

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 16, 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 18, 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. ROBERT & DIXIE RETHERFORD LIVING TRUST: The request is to create two tracts from Tax Parcel B7, to be known as **MARGARET'S**, containing 109.46 acres +/- . The petitioner is also, granting three public use easements. The property is located east of Palmer-Fishhook Road at approximately mile 7.5 (Tax ID #19N01E35B007); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

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 August 6, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Fairview Meadows 2019, Case 2019-103
 - Garrison Ridge, Case 2020-092/093
 - Bauer Estates, Case 2020-074

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 16, 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 18, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 18 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 Vice Chair Wilfred Fernandez.

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. Dennis Vau Dell, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. John Shadrach, Alternate

Platting Board members absent and excused were:

Mr. Jordan Rausa, Assembly District #4, Chair
Mr. George Thompson, Assembly District #7
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
Ms. Cheryl Scott, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Pio Cottini.

C. APPROVAL OF THE AGENDA

Vice Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

(There is no Approval of Minutes at this time)

3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)**A. Persons to Be Heard (There is no persons to be heard)****B. Presentation from Emergency Services, Chief Cuthbert.**

- Gave a presentation on the state fire code & how it applies to platting.

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

(There is no Unfinished Business at this time)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020****5. RECONSIDERATIONS/APPEALS**

(There is no Reconsiderations/Appeals at this time)

TIME: 1:36 P.M.

CD: 0:35:25

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. **FOLSOM ACRES:** The request is create a 19-lot, 4-phase master plan from Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49, to be known as **Folsom Acres**, containing 32.39 acres +/- . Interior roads to be dedicated and constructed and right-of-way dedicated for Hemmer Road. The plat is located on the southwest corner of W. Bogard Road and N. Hemmer Road (Tax ID #18N02E31D014, 18N02E31D016, 18N02E31D017, 5360000L002); within the SE ¼ Section 31, Township 18 North, Range 02 East, Seward Meridian, Alaska. Assembly District: #2 Stephanie Nowers (*Owner/Petitioner: Folsom Revocable Trust / Hanson Land Solutions; Surveyor: Hanson; Staff: Cheryl Scott*)

Vice Chair Fernandez:

- 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 objection noted.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 118 public hearing notices were mailed out on May 28, 2020

Ms. Cheryl Scott provided a staff report

- Gave an overview of the case, #2020-068.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

The Petitioner did not want to give a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020**

The following person spoke regarding concerns on sewer & well water and the municipal water system: Mr. Robert Thom.

There being no one else to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Hanson, Engineer, answered questions from the platting board and agrees with all the recommendations.

Mr. Bill Folsom, the petitioner, answered questions from the platting board.

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

MOTION: Platting Member Cottini moved to approve the preliminary plat for Folsom Acres Master Plan. With 14 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on modifying finding #16 to correct the wordage.

AMENDED

MOTION: Platting Member Vau Dell moved to amend the motion to modify finding #16. The motion was seconded by Platting Member Cottini.

FINDINGS:

- Modify #16: There were no borough department objections received. There was 1 public objection and 1 outside agency objection received.

AMENDED

VOTE: The amended motion passed with general consent with all in favor.

MAIN

VOTE: The main motion passed with general consent with all in favor. There are 16 findings of fact.

TIME: 1:58 P.M.

CD: 0:52:50

- B. **TERRACE RIDGE:** The request is divide Tax Parcel C7 (Parcel 2 Waiver 77-76, recorded as 77-162W) into 22 lots to be known as **Terrace Ridge**, containing 23.3 acres +/- . The property is located northeast of the intersection of S. Clapp Road and W. Laurie Avenue. (Tax ID #17N01W18C007); within the NW ¼ SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard (*Owner/Petitioner: Pacific Western Properties, LLC; Surveyor: Bull Moose; Staff: Peggy Horton*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020**

Vice Chair Fernandez:

- 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.

Platting Member Cottini let the board know that his development company may have financial interest regarding this case.

The Platting Board agreed to his recusal for this case.

Platting Member Cottini recused himself from Terrace Ridge.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 25 public hearing notices were mailed out on May 28, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2020-069.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

Mr. Ellery Gibbs, the petitioner's representative, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

The following person spoke regarding their objection the platting action and their concerns on interconnectivity to the north: Mr. Caleb Aldeman.

There being no one else to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Ellery Gibbs, the petitioner's representative, and Mr. Curt Holler, Engineer, answered questions from the platting board. They would like to modify recommendation #6 in correction to wordage for a percolation test.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 18, 2020**

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Terrace Ridge. With 12 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on the interconnectivity to the north and what the answer is to the public's concern.

FINDINGS:

- Modify #2: The petitioner is providing interconnectivity to Tax Parcel C08, east of the parent parcel.
- Modify #11: There were no borough department or outside agency objections to the plat
- Add #12: There was one member of the public with objections with plat approval.

RECOMMENDATIONS:

- Modify #6: Add wordage . . . “for soils containing more than 12% fines or provide percolation test as required in MSB 43.20.281(a)(1)(f)(ii)(iii).

VOTE: The main motion passed with general consent with all in favor. There are 12 findings of fact.

TIME: 2:18 P.M.

CD: 01:11:39

BREAK

TIME: 2:28 P.M.

CD: 01:11:43

C. **TRIPLE B COMMERCIAL TRACT:** The request is divide Tax Parcel B9 (Tract 2 of Waiver 95-51-PWm, recorded at Book 830, Page 906) into a 2-phase Master Plan to be known as **Triple B Commercial Tracts**, creating 6 lots from 20 acres+/- . The property is located southeast of the intersection of W. Parks Highway. and S. Vine Road (Tax ID #17N02W11B009); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4, Ted Leonard (*Owner/Petitioner: Rock, LLC; Surveyor: Keystone; Staff: Peggy Horton*)

Vice Chair Fernandez:

- 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 objection noted.

Vice Chair Fernandez read the case title and description into the record.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020**

Ms. Von Gunten provided the mailing report.

- Stating that 64 public hearing notices were mailed out on May 28, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2020-073.
- Would like to add a finding & recommendation regarding the drainage.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Scott Johannes, the petitioner, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, Mr. Curt Holler, the engineer, and Mr. Scott Johannes, the petitioner, answered questions from the platting board and agrees with all the recommendations.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Triple B Commercial Tracts master Plan. With 11 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on the easements on the plat and where they are placed.

FINDINGS:

- Add #12: DPW does not see the need for a drainage easement to accommodate the subdivision road drainage.

RECOMMENDATIONS:

- Add #11: Remove drainage easement from utility lot.

VOTE: The main motion passed with general consent with all in favor. There are 12 findings of fact.

TIME: 2:43 P.M.

CD: 01:25:57

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020**

D. **BROKEN TREE RIDGE**: The request is to create four lots from Tax Parcel C3 (Parcel #3 of 40A Exemption recorded August 8, 2006 at reception #2006-022535-0), to be known as **Broken Tree Ridge**, containing 39.8 acres +/- . Petitioner proposes to create a 27' wide Public Use Easement east adjoining the 33' wide Section Line Easement on the west boundary and also a dedicated cul-de-sac at the terminus of E. Hook Drive. The plat is located north of N. Bull Moose Drive and east of E. Hook Drive (Tax ID# 218N01W23C003); lying within NW ¼ SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Joshua Brunnhoelzl; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Vice Chair Fernandez:

- 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 objection noted.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 29 public hearing notices were mailed out on May 28, 2020

Ms. Amy Otto-Buchanan provided a staff report

- Gave an overview of the case, #2020-071.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

The following person spoke regarding their concerns on drainage to the lots, traffic safety, and the turn-around encroaching on their property: Ms. Janet Hook.

