



- (a) Chair
- (b) Vice-Chair

**2. APPROVAL OF MINUTES**

A. January 18, 2024

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

B. **UNFINISHED BUSINESS**

(None)

**4. RECONSIDERATIONS/APPEALS**

(None)

**5. PUBLIC HEARINGS**

A. **SETTLERS BAY SOUTH (SLEV)**: The request is to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. (*Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095*)

**6. ITEMS OF BUSINESS & MISCELLANEOUS**

(None)

**7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

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

B. Platting Board Training – *John Aschenbrenner, Deputy Attorney*

C. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Theresa Taranto*)

- March 7, 2024, Platting Board Meeting; We have two cases on the agenda.
  - Misty Meadows
  - Mountain View Farms

**8. BOARD COMMENTS**

**9. ADJOURNMENT**

**ЗА**





proposed subdivision is creating 53 lots and two tracts and vacating a 33' wide section line easement on the east boundary of the property. Proposed Tract B is to be dedicated as an open space green belt. Lot sizes will be between 17,768 sf and 64,565 sf. Proposed Tract A will be 43.01 acres and Tract B will be 30,014 square feet. Per MSB 43.20.281(E)(1) the minimum individual lot area may be reduced up to 25% by the dedication of an equal area of usable open space within the subdivision. The proposed open space will allow for the reduction of Lots 2 through 13, Block 3 below the minimum required 20,000 square feet. Preliminary approval for the section line easement vacation from the State of Alaska Department of Natural Resources Division of Mining, Land, & Water has been obtained and can be seen at **Exhibit E**. All lots will take access from the proposed internal streets. W. Ohlson Drive and S. Calista Drive will need to be upgraded/certified to Residential Subcollector standard (**Recommendation #4**). The petitioner is requesting a variance from MSB 43.20.140 Physical Access, as the curve radius of S. Calista Drive will not meet the requirements of a residential Subcollector street. The variance application and answers to criteria A-C can be seen at **Exhibit F**.

The proposed Settlers Bay South subdivision will utilize a community water system, per MSB 43.20.281(A)(2) *Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system. The platting authority may approve lots having at least 20,000 square feet, provided each lot is serviced by an approved municipal or community water system or municipal or community wastewater system....*

The petitioner has provided proof of posting for the proposed Section Line Easement Vacation (SLEV), this can be found at **Exhibit G**.

**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. Access requirements will be met once interior streets and cul-de-sacs are constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that the soils investigation included 16 new test holes, monitoring groundwater levels, review of existing proximate test holes, review of the available topography contours, review of aerial imagery and other observations at the site. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a steep substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%. The total elevation differential indicated on the provided topographic mapping is approximately 130', and around 38' for the portion southeast of the creek.

Groundwater was encountered in 5 test holes dug on 4/1/2021 or 4/2/2021. These test holes were fitted with monitor pipes and measured on 5/10/2021. Groundwater was found in test holes 7, 10, 11, 12, & 13, with levels of 4.2', 7.3', 4.3', 4.6', & 5.1' respectively.

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 lot lines, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting code requirements.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations at the site, each of the new proposed lots labeled 1-11 block 1, lots 1, & 4-8 block 2, and 3-34 block 3, will contain over 10,000 square feet of contiguous usable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A contains more than 400,000 square feet of area and does not require verification. Lots 1 & 2, Block 3, and Lot 2 & 3, Block 2 will each require the creation

of additional useable septic area by constructing fill pads; alternately lot lines may be removed so the lots are absorbed or combined as required to meet the area standard. The useable area determination assumes the removal of an existing section line easement along the east boarder of the project site.

*Platting staff notes that an updated soils report will be required once regrading has been completed (Recommendation #5). All proposed lots will need to have the minimum 10,000 square feet of unencumbered building area and an additional 10,000 square feet of unencumbered contiguous useable septic area verified prior to recordation.*

Topographic map and asbuilt are shown on the agenda plat. Drainage Plan and test hole location map at **Exhibit B-3**. Average Daily Traffic (ADT) Calculations are at **Exhibit B-32**.

**Proposed Water System Design:** A proposed Main and service water line drawing was provided and is seen at **Exhibit D**.

**DNR Preliminary SLE Vacation Approval:** The petitioner has provided preliminary approval from DNR Division of Mining, Land and Water for the vacation of the section line easement as seen at **Exhibit E**.

**Variance Application:** The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit F**). The request is from MSB 43.20.140 Physical access. S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive will need to be upgraded to Residential Subcollector standards. The curve will not meet the SCM Residential Subcollector standards for curve radius. The existing curve bordering Tract G is 200'. Per the 2022 SCM Table A-1, the minimum allowed radius is 275'.

Variance application criteria A-C with Petitioner answers:

Bull Moose Surveying and Olympic Investments are asking the Matanuska Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property: and  
*S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20' and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change the current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.*
- B. The variance request is based upon conditions of the property that are atypical to other properties: and  
*All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.*
- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation

or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

*This is a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.*

**Comments:**

ADOT&PF (**Exhibit I**) has no objections to the plat, section line easement vacation, or variance.

ADOT&PF notes that no direct access shall be granted to Knik-Goose Bay Road. *Platting Staff notes that a plat note will be required stating that no direct access shall be granted to Knik-Goose Bay Road unless otherwise authorized by the permitting authority (Recommendation #7).*

DOT&PF recommends the petitioner dedicate a 10-foot pedestrian easement on the western side of the eastern boundary of the section line easement.

ADF&G (**Exhibit J**) notes that Crocker Creek is catalogued as an anadromous water body. At this time a fish habitat permit is not expected to be required unless there is construction that takes place in Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or water withdrawal.

U.S. Army Corps of Engineers (**Exhibit K**) Notes that Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into the waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

MSB Department of Public Works (**Exhibit L**) does not object to the section line easement vacation. The petitioner should update the soils report to state that the proposed open space on Tract B meets the definition of usable open space area and is the proper size to offset the lot size reduction of Lots 2 through 13, Block 3. *Platting Staff notes that an updated geotechnical report has been submitted since this comment has made addressing the open space statement. This is seen at Exhibit C.*

MSB Public Works is in support of the variance to geometrical standards provided that advanced warning signs are installed prior to the intersection of S. Calista Drive and S. Settler's Bay Drive. The type of sign and location to be reviewed and approved by PD&E at the preconstruction meeting (**Recommendation #4-c**).

Extend the drainage easements on Lots 1 and 2, Block 1 so they reach to the back lot line to the west (**Recommendation #4-d**).

Calista Drive will need to be certified to residential subcollector standards according to the 2022 SCM (**Recommendation #4-g**).

Reclaim the existing cul-de-sac on W. Borigo Drive prior to the end of the warranty of the extension (**Recommendation #4-h**).

MSB Development Services (**Exhibit M**) has no comments.

**Utilities:** (**Exhibit O**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MEA did not respond. MTA has no comments.



**Public:**

Public Comments from the November 2, 2023 hearing can be found at **Exhibit H**.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; Community Council #16 Knik Fairview; Road Service Area #17 Knik; Fire Service Area #130 Central Matsu; MSB Community Development, Assessments, or Planning; or MEA.

**CONCLUSION:** The preliminary plat of Settlers Bay South is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, and MSB 43.15.075 Variance; Standards for Approval. There were no objections from any federal or state agencies, Borough departments, or utilities. There were four objections to the plat from the public in response to the Notice of Public Hearing for the November 2, 2023 public hearing, there were no public comments received in response to the notice of public hearing for the February 15, 2024 hearing date. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1). A preliminary water system design was submitted pursuant to MSB 43.15.016(A)(6)(a).

**FINDINGS OF FACT**

1. The plat of Settlers Bay South is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. An updated soils report will be required once all regrading has been completed.
4. A preliminary water system design was submitted pursuant to MSB 43.15.016(A)(6)(a).
5. Lots will have the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; Community Council #16 Knik Fairview; Road Service Area #17 Knik; Fire Service Area #130 Central Matsu; MSB Community Development, Assessments, or Planning; or MEA.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. At the time of staff report write up there were no new objections from the public in response to the Notice of Public Hearing. There were four objections received from the public for the November 2, 2023, hearing date.
9. Crocker Creek is catalogued as an anadromous water body, any development of Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or water withdrawal will require a permit from ADF&G.
10. Per ADOT&PF no direct access shall be granted to S. Knik-Goose Bay Road.
11. Proposed lots 2 through 13, Block 3 are less than 20,000 square feet in size, per MSB 43.20.281(E)(1) the minimum individual lot area may be reduced up to 25 percent by the dedication of an equal area of usable open space within the subdivision. The overall sizes of these lots are not reduced more than the allowable 25 percent.
12. The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit E**). The request is from MSB 43.20.140 Physical access. S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive will need to be upgraded to Residential Subcollector standards.

The curve will not meet the SCM Residential Subcollector standards for curve radius. The existing curve bordering Tract G is 200'. Per the 2022 SCM Table A-1, the minimum allowed radius is 275'. Variance application criteria A-C with Petitioner answers:  
Bull Moose Surveying and Olympic Investments are asking the Matanuska Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

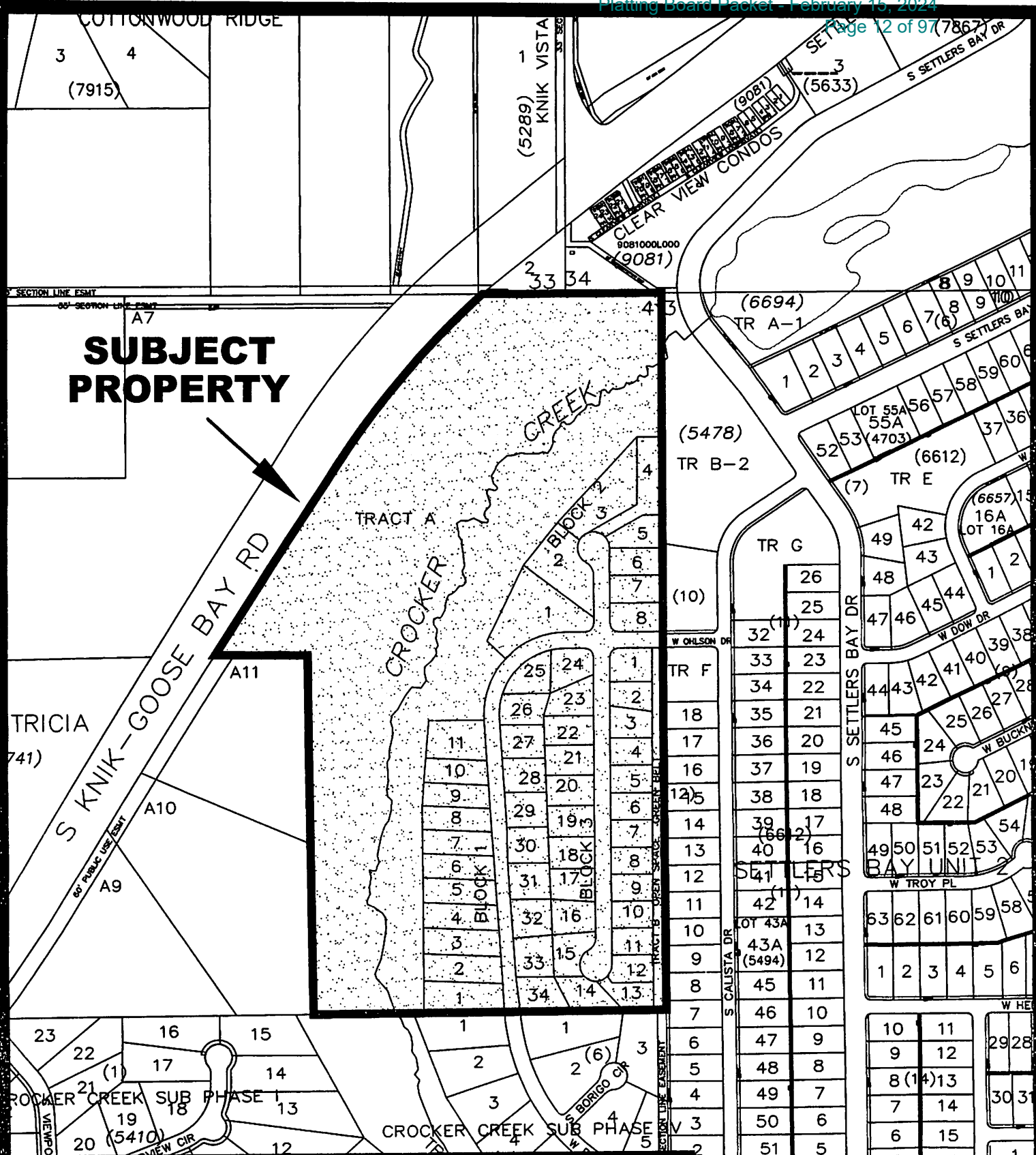
- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property: and  
*S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20' and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change the current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.*
  
- B. The variance request is based upon conditions of the property that are atypical to other properties: and  
*All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.*
  
- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.  
*This is a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.*

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the variance request from MSB 43.20.140 Physical Access, the vacation of the section line easement, and the preliminary plat of Settlers Bay South, Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations**

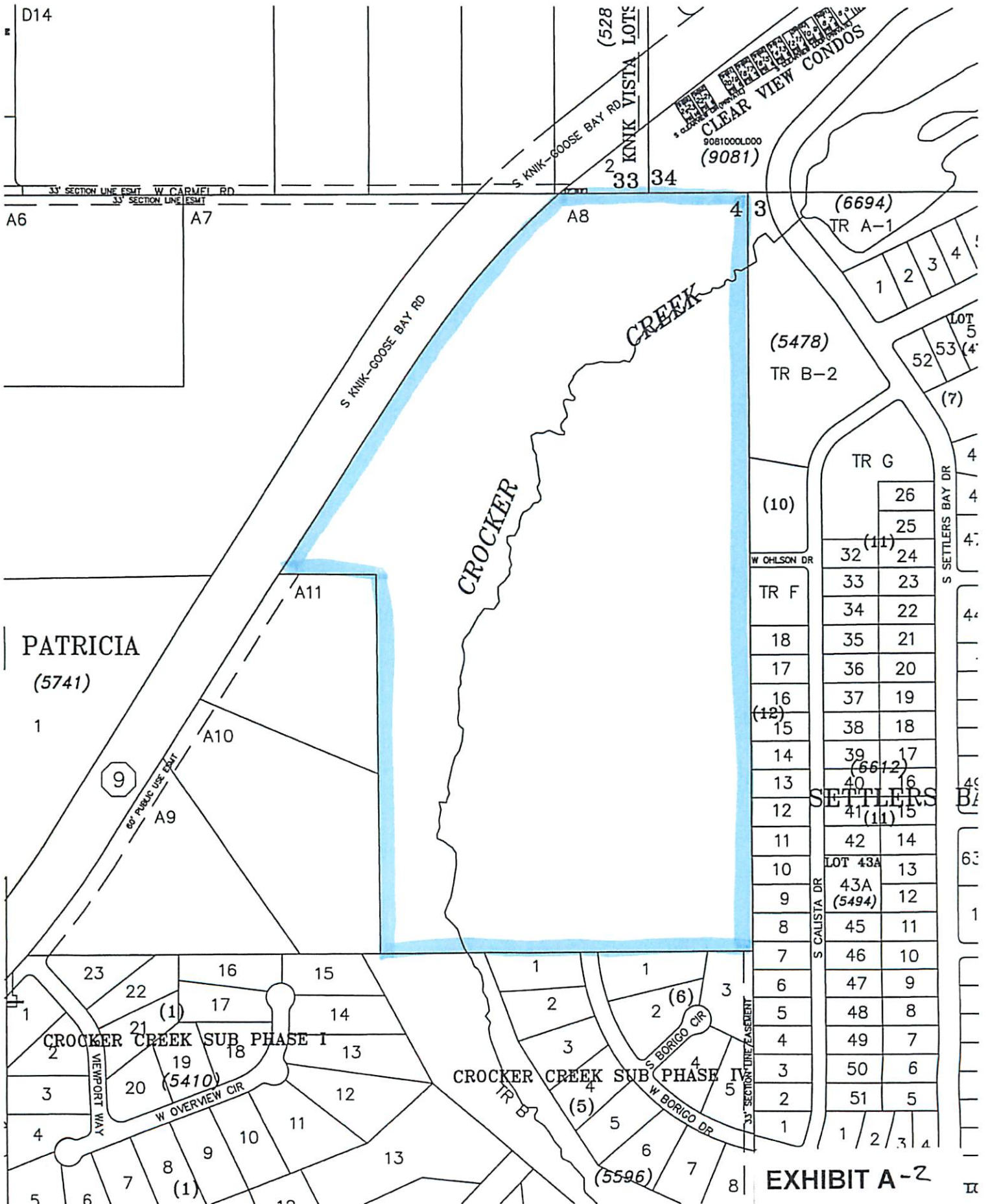
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct interior street and cul-de-sac MSB residential street standards, construct/certify W. Ohlson Drive and S. Calista Drive to MSB residential Subcollector street standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and construction plans to DPW for approval per SCM F01.2;

- b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Install advanced warning signs prior to the intersection of Calista and Settler's Bay Drive. Type of sign and location to be reviewed and approved by PD&E at the Preconstruction Conference.
  - d) Extend the drainage easements on Lots 1 and 2, Block 1 to reach the back lot line to the west per PD&E's instructions.
  - e) Construct interior streets and cul-de-sacs to Residential Street standard according to the SCM.
  - f) Upgrade/Certify W. Ohlson Drive from the intersection of the proposed S. Olympic Drive to S. Calista Drive to MSB residential subcollector street standard according to the SCM.
  - g) Upgrade/Certify S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive to MSB residential subcollector street standard according to the SCM.
  - h) Reclaim the existing cul-de-sac on W. Borigo Drive, per PD&E's instructions to be discussed at the pre-construction meeting.
  - i) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7, submit Final Report to Platting per F01.8, and obtain Certificate of Construction Acceptance from DPW per F01.9;
  - j) Submit as-built of streets and drainage improvements once construction is complete; and
  - k) Obtain approval of street names from Platting Assistant.
5. Provide an updated geotechnical report once all reverification/regrading has been completed showing that all lots contain the minimum required 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.
  6. Per MSB 43.15.049(I), construct the water lines, provide as-built drawing of the water system, and provide ADEC certificate to operate for the water system extension prior to recordation.
  7. Add a plat note stating that no direct access shall be granted to Knik-Goose Bay Road unless otherwise authorized by the permitting authority.
  8. Obtain approval of the vacation from the Assembly within 30 days of written decision.
  9. Show all easements of record on final plat.
  10. Submit recording fees, payable to Department of Natural Resources (DNR).
  11. Submit plat in full compliance with Title 43.



**VICINITY MAP**  
 FOR PROPOSED SETTLERS BAY SOUTH  
 SUBDIVISION  
 LOCATED WITHIN  
 SECTION 04, T16N, R02W, SEWARD MERIDIAN  
 ALASKA  
 OC 04 MAP

**EXHIBIT A-1**



**EXHIBIT A-2**

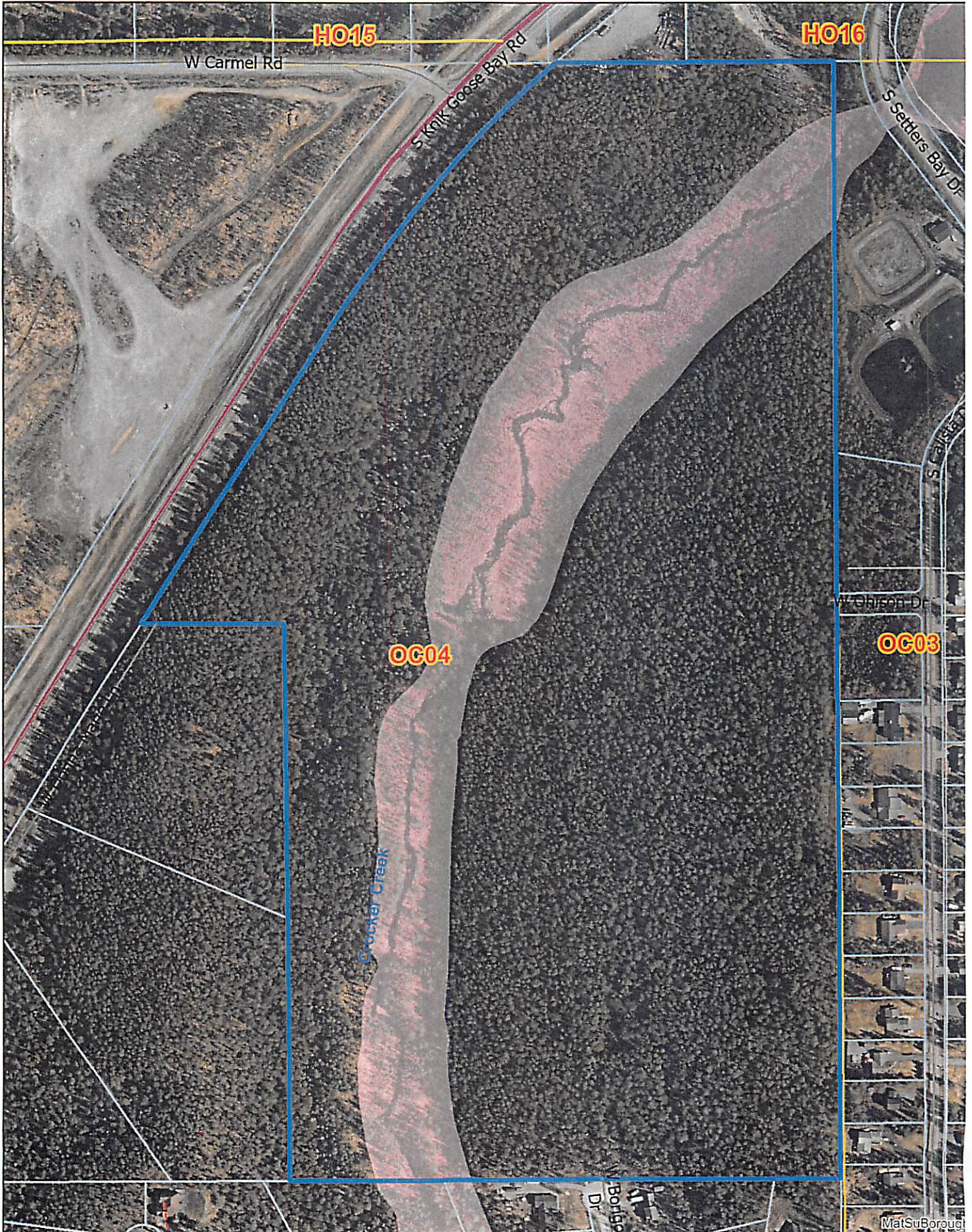


EXHIBIT A-3

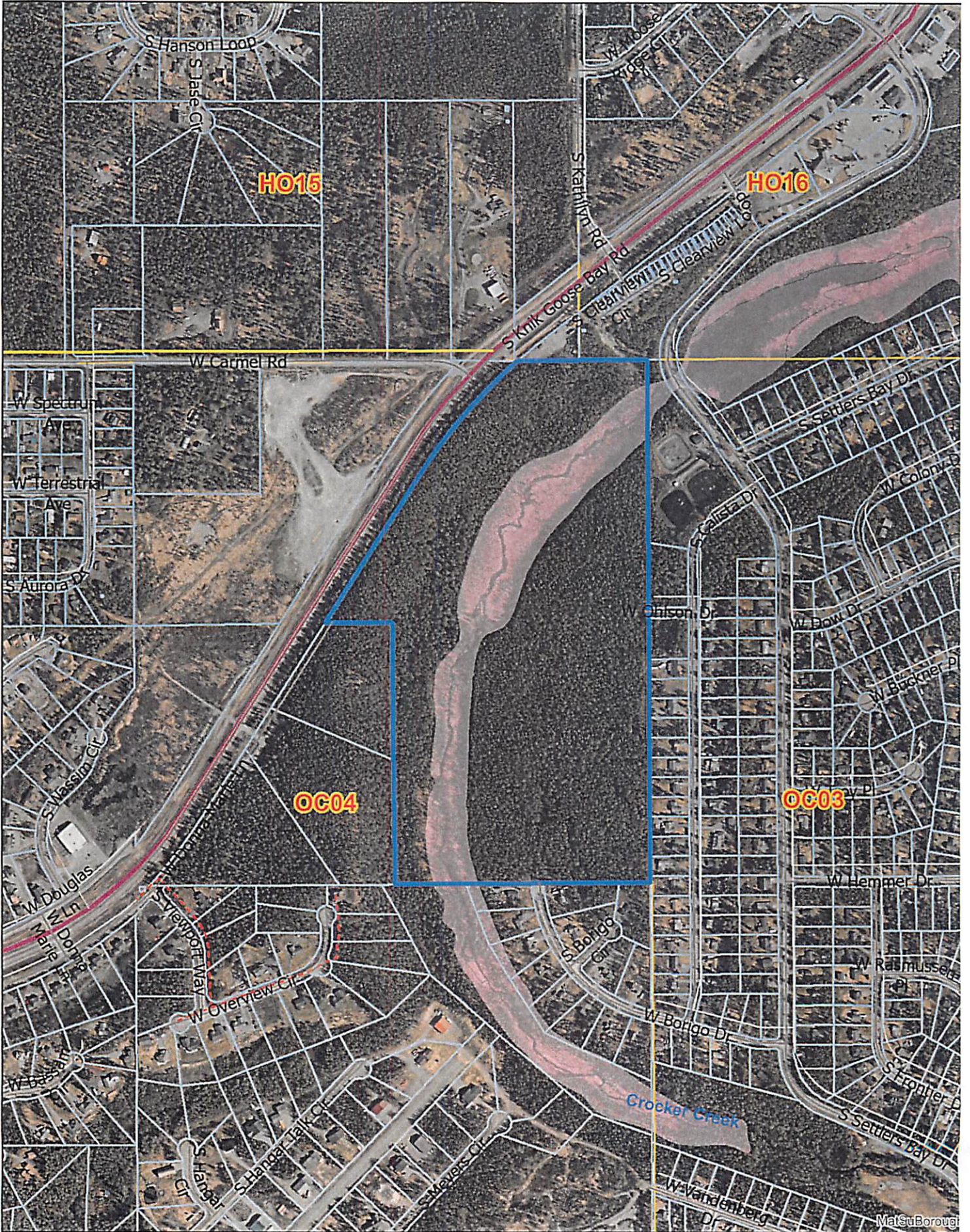




280 140 0 280 Feet

EXHIBIT A-4





610 305 0 610 Feet

EXHIBIT A-5





## **Bull Moose Surveying LLC**

**Tim & Sara Carmen, Owners**

**Owen T. Dicks, P.L.S.**  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957  
Email: office@bullmoosesurveying.com



**RECEIVED**  
DEC 19 2023  
**PLATTING**

## **SETTLERS BAY SOUTH** **RECONSIDERATION**

**Date:** December 16, 2023

**To:** Fred Wagner, PLS - Platting Officer

**Subject:** Vacation of Section Line Easement and Open Space Dedication (M.S.B. 43.15.035, 43.15.040 & 43.20.281)

At the November 2, 2023 Platting Board Meeting several members of the public brought up opposition to the vacation of the section line easement this subdivision is requesting. With only four Platting Board members present and discussion by Platting Board members about the public concerns, we determined it would be best to ask for a reconsideration to explore possible solutions for the concerns brought up by members of the public and further discussed by the present Platting Board members.

