

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel



PLATTING BOARD
Chair Ron Johnson, District 1
Brian Goodman, District 2
Vice Chair Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **June 6, 2024**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. May 2, 2024
- B. May 16, 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. **PANORAMIC PRESERVE:** The request is to create 20 lots and one tract from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, (Tax ID# 8101000T001A); lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: Arctic Devco Inc, Staff: Chris Curlin, Case # 2023-107)*

B. **SECON PUE:** The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-). The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case # 2024-055)*

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

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

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Kayla Kinneen)*

- June 20, 2024, Platting Board Meeting; we have no cases to be heard.

7. BOARD COMMENTS

8. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 2, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Acting Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair
Mr. Brian Goodman, District Seat #2
Mr. Eric Koan, District Seat #3, Vice Chair
Mr. Dan Bush, District Seat #4
Ms. Sandra Kreger, District Seat #6
Mr. Sidney Bertz, District Seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Ms. Michelle Traxler, District Seat #5

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Ms. Natasha Heindel, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Bertz led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 18, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MISTY MEADOW**: The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Mosquito Park, LLC, Staff: Matthew Goddard, Case #2024-003*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 62 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss or answer any questions from the Board.

The petitioner, Scott Johannes spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the Variance, Misty Meadow. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection

MOTION: Platting Member Bush made a motion to approve the preliminary plat, Misty Meadow with recommendation #4 stating City of Houston instead of DPW. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

Recess was called at 1:30 PM

Back at 1:34 PM

- B. **BOGARD COLONIAL MSP**: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **Continued from the April 18, 2024 meeting.** (*Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case #2024-023*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 100 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 11 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Ron Conklin
- Chuck Kaucic
- Bill Wiederkehr
- Joel Stefanski
- Rachel Greenberg

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss or answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Bogard Colonial MSP. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion did not pass with 3 in favor and 4 opposed. (Johnson, Halford, and Koan in favor)

Discussion ensued and a motion for reconsideration vote was made by Platting Member Kreger. Platting Member Halford seconded the motion.

VOTE: The reconsideration vote passed with 4 in favor. (Goodman, Halford, Koan, and Kreger in favor)

C. **NORDIC PARK 2**: The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. **This case was continued from the April 18, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Natasha Heindel, Case #2024-026)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 36 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 8 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing open and

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Nordic Park 2. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **HIDDEN JEWEL**: The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 140 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Jim Burnem
- Martin George

There being no one else to be heard Chair Johnson closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Hidden Jewel. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- E. **WISTERIA MEADOWS ADD 1**:The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 30 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Martin George

There being no one else to be heard Chair Johnson closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the preliminary plat, Wisteria Meadows Add 1 with 9 recommendations of approval and amendment of Recommendation # 6 to state “If needed by ENSTAR” Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a motion to add recommendation # 10 to show a temporary turnaround on Mary Street on final plat. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- Next meeting May 16, 2024. We have six cases on the agenda.
 - Meadow Creek Homestead
 - Thor Rd Add PUE
 - Lazy Moose Run
 - Silvertip Commercial
 - Pates Province
 - Morning Light

BOARD COMMENTS.

- Platting member Hallford- Had comments as to the process of the Board and making a decision.
- Platting member Bush had comments on Fred's observations.
- Platting member Koan had comments on packets and reviewing them when they are available.
- Chair Johnson commented on having a private meeting to help board members understand a meeting more thoroughly.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:38 PM**.

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

DRAFT

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 16, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair
Mr. Eric Koan, District Seat #3, Vice Chair
Mr. Dan Bush, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Mr. Brian Goodman, District Seat #2
Ms. Sandra Kreger, District Seat #6
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Ms. Natasha Heindel, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- May 2, 2024, Minutes were not approved and need amending.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MEADOW CREEK HOMESTEAD**: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Monty & Jo Cassidy, Troy & Lieba Putnam Staff: Chris Curlin, Case #2024-040*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 95 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to July 18, 2024, for time to submit a variance.

Discussion ensued.

VOTE: The case was postponed without objection.

- B. **THOR ROAD ADD PUE**: The request is to create a 30' wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1. (*Petitioner/Owner: Martha Butler, Staff: Matthew Goddard, Case #2024-045*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 52 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 5 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Heidi Larrabee
- Patrick Larrabee
- Shelly Nielsen
- Richard Pochatko
- Landon Binder

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the Thor Rd Add PUE, with staff recommended modification to recommendation #4. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case #2024-048*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 58 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Patrick Larrabee
- Richard Pochatko
- Heidi Larrabee
- Shelly Nielsen
- Amanda Wolfe
- Jason Isley
- John Nielsen
- Abby Pochatko
- Landon Binder

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Lazy Moose Run. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion failed with Platting Members Koan, Traxler, and Johnson voting Yes and Platting Members Bertz and Bush voting No.

Discussion to craft Findings of Fact ensued.

Break at 2:42 PM
Back at 2:55 PM

Return from break: Platting Members Bertz and Bush returned handwritten reasonings for their Findings of Fact. The Board tabled further discussion to the end of the public hearings

- D. **SILVERTIP COMMERCIAL:** The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2. (*Petitioner/Owner: MauiToe LLC & Ron & Michelle Richards, Staff: Natasha Heindel, Case #2024-050*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 167 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Silvertip Commercial. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- E. **PATES PROVINCE**: The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE'S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard (Tax ID #17N04W13C001); within the S ½ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Mark Pate, Staff: Matthew Goddard, Case #2024-051*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 11 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.
The following persons spoke:

- Richard Gaffey

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Pates Province. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- F. **MORNING LIGHT**: The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Rock LLC, Staff: Natasha Heindel, Case #2024-053*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 146 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.
The following persons spoke:

- Jenna Deason
- Matt Deason
- Rebekah Gross
- Jacque Keeler

- Bridger Crawford

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Morning Light. Platting Member Koan seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a motion to amend and add recommendation of approval #9 to state "Show building exclusionary area for lots 16-20, Block 2 on final plat". Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Morning Light. Platting Member Koan seconded the motion.

No further discussion.

VOTE: The motion passed without objection.

The Findings of Fact were presented for Lazy Moose Run. Platting Member Bush and Platting Member Bertz agreed to the crafted findings for Lazy Moose Run.

The Findings of Fact were adopted

7. PLATTING STAFF & OFFICER COMMENTS

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

BOARD COMMENTS.

- Platting member Bush- Is sympathetic to the public comments and thanked the Borough.
- Chair Johnson – Thanked the public for coming.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **4:02 PM**.

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

5A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 6 2024

PRELIMINARY PLAT: PANORAMIC PRESERVE
LEGAL DESCRIPTION: SECs 20 & 21, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: ARCTIC DEVCO INC
SURVEYOR/ENGINEER: BESSE ENGINEERING/NORTHRIM ENGINEERING
ACRES: 20 ± PARCELS: 20
REVIEWED BY: CHRIS CURLIN CASE #: 2023-107

REQUEST: The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets; lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. **This case was continued from November 2, 2023.**

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Variance Application	EXHIBIT B – 10 pgs
Geotechnical Report	EXHIBIT C – 31 pgs
Average Daily Traffic (ADT) Calculations	EXHIBIT D – 1 pg
Drainage Improvements	EXHIBIT E – 1 pg
Preliminary Construction Plans	EXHIBIT F – 1 pg
Community Water System Diagram	EXHIBIT G – 1 pg

AGENCY COMMENTS

USACE	EXHIBIT H – 1 pg
Department of Public Works Pre-Design Division	EXHIBIT I – 1 pg
Development Services	EXHIBIT J – 1 pg
Gateway Community Council	EXHIBIT K – 1 pg
Utilities	EXHIBIT L – 3 pgs
Public	EXHIBIT M – 3 pgs

DISCUSSION: Twenty lots and one tract will be created. Access for the lots will be from internal streets, E. Forever View Circle and S. Panoramic Drive. Lot sizes vary from 2.5 acres to 2.81 acres. All streets to be constructed to Borough residential street standards (see **Recommendation #5**). Preliminary Construction Plans of proposed streets is at **Exhibit F**. Average Daily Traffic (ADT) Calculations are at **Exhibit D**. An approved Flood Hazard Development Permit is on file with Platting staff, as is a Driveway Permit Application. The petitioner has submitted a variance application (**Exhibit B**) with criteria A – C answered.

All lots will be served by a community water system. Community Water System Diagram is at **Exhibit G**. Community water system is required to be constructed and approved by ADEC. Well houses are on proposed Tract 1A-1 and on existing Tract 1B, The Ranch Phase 7A. Pursuant to MSB 43.15.049(I) "Prior to final plat recordation, State of Alaska Department of Environmental Conservation (ADEC) review and approval are required for community or municipal water supply systems (certificate to operate, if required by ADEC). As-builts or record drawings for any community water systems installed are required. Wells used for community shall be shown with their protective well radius. Protective well radii extending more than 125' on adjoining property are prohibited unless an easement is obtained; or that portion of the adjoining property that is inside the well radius and beyond 125' is deemed unusable for septic area"

Variance Request: The petitioner has submitted a variance request pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**) The variance request is to the 2022 Subdivision Construction Manual (SCM): A09.1 Intersection Sight Distance: Stop controlled streets shall be designed to provide intersection sight distance as specified in this subsection. Table A-2. and Figure A-6.

A09.2, Intersection Spacing: Minimum centerline to centerline distance between intersections on the same side or opposing sides of the through street shall be: 650 feet on higher order streets where other access standards do not exist. If the above spacing along the through street cannot be met, intersections shall be aligned directly across from each other.

CRITERIA A: The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property:

This variance request for A09.1 and A09.2 of the 2022 Subdivision Construction Manual (SCM) results in a safer design, with a less chance of injury to the public. As stated above, the separation to the Machetanz Elementary School is maintained by the Variance Request Design. Safety for the student population is enhanced by this variance request. The variance request lessens the chance of slippage on high slope road surfaces during winter conditions. The previous 9% slope configuration across from S. Privacy Circle is eliminated. The variance location of S. Panoramic Drive at the crest of E. Nelson Road, allows the lowest entry slope. The existing established bike trail across from S. Privacy Circle will not be affected by the variance request. The current grades on the bike trail will remain. The previous configuration may have resulted in steeper bike trail slopes.

CRITERIA B: The variance request is based upon conditions of the property that are atypical to other properties.

This variance request is atypical, by the subdivision placement into a developed area, with existing school and residential subdivisions. Panoramic Preserve is the last "piece of the puzzle" to go into place. The Variance Request Design meets the intent of the 2022 SCM, only requiring slight modifications to separation distance, which results in an overall superior design.

CRITERIA 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.

As stated above, the main reason for this variance request is it results in a far superior design. The slight modifications of A09.1 and A09.2 of the 2022 Subdivision Construction Manual (SCM) results in a safer design, with a less chance of injury to the public.

The Variance Request Design utilizes the existing topographical conditions of the property to direct drainage to the north, allowing much improved drainage features. Safer roadway slopes can be maintained by this variance request, utilizing existing surficial features.

The strict application of MSB 43.20 shall result in an inferior subdivision layout. Undue substantial hardship to the owner of the property will result from not allowing this variance.

Soils Report: (Exhibit C) A soils report was submitted, pursuant to MSB 43.20.281(A). Steve Eng, PE, NorthRim Engineering, notes 30 testholes were excavated and logged in the past four years. Testhole numbers are shown on the attached testhole map. This site has been used in the past as a borrow pit for sand and gravel. Soils have been observed to be uniformly superior; soils test sites are similar, uniformly sand with gravel with some silt present. Each lot will provide a minimum of 10,000 sf of useable area for septic systems. The majority of the lots are level; some with side slopes break greater than 25%. These higher slopes are generally located along the edge of the subdivision. No groundwater was encountered. Several testholes exhibited dense silt, but alternative locations were discovered. Soils logs and sieve analysis results are attached. Mr. Eng concludes: all proposed lots contain at least 10,000 contiguous square feet of usable septic area and 10,000 square feet of building area.

Comments: USACE (Exhibit H) had no comment.
Department of Public Works Pre-Design Division (Exhibit I) notes:

Soils: The narrative and figures in the soils report do not reflect the current subdivision design. As previously commented, provide an updated soils report to match the current design submitted.

Staff notes an updated soils report has been submitted and is under review at the time this report was written.

Variance: PD&E supports the variance to intersection spacing. The new location for Panoramic drive is acceptable to PD&E. PD&E is ok with the less than recommended sight distance as minimum sight distance per SCM table A-2 is met.

ADT: PD&E supports the ADT estimate. Minimum residential standard road are required.

Utilities: Based on conversation with the City of Wasilla, the standard location of waterlines underneath the roadway has caused maintenance issues in nearby subdivisions. Based on this, City of Wasilla has requested the consider locating the waterlines in the outer 5' of the ROW and on the opposite side of the roadway from gas. This would also alleviate the issues associated with water valve covers being located at the edge of pavement. Water lines should be typically 10' deep and a maximum of 12' deep below finish grade.

Drainage: The performance of the 8' deep rock lined swale depends on good infiltration rates so that the runoff is intercepted before the Nelson Road ROW. Particularly during spring breakup this may not be the case resulting in the potential for concentrated flow onto the Nelson Road ROW. Please redesign with a structural storm water control similar to a detention basin. *Staff notes this was in progress at the time this report was written.*

MSB Development Services (Exhibit J) has no comments.

Gateway Community Council (Exhibit K) Sent an invitation to view their website.

Utilities: (Exhibit L) GCI has no comments or objections. Enstar has no comments. MEA and MEA did not respond.

Public: (Exhibit M) Chris Grundman, has concerns about the location of the intersection, the condition of the bridge over Wasilla Creek, and the school traffic.

Linda Hornung has concerns about the effect on the creek.

Eddie & Evie Shields have concerns about the bridge over Wasilla Creek,

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #14 Fairview; MSB Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **PANORAMIC PRESERVE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access 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 43.20.281(A).