The following person spoke regarding their concerns regarding the turn-around and drainage affecting their lot: Mr. Dennis Hook.

There being no one else to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 18, 2020**

Mr. Gary LoRusso, the petitioner's representative, and Mr. Curtis Holler, the engineer, answered questions from the platting board and agrees with all the recommendations.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Broken Tree Ridge. With 7 recommendations. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- **Modify #4:** There were two objections from the public in response to the Notice of Public Hearings; one non-objection was received.

VOTE: The main motion passed with general consent with all in favor. There are 7 findings of fact.

TIME: 2:46 P.M.

CD: 01:45:17

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 July 2, 2020. Commented on the vacant seat to be filled by our alternate member Mr. Shadrach if he is willing. Commented on writing a resolution regarding the fire code issues and bringing it to the assembly for consideration.

Ms. Von Gunten updated the board on the upcoming presentation of the Construction Manual to the Assembly.

9. BOARD COMMENTS

- Platting Member Anderson agrees in writing a resolution regarding the fire code issues and bringing it to the assembly.
- Platting Member Cottini had no comments.
- Platting Member Vau Dell had not comments.
- Platting Member Fernandez agrees also in writing a resolution for bringing the fire code issues to the assembly.
- Platting Member Shadrach will not be at the July 2, 2020 platting board hearing.

10. ADJOURNMENT

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 18, 2020**

With no further business to come before the Platting Board, Vice Chair Wilfred Fernandez adjourned the meeting at 3:09 p.m. (CD: 01:51:46)

WILFRED FERNANDEZ,
Platting Board Vice Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

DRAFT

6A

Engineer's Assessment: Steve Rowland, PE for Rowland Engineering Consultants (RECON) submitted a report with a topographic narrative and public use easement constructability. **(Exhibit B)**

Useable area verification is not required for subdivisions of land where the lot size is 400,000 sq. ft. or greater and a detailed topographic narrative is provided per MSB 43.20.281(A)(1)(i)(i).

Tract A contains a single-family residence and an electric transmission line runs north/south through the parcel. Tract A has approximately 2,000' of frontage on Palmer –Fishhook Road and Tract B accesses Sun Valley Drive. The Little Susitna River is located 700-1500' west of the subject property. Parcels to the north, south and west are typically developed as large lot residential properties and the parcels to the east are undeveloped. Topographically the property has a uniform slope of 2-2.5% from north to south. Elevation varies from a high of 850' at the NW corner to a low of 785' at the SW corner, for a total differential of 65'. No slopes exceed 25% grade for greater than 10' height. Any future development can be accomplished without adversely affecting area drainage patterns or adjacent properties. All undeveloped area is forested with a mixed stand of birch and white spruce. The soils on the property are typically excellent for subdivision development. Review of well logs and test borings, groundwater can be expected at depths of more than 20 feet. There are no wetlands, active drainage ways or streams within the subject property.

Three public use easements (PUE) are proposed to be granted on this plat. Each easement is located on excellent terrain with good soil conditions that are essentially ideal for future road development or improvement. Natural surface grades within each PUE are less than three percent. There is no surface water, wetlands or drainage issues that would restrict road development. In addition, no conflicts with existing structures or utilities have been identified that would preclude future road development. The proposed 30' easement along the north property line of Tract A is accommodating an existing trail that runs along the section line where no easement currently exists. The 60' wide easement located in the middle of Tract A is proposed to provide for future connection from Tract B to Palmer-Fishhook. This PUE will allow for potential future extension of N. Sun Valley Drive and an alternate access to Sun Valley Subdivision and Tract B if Tract A is ever further subdivided. Intersection spacing and sight distance is more than adequate. The PUE at the south boundary of Tract B, adjacent to the Sun Valley Drive is proposed to allow for flexibility in planning potential future development.

*Staff notes construction of the PUE's is not required as existing roads provide access to the proposed tracts. Proof of constructability per MSB 43.15.021 was provided with the engineer's report along with topographic contours. **(Exhibit B & C)** The public use easements are being granted to provide access, interconnectivity if further developed, and future alternate access to a developed area with limited access.*

As-Built Info: The surveyor provided as-built information as required by MSB 43.15.016 at **Exhibit C**. The as-built shows a residential structure, outbuildings, well and septic all contained on proposed Tract A. There appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*.

Access: Tract A has access from state maintained, Palmer-Fishhook Road and Tract B accesses, borough maintained Sun Valley Drive meeting access requirements per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.

The constructed temporary cul-de-sac at the end of Sun Valley Drive automatically vacates when the road is extended. The 50' right-of-way of Sun Valley Drive adjoins proposed Tract B providing 45' frontage required on the cul-de-sac per MSB 43.20.320 *Frontage*.

Comments:

Department of Public Works recommends extending the middle PUE into Tract B 100 feet or more. If B2 subdivides, this would allow them to tie into the PUE at a 90-degree angle. **(Exhibit D)** *Staff recommends the middle PUE to proposed Tract B be adjusted to be a uniformed 60' wide extending into proposed Tract B. (Recommendation #5)*

Planning notes the developer should be aware that Palmer-Fishhook is a state-owned road and is considered a major arterial in the MSB Official Streets and Highways Plan. ADOT may not allow future driveways onto Palmer-Fishhook. In addition, there is no mapped flood hazard area within the proposed subdivision. **(Exhibit E)**

Firecode has no issue with the proposed subdivision request but suggests a cul-de-sac at the end of the public use easement. **(Exhibit F)** *Staff notes the public use easement being granted is not required by code for access to the proposed tracts but for future interconnectivity. Future development will likely require additional right-of-way and at that time, if necessary, a cul-de-sac will be required.*

ADOT&PF recommended the petitioner dedicate a connection between Palmer-Fishhook and Sun Valley Drive for a future secondary access. These parcels are large and there are several to the south along Sun Valley Drive, and in the interest of safety and circulation, it would be best to establish a connection that can be developed in the future. **(Exhibit G)** *Staff notes the petitioner worked with ADOT&PF to provide the recommended PUE being granted on this plat.*

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

MEA is requesting all existing easements be shown on the plat and a 15' wide easement be granted on each side of the existing power lines. **(Exhibit I)** *Staff notes all existing easements are shown on the final plat and private utility easement requests are addressed directly between the owner and utility company.*

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

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

CONCLUSION:

The preliminary plat of Margaret's Subdivision 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*. Frontage requirements are met per MSB 43.20.320 *Frontage*. Three Public Use Easements are being granted and proof of constructability was provided per MSB 43.15.021. The proposed tracts are greater than 400,000 sq. ft. and do not require useable area verification per MSB 43.20.281. There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