We have revised the preliminary plat for Settlers Bay South Subdivision to provide what we think is the best solution for our client and the neighbors in Settlers Bay Subdivision, Unit No. 2 (Plat # 77-17). This is accomplished by providing an "Open Space" or a "greenbelt" between our subdivision and the existing subdivision. We are still requesting the section line easement be vacated with this action. Open Space Tract B takes the place of the section line easement for separation of the two subdivisions. This specifically benefits both subdivisions from vacation of the section line easement by decreasing the building setbacks for Lots 7-18, Block 12 and Tract F of Settlers Bay Subdivision, Unit No. 2 (Plat # 77-17) from 25ft to 10ft. This benefits specifically the property owners of Lot 15A and Lot 18 who both have buildings inside the 25ft building setback (see revised preliminary plat).

This subdivision complies with Alaska Statutes for section line easement vacations, as found by the Department of Natural Resources approval letter 4/21/2023 which is attached to this letter. This subdivision also complies with Borough Code and specifically portions 43.15.035 Vacations, 43.15.040 Section Line and State Recognized RS-2477 Easement Vacations and 43.20.281(E) Open Space Incentive. There were no

objections to the vacation of the section line easement from the State of Alaska Dept. Of Transportation, other public departments or utility companies.

We have listened to the concerns of the public and discussion by the Platting Board from the November 2<sup>nd</sup> meeting and propose this solution that allows our subdivision to move forward with the least impact and best benefit for all parties.

Respectfully,

A handwritten signature in blue ink, appearing to read "Owen T. Dicks". The signature is fluid and cursive, with a prominent initial "O" and "D".

Owen T. Dicks, P.L.S.



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 18, 2024

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

RECEIVED  
JAN 22 2024  
PLATTING

Re: *Settlers Bay South*; Useable Areas, Roads, and Drainage. HE #20133

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 53 new lots and a large remainder tract from one existing parcel totaling approximately 78 acres. Due to the recent addition of a greenbelt, the lots will be a minimum of 17,768 ft<sup>2</sup> and served by community water. Our soils evaluation included logging 16 new testholes, monitoring groundwater levels, review of existing proximate testholes, review of the available topography contours, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a north-south oriented near rectangle shape west of W. Ohlson Drive and southeast of S. Knik Goose Bay Road. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a step substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%, as shown on the attached sketch. The total elevation differential indicated from the provided topo- graphical map is approximately 130', and around 38' for the portion southeast of the creek alone.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from speculative clearing for the future right of way. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Sixteen testholes were dug to evaluate subsurface soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were typically clean sands and gravels with the exception of testholes 7 and 8 which contained some portion of silty sands and gravels beneath a substantial layer of clean sands and gravels. A copy of each of the testhole logs, and the location/topography map is attached.

Groundwater. Groundwater was encountered in 5 of the testholes which were dug on 4-01-2021 or 4-02-2021, fitted with monitor pipes and measured on 5-10-2021. Groundwater was

found in testholes 7, 10, 11, 12, and 13, with levels of 4.2', 7.3', 4.3', 4.6', and 5.1' respectively. Relatively shallow groundwater will be a limiting factor for areas on a few of the proposed new lots, however each lot contains or can be graded to contain adequate useable septic area. See the attached drawing for more details.

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, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the new proposed lots labeled 1-11 block 1, lots 1 and 4-8 block 2, and 3-34 block 3, will 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 block 3, and lots 2& 3 block 2 will each require the creation of additional useable septic area by constructing fill pads; alternately lotlines may be removed so the lots are absorbed or combined as required to meet the area standard.*** Note that our useable area determination assumes the removal of an existing section line easement along the east border of the project site, and does not include area within the green space. The proposed Tract A contains more than 400,000 square feet of area and does not require useable area verification. The new Tract B appears to meet code requirements for open space, and exactly matches the area taken from the now smaller lots which are adjacent to it. Useable septic area is shown for Lots 1 – 13 Block 3 which were reduced in size.

Roads, Traffic and Drainage. The proposed master project will require the construction of approximately 3,760' of new road, including two permanent cul-de-sac bulbs, and one internal intersection. A portion of W. Ohlson Drive will need to be constructed within an existing 50' right of way. An existing cul-de-sac on W. Borrigo Street will need to be deconstructed as part of the road work. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new right of way, mined from some of the lots, or imported. A basic traffic analysis/lot count sketch is also attached. Drainage along these new roads is addressed in the attached preliminary drainage plan, and will include culverts, drainage basins, and infiltration structures. As always, the drainage plan will be subject to field modification and improvement during construction, and a full drainage report will be required prior to construction.

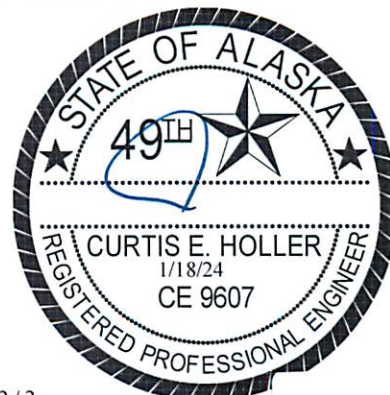
Public Water System. This design relies on a community water system; a conceptual design for the water main and service locations is attached.

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

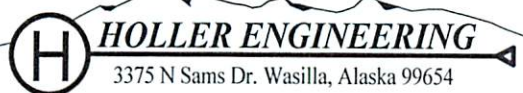
Sincerely,

Curtis Holler, PE

c: Olympic Investments LLC, w/attachments



Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography



1/18/24 Job # 20133 Scale: 1" = 125'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. = 5 x 5 x 15 rock IP.

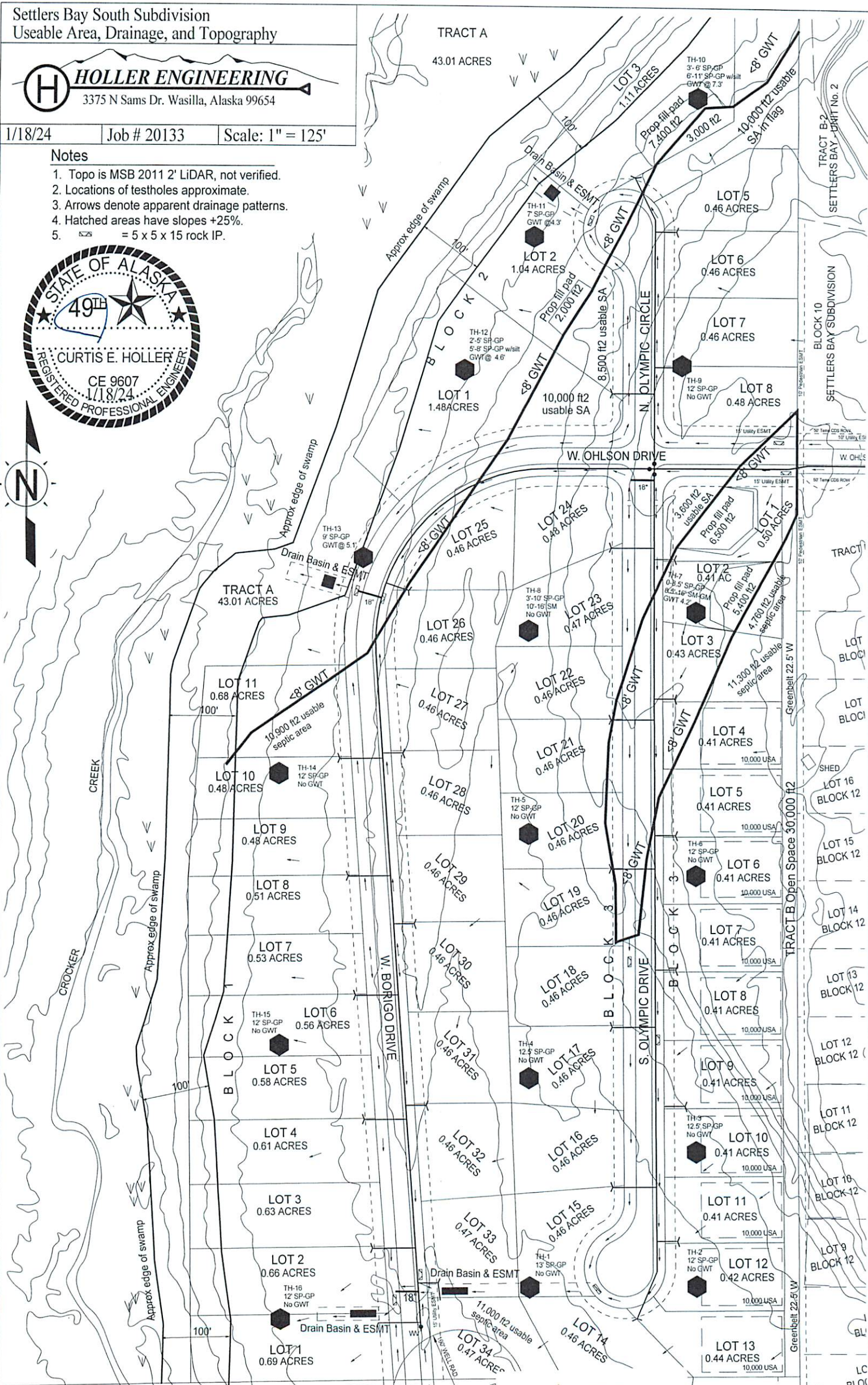
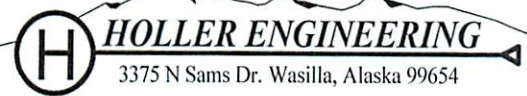


EXHIBIT C-3

Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography



1/18/24 Job # 20133 Scale: 1" = 175'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. = 5 x 5 x 15 rock IP.

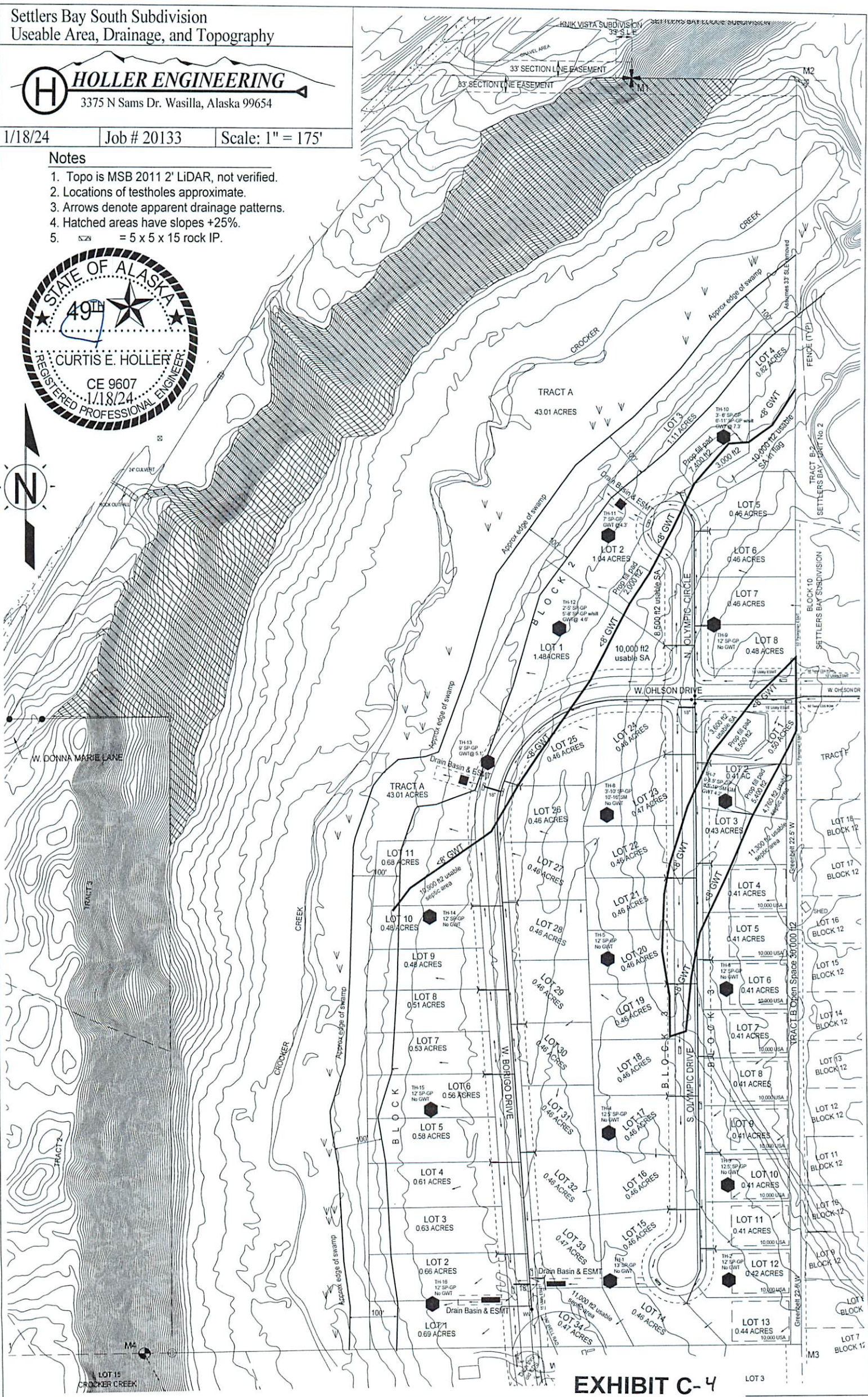


EXHIBIT C-4



December 20, 2023

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

Re: *Settlers Bay South*; Useable Areas, Roads, and Drainage. HE #20133

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 53 new lots and a large remainder tract from one existing parcel totaling approximately 78 acres. Due to the recent addition of a greenbelt, the lots will be a minimum of 17,768 ft<sup>2</sup> and served by community water. Our soils evaluation included logging 16 new testholes, monitoring groundwater levels, review of existing proximate testholes, review of the available topography contours, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a north-south oriented near rectangle shape west of W. Ohlson Drive and southeast of S. Knik Goose Bay Road. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a step substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%, as shown on the attached sketch. The total elevation differential indicated from the provided topo- graphical map is approximately 130', and around 38' for the portion southeast of the creek alone.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from speculative clearing for the future right of way. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Sixteen testholes were dug to evaluate subsurface soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were typically clean sands and gravels with the exception of testholes 7 and 8 which contained some portion of silty sands and gravels beneath a substantial layer of clean sands and gravels. A copy of each of the testhole logs, and the location/topography map is attached.

Groundwater. Groundwater was encountered in 5 of the testholes which were dug on 4-01-2021 or 4-02-2021, fitted with monitor pipes and measured on 5-10-2021. Groundwater was


found in testholes 7, 10, 11, 12, and 13, with levels of 4.2', 7.3', 4.3', 4.6', and 5.1' respectively. Relatively shallow groundwater will be a limiting factor for areas on a few of the proposed new lots, however each lot contains or can be graded to contain adequate useable septic area. See the attached drawing for more details.

**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, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the new proposed lots labeled 1-11 block 1, lots 1 and 4-8 block 2, and 3-34 block 3, will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A contains more than 400,000 square feet of area and does not require useable area verification. Tracts B will be green space. Lots 1&2 block 3, and lots 2& 3 block 2 will each require the creation of additional useable area by constructing fill pads; alternately lotlines may be removed so the lots are absorbed or combined as required to meet the area standard. Note that our useable area determination assumes the removal of an existing section line easement along the east border of the project site, and does not include area within the green space.***

**Roads, Traffic and Drainage.** The proposed master project will require the construction of approximately 3,760' of new road, including two permanent cul-de-sac bulbs, and one internal intersection. A portion of W. Ohlson Drive will need to be constructed within an existing 50' right of way. An existing cul-de-sac on W. Borrigo Street will need to be deconstructed as part of the road work. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new right of way, mined from some of the lots, or imported. A basic traffic analysis/lot count sketch is also attached. Drainage along these new roads is addressed in the attached preliminary drainage plan, and will include culverts, drainage basins, and infiltration structures. As always, the drainage plan will be subject to field modification and improvement during construction, and a full drainage report will be required prior to construction.

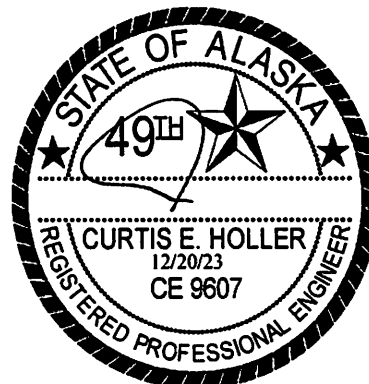
**Public Water System.** This design relies on a community water system; a conceptual design for the water main and service locations is attached.

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

Sincerely,  


Curtis Holler, PE

c: Olympic Investments LLC, w/attachments





Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography

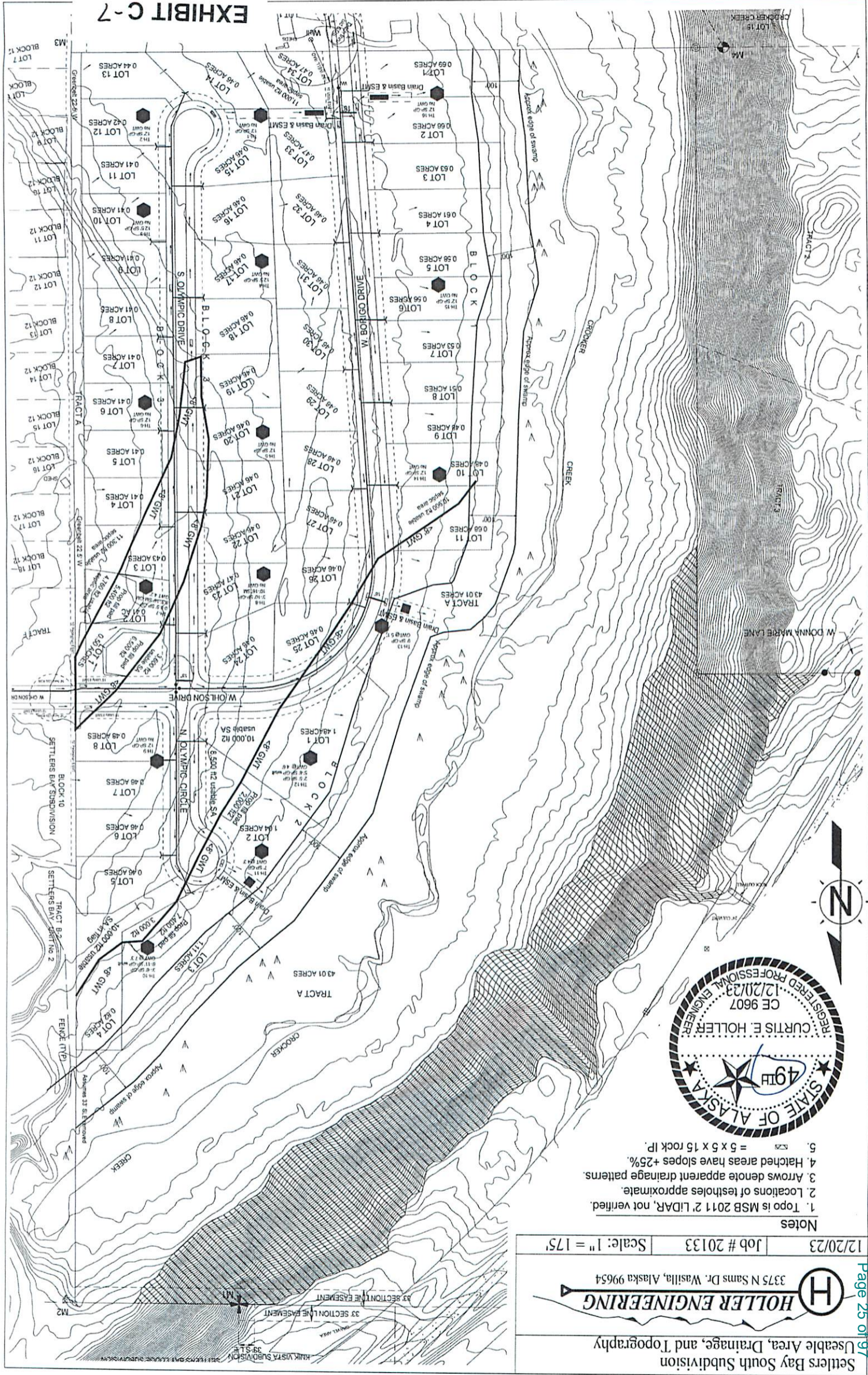
**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654

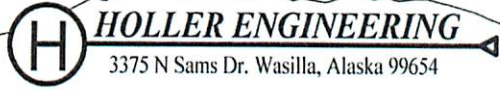
12/20/23 Job # 20133 Scale: 1" = 175'

Notes

1. Topo is MSB 2011 2' LIDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5.  $\text{---}$  = 5 x 5 x 15 rock IP.



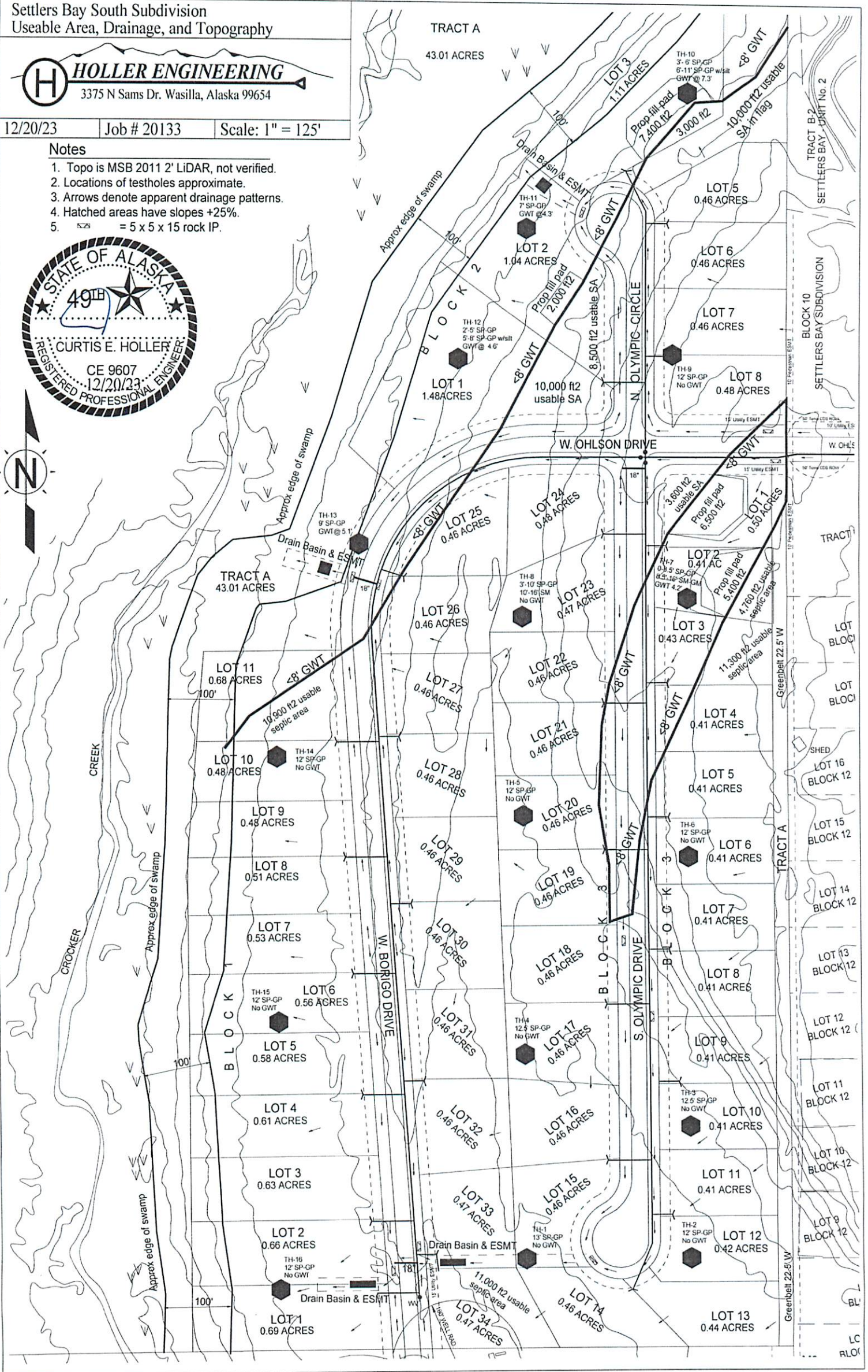
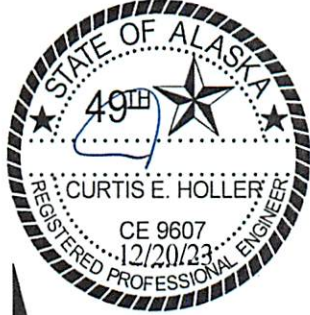
Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography




12/20/23 Job # 20133 Scale: 1" = 125'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5.  $\frac{5}{8}$  = 5 x 5 x 15 rock IP.




