STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 26, 2020

PRELIMINARY PLAT: NORTHGATE ALASKA

LEGAL DESCRIPTION: SEC 31, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: NORTHGATE ALASKA

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 58.99 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-108

REQUEST: The request is to create two lots from Tract B, Gemstone Estates, Phase 1, Plat No. 2006-91, to be known as **NORTHGATE ALASKA,** containing 58.99 acres +/-. The plat is located east of N. Tait Drive and south of E. Seldon Road; within the N ½ Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
AGENCY COMMENTS	
Department of Public Works Operations & Maintenance	**EXHIBIT B** – 1 pg
Department of Emergency Services	**EXHIBIT C** – 1 pg
Planning Division	**EXHIBIT D** – 1 pg
Assessments	**EXHIBIT E** – 1 pg
Utilities	**EXHIBIT F** – 1 pg
ADOT&PF	**EXHIBIT G** – 2 pgs

DISCUSSION: Proposed Lot 1 is 33.25 acres in size; proposed Lot 2 is 25.73 acres in size. Lot 1 has frontage on E. Seldon Road, N. Tait Drive and N. Northgate Place. Lot 2 has frontage on N. Tait Drive and also on the unconstructed right-of-way of E. Alfreds Drive.

A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 sf and the surveyor has provided topographic mapping on the plat.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot has the required frontage. Staff notes that Lot 2 has frontage on the unconstructed right-of-way of E. Alfred's Drive.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) notes Lot 2 shall be limited to E. Alfred's Drive for access (see ***Recommendation #5***). Department of Emergency Services (**Exhibit C**) has no issues. Planning Division (**Exhibit D**) has no comments. Assessments (**Exhibit E**)

notes the owners should address the name change on the new plat since the name change was not recorded, but did happen. For research purposes in the future, tying the two names together could be beneficial.

Utilities: **(Exhibit F)** MTA requests the "15' MEA easement" be a 15' wide utility easement. Enstar, MEA and GCI did not respond.

ADOT&PF: **(Exhibit G)** notes no direct access will be granted to E. Seldon Road.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects Department, Development Services Division or Pre-Design Division; Enstar, MEA or GCI.

CONCLUSION: The abbreviated plat of Northgate Alaska is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

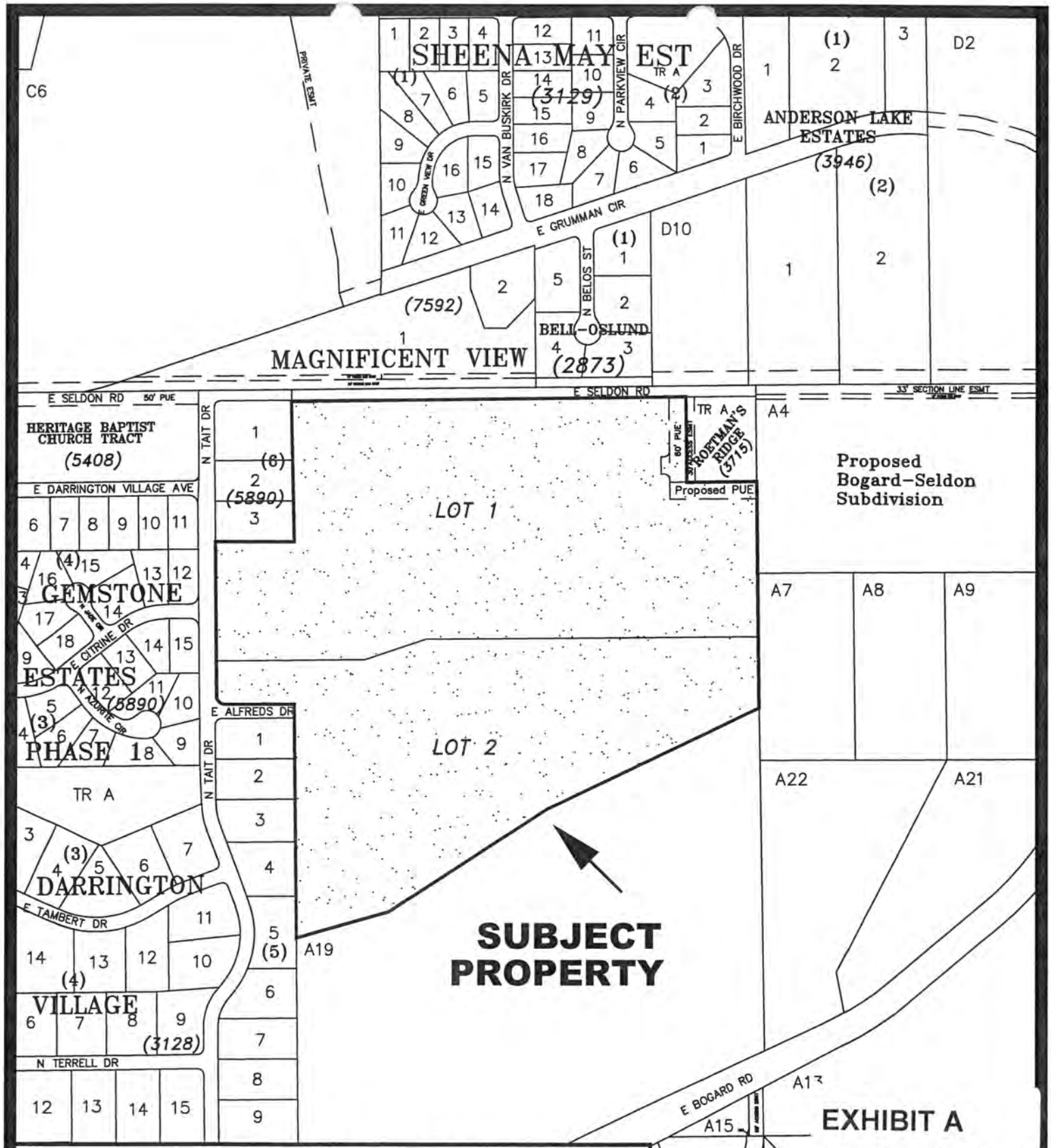
FINDINGS for PRELIMINARY PLAT

1. The plat of Northgate Alaska is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects Department, Development Services Division or Pre-Design Division; Enstar, MEA or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT
Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Add a plat note to state access for Lot 2 shall be limited to E. Alfred's Drive.