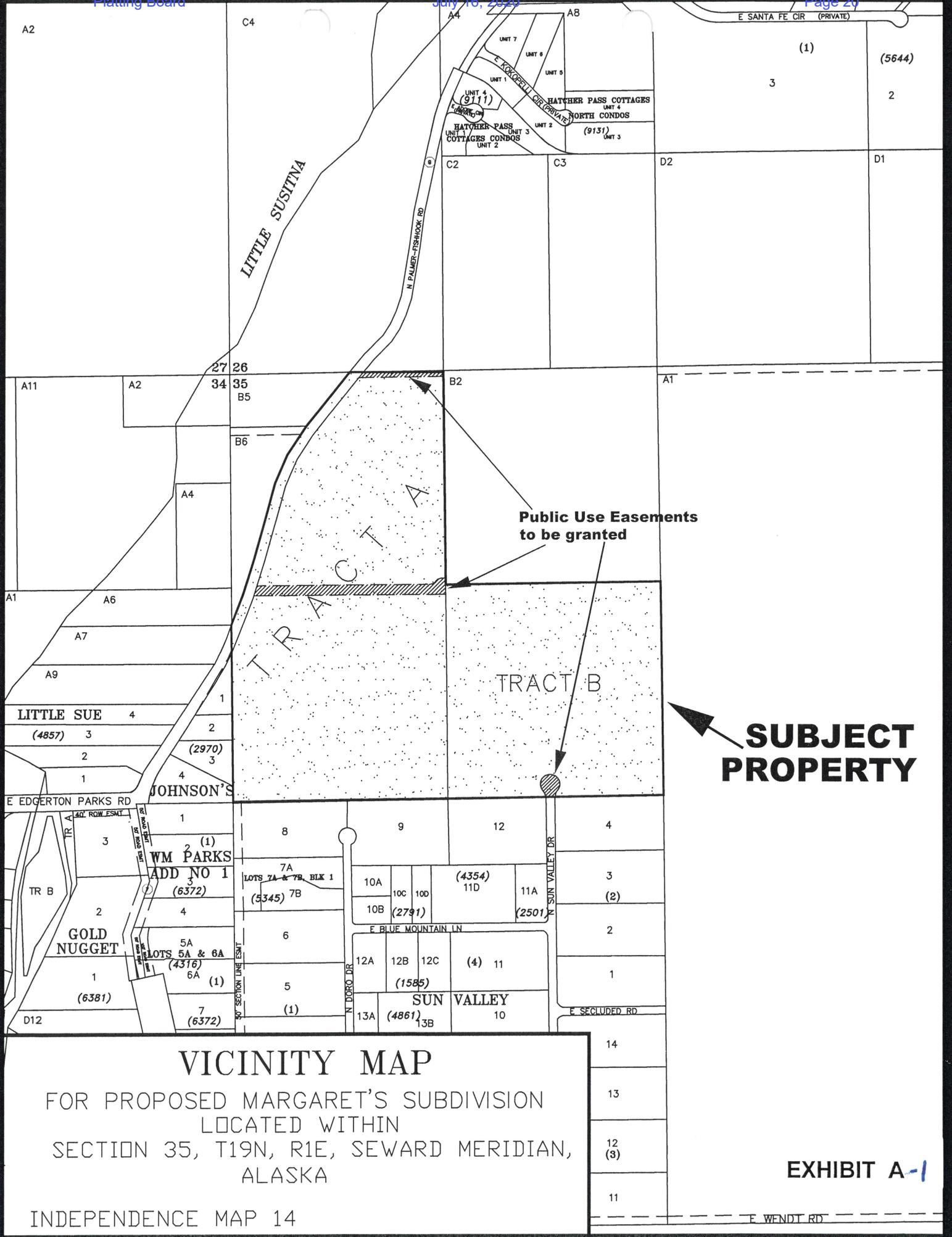
1. The plat of Margaret's Subdivision is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.016 *Preliminary Plat*.
2. Frontage requirements are consistent with MSB 43.20.320.
3. The tracts are greater than 400,000 sq. ft. and useable area verification is not required in lieu of a topographic narrative per MSB 43.20.281. Topographic contours were also provided.
4. Access exists to both tracts consistent with MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. Proof of constructability of the three public use easements was provided per MSB 43.15.021.
6. The 30' Public Use Easement to be granted on the north boundary allows continued public access to the existing Infinity Trail.
7. The petitioner granted the Public Use Easement from Palmer-Fishhook Road to Tract B as recommended by ADOT&PF and MSB to provide access and interconnectivity if further developed and future alternate access the developed area to the south.
8. The existing structures shown on the as-built are compliant with MSB 17.55.
9. Palmer-Fishhook Road is a 100' easement included in the boundary of this subdivision. MSB suggests dedicating the right-of-way upon ADOT&PF's acceptance.
10. MEA requested a 15' wide utility easement on each side of an existing power line. Private easements are addressed directly between the owner and utility company.
11. 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 Margaret's Subdivision, Section 35, Township 19 North, Range 01 East, 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. Show all easements of record on final plat.
5. Adjust the Public Use Easement from Palmer-Fishhook Road to Tract B to be a uniformed 60' wide easement continuing into Tract B approximately 100 feet.
6. Provide signatory authority for the Robert and Dixie Retherford Living Trust.
7. Submit recording fees, payable to DNR.
8. Submit final plat in full compliance with Title 43.