Settlers Bay South Subdivision  
New Road Tie-in Point Details

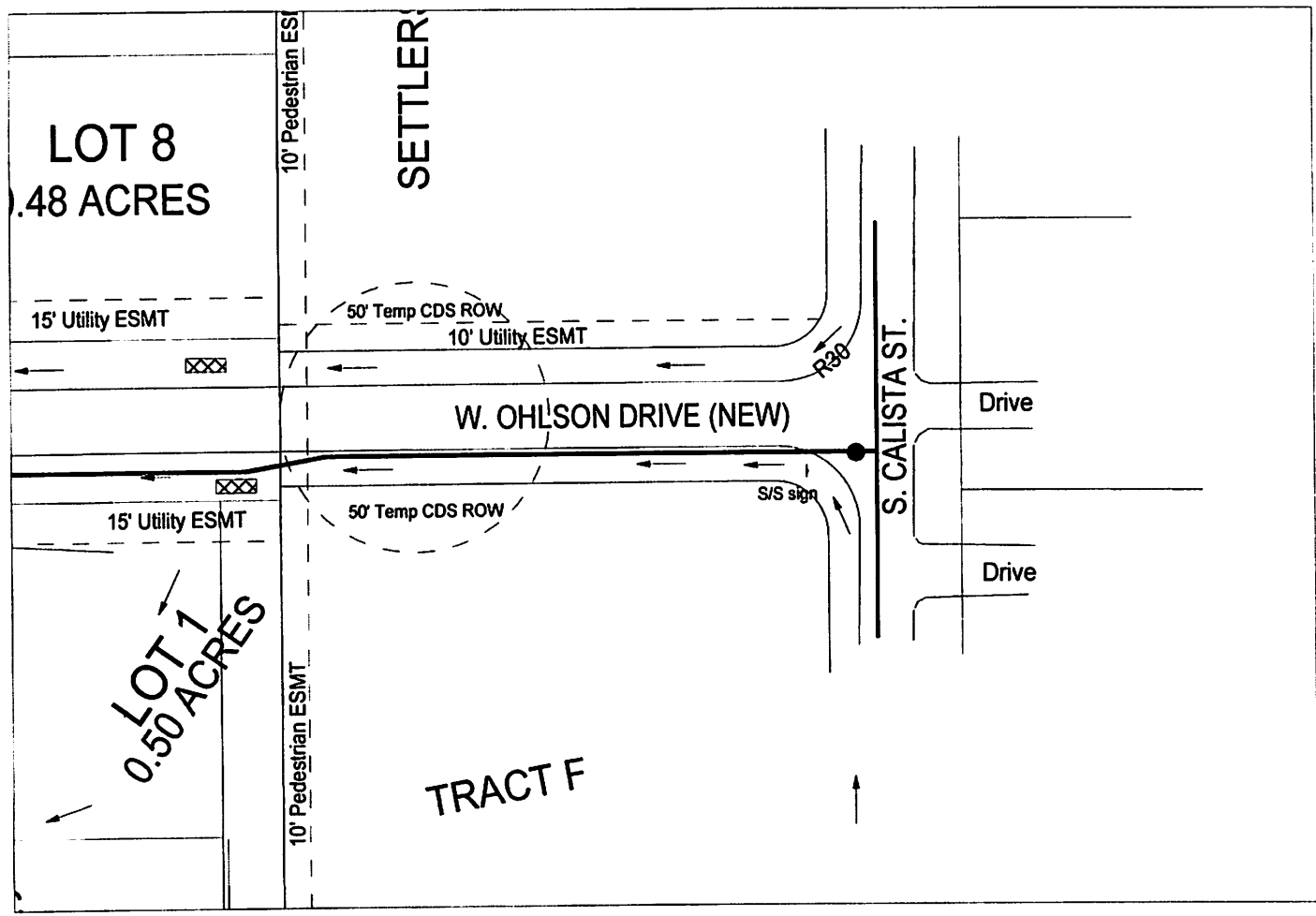
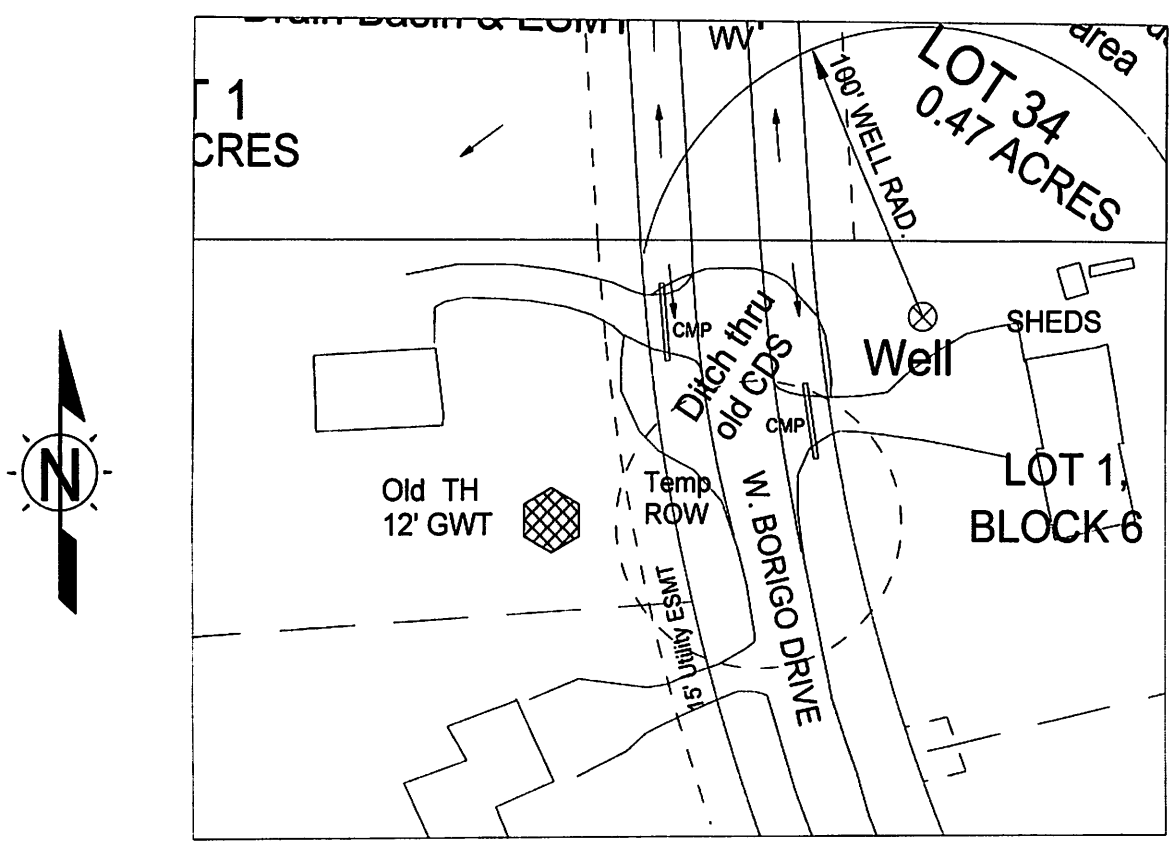


**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

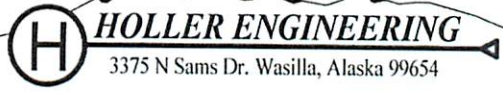
12/20/23	Job # 20133	Scale: 1" = 50'
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- Notes**
1. Topo is MSB 2011 2' LiDAR, not verified.
  2. Locations of testholes approximate.
  3. Arrows denote apparent drainage patterns.
  4. Hatched areas have slopes +25%.
  5.  = 5 x 5 x 15 rock IP.



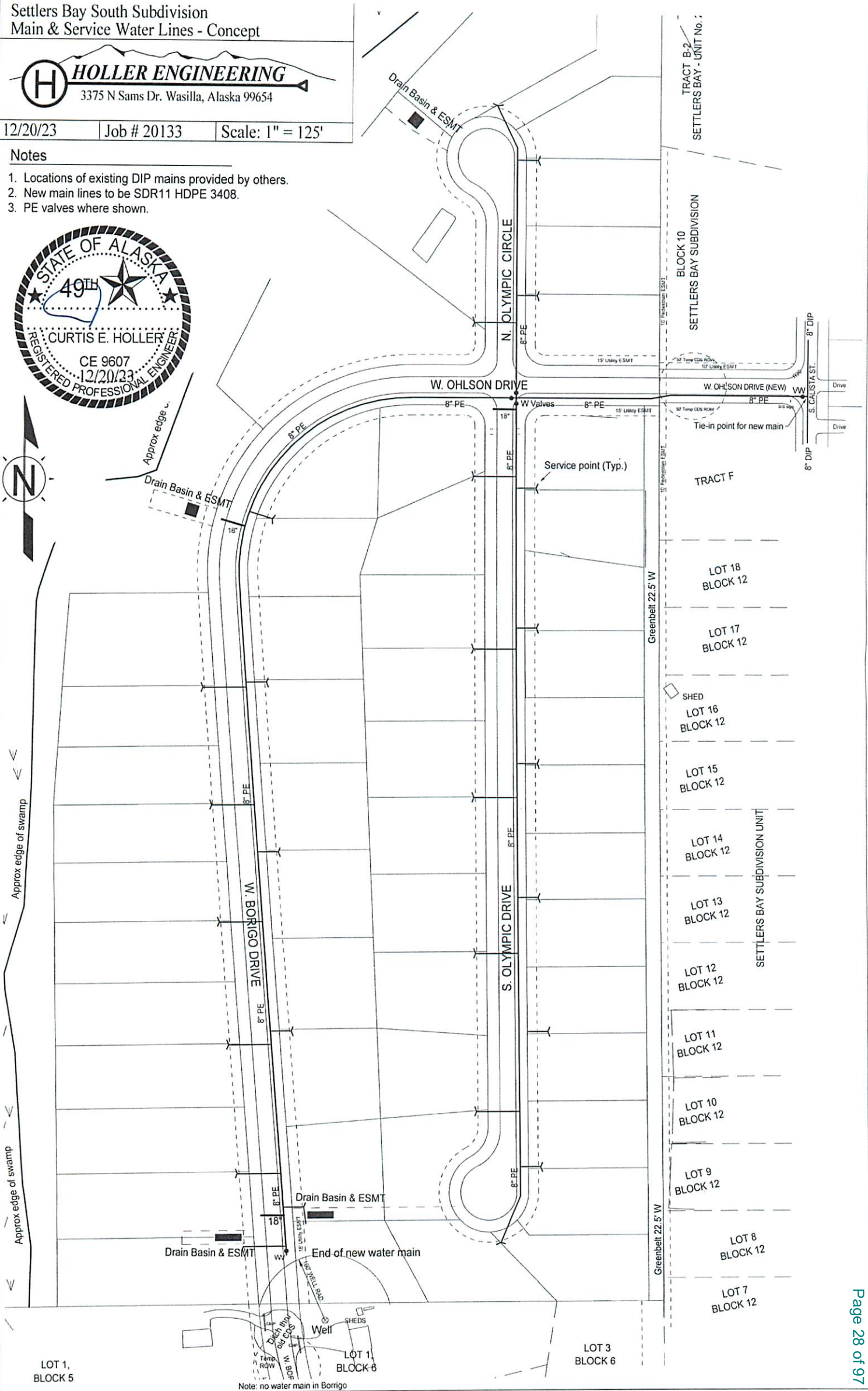
Settlers Bay South Subdivision  
Main & Service Water Lines - Concept



12/20/23 Job # 20133 Scale: 1" = 125'

Notes

1. Locations of existing DIP mains provided by others.
2. New main lines to be SDR11 HDPE 3408.
3. PE valves where shown.





September 8, 2023

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

RECEIVED  
SEP 08 2023  
PLATTING

Re: *Settlers Bay South*; Useable Areas, Roads, and Drainage. HE #20133

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 53 new lots and a large remainder tract from one existing parcel totaling approximately 78 acres. The lots will be a minimum of 20,000 ft<sup>2</sup> and served by community water. Our soils evaluation included logging 16 new testholes, monitoring groundwater levels, review of existing proximate testholes, review of the available topography contours, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a north-south oriented near rectangle shape west of W. Ohlson Drive and southeast of S. Knik Goose Bay Road. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a step substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%, as shown on the attached sketch. The total elevation differential indicated from the provided topo- graphical map is approximately 130', and around 38' for the portion southeast of the creek alone.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from speculative clearing for the future right of way. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Sixteen testholes were dug to evaluate subsurface soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were typically clean sands and gravels with the exception of testholes 7 and 8 which contained some portion of silty sands and gravels beneath a substantial layer of clean sands and gravels. A copy of each of the testhole logs, and the location/topography map is attached.

Groundwater. Groundwater was encountered in 5 of the testholes which were dug on 4-01-2021 or 4-02-2021, fitted with monitor pipes and measured on 5-10-2021. Groundwater was found in testholes 7, 10, 11, 12, and 13, with levels of 4.2', 7.3', 4.3', 4.6', and 5.1'

respectively. Relatively shallow groundwater will be a limiting factor for areas on a few of the proposed new lots, however each lot contains or can be graded to contain adequate useable septic area. See the attached drawing for more details.

**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, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the new proposed lots labeled 1-11 block 1, lots 1, 2, 4-8 block 2, and 3-34 block 3, will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A contains more than 400,000 square feet of area and does not require useable area verification. Lots 1&2 block 3, and lot 3 block 2 will require the creation or verification of additional useable area by adding testholes, constructing fill pads or a combination of the two; alternately lotlines may be removed so the lots are absorbed or combined as required to meet the area standard. Note that our useable area determination assumes the removal of an existing section line easement along the east border of the project site. Proposed Lot 2 block 2 contains 10,000 ft<sup>2</sup> of useable septic area, however 15% of the area is located within the utility easement; past precedent has allowed for some area within the easement, so long as the overall percentage is low. Alternately a small fill pad could be constructed to create an additional 1,500 ft<sup>2</sup> of area outside of the easement. All other lots will have their useable septic area located outside of easements.*

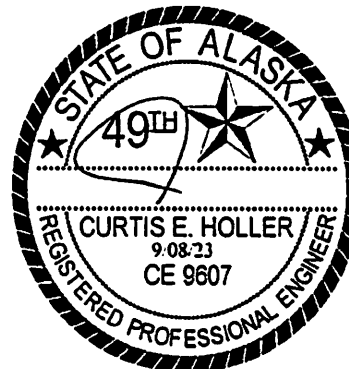
**Roads, Traffic and Drainage.** The proposed master project will require the construction of approximately 3,760' of new road, including two permanent cul-de-sac bulbs, and one internal intersection. A portion of W. Ohlson Drive will need to be constructed within an existing 50' right of way. An existing cul-de-sac on W. Borrigo Street will need to be deconstructed as part of the road work. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new right of way, mined from some of the lots, or imported. A basic traffic analysis/lot count sketch is also attached. Drainage along these new roads is addressed in the attached preliminary drainage plan, and will include culverts, drainage basins, and infiltration structures. As always, the drainage plan will be subject to field modification and improvement during construction, and a full drainage report will be required prior to construction.

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

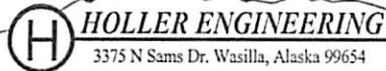
Sincerely,

Curtis Holler, PE

c: Olympic Investments LLC, w/attachments



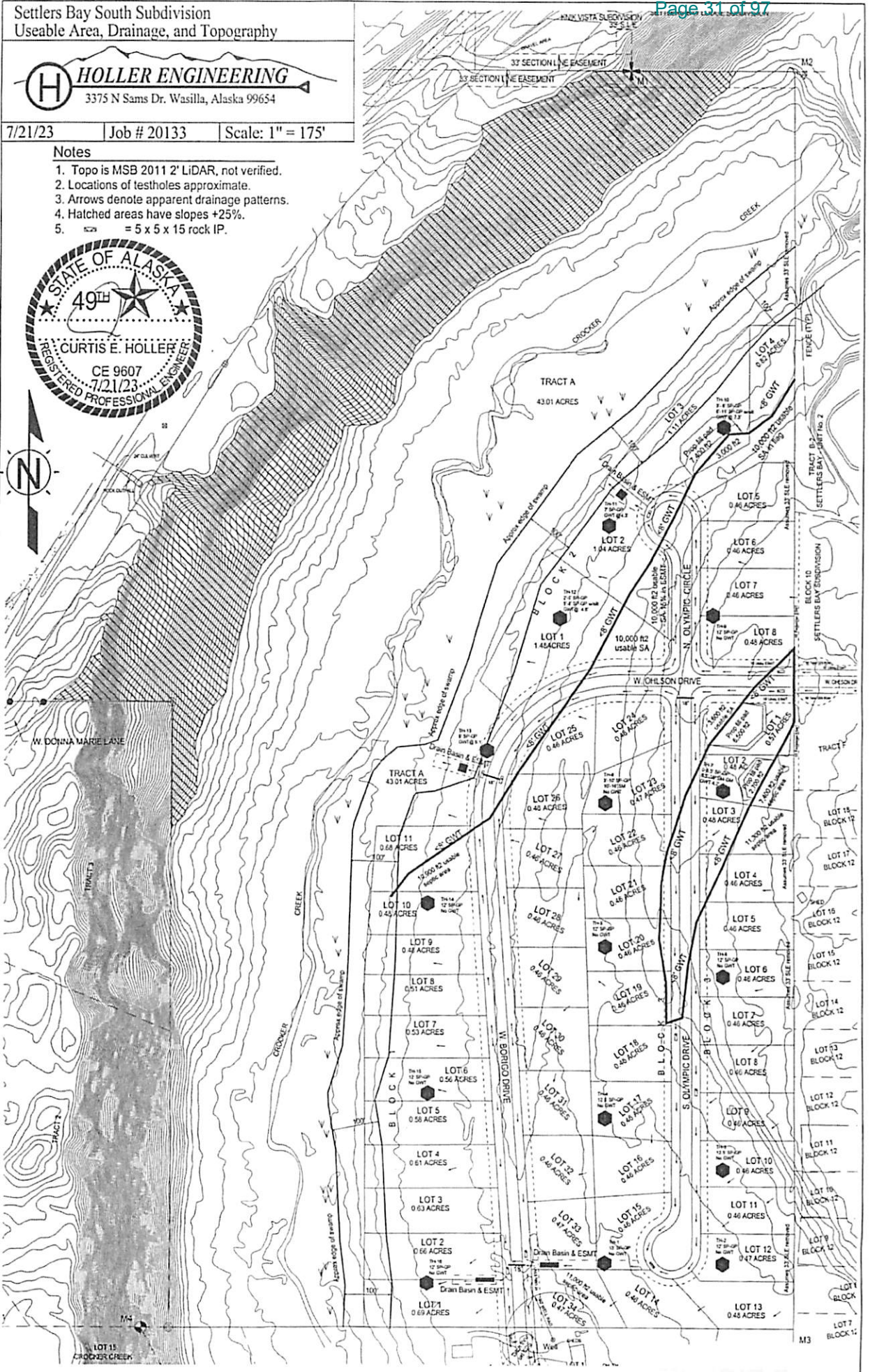
Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography



7/21/23 Job # 20133 Scale: 1" = 175'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. = 5 x 5 x 15 rock IP.







