To: Karol Riese; Pam Graham
Cc: Cheryl Scott
Subject: RE: RFC Bauer Est - 5-lot subd in Butte Case #2020-074 17N02E21D016 DUE: June 16, 2020

Mapped Special flood Hazard area is present on the parcel.
Additionally, this area has predominantly experienced erosion.
https://www.poa.usace.army.mil/Portals/34/docs/civilworks/BEA/Circle%20View%20%20Stampede%20Est_Final%20Report.pdf Subdividing provides no guarantee of safety from the erosive forces of the river.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Tuesday, May 19, 2020 1:34 PM
To: Karol Riese; Pam Graham; Taunnie Boothby
Subject: RFC Bauer Est - 5-lot subd in Butte Case #2020-074 17N02E21D016 DUE: June 16, 2020
When: Tuesday, June 16, 2020 12:00 AM to Wednesday, June 17, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, May 28, 2020 9:40 AM
To: Cheryl Scott
Subject: RE: RFC Bauer Est (CS)

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

Hello,

There are no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping
w: www.gci.com

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All ~

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Comments are due by June 16, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBHChStIIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, May 28, 2020 9:12 AM
To: Cheryl Scott
Subject: RE: RFC Bauer Est (CS)

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

Hi Cheryl,

MTA has reviewed the plat for Bauer Estates. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All ~

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, June 16, 2020 3:32 PM
To: Cheryl Scott
Subject: RE: RFC Bauer Est (CS)
Attachments: 20200616_153820.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to please include the attached easement in the plat notes.

Thank you.

Tammy Simmons, SR/WA
Right of Way Technician
907-761-9276

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 19, 2020 12:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Bauer Est (CS)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All ~

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Comments are due by June 16, 2020.

ALASKA

2020-011320-0

Recording District 311 Palmer
05/27/2020 01:50 PM Page 1 of 1

CC



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Mark & Melissa Bauer

whose address is 13647 E Doc McKinley Ave Palmer, AK 99645
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the
"Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns,
the right to enter upon the lands of the undersigned, situated in the Palmer Recording District,
State of Alaska, and more particularly described as follows:

~~T.H.N. R.2E S.21 Lot Dtl~~ SE 1/4 SW 1/4

being in Section 21, Township 17 N, Range 2E, S.M., and to construct, reconstruct, rephase,
repair, operate and maintain on, over or under the above described lands and/or in, upon or under all
streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or
distribution line or system; to inspect and make such repairs, changes, alterations, improvements,
removals from, substitutions and additions to its facilities as the Grantee may from time to time deem
advisable, including, by way of example and not by the way of limitation: the right to increase or decrease
the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer
enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located
within 15 feet of the center line of said line or system, or that may interfere with or threaten to
endanger the operation and maintenance of said line or system (including any control of the growth of
other vegetation in the right of way which may incidentally and necessarily result from the means of control
employed); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance
equipment, installed in, upon or under the above described lands a: the Grantee's expense shall remain
the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said
right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of
ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said
lands are free and clear of encumbrances and liens of whatsoever character except as may appear of
record as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 13th day of
August, 20 17.

[Signature] Grantor Melissa Bauer Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 13th day of August, 20 17 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Mark Bauer Melissa Bauer

Known to me and to me known to be the individual(s) named in and who executed the foregoing
instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and
deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above
written

Tilaundia Hale SEAL
Notary Public in and of Alaska My commission expires 02-01-20

W/O 116192 Subd 100035 Plat _____
P/S S Misc _____ Map 17LS Quad _____
Pole _____ Easement 20170913

Return to: MEA, PO Box 2929, Palmer, AK 99645

Rev. 2008





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

June 16, 2020

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Bauer Estates**
(MSB Case # 2020-074)
- **Gillum Pines**
(MSB Case # 2020-076)
- **Riddels' Original RSB Lot 1**
(MSB Case # 2020-077)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com

Sincerely,

A handwritten signature in black ink, appearing to read "Skylar Shaw", is written over a light blue horizontal line.

Skylar Shaw
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

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 NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

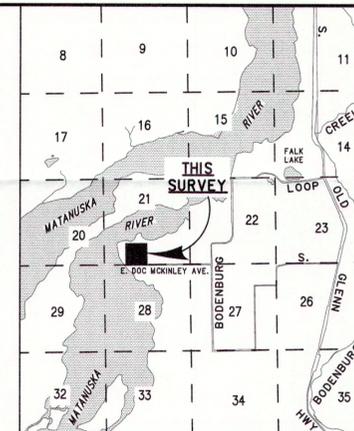
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