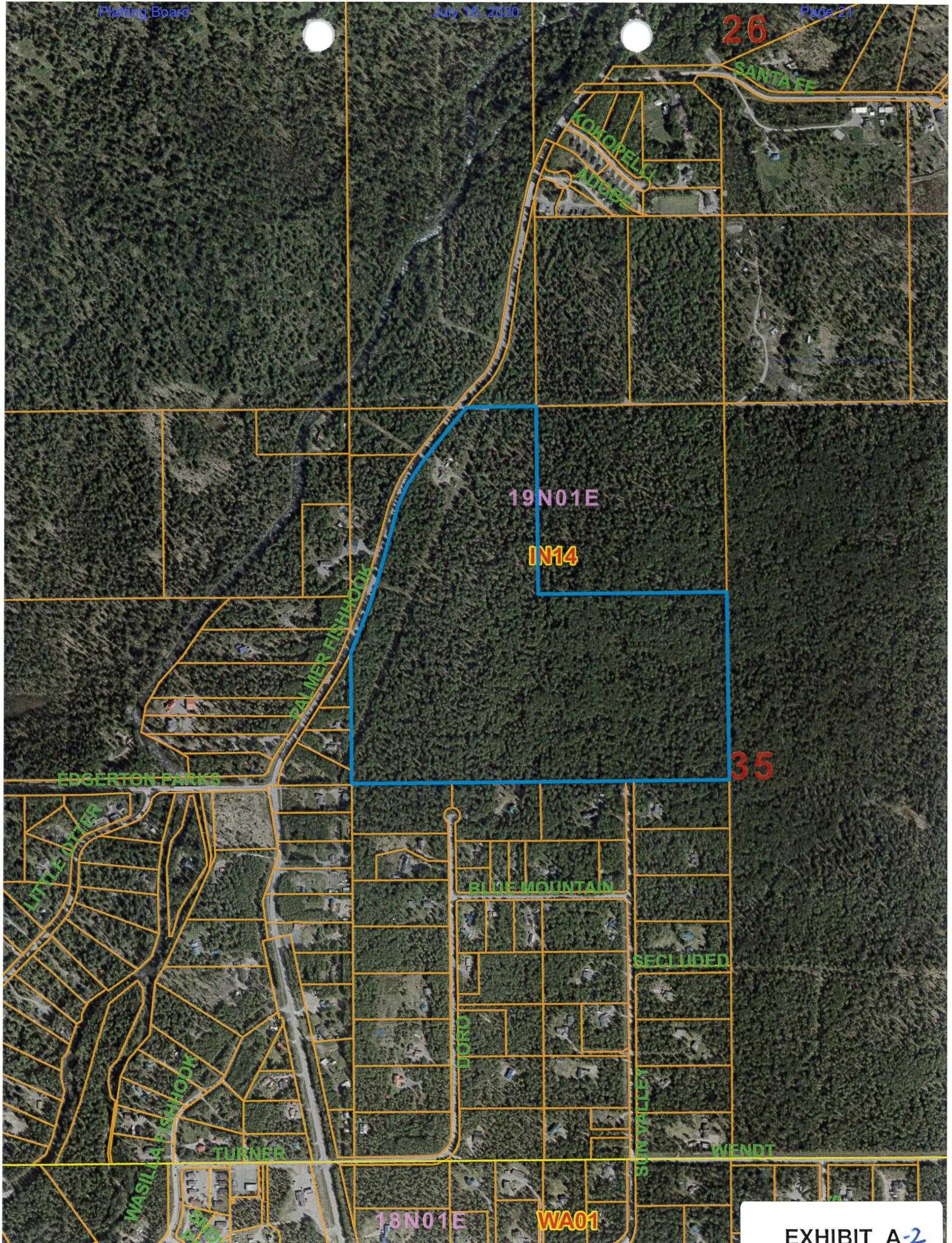


VICINITY MAP

FOR PROPOSED MARGARET'S SUBDIVISION
 LOCATED WITHIN
 SECTION 35, T19N, R1E, SEWARD MERIDIAN,
 ALASKA

INDEPENDENCE MAP 14

EXHIBIT A-1



22

23

24

19N

27

19N01E

26

25

IN13

SANTA FE

IN14

34

35

36

MOUNTAIN PRIDE
TRAILS
EDGERTON PARKS

BYRONS

SLEIGHT

LITTLE
CITY

WASHILA
TURNER

PAW
TURNER

BLUE
MOUNTAIN
DOUG
WENDT

SECLUDED
SUN
WENDT

WENDT

WASHILA
TURNER

WA02

3

2

WA01

1

VINGELAND

NEW HOPE
FARM

ANTARPOD
MCCLELLAN

WINGTON

WARBABY

18N01E

BOYD

NEW HOPE

PROSPECT

RALEIGH HILLS

HILLS

GORDY

BERNARD

WELTIN



Rowland Engineering Consultants

565 West Recon Circle, · Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

ft. No slopes have been identified on the property that exceed 25% grade for greater than 10-foot height. Available detailed topographic data and the “hillshade” surface model clearly shows the historic landform on which the property is located. Shallow relict stream channels are very evident as is characteristic of an alluvial fan deposit.

Any future residential development can be accomplished without adversely affecting area drainage patterns or adjacent properties. The subject property is lightly developed with one typical single-family residence located on the northwest portion of the parent parcel. An electric transmission line runs through Tract A from south to north. All undeveloped area is forested with a mixed stand of birch and white spruce. The residence located on proposed Tract A, and homes located on adjacent properties, utilize on-site wells and conventional wastewater disposal systems. Proposed Tract A will be roughly rectilinear with a north-south dimension of 2,634 ft and width that varies from 1319 ft to 530 ft. Tract B is essentially a square 40 acres measuring approximately 1,320 ft by 1,317 ft.

Soil and Groundwater

Being located on a relict alluvial fan, and given the regional geology, the soils are typically a thin silt (topsoil) layer overlying coarse, well to poorly graded gravel with large boulders being common. These soils are typically excellent for subdivision development. Based on review of well logs and test borings complete in the project area, groundwater can be expected at depths of more than 20 ft. Several water wells on adjoining properties indicate a producing aquifer is typically encountered above bedrock at depths of 60-90 ft. There are no wetlands, active drainage ways or streams within the subject property.

Proposed Public Use Easements

Three Public Use Easements (PUE) are proposed for dedication in conjunction with the subject subdivision. Each of the easements is located on excellent terrain with good soil conditions that are essentially ideal for future road development or improvement. Natural surface grades within each PUE are less than three percent. There are no surface water, wetlands or drainage issues that would restrict road development. In, addition, no conflicts with existing structures or utilities have been identified that would preclude future road development.

A 30 ft wide PUE along the north property line of Tract A is intended to accommodate an encroachment by a portion of the existing access road identified as Infinity Trail. This PUE creates an easement along the south side of a portion of the north line of Section 35 where no easement currently exists.

A 60 ft wide by 1,150 PUE is proposed to provide for future connection from Tract B through Tract A to N. Palmer Fishhook Road. This PUE will allow for potential future extension of N. Sun Valley Drive and an alternate access to Sun Valley Subdivision if Tract A is ever further subdivided to create a substantial increase in the number of lots to be served by N. Sun Valley Drive. Intersection sight distances at the intersection with North Palmer Fishhook Road have been field verified to exceed 800 ft. The posted speed limits for the North Palmer Fishhook road proximal to the subject subdivision varies from 30 to 35 MPH.



Rowland Engineering Consultants

565 West Recon Circle, · Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

A PUE consisting of a minor extension of North Sun Valley Drive is proposed to allow for flexibility in planning potential future access construction to Tract B.

Summary & Conclusions

In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed subdivision plan, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on research and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the two proposed lots meets the requirements for a subdivision as set forth in MSB Title 43 for parcels to be created exceeding 400,000 square feet. There are no excessive slopes of significant extent that occur within the property, and there is no significant occurrence of surface water that impacts the proposed subdivision plan. Each of the three proposed Public Use Easements are located on suitable terrain and in a manner that allows for future road development fully within the proposed easements and without restriction.

Sincerely,

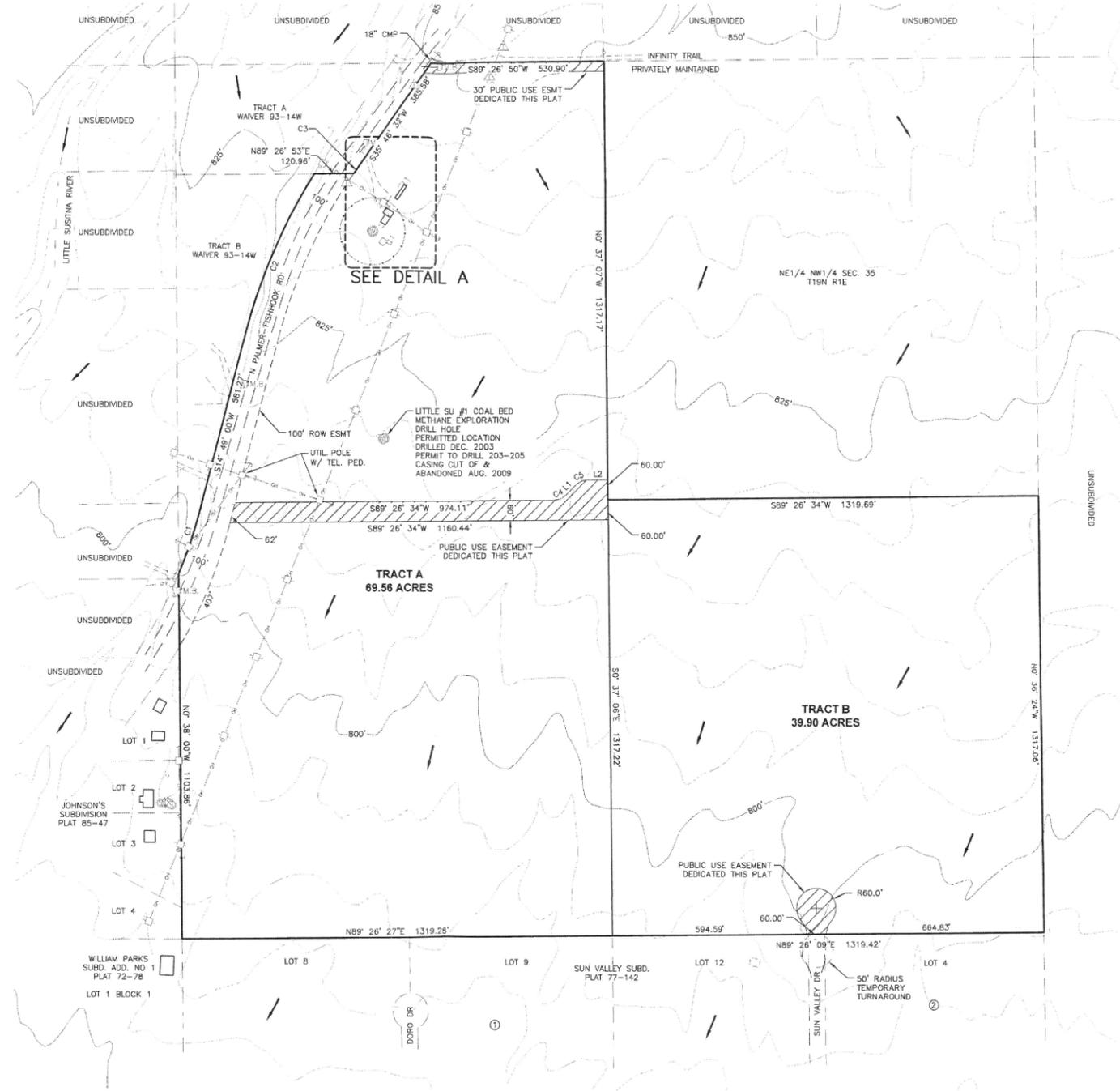
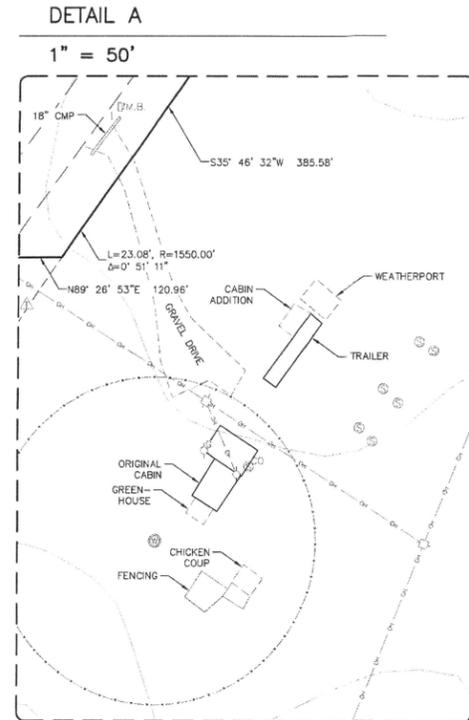
A handwritten signature in blue ink, appearing to read "Steven R. Rowland".