FINDINGS OF FACT

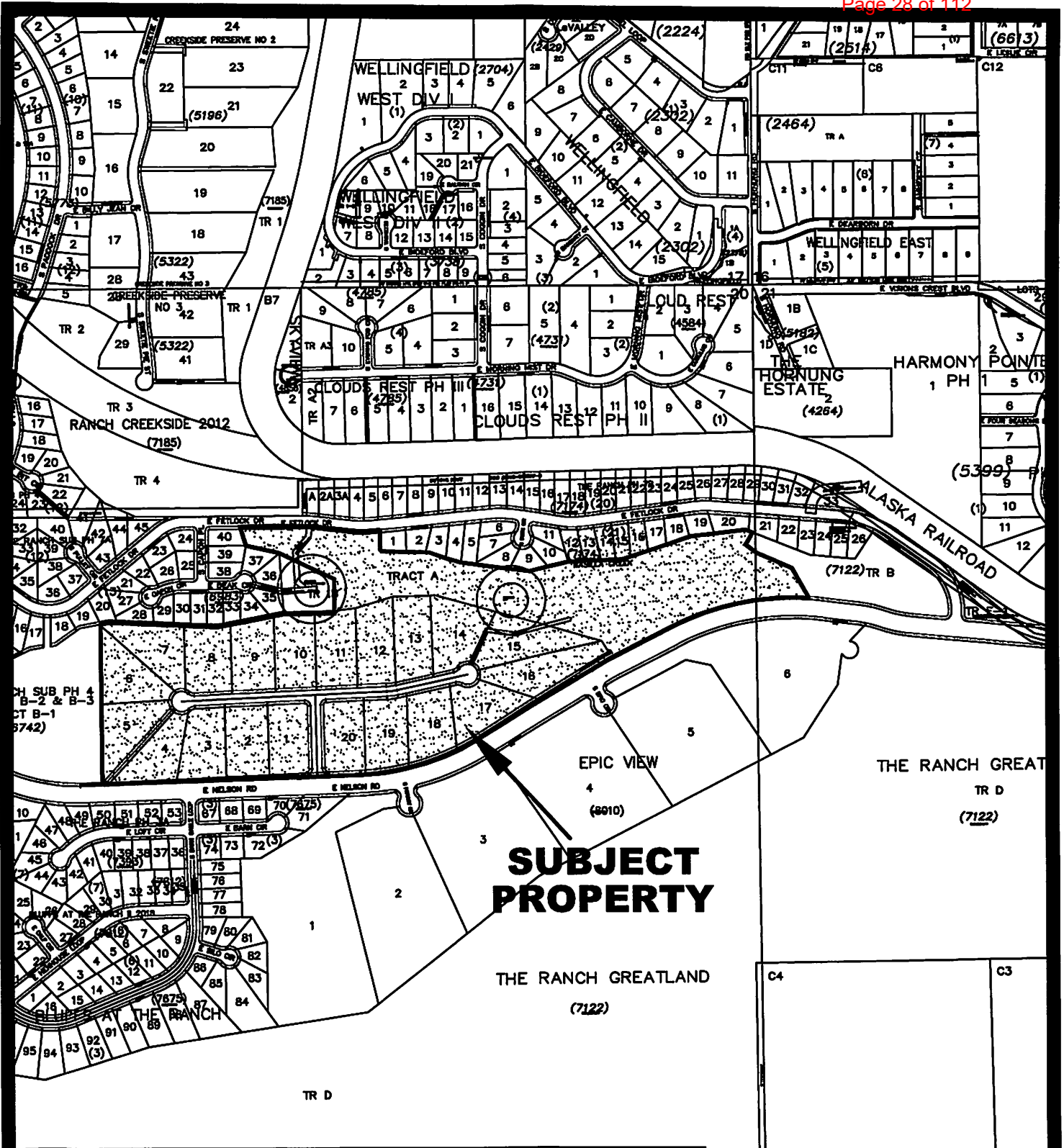
1. The plat of Panoramic Preserve is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots will provide 10,000 sf of contiguous useable septic area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. Petitioner has submitted a variance from SCM A09.1 Intersection Sight Distance and A09.2 Intersection Spacing. *Staff notes DPW PD&E supports this variance.*
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #14 Fairview; MSB Assessments or Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. This subdivision will be served by a community water system.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

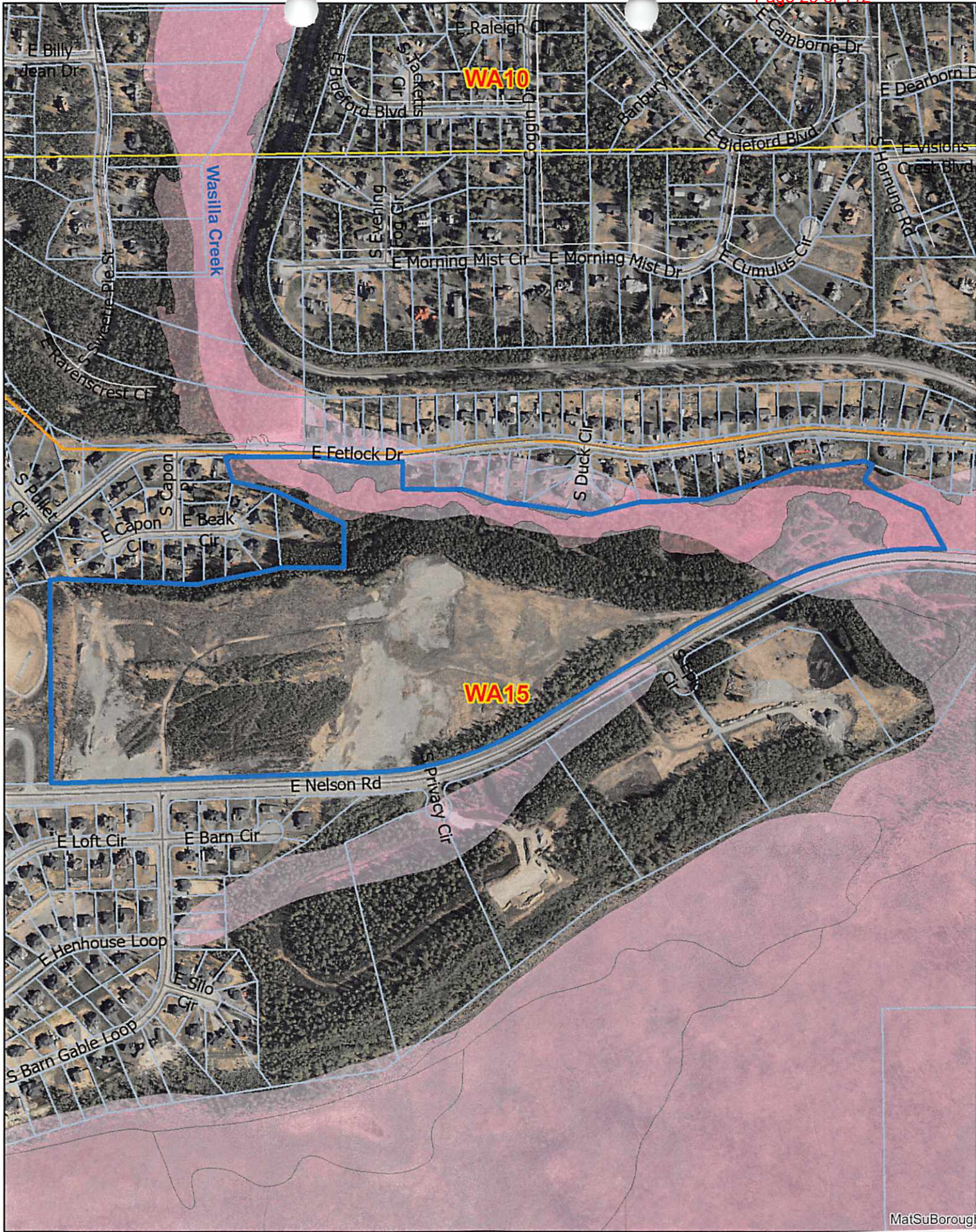
Suggested motion: I move to approve the variance from SCM 2022 A09.1 & A09.2 and the preliminary plat of Panoramic Preserve, Section 20, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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. Show all easements of record on final plat.

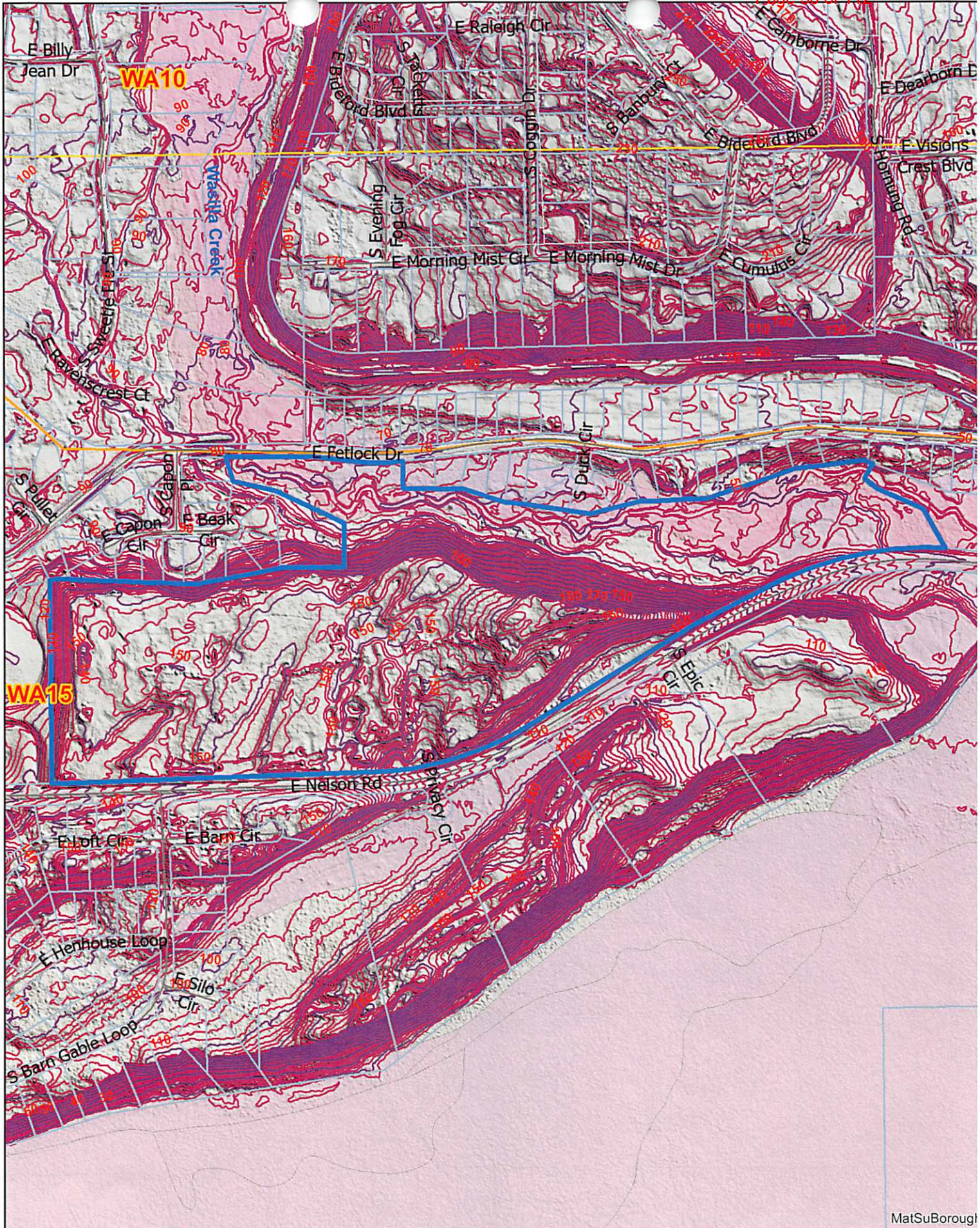
5. Construct S. Panoramic Circle and S. Forever View Circle and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Provide approval from ADEC for the community water system. Provide as-built or record drawing for the community water system.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



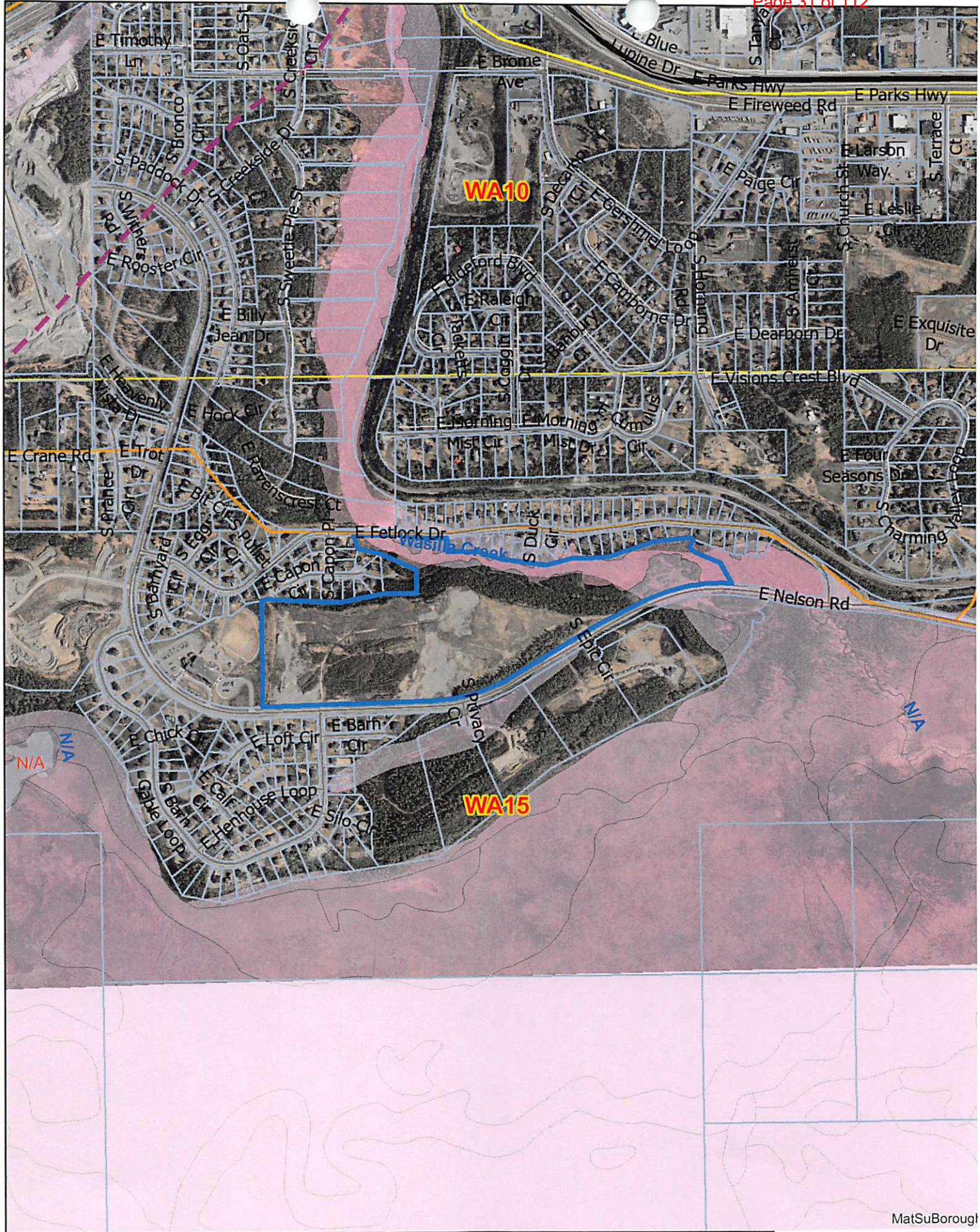
VICINITY MAP
FOR PROPOSED PANORAMIC PRESERVE
SUBDIVISION
LOCATED WITHIN
SECTIONS 20 & 21, T17N, R01E, SEWARD
MERIDIAN
WA15 MAP
ALASKA



550 275 0 550 Feet



MatSuBorough



1,000 500 0 1,000 Feet

EXHIBIT A-4

MatSuBorough

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: Tract 1A, The Ranch Phase 7B Tract 1A and Tract 1B (Plat 2021-14)

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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, Richard L. Besse the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 130 of the Borough Code in order to allow:
A sight distance less than the recommended 950' to the east, and street centerline intersection less than the minimum 650'

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

APPLICANT OR OWNER	Name: <u>Arctic Develco Inc.</u> Email: <u>rex@rexturmer.com</u>
	Mailing Address: <u>P.O. Box 3489 Palmer, AK</u> Zip: <u>99645</u>
	Signature: <u>Richard L. Besse, Agent</u> Phone: <u>907-746-6000</u>

SURVEYOR	Name (FIRM): <u>Besse Engineering</u> Email: <u>besse@mtaonline.net</u>
	Mailing Address: <u>1890 W. Jaime Marie Circle Wasik, AK</u> Zip: <u>99654</u>
	Contact Person: <u>Rick Besse</u> Phone: <u>907 357-4257</u>



VARIANCE APP- Subdivision Ord Title 43: Panoramic Preserve

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The variance requested is for the proposed Panoramic Preserve Subdivision. The variance request is to the 2022 Subdivision Construction Manual (SCM):

1. A09.1 Intersection Sight Distance: Stop controlled streets shall be designed to provide intersection sight distance as specified in this subsection, Table A-2, and Figure A-6.
2. A09.2, Intersection Spacing: Minimum centerline to centerline distance between intersections on the same side or opposing sides of the through street shall be: 650 feet on higher order streets where other access standards do not exist. If the above spacing along the through street cannot be met, intersections shall be aligned directly across from each other.

