STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 2, 2020

PRELIMINARY PLAT:	**VAIL ESTATES ADDITION #1 RSB B/1 L/1 & 2**	
LEGAL DESCRIPTION:	**SEC 15, T18N, R01E S.M., AK**	
PETITIONER:	**GREGORY FRANCOIS & CHERYL STEVENSON**	
SURVEYOR:	**BULL MOOSE SURVEYING**	
ACRES: **1.92**	PARCELS: **1**	
REVIEWED BY:	CHERYL SCOTT	CASE: 2020-111

REQUEST:
The request is to combine Lots 1 & 2, Block 1, Vail Estates, Addition #1, Plat #2015-121 into one lot to be known as Lot 1A, Block 1, Vail Estates, Addition #1, containing 1.92 acres more or less. This project is located directly south of Wolf Creek Road and north of Aspen Ridge Road within the SE¼ Section 15, Township 18 North, Range 1 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	**EXHIBIT A**
Aerial Photo	**EXHIBIT B**

COMMENTS:
No comments received

DISCUSSION: The subject parcels are located within the Fishhook Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats,* and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plat and does not require survey and monumentation.

COMMENTS:

There were no comments received from Borough Departments, outside agencies, or the public.

CONCLUSION
The plat of Vail Estates, Addition #1 RSB B/1 L/1 & 2 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

FINDINGS of FACT:

1. The abbreviated plat of Vail Estates, Addition #1 RSB B/1 L/1 & 2 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats,* and MSB 43.15.054(G), exemptions for elimination of common lot lines.

2. This plat combines two lots within Vail Estates, Addition #1, lessening the lot density in the area.

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

4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.

5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of On the Iditarod, Plat #2015-121, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Vail Estates, Addition #1 RSB B/1 L/1 & 2 contingent on the following recommendations:

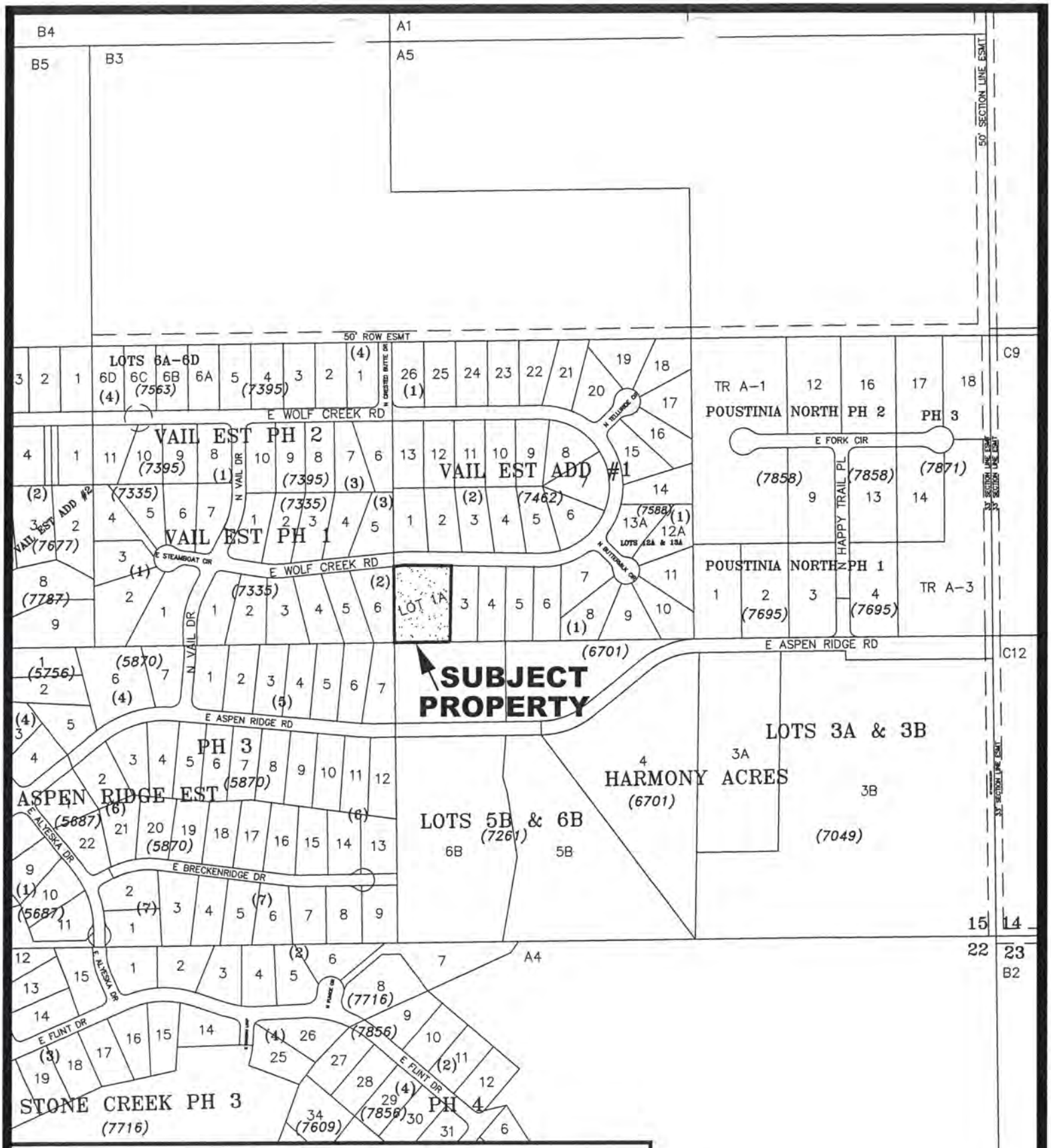
1. Pay postage and advertising fee.

2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.

3. Taxes and special assessments must be paid in full prior to recording the plat, 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 fee payable to DNR.