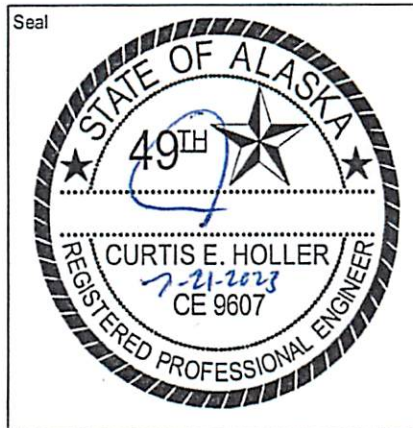






# HOLLER ENGINEERING

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

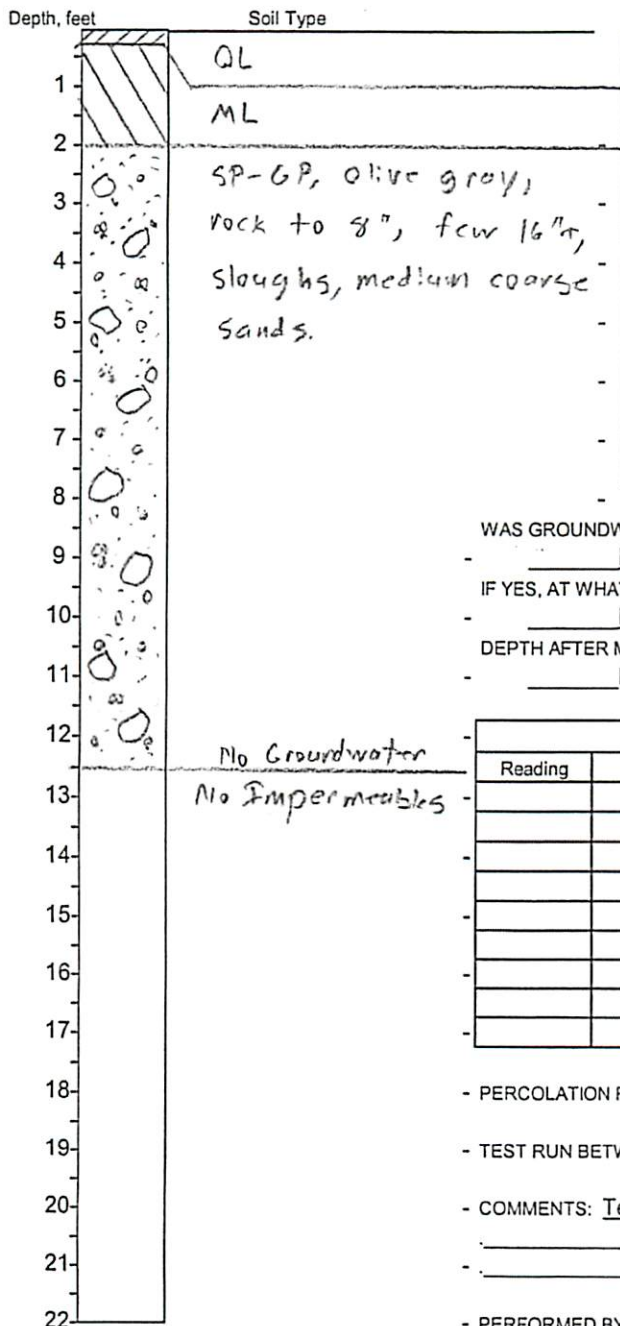


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N



Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

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

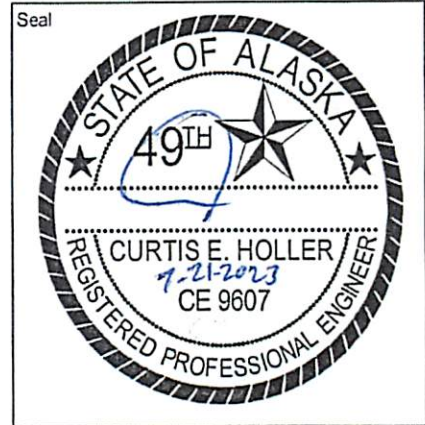
- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

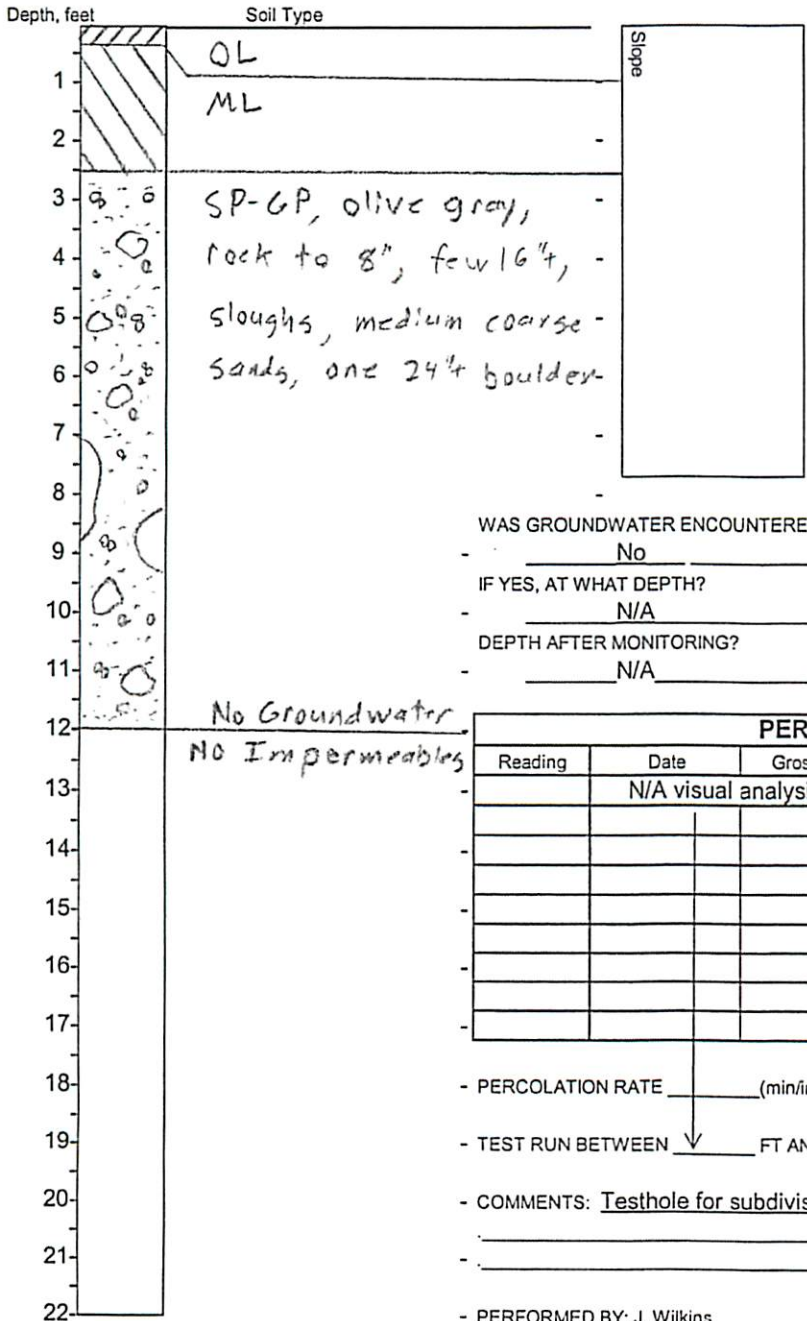
- PERFORMED BY: J. Wilkins

DATE: 4/01/21



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 5 of 16  
 Performed For: Olympic Investments, LLC  
 Legal Description: LA8 S4 R1W T16N



Site Plan

↑  
N  
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?  
 - No  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

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 12 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins

DATE: 4/01/21



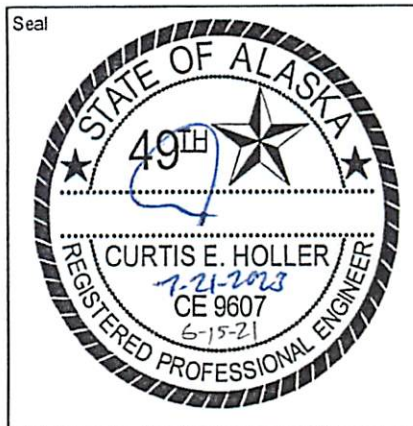






# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type	Slope	Site Plan
1	OL		<p>See attached testhole &amp; topo map.</p> <p style="text-align: center;">↑ N ↓</p>
2	ML		
3	<p>SP-GP, olive gray, rock to 6", few 12", sloughs, medium coarse sands</p>		
4			
5			
6			
7			
8			
9			
10			
11			
12			

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

No Groundwater  
No Impermeables

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

- PERFORMED BY: J. Wilkins DATE: 4/02/21

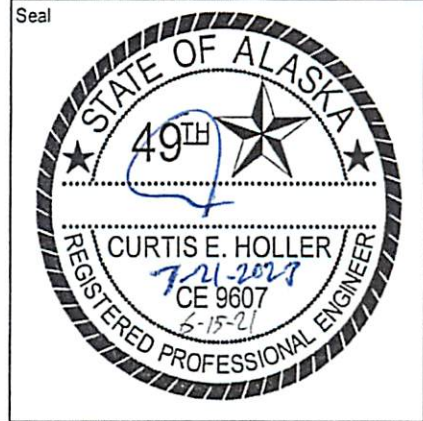






# HOLLER ENGINEERING

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

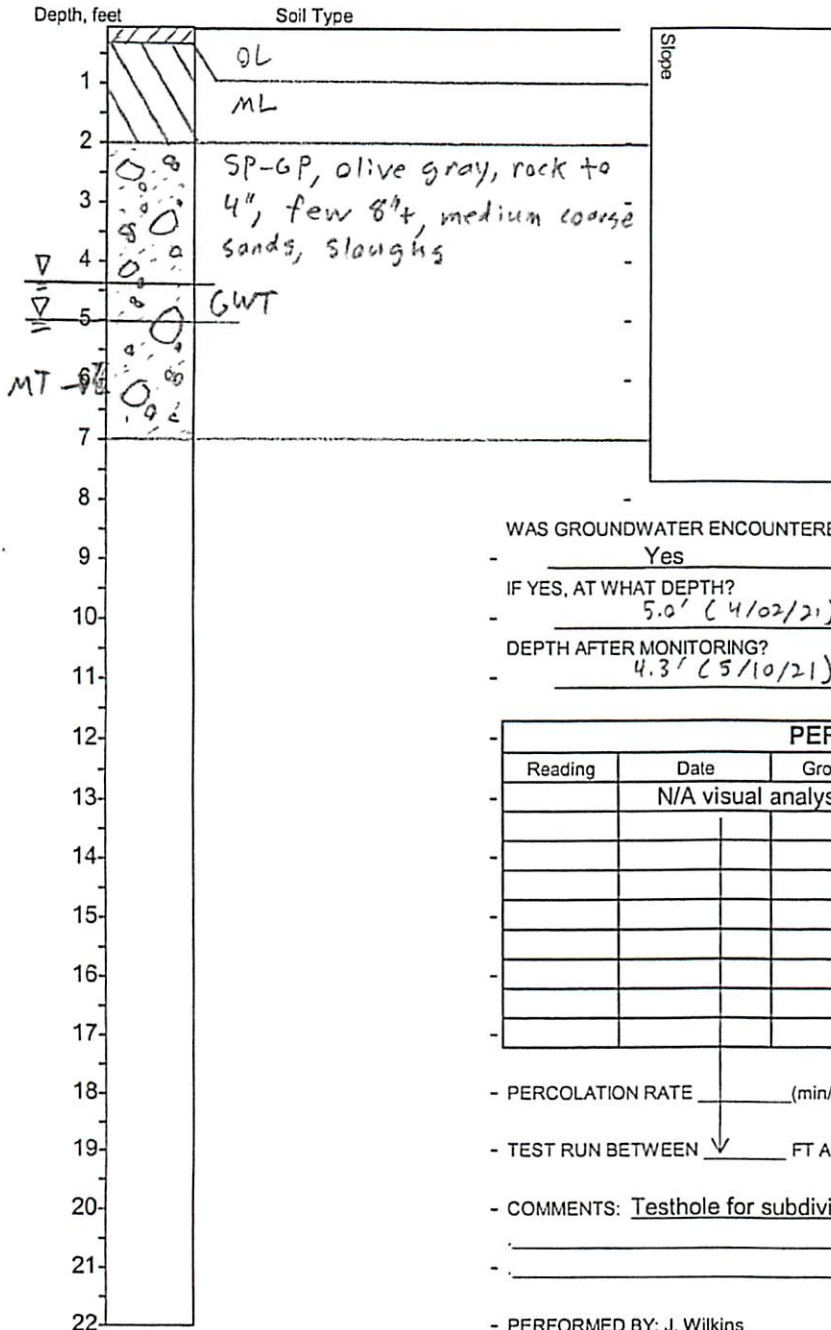


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N



Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?  
- Yes

IF YES, AT WHAT DEPTH?  
- 5.0' (4/02/21)

DEPTH AFTER MONITORING?  
- 4.3' (5/10/21)

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 4.3 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

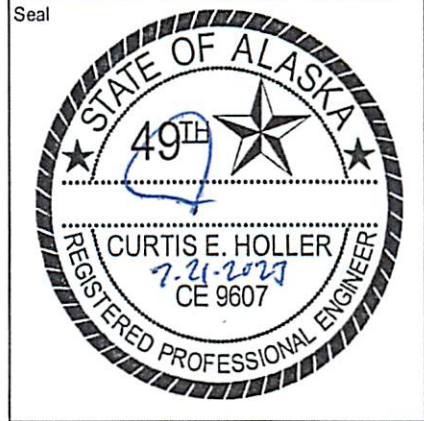
- PERFORMED BY: J. Wilkins

DATE: 4/02/21



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 3	SP GP dark GRAY
3 - 4	Rock to 5", few 10"
4 - 5	SLUGS, MED-COARSE (?) 20"
5 - 6	SP GP w/ SILT, coarse
6 - 7	SANDS, moist

Slope

Site Plan

See attached testhole & topo map

↑  
N  
↓

9 - WAS GROUNDWATER ENCOUNTERED?  
- Yes

10 - IF YES, AT WHAT DEPTH?  
- 5' SEEPS, 7.0' GW

11 - DEPTH AFTER MONITORING?  
- 4.6' 5-01-21

Slope

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

18 - PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

19 - TEST RUN BETWEEN    FT AND    FT DEPTH

20 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

21 - \_\_\_\_\_

22 - PERFORMED BY: J. Wilkins

DATE: 4-02-21



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL		See attached testhole & topo map ↑ N ↓
1 - 2	ML		
2 - 3			
3 - 4	SP GP, OLIVE GRAY, Rock to 6", Fan to 12"		
4 - 5			
5 - 6	SLUGGY MED-COURSE SANDS		
6 - 7			
7 - 8			
8 - 9			
9 - 10			
10 - 11			
11 - 12			
12 - 13			
13 - 14			
14 - 15			
15 - 16			
16 - 17			
17 - 18			
18 - 19			
19 - 20			
20 - 21			
21 - 22			

STAINS

11" 11" 11"

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 7'

DEPTH AFTER MONITORING? 5-1'

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 7 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins      DATE: 4-02-21





# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST



TEST HOLE # 15 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type
1	a
2	ML
3	
4	SP-GP <u>dark gray</u>
5	Rocks to 5" with 1
6	Few 12" sloughs
7	MEDIUM-COARSE SAND
8	
9	VARIES TO
10	SP w/ GP
11	
12	NO GWT
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

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 12 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 4-02-21

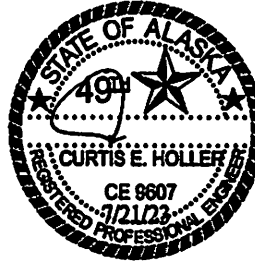
**EXHIBIT C-28**




Settlers Bay South Subdivision  
New Road Tie-in Point Details



7/21/23 Job # 20133 Scale: 1" = 50'



Notes

1. Topo is MSB 2011 2' LIDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5.  = 5 x 5 x 15 rock IP.

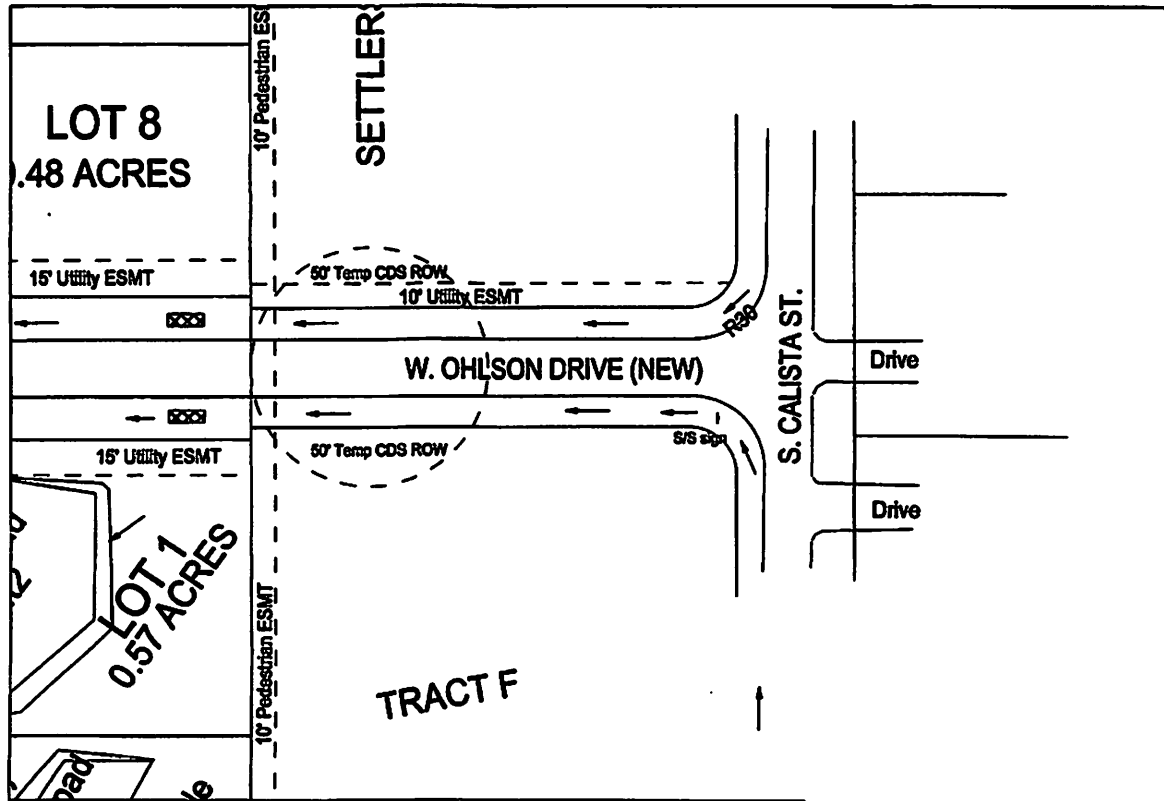
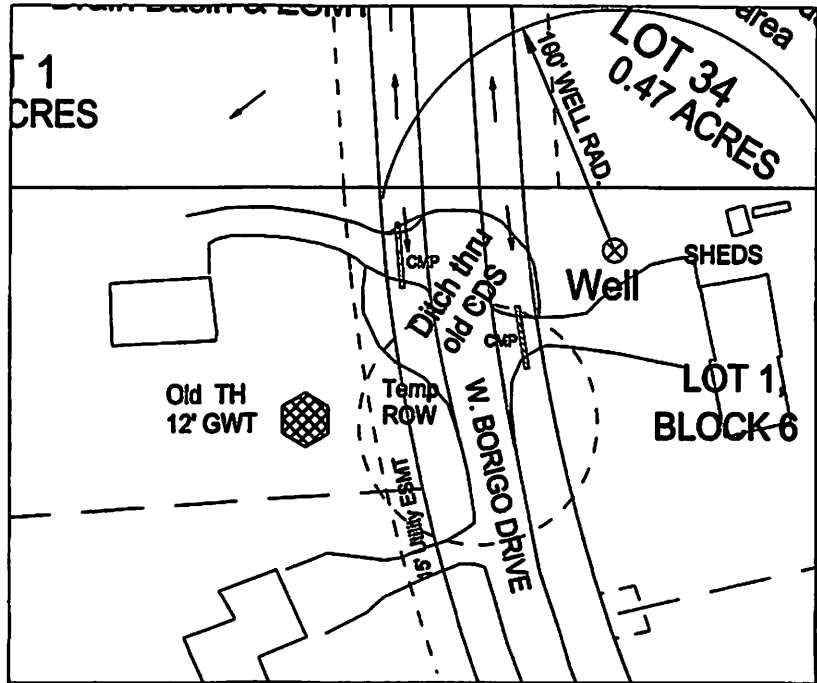
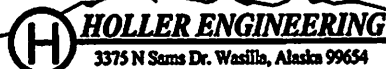


EXHIBIT C-30



Settlers Bay South Subdivision  
Useable Area, Drainage, and Topography

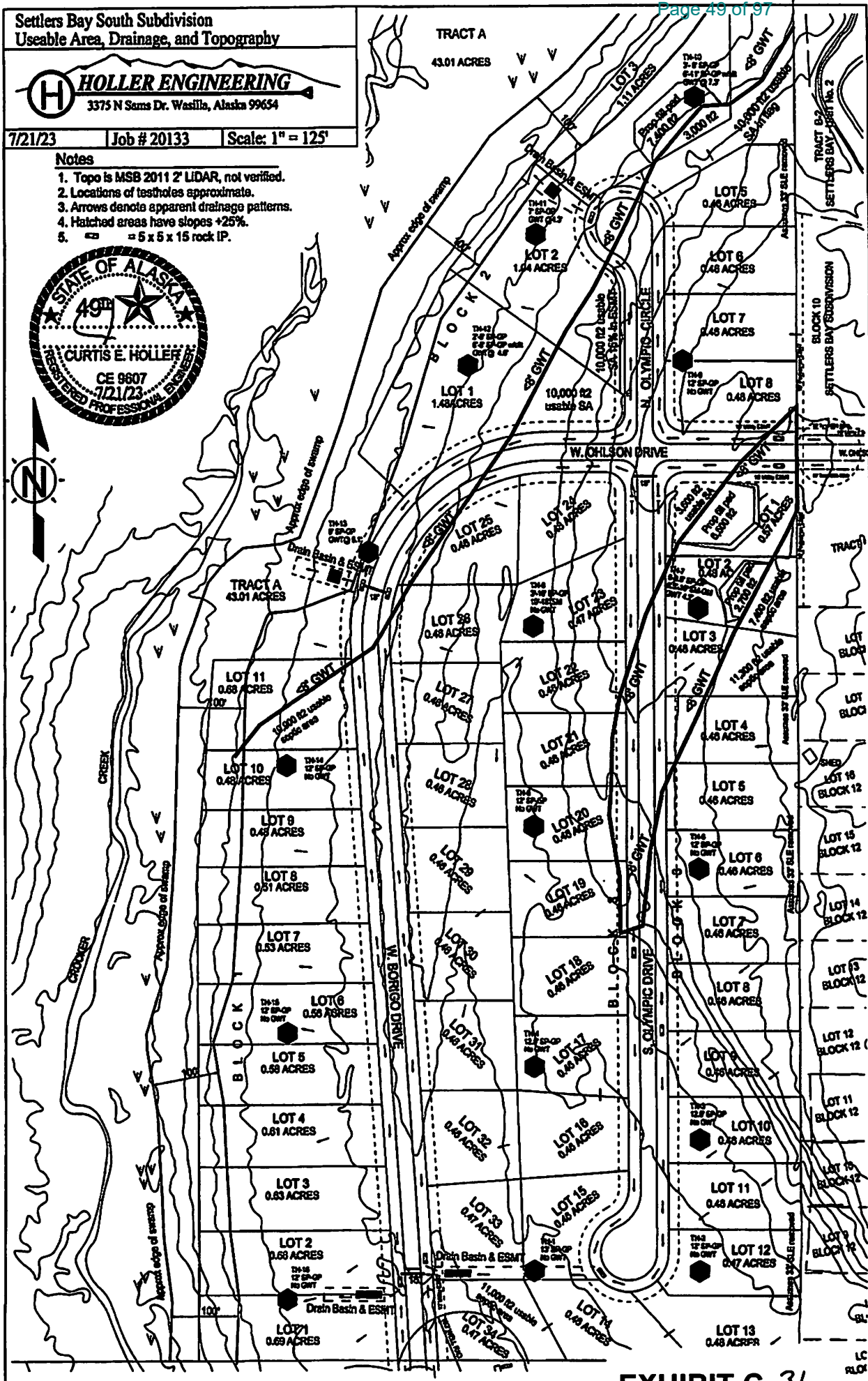
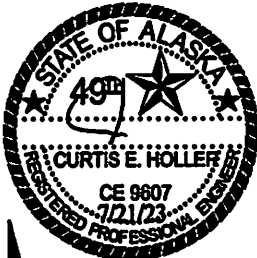


3375 N Sams Dr. Wasilla, Alaska 99634

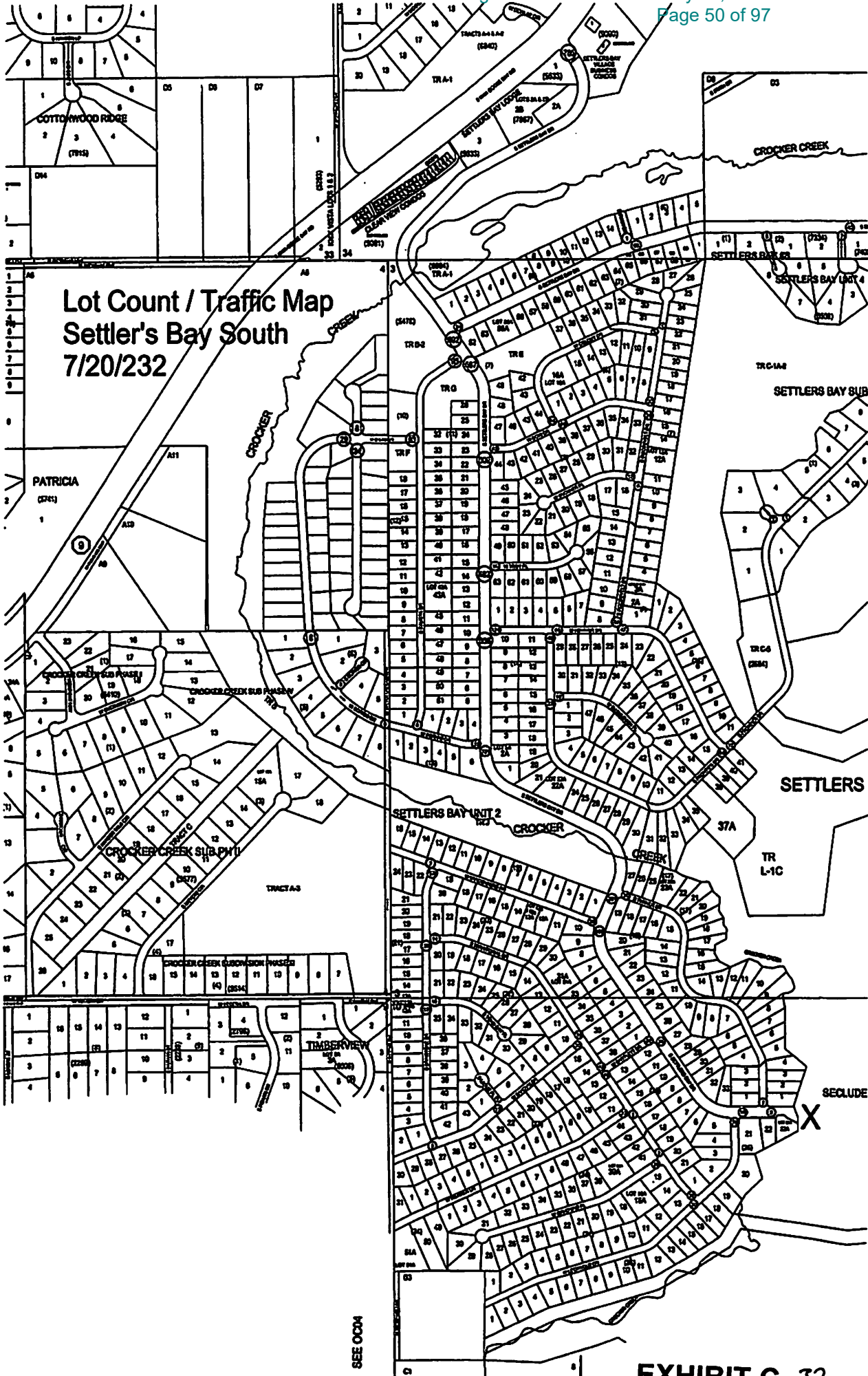
7/21/23 Job # 20133 Scale: 1" = 125'

Notes

1. Topo is MSB 2011 2' LIDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. = 5 x 5 x 15 rock IP.



R. E. L.



SEE 0004

## Matthew Goddard

---

**From:** Holler Engineering <holler@mtaonline.net>  
**Sent:** Tuesday, August 8, 2023 12:45 PM  
**To:** Ellery Gibbs; Matthew Goddard  
**Cc:** Carl Jerue  
**Subject:** Settlers Bay South water system concept design  
**Attachments:** Owner.vcf; Concept PWS Settlers Bay South 8-8-23.pdf

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

Hi Matthew-

Attached is the layout of the water mains and service stubs. The facility operator provided information for the tie-in point and discussed materials with me. There is no water main in Borrigo to the south of this project, those homes have private wells.