The Variance Request Design for Panoramic Preserve road layout is superior to the previous configuration:

1. Only one intersection is required with E. Nelson Road, instead of two intersections. Entry and exit traffic will have one predictable location at S. Panoramic Drive.
2. The minimum intersection sight distance for S. Panoramic Drive is exceeded, at 708' for vehicles approaching from the east. The recommended intersection sight distance is exceeded, at 1,256' for vehicles approaching from the west. The location of S. Panoramic Drive maximizes the intersection sight distance to the busy Machetanz Elementary School.
3. The Variance Request Design will exceed the 650' intersection spacing to Machetanz Elementary School entrance. The 2022 SCM A09.2(b) Recommended Design intersection spacing previous configuration, did not meet the 650' intersection spacing, but was @ 605'.
4. The Variance Request Design intersection spacing to the existing S. Privacy Circle will be 513.5'. This lesser separation has strong mitigating factors; S. Privacy Circle is a cul-de-sac serving only 3 lots. The traffic for this cul-de-sac can be expected to be that of a private driveway.
5. The 2022 SCM A09.2(b) Recommended Design intersection @ S. Privacy Circle, results in a dangerous 9% slope during icy winter conditions. Vehicles could possibly slide into the E. Nelson Road corridor. The Variance Request Design intersection is located at the crest of E. Nelson Road; resulting in a low entry slope, thus avoiding dangerous winter slippage.



VARIANCE APP- Subdivision Ord Title 43: Panoramic Preserve

6. The Variance Request Design does not impact the existing established bike trail across from S. Privacy Circle. The previous configuration will require rerouting the bike trail to avoid steep slopes.
7. The Variance Request Design results in much improved drainage features. Since the only intersection enters at the crest of E. Nelson Road, most drainage can be directed to the north side of Panoramic Preserve. The previous configuration will result in drainage directed toward E. Nelson Road, likely requiring drainage structures near the road.





VARIANCE APP- Subdivision Ord Title 43: Panoramic Preserve

CRITERIA A (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:

This variance request for A09.1 and A09.2 of the 2022 Subdivision Construction Manual (SCM) results in a safer design, with a less chance of injury to the public.

As stated above, the separation to the Machetanz Elementary School is maintained by the Variance Request Design. Safety for the student population is enhanced by this variance request.

The variance request lessens the chance of slippage on high slope road surfaces during winter conditions. The previous 9% slope configuration across from S. Privacy Circle is eliminated. The variance location of S. Panoramic Drive at the crest of E. Nelson Road, allows the lowest entry slope.

The existing established bike trail across from S. Privacy Circle will not be affected by the variance request. The current grades on the bike trail will remain. The previous configuration may have resulted in steeper bike trail slopes.



VARIANCE APP- Subdivision Ord Title 43: Panoramic Preserve

CRITERIA B (as required in MSB 43.15.075)

B. The variance request is based upon conditions of the property that are atypical to other properties;

This variance request is atypical, by the subdivision placement into a developed area, with existing school and residential subdivisions. Panoramic Preserve is the last “piece of the puzzle” to go into place.

The Variance Request Design meets the intent of the 2022 SCM, only requiring slight modifications to separation distance, which results in an overall superior design.



VARIANCE APP- Subdivision Ord Title 43: Panoramic Preserve

CRITERIA C (as required in MSB 43.15.075)

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.

As stated above, the main reason for this variance request is it results in a far superior design. The slight modifications of A09.1 and A09.2 of the 2022 Subdivision Construction Manual (SCM) results in a safer design, with a less chance of injury to the public.

The Variance Request Design utilizes the existing topographical conditions of the property to direct drainage to the north, allowing much improved drainage features. Safer roadway slopes can be maintained by this variance request, utilizing existing surficial features.

The strict application of MSB 43.20 shall result in an inferior subdivision layout. Undue substantial hardship to the owner of the property will result from not allowing this variance.

APPENDIX

- Subdivision Photos
- Variance Request Design C-1
- Variance Request Design C-2
- 2022 SCM A09.2(b) Recommended Design C-1
- 2022 SCM A09.2(b) Recommended Design C-2
- Variance Request Design Intersection Spacing Drawing

Table A-2: Recommended and Minimum Intersection Sight Distance

Design Speed or Posted Speed Limit (whichever is greater)	S _d Recommended	S _d Minimum
MPH	ft	ft
25	370	280
30	450	335
35	580	390
40	750	445
45	950	500
50	1180	555
55	1450	610
60	1750	665
65	2100	720

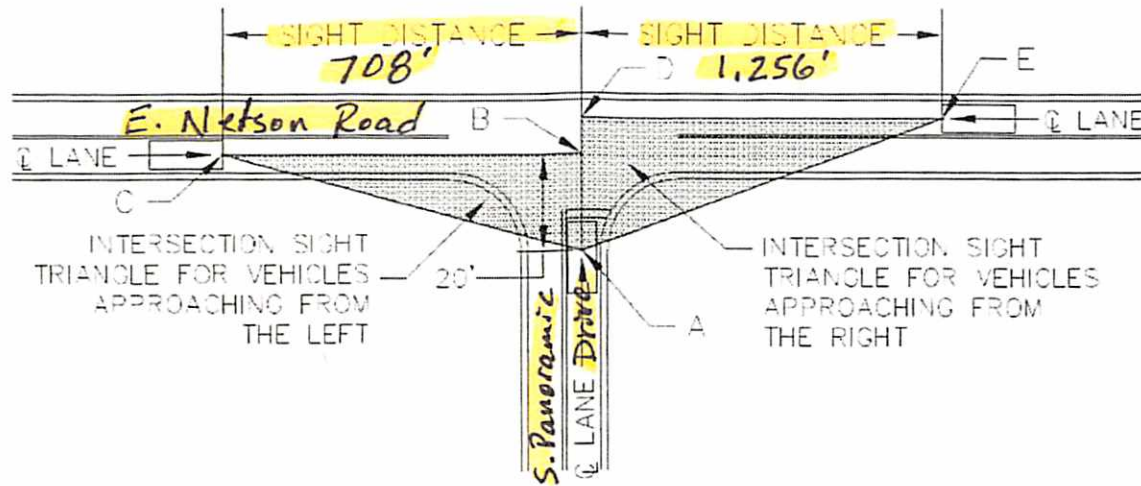
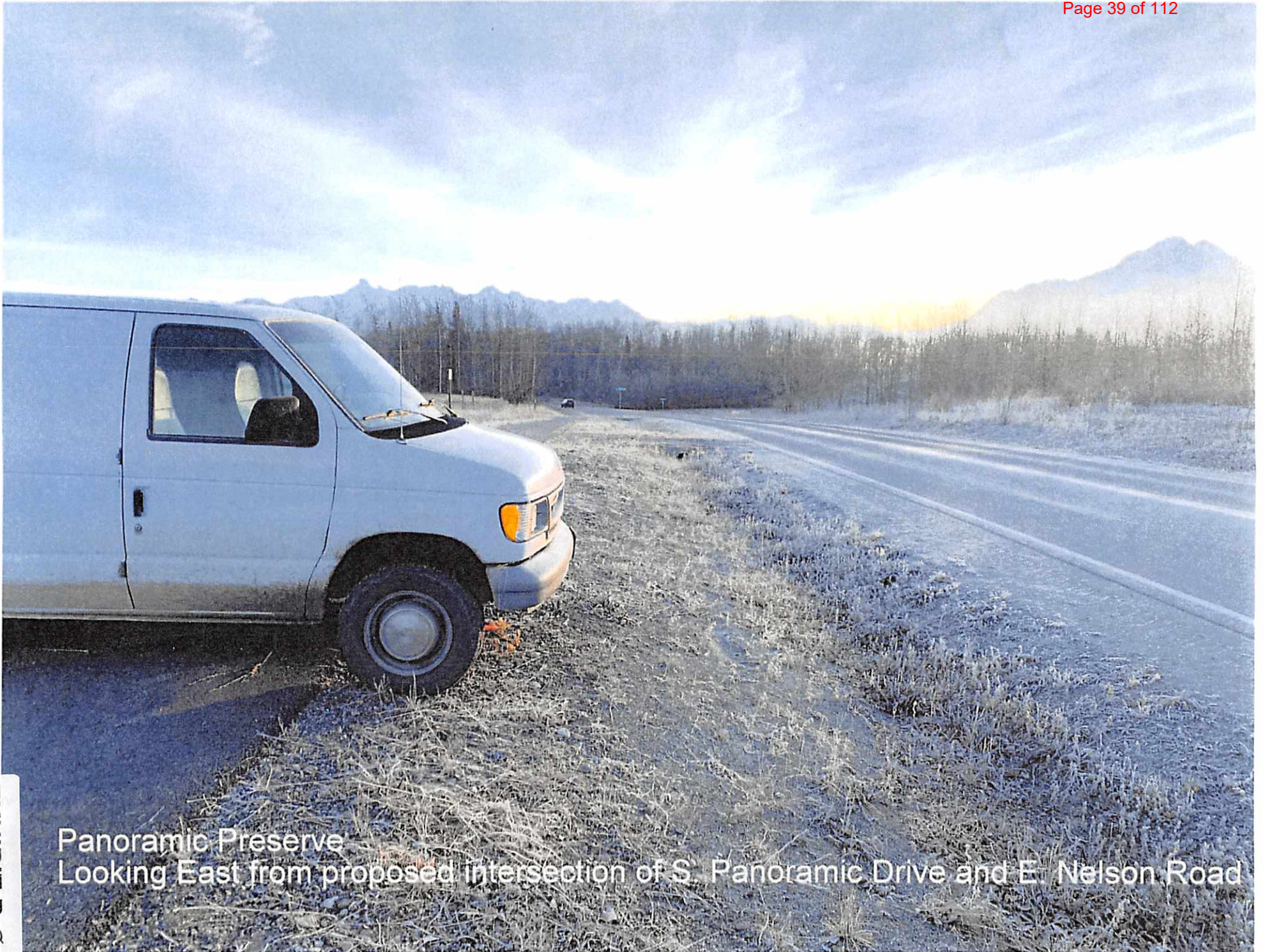


Figure A-6: Intersection Sight Distance

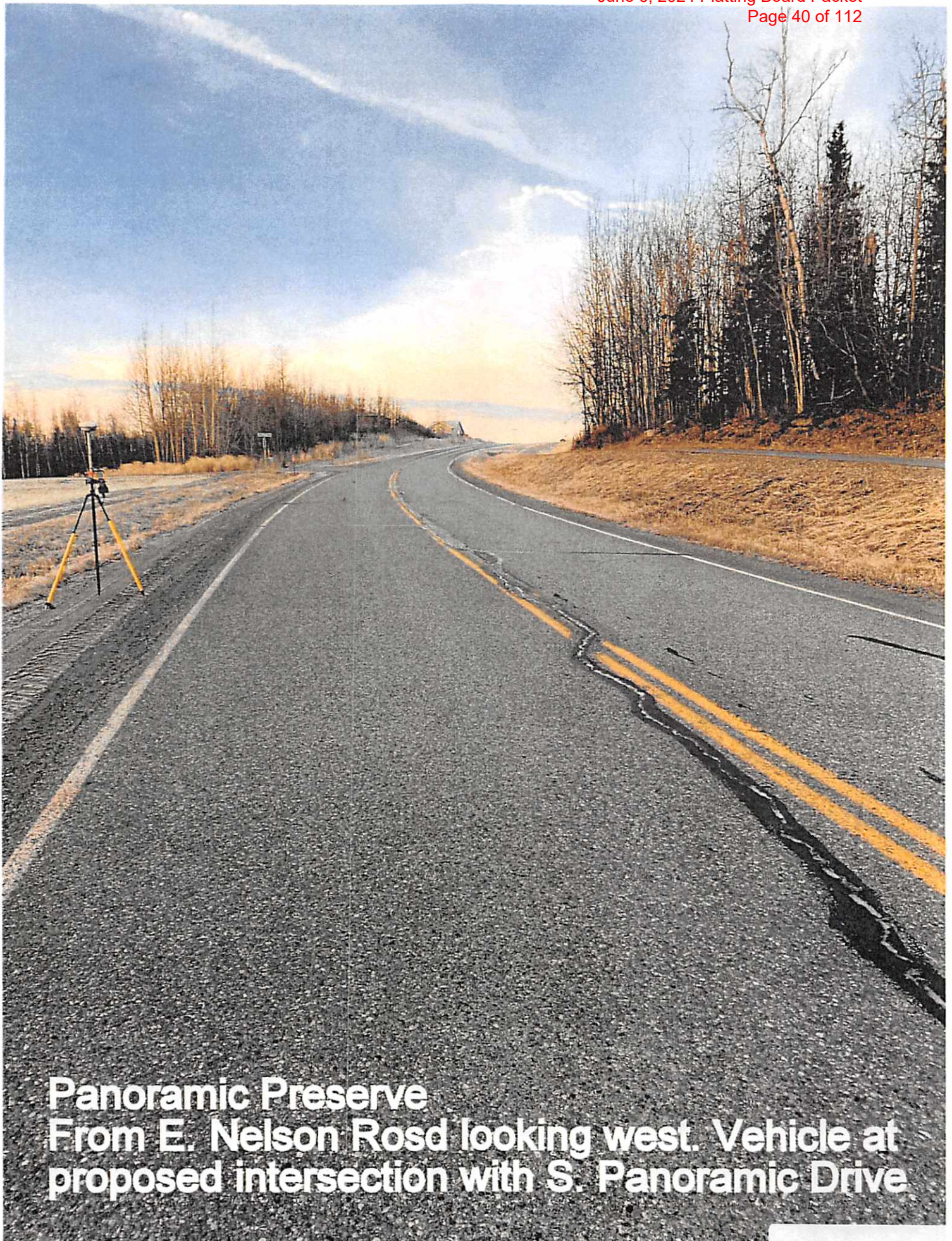
A09.2 Intersection Spacing

- (a) Minimum centerline to centerline distance between intersections on the same side or opposing sides of the through street shall be:
 - (1) 155 feet on Residential streets;
 - (2) 200 feet on Residential Subcollector streets;
 - (3) 300 feet on Residential Collectors and Minor Collectors; or
 - (4) 650 feet on higher order streets where other access standards do not exist.
- (b) If the above spacing along the through street cannot be met, intersections shall be aligned directly across from each other. Intersections on opposing sides of the through street may be offset up to 30 feet, with a preference for a left-right offset, as shown in Figure A-7.