Steven R. Rowland, PE



May 29, 2020

PRELIMINARY PLAT - ASBUILT & TOPOGRAPHY



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- ▨ PUBLIC USE EASEMENT DEDICATED THIS PLAT
- - - ADJACENT LOTS AND/OR RIGHT-OF-WAY
- 800' 25' MAJOR CONTOUR, ELEVATION IN FEET
- 5' MINOR CONTOUR LINE
- - - EDGE OF ASPHALT
- BUILDING (HOUSE OR OTHER LARGE STRUCTURE)
- - - FENCE (CHAINLINK, CHICKENWIRE, OR PIGWIRE)
- OVERHEAD ELECTRIC AND COMMUNICATIONS WIRES
- 100' WELL RADIUS
- 18" METAL CULVERT
- UTILITY POLE
- GUYANCHOR
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SEPTIC CLEANOUT
- SEPTIC STANDPIPE
- WATER WELL, UNLESS NOTED OTHERWISE
- ROADSIGN
- MAILBOX
- EXISTING/PROPOSED DRAINAGE DIRECTION
- ESMT EASEMENT
- ROW RIGHT-OF-WAY
- CMP CORRUGATED METAL PIPE

NOTES:

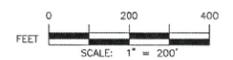
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- CONTOURS FROM 2011 MATANUSKA-SUSITNA BOROUGH LIDAR, RESAMPLED TO A 50 FT GRID.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	189.29	1419.25	7° 38' 30"	N18° 38' 15"E	189.15
C2	508.79	1650.00	17° 40' 03"	S23° 39' 01"W	506.78
C3	23.08	1550.00	0° 51' 11"	S35° 20' 56"W	23.08
C4	47.12	60.00	45° 00' 00"	S66° 56' 34"W	45.92
C5	47.12	60.00	45° 00' 00"	S66° 56' 34"W	45.92

LINE TABLE

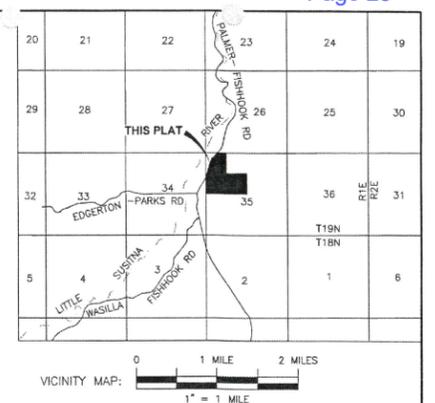
LINE #	LENGTH	DIRECTION
L1	35.15	S44° 26' 34"W
L2	60.00	S89° 26' 34"W



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 HEREON EXIST AS DESCRIBED, AND THAT DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Michael R. Ewing
DATE: 5-29-20



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO USE SHOWN.

ROBERT RETHERFORD DATE
ROBERT AND DIXIE RETHERFORD LIVING TRUST MEMBER
6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

DIXIE RETHERFORD DATE
ROBERT AND DIXIE RETHERFORD LIVING TRUST MEMBER
6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

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 _____ 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.

RECEIVED
MAY 20 2020
PLATTING
AS-BUILT
&
Topo

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK

A PLAT OF
MARGARET'S SUBDIVISION
TRACTS A AND B
A SUBDIVISION OF TRACT C, WAIVER NO. 93-41W
WITHIN NW1/4 SECTION 35, T19N, R1E,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING APPROXIMATELY 109.46 ACRES

PREPARED BY: **RECON**
Rowland Engineering Consultants
503 West Barton Circle, Palmer, AK 99645
907-746-9020 907-746-9240 Fax

SCALE: 1" = 200'

DRAWN BY: DVD DATE: 5/29/20
CHECKED BY: MRE SHEET: 2 OF 2

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, June 23, 2020 4:04 PM
To: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision (CS)

I recommend extending the middle PUE into Tract B 100 feet or more. If B2 subdivides, this would allow them to tie into the PUE at a 90 degree angle.

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, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

All ~

The link below will take you to a request for comments for creating two tracts off Palmer-Fishhook Road . RSA #16.

Comments are due by June 23, 2020.

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

Cheryl Scott

From: Kim Sollien
Sent: Tuesday, June 16, 2020 11:40 AM
To: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision (CS)

Good catch!

Hi Cheryl,
 Planning has no objection to this subdivision.

The developer should be aware that Palmer Fishhook is a state-owned road and is considered a major arterial in the MSB Official Streets and Highways Plan. ADOT may not allow future driveways onto Palmer Fishhook.

Kim

Kim Sollien
 Planning Services Manager

Matanuska-Susitna Borough
 350 E. Dahlia Avenue
 Palmer AK 99645
 907-861-8514

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kylar.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

All ~

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Comments are due by June 23, 2020.

Cheryl Scott

From: Taunnie Boothby
Sent: Friday, June 19, 2020 11:28 AM
To: Karol Riese; Kim Sollien
Cc: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision Create two tracts off Palmer-Fishhook Road
 19N01E35 DUE: June 23, 2020

No mapped flood hazard area

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

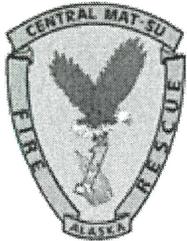
-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Wednesday, June 10, 2020 9:22 AM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Margaret's Subdivision Create two tracts off Palmer-Fishhook Road 19N01E35 DUE: June 23, 2020
When: Thursday, June 18, 2020 12:00 AM to Friday, June 19, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: Fire Code
Sent: Wednesday, June 10, 2020 10:40 AM
To: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision (CS)

Cheryl,
 As far as this request goes Fire Code has no issue.