Let me know if you need anything else here.

Thanks,

Curt Holler PE  
Holler Engineering  
3375 N Sams Drive  
Wasilla, AK 99654-4306  
(907) 376-0410 Fax 376-0610

**From:** [Ellery Gibbs](#)  
**Sent:** Monday, August 07, 2023 4:05 PM  
**To:** [Curt Holler](#)  
**Cc:** [Carl Jerue](#)  
**Subject:** Fwd: Olympic Investments MS216526 Amendment #1

Hi Curt,

Can you help out with this (below) from Matthew - the conceptual plan for the community water supply?

Ellery

----- Forwarded Message -----

**Subject:** RE: Olympic Investments MS216526 Amendment #1  
**Date:** Thu, 3 Aug 2023 19:55:29 +0000  
**From:** Matthew Goddard <mailto:Matthew.Goddard@matsugov.us>  
**To:** Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>

Hello Ellery,

I checked with Fred, and he has just reviewed the submittal. There is one thing needed for this to be a complete submittal. Per MSB 43.15.016(A)(6)(a) a conceptual plan is required when proposing a community or municipal water supply.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>  
**Sent:** Thursday, August 3, 2023 10:13 AM  
**To:** Matthew Goddard <mailto:Matthew.Goddard@matsugov.us>  
**Subject:** Fwd: Olympic Investments MS216526 Amendment #1

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

Hi Matthew,

I haven't seen a letter of acceptance for Olympic Investments/Settlers Bay South Subdivision so in case it's held up for lack of updated CTP, here it is - it was sent to the Platting Department on July 28th.

Ellery

----- Forwarded Message -----

**Subject:**Olympic Investments MS216526 Amendment #1  
**Date:**Fri, 28 Jul 2023 21:52:40 +0000  
**From:**Ashley Stick <mailto:ashleys@matsutitle.com>  
**To:**[avanti172@gmail.com](mailto:avanti172@gmail.com) <mailto:avanti172@gmail.com>, Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>,  
[plattting@matsugov.us](mailto:plattting@matsugov.us) <mailto:plattting@matsugov.us>

Your contacts for this transaction are located on the first page of the MS# attachment.


Attached is the amended commitment for Olympic Investments MS216526 Amendment #1

**The reason for amendment is located on the bottom of the cover page.**

We greatly appreciate your business and look forward to serving all of your title & escrow needs.  
Thank you so much for your business.

CONFIDENTIALITY NOTICE: This email communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

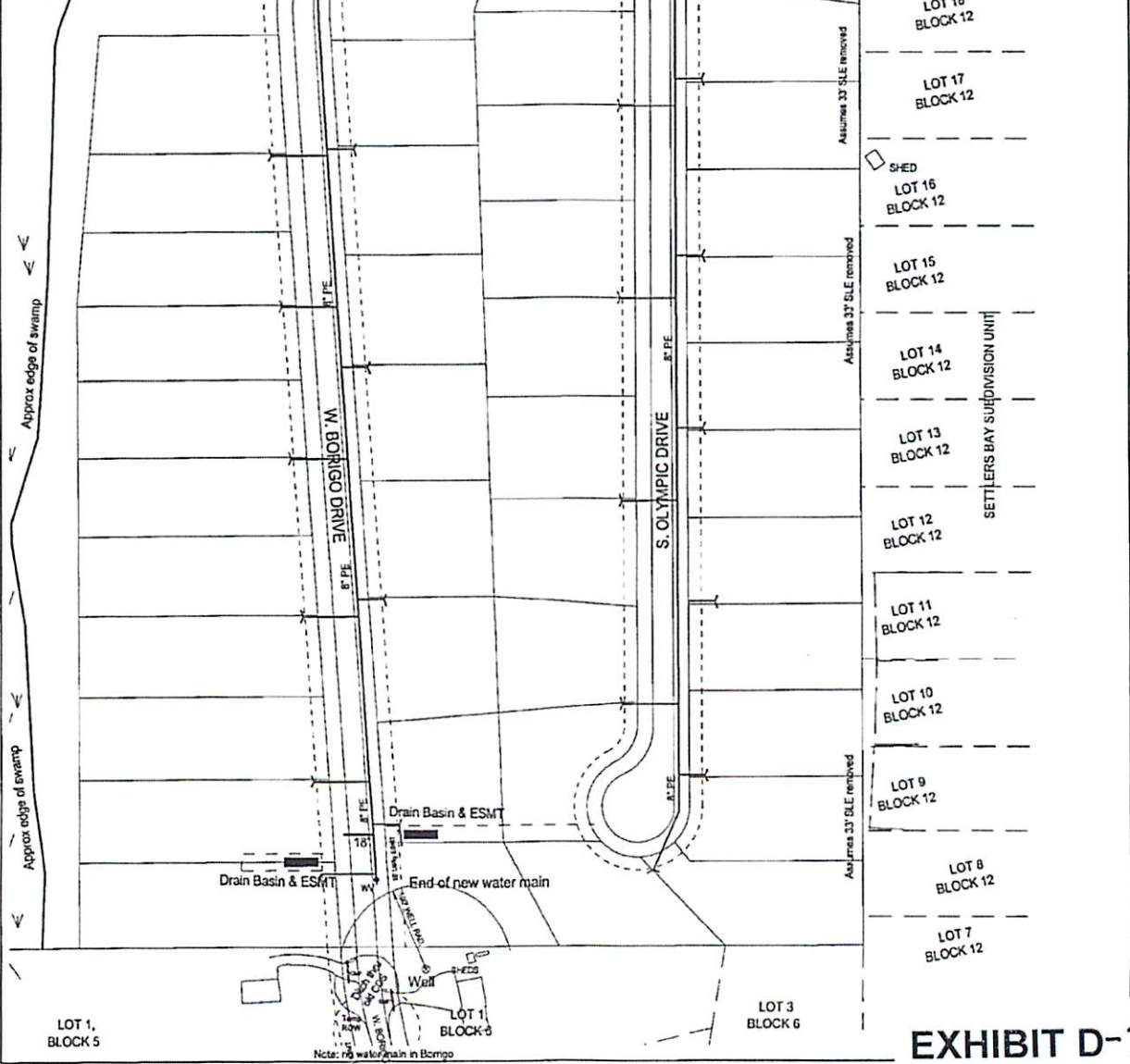
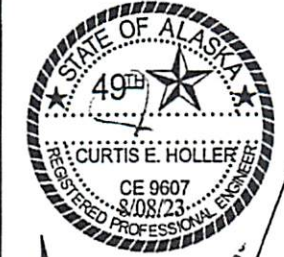
Settlers Bay South Subdivision  
Main & Service Water Lines - Concept



**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

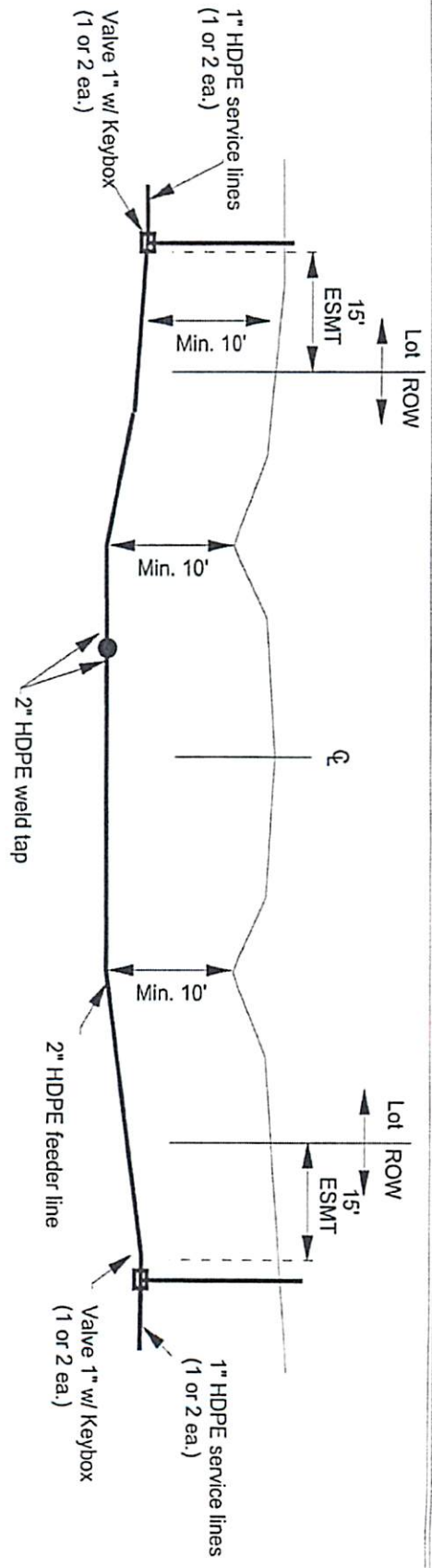
8/08/23 | Job # 20133 | Scale: 1" = 125'

- Notes**
1. Locations of existing DIP mains provided by others.
  2. New main lines to be SDR11 HDPE 3408.
  3. PE valves where shown.

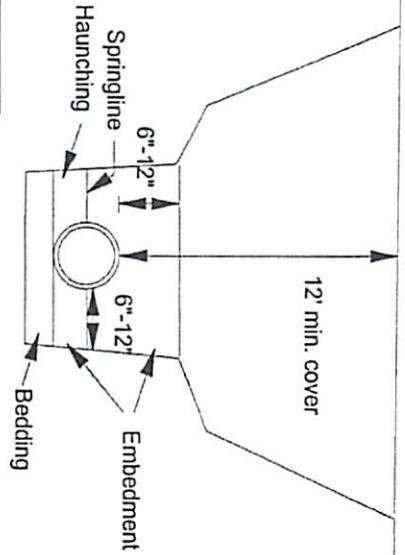


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 AUG 08 2023  
**PLATTING**

**EXHIBIT D-3**



**Main Water Line/ROW Typical Section**



**Notes**

1. Embedment & bedding materials shall be in conformance with ASTM D2774; SP or SPw/GP mix with minor amounts of fines, max. stone size 2", placed with <12" lifts. All backfill materials shall be compacted to 90%.
2. Any deviation to backfill methods/materials must be approved in advance by Engineer or pipe manufacturer.

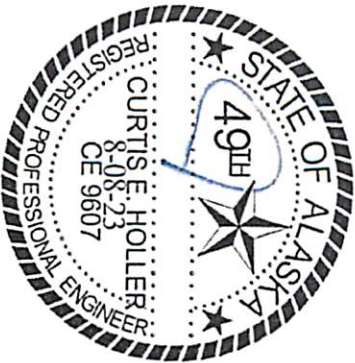
**Trench Configuration**



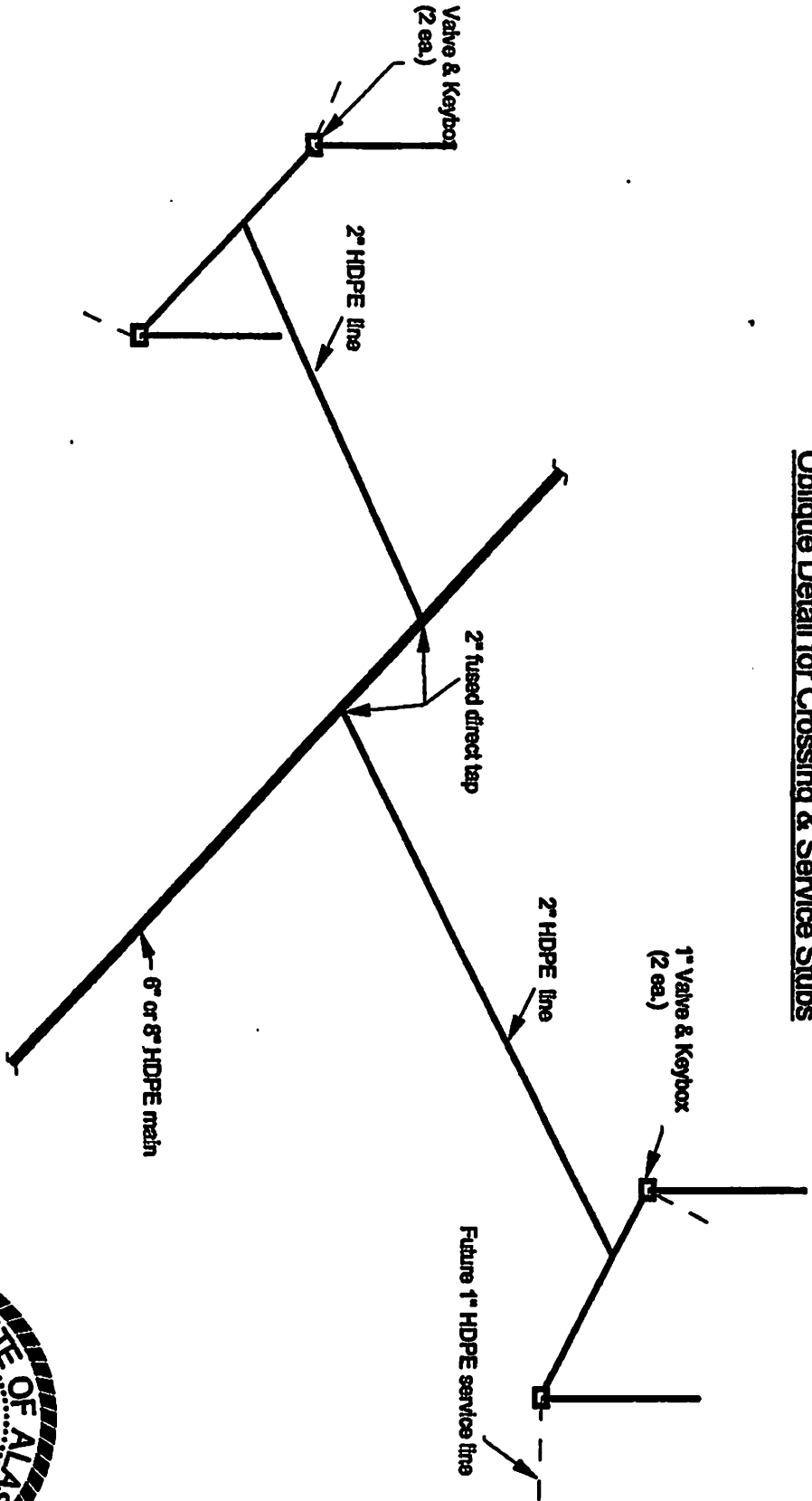
**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Sellers Bay South Subdivision  
Community Public Water System - Concept

Job # 20133      8/08/23      no scale



**Oblique Detail for Crossing & Service Stubs**



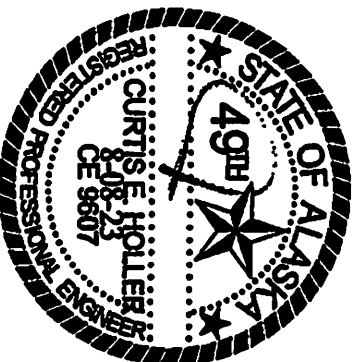
**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Settlers Bay South Subdivision  
Community Public Water System - Concept

Job # 20133

8-08-23

no scale



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DEC 19 2023  
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STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

Preliminary Decision  
Petitioner: Olympic Investments, Inc.  
Section Line Easement Vacation  
EV 3-362

**Petitioned Action:**

The proposed action consists of vacating the 33-foot section-line easement (SLE) along the east boundary of the E½NE¼ of Section 4, T16N, R2W, S.M. AK, as depicted on Attachment A.

The easement vacation reasons cited by the applicant:

- “The 33’ S.L.E. would significantly encumber the ½ acre lots on the west side of the Section Line. The 33’ S.L.E. on the east side of the section line was vacated by the plat of Settlers Bay Subdivision #2.”

The previous SLE vacation within Settler’s Bay Subdivision No. 2 was serialized by our office as Easement Vacation (EV) 2-18 (Plat 76-4, Palmer Recording District).

**Legal Authority:**

AS 38.05.035, AS 38.05.945, 11 AAC 51.065, 11 AAC 51.025, 11 AAC 51.100, AS 19.10.010 and AS 19.30.410.

The Department of Natural Resources (DNR) and the Department of Transportation & Public Facilities (DOTPF) have concurrent authority for approving the vacation of SLEs.

**Administrative Record:**

The DNR Survey Case File EV-3-362 constitutes the administrative record used for the basis of this decision.

**Borough:**

The proposed action is located within the Matanuska-Susitna Borough (MSB).

**State Easement Interest:**

33-foot wide RS 2477 section-line easement exists within the subject properties pursuant to Chapter 19, SLA 1923. (See Discussion 1).

**Underlying Interest:**

The petitioner owns the estate underlying the section line easement proposed to be vacated.

**Alternate Route:**

The proposed alternate route is an extension of the constructed 60-foot wide W. Borigo Drive right-of-way extending northerly and easterly to connect in to the unconstructed 50-foot wide W.



**Preliminary Decision, EV-3-362**

Ohlson Drive right-of-way. The constructed 80-foot wide Settlers Bay Drive & constructed 50-foot wide S. Calista Drive rights-of-way provide legal access from the S. Knick Goose Bay Road to said rights-of-way. These existing ROWs were dedicated to the public by the plat of Settlers Bay Subdivision No. 2 (Plat 75-59, revised and recorded as Plat 77-17, Palmer Recording District). The proposed alternate route will be constructed in accordance with the MSB road standards.

**Land Management Policies:**

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the Department will determine if the vacation is in the State's best interest.

**Public Use Patterns:**

A field inspection was conducted on Monday August 29, 2022. The SLE is unconstructed as of the date of the field inspection. There does not appear to be any pedestrian or ATV/recreational use of the section line easement area proposed to be vacated. Upon inspection of the surrounding roads: W. Ohlson Drive, W. Borigo Drive, S. Calista Drive, and S. Settlers Bay Drive are in excellent condition. These portions of the alternate routes, which are already constructed, will allow access to this proposed subdivision.

**Practicality of Use:**

The current state of the SLE proposed to be vacated is unconstructed. The proposed alternate route will be developed on terrain that is similar in grade to the area proposed for vacation.

**Agency Review:**

Initial Agency review of the proposed action began on February 1, 2023, and concluded March 8, 2023. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

**Agency Comments:**

1. No comments or objections were received from the agencies listed above. All submitted comments of non-objection regarding this easement vacation.
2. No other comments or objections on the proposed action were received.

**Discussion:**

1. Determination of the existence of the Section-Line Easement:
  - a. The U.S. Rectangular Survey Plat for Township 16 North, Range 2 West, Seward Meridian, Alaska was approved by the General Land Office on November 23, 1914.

**Preliminary Decision, EV-3-362**

- b. The subject lands within the N½NE¼ (AKA 012578) and the SE¼NE¼ (AKA 014392) of Section 4, T16N, R2W, SM, AK were conveyed into private ownership by Federal Patent 1128321. The dates of entry, according to the Abstracts for BLM case file AKA 012578 and AKA 014392, were September 14, 1948 and July 13, 1949, respectively.
- c. According to the BLM Historical Index, research verified that the subject lands were unreserved & unappropriated on April 6, 1923:
  - i. Federal Documents Researched:
    1. The Act of Congress dated March 4, 1915, **is not applicable** to Section 4. It reserved all Fractional Section 16 for school purposes.
    2. Executive Order (EO) No. 2217, issued on June 22, 1915, titled "Alaska Timber Reserve No. 1" **is not applicable**; it reserved only the timber within five miles of the shore (the mean high water line) of Knik Arm. The subject lands lie within this area; however, the EO states in part "Provided, that said timber reservation shall not prevent the location, settlement, or entry under the public lands laws...."
    3. There are no other reservations impacting the subject area.
  - d. **For surveyed federal land that was unappropriated and unreserved at anytime on or after April 6, 1923 through January 17, 1949, the width identified in Ch. 19, SLA 1923 for any section-line easement is 33-feet (11 AAC 51.025, Editor's Note #2).**
2. Pursuant to AS 19.30.410 and 11 AAC 51.065(g) the proposed alternate access is reasonably comparable, it is equal to or better and meets the requirements for vacation of a portion of the section-line easement. The proposed alternate route is at least equally useable, considering length, type of terrain, and level of improvement.
3. As a condition of MSB final approval, the proposed alternate route described above is required to be constructed prior to final approval of the proposed Settlers Bay South Subdivision plat.
4. Pursuant to 11 AAC 51.065(e)(1), the Department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes is received at DNR.

**Approval of the proposed action is contingent upon the following conditions:**

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments. The advertising cost for Public Notice is at the expense of the applicant.
2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding & Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

**Recommendation:**

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easement. The proposed vacation may be in the State's best interest. Therefore, the Division of

Preliminary Decision, EV-3-362

Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:

Victoria Braun

Victoria Braun  
Adjudicator

4/21/23

Date

Approved by:

Gwen M. Gervelis

Gwen M. Gervelis, PLS  
Chief, Survey Section

4/21/2023

Date

**Preliminary Decision, EV-3-362**

**PUBLIC NOTICE:**

**Notice of Preliminary Decision  
Section Line Easement Vacation  
EV-3-362**

Per AS 19.30.410 and AS 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has issued a Preliminary Decision (PD) giving contingent approval to a petition proposing to vacate a 33-foot section line easement within the E1/2NE1/4 of Section 4, T16N, R2W, S.M. AK.