Panoramic Preserve
Looking East from proposed intersection of S. Panoramic Drive and E. Nelson Road

EXHIBIT B-8



**Panoramic Preserve
From E. Nelson Road looking west. Vehicle at
proposed intersection with S. Panoramic Drive**

Panoramic Preserve
Looking West from proposed intersection of S. Panoramic Drive and E. Nelson Road

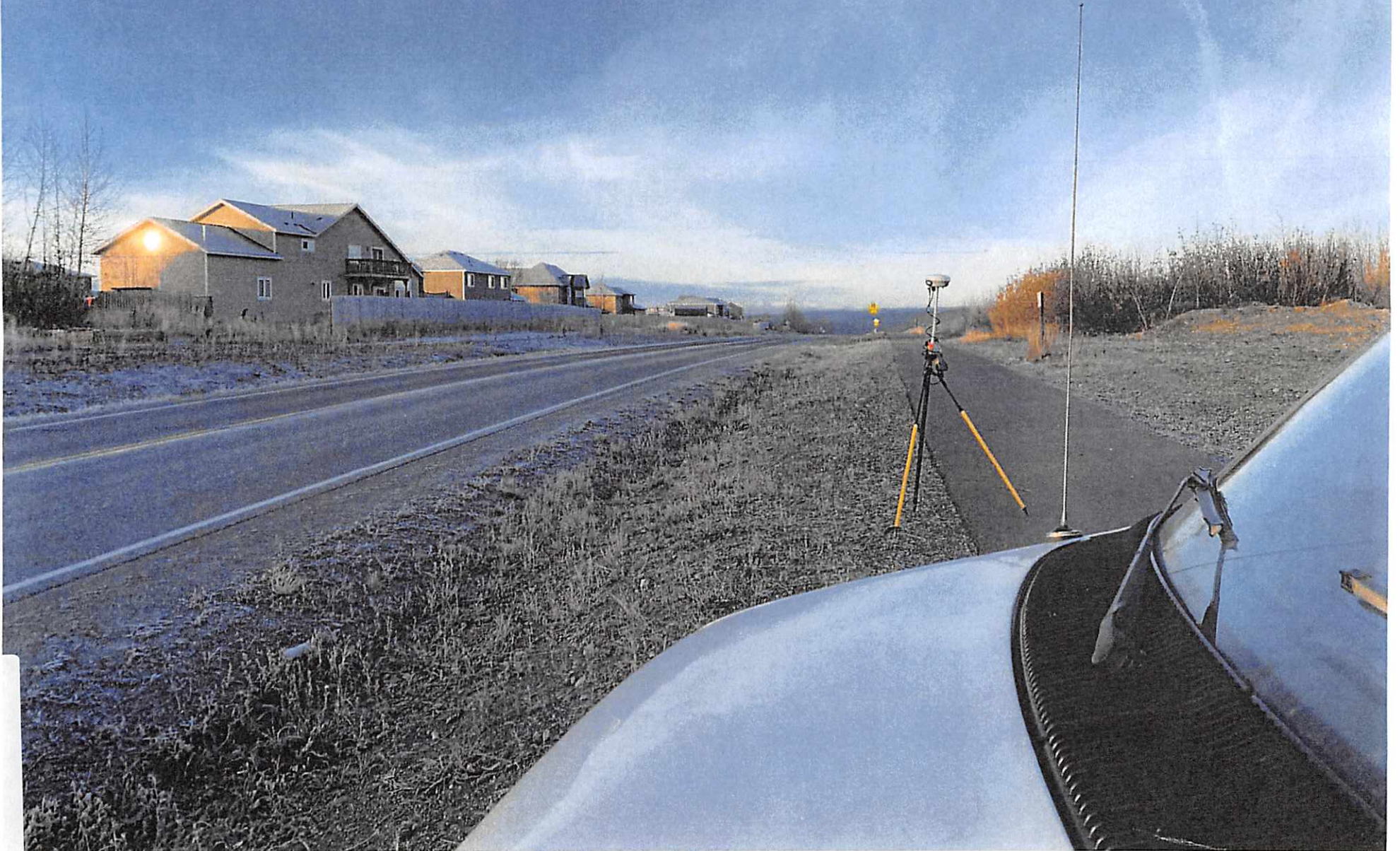


EXHIBIT B-10

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MAY 23 2024
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GEOTECHNICAL SOILS REPORT

PANORAMIC PRESERVE

Wasilla, Alaska
5/23/2024

Submitted by:

NorthRim Engineering
P.O. Box 770724
Eagle River, AK 99577-0724
907- 694-7028

Steve Eng, PE, PH
SteveEng.com

CIVIL

ENVIRONMENTAL

HYDROLOGY

EXHIBIT C



SteveEng.com

**PANORAMIC PRESERVE
SOILS REPORT**

Contents

INTRODUCTION	3
VICINITY MAP	3
SITE CHARACTERISTICS	4
SOIL LOG DISCUSSION	4
APPENDIX	5



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**PANORAMIC PRESERVE
SOILS REPORT**

INTRODUCTION

The Panoramic Preserve subdivision is in the platting stage. This subdivision follows a pattern of previous successful subdivisions in the area. Soil tests have been completed the past 4 years. Over 30 test holes were excavated & logged. The soils logs for these sites are included in this report. The test hole numbers can be located on the attached test hole map. The site for this subdivision has been used as a borrow pit in the past for sand and gravel. This past use is indicative of soils with favorable potential for residential development. Soils in this subdivision have been observed to be uniformly superior, and for this reason the number of soil test sites are similar; uniformly sand with gravel; some silt present. Excavation cuts exist in many areas of the subdivision which demonstrate the predominant sandy and well-drained nature of the soil. Lots are very large, over an acre in size and will be provided with a community water system. The Test Hole Map depicts the soil site location of this report.



Panoramic Preserve Site Location



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**PANORAMIC PRESERVE
SOILS REPORT**

Each lot will be able to provide a minimum of 10,000 FT² of useable area for a septic system. The majority of the lots are level, some of the side slopes break greater than 25% slope. These higher slopes are generally located along the edge of the subdivision. Favorable slopes for septic systems are located on these lots. Each of these lots has a minimum 10,000 FT² of useable septic system area.

SITE CHARACTERISTICS

Geomorphology in this vicinity is indicative of this glaciated region. Various deposits of glacial till are present in the area. The recent soil tests reveal sandy soil, with varying amount of gravel and silts. The subdivision site is well drained with little to no vegetation. Surface topography is generally flat or of low relief. No wetlands vegetation is present. The many soil test sites have revealed generally good soil for construction and septic systems. The soil is generally a sandy, but a few areas show some silty characteristics, which are depicted in the soil logs. The site is very well drained; no groundwater was encountered in any of the test holes.

Since this was a past borrow pit, some of the test holes indicate fill material. Most of the fill material is sand/gravel in nature. Some organic fill was noted, such as tree roots.

It is very unusual not to encounter any groundwater, but this was the case during this soils investigation.

SOIL LOG DISCUSSION

The recent soil logs continue to reveal a large quantity of typical glaciated material. All test pits were completely dry, no groundwater encountered. Sand and gravel are the predominant soil types, with varying amounts of silt. Most test holes exhibit favorable material for septic systems. Several test holes exhibited dense silt, but alternative locations were discovered. These zones are depicted in the soils logs. Some test holes showed evidence of previous fill. Fill encountered was minor, no hazardous waste. The fill encountered could be avoided by penetration or removal.

All of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems. All proposed lots contain at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.



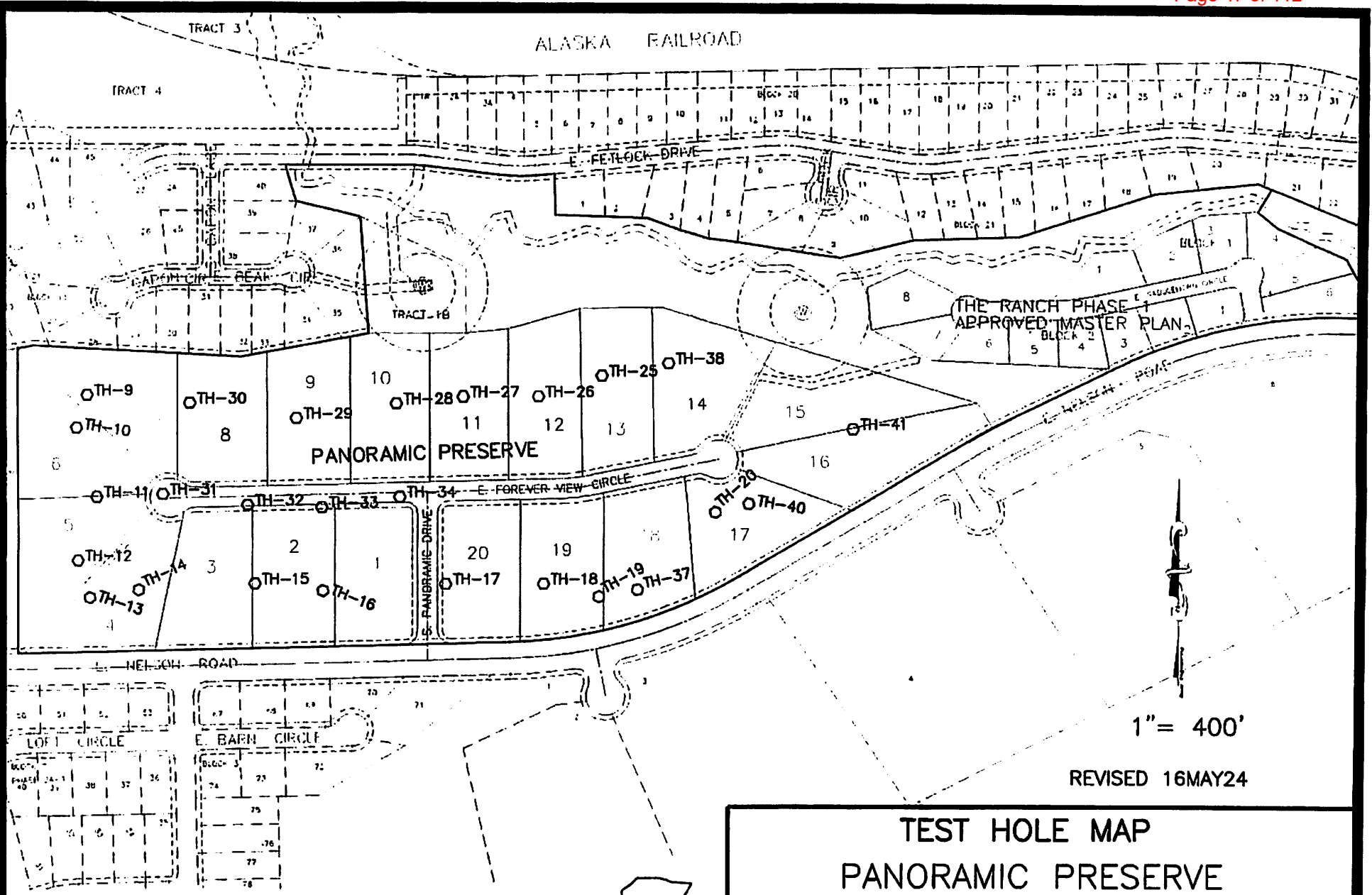
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**PANORAMIC PRESERVE
SOILS REPORT**

APPENDIX

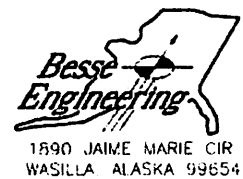
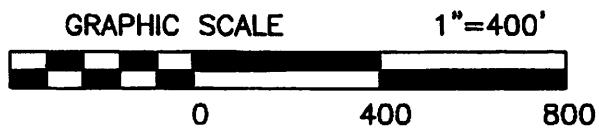
1. Test Hole Map
2. Soil Logs & Sieve Analysis

ALASKA RAILROAD



1" = 400'

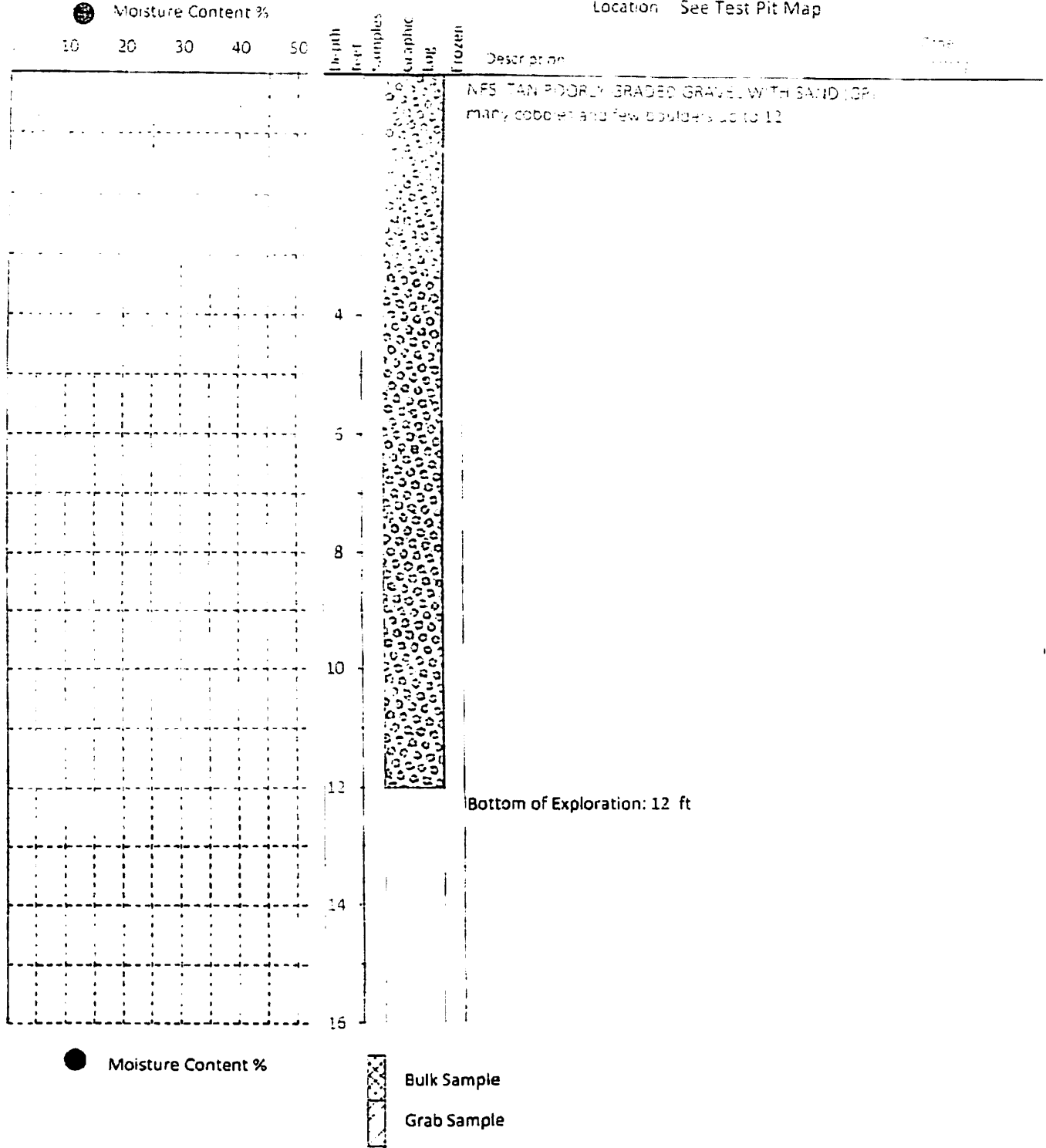
REVISED 16MAY24



TEST HOLE MAP		
PANORAMIC PRESERVE		
LOCATED WITHIN SEC. 20 AND 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA		
MSB TAX ID#: 58101000T001A	Scale: 1"=400'	Date: 16MAY24
Drawn: MLK	Dw'g. 2022Panoramic	Field Book: B22-05

Log of Test Pit 9

Exploration: October 28, 2019
Equipment: Hitachi EX210CK
Location: See Test Pit Map



MARK HANSEN P.E.