6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



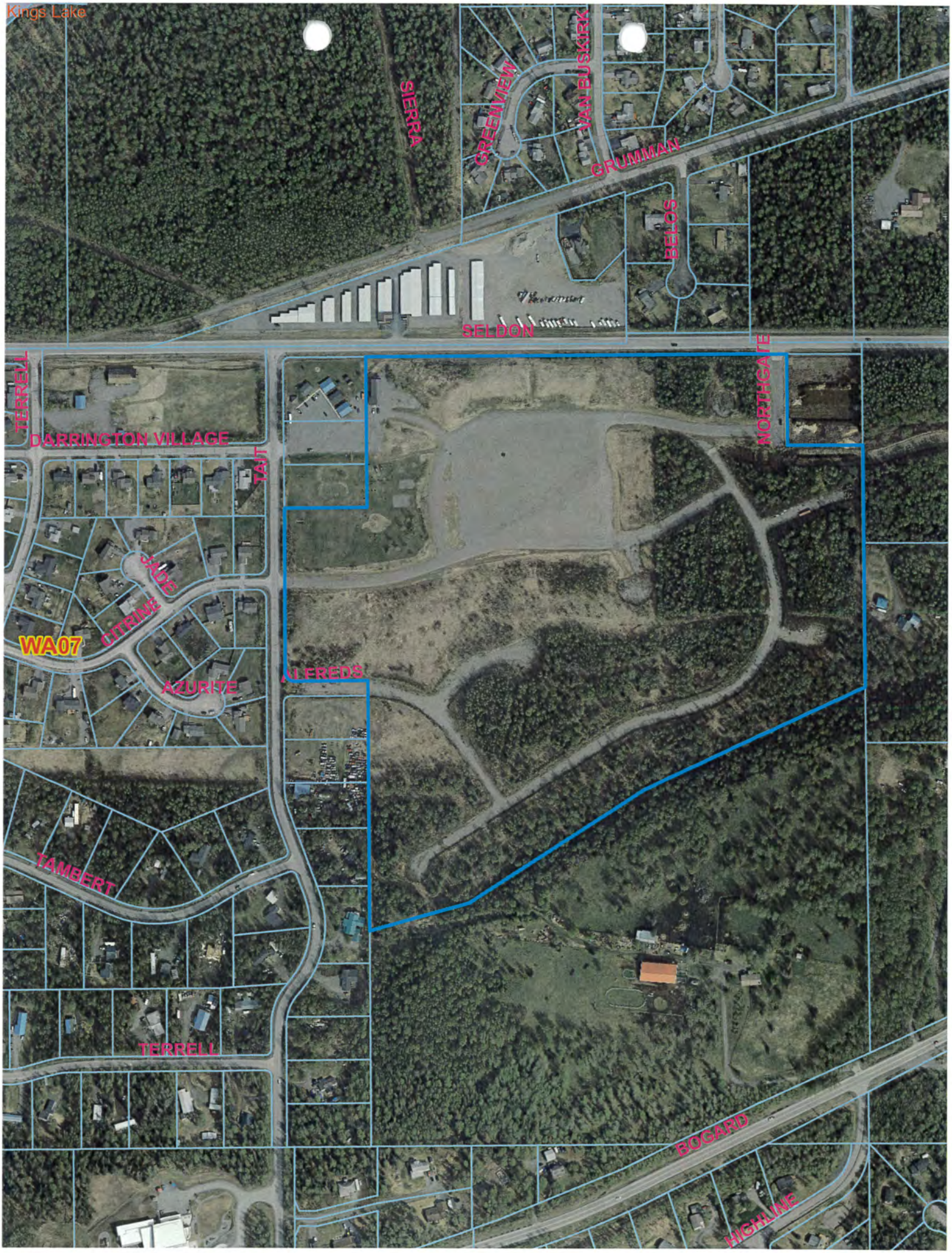
VICINITY MAP

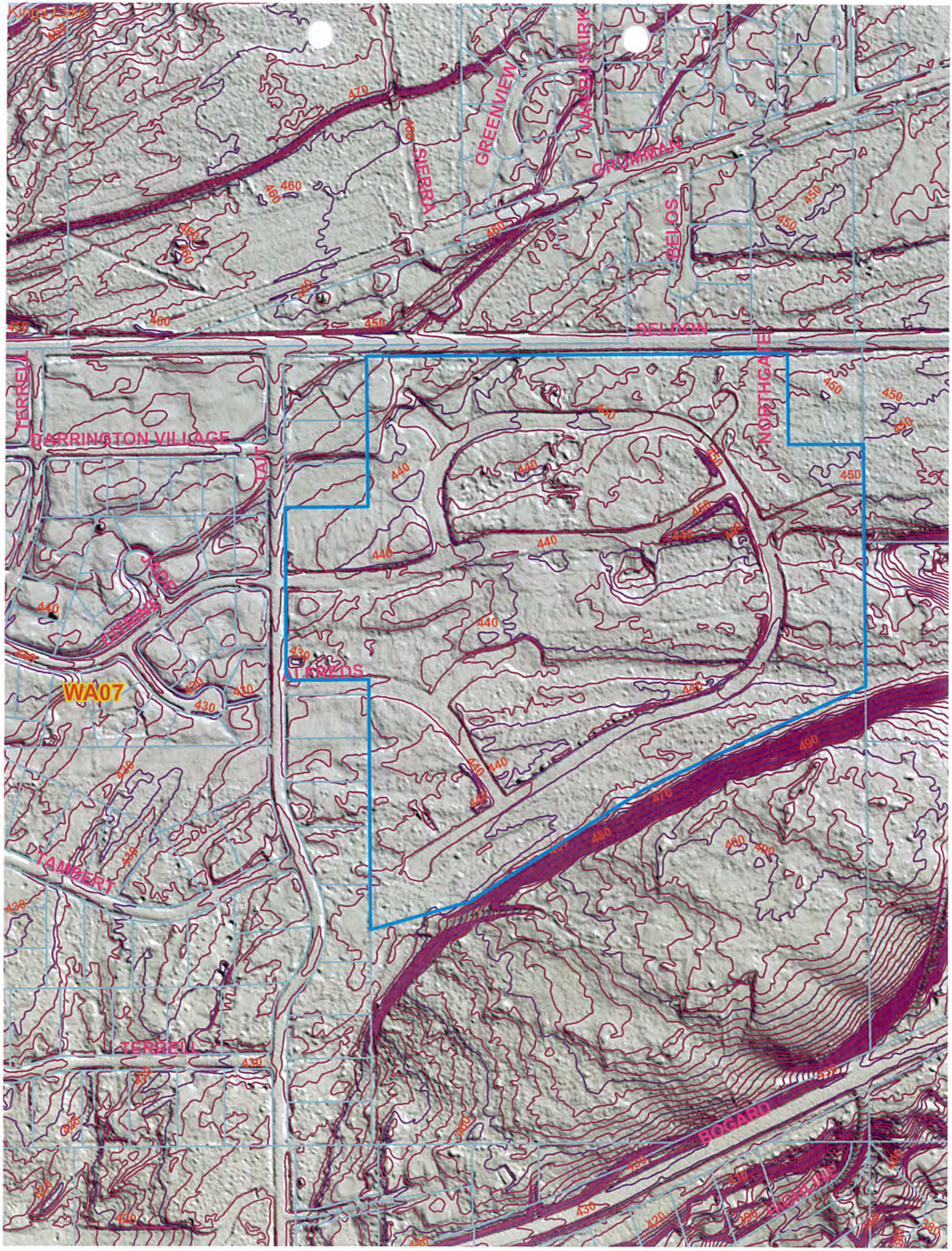
FOR PROPOSED NORTHGATE ALASKA

LOCATED WITHIN

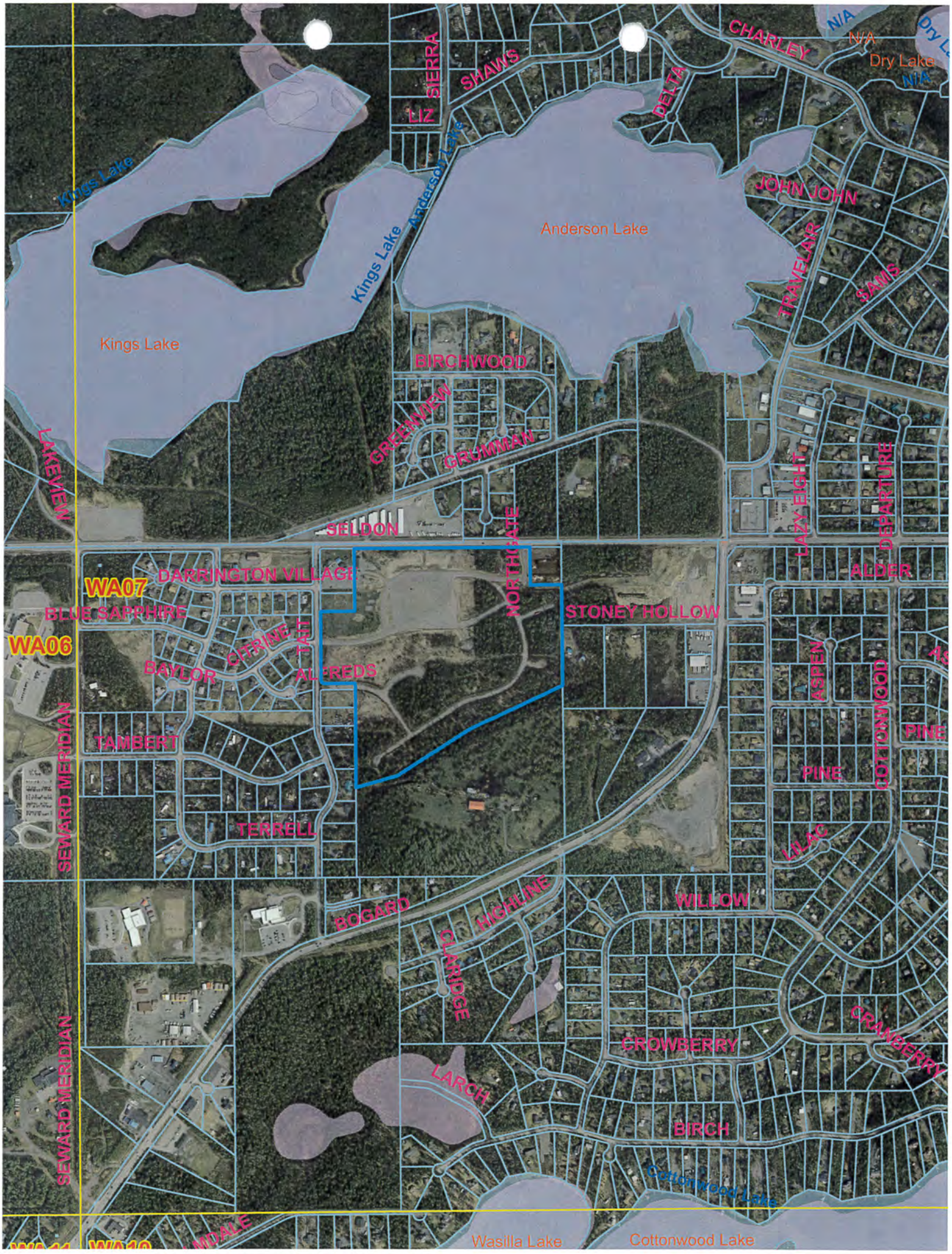
SECTION 31, T18N, R01E, SEWARD MERIDIAN, ALASKA

WASILLA 07 MAP


Kings Lake
SIERRA
GREENVIEW
VAN BUSKIRK
GRUMMAN
BELOS
SELDON
NORTHGATE
TERRELL
DARRINGTON VILLAGE
TAIT
JADE
CITRINE
WA07
AZURITE
ALFREDS
TAMBERT
TERRELL
BOGARD
HIGHLINE



Kings Lake
GREENVIEW
NANTUSKIRK
SIERRA
CRUMMAN
BELOS
SELDON
NORTHGATE
TERRELL
DARRINGTON VILLAGE
JADE
TERRELL
WA07
TAMBERT
TERRELL
BOGARD
HIGHLINE


Kings Lake
Kings Lake
Kings Lake
Anderson Lake
Anderson Lake
Dry Lake
N/A
N/A
N/A
CHARLEY
SHAWS
SIERRA
LIZ
DELTA
JOHN JOHN
TRAVELAIR
SAMS
BIRCHWOOD
GREENVIEW
GRUMMAN
LAKEVIEW
SELDON
NORTHGATE
LAZY EIGHT
DEPARTURE
ALDER
DARRINGTON VILLAGE
WA07
BLUE SAPPHIRE
WA06
CITRINE
TAIT
BAYLOR
ALFREDS
STONEY HOLLOW
ASPEN
COTTONWOOD
PINE
PINE
TAMBERT
TERRELL
SEWARD MERIDIAN
LILAC
WILLOW
BOGARD
HIGHLINE
CLARIDGE
CRANBERRY
CROWBERRY
LARCH
BIRCH
Cottonwood Lake
Wasilla Lake
Cottonwood Lake
SEWARD MERIDIAN

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 20, 2020 4:51 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK #20-108

Lot 2 shall be limited to Alfreds Drive for access.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, July 27, 2020 2:39 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; hessmer@mtaonline.net; davemtp@mtaonline.net; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK #20-108

The following link contains a Request for Comments for Northgate AK #20-108. Comments are due by August 20, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Et8b9g3xH7tNsOhrIfPozsIBJHr8P2iEANYA5988tuGG_g?e=l4XZ7n

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us

EXHIBIT B

Amy Otto-Buchanan

From: Fire Code
Sent: Thursday, August 13, 2020 1:50 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK #20-108

Amy,
Fire Code has no issue with this.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, July 27, 2020 2:39 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; hessmer@mtaonline.net; davemtp@mtaonline.net; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK #20-108

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https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Et8b9g3xH7tNsOhrIfPozsIBJHr8P2iEANYA5988tuGG_g?e=I4XZ7n

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

EXHIBIT C

Amy Otto-Buchanan

From: Adam Bradway
Sent: Tuesday, August 18, 2020 9:09 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Northgate AK #20-108

Hi Amy,

I have no comments to make on this application. Thank you.

Adam Bradway
Matanuska-Susitna Borough: Planner II
E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, July 27, 2020 2:39 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; hessmer@mtaonline.net; davemtp@mtaonline.net; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK #20-108

The following link contains a Request for Comments for Northgate AK #20-108. Comments are due by August 20, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Et8b9g3xH7tNsOhrIfPozsIBJHr8P2iEANYA5988tuGG_g?e=l4XZ7n

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

EXHIBIT D

Amy Otto-Buchanan

From: Charlyn Spannagel
Sent: Monday, August 17, 2020 4:41 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK #20-108

Hi Amy,

I see on the Agenda Plat that the ownership is listed as Crossroads Community Church and that we have Northgate Alaska in Govern. Per the notes under Ownership in Govern Crossroads Community Church changed their name to Northgate Alaska and the copies were scanned into trim (Content Manager) in the Prior to 2015 Master File within the Real Property Master File. I think we should have them address the name change on the new plat since the name change was not recorded but did happen. For research purposes in the future tying those two names together could be beneficial. Just a thought.