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



VICINITY MAP

FOR PROPOSED VAIL EST ADD 1

RSB B/1 L/1 & 2

LOCATED WITHIN

SECTION 15, T18N, R1E, SEWARD MERIDIAN, ALASKA

WASILLA 01 MAP

EXHIBIT A

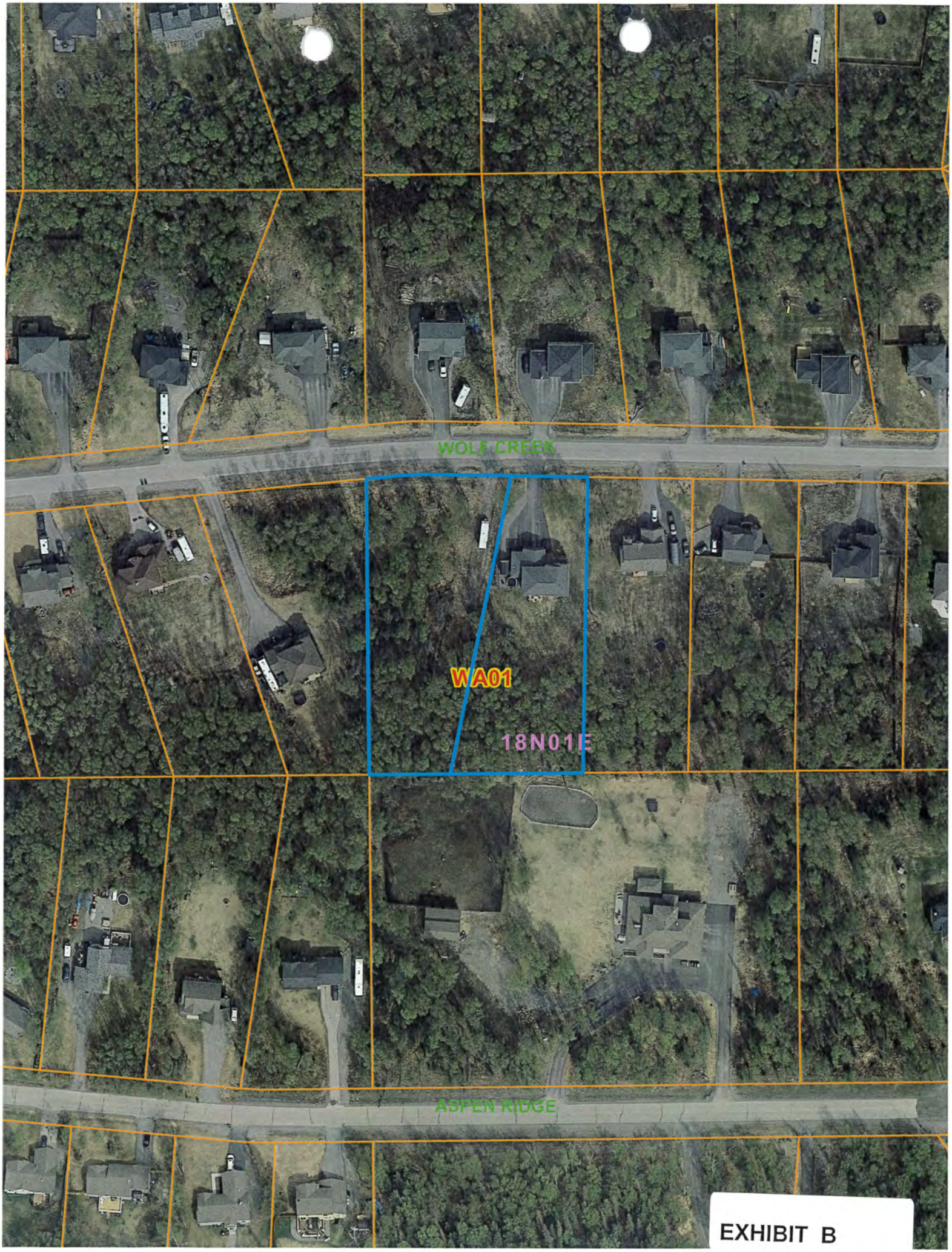
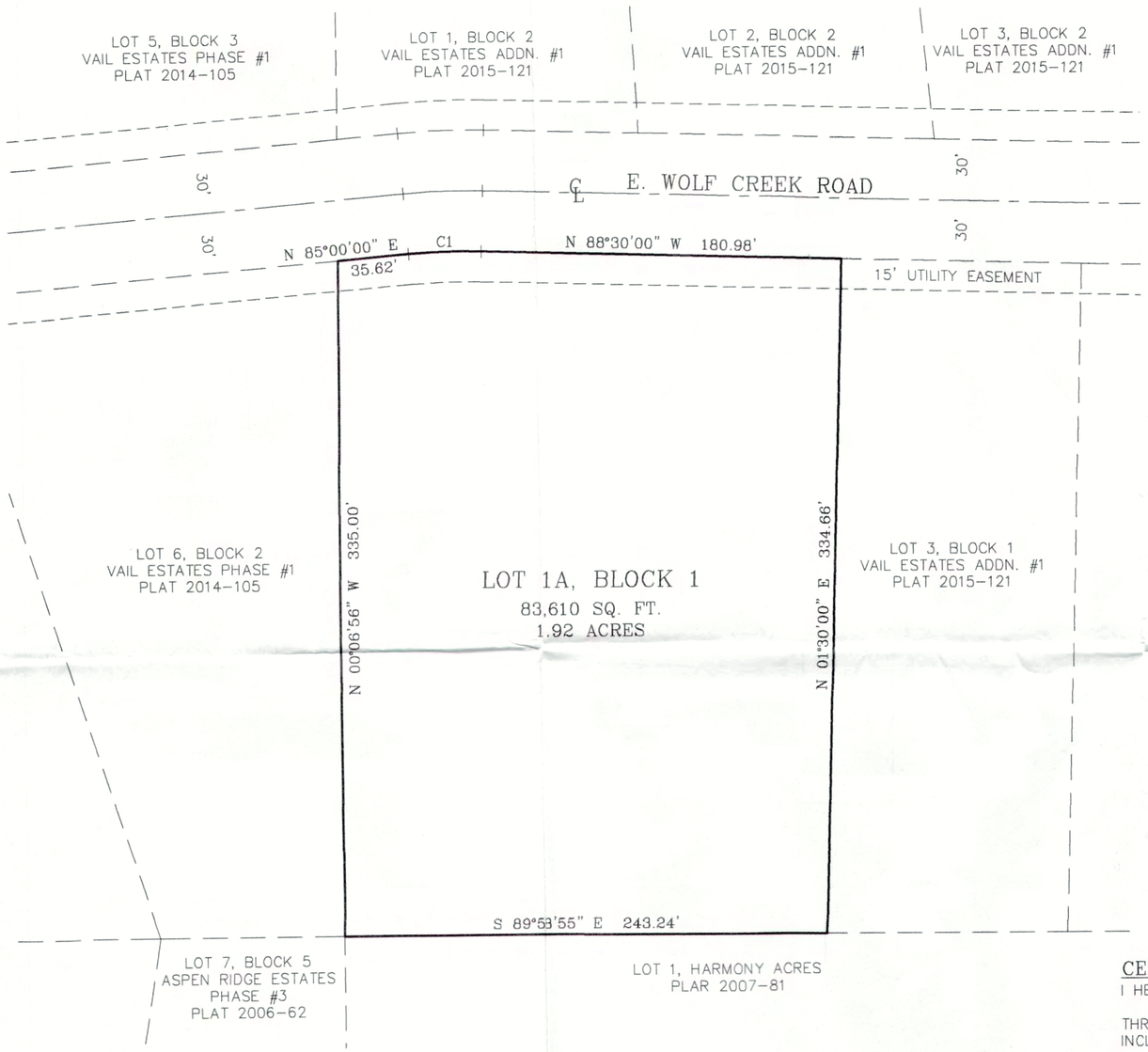


EXHIBIT B

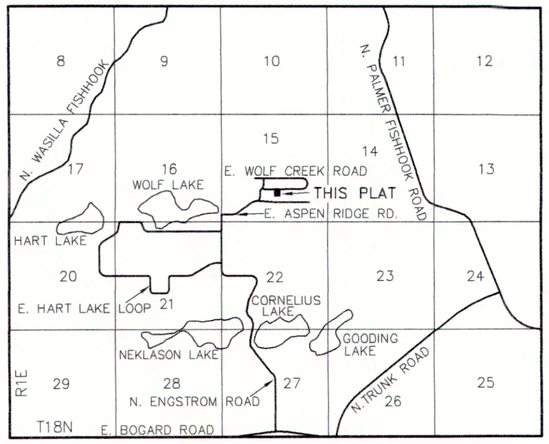
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	06°30'00"	320.00'	36.30'	18.17'	36.28'	N 88°15'00" E



0' 50' 100' 150'

SCALE: 1" = 50'



VICINITY MAP: 1" = 1 MILE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA – SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

_____
PLANNING AND LAND USE DIRECTOR DATE

_____
ATTEST: PLATTING CLERK

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR GREG A. FRANCOIS

FOR CHERYL A. ~~FRANCOIS~~ Stevenson

_____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP CERTIFICATE

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.

_____
GREG A. FRANCOIS (As to Lot 1) DATE
7844 E. WOLF CREEK ROAD
WASILLA, ALASKA 99654

_____
CHERYL A. ~~FRANCOIS~~ Stevenson (As to Lot 1) DATE
7844 E. WOLF CREEK ROAD
WASILLA, ALASKA 99654

_____
GREGORY A. FRANCOIS, Sr. (As to Lot 2) DATE
7844 E. WOLF CREEK ROAD
WASILLA, ALASKA 99654

_____
CHERYL A. ~~FRANCOIS~~ Stevenson (As to Lot 2) DATE
7844 E. WOLF CREEK ROAD
WASILLA, ALASKA 99654

RECEIVED
JUL 2 7 2020
PLATTING

PRELIMINARY

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

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

_____ _____
DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #2015-121

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

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

A PLAT OF

VAIL ESTATES ADD. #1
LOT 1A, BLOCK 1

A REPLAT OF:
LOTS 1 & 2, BLOCK 1
VAIL ESTATES ADDN. #1
PLAT #2015-121

Agenda Copy Agenda Copy

LOCATED WITHIN:
SECTION 15, T18N R1E
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 1.92 ACRES MORE OR LESS

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

DRAWN BY: RSH	DRAWING SCALE:
DATE: 7/12/2020	1"=50'
CHECKED BY: TGC	SHEET
	1 OF 1

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. COVENANTS, CONDITIONS AND RESTRICTIONS:
   RECORDED SEPTEMBER 2, 2015, AS SERIAL NO. 2015-018764-0.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 2, 2020

PRELIMINARY PLAT:	HATCHER VIEW RSB BLOCK 3 LOTS 4-5	
LEGAL DESCRIPTION:	SEC 03, T18N, R01E, SEWARD MERIDIAN AK	
PETITIONERS:	JOHN TWELVETREES	
SURVEYOR:	HANSON LAND SOLUTIONS	
ACRES: 1.85 ±	PARCELS: 1	
REVIEWED BY:	AMY OTTO-BUCHANAN	CASE #: 2020-114

REQUEST: The request is to create one lot from Lots 4 & 5, Block 3, Hatcher View, Plat No. 77-7, to be known as **LOT 4A,** containing 1.85 acres +/-. The plat is located north of N. Wasilla Fishhook Road and directly northeast of N. McCasey Drive; within the SW ¼ Section 03, Township 18 North, Range 01 West, Seward Meridian, Alaska. This is an elimination of a common lot line, pursuant to MSB 43.15.025(B).

EXHIBITS

Vicinity Map and Aerial Photos — **EXHIBIT A** – 4 pgs

AGENCY COMMENTS

ADOT&PF — **EXHIBIT B** – 2 pgs

DISCUSSION: The proposed subdivision is located northeast of the intersection of N. Wasilla Fishhook Road and N. McCasey Drive. This case is an elimination of a common lot line; pursuant to MSB 43.15.025(B) it does not require a soils report, legal and physical access, as-built information, or topographic information. The Request for Comments was sent to ADOT&PF, ADF&G, USACE, US Postmaster and MSB Code Compliance. Notice of Public Hearing was sent out pursuant to code.