2505 W. Old Grand Hwy., Palmer, AK 99645 Phone: (907) 745-4721
E-mail: mh@markhansen.net

Job No.: 19130

Date: October 2019

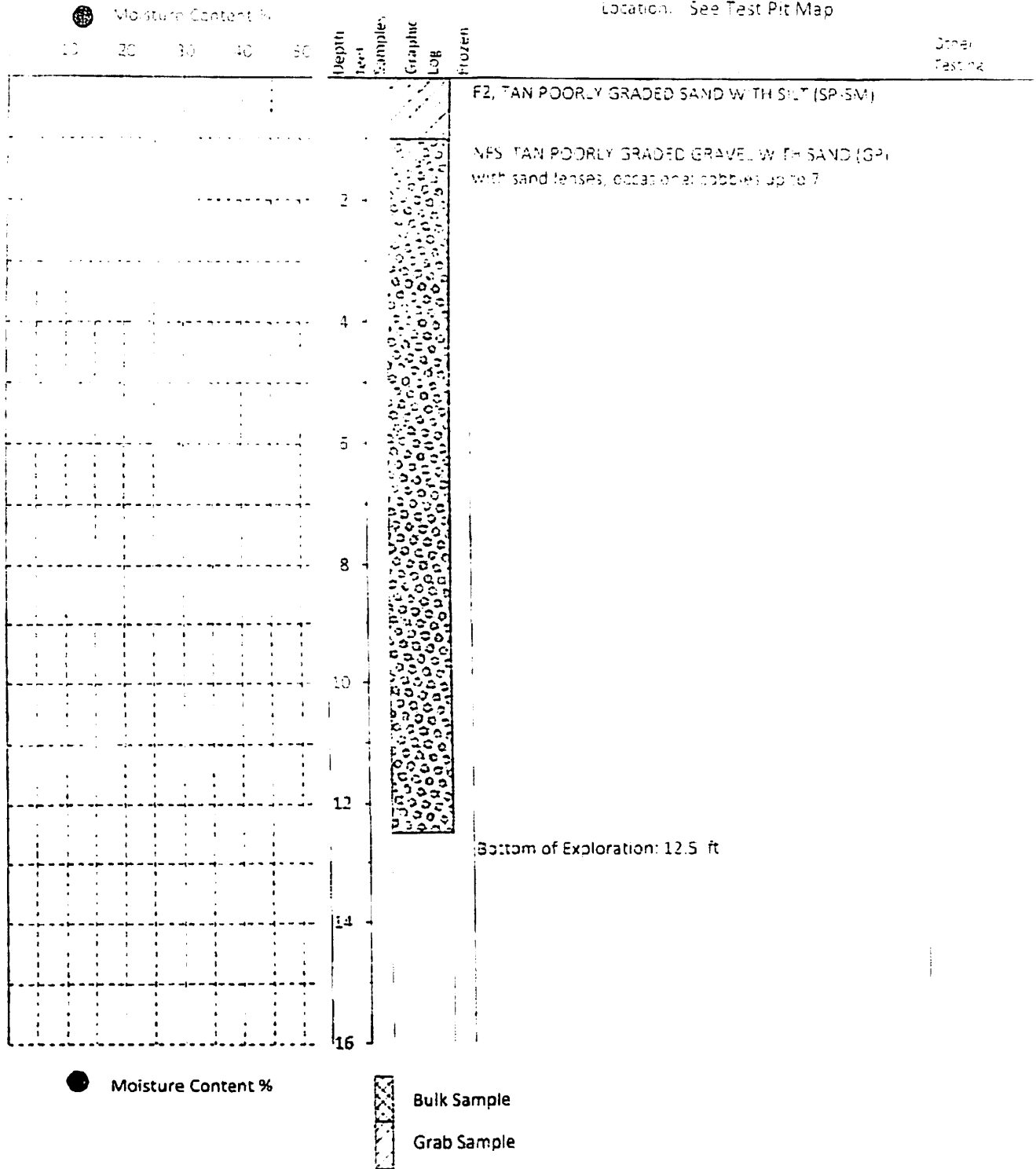
Log of Test Pit 9

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
9

Log of Test Pit 10

Exploration: October 23, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2605 N. Old Gateway Hwy. Palmer, AK 99645 Phone: (907) 745-4722
e-mail: mh@markhansen.net

Job No.: 19130

Date: October 2019

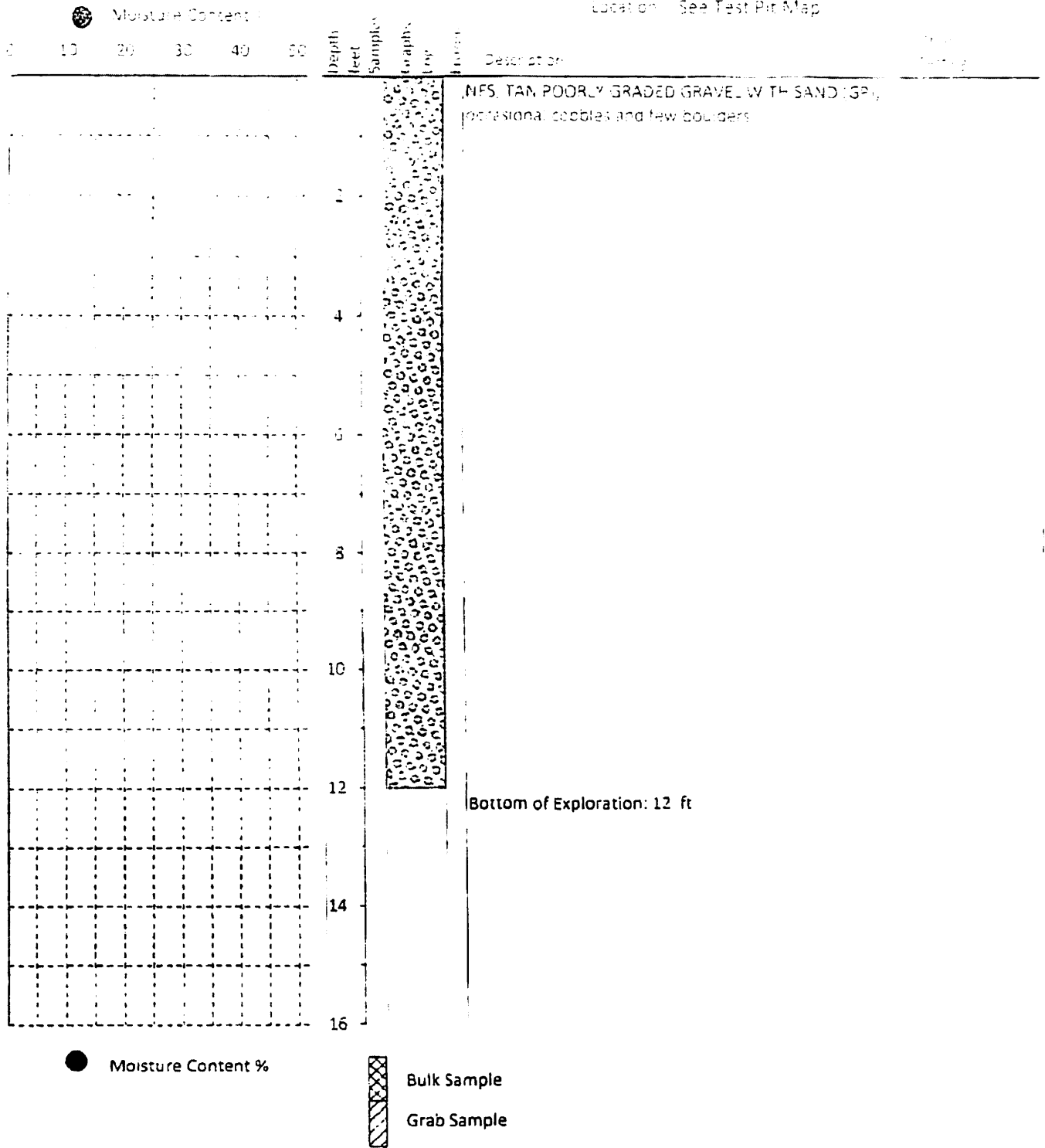
Log of Test Pit 10

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
10

Log of Test Pit 11

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2905 N. Old Glenn Hwy, Palmer, AK 99645 Phone: 907.745-4721
a.k.a. Hansen Engineering, Inc.

Job No.: 19130

Date: October 2019

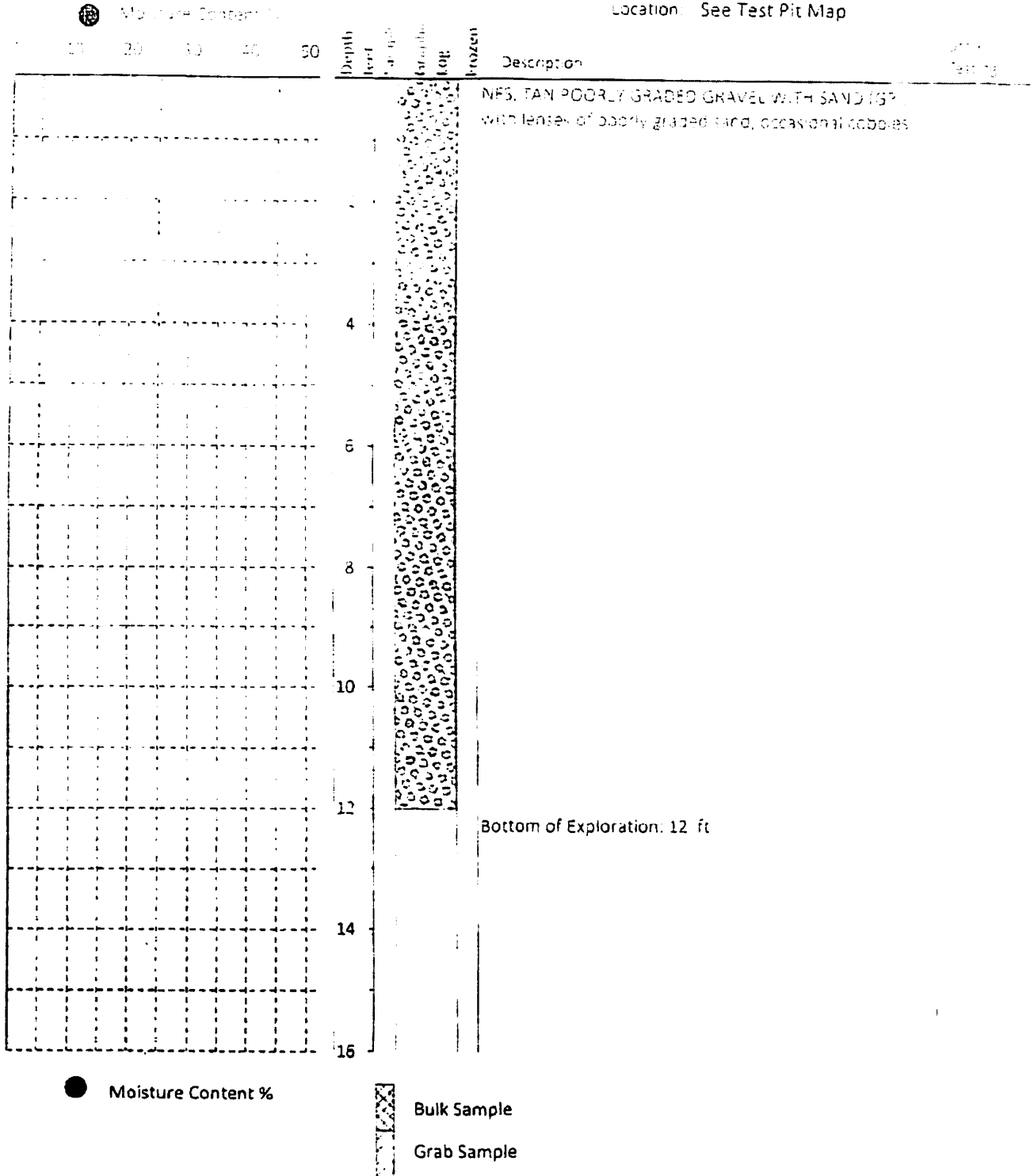
Log of Test Pit 11

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
11

Log of Test Pit 12

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2805 N. Old Glenn Hwy., Palmer, AK 99645 Phone: (907) 745-4722
e-mail: mhpe@mtaonline.net

Job No.: 19130

Date: October 2019

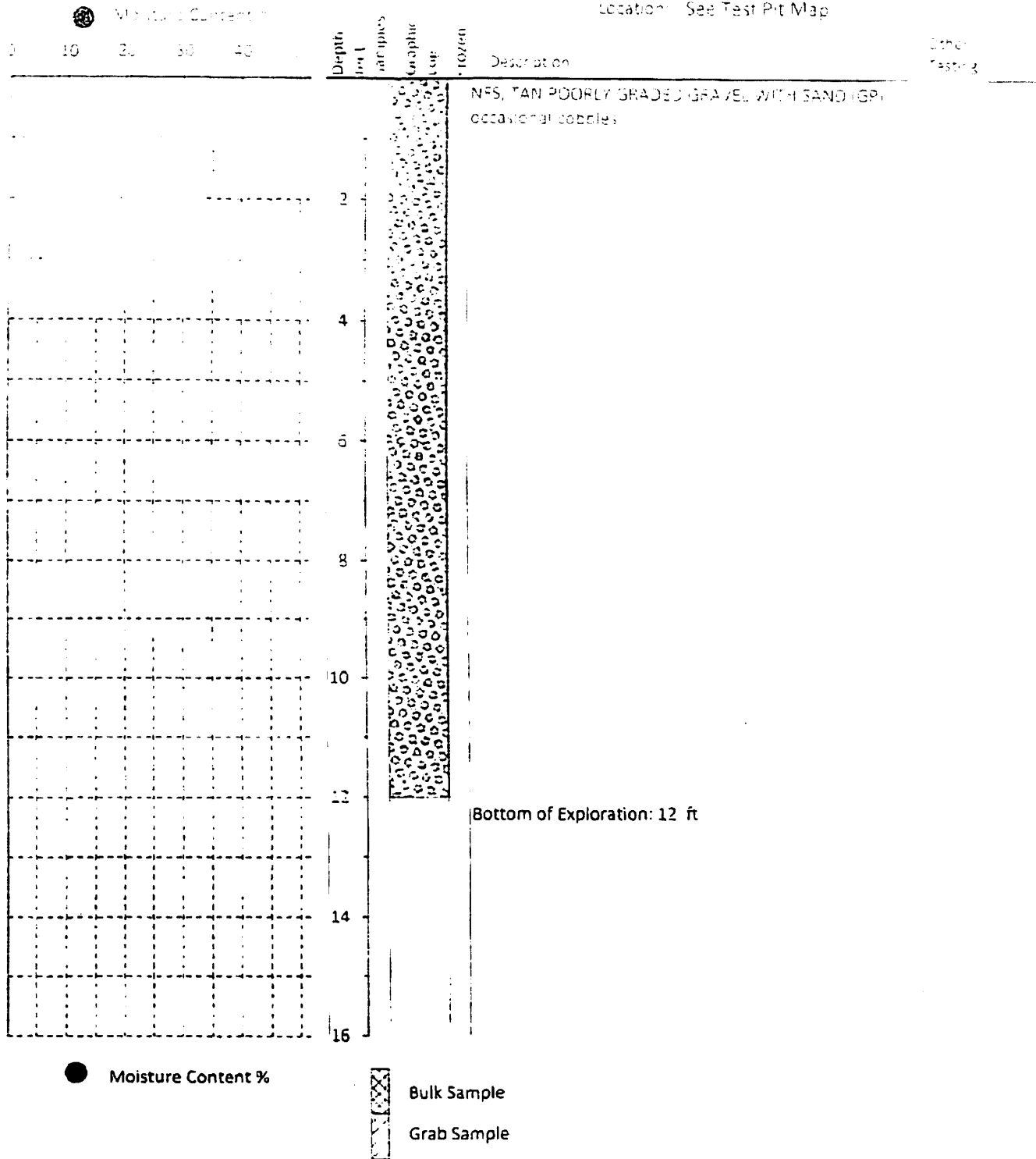
Log of Test Pit 12

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
12

Log of Test Pit 13

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: 907-745-4721
e-mail: mhpe@mtaonline.net