Thank you,

Charley

Charlyn Spannagel
Property Conveyance Specialist
Matanuska-Susitna Borough
907-861-8658
Charlyn.Spannagel@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, July 27, 2020 2:39 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; hessmer@mtaonline.net; davemtp@mtaonline.net; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK #20-108

The following link contains a Request for Comments for Northgate AK #20-108. Comments are due by August 20, 2020. Please let me know if you have any questions. Thanks, A.

EXHIBIT E

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, August 18, 2020 2:38 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK #20-108

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

MTA has reviewed the plat for Northgate Alaska Subdivision. MTA would like to request the "15' MEA easement" to be a 15' Utility easement.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, July 27, 2020 2:39 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; hessmer@mtaonline.net; davemtp@mtaonline.net; 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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK #20-108

EXHIBIT F

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

July 30, 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 plat:

- **Flying Crown Estates Plat #78-188 (Pugach)**
- **T 194 (4 Square LLC & Farmer Surveying)**
- **Uptown Estates Master Plan (Michael & Keystone Surveying)**

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

- **New Hope Estates Master Plan Revised (Sikes, James, & Denali North)**
  - No direct access will be granted to Wasilla-Fishhook Road.
  - We recommend that the petitioner dedicate the right of way for the section line easements in the property. The east-west section line easement needs to be preserved as it provides a possible connection between New Hope Street and Independence Ave.
- **Tax Map WA 05, Sec 20, T18N, R01W (Blake & Hanson Land Solution)**
  - Lot 1 and 2 must share a driveway. Lot 3 and 4 must share a driveway. Only two shared driveways will be granted to this subdivision.
  - We recommend that the petitioner dedicate the right of way for Schrock Road.
- **Tax Map PA 14, SEC 35, T17N, R20E (Truett)**
  - No direct access will be granted to Old Glenn Highway from either of the lots. As there is developed access along the southern edge of the lot via Snowbear Lane, all lots must access that road or via Cooper Street along the western edge of the lot.
  - All existing driveways must be removed.
- **Tax Map PA 05, SEC 32, T18N, R02E (Mountain Field Farm LLC & Farmer Surveying)**

- No direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
- We recommend that the petitioner dedicate the right of way for Scott Road.

- **Northgate Alaska (Northgate Alaska & All Points North)**
  - No direct access will be granted to Seldon Road.

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

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: _____ Dated: _____

CROSSROADS COMMUNITY CHURCH
SCOTT WICK, TREASURER
PO BOX 3370
PALMER, AK 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2020,

For: _____

My commission expires: _____

Notary Public: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

Plat Resolution Number: _____ Dated: _____

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

_____ Dated: _____
Planning and Land Use Director

_____
Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

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

Borough Tax Collection Official: _____

Dated: _____

SURVEYOR

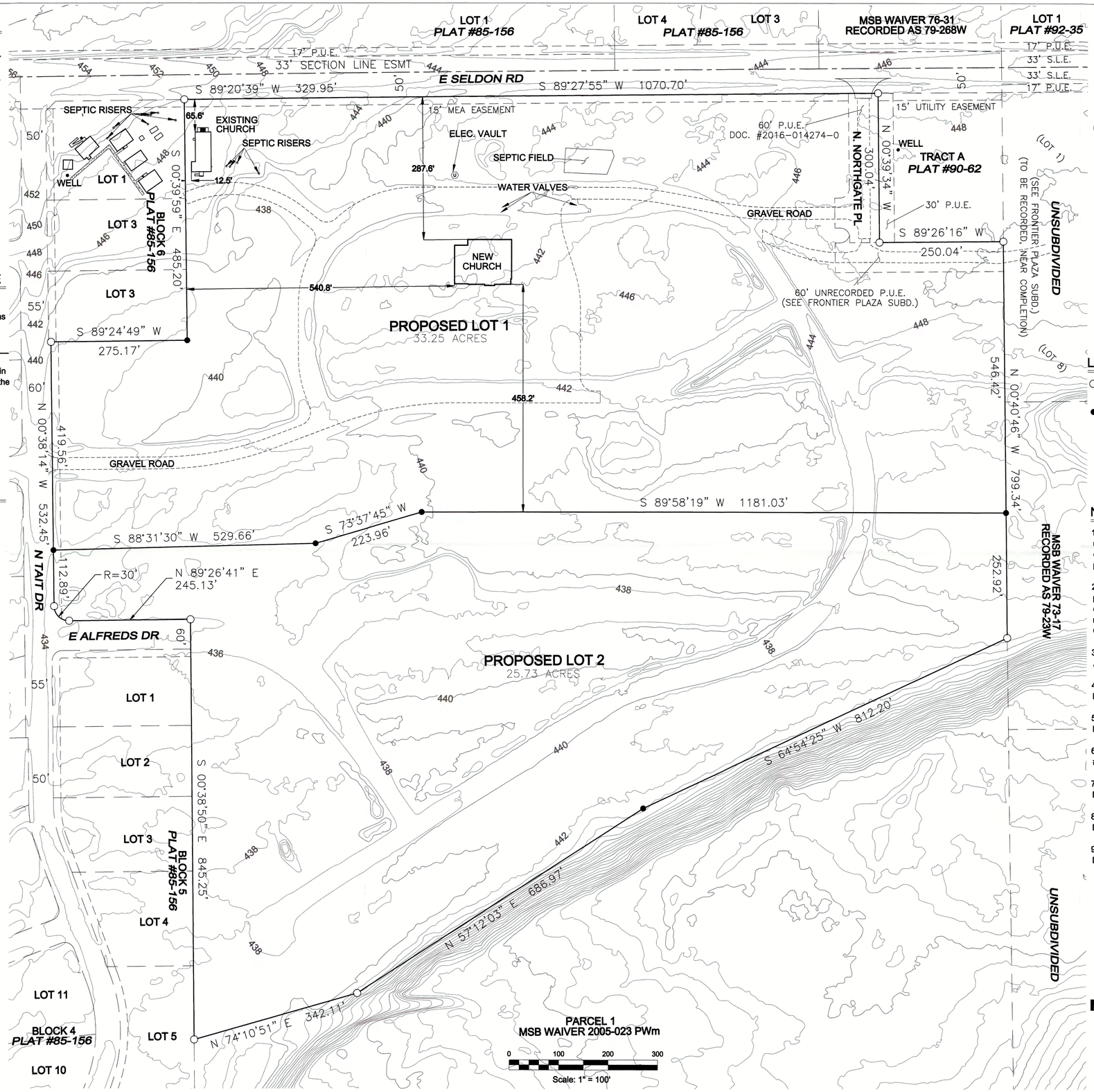
Max A. Schillinger
All Points North LLC
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK. 99645
907-746-4185

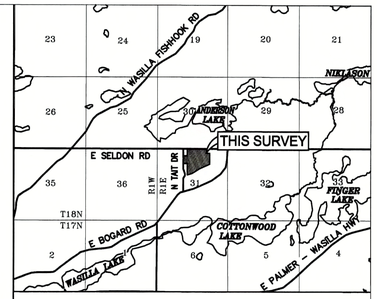
STATE OF ALASKA 49TH Max A. Schillinger LS-12039 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYORS STATEMENT

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

Date: _____





VICINITY MAP Source: M.S.B. GIS, Scale 1"=1 Mile

LEGEND

○ Found monument to be described on final plat

● Set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

NOTES

1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.

2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.

3) Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet.

4) Subject to a Matanuska Electric Association Blanket Easement per Book 168, Page 511, Recorded June 30,1978.

5) Subject to a Matanuska Electric Association Blanket Easement per Document #2003-015123-0, Recorded June 5, 2003.

6) Subject to a Enstar Natural Gas Easement per Document #2005-027848-0, Recorded October 4, 2005.

7) Subject to a Matanuska Electric Association Blanket Easement per Document #2005-031986-0, Recorded November 8, 2005.

8) Subject to a Matanuska Electric Association Blanket Easement per Document #2016-017947-0, Recorded August 25, 2016.

9) Subject to a Matanuska Electric Association Blanket Easement per Document #2019-020913-0, Recorded September 20, 2019.

RECEIVED
JUL 2 2 2020
PLATTING

Agenda Copy

PRELIMINARY PLAT OF

NORTHGATE ALASKA SUBDIVISION

A SUBDIVISION OF LANDS DESCRIBED AS TRACT B, GEMSTONE ESTATES, PHASE 1, RECORDED AS PLAT #2006-91

CONTAINING 58.99 ACRES +/-, WITHIN THE N1/2 OF SECTION 31
TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 7-20-2020 Scale: 1" = 100' Sheet: 1 of 1

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 26, 2020

PRELIMINARY PLAT:	PEACEFUL MEADOWS	
LEGAL DESCRIPTION:	SEC 35, T18N, R02W, SEWARD MERIDIAN AK	
PETITIONERS:	HOWARD A. JANNECK JR. & VICKI LOU JANNECK	
SURVEYOR/ENGINEER:	KEYSTONE SURVEYING	
ACRES: 106.57 ±	PARCELS: 2	
REVIEWED BY:	AMY OTTO-BUCHANAN	CASE #: 2020-109

REQUEST: The request is to create two lots from Parcel #4, MSB Waiver #84-77-PWm. Resolution Serial No. 84-175W, to be known as **PEACEFUL MEADOWS,** containing 106.57 acres +/-. The plat is located southeast of W. Beverly Lake Road and north of W. Karen Street; within the SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
AGENCY COMMENTS	
Department of Public Works Operations & Maintenance	**EXHIBIT B** – 1 pg
Department of Emergency Services	**EXHIBIT C** – 1 pg
Utilities	**EXHIBIT D** – 2 pgs
Public Comment	**EXHIBIT E** – 2 pgs

DISCUSSION: Proposed Lot 1 is 23.36 acres in size; proposed Lot 2 is 83.21 acres in size. Both lots have frontage onto W. Karen Street. Lot 1 is a flag lot, pursuant to MSB 43.20.300(E) and the pole is 60' wide as required by code.

A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 sf and the surveyor has provided topographic mapping on the plat.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot has the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) has no comment. Department of Emergency Services (**Exhibit C**) has no issues

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

Public Comment: **(Exhibit F)** Leonard Kelley, owner of Tax Parcel B5 to the northeast of subject parcel, is concerned that failure to provide easement to Tax Parcel B6, also the northeast of subject parcel, and also owned by Mr. Kelley, along the northern boundary of subject parcel to the Section Line Easement of Section 34, will result in Tax Parcel B6 being physically landlocked because of limited physical access. Tax Parcel B6 has legal access. Mr. Kelley mentioned concern to staff via phone call. *Staff notes that Tax Parcels B4-B7 all have legal access via a 50' wide right-of-way which connects to the Section Line Easement of Section 26-35, which connects to W. Beverly Lake Road.*

Edward Keough, owner of Lot 2, Block 2, Star Lake, to the southwest, has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Capital Projects Department, Assessments, Planning, Development Services Division or Pre-Design Division; MEA or GCI.