Comments: ADOT&PF (Exhibit B) notes no direct access will be granted to N. Wasilla Fishhook Road. *Staff notes the original plat of Hatcher View, Plat No. 77-7, has a plat note restricting access. This plat note will need to be carried over to the new plat.*

CONCLUSION: The abbreviated plat of Hatcher View RSB Block 3 Lots 4-5 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any state agencies or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

FINDINGS for PRELIMINARY PLAT

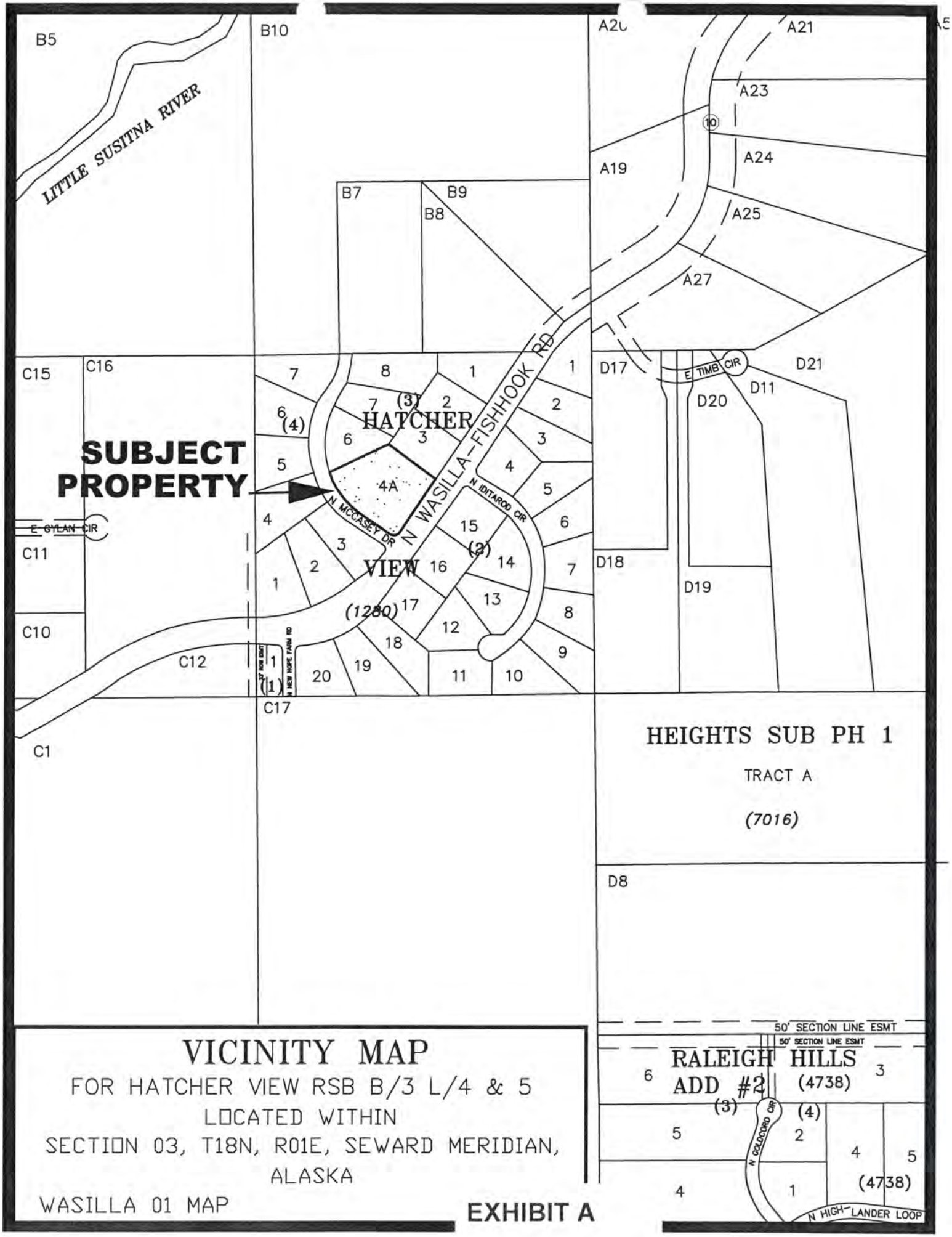
1. The plat of Hatcher View RSB Block 3 Lots 4-5 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any state agencies or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.

4. A soils report is not required, pursuant to MSB 43.15.025(B).

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. Provide signatory authority documentation for the signer of the plat.
4. Show all easements of record on final plat.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