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, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

All ~

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https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EuS02wckw-IDs-9H3iqs7T4BUVV8A94F5AfjHurfPWBpSg?e=dDEJYb

Cheryl Scott

From: David Meneses <dmeneses@palmerak.org>
Sent: Tuesday, June 16, 2020 7:51 AM
To: Cheryl Scott
Cc: Todd Russell; David Byers
Subject: RE: RFC Margaret's Subdivision (CS)

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

After reviewing the Plans, we would like to see a cul-de-sac at the end of the public access easements for fire apparatus to turn a round.

David Meneses

Palmer Fire & Rescue
645 E. Cope Industrial Way
Palmer, Alaska 99645
Ph. 907-745-3709
Fax 907-745-5443
Email: dmeneses@palmerak.org

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

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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THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

June 17, 2020

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, Central Region Planning office has no comments on the following plats:

- **Tax Map WA 11, Sec 13, T17N, R01W (Squires)**

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

- **Tax Map AR 06, Sec 23, T20N, R07E (Ruggles / Farmer Surveying)**
 - We recommend that the petitioner dedicate the easement for the Glenn Highway.
 - We recommend that the petitioner use this platting action to legally divide the proposed Parcel B as the Glenn Highway currently divides the parcel.
 - Only one access will be granted on either side of the Glenn Highway. The land to the north must share an access, and the land to the south will be granted one access.
- **Margaret's Subdivision (Retherford)**
 - As per our comments on 05/07/2020, we recommend that the petitioner dedicate a connection between Palmer-Fishhook and Sun Valley Drive for a future secondary access. These parcels are large and there are several to the south along Sun Valley Drive, and in the interest of safety and circulation, it would be best to establish a connection that can be developed in the future.
- **Tax Map HO 08, Sec 24, T18N, R2W (Leach & Christie)**
 - We recommend that the petitioner dedicate the easement for Pittman Road.
- **H. Adams Properties (Moffitt)**
 - We recommend that the petitioner dedicate the easement for Scott Road.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G-1

- Marsh Road is marked on the drawing incorrectly. It is at the northern edge of the property.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
Allen Kemplen, Mat-Su Core Area Planner

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 12, 2020 9:20 AM
To: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision (CS)

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

Hello,

MTA has reviewed the plat for Margaret's Subdivision. 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, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

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

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, June 16, 2020 3:37 PM
To: Cheryl Scott
Subject: RE: RFC Margaret's Subdivision (CS)
Attachments: 20200616_154221.pdf

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

MEA comments to include the attached easement in the plat notes and to show a 15 feet wide easement on each side of the existing overhead powerlines.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, June 9, 2020 11:09 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; 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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Margaret's Subdivision (CS)

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

All ~

The link below will take you to a request for comments for creating two tracts off Palmer-Fishhook Road . RSA #16.

Comments are due by June 23, 2020.

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

BOOK 0776 PAGE 943

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

Mark A. Bauman HCD1 Box 6825 Palmer, AK 99645

(unmarried) (husband and wife) for a good and 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, 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:

Exhibit "A" Attached

being in Section 35, Township 19N, Range 1E, 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 way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, 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; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

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 at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and 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 and 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 and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 15th day of June, 19 94

Mark Bauman Grantor
0246978 574-22-6375
Grantor

STATE OF ALASKA) SS-
THIS IS TO CERTIFY that on this 15th day of June, 19 94

before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Mark Bauman

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.

Sandra Rake
Notary Public in and for Alaska
My commission expires: August 1, 1995



W.O. <u>23062</u>	MISC.
P/S <u>P</u>	MAP <u>19-K-9</u> IV 19
SUBD _____	QUAD _____
PLAT _____	EASE _____

FOR DISTRICT RECORDERS USE

BOOK 0776 PAGE 944

EXHIBIT "A"

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 (E1/2 SE1/4 NE1/4 NE1/4) of Township 19 North, Range 1 East, Section 34, Seward Meridian, Alaska and:

MATANUSKA-SUSITNA BOROUGH
 PLATTING BOARD
 WAIVER RESOLUTION SERIAL NO. 93 - 5 - FWa
 Page 3

Parcel # B -

Commencing at the Section Corner common to Sections 26, 27, 34 and 35, Township 19 North, Range 1 East, Seward Meridian;

Thence South 00 degrees 02' 48" West along the Section Line common to Sections 34 and 35, a distance of THREE HUNDRED TWENTY-NINE AND THIRTY-FOUR HUNDREDTHS FEET (328.34') to the true point of beginning;

Thence continuing along the section Line common to Sections 34 and 35 South 00 degrees 02' 48" West, a distance of ONE THOUSAND, TWO HUNDRED ONE AND FORTY-THREE HUNDREDTHS FEET (1,201.43');

Thence along a curve concave to the Northwest with a radius of ONE THOUSAND, FOUR HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (1,475.00'), AN ARC LENGTH OF ONE HUNDRED EIGHTY-NINE AND TWENTY-SEVEN HUNDREDTHS FEET (189.27'), AND A CHORD BEARING OF NORTH 19 degrees 11' 25" East;

Thence North 15 degrees 30' 51" East, a distance of FIVE HUNDRED EIGHTY-ONE AND TWENTY-SIX HUNDREDTHS FEET (581.26');

Thence along a curve concave to the southeast with a radius of ONE THOUSAND, SIX HUNDRED FIFTY AND ZERO HUNDREDTHS FEET (1,650.00'), A CENTRAL ANGLE OF 17 degrees 29' 58", and an arc length of FIVE HUNDRED EIGHT AND SEVENTY-FIVE HUNDREDTHS FEET (508.75');

Thence North 89 degrees 51' 33" West, a distance of FOUR HUNDRED TWENTY-FIVE AND FIFTY-EIGHT HUNDREDTHS (425.58') to the point of beginning.

Containing 5.19 acres more or less.

Parcel # C -

The Northwest one quarter of Section 35, Township 19 North, Range 1 East, EXCEPTING THEREFROM the Northeast one quarter of the Northwest one quarter (NE 1/4 NW 1/4) and Tracts A and B.

Containing 11.0 acres more or less.

W/O 23062/1
 Mark A. Bauman

94/ 012995
 18/
 PALMER REC. DISTRICT
 REQUESTED BY *MEK*

'94 AUG 5 PM 2 38



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 23, 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 Preliminary plat and has no comments or recommendations.

- **RFC Margaret's Subdivision**
(MSB Case # 2020-084)

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", written over a light blue horizontal line.