CONCLUSION: The abbreviated plat of Peaceful Meadows is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS for PRELIMINARY PLAT

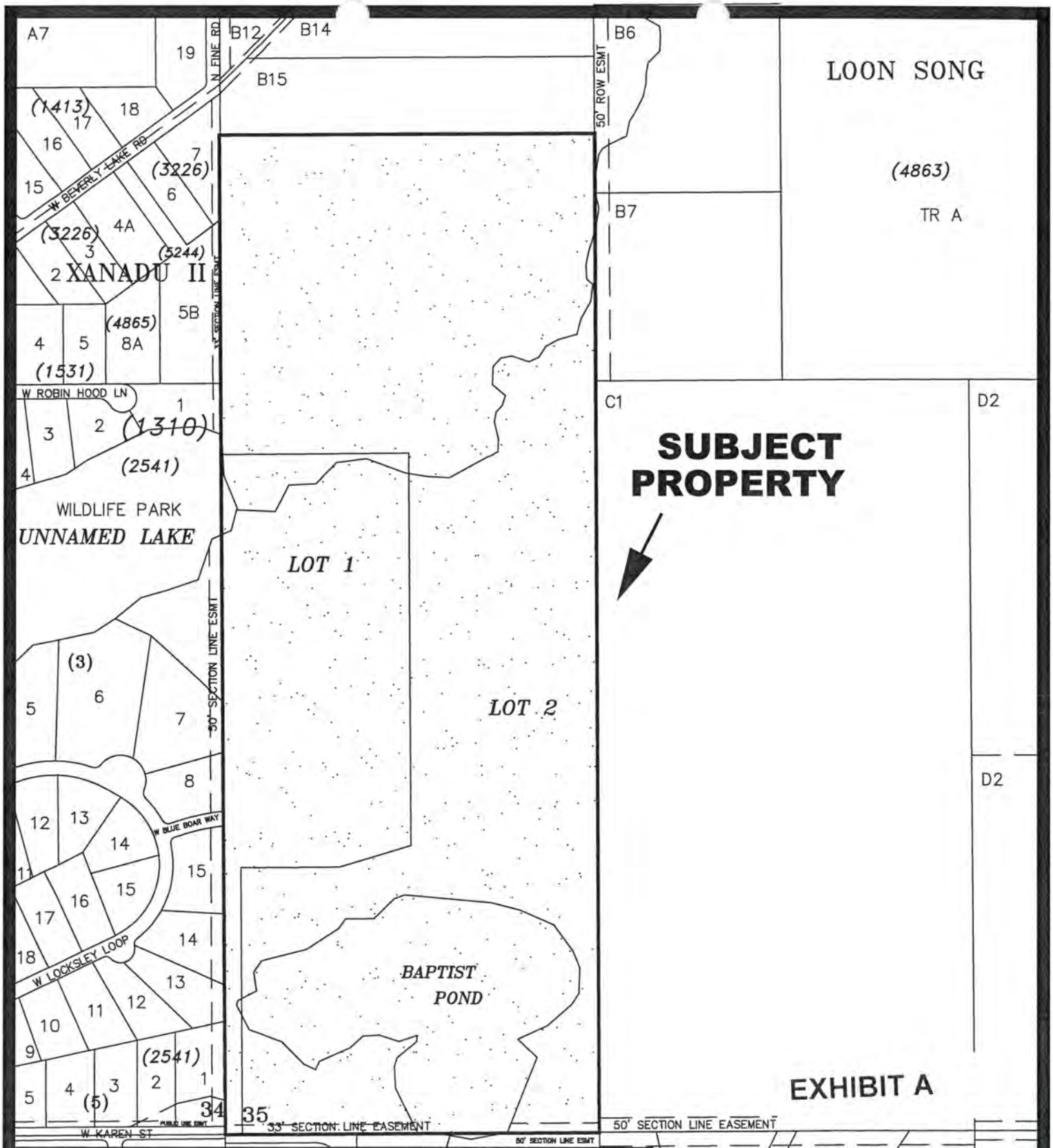
1. The plat of Peaceful Meadows is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Capital Projects Department, Assessments, Planning, Development Services Division or Pre-Design Division; MEA or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were objections from the public in response to the Notice of Public Hearing.
5. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.