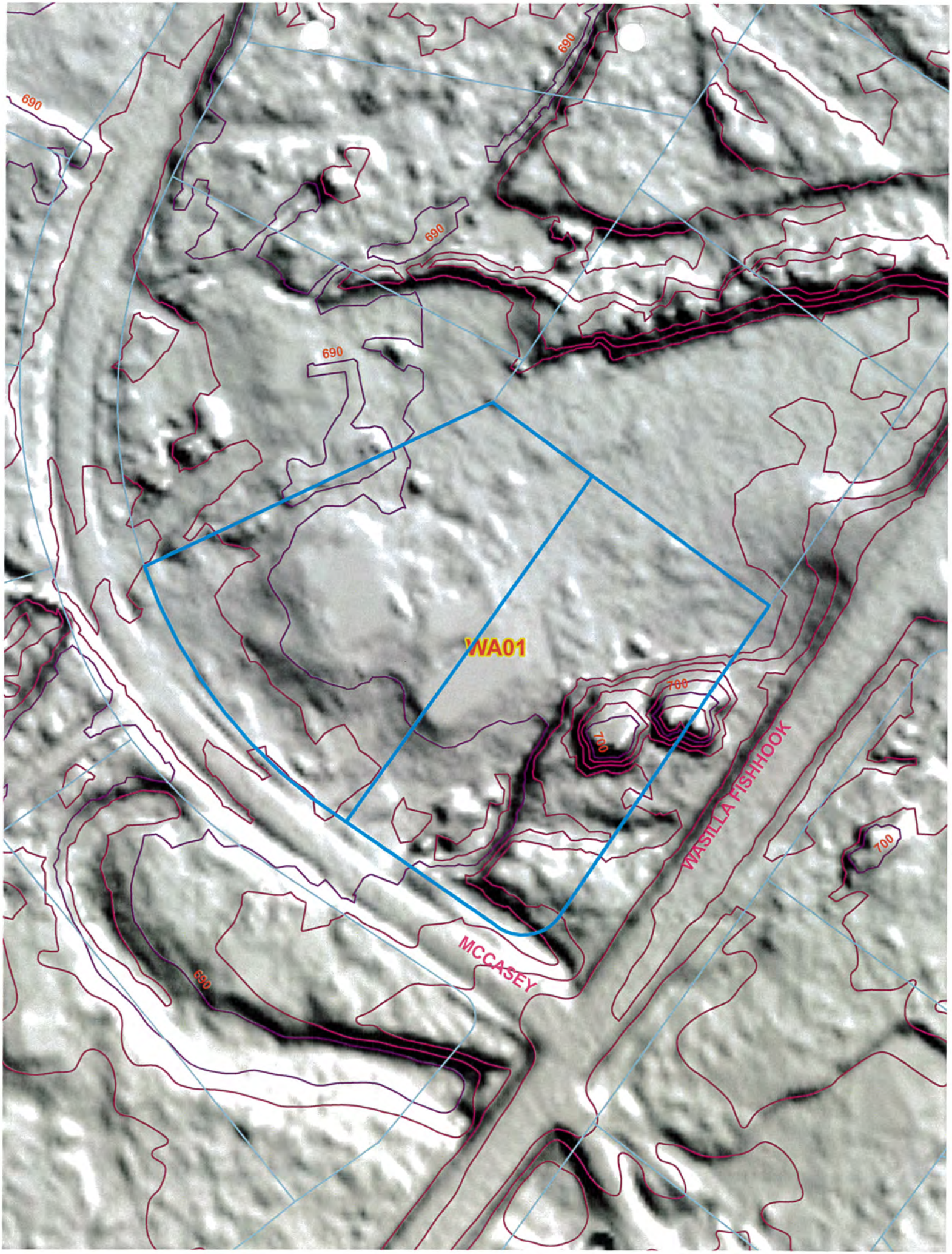
VICINITY MAP

FOR HATCHER VIEW RSB B/3 L/4 & 5
LOCATED WITHIN
SECTION 03, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 01 MAP

EXHIBIT A

WA01
WASILLA FISHHOOK
MCCASEY


690
690
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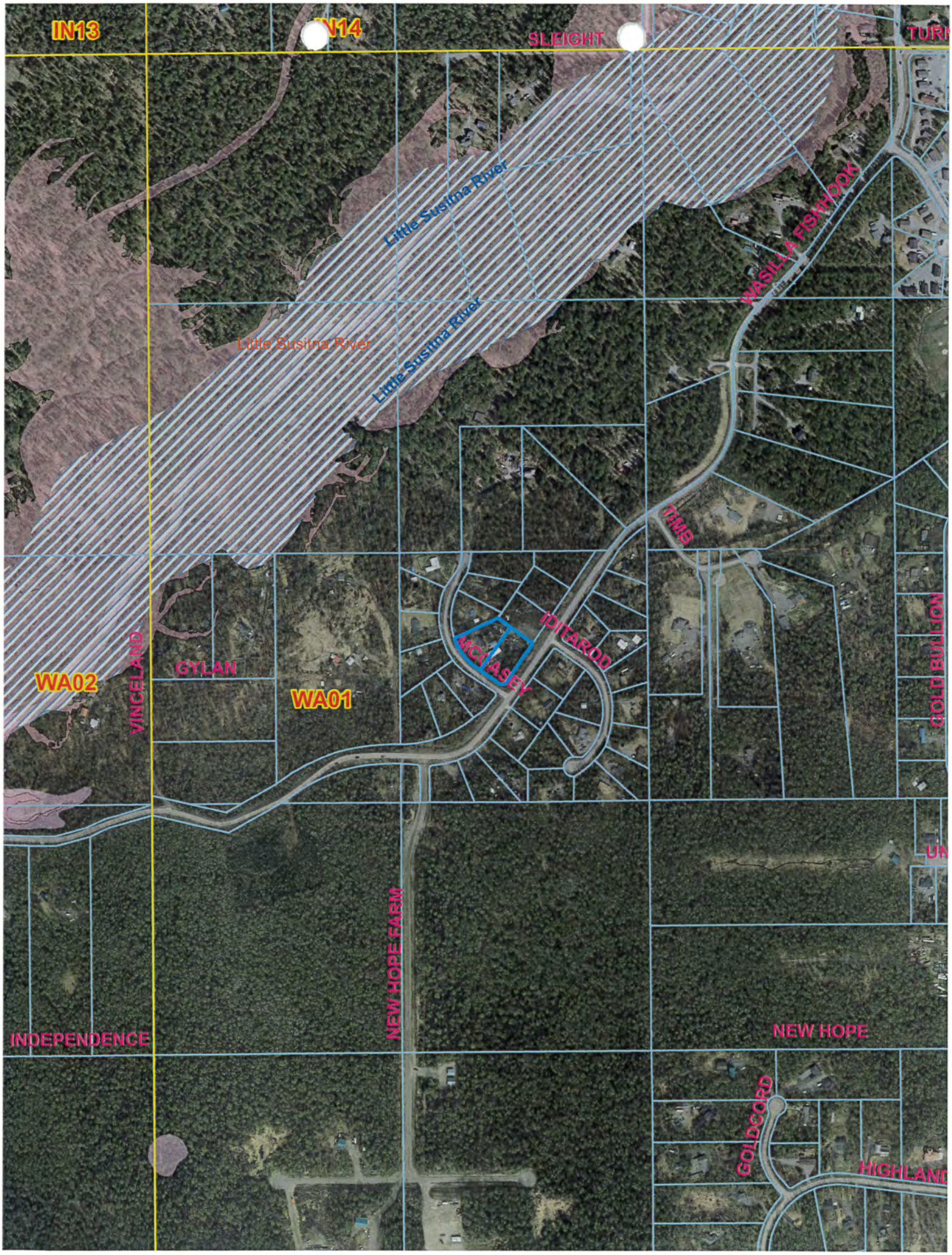
WA01
700
700
700
WASILLA FISHHOOK
MCCASEY
690


IN13
N14
SLEIGHT
TURN
Little Susitna River
Little Susitna River
Little Susitna River
WASILLA FISHHOOK
TIMB
IDITAROD
MCDASEY
GYLAN
WA02
WA01
VINCELAND
GOLD BULLION
NEW HOPE FARM
INDEPENDENCE
NEW HOPE
GOLDCORD
HIGHLAND

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

August 20, 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) has reviewed the following plats and has the following comment:

- **Tax Map PA 05, SEC 29, T18N, R2E (Estelle and Holt & Two Winds LLC)**
  - No direct access will be granted to the Glenn Highway from the larger lot. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
  - Due to terrain issues, the smaller lot may retain their existing driveway. No change will be granted to that access.
  - We request that the petitioner dedicate the section line easement along the southern edge of the property.
- **Tax Map MG 08, Sec 27, T20N, R10E (Lee, Nolan, and Bean)**
  - Only two driveways will be granted for these lots. Lot 2 & 3 will share a driveway and Lot 1 will retain existing driveway with no changes to be made to that access.
- **Tax Map WA 01, Sec 02, T18N, R01E (Huston)**
  - Both lots must share access onto Palmer Fishhook Road. Only one driveway will be permitted.
- **Hatcher View RSB Block 3 Lots 4-5 (Twelvetrees and Hanson Land Solution)**
  - No direct access will be granted to Wasilla-Fishhook 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.

EXHIBIT B

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____,20___, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

JOHN TWELVETREES DATE
8297 N MCCASEY DR.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____, 20___,

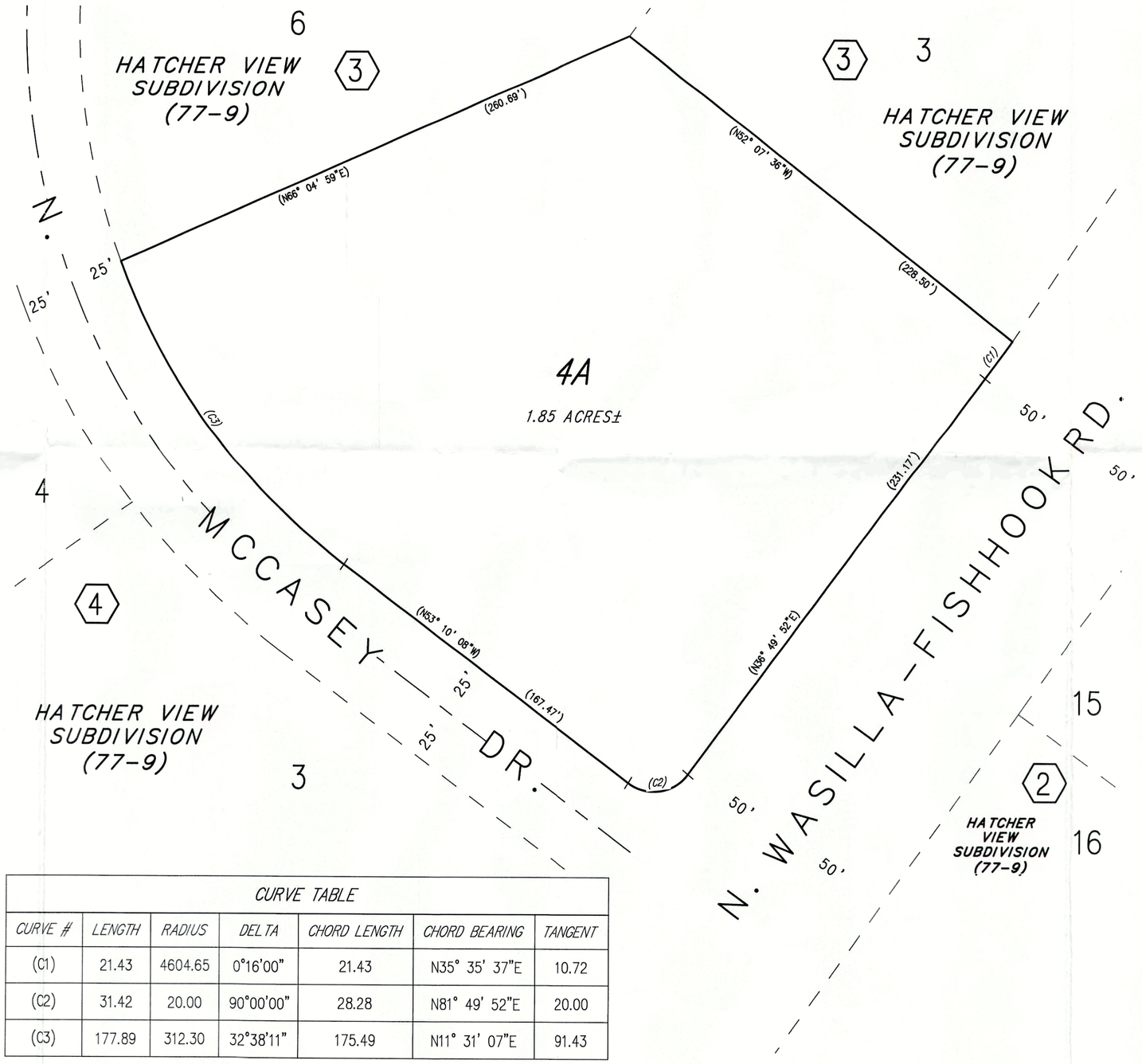
FOR _____

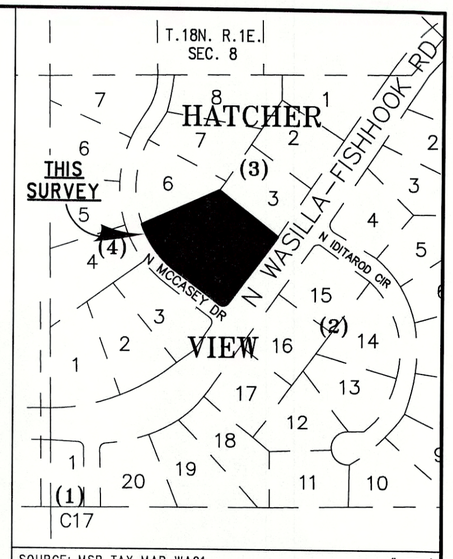
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:_____

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.

TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)





SOURCE: MSB TAX MAP WA01 1"=330'

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF HATCHER VIEW SUBDIVISION(77-9).

REGISTERED LAND SURVEYOR

Agenda Copy

RECEIVED AUG 0 5 2020 PLATTING

A PLAT OF
HATCHER VIEW SUBDIVISION LOT 4A
A REPLAT OF
HATCHER VIEW SUBDIVSION
LOTS 4 AND 5, BLOCK 3
(77-9)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 3, T.18N. R.1E. SM, AK
CONTAINING 1.85 ACRES MORE OR LESS

LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (77-9)

NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

ELF

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	21.43	4604.65	0°16'00"	21.43	N35° 35' 37"E	10.72
(C2)	31.42	20.00	90°00'00"	28.28	N81° 49' 52"E	20.00
(C3)	177.89	312.30	32°38'11"	175.49	N11° 31' 07"E	91.43

20 0 40 60 80
US SURVEY FEET

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB20-211 | CK: CEH | SCALE:1"=40' | 07/21/20 | 1 OF 1

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 2, 2020

PRELIMINARY PLAT: LANIKAI ESTATES

LEGAL DESCRIPTION: SEC 18, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: LANIKAI ESTATES, LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 20 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-115

REQUEST: The request is to create four lots from Tax Parcel A7, to be known as **LANIKAI ESTATES,** containing 20 acres +/-. The plat is located north of N. Farm Loop, west of N. Britchenstrap Drive, and west of E. Wagonwheel Drive, within the E ½ NW ¼ NE ¼ and the E ½ SW ¼ NE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

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

DISCUSSION: Proposed Lot 1 is 20 acres in size; proposed Lot 2 is 10 acres in size; Lots 3 & 4 are 5 acres in size each. All lots will take access from the Public Use Easement t-turnaround that was created previously at the terminus of E. Wagonwheel Drive. The Public Use Easement will be required to be constructed to residential street standards (see ***Recommendation #5***). Lot 3 is a flag lot with a 60' wide pole; Lot 1 is also a flag lot with 125' of frontage onto the Public Use Easement, then narrows down to a 60' wide pole. Flag lots meet the requirement of MSB 43.20.300(E) Flag lots.

Geotechnical Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Curt Holler, PE, Holler Engineering notes the soils evaluation included logging one new testhole, review of the provided topography information, review of aerial imagery and other observations at the site. Testhole location map, testhole log, general drainage pattern map and topography map are attached. The parent parcel forms a tall, relatively rectangle west of and accessed by an extension of E. Wagonwheel Drive. Terrain in the central third is near level or slightly sloped and the remaining areas vary with elevated ridges and distinct valley features/low areas. A few steep slopes exist in the northern half. Total elevation differential indicated is approximately 60'. Cleared areas on the parcel support residential development on the northern half and related driveway access. Much of the parcel remains undisturbed, consisting of tall grasses between clusters of young and mature birch and willow, with sparse spruce. Near surface soils include a thin organic mat

and topsoils extending to 2.1'. Receiving soils were consistently clean sands with gravels extending to 12'. Groundwater was not encountered. Based on the available soils and water table information, topography, MSB Title and observations at the site, Lots 3 & 4 will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Lots 1 & 2 are over 400,000 sf and do not require soils verification, pursuant to MSB 43.20.281(A)(1)(i)(i).

Road Construction: Approximately 280' of new or upgraded road terminating in the t-turnaround with 50' sub sections is planned. Drainage will not be significantly impacted by the addition. Drainage will be directed to existing natural paths or to one of two new infiltration pits.

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 will have the required frontage, once E. Wagonwheel Drive is upgraded.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) requires construction of road extension and T-turnaround to residential street standards (See ***Recommendation #5***). Planning Division (**Exhibit D**) notes wetlands are present on the property per the wetland mapping. Please consult with the US Army Corps of Engineers for development in the wetlands.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; MSB Community Development, Capital Projects Department, Assessments, Development Services Division or Pre-Design Division; MEA or GCI.

CONCLUSION: The abbreviated plat of Lanikai Estates 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).

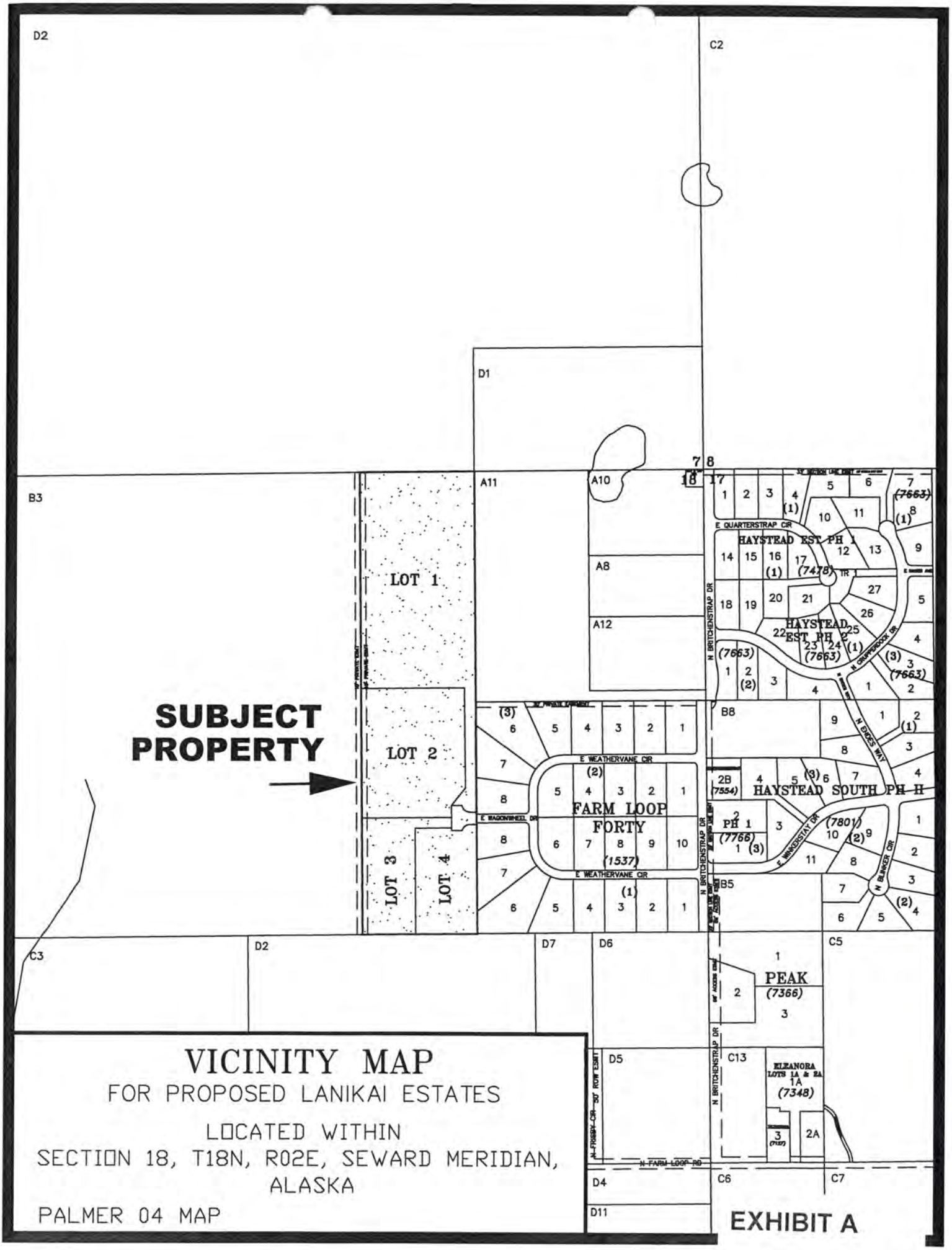
FINDINGS for PRELIMINARY PLAT

1. The plat of Lanikai Estates 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 Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; MSB Community Development, Capital Projects Department, Assessments, 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 no objections from the public in response to the Notice of Public Hearing.