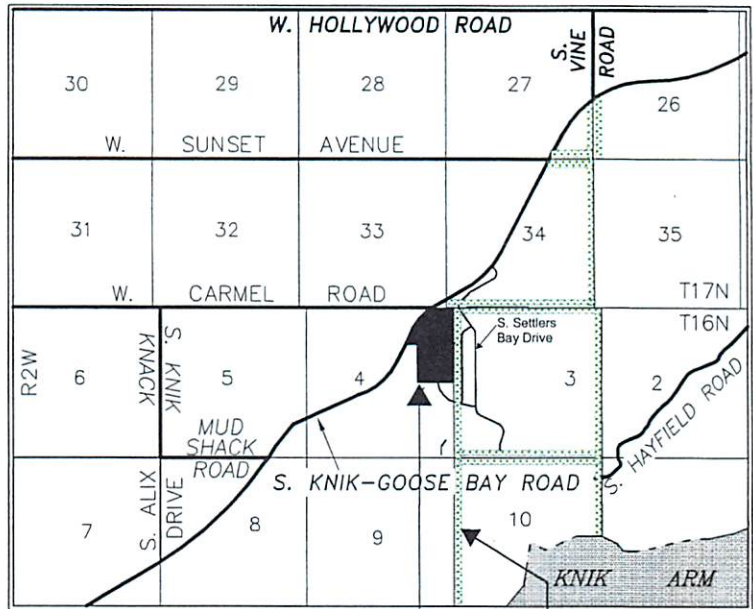
The public is invited to comment on the PD. Copies are attached to this notice and are available from DMLW, 550 W. 7<sup>th</sup> Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/Login.aspx>. All comments must be received in writing at DMLW on or before May 22, 2023. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no meaningful change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-362; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Victoria Braun, (907) 375-7733 or [victoria.braun@alaska.gov](mailto:victoria.braun@alaska.gov).

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

EV 3-362 Attachment A

Section 4, T16N, R2W  
Seward Meridian, Alaska



VICINITY MAP: 1" = 1 MILE

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33' Section Line Easement proposed to be vacated

Subject Parcel

Section Line Easement Previously Vacated EV 2-18

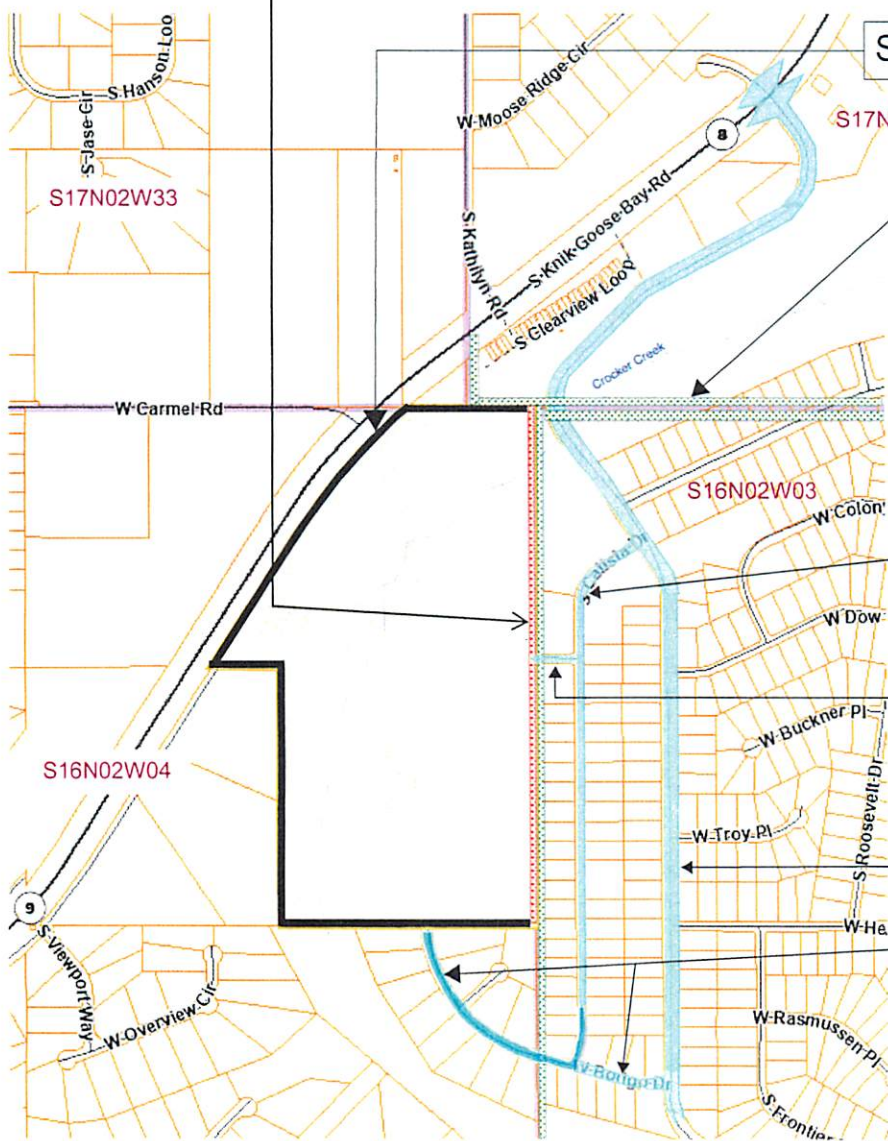
Alternate Route

S. Calista Drive

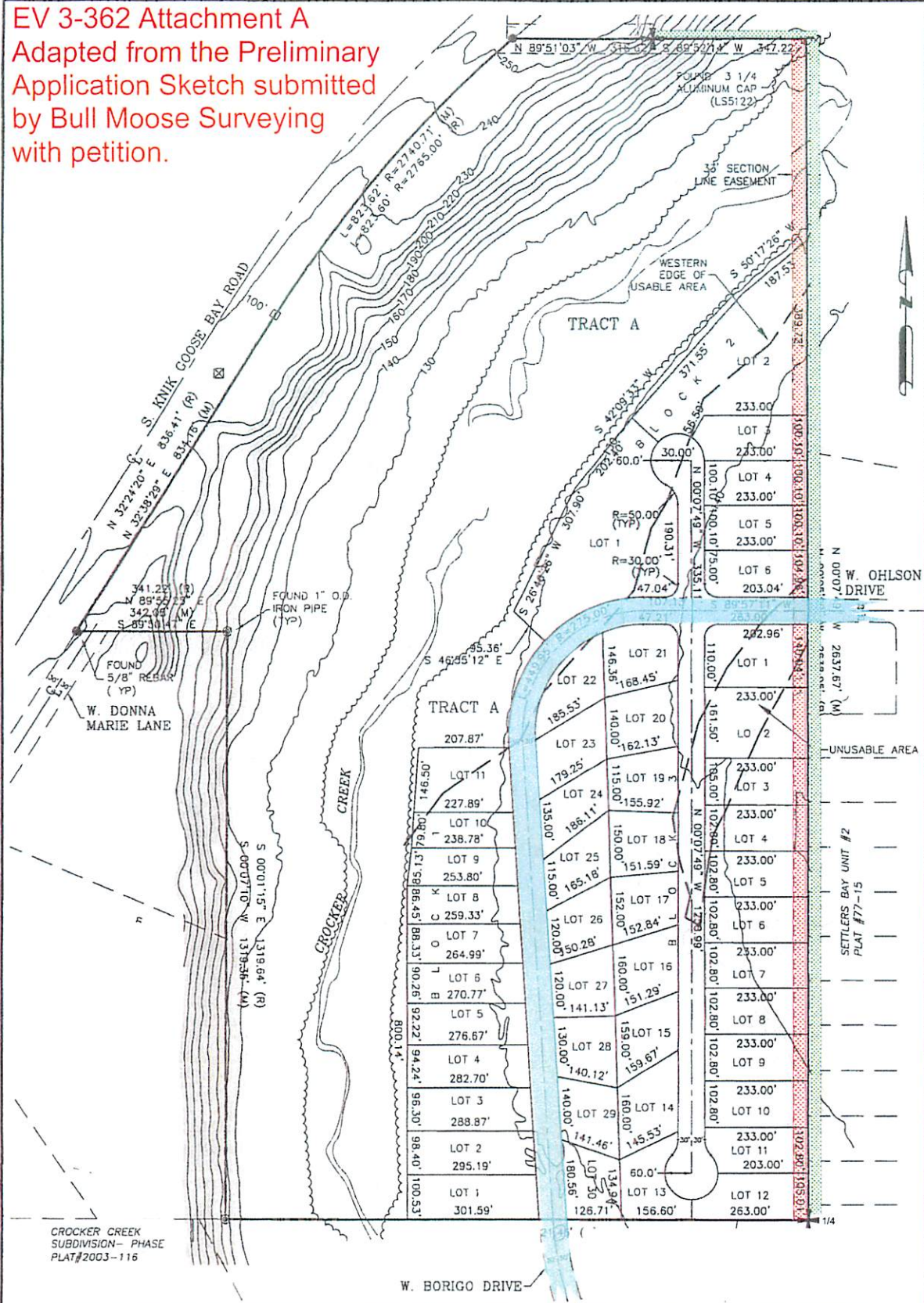
W. Ohlson Drive

S. Settlers Bay Drive

W. Borigo Drive



**EV 3-362 Attachment A**  
Adapted from the Preliminary  
Application Sketch submitted  
by Bull Moose Surveying  
with petition.



- EV 3-362 Attachment A Legend:**
- Alternate Route
  - 33 foot SLE to be vacated
  - SLE previously vacated EV 2-18 (Plat 76-4, PRD)

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Parcel #3, M.S.B Waiver 2000-80 P.W.M  
Recorded in Book 1072, Page 630, P.R.D.

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SEP 22 2023

PLATTING

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
  - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
  - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
  - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Carl Jerue the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 140 of the Borough Code in order to allow: physical access for purposes of subdividing subject parcel.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

<b>APPLICANT OR OWNER</b>	Name: <u>Carl Jerue, Agent for Olympic Inv.</u> Email: <u>avant172@gmail.com</u>
	Mailing Address: <u>PO Box 873088 Wasilla</u> Zip: <u>99687</u>
	Signature: <u>[Signature]</u> Phone: <u>907-376-3330</u>
<b>SURVEYOR</b>	Name (FIRM): <u>Bull Moose Surveying, LLC</u> Email: <u>ellery@bullmoose...</u>
	Mailing Address: <u>200 Hygrade Lane Wasilla</u> Zip: <u>99654</u>
	Contact Person: <u>Ellery Gibbs</u> Phone: <u>907-841-5985</u>

## Bull Moose Surveying, LLC.

Tim & Sarah Carmen, Owners

Owen T. Dicks, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone: 907.357.6957 Fax: 907.357.6977

Email: office@bullmoosesurveying.com



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SEP 22 2023

PLATTING

### SETTLERS BAY SOUTH VARIANCE REQUEST

**Date:** September 21, 2023

**To:** Fred Wagner, PLS - Platting Officer

**Subject:** Request of Variance from MSB 43.20.140 for Settlers Bay South Subdivision, per MSB 43.15.075

Bull Moose Surveying and Olympic Investments are asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

Request for variance discussion per MSB 43.15.075 is as follows:

MSB 43.15.075(A)(1): S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards that do not meet current standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20ft and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.

MSB 43.15.075(A)(2): All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.

MSB 43.15.075(A)(3): This is a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.

Respectfully,

Owen T. Dicks, P.L.S.

EXHIBIT F-2



**Matthew Goddard**

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Tuesday, December 26, 2023 2:11 PM  
**To:** Matthew Goddard  
**Cc:** Carl Jerue  
**Subject:** Settlers Bay South - Vacation Posting Photos 1 of 4  
**Attachments:** IMG\_0775.JPG; IMG\_0776.JPG; IMG\_0777.JPG

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

Good afternoon Matthew,

Please find the first of four emails containing 11 photos of the postings for vacation. These photos are from the posting at W. Ohlson Drive.

--  
Take care,

Ellery  
Project Manager  
Bull Moose Surveying  
200 Hygrade Lane, Wasilla, AK. 99654  
Business Phone: 907-357-6957 Business Fax: 907-357-6977  
emails: [ellery@bullmoosesurveying.com](mailto:ellery@bullmoosesurveying.com)  
[tim@bullmoosesurveying.com](mailto:tim@bullmoosesurveying.com)  
[office@bullmoosesurveying.com](mailto:office@bullmoosesurveying.com)



**MATANUSKA-SUSITNA BOROUGH**

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

# PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION: Parcel #3, MSB Waver 2000-80-PWm

POSTING DATE: 12/16/2023 MSB Platting Division Case # 2023-09A & 095

Applicant:  
Mailing Address:

Olympic Investments  
PO Box 873688  
Wasilla AK 99687

NE 1/4 Sec. 4  
T16N, R2W

**To Whom It May Concern:**

In accordance with MSB 43.10.065(G), the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Platting Division for more information concerning this action.

The applicant, in accordance with MSB 43.10.065(G) is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M., 2/15/24, in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. Please send any comments regarding the proposed action to MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hand Out" packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* Pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (<http://www.matsugov.us>), or at various libraries within the borough.



Planting Board Packet, For Use, 15/1/2023  
Page 61 of 61

EXHIBIT G-3



**EXHIBIT G-4**

**Matthew Goddard**

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Tuesday, December 26, 2023 2:13 PM  
**To:** Matthew Goddard  
**Cc:** Carl Jerue  
**Subject:** Settlers Bay South - Vacation Posting Photos 2 of 4  
**Attachments:** IMG\_0778.JPG; IMG\_0779.JPG

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

Hi Matthew,

Second batch - W. Ohlson Drive.

--

Take care,

Ellery  
Project Manager  
Bull Moose Surveying  
200 Hygrade Lane, Wasilla, AK. 99654  
Business Phone: 907-357-6957 Business Fax: 907-357-6977  
emails: [ellery@bullmoosesurveying.com](mailto:ellery@bullmoosesurveying.com)  
[tim@bullmoosesurveying.com](mailto:tim@bullmoosesurveying.com)  
[office@bullmoosesurveying.com](mailto:office@bullmoosesurveying.com)



**EXHIBIT G-6**



EXHIBIT G-7

**Matthew Goddard**

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Tuesday, December 26, 2023 2:14 PM  
**To:** Matthew Goddard  
**Cc:** Carl Jerue  
**Subject:** Settlers Bay South - Vacation Posting Photos 3 of 4  
**Attachments:** IMG\_0780.JPG; IMG\_0781.JPG; IMG\_0782.JPG

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

Hi Matthew,

Third batch - S. Borigo Drive.

--

Take care,

Ellery  
Project Manager  
Bull Moose Surveying  
200 Hygrade Lane, Wasilla, AK. 99654  
Business Phone: 907-357-6957 Business Fax: 907-357-6977  
emails: [ellery@bullmoosesurveying.com](mailto:ellery@bullmoosesurveying.com)  
[tim@bullmoosesurveying.com](mailto:tim@bullmoosesurveying.com)  
[office@bullmoosesurveying.com](mailto:office@bullmoosesurveying.com)





**MATANUSKA-SUSITNA BOROUGH**  
Planning and Land Use Department  
Platting Division  
350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Fax (907) 861-8407

## PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION: Parcel #3, MSB Wasley 2000-80-PWm

POSTING DATE: 12/26/2023 MSB Platting Division Case # 2023-094 & 095

Applicant: Olympic Investments NE 1/4, Sec. 4  
Mailing Address: PO Box 873088 Tigard, OR 97168  
Wasley, AK 99687

**To Whom It May Concern:**

In accordance with MSB 43.10.065(G), the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Platting Division for more information concerning this action.

The applicant, in accordance with MSB 43.10.065(G) is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M. 2/15/24, in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. Please send any comments regarding the proposed action to MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hand Out" packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. Pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (<http://www.msbsi.gov.ak>), or at various libraries within the borough.

S:\Planning\Platting\FORMS & LETTERS\Title 43 Forms\SLEW Vacation Posting\Platting notice SLEW432477.doc



EXHIBIT G-10



EXHIBIT G - 11

**Matthew Goddard**

---

**From:** Ellery Gibbs <ellery@bullmoosesurveying.com>  
**Sent:** Tuesday, December 26, 2023 2:15 PM  
**To:** Matthew Goddard  
**Cc:** Carl Jerue  
**Subject:** Settlers Bay South - Vacation Posting Photos 4 of 4  
**Attachments:** IMG\_0783.JPG; IMG\_0784.JPG; IMG\_0785.JPG

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

Hi Matthew,

Final batch of 4 - S. Borigo Drive.

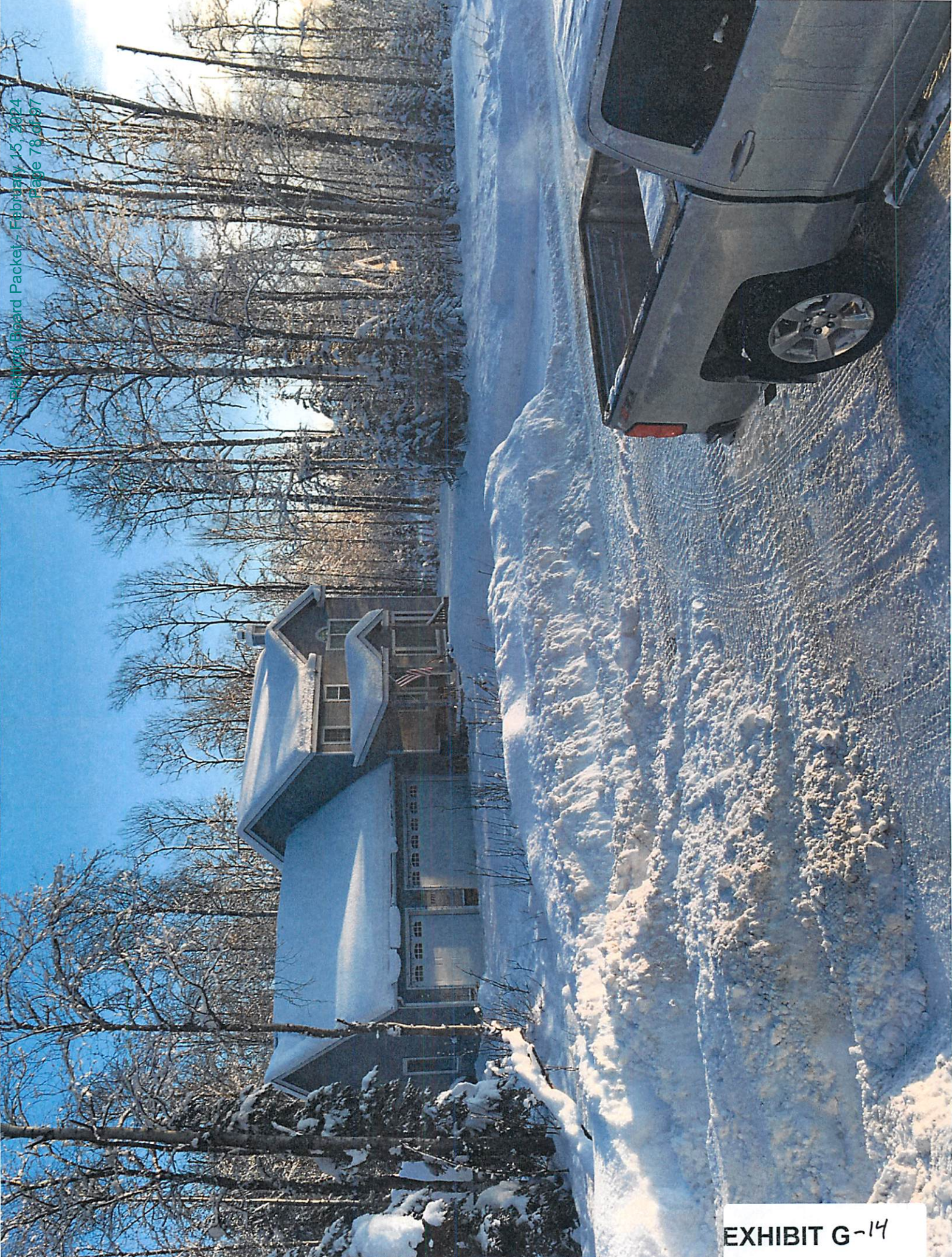
--

Take care,

Ellery  
Project Manager  
Bull Moose Surveying  
200 Hygrade Lane, Wasilla, AK. 99654  
Business Phone: 907-357-6957 Business Fax: 907-357-6977  
emails: [ellery@bullmoosesurveying.com](mailto:ellery@bullmoosesurveying.com)  
[tim@bullmoosesurveying.com](mailto:tim@bullmoosesurveying.com)  
[office@bullmoosesurveying.com](mailto:office@bullmoosesurveying.com)



EXHIBIT G-13





**EXHIBIT G-15**

**Matthew Goddard**

---

**From:** Annisa Christensen <akdragonlady44@gmail.com>  
**Sent:** Monday, October 16, 2023 10:47 AM  
**To:** MSB Platting  
**Subject:** Response to Olympic Investments Inc

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

My name is Annisa Christensen and I received notification in the mail that Olympic Investments is wanting to add 53 lots and 1 tract from Parcel#3 behind my house. I live on Calista Dr., and built my home 20 years ago. The main reason I bought my lot was because of the woods behind my house. I was told no one would be allowed to build behind me, giving us privacy in our backyard as well as a beautiful view. I strongly oppose this request to add 53 lots. Not only will this affect our privacy and view, it will affect my property value when I go to sell my home. I am asking the borough to deny this request not just on my behalf, but on the behalf of all homeowners on Calista Dr. as well as Borigo Dr.

Thank You,  
Annisa Christensen



**Matthew Goddard**

---

**From:** Anne Marie Crane <annemarchandcrane@gmail.com>  
**Sent:** Monday, October 16, 2023 11:32 AM  
**To:** MSB Platting  
**Subject:** Settlers Bay South Petition

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

Dear Platting,

My name is Anne Marie Crane. I live on Calista Drive. My house abutts the woods. The same woods where a petition by Olympic Investment Inc for 53 houses is before you. I can't attend the meeting on November 02 2023, due to health reasons. However, I would like my objections heard. I bought my home in 2014. One of the things that drew me to it was the privacy and view of the woods. I would not have purchased my home if there were houses behind it. The natural beauty and privacy won me over. I am also concerned that the build will affect the value of my home. Please take my objections into consideration when making your decision as well as the privacy of every homeowner on Calista and Borgio who will be affected by the proposed subdivision.

Regards,  
Anne Marie Crane

**Matthew Goddard**

---

**From:** kashapsnikoff <kashapsnikoff@gmail.com>  
**Sent:** Sunday, October 22, 2023 1:01 PM  
**To:** MSB Platting  
**Subject:** Olympic Investments, Inc Request

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

My Husband, Andrew Looby, JR & I, Kimberly Shapsnikoff, own Tract F as well as lots 17 & 18 in Settlers Bay. We are opposed and object to the vacating of the current 33' easement. This move would bring us lot line to lot line. The lots 17 & 18 were purchased by my Grandparents in the 1970's and we bought them in 2007. We then purchased Tract F. We made these purchases with the understanding of the current easement. The proposed 53 lots being put into that tract knowing those easements are there is one thing – but to put 53 lots and rid an easement just brings us all way too close. The easement is accessed for utilities, equestrian and pedestrian use. Why not make lots 1-11 in Block 1 of proposed subdivision smaller and bring the lots 1-13 of block 3 more towards block 1? The idea that an easement has to be removed in order to cram as many lots on that block is crazy.

Thanks,  
Andrew Looby & Kim Shapsnikoff

Sent from [Mail](#) for Windows

Doug and Mary Wilber  
PO Box 877764  
Wasilla AK 99687

October 30, 2023

MATANUSKA-SUSITNA BOROUGH  
PLATING DIVISION  
350 E Dahlia Ave.  
Palmer, AK 99645

REF: Development and Vacation of Section Line Easement (SLE) of (Tax ID# 16N02W04A008) NE Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska located in the Knik-Fairview Community Council in Assembly District #3 by Olympic Investments, Inc. to be known as Settlers Bay South.

Plating Division:

I reside at 6390 S. Calista Dr. (Blk 12 Lot 15A) Settlers Bay Subdivision #2. I have lived here over 20 years and have used the SLE for recreational commuting between lots and have also use it to determine placement and setback requirements for the buildings on my property, keeping in mind the future use of the easement and development of the above-mentioned property.