Job No. 19130

Date: October 2019

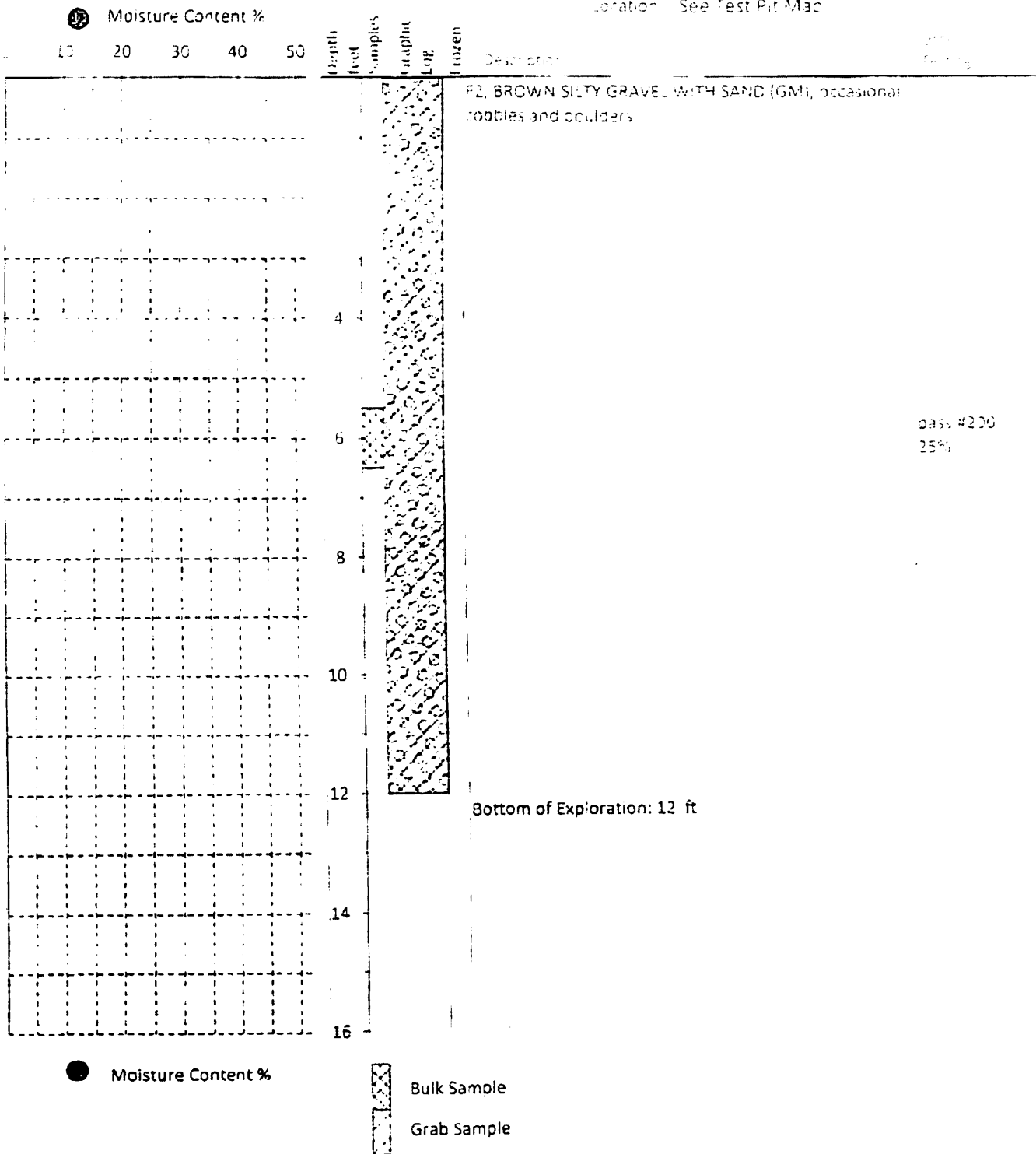
Log of Test Pit 13

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
13

Log of Test Pit 14

Exploration: October 28, 2019
 Equipment: Hitachi EX210K
 Location: See Test Pit Map



MARK HANSEN P.E.

1945 W. Die Stern Hwy, Palmer, AK 99645 Phone: (907) 741-0721
 e-mail: markhansen@ak.net

Job No.: 19130

Date: October 2019

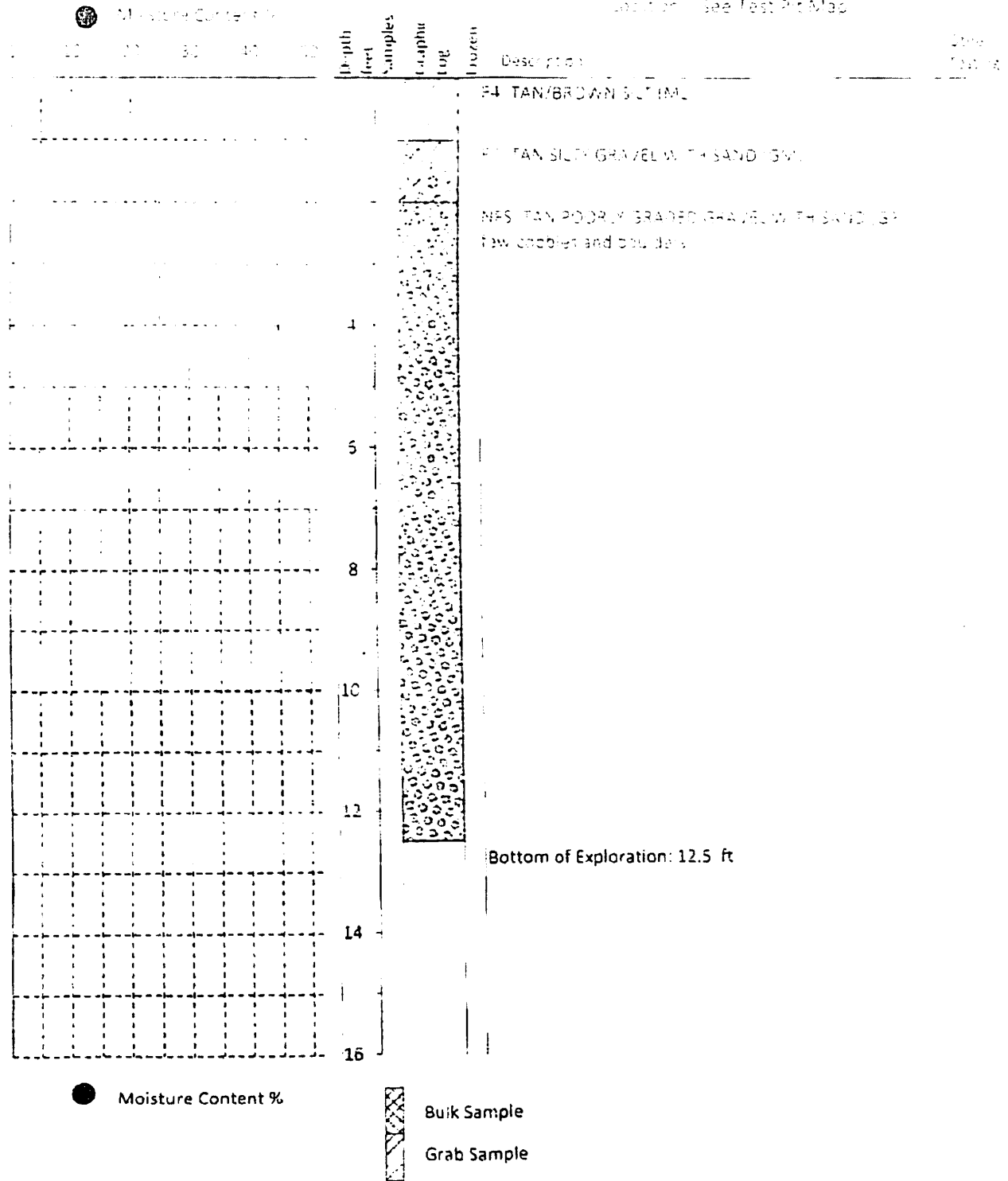
Log of Test Pit 14

The Ranch PH 7B Tract 1
 Besse Engineering
 1890 W Jaime Marie Cir
 Wasilla, AK 99654

Plate
14

Log of Test Pit 15

Exploration: October 28, 2019
Equipment: Pit Log EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2605 W. 21st Street, Fairbanks, AK 99701 Phone: (907) 745-4100
E-mail: mh@markhansenpe.com

Job No.: 19130

Date: October 2019

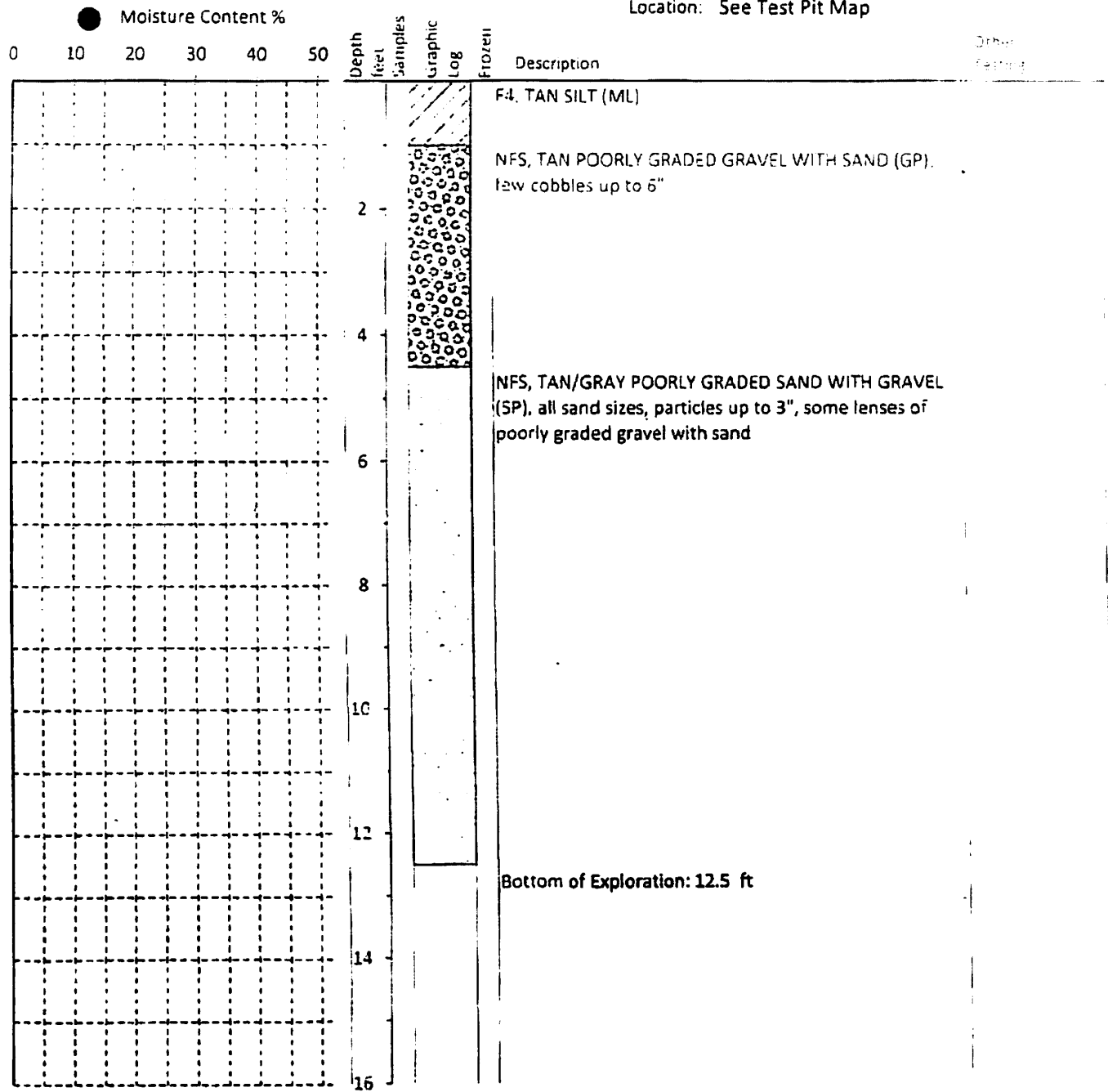
Log of Test Pit 15

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
15

Log of Test Pit 16

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



● Moisture Content %

 Bulk Sample
 Grab Sample



MARK HANSEN P.E.

2505 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 714-1121
Email: mh@besseengineering.net

Job No.: 19130

Date: October 2019

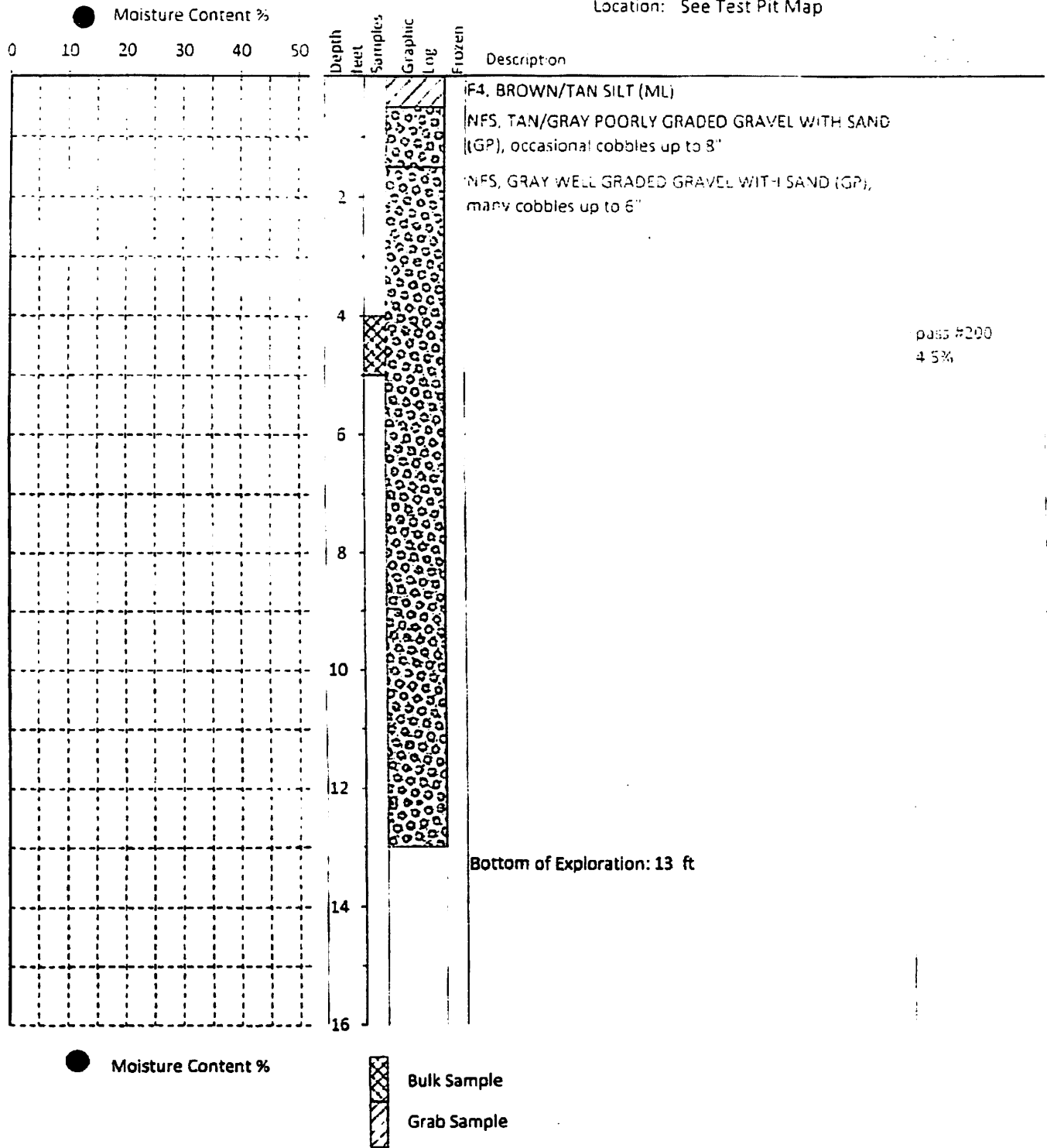
Log of Test Pit 16

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
16

Log of Test Pit 17

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2615 N. 10th Street, Suite 200, Anchorage, AK 99503
Phone: (907) 552-4372
Email: mh@mh-engineering.com