3. Pay postage and advertising fees of $59.55.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



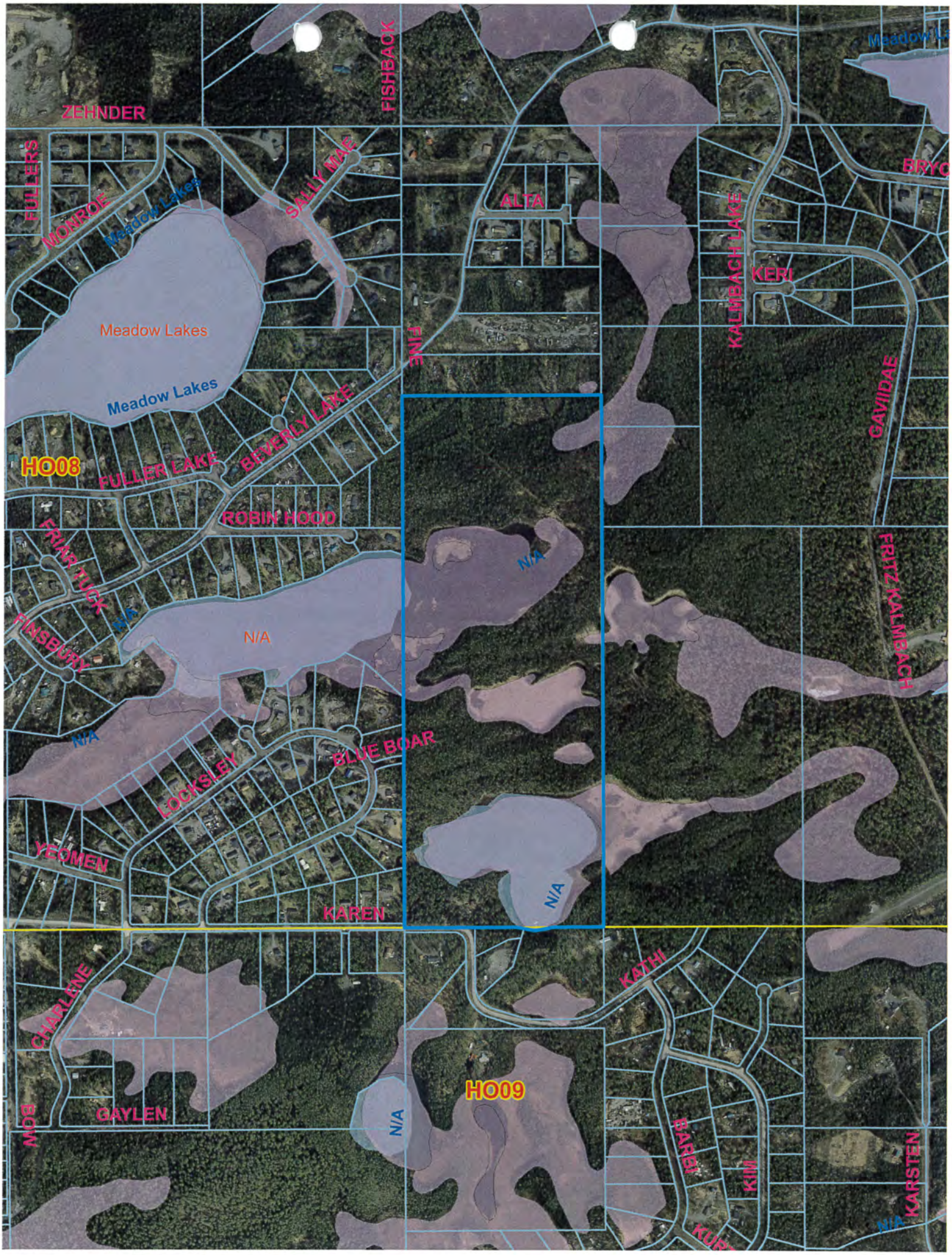
VICINITY MAP

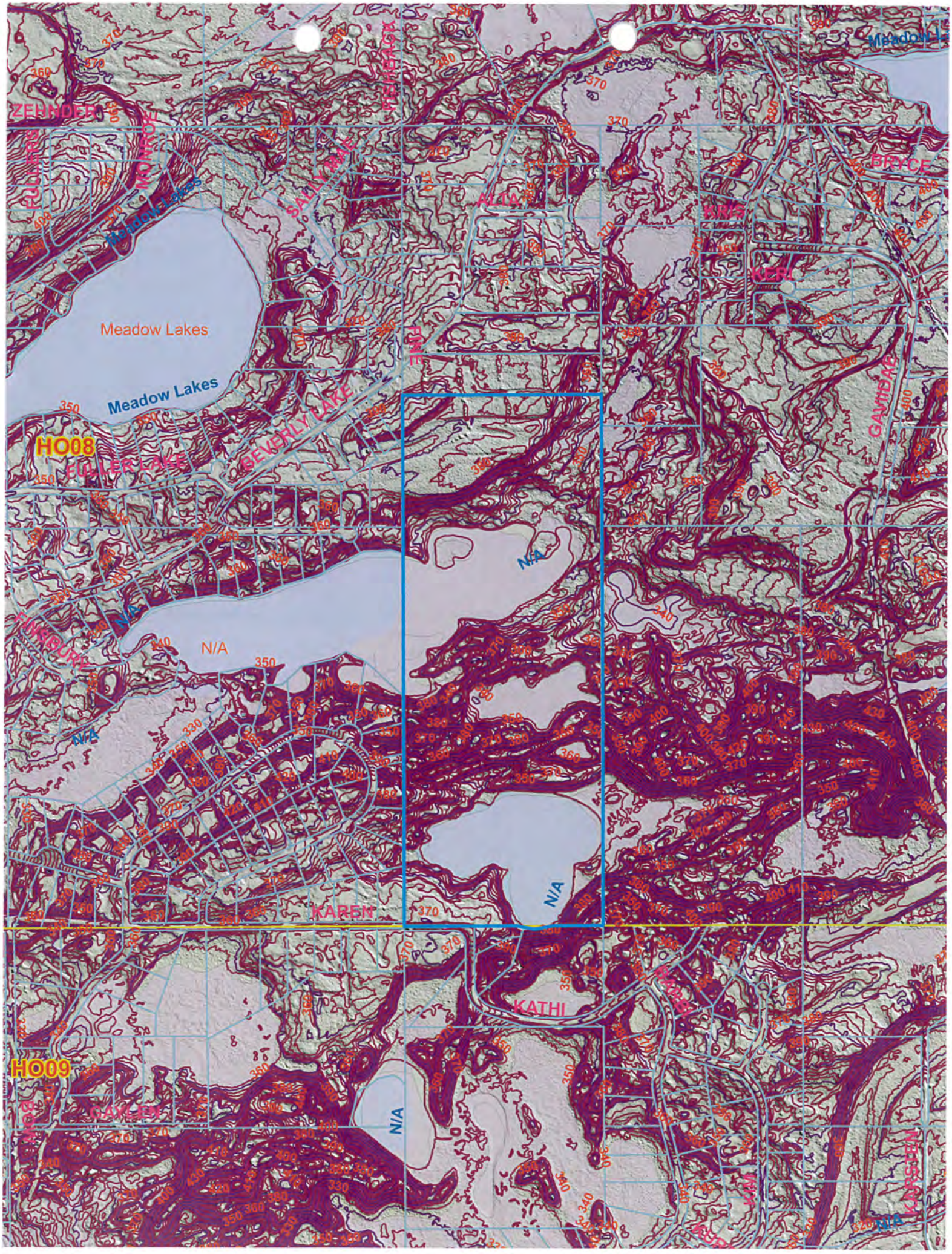
FOR PROPOSED PEACEFUL MEADOWS

LOCATED WITHIN

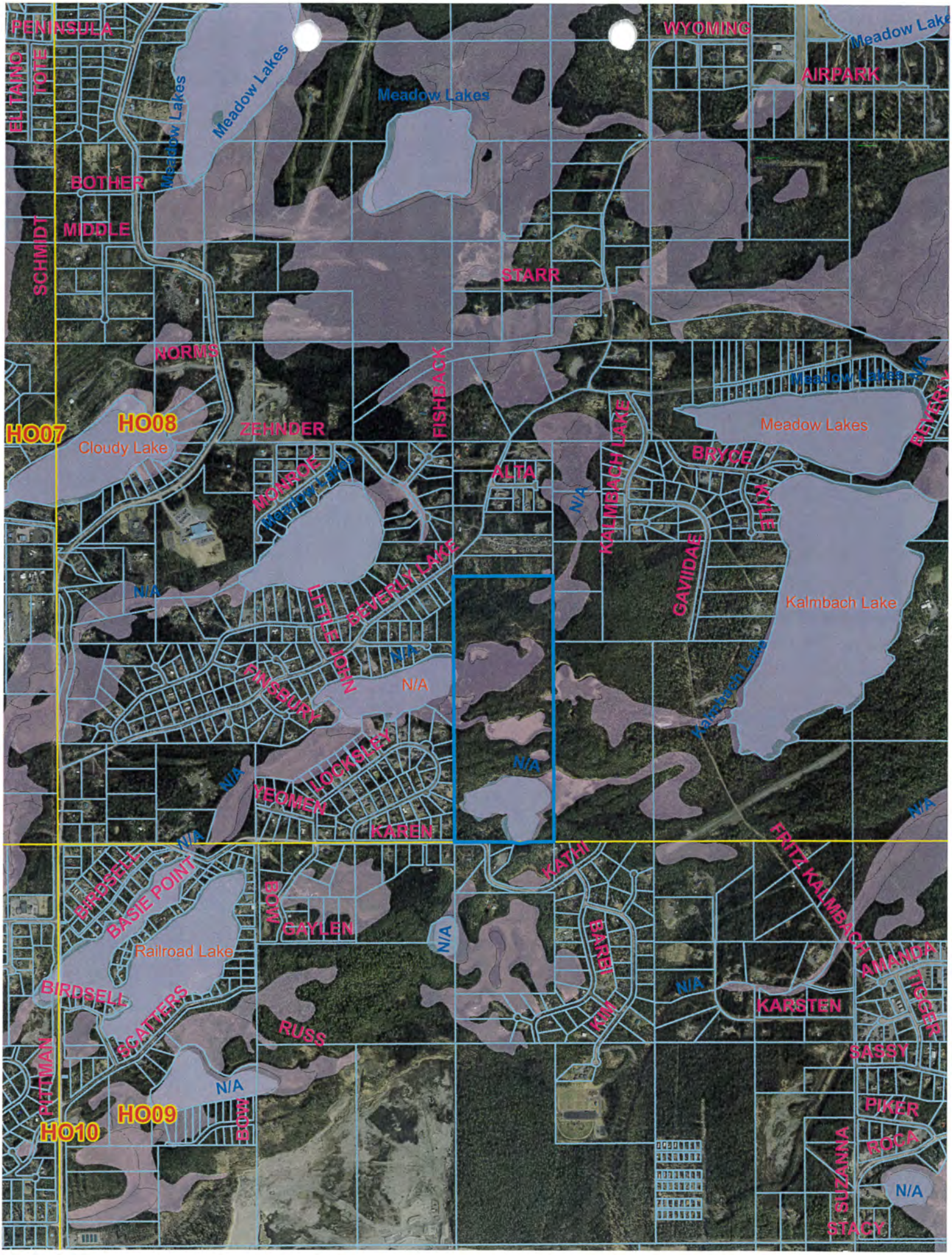
SECTION 35, T18N, R02W, SEWARD MERIDIAN, ALASKA

HOUSTON 08 MAP


ZEHNDER
FISHBACK
FULLERS
MONROE
Meadow Lakes
SALLY MAE
ALTA
KALMBACH LAKE
KERI
Meadow Lakes
Meadow Lakes
FINE
BEVERLY LAKE
GAVIIDAE
HO08
FULLER LAKE
ROBIN HOOD
FRIAR TUCK
N/A
FRITZ KALMBACH
FINSBURY
N/A
N/A
N/A
BLUE BOAR
LOCKSLEY
YEOMEN
N/A
KAREN
KATHI
CHARLENE
HO09
N/A
GAYLEN
BOW
BARBI
KIM
KARSTEN
N/A



ZEHNDER
FULLER
MONROE
SALLY PAE
ALTA
BRYCE
KERI
Meadow Lakes
Meadow Lakes
HO08
FULLER LAKE
BEVERLY LAKE
GAVILAN
N/A
N/A
N/A
N/A
KAREN
KATHI
HO09
GAVILAN
N/A


PENINSULA
WYOMING
Meadow Lake
AIRPARK
ELTAINO
TOTE
Meadow Lakes
Meadow Lakes
Meadow Lakes
BOTHER
MIDDLE
SCHMIDT
STARR
NORMS
FISHBACK
Meadow Lakes
N/A
BEVERLY
HO07
HO08
ZEHNDER
Cloudy Lake
Meadow Lakes
BRYCE
ALTA
MONROE
Meadow Lakes
N/A
KALMBACH LAKE
KYLE
GAVIIDAE
Kalmbach Lake
N/A
LITTLE JOHN
BEVERLY LAKE
N/A
N/A
FINSBURY
Kalmbach Lake
LOCKSLEY
N/A
N/A
YEOMEN
KAREN
N/A
N/A
FRITZ KALMBACH
KATHI
BIRDSELL
BASIE POINT
BOW
GAYLEN
N/A
BARBI
Railroad Lake
AMANDA
BIRDSELL
N/A
KARSTEN
TIGGER
SCATTERS
RUSS
KIM
SASSY
PITTMAN
N/A
HO09
HO10
BOW
PIKER
ROCA
SUZANNA
N/A
STACY

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 20, 2020 5:26 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Peaceful Mdws #20-109

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 28, 2020 9:57 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; brian.young@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@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>; MSB Farmers <MSB.Farmers@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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Peaceful Mdws #20-109

The following link contains a Request for Comments for Peaceful Meadows, Case #2020-109. Comments are due by August 20, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EkEzty9O9HxDkF27VdJNFywBVOhs2rjOLnSy6QOvU9HZ1A?e=ObfuMc

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us

EXHIBIT B

Amy Otto-Buchanan

From: Fire Code
Sent: Thursday, August 13, 2020 2:13 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Peaceful Mdws #20-109

Amy,
Fire Code has no issue with this.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 28, 2020 9:57 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; brian.young@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@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>; MSB Farmers <MSB.Farmers@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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Peaceful Mdws #20-109

The following link contains a Request for Comments for Peaceful Meadows, Case #2020-109. Comments are due by August 20, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EkEzty9O9HxDkF27VdJNFywBVOhs2rjOLnSy6QOvU9HZ1A?e=ObfuMc

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

EXHIBIT C

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 17, 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 plats and has no comments or recommendations.

- **Peaceful Meadows (MSB Case # 2020-109)**
- **North Country Estates RSB (MSB Case # 2020-112)**
- **Little Susitna Ridge (MSB Case # 2020-107)**

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT D

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, August 18, 2020 2:43 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Peaceful Mdws #20-109

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

MTA has reviewed the plat for Peaceful Meadows. 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 28, 2020 9:57 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; brian.young@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@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>; MSB Farmers <MSB.Farmers@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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Peaceful Mdws #20-109

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

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.50⁰
02 4W
0000368428 AUG 06 2020

51535B02L002 32
KEOUGH EDW P REV TR TRE
98-1709 KIAWE ST
AIEA, HI 96701

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HOWARD ALLEN JANNECK JR. & VICKI LOU JANNECK

REQUEST: The request is to create two lots from Parcel #4, MSB Waiver #84-77-PWm. Resolution Serial No. 84-175W, to be known as **PEACEFUL MEADOWS,** containing 106.57 acres +/-. The plat is located southeast of W. Beverly Lake Road and north of W. Karen Street, (Tax ID # 218N02W35B016); within the SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow lakes and in Assembly District #7 Tam Boeve

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision.** The public hearing is scheduled for **August 26, 2020**, starting at 8:30 a.m. **Please follow all public mandates according to COVID-19**. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m**. To request additional information please contact the Platting Technician, ***Amy Otto-Buchanan*** at (907) 861-7872.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: https://www.matsugov.us/boards/platting

[X] No Objection [ ] Objection [ ] Concern

Name: AS ABOVE ***Address:*** _____

Comments: _____

Case # 2020-109 AOB *Note: Vicinity map Located on Reverse Side*

EXHIBIT E

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

U.S. POSTAGE » PITNEY BOWES
ZIP 99645 $ 000.50⁰
02 4W
0000368428 AUG 06 2020

218N02W35B005 31
KELLEY CATHERINE & HILARY TR
% LEONARD KELLEY
821 N ST STE 205
ANCHORAGE AK 99501-3285

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HOWARD ALLEN JANNECK JR. & VICKI LOU JANNECK

REQUEST: The request is to create two lots from Parcel #4, MSB Waiver #84-77-PWm. Resolution Serial No. 84-175W, to be known as **PEACEFUL MEADOWS,** containing 106.57 acres +/-. The plat is located southeast of W. Beverly Lake Road and north of W. Karen Street, (Tax ID # 218N02W35B016); within the SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow lakes and in Assembly District #7 Tam Boeve

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The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: https://www.matsugov.us/boards/platting