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

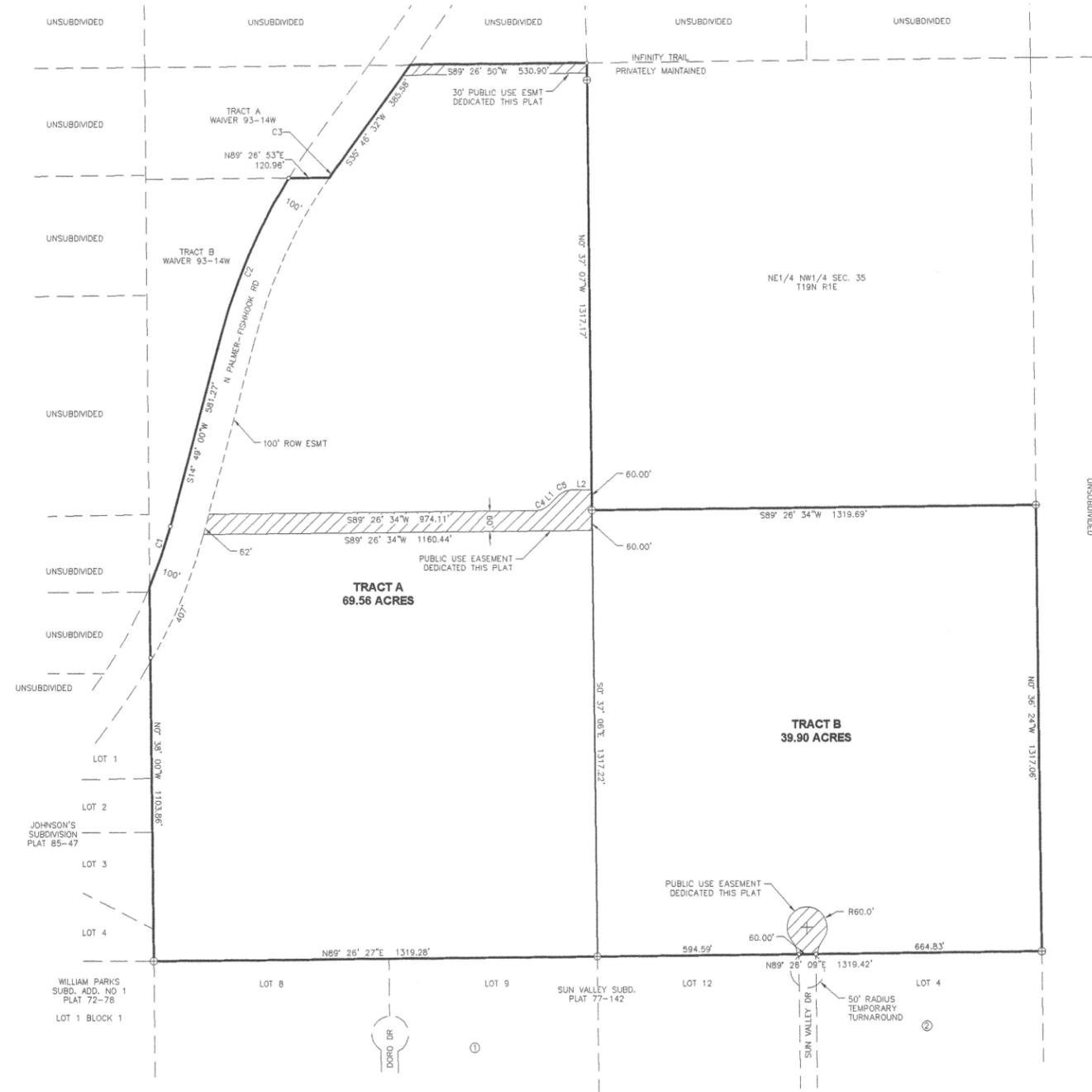
PRELIMINARY PLAT

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- PUBLIC USE EASEMENT DEDICATED THIS PLAT
- ADJACENT LOTS AND/OR RIGHT-OF-WAY
- FOUND BRASS OR ALUMINUM CAP ON POST
- FOUND REBAR
- EASEMENT
- ROW
- RIGHT-OF-WAY

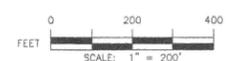
NOTES:

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 PARCELS SHOWN HEREON.
2. SUBJECT TO THE FOLLOWING:
 - 2.1. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 - 2.2. SELECTIONS BY THE STATE OF ALASKA TO ALL COAL RIGHTS AS PREVIOUSLY RESERVED IN INSTRUMENT RECORDED DECEMBER 12, 1968 IN BOOK 730 PAGE 264.
 - 2.3. RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY PUBLIC LAND ORDER (PLO) NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PLO NO. 757, DATED OCTOBER 10, 1959, PLO NO. 1613, DATED APRIL 7, 1958, AND DEPT. OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
 - 2.4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR ACCESS PURPOSES, RECORDED JUNE 12, 1968 AT BOOK MISC. XI PAGE 319.
 - 2.5. BLANKET EASEMENT FOR ELECTRICAL AND/OR TELEPHONE DISTRIBUTION RECORDED JULY 19, 1974 AT BOOK 85 PAGE 319.
 - 2.6. CONDITIONS AND RESTRICTIONS AS SET FORTH IN MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 93-5PWm, RECORDED MAY 24, 1993 AT 93-41W.
 - 2.7. EASEMENT FOR ELECTRIC AND/OR TELEPHONE DISTRIBUTION RECORDED APRIL 7, 1995 AT BOOK 801 PAGE 72.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	189.29	1419.25	7° 38' 30"	N18° 38' 15"E	189.15
C2	508.79	1650.00	17° 40' 03"	S23° 39' 01"W	506.78
C3	23.08	1550.00	0° 51' 11"	S35° 20' 56"W	23.08
C4	47.12	80.00	45° 00' 00"	S68° 56' 34"W	45.92
C5	47.12	80.00	45° 00' 00"	S68° 56' 34"W	45.92

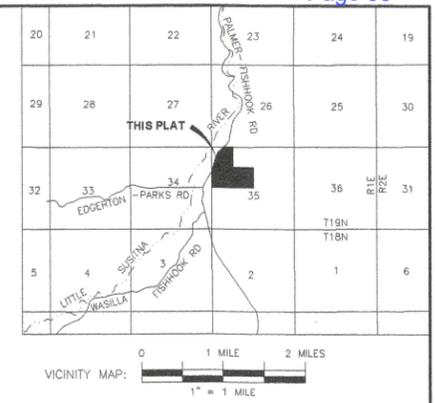
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.15	S44° 26' 34"W
L2	60.00	S89° 26' 34"W



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 HEREON EXIST AS DESCRIBED, AND THAT DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL R. EWING, PLS _____ DATE _____



RECEIVED
MAY 29 2020
PLATTING

CERTIFICATE OF OWNERSHIP & DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO USE SHOWN.

ROBERT RETHERFORD _____ DATE _____
ROBERT AND DIXIE RETHERFORD LIVING TRUST MEMBER
6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

DIXIE RETHERFORD _____ DATE _____
ROBERT AND DIXIE RETHERFORD LIVING TRUST MEMBER
6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 20____, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

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 _____, 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.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

A PLAT OF
MARGARET'S SUBDIVISION
LOTS 1 AND 2
A SUBDIVISION OF TRACT C, WAIVER NO. 93-41W
WITHIN NW1/4 SECTION 35, T19N, R1E,
SEWARD MERIDIAN, ALASKA.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING APPROXIMATELY 109.46 ACRES

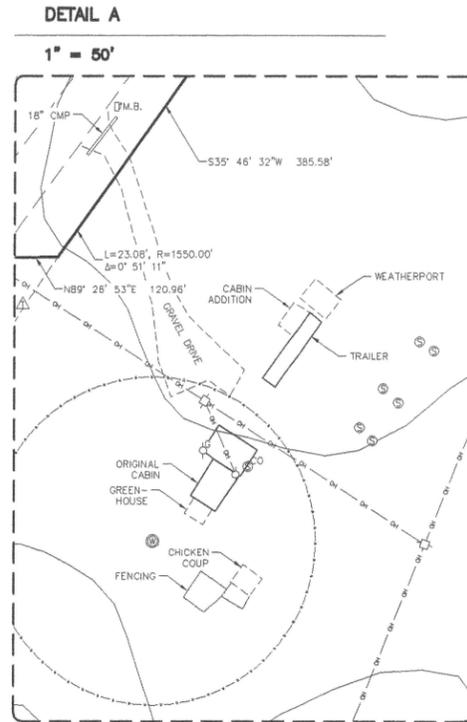
PREPARED BY: RECON
Rowland Engineering Consultants
285 West River Circle, Palmer, AK 99646
907-746-5600, 907-746-5500 fax