The elevation direction of my lot is split with drainage to both the East and West. Much of the drainage goes to the East towards the proposed subdivision into the easement. I have cleared the easement, adjoining my property, of debris left behind from the original 1970's development of the area for better drainage.

The SLE vacation requested conjoins with the SLE north of Borigo Dr., in Crocker Creek Sub Phase IV, south of said parcel, which was not vacated in the platting of that subdivision.

As a past President of the Settlers Bay Homeowners Association (SBHOA) the section line easement will visually separate the new proposed subdivision from Settlers Bay Subdivision #2 which will help delineate where Settlers Bay #2 ends and the new proposed subdivision begins. This will help with any future confusion between the subdivisions and any questions regarding SBHOA covenant restricted areas.

According to **AS 19.30.410 Vacation of rights-of-way**; "a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses." There is no proposed comparable access for the existing easement. The proposed streets intersect with Borough maintained roads which I am sure will adhere to the same laws as all other roads in this area.

The developer knew the SLE was in place before they acquired the property. The easement was established decades ago for obvious reasons and should not be vacated.

Thank you for your time and my comment consideration.

Douglas Wilber  
907 244-7318

**EXHIBIT H - 4/**



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

## Department of Transportation and Public Facilities

Division of Project Delivery  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
[dot.alaska.gov](http://dot.alaska.gov)

January 2, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **KG 06 North Star Law Group (Plat #79,231, Plat #99-125) (revised), Knik River Road**
  - No objection to the proposed lot division.
  - Platting actions invalidate existing driveway permits. Apply for driveway permit for existing driveway access onto Knik River Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - Both lots will be permitted a singular access onto Knik River Road. Shared access easement required on plat. Subsequent development of both lots require continued use of shared access or access through Dock Circle.
  - Please add as plat note: "One shared access to Knik River Road for both lots. Subsequent development of both lots requires continued use of shared access easement."
- **Moose Creek Farm, 2010-005748-0 & 2010-005749-0, PA 03 Rumfelt Lavendar Survey for Ken Peltier, Glenn Highway**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access to the Glenn Highway from Lot 2."
  - Complete driveway permitting process with DOT&PF Right of Way for Lot 1.
  - Subsequent development of either lot may require an approach road.
  - While DOT&PF has no current projects in the area, please be advised of possible future improvements to the Glenn Highway between MP 53-55, including Moose Creek Bridge.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT I -1**

- **Settlers Bay South Subdivision Revised 20240215, Waiver Resolution #2000-80PWm, Knik Goose-Bay Road**
  - No objection to the proposed plat.
  - No objection to variance.
  - No objection to the proposed Section Line Easement vacation.
  - DOT&PF recommends petitioner dedicate 10-foot pedestrian easement on the western side of the eastern boundary of the section line easement.
  - Please add as plat note: "Tract A and subsequent development of Tract A required to take access through Donna Marie Lane. No direct access to Knik-Goose Bay Road."

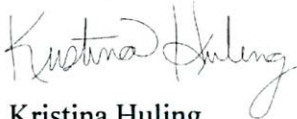
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Thursday, October 12, 2023 10:36 AM  
**To:** Matthew Goddard  
**Cc:** Carter, Marla M (DFG); Myers, Sarah E E (DFG)  
**Subject:** RE: RFC Settlers Bay South Updated

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed Settlers Bay South Subdivision. The proposed subdivision would create 53 lots and one tract containing approximately 76.66 acres. The proposed subdivision is located west of Cottonwood Creek and southeast of Knik-Goose Bay Rd (SM T16N R02W SEC 04)

ADF&G has no objections to the proposed subdivision with the following comment:

The property to be subdivided includes a portion of Crocker Creek that is catalogued as an anadromous water body but appears to be entirely encompassed in Tract A. At this time I do not expect any fish habitat permits to be required unless there is construction that takes place in Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or a water withdrawal. The developer is welcome to contact the Habitat Section Office at (907)861-3200, email to [dfg.hab.infopaq@alaska.gov](mailto:dfg.hab.infopaq@alaska.gov), or at our office at: ADFG Habitat Section, 1801 S Margaret Drive Suite 6, Palmer, AK 99645.

Thank you for the opportunity to review and comment on this application.

## Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Monday, September 25, 2023 2:31 PM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept.

## Matthew Goddard

---

**From:** Mercer, Jennifer A CIV USARMY CEPOA (USA) <Jennifer.A.Mercer@usace.army.mil>  
**Sent:** Thursday, December 21, 2023 1:33 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Settlers Bay South (MG)

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

Good afternoon,

The Corps of Engineers (Corps) does not have any comments regarding Settlers Bay South.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).  
Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Very Respectfully,  
Jennifer Mercer (she/her)  
Project Manager, South Section  
U.S. Army Corps of Engineers  
Alaska District, Regulatory Division  
P.O. Box 6898  
JBER, Alaska 99506-0898  
907-753-2779

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Wednesday, December 20, 2023 4:41 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; [dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov); [james.walker2@alaska.gov](mailto:james.walker2@alaska.gov); Percy,

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Friday, January 12, 2024 11:26 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Settlers Bay South (MG)

Matthew,

PD&E does not object to the section line easement vacation.

The petitioner should update the soils report to state that the proposed "open space" on tract B meets the definition of usable open space area and is the proper size to offset the lot size reduction of lots 2 through 13 block 3.

As previously commented:

- In support of the variance to geometrical standards, install warning signs in the vicinity of the curve in question, exact types and locations to be reviewed and approved by PD&E at the preconstruction conference.
- Extend drainage easements on Lots 1 and 2, Block 1 so that they reach to the back lot line to the west.
- Calistra drive will need to be certified to residential subcollector standards according to the 2022 SCM.
- Reclaim existing cul-d-sac on W. Borigo Drive per PD&E's instructions to be discussed at the pre-construction meeting.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 2, 2024 3:48 PM  
**To:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Cc:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Subject:** RE: RFC Settlers Bay South (MG)

Matthew,

PD&E has no comments.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Wednesday, December 20, 2023 4:41 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; [dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov); [james.walker2@alaska.gov](mailto:james.walker2@alaska.gov); Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [billydoc56@hotmail.com](mailto:billydoc56@hotmail.com); [pcook@alaskan.com](mailto:pcook@alaskan.com); Michael Keenan <[Michael.Keenan@matsugov.us](mailto:Michael.Keenan@matsugov.us)>; Jeffrey Anderson <[Jeffrey.Anderson@matsugov.us](mailto:Jeffrey.Anderson@matsugov.us)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; [dglsaviatn@aol.com](mailto:dglsaviatn@aol.com); Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, December 21, 2023 12:16 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Settlers Bay South (MG)

No comments.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, December 20, 2023 4:41 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>  
**Subject:** RFC Settlers Bay South (MG)

Hello,

The following link is a Request for Comments on the proposed Settlers Bay South Subdivision. Please ensure all comments are submitted by January 15, 2024 so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Settlers Bay South](#)

## Matthew Goddard

---

**From:** Jeffrey Anderson  
**Sent:** Friday, January 26, 2024 9:16 AM  
**To:** MSB Platting  
**Subject:** RE: Settlers Bay South Public Notice

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



### JEFF ANDERSON

Assistant Chief / Fire Marshal  
**CENTRAL MAT-SU FIRE DEPARTMENT**  
Fire & Life Safety Division (907) 861-8383  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

---

**From:** Theresa Taranto <Theresa.Taranto@matsugov.us>

**Sent:** Monday, January 22, 2024 2:36 PM

**To:** Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Sharon Lamz <Sharon.Lamz@matsugov.us>

**Subject:** Settlers Bay South Public Notice



**Theresa Taranto**  
Platting Division  
Administrative Specialist

**Matanuska-Susitna Borough**  
350 E Dahlia Ave  
Palmer, AK 99645  
**Phone** (907) 861-8573



**ENSTAR Natural Gas Company, LLC**  
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

January 3, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following Preliminary Plat and has no comments or recommendations.

**Settlers Bay South  
(MSB Case # 24-215)**

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC  
C: (907) 252-1294

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, January 8, 2024 8:57 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Settlers Bay South (MG)  
**Attachments:** Agenda Plat 20240215.pdf

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

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**MIREYA ARMESTO**

GCI | Technician III, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, December 20, 2023 4:41 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>  
**Subject:** RFC Settlers Bay South (MG)

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

Hello,

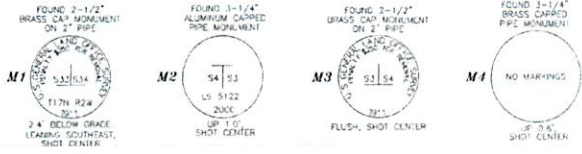
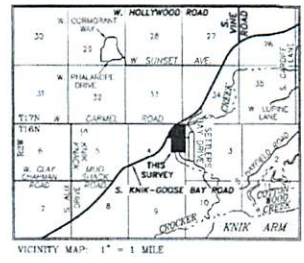
The following link is a Request for Comments on the proposed Settlers Bay South Subdivision.

Please ensure all comments are submitted by January 15, 2024 so they can be incorporated into the staff report that will be presented to the Platting Board.

[Settlers Bay South](#)

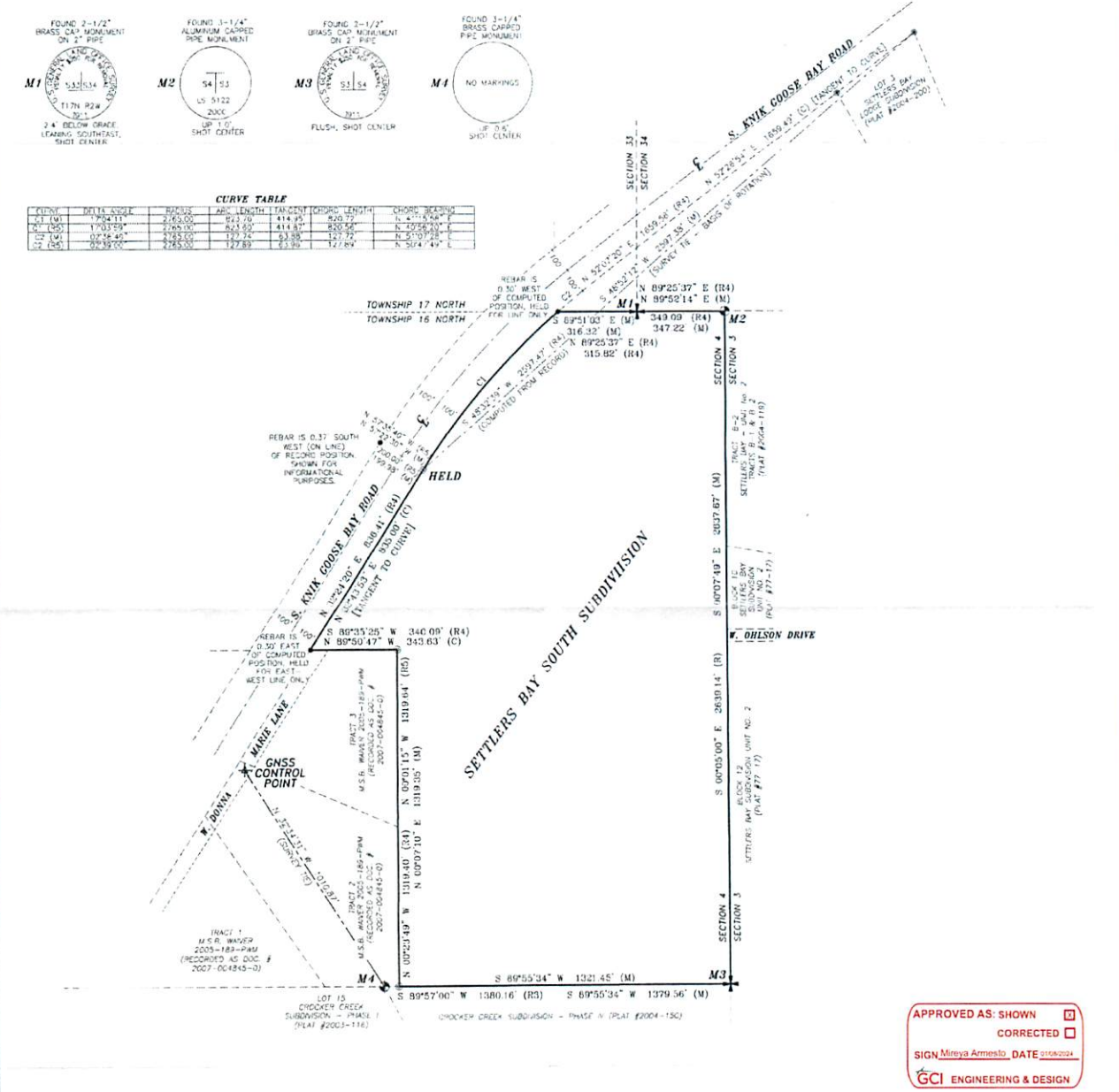
LEGEND

- FOUND MONUMENT AS NOTED
FOUND 1" OUTSIDE DIAMETER (OD) IRON PIPE
FOUND 1" PLASTIC CAP LABELLED 'SONTEC INC. U.S. 5318' ON 5/8" REBAR
FOUND 5/8" REBAR
FOUND 6"x6" CONCRETE RIGHT OF WAY MONUMENT WITH 'ACK' AT CENTER
RECORD VALUE PER SETTLERS BAY SUBDIVISION UNIT NO. 2 (PLAT #77-17)
RECORD VALUE PER CROCKER CREEK SUBDIVISION - PHASE IV (PLAT # 2004-150)
RECORD VALUE PER M.S.B. WAIVER RESOLUTION (SERIAL NO. 2005-183-PAM (RECORDED AS DOC # 2007-004845-0)
RECORD VALUE PER KNK-GOOSE BAY ROAD RECONSTRUCTION - VHW ROAD TO SETTLERS BAY (PLAT #2016-58)
COMPUTED VALUE THIS SURVEY
MEASURED VALUE THIS SURVEY



CURVE TABLE

Table with 6 columns: POINT, BEARING, DISTANCE, ANGLE, BEARING, DISTANCE. It lists curve data for points M1, M2, M3, and M4, including bearings like N 89°55'34" E and distances in feet and meters.



APPROVED AS: SHOWN [ ]
CORRECTED [ ]
SIGN: Mireya Arneson DATE: 01/08/2024
GCI ENGINEERING & DESIGN

NOTES

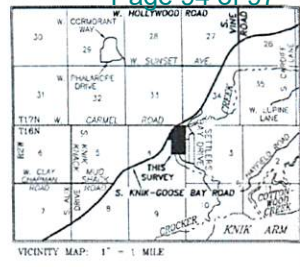
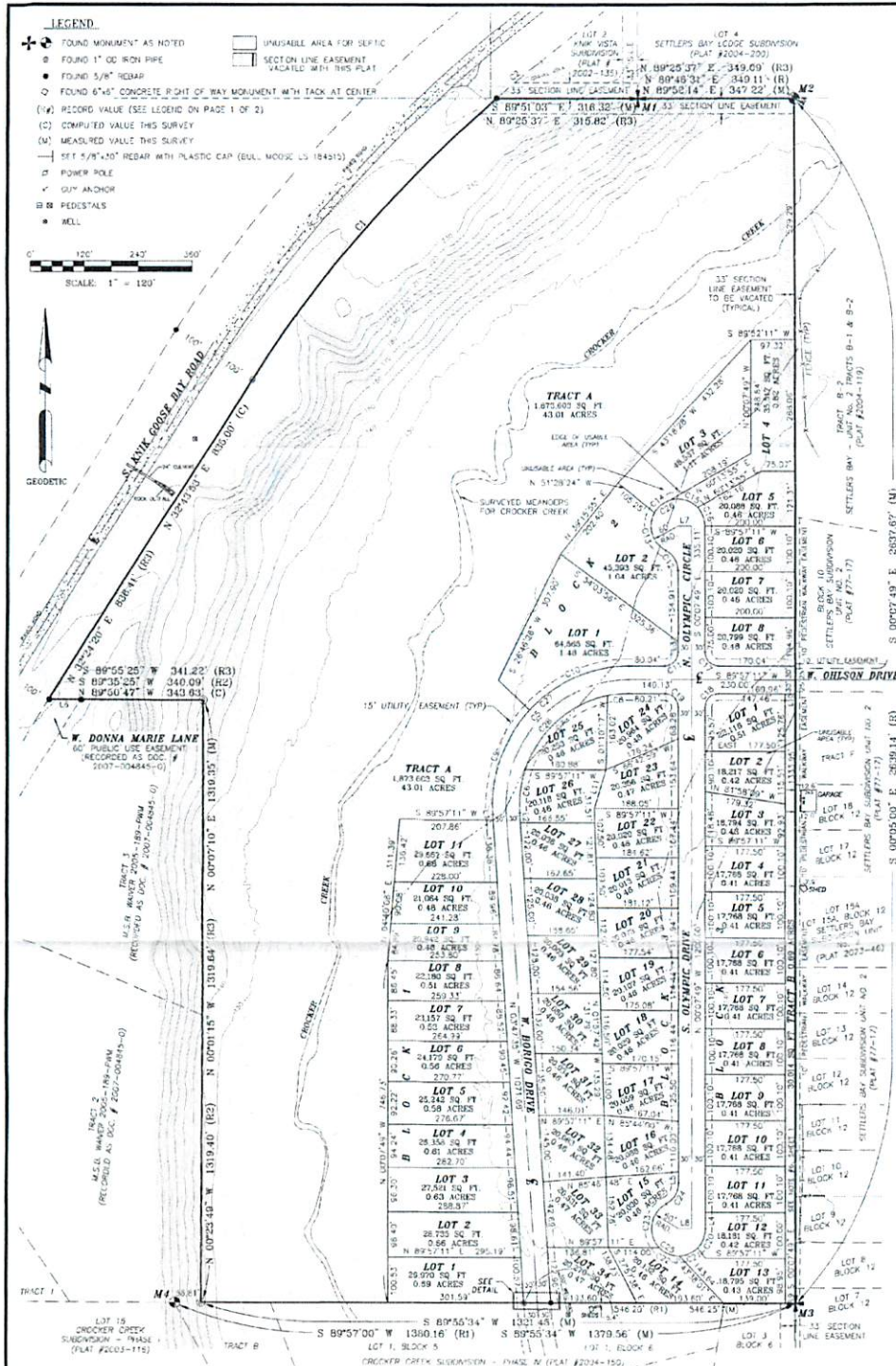
- 1. THE 'BASIS OF BEARING' IS GEODETIC NORTH AS OBSERVED ON MARCH 27, 2022 AT THE GNSS CONTROL POINT SHOWN ON SHEET...
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE...
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT...
4. ALL LOTS THIS SUBDIVISION TO CONNECT TO SETTLERS BAY COMMUNITY WATER SYSTEM...
5. ALL LOTS THIS SUBDIVISION HAVE AT LEAST 10,000 SQUARE FEET OF USABLE SEPTIC AREA...
6. TRACTS B, C AND 'OPEN SPACE' PER MATANUSKA-SUSTINA BOROUGH TITLE 43.20.0116...
7. CONTOURS TAKEN FROM MAT-SU BOROUGH 2011 LIDAR PROJECT...
8. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC...
9. SECTION LINE EASEMENT ON EAST BOUNDARY LINE IS IN PROGRESS OF VARIATION WITH A DEPARTMENT OF NATURAL RESOURCES...
10. KNK-GOOSE BAY ROAD RIGHT OF WAY WAS DETERMINED BY REVIEWING THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION...

REVISED PRELIMINARY

Agonda Copy RECEIVED DEC 13 2023 PLATTING

A PLAT OF SETTLERS BAY SOUTH
A REPLAT OF: PARCEL #3
WAIVER RESOLUTION SERIAL NO. 2000-80PWH
RECORDED IN BOOK 1072, PAGE 630
RECORDED DATE JUNE 9, 2000
LOCATED WITHIN: SECTION 4, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 76.68 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
200 HYDRATE AVE. OFFICE: (907) 357-6957
WASILLA, ALASKA 99584 OFFICE: 459-6888
DATE DRAWN: 12/15/2023 DRAWING SCALE: 1"=200'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA...
GLEN THOMAS DOCK, P.E.S.
12/15/2023



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

**CAROL Z. JOHNSON, GENERAL PARTNER** DATE  
 OLYMPIC INVESTMENTS, LLC  
 P.O. BOX 873088  
 WASHILLA, ALASKA 99687

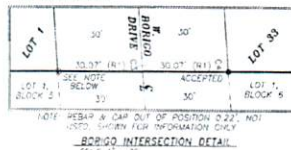
**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF  
 FEB. CAROL Z. JOHNSON  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY  
 PLAT RESOLUTION NO.  
 DATED AND THAT THIS PLAN 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

**CURVE TABLE**

STATION	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C2 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C3 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C4 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C5 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C6 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C7 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C8 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C9 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C10 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C11 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C12 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C13 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C14 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C15 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C16 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C17 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C18 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C19 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W
C20 (R3)	172.150°	774.00	821.60	414.87	820.58	N 49.66° 30' 00" W



REVISED PRELIMINARY

APPROVED AS SHOWN  
 CORRECTED  
 SIGN: *Melissa Arntsen*, DATE: 1/26/24  
 GCI ENGINEERING & DESIGN

A PLAT OF  
**SETTLERS BAY SOUTH**  
 A REPLAT OF:  
 PARCEL #3  
 WAIVER  
 RESOLUTION SERIAL NO.  
 2000-809701  
 RECORDED IN BOOK 1072, PAGE 630  
 RECORDED DATE JUN 9, 2000  
 LOCATED WITHIN:  
 SECTION 4, T19N R2W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINS THREE ACRES MORE OR LESS  
**BULL MOOSE SURVEYING LLC**  
 LICENSE # 200748  
 200 HIGHLAND LANE OFFICE: (907) 357-6951  
 WASHILLA, ALASKA 99684 [WWW.BULLMOOSESURVEYING.COM](http://WWW.BULLMOOSESURVEYING.COM)

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SURVEYING METHODS AND PROCEDURES USED AS DESCRIBED AND THE DETAILS HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



GREEN THOMAS DICKSON, R.S. 12/20/2023  
 4 TRAVIS INDUSTRIAL LAND S. AVENUE DATE

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.  
 THROUGH: \_\_\_\_\_ AGENTS: THE BOROUGH TAX COLLECTION OFFICIAL  
 DATE: \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, September 28, 2023 11:53 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Settlers Bay South Updated

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

Hi Matthew,

MTA has reviewed Settlers Bay South and have not comments to add.