8/9/20

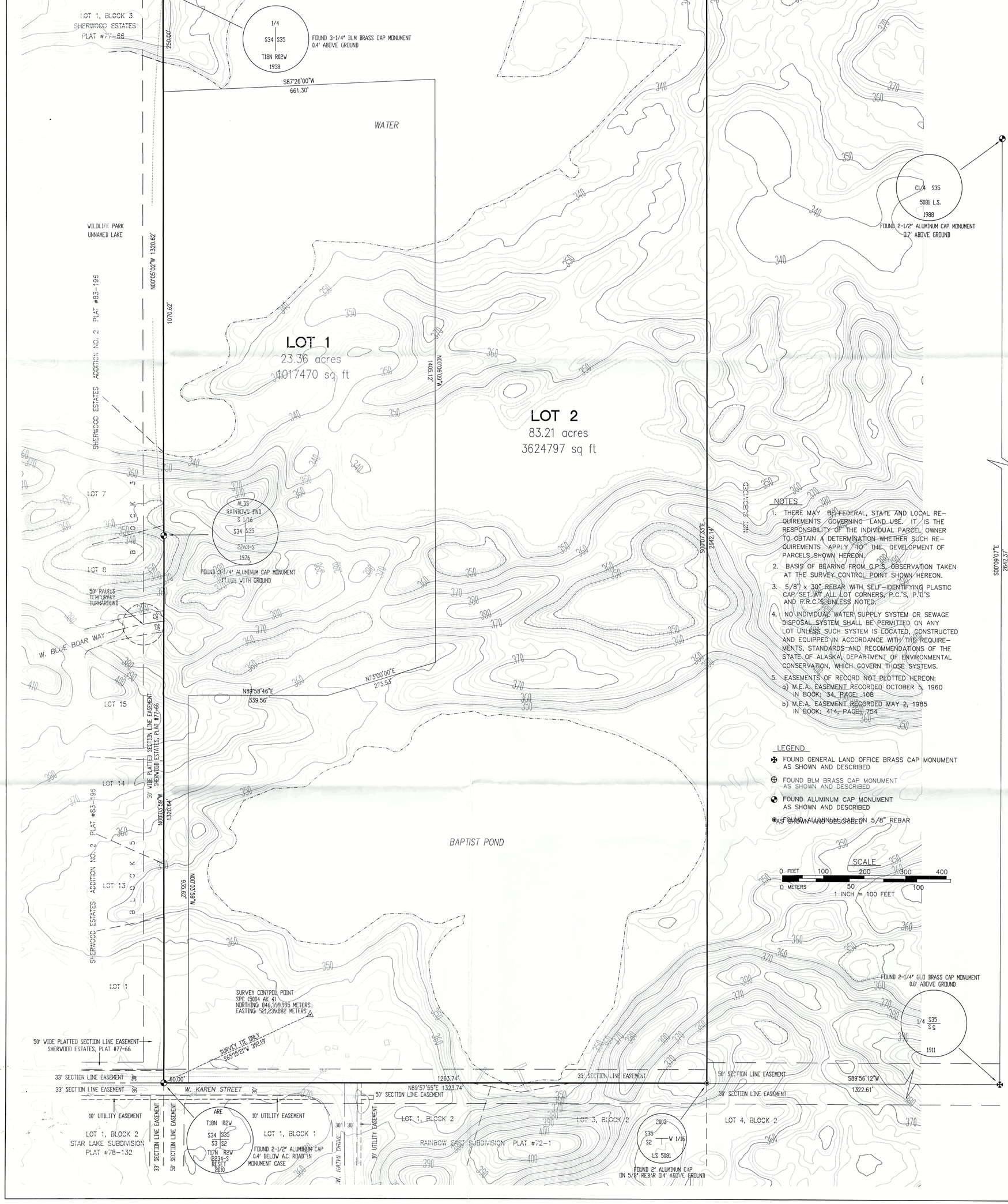
[ ] No Objection [✓] Objection [✓] Concern

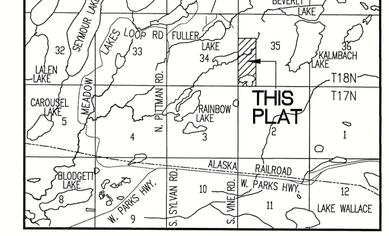
Name: Catherine Hilary Kelley Trust By Leonard Kelley *Address:* 821 N St Suite 205 Anc Ak

Comments: Concerned that Failure To Provide Easement To B6 (218N02W35B006) along the Boundary of B-1b (Lot 2 Peaceful meadows) To the Sec 34 Section Line Easement, will Result in B-6 Being Physically Landlocked Because of Limited Physical Access (None Legal Access).

Case # 2020-109 AOB *Note: Vicinity map Located on Reverse Side*

A mentioned concerns to stay





VICINITY MAP
SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP & DEDICATION

WE 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HOWARD ALLEN JANNECK, JR. DATE
P.O. BOX 298373
WASILLA, ALASKA 99629-8373

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR_____.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

VICKI LOU JANNECK DATE
P.O. BOX 298373
WASILLA, ALASKA 99629-8373

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR_____.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
   a) M.E.A. EASEMENT RECORDED OCTOBER 5, 1960 IN BOOK: 34, PAGE: 108
   b) M.E.A. EASEMENT RECORDED MAY 2, 1985 IN BOOK: 414, PAGE: 754

LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND BLM BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO._____, DATED_____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION 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.

DATE BOROUGH TAX COLLECTION OFFICIAL

RECEIVED
JUL 2 2 2020
PLATTING

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH GARY LoRUSSO 7330-S REGISTERED PROFESSIONAL LAND SURVEYOR

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.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

Agenda Copy

A PLAT OF

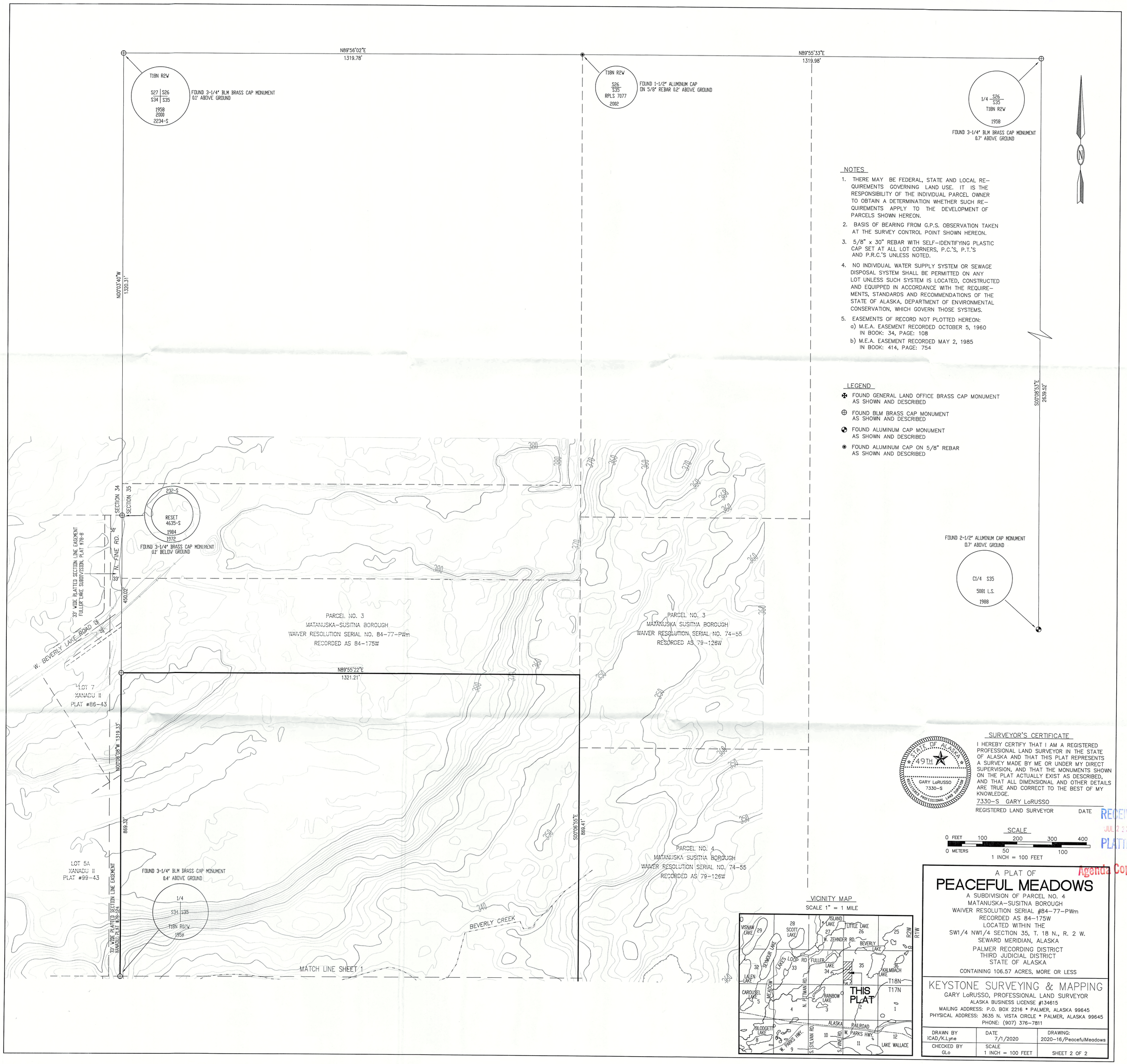
PEACEFUL MEADOWS

A SUBDIVISION OF PARCEL NO. 4
MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION SERIAL #84-77-PWm
RECORDED AS 84-175W
LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 35, T. 18 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 106.57 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY	DATE	DRAWING:
iCAD/K.Lyne	7/1/2020	2020-16/PeacefulMeadows
CHECKED BY	SCALE	
GLo	1 INCH = 100 FEET	SHEET 1 OF 2



NOTES

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2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
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4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
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LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
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- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED

SURVEYOR'S CERTIFICATE

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

STATE OF ALASKA 49TH GARY LoRUSSO 7330-S REGISTERED PROFESSIONAL LAND SURVEYOR

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

RECEIVED
JUL 2 2 2020
PLATTING

SCALE

0 FEET 100 200 300 400
0 METERS 50 100
1 INCH = 100 FEET

Agenda Copy

VICINITY MAP
SCALE 1" = 1 MILE

A PLAT OF

PEACEFUL MEADOWS

A SUBDIVISION OF PARCEL NO. 4
MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION SERIAL #84-77-PWm
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PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 106.57 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY	DATE	DRAWING:
ICAD/K.Lyne	7/1/2020	2020-16/PeacefulMeadows
CHECKED BY	SCALE	
GLo	1 INCH = 100 FEET	SHEET 2 OF 2

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 26, 2020

ABBREVIATED PLAT:	**NORTH COUNTRY ESTATES RSB**
LEGAL DESCRIPTION:	**SEC 17, T17N, R1W, SEWARD MERIDIAN, AK**
PETITIONER:	**NORTHLAND HOMES, LLC AND JUSTIN & AMANDA MORGAN AND MORRIS & SHARON MORGAN**
SURVEYOR/ENGINEER:	**FRONTIER SURVEYS**
ACRES: **1.95**	PARCELS: **2**
REVIEWED BY:	PEGGY HORTON CASE: 2020-112

REQUEST
The request is to adjust the common lot line between Lot 1, North Country Estates Add #2, Phase 1, Plat 84-267 and Lot 4A, Block 5, North Country Estates, Plat 98-28 to be known as Lots 1A & 4B, North Country Estates RSB, containing 1.95 acres more or less. Located directly north and west of the intersection of S. Lakewood Dr. and W. Harvest Lp. within the SW¼ Section 17, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	**Exhibit A**

COMMENTS

Fire Code	**Exhibit B**
COW	**Exhibit C**
MTA	**Exhibit D**
MEA	**Exhibit E**
Enstar	**Exhibit F**

DISCUSSION:

This property is within the City of Wasilla This project involves a minor lot line adjustment; both lots will swap 499 sq. ft. of area. The aggregate amount involved is less than 2,000 sq. ft. North Country Estates and North Country Estates Add 1 Ph 1 were both approved by Department of Environmental Conservation. MSB 43.15.016(A)(1)(b)(ii) does not require topographic information and MSB 43.20.281(A)(1)(i)(ii) does not require useable area report for these types of minor lot line adjustments.