Job No.: 19130

Date: October 2019

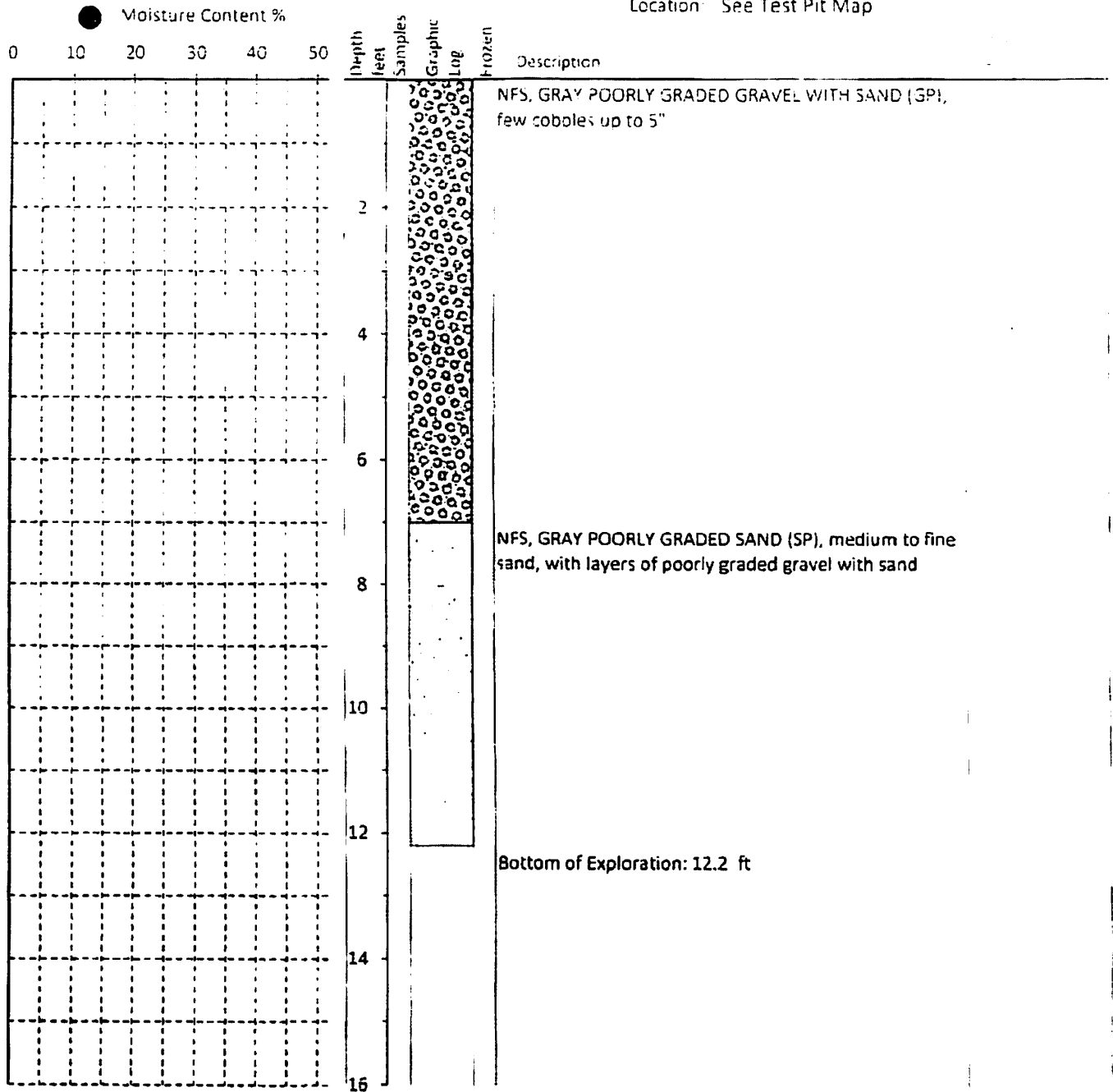
Log of Test Pit 17

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
17

Log of Test Pit 18

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2605 N Old Stearns Hwy, Fairer, AK 99745 Phone: (907) 745-4722
e-mail: mhpe@mti.alaska.net

Job No.: 19130

Date: October 2019

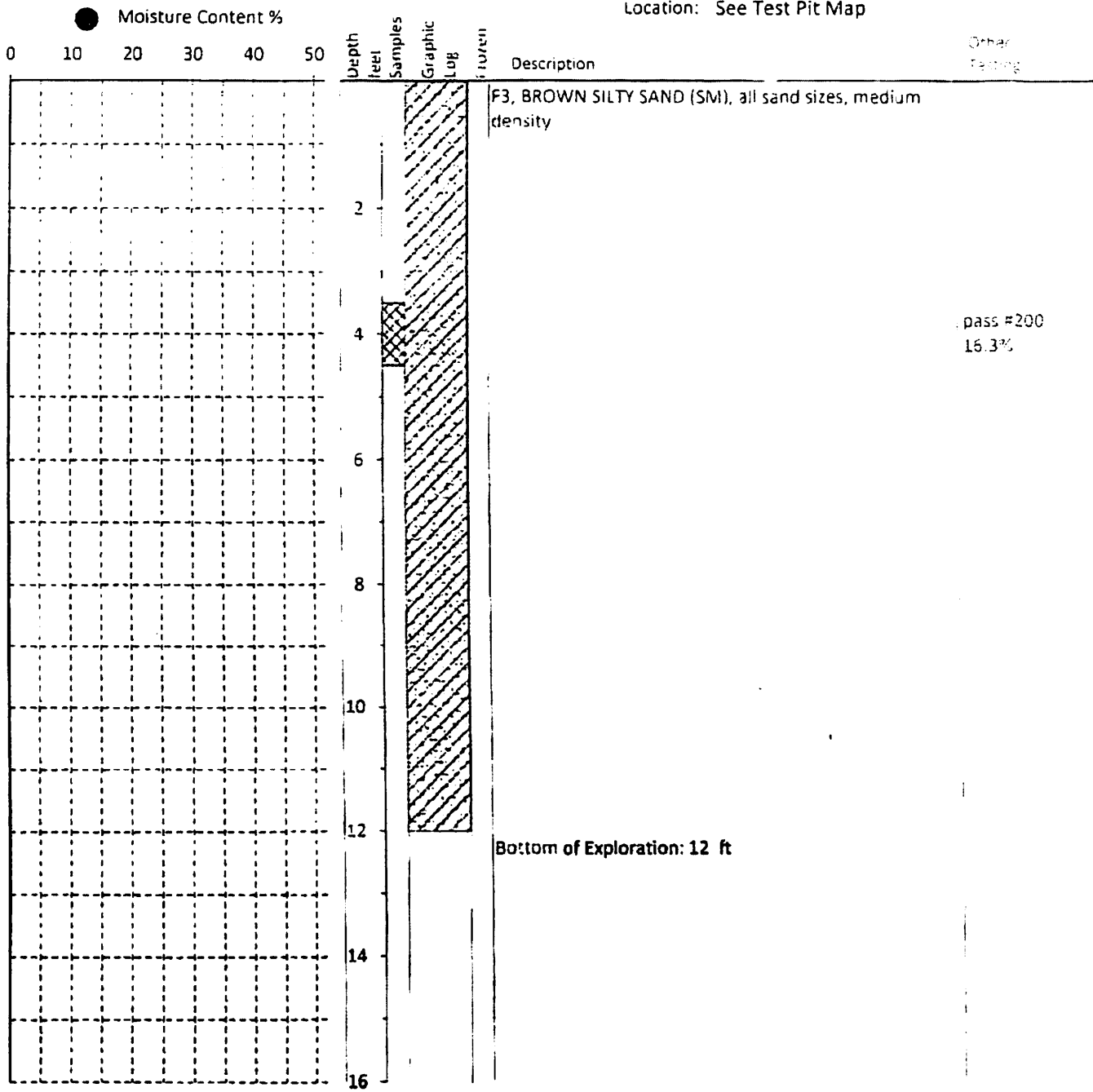
Log of Test Pit 18



The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
18

Log of Test Pit 20

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



● Moisture Content %
 Bulk Sample
 Grab Sample



MARK HANSEN P.E.
 2905 N. Old Spanish Way, Suite 100, Phoenix, AZ 85018
 Phone: (602) 998-4121
 Email: mh@mhpe.com

Job No.: 19130 Date: October 2019

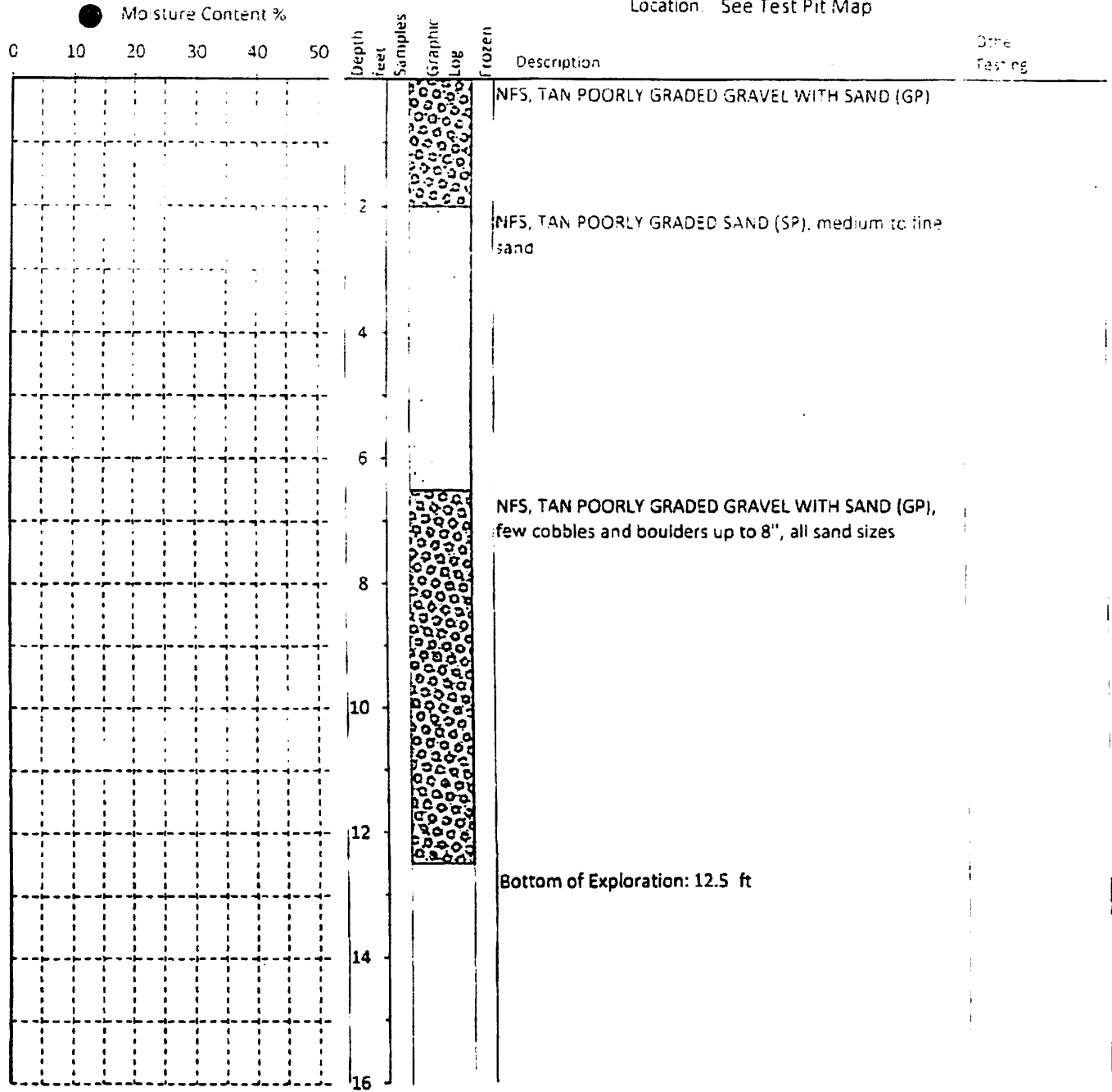
Log of Test Pit 20

The Ranch PH 7B Tract 1
 Besse Engineering
 1890 W Jaime Marie Cir
 Wasilla, AK 99654