Thanks for reaching out-

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

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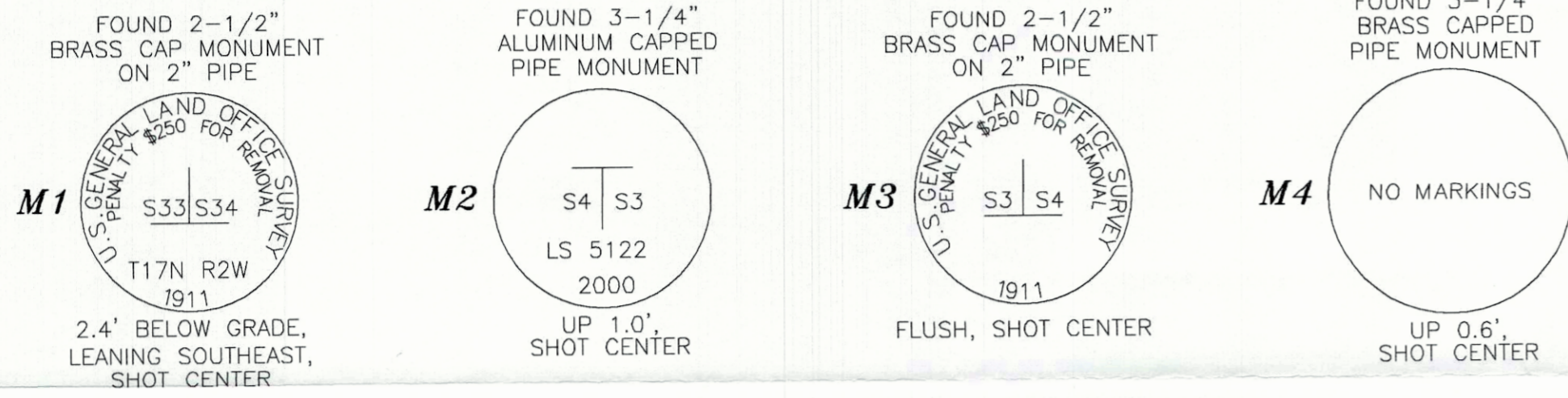
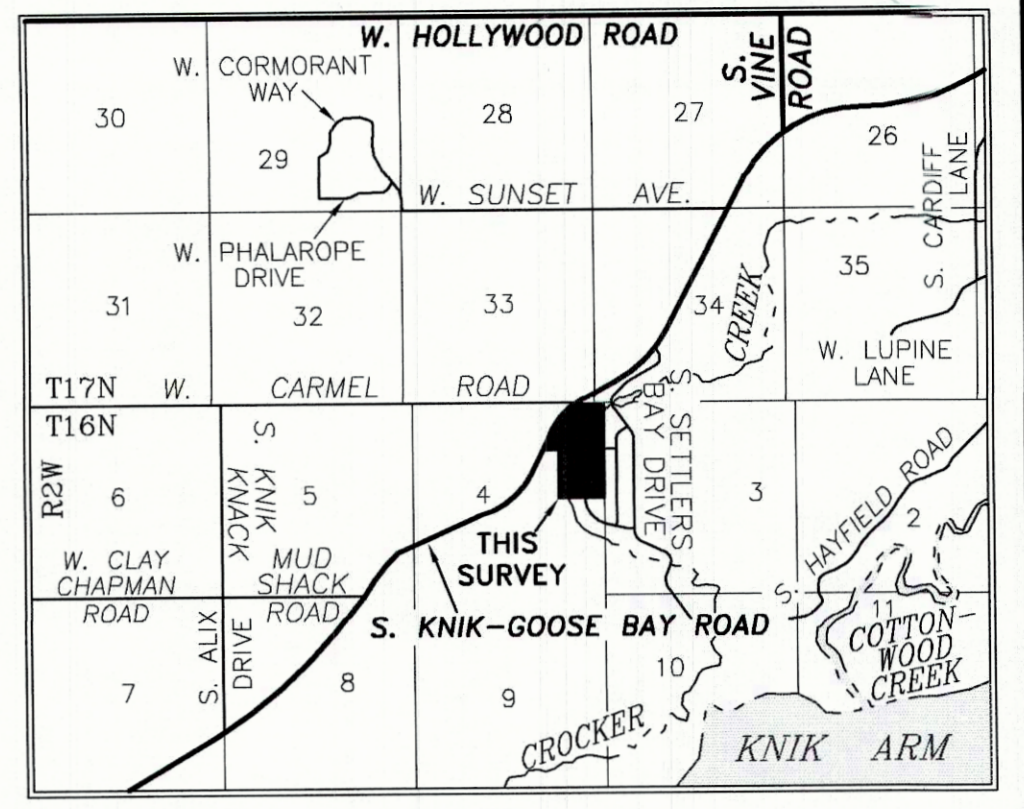
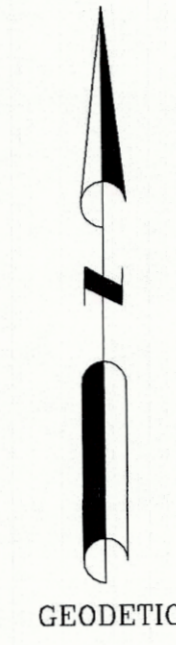
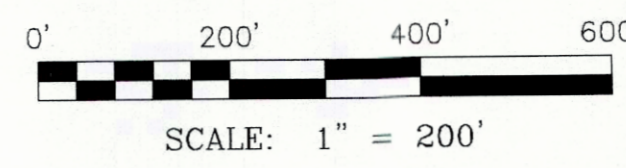
**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, September 25, 2023 2:31 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Settlers Bay South Updated

Hello,

The following link is an updated Request for Comments on the proposed Settlers Bay South subdivision. The request now contains a variance application and an update to the soils report.

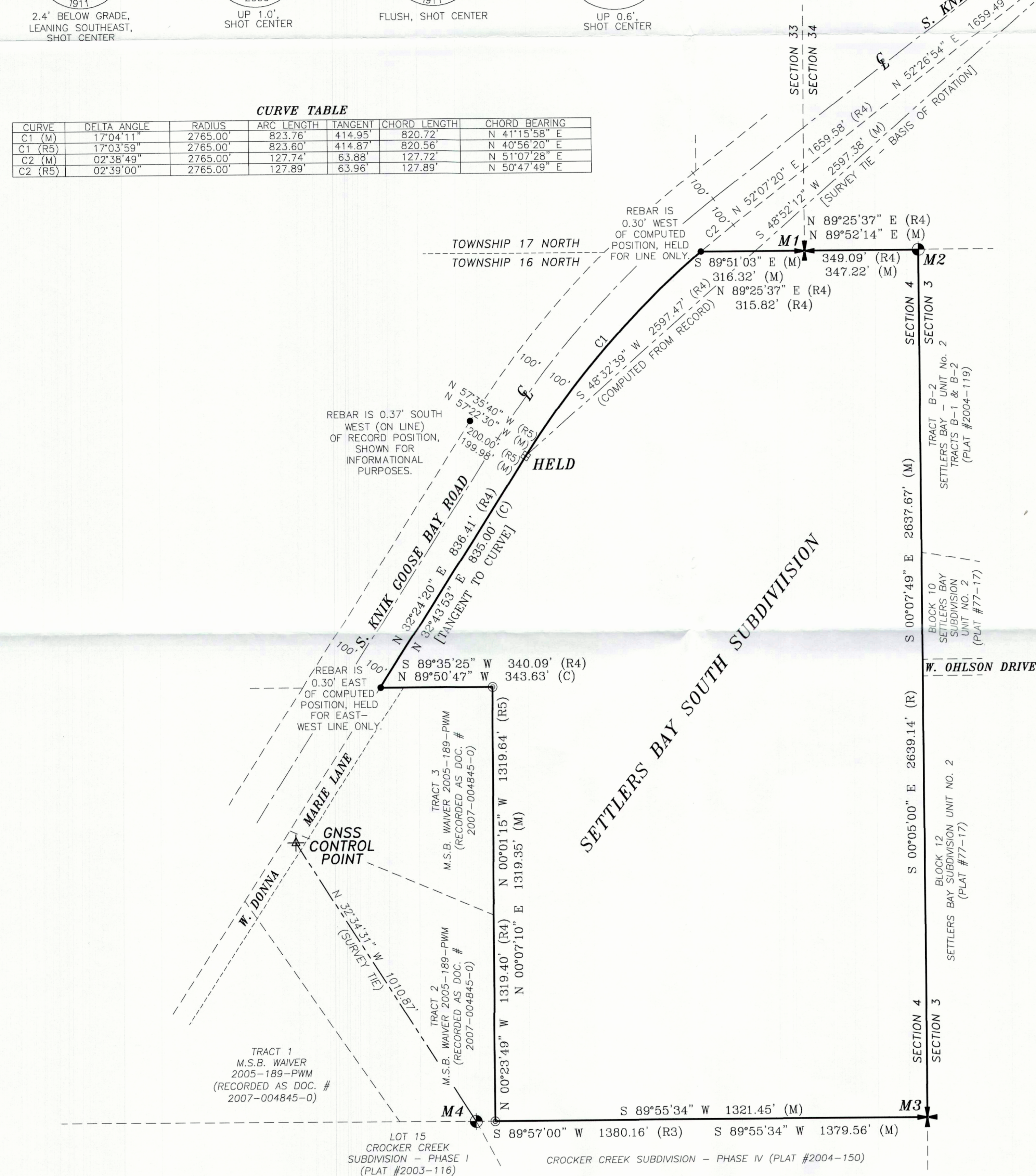
**LEGEND**

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND 1" OUTSIDE DIAMETER (OD) IRON PIPE
- FOUND 1" PLASTIC CAP LABELED "SENTEC INC. LS 5318" ON 5/8" REBAR
- FOUND 5/8" REBAR
- ◇ FOUND 6"x6" CONCRETE RIGHT OF WAY MONUMENT WITH TACK AT CENTER
- (R) RECORD VALUE PER SETTLERS BAY SUBDIVISION UNIT NO. 2 (PLAT #77-17)
- (R1) RECORD VALUE PER CROCKER CREEK SUBDIVISION - PHASE IV (PLAT # 2004-150)
- (R2) RECORD VALUE PER M.S.B. WAIVER RESOLUTION SERIAL NO. 2005-189-PWM (RECORDED AS DOC. # 2007-004845-0)
- (R3) RECORD VALUE PER KNIK-GOOSE BAY ROAD RECONSTRUCTION - VINE ROAD TO SETTLER'S BAY (PLAT #2016-68)
- (C) COMPUTED VALUE THIS SURVEY
- (M) MEASURED VALUE THIS SURVEY



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (M)	17°04'11"	2765.00'	823.76'	414.95'	820.72'	N 41°15'58" E
C1 (R5)	17°03'59"	2765.00'	823.60'	414.87'	820.56'	N 40°56'20" E
C2 (M)	02°38'49"	2765.00'	127.74'	63.88'	127.72'	N 51°07'28" E
C2 (R5)	02°39'00"	2765.00'	127.89'	63.96'	127.89'	N 50°47'49" E



**NOTES**

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 22, 2022 AT THE GNSS CONTROL POINT SHOWN (A 6" SPIKE). GNSS CONTROL POINT HAS A LATITUDE OF 61°30'28.29352"N AND A LONGITUDE OF 210°21'33.15625"W. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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.
3. 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 GOVERN THOSE SYSTEMS.
4. ALL LOTS THIS SUBDIVISION TO CONNECT TO SETTLERS BAY COMMUNITY WATER SYSTEM.
5. ALL LOTS THIS SUBDIVISION HAVE AT LEAST 10,000 SQUARE FEET OF USABLE SEPTIC AREA EXCEPT FOR LOTS 1 & 2, BLOCK 3. LOTS 1 & 2, BLOCK 3 TO HAVE STRUCTURAL FILL PLACED IN ORDER TO HAVE 10,000 SQUARE FEET OF USABLE SEPTIC AREA BEFORE RECORDING OF THIS SUBDIVISION.
6. TRACTS B & C ARE "OPEN SPACE" PER MATANUSKA-SUSITNA BOROUGH TITLE 43.20.281(E) - OPEN SPACE INCENTIVE AND ARE IRREVOCABLY DEDICATED TO THE SUBDIVISION LOT OWNERS AND CANNOT BE RESUBDIVIDED.
7. CONTOURS TAKEN FROM MAT-SU BOROUGH 2011 LIDAR PROJECT.
8. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 323 RECORDED AUGUST 12, 1999 IN BOOK 1029, PAGE 503
9. SECTION LINE EASEMENT ON EAST BOUNDARY LINE IS IN PROGRESS OF VACATION WITH ALASKA DEPARTMENT OF NATURAL RESOURCES.
10. KNIK-GOOSE BAY ROAD RIGHT OF WAY WAS DETERMINED BY REVIEWING THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT-OF-WAY (R.O.W.) BASE MAP Z517170000 KNIK-GOOSE BAY ROAD RECONSTRUCTION VINE ROAD TO SETTLER'S BAY AND TYING SEVERAL MONUMENTS AND PROPERTY CORNERS AS SHOWN ON THIS PLAT. BULL MOOSE SURVEYING STARTED WITH HOLDING THE YELLOW CONCRETE R.O.W. MONUMENT (MARKED "HELD" ABOVE) AND THE TWO PLASTIC CAP/REBAR CORNERS FOR LOT 3, SETTLERS BAY LODGE SUBDIVISION. THE TIE FROM THE CONCRETE R.O.W. MONUMENT TO THE NORTHEASTERN PROPERTY CORNER WAS USED AS THE ROTATION FROM AK DOT RECORD TO THIS BASIS OF BEARING AND OTHER CORNERS FOUND MATCHED CLOSEST WITH HOLDING THE THREE CORNERS ABOVE. THE TWO PLASTIC CAPS FOR LOT 3 WERE USED FOR THE RIGHT-OF-WAY TANGENT TO THE CURVE AND THE RECORD CURVE RADIUS WAS HELD TO RECOMPUTE THE RIGHT-OF-WAY FOR KNIK-GOOSE BAY ROAD AS PART OF THIS SUBDIVISION'S BOUNDARY. THE TWO REBARS FOUND COMMON TO THE KNIK-GOOSE BAY RIGHT-OF-WAY AND THE BOUNDARY OF THIS SUBDIVISION DID NOT MATCH WITH KNIK-GOOSE BAY RIGHT-OF-WAY AND SO WERE ONLY USED FOR THE EAST-WEST BOUNDARY LINES INTERSECTING KNIK-GOOSE BAY RIGHT-OF-WAY AND WILL BE REPLACED WITH THIS SUBDIVISION.

**REVISED PRELIMINARY**

**Agenda Copy**

**RECEIVED**  
DEC 19 2023  
**PLATTING**

A PLAT OF  
**SETTLERS BAY SOUTH**  
A REPLAT OF:  
PARCEL #3  
WAIVER RESOLUTION SERIAL NO.  
2000-80PWm  
RECORDED IN BOOK 1072, PAGE 630  
RECORDED DATE JUNE 9, 2000

LOCATED WITHIN:  
SECTION 4, T16N R2W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 76.66 ACRES MORE OR LESS

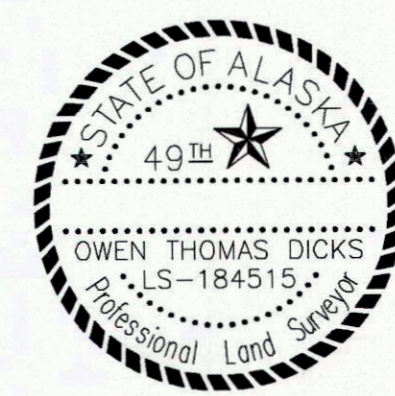
**BULL MOOSE SURVEYING LLC**  
LICENSE # 200746

200 HYGRADE LANE  
WASILLA, ALASKA 99654 OFFICE: (907) 357-6957  
DRAWN BY: DW/EEG office@bulmoosesurveying.com  
VISIT US AT www.bulmoosesurveying.com

DATE DRAWN: 12/15/2023 DRAWING SCALE:  
1"=200'  
DRAWN BY: DW/EEG SHEET  
CHECKED BY: TGC/OTD 1 OF 2

**SURVEYOR'S CERTIFICATE**

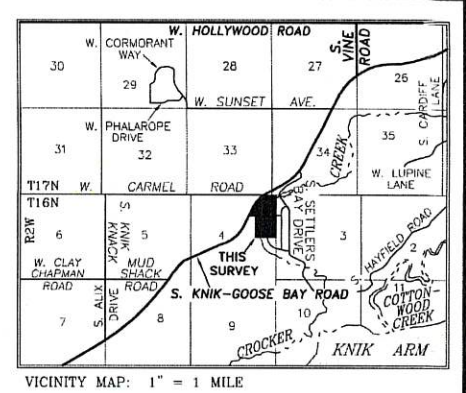
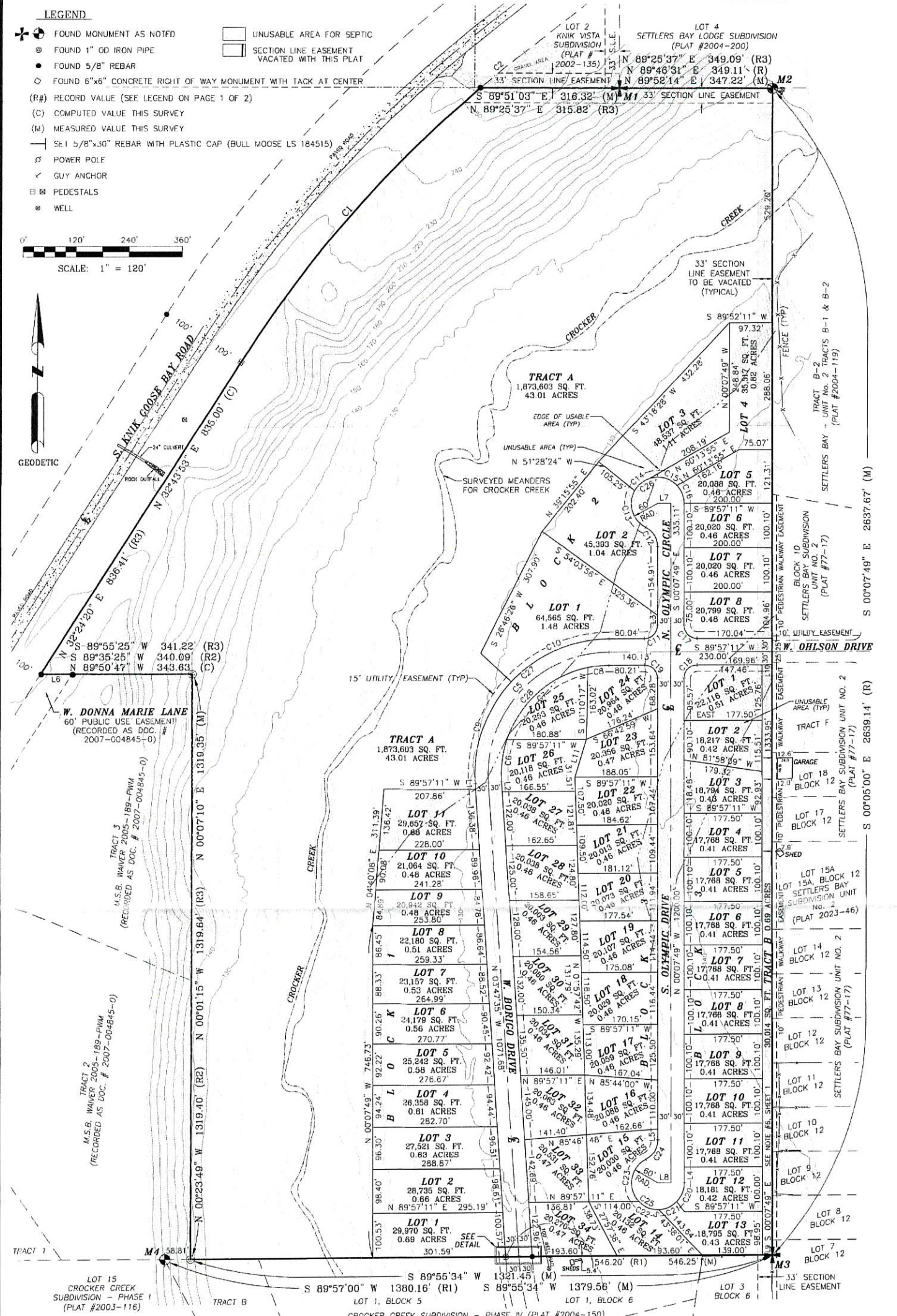
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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



OWEN THOMAS DICKS, P.L.S.  
LS 184515 PROFESSIONAL LAND SURVEYOR

12/15/2023  
DATE





**VICINITY MAP: 1" = 1 MILE**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

**CAROL Z. JOHNSON, GENERAL PARTNER DATE**  
 OLYMPIC INVESTMENTS, LLC  
 P.O. BOX 873088  
 WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR **CAROL Z. JOHNSON**

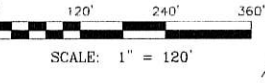
**NOTARY FOR THE STATE OF ALASKA**  
 MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. \_\_\_\_\_  
 DATED \_\_\_\_\_  
 AND THAT THIS PLAN 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 PLAN IS LOCATED.

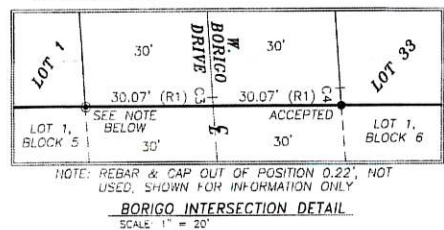
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND 1" OD IRON PIPE
  - FOUND 5/8" REBAR
  - FOUND 6"x6" CONCRETE RIGHT OF WAY MONUMENT WITH TACK AT CENTER
  - RECORD VALUE (SEE LEGEND ON PAGE 1 OF 2)
  - COMPUTED VALUE THIS SURVEY
  - MEASURED VALUE THIS SURVEY
  - 5/8"x3/32" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)
  - POWER POLE
  - GUY ANCHOR
  - PEDESTALS
  - WELL
  - UNUSABLE AREA FOR SEPTIC
  - SECTION LINE EASEMENT VACATED WITH THIS PLAT



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (M)	17°04'11"	2765.00	823.76	414.95	820.72	N 41°15'58" E
C1 (R3)	17°03'58"	2765.00	823.60	414.87	820.56	N 40°56'20" E
C2 (M)	02°38'49"	2765.00	127.74	63.89	127.72	N 51°07'28" E
C2 (R3)	02°39'00"	2765.00	127.89	63.96	127.89	N 50°47'49" E
C3	21°03'53"	745.00	1.94	0.97	1.94	S 03°52'01" E
C4	01°18'33"	720.00	3.89	1.94	3.89	S 03°56'51" E
C5	93°44'46"	275.00	449.95	293.59	401.41	S 43°04'48" W
C6	22°07'15"	245.00	94.59	47.89	94.00	N 07°18'03" E
C7	67°17'14"	245.00	257.79	142.27	245.06	S 48°28'18" W
C8	11°20'16"	245.00	48.48	24.32	48.48	S 75°25'10" E
C9	46°52'33"	305.00	249.52	132.22	242.62	S 19°38'37" W
C10	46°52'33"	305.00	249.52	132.22	242.62	S 66°30'59" W
C11	90°05'00"	30.00	47.17	30.04	42.46	S 44°54'41" W
C12	67°57'51"	30.00	54.95	30.62	52.22	S 31°36'45" E
C13	92°12'13"	60.00	96.56	62.35	86.47	S 16°59'34" E
C14	43°01'42"	60.00	45.06	23.65	44.01	N 50°37'24" E
C15	64°53'11"	60.00	67.95	36.14	64.98	S 75°25'10" E
C16	42°58'34"	60.00	45.00	23.62	43.96	N 21°29'17" W
C17	89°55'00"	30.00	47.08	29.96	42.40	S 45°05'19" E
C18	90°05'00"	30.00	47.17	30.04	42.46	N 44°54'41" E
C19	89°55'00"	30.00	47.08	29.96	42.40	N 45°05'19" W
C20	45°00'00"	60.00	47.12	24.85	45.92	N 22°22'11" E
C21	42°58'28"	60.00	45.00	23.62	43.96	N 66°21'25" E
C22	48°18'25"	60.00	50.59	26.91	49.10	N 68°00'09" W
C23	106°40'59"	80.00	111.72	80.62	52.22	S 31°21'07" W
C24	62°57'52"	30.00	54.95	30.62	52.22	S 31°21'07" W
C25	242°57'52"	60.00	254.43	97.98	102.34	N 58°38'53" W
C26	243°05'40"	80.00	254.57	97.73	102.27	N 58°27'10" E
C27	93°44'46"	305.00	499.03	325.62	445.20	N 43°04'48" E
C28	93°44'46"	245.00	400.86	261.57	357.62	N 43°04'48" E



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 03°47'35" W	12.40
L2	N 03°47'35" W	22.41
L3	N 00°07'49" W	22.27
L4	S 00°07'49" E	34.96
L5	S 00°07'49" E	25.00
L6 (M)	S 89°50'42" E	71.48
L6 (R2)	S 89°50'42" E	71.39
L7	S 89°52'11" W	30.00
L8	S 89°52'11" W	30.00
L9	S 89°55'08" W	22.50
L10	N 89°57'11" E	22.50
L11	S 17°03'32" W	88.00

**REVISED 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 PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 OWEN THOMAS DICKS, P.L.S. 12/20/2023  
 LS 184515 PROFESSIONAL LAND SURVEYOR DATE



A PLAT OF  
**SETTLERS BAY SOUTH**  
 A REPLAT OF:  
 PARCEL #3  
 WAIVER RESOLUTION SERIAL NO.  
 2000-80PWm  
 RECORDED IN BOOK 1072, PAGE 630  
 RECORDED DATE JUNE 9, 2000  
 LOCATED WITHIN:  
 SECTION 4, T16N R2W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 76.66 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING LLC**  
 LICENSE # 200746  
 200 HYGRADE LANE OFFICE: (907) 357-6957  
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com  
 VISIT US AT www.bullmoosesurveying.com  
 DATE DRAWN: 12/20/2023 DRAWING SCALE:  
 DRAWN BY: DW/EEG 1" = 120'  
 CHECKED BY: TGC/DID SHEET  
 2 OF 2