SCALE:
1" = 200'

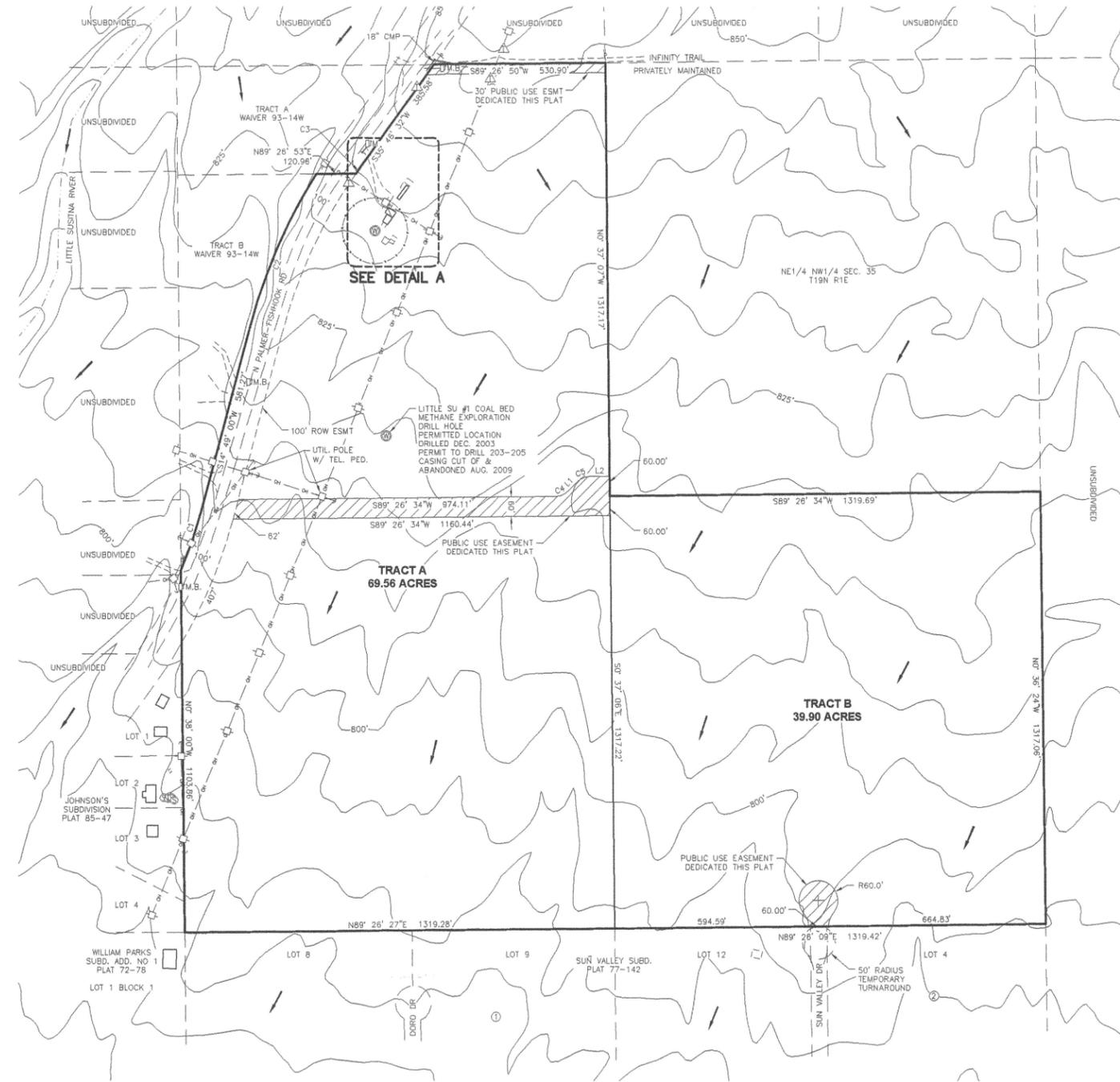
DRAWN BY: DVD DATE: 5/29/20

CHECKED BY: MRE SHEET: 1 OF 2

PRELIMINARY PLAT - ASBUILT & TOPOGRAPHY



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINES
 - ▨ PUBLIC USE EASEMENT DEDICATED THIS PLAT
 - - - ADJACENT LOTS AND/OR RIGHT-OF-WAY
 - 800'— 25' MAJOR CONTOUR, ELEVATION IN FEET
 - 5' MINOR CONTOUR LINE
 - EDGE OF ASPHALT
 - BUILDING (HOUSE OR OTHER LARGE STRUCTURE)
 - CHAINLINK, CHICKENWIRE, OR PIGWIRE
 - OH — OH OVERHEAD ELECTRIC AND COMMUNICATIONS WIRES
 - 100' WELL RADIUS
 - 18" METAL CULVERT
 - UTILITY POLE
 - GUYANCHOR
 - ELECTRIC METER
 - GAS METER
 - TELEPHONE PEDESTAL
 - SEPTIC CLEANOUT
 - SEPTIC STANDPIPE
 - WATER WELL, UNLESS NOTED OTHERWISE
 - △ ROADSIGN
 - M.B. MAILBOX
 - EXISTING/PROPOSED DRAINAGE DIRECTION
 - EASEMENT
 - ROW RIGHT-OF-WAY
 - CMP CORRUGATED METAL PIPE



- NOTES:**
- 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 PARCELS SHOWN HEREON.
 - CONTOURS FROM 2011 MATANUSKA-SUSITNA BOROUGH LIDAR, RESAMPLED TO A 50 FT GRID.

CURVE TABLE

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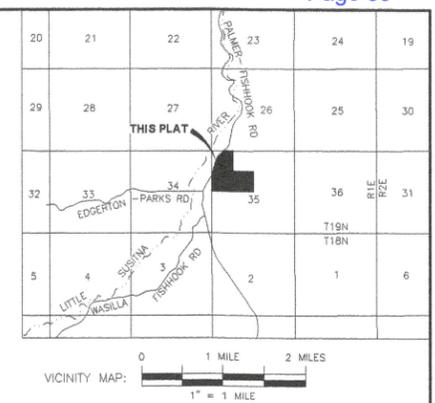
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MICHAEL R. EWING, PLS _____ DATE _____



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 6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

DIXIE RETHERFORD _____ DATE _____
 ROBERT AND DIXIE RETHERFORD LIVING TRUST MEMBER
 6728 W. DIMOND BLVD., ANCHORAGE, AK 99502

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 SUBSCRIBED AND SWORN TO BEFORE ME
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 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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 MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES
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MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
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PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____
 PLATTING CLERK

A PLAT OF
MARGARET'S SUBDIVISION
 TRACTS A AND B
 A SUBDIVISION OF TRACT C, WAIVER NO. 93-41W
 WITHIN NW1/4 SECTION 35, T19N, R1E,
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING APPROXIMATELY 109.46 ACRES

PREPARED BY: RECON
 Rowland Engineering Consultants
 885 West River Circle, Palmer, AK 99646
 907-745-8026, 907-745-5260 fax

SCALE: 1" = 200'
 DRAWN BY: DVD DATE: 5/29/20
 CHECKED BY: MRE SHEET: 2 OF 2