5. A soils report was submitted; Lots 3 & 4 have the required septic area. A soils report for Lots 1 & 2 was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as they are over 400,000 sf and surveyor provided topographic mapping.
6. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access will be 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. Construct E. Wagonwheel Drive extension and the t-turnaround to residential street standards;
   a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
   b. Provide DPW acceptance of the roads to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

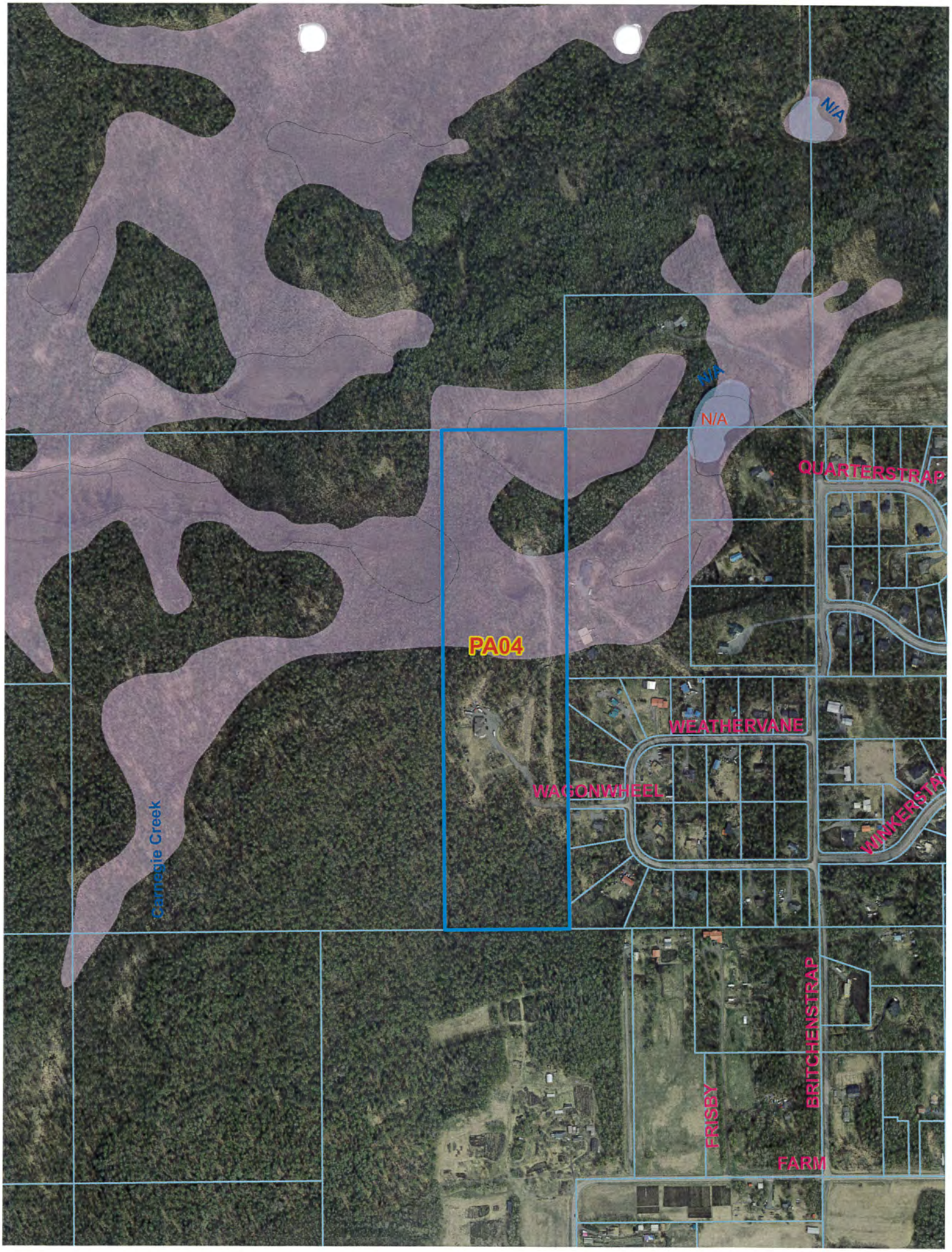
FOR PROPOSED LANIKAI ESTATES

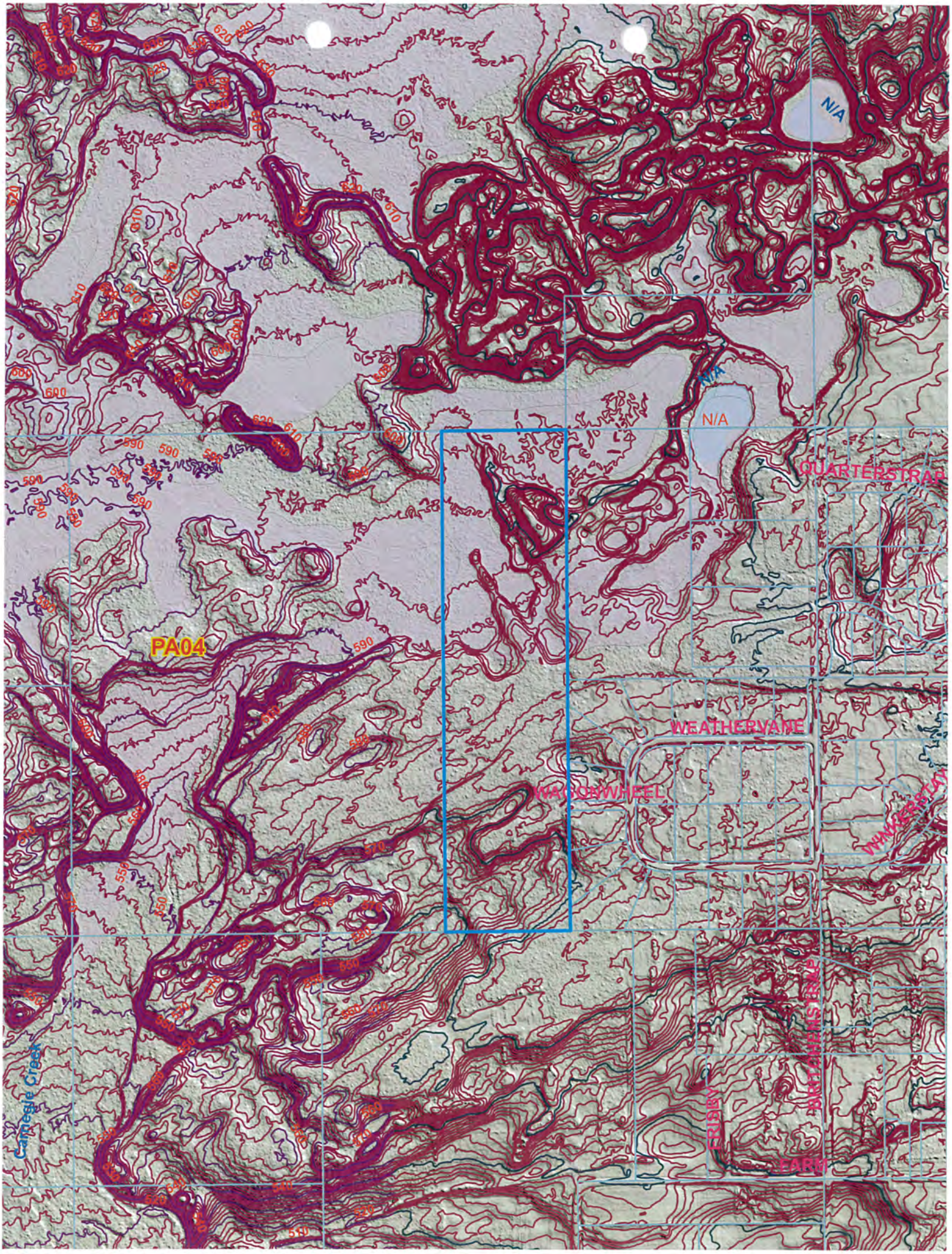
LOCATED WITHIN

SECTION 18, T18N, R02E, SEWARD MERIDIAN, ALASKA

PALMER 04 MAP

EXHIBIT A


N/A
N/A
N/A
QUARTERSTRAP
PA04
WEATHERVANE
WAGONWHEEL
WINKERSTAY
Carnegie Creek
FRISBY
BRITCHENSTRAP
FARM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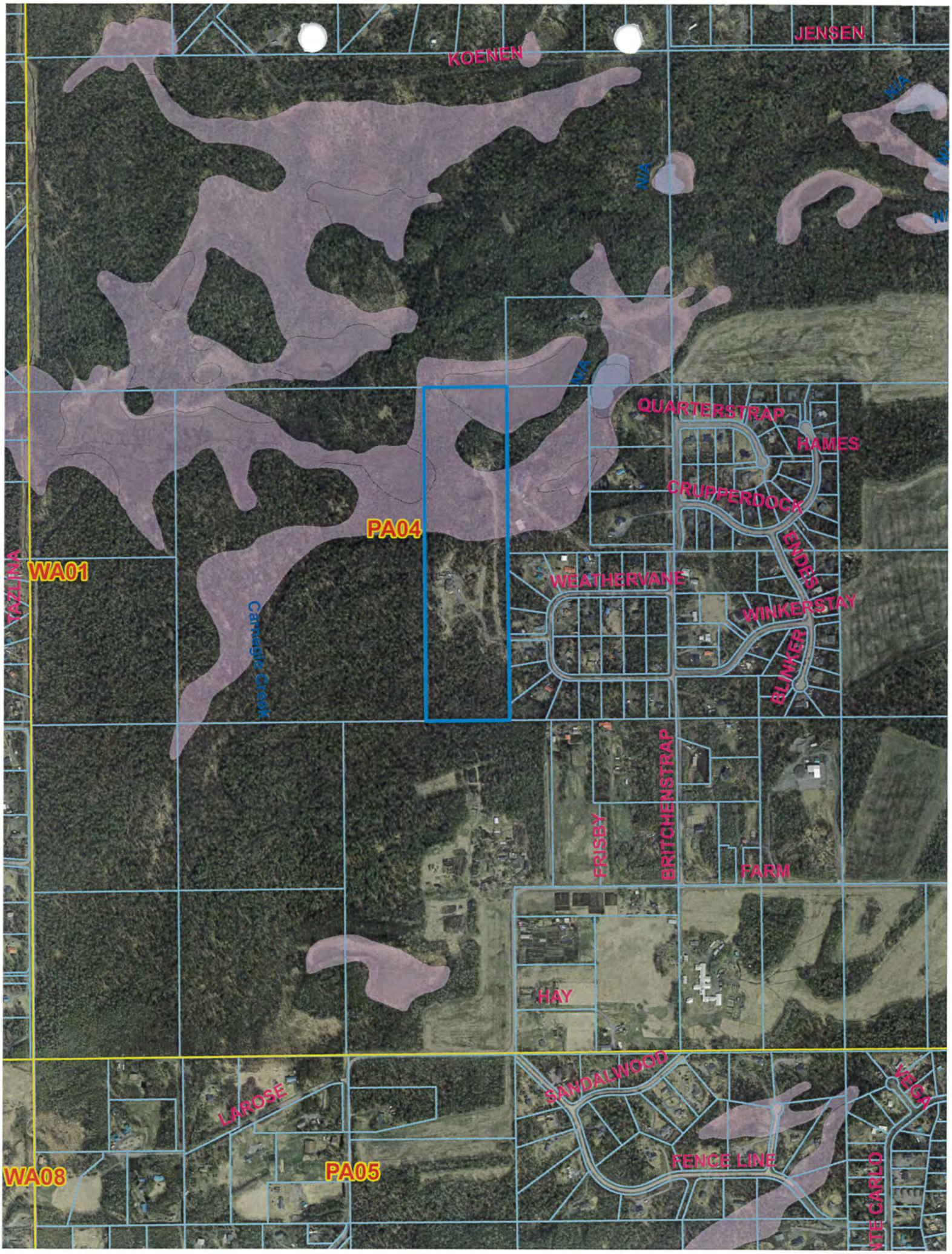
PA04
WEATHERVANE
WAGONWHEEL
WINKERSTAY
FRIDBY
BRITANNISTRAP
FARM
Carnegie Creek


JENSEN
KOENEN
N/A
N/A
N/A
QUARTERSTRAP
HAMES
CRUPPERDOCK
ENDES
PA04
WA01
TAZLINA
WEATHERVANE
WINKERSTAY
BLINKER
Carnegie Creek
FRISBY
BRITCHENSTRAP
FARM
HAY
SANDALWOOD
LAROSE
VEGA
FENCE LINE
WA08
PA05
NTE CARLO

HOLLER ENGINEERING
Water, Wastewater & Soils Consulting 3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED
AUG 03 2020
PLATTING

July 31, 2020

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Lanikai Estates Subdivision;* Useable Areas
HE #20027

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing 40 acre parcel, each having access to a new PUE at the west end of E. Wagonwheel Drive. Our soils evaluation included logging a new testhole, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The parent parcel forms a tall, relatively narrow rectangle west of and accessed by an extension of East Wagonwheel Drive. Terrain in the central third of the project is near level or lightly sloped, and the remaining areas vary with elevated ridges and distinct valley features/low areas. A few areas of steep slope exist in the southern half of the project and have been delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 60'.