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



SOURCE: MSB TAX MAP PA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

MARK A. BAUER _____ DATE _____
13647 E. DOC MCKINLEY AVE.
PALMER, AK 99645-7679

MELISSA Y. BAUER _____ DATE _____
13647 E. DOC MCKINLEY AVE.
PALMER, AK 99645-7679

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



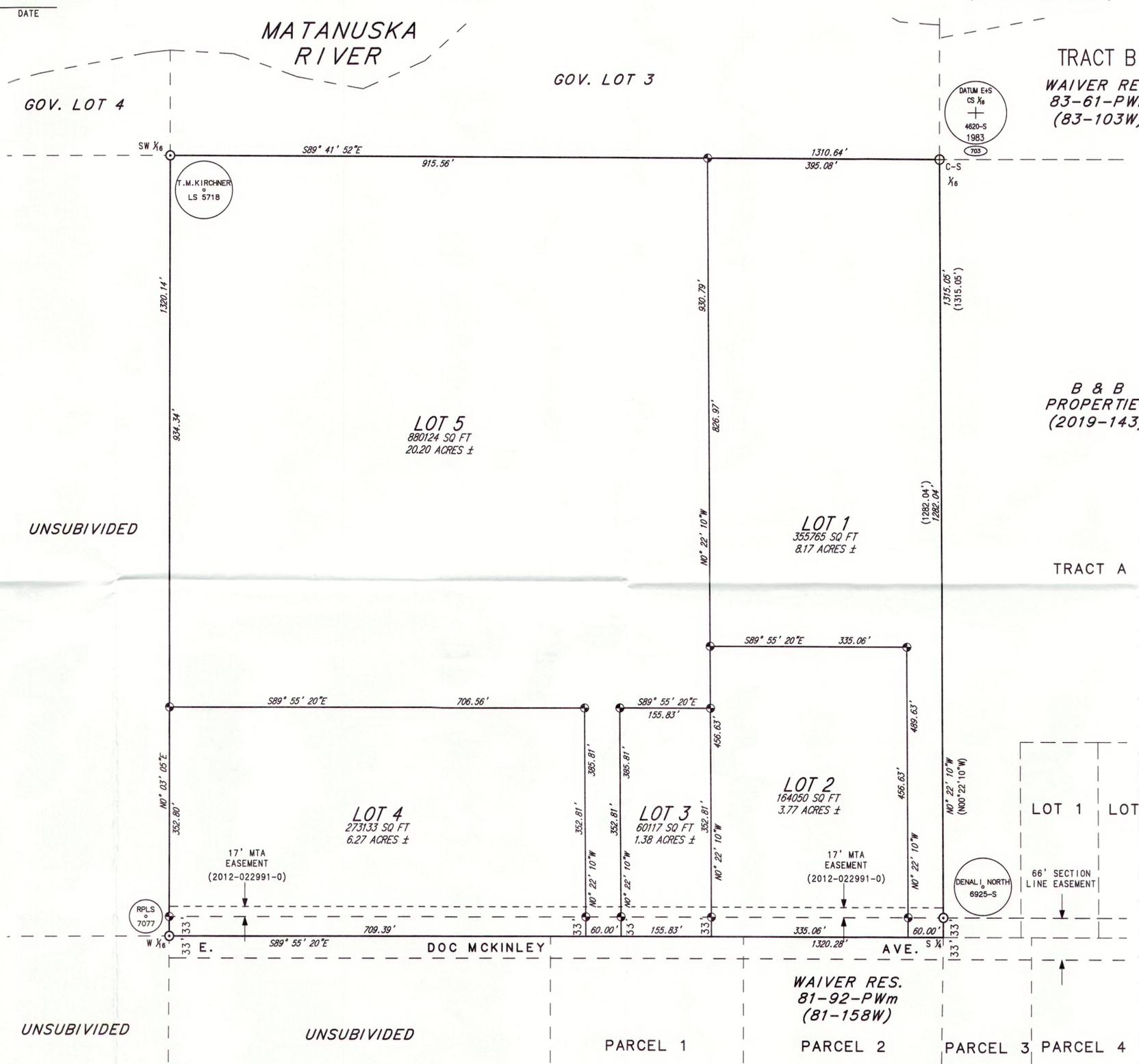
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

RECEIVED
MAY 13 2020
PLATTING
Agenda Copy

A PLAT OF
BAUER ESTATES
A SUBDIVISION OF
PARCEL 1
FORTY-ACRE EXEMPTION 1999-14-EX
(BK. 1036, PG. 83)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 21, T.17N. R.2E. SM, AK
CONTAINING 39.79 ACRES MORE OR LESS

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



LEGEND

- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊛ SET PLASTIC CAP ON 3/8" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD OF SURVEY (2019-148)
- 703 SURVEY POINT NUMBER



TYPICAL SET 1/4" PLASTIC CAP

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF TRACT A (SURVEY POINT 703), A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS NAD83(2012) GEODETIC POSITION OF 61° 32' 42.89"N 149° 06' 10.29"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. 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.