Access: W. Harvest Loop provides legal and physical road access to these parcels and is maintained by the City of Wasilla.

Topography & As-Built: The surveyor's as-built and topographic information is shown on the preliminary plat. There are structures on the property, all setbacks appear to be met, and the closest structure to a lot line is further than 10 feet.

Comments: Fire Code has no issue with this **(Exhibit B)**. City of Wasilla does not have any comments or concerns. Since this is only a lot line shift, no subdivision permit is required **(Exhibit C)**.

MTA has no comments **(Exhibit D)**. MEA wants an existing easement shown on the final plat **(Exhibit E)**. Enstar has no comments or recommendations **(Exhibit F)**.

FINDINGS of FACT:

1. The proposed preliminary plat for North Country Estates RSB is consistent with AS 29.40.070 Preliminary Plat Submittal and Approval, MSB 43.15.025 Abbreviated Plats.

2. City of Wasilla stated that since this is a minor lot line adjustment, a subdivision permit is not required.

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

4. The aggregate amount involved in the minor lot line adjustment is less than 2,000 sq. ft. North Country Estates and North Country Estates Add 1 Ph 1 were both approved by Department of Environmental Conservation. MSB 43.15.016(A)(1)(b)(ii) does not require topographic information and MSB 43.20.281(A)(1)(i)(ii) does not require useable area report for these types of minor lot line adjustments.

5. Access road, W. Harvest Loop is constructed and publicly maintained.

6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of North Country Estates RSB, contingent upon:

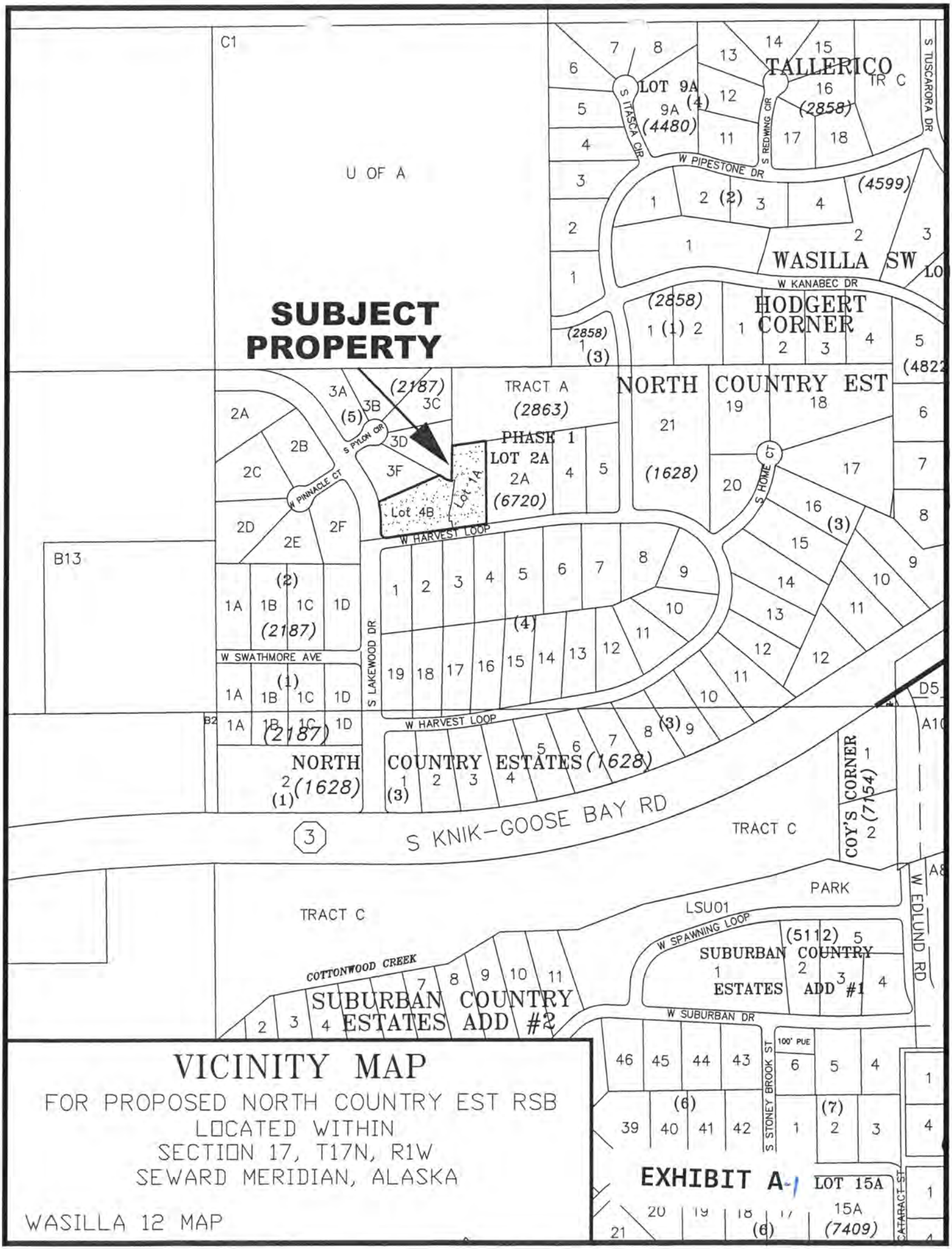
1. Pay mailing and advertising fee.

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. Submit recording fees; payable to DNR.

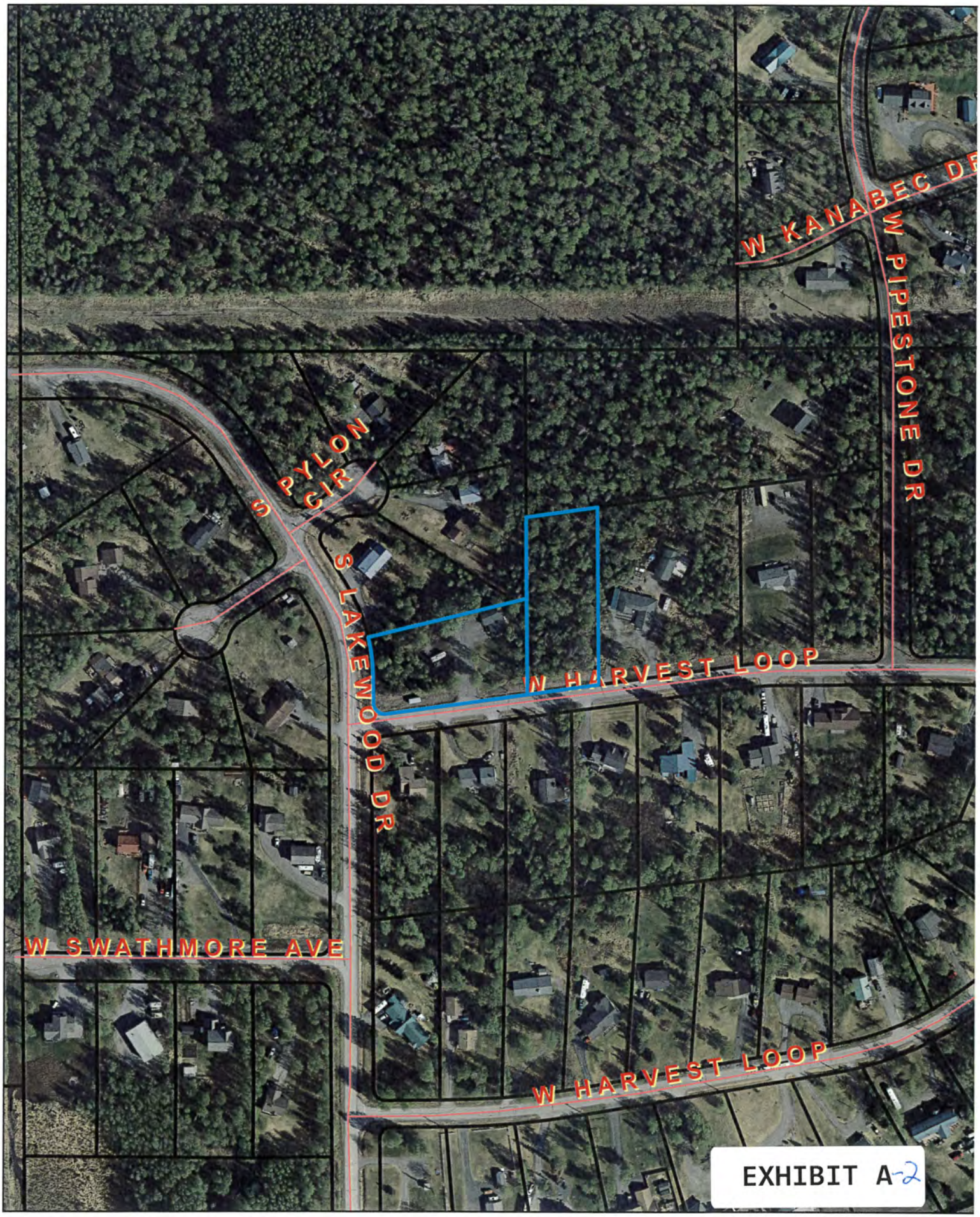
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED NORTH COUNTRY EST RSB
LOCATED WITHIN
SECTION 17, T17N, R1W
SEWARD MERIDIAN, ALASKA

WASILLA 12 MAP



Matanuska Susitna Borough
Permit Center

This map is solely for informational purposes only. The Borough makes
express or implied warranties with respect to the character, function,
capabilities of the map or the suitability of the map for any particular purpo
beyond those originally intended by the Borough. For information regarding t

Peggy Horton

From: Fire Code
Sent: Thursday, August 13, 2020 2:17 PM
To: MSB Platting
Subject: RE: Request for Comments for North Country Estates RSB

Peggy,
Fire Code has no issue with this.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 30, 2020 3:29 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; browne@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; tedleonarddistrict4@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for North Country Estates RSB

The link below will take you to a request for comments for a minor lot line adjustment in the City of Wasilla. Please review and provide any comments by August 17, 2020.
https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EmR8a_v9qf9Lp47hiRQAMI0BSxwqM24gyZonf5yxD7GfjA?e=sL6q65

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.