Soils & Vegetation. The parent parcel contains cleared areas supporting residential development on the northern half of the project and their related driveway access. Much of the remaining areas on the parent parcel remain undisturbed. The remaining vegetation on the proposed lots consists primarily of tall grasses interspersed between clusters of young and mature birch and willow trees and sparse spruce. One new testhole was dug on the parent parcel on 7/25/20. Near surface soils included a thin organic mat and topsoils extending down to 2.1', typical for the area. Receiving soils under the silts were consistently clean sands with gravels extending down to 12'. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered in the new testhole which was dug to a depth of 12' and monitored 3 days later. Groundwater is not expected to be a limiting factor for either of the proposed 5 acre lots.

EXHIBIT B

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area.* Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to existing water wells, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lots 3 & 4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*** Lots 1 & 2 are each over 400,000 square feet in size and do not require useable area verification.

Road Construction and Drainage Plan. Approximately 280' of new or upgraded road terminating in a "T" turnaround with 50' stub sections is planned. The road will be an extension of the existing E. Wagonwheel Road. Adequate materials are available onsite to construct the road base. Road topping will need to be screened or imported. Drainage will not be significantly impacted by the addition of the new road section. Drainage will be directed to existing natural paths or to one of two new infiltration pits. No new drainage easements are proposed. Drainage patterns have been indicated on the attached drawing.

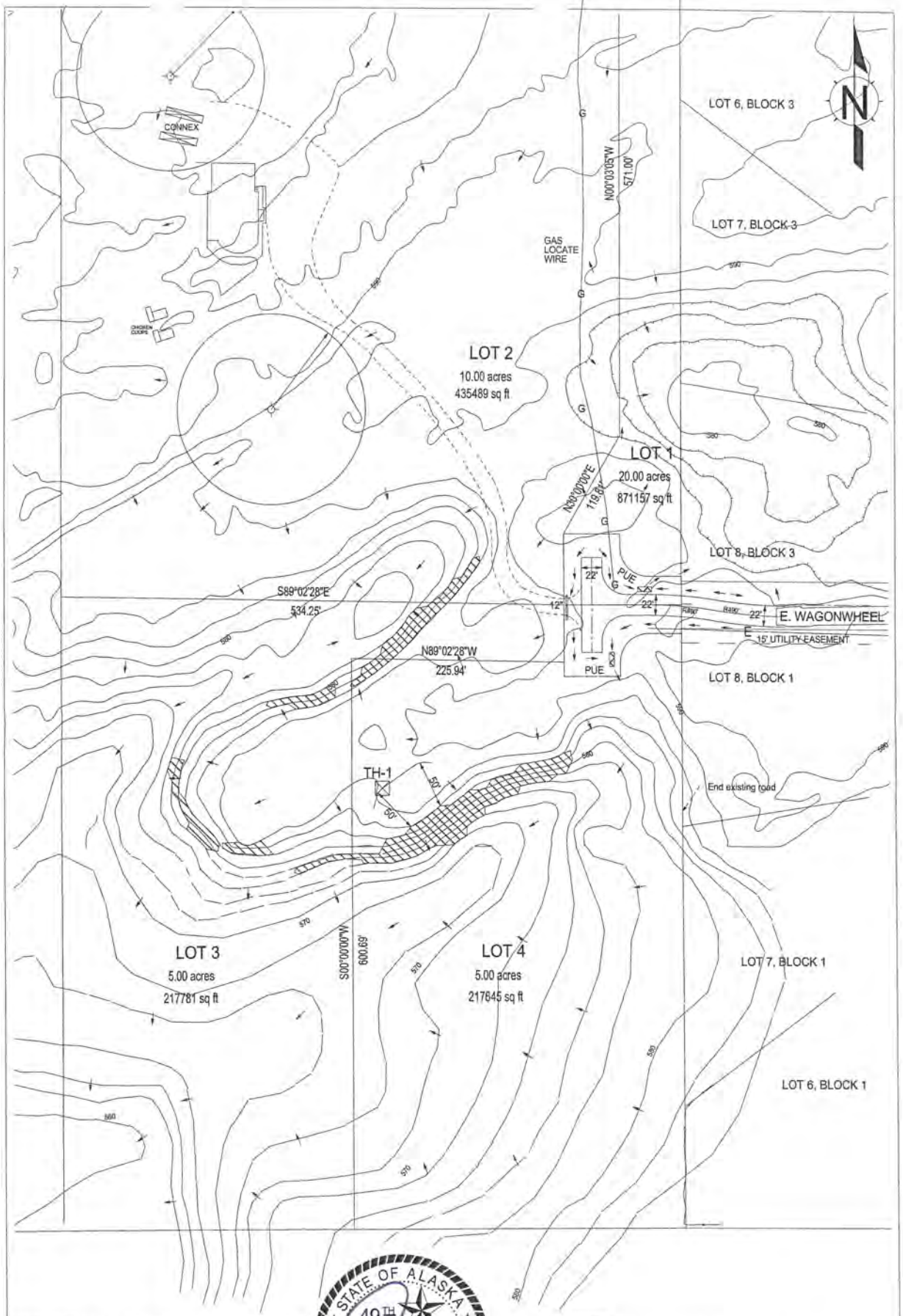
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: Ostermiller, w/attachments

STATE OF ALASKA
49TH
CURTIS E. HOLLER
7/31/20
CE 9607
REGISTERED PROFESSIONAL ENGINEER



TPA7 S18 T18N R2E/ Lanikai Estates
Roads, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20027	Scale 1" = 100'	7/31/20

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

Notes:

1. Base drawing provided by surveyor.
2. MSB 2' LiDAR topo not verified.
3. Hatched areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole location approximate.

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA 49TH CURTIS E. HOLLER CE 9607 7-30-20 REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Ostermiller

Legal Description: Lanikai Subdivision

Depth, feet	Soil Type
	ROOT MAT, PEAT, MOSS OL
1–2	ML, SOFT BROWN LOESS, FEW ROOTS
3	SP W/GP, TAN/ORANGE, ROCK TO 4"
4–9	SP W/GP to SP-GP, OLIVE, MEDIUM SANDS, ROCK TO 6" W/A FEW 8", REL. CLEAN
10–12	AS ABOVE, FEWER LARGE ROCKS; NO GWT/NO SEEPS

4" MT 11

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? Dry +11' 7-28-20

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering. 4" PERF MONITOR PIPE, PHOTOS & VIDEO PROVIDED. HOLE LOCATED & MONITORED BY C. Holler.
- PERFORMED BY: D. Greenstreet/C. Holler DATE: 7-25-20

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, August 26, 2020 2:31 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Lanikai Est #20-115

Construct road extension and T-turnaround to residential standard.

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: Friday, August 7, 2020 12:42 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnutt@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@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>; brian.young@usps.gov; 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 Lanikai Est #20-115

The following link contains a Request for Comment for Lanikai Est, Case #20-115. Comments are due by August 26, 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/EpbcXapzr0xChmRFuhzFSKsBEpa-yojcAI18-OiAkU_GVw?e=DOI9A4

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: Taunnie Boothby
Sent: Friday, August 21, 2020 12:20 PM
To: Karol Riese; Kim Sollien; Amy Otto-Buchanan
Subject: RE: RFC Lanikai Est. Case #20-115 - Create 4 lots 18N02E18 DUE: August 26, 2020

o Wetlands are present on the property per the wetland mapping. Please consult with the USACE for development in the wetlands.

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: Friday, August 7, 2020 12:48 PM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Lanikai Est. Case #20-115 - Create 4 lots 18N02E18 DUE: August 26, 2020
When: Monday, August 24, 2020 12:00 AM to Tuesday, August 25, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

EXHIBIT D

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, August 18, 2020 3:40 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Lanikai Est #20-115

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

MTA has reviewed the plat for Lanikai 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, August 7, 2020 12:42 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnutt@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@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>; brian.young@usps.gov; 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 Lanikai Est #20-115

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

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 26, 2020

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

To whom it may concern:

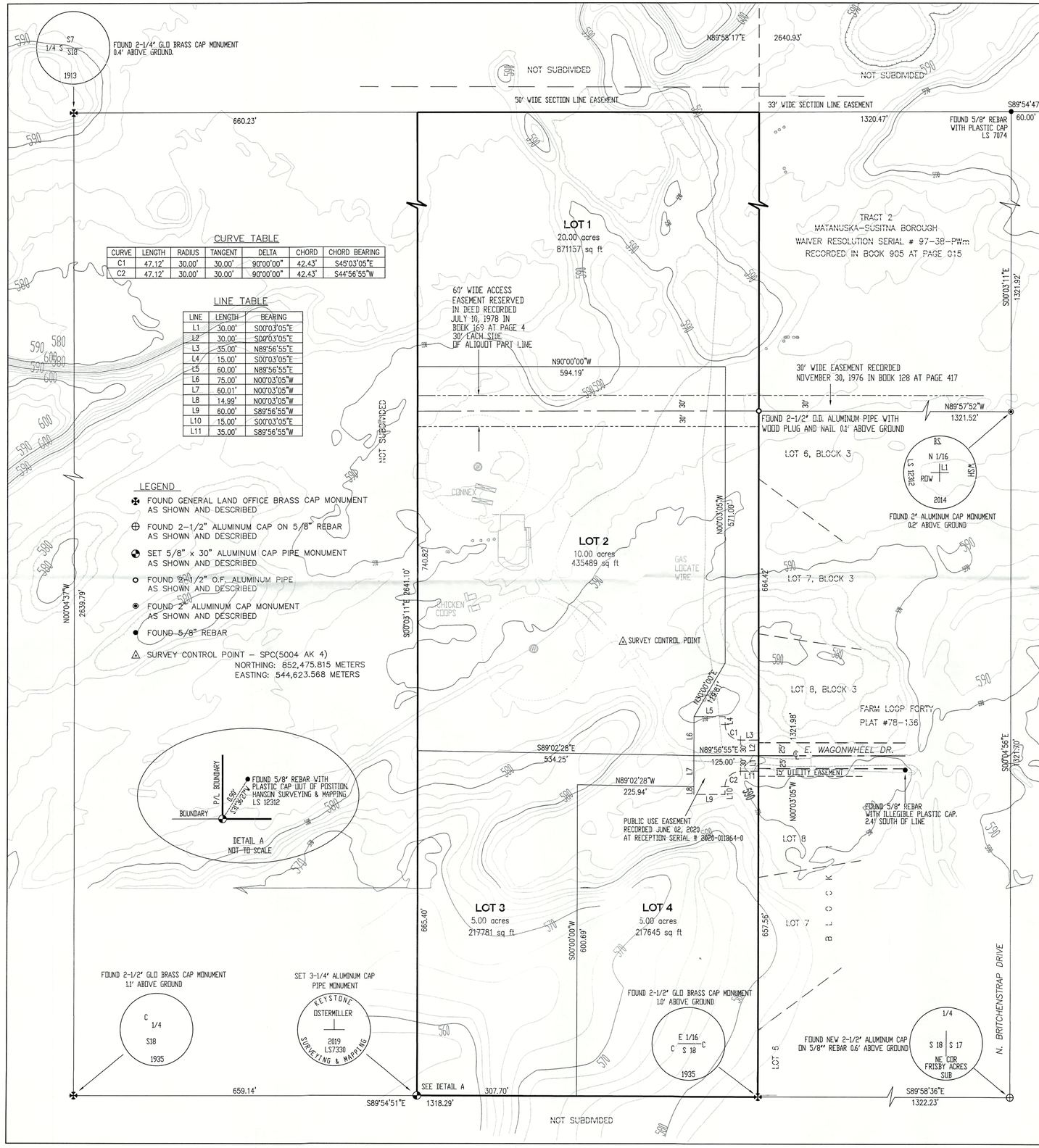
ENSTAR Natural gas company has reviewed the following Abbreviated plat and has no comments or recommendations.

- **Lanikai Estates**
  (MSB Case # 2020-115)

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

Sincerely,

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company



CURVE TABLE

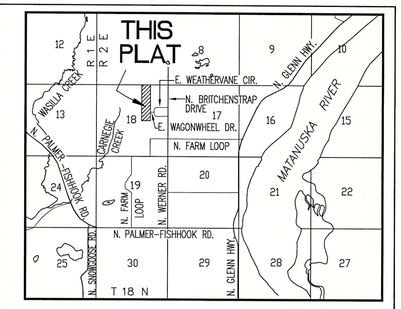
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°03'05"E
C2	47.12'	30.00'	30.00'	90°00'00"	42.43'	S44°56'55"W

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S00°03'05"E
L2	30.00'	S00°03'05"E
L3	35.00'	N89°56'55"E
L4	15.00'	S00°03'05"E
L5	60.00'	N89°56'55"E
L6	75.00'	N00°03'05"W
L7	60.01'	N00°03'05"W
L8	14.99'	N00°03'05"W
L9	60.00'	S89°56'55"W
L10	15.00'	S00°03'05"E
L11	35.00'	S89°56'55"W

LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2-1/2" O.F. ALUMINUM PIPE AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- SURVEY CONTROL POINT – SPC(5004 AK 4) NORTHING: 852,475.815 METERS EASTING: 544,623.568 METERS



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.

SIGNATURE DATE

NAME/TITLE
LANIKAI ESTATES, LLC
#F-1 350 N. VALLEY WAY
PALMER, ALASKA 99645-6168

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

BEBEFICIARY

SIGNATURE DATE

NAME/TITLE
MATANUSKA VALLEY FEDERAL CREDIT UNION
501 N. MAIN STREET, STE 120
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO._____, DATED_____, 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

SCALE

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

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. TIE FROM SURVEY CONTROL POINT TO 1/4 CORNER SECTIONS 7 & 18 IS N30°57'05"W 2058.72'
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) ENSTAR EASEMENT RECORDED AUGUST 1, 2014 AT RECEPTION SERIAL #2014-014677-0
   b) M.E.A. EASEMENT RECORDED MAY 22, 2014 AT RECEPTION SERIAL #2014-009183-0

Agenda Copy

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

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.

7330-S GARY LoRUSSO 06/12/20
REGISTERED LAND SURVEYOR DATE

A PLAT OF

LANIKAI ESTATES

A SUBDIVISION OF THE
E1/2 NW1/4 NE1/4 AND THE
E 1/2 SW1/4 NE1/4 SECTION 18, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20 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	6/12/2020	2020-13/Lanikai
CHECKED BY	SCALE	
GLo	1 INCH = 100 FEET	SHEET 1 OF 1