Regards,
Peggy Horton
Platting Technician
907-861-7881

EXHIBIT B

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Friday, July 31, 2020 5:03 PM
To: MSB Platting
Subject: RE: Request for Comments for North Country Estates RSB

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
The City of Wasilla Planning and Public Works departments do not have any comments/concerns. Also, since this is only a lot line shift, no subdivision permit is required.

Thanks,
Tina

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

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Thursday, July 30, 2020 3:46 PM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: FW: Request for Comments for North Country Estates RSB

Tahirih Revet
Planning Clerk
City of Wasilla Planning Department
290 E. Herning Ave., Wasilla, AK 99654
(907) 373-9020
(907) 373-9021 fax

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 30, 2020 3:29 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; browne@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; tedleonarddistrict4@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for North Country Estates RSB

EXHIBIT C

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 31, 2020 8:35 AM
To: MSB Platting
Subject: RE: Request for Comments for North Country Estates RSB

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

MTA has reviewed the plat for North Country 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: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 30, 2020 3:29 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; browne@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; tedleonarddistrict4@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for North Country Estates RSB

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

The link below will take you to a request for comments for a minor lot line adjustment in the City of Wasilla. Please review and provide any comments by August 17, 2020.

EXHIBIT D

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, August 18, 2020 1:23 PM
To: MSB Platting
Subject: RE: Request for Comments for North Country Estates RSB
Attachments: 20200818_132944.pdf

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

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: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 30, 2020 3:29 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; browne@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; tedleonarddistrict4@gmail.com; MEA_ROW <MEAROW@mea.coop>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for North Country Estates RSB

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.

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EXHIBIT E

A L A S K A

2019 – 018861 – 0

Recording District 311 Palmer
08/29/2019 12:15 PM Page 1 of 1

CC

MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL BY THESE PRESENTS, that the undersigned, whether one or more,

Fonov Construction & Electric LLC

whose address is 2155 N. Biltmore Ct. Wasilla, State AK, Zip 99654.
for good and valuable consideration, the receipt whereof is hereby acknowledged, does 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, within the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as:

[insert lot, block, subdivision or township, range, section, quarter(s)]

Lot 1, North Country Estates - Add #2 Phase #1
(plat 84-267)

being in Section 17, Township 17N Range W, SM., to construct, reconstruct, re-phase, 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 and/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 at 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.

Grantors covenant and warrant that they will indemnify, defend and save Grantee harmless from any and all claims of Grantor's heirs, remainderman, successors, beneficiaries, and devisees.

In Witness Whereof, the undersigned set their hand (s) and seal this 2 day of August 2019.

owner Grantor _____ Grantor

STATE OF ALASKA _____) SS-
THIRD JUDICIAL DISTRICT __)

THIS IS TO CERTIFY that on this 2 day of August 19 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Peter Fonov, 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

Melissa Lloyd SEAL Here

Notary Public in and of Alaska
My commission expires 5/15/2021

Official Seal
STATE OF ALASKA
Notary Public
Melissa Lloyd
Commission #: 170515008

W/O 120796 Subd 2863 Plat No. 84 267
P/S 5 Misc _____ Map 1214 Quad _____
Pole _____ Easement 2019-018849

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

Rev.11/12

EXHIBIT E

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 17, 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 plats and has no comments or recommendations.

- **Peaceful Meadows**
  (MSB Case # 2020-109)
- **North Country Estates RSB**
  (MSB Case # 2020-112)
- **Little Susitna Ridge**
  (MSB Case # 2020-107)

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT F

N

0 30 60 FEET

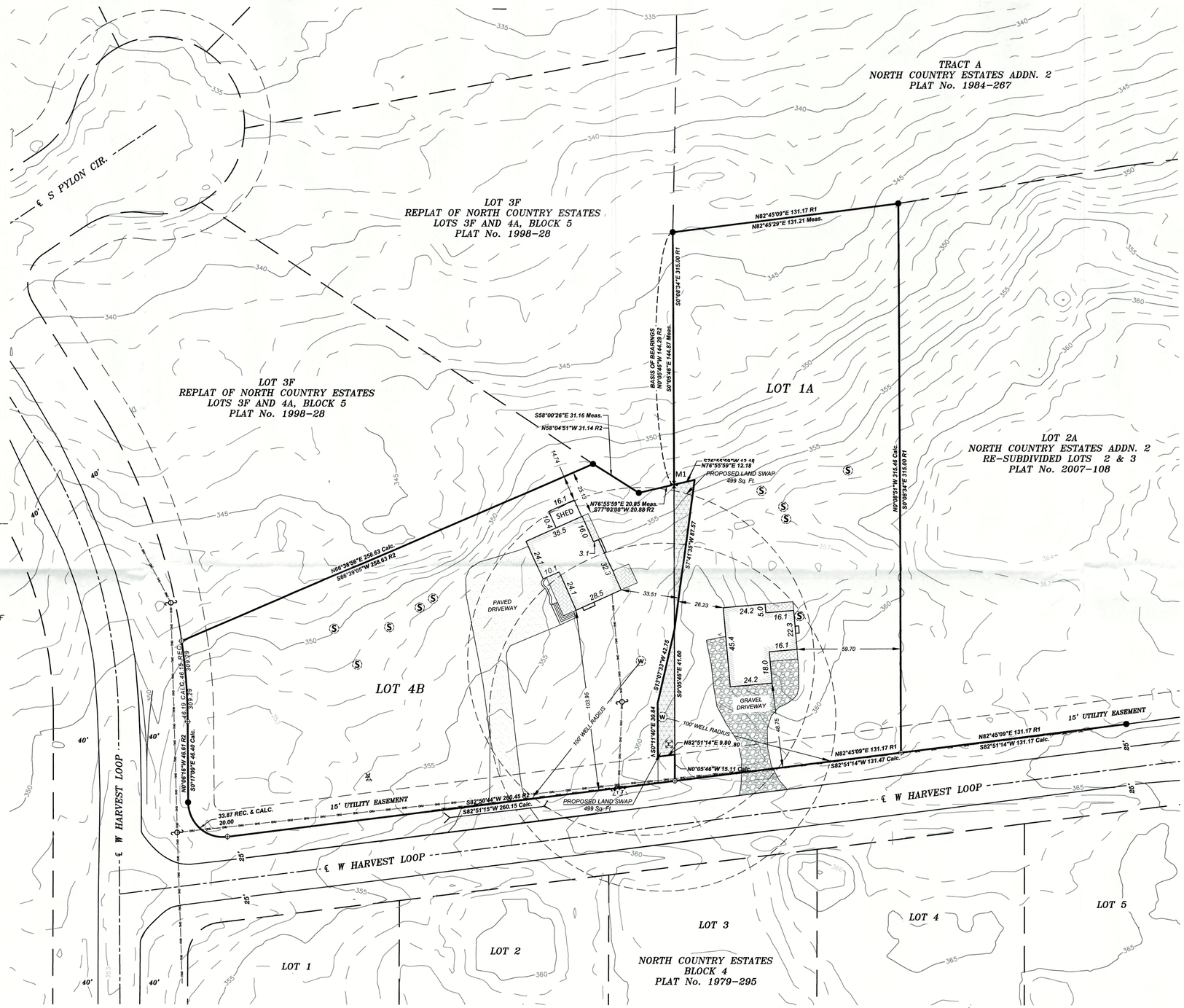
M1

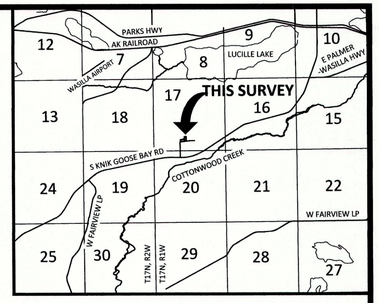
DDB

3D BLK 5

2071 1981

FOUND 3 1/4 B.C. MONUMENT, GOOD CONDITION, 0.2' A.G.





VICINITY MAP

SCALE: 1" = 1 MILE

TAX MAP WA12

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1 NORTH COUNTRY ESTATES ADDITION 2 SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

_____

NORTHLAND HOMES LLC
PETER FONOV (OFFICIAL_
2155 N BILTMORE CT.
WASILLA, AK 99654

_____
DATE

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 OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF LOT 4A NORTH COUNTRY ESTATES SUBDIVISION LOTS 3F AND 4A, BLOCK 5 SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

_____

AMANDA MORGAN
1650 N LEGACY LANE
PALMER, ALASKA 99645

_____
DATE

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 THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN 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.

_____, 20____

_____

PLANNING AND LAND USE DIRECTOR

ATTEST:

_____

PLATTING CLERK

RECEIVED
JUL 2 8 2020
PLATTING

Agenda Copy

A Replat of:
Lots 4A, Block 3 & Lot 1, Ph. 1, Addn. No. 2
North Country Estates
Plats 98-28 & 84-267 Respectively
A Subdivision of Government Lot 4
Section 17 T17N R01W S.M. Alaska
Palmer Recording District, Third Judicial District
State of Alaska
Containing 1.95 Acres More or Less

Agenda Copy

Tax Map: WA12	
Scale: 1"=30'	
Drawn: SS / Checked: PS	
AECL# 1615	
Date: 7/27/2020	
MSB Case No.: N/A	
SHEET: 1 of 1	

FRONTIER Surveys

650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1686

LEGEND

- FOUND 3 1/4" BRASS CAP MONUMENTS
- FOUND ALUMINUM CAPS (SEE DETAIL ABOVE FOR SIZES)
- **R1** RECORD DATA PLAT No. 1984-267 PALMER RECORDING DISTRICT
- **R2** RECORD DATA PLAT No. 1998-28 PALMER RECORDING DISTRICT
- **Meas.** MEASURED AS RECOVERED IN THE FIELD, JANUARY 8th, 2020
- **Pror.** PROPORTIONATE DISTANCE BY POINT TO POINT MEASUREMENT
- **Calc.** CALCULATED DISTANCE AND BEARING
- ELECTRIC METER
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR
- CALCULATED POINTS ESTABLISHED BY DISTANCE TO DISTANCE INTERSECT WITH A SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
- 12" CMP CULVERT
- EXISTING WATER WELLS
- UTILITY POLES
- TEL. PEDESTAL
- SATELLITE DISH
- SEPTIC STAND PIPES

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

STATE OF ALASKA
49th
Pierre M. Sallaer
NO. LS-9812
07/27/2020
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ _____
DATE REGISTRATION NUMBER

_____
REGISTERED LAND SURVEYOR