Plate
20

Log of Test Pit 25

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

1805 N. Old Glennway, Palmer, AK 99643 Phone (907) 745-4721
mark.hansen@markhan.com

Job No.: 19130

Date: October 2019

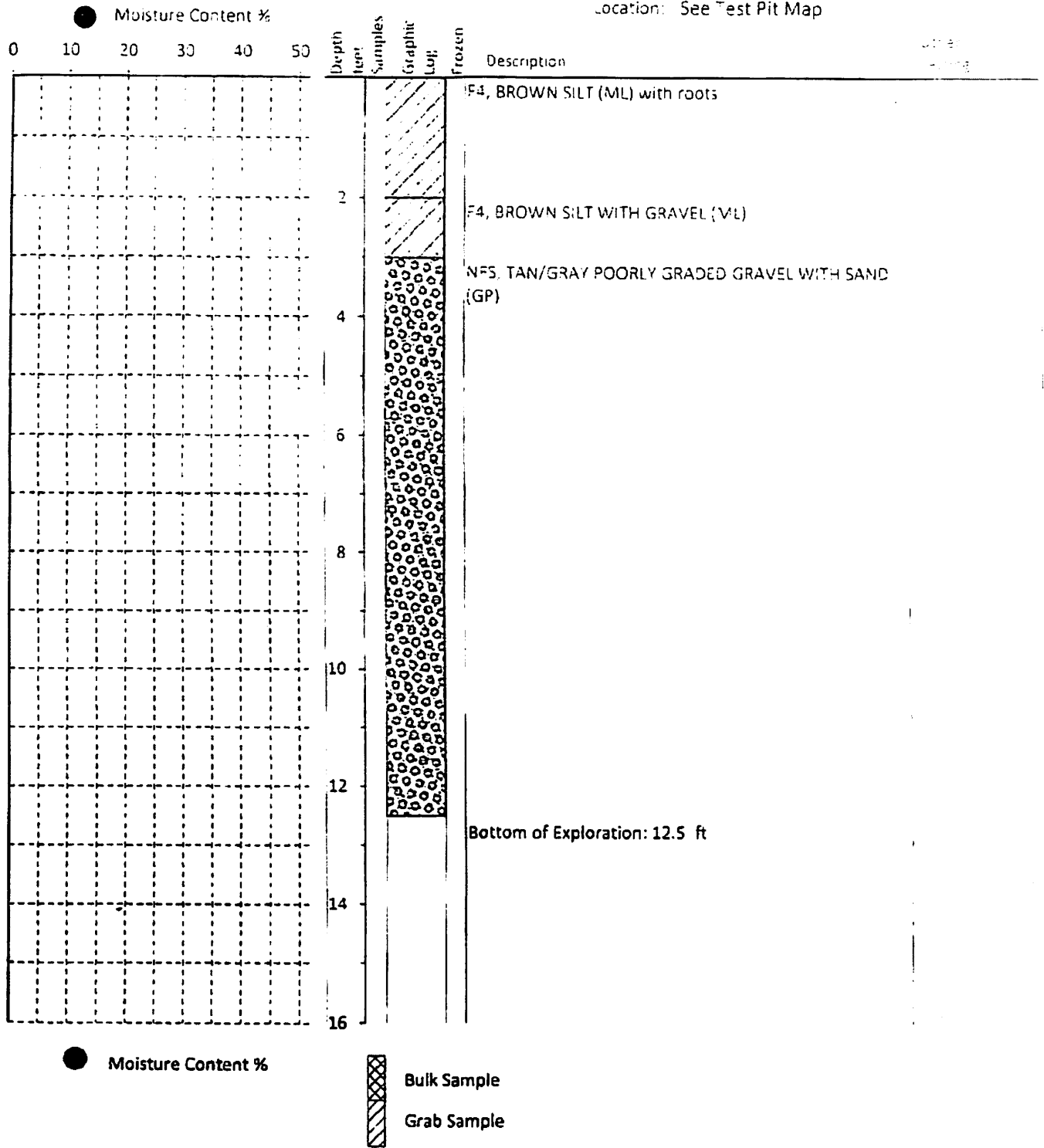
Log of Test Pit 25

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
25

Log of Test Pit 26

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

2905 N. Old Glenn Hwy, Palmer, AK 99645 Phone (907) 834-7222
e-mail: mhpe@mlaonline.net

Job No.: 19130

Date: October 2019

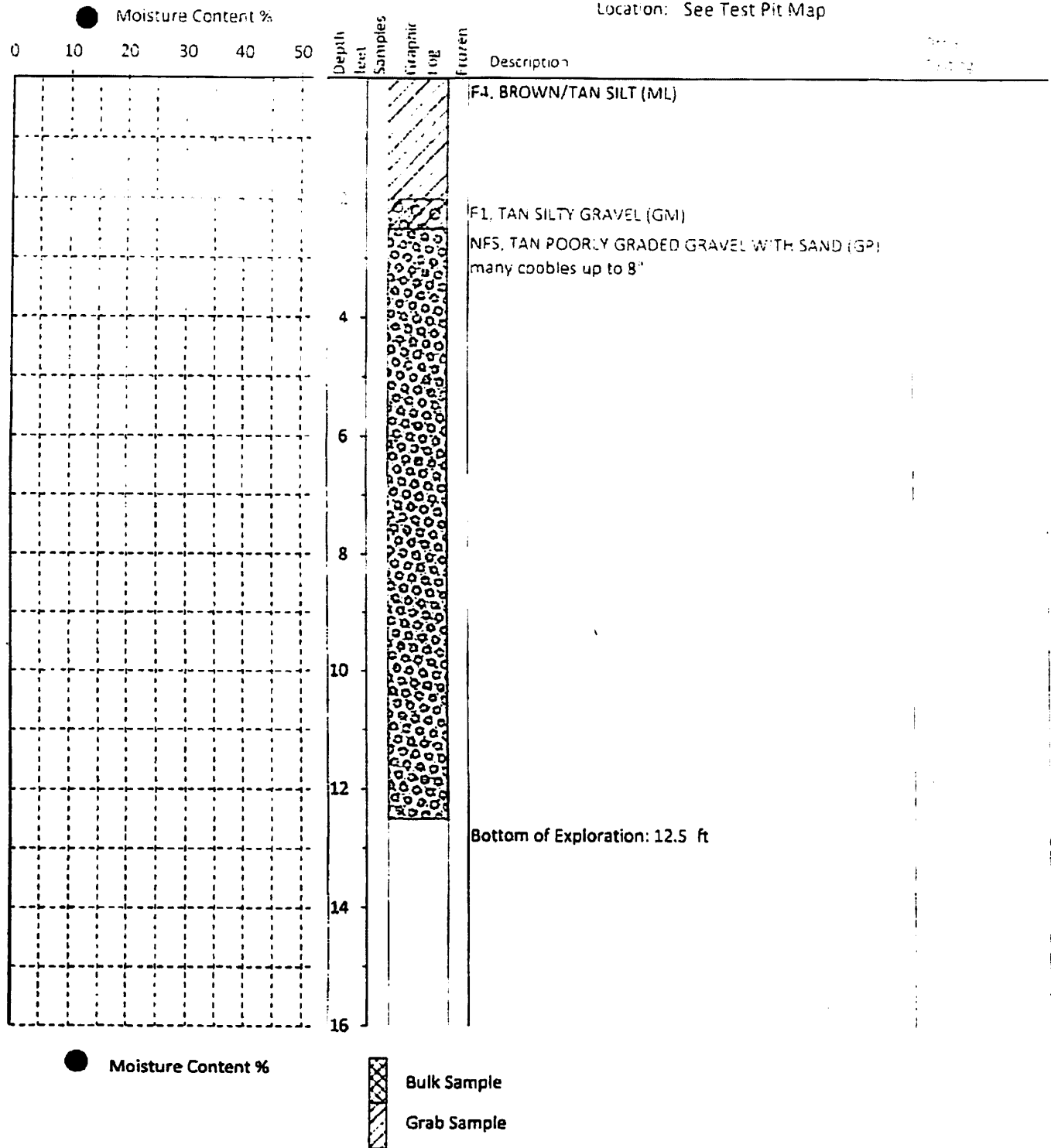
Log of Test Pit 26

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
26

Log of Test Pit 27

Exploration: October 28, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

3803 N. Old Seward Hwy, Palmer, AK, 99547 Phone: (907) 768-4121
email: mh@mh-engineering.net

Job No.: 19130

Date: October 2019

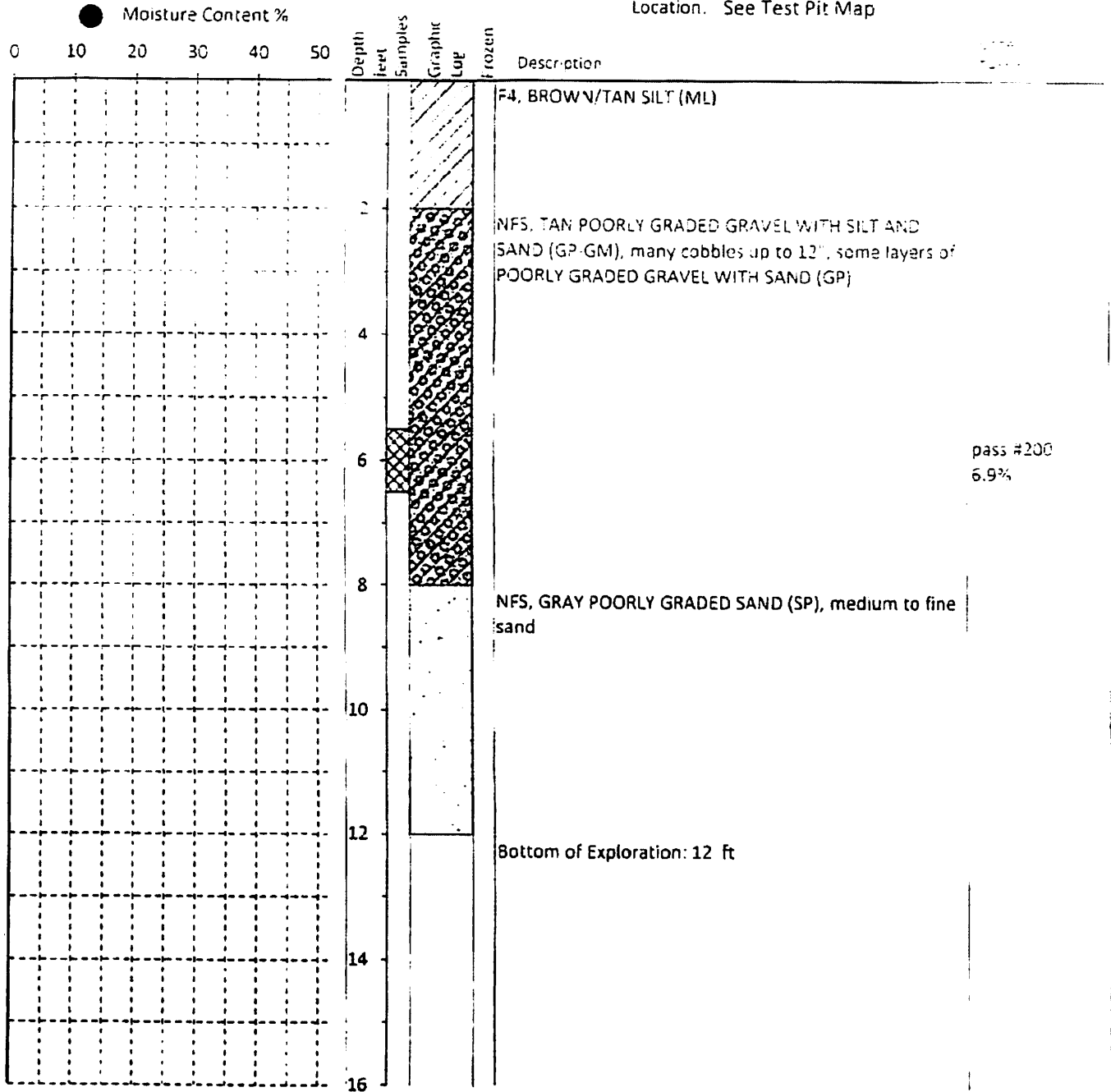
Log of Test Pit 27

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
27

Log of Test Pit 28

Exploration: October 29, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



● Moisture Content %

▨ Bulk Sample
▧ Grab Sample



MARK HANSEN P.E.

2905 N. Old Steese Hwy, Palmer, AK 99545 Phone: 907-745-4722
www.mhsoe.com

Job No.: 19130

Date: October 2019

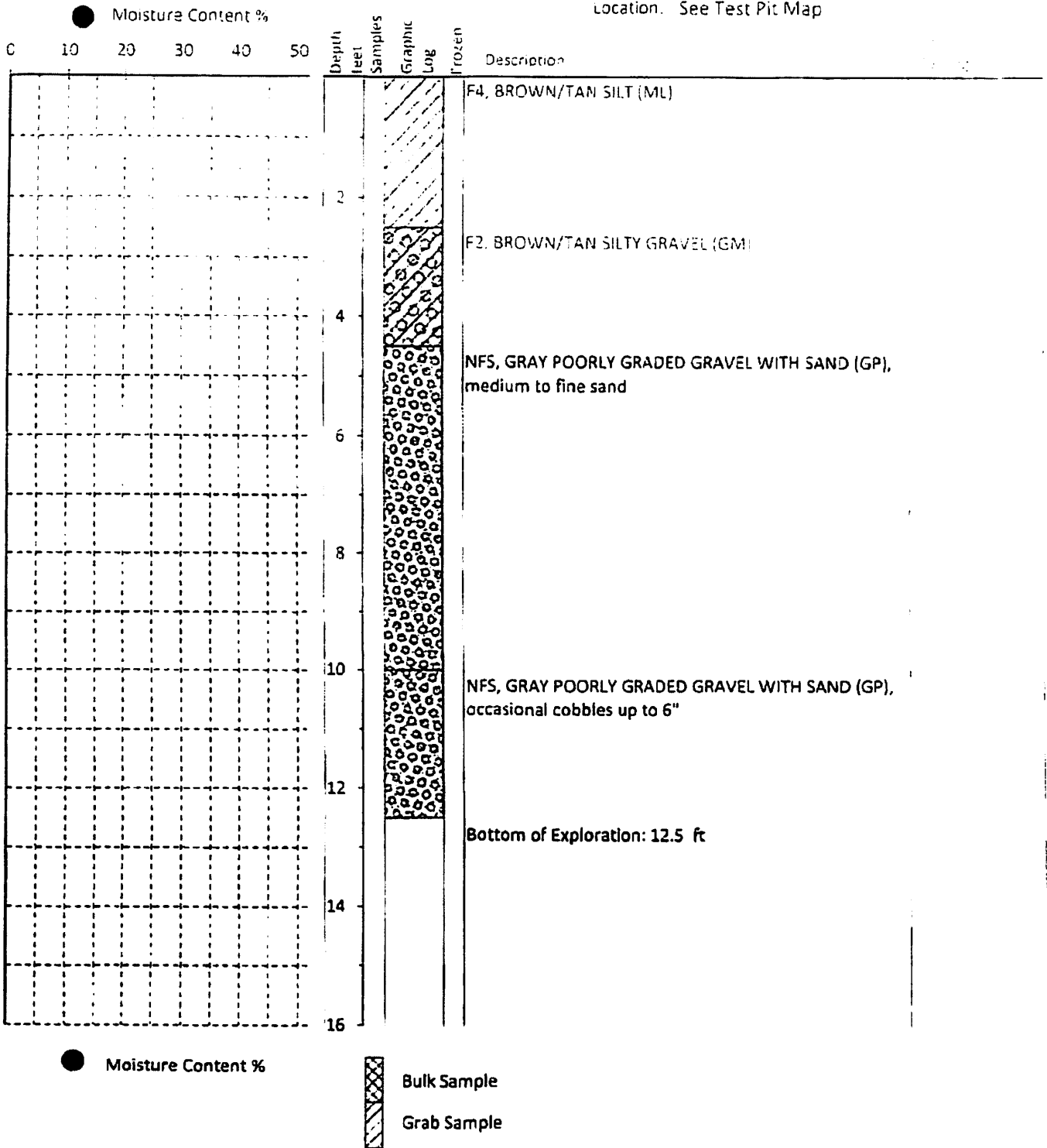
Log of Test Pit 28

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
28

Log of Test Pit 29

Exploration: October 29, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

1905 N. Old Steepway, Palmer, AK 99543 Phone (907) 435-4201
e-mail: mhpe@markhansen.net

Job No.: 19130

Date: October 2019

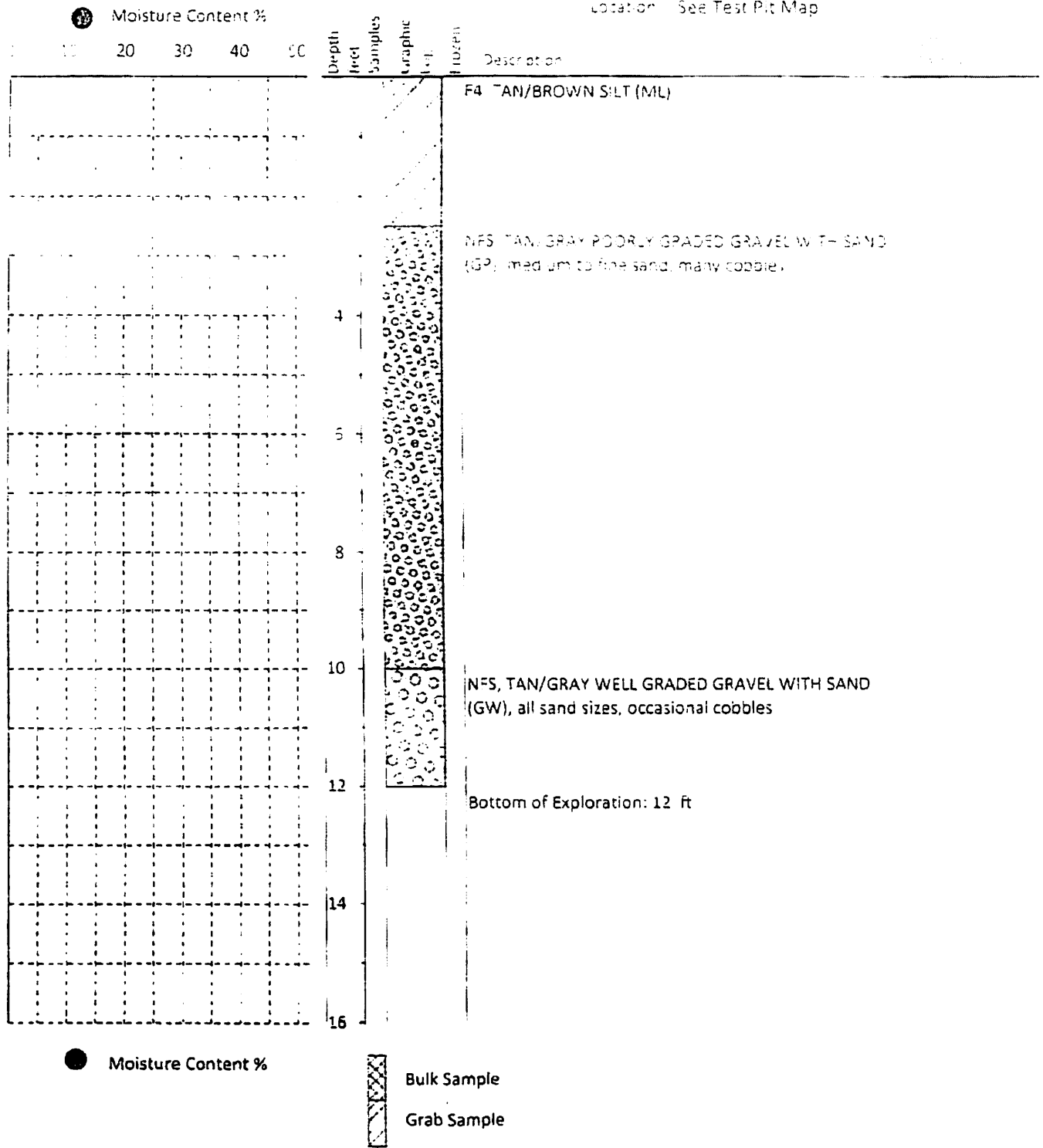
Log of Test Pit 29

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
29

Log of Test Pit 30

Exploration: October 29, 2019
Equipment: Hitachi EX210CK
Location: See Test Pit Map



MARK HANSEN P.E.

Professional Engineer, State of Alaska
No. 10177, expires 12/31/2024

Job No. 19130 Date: October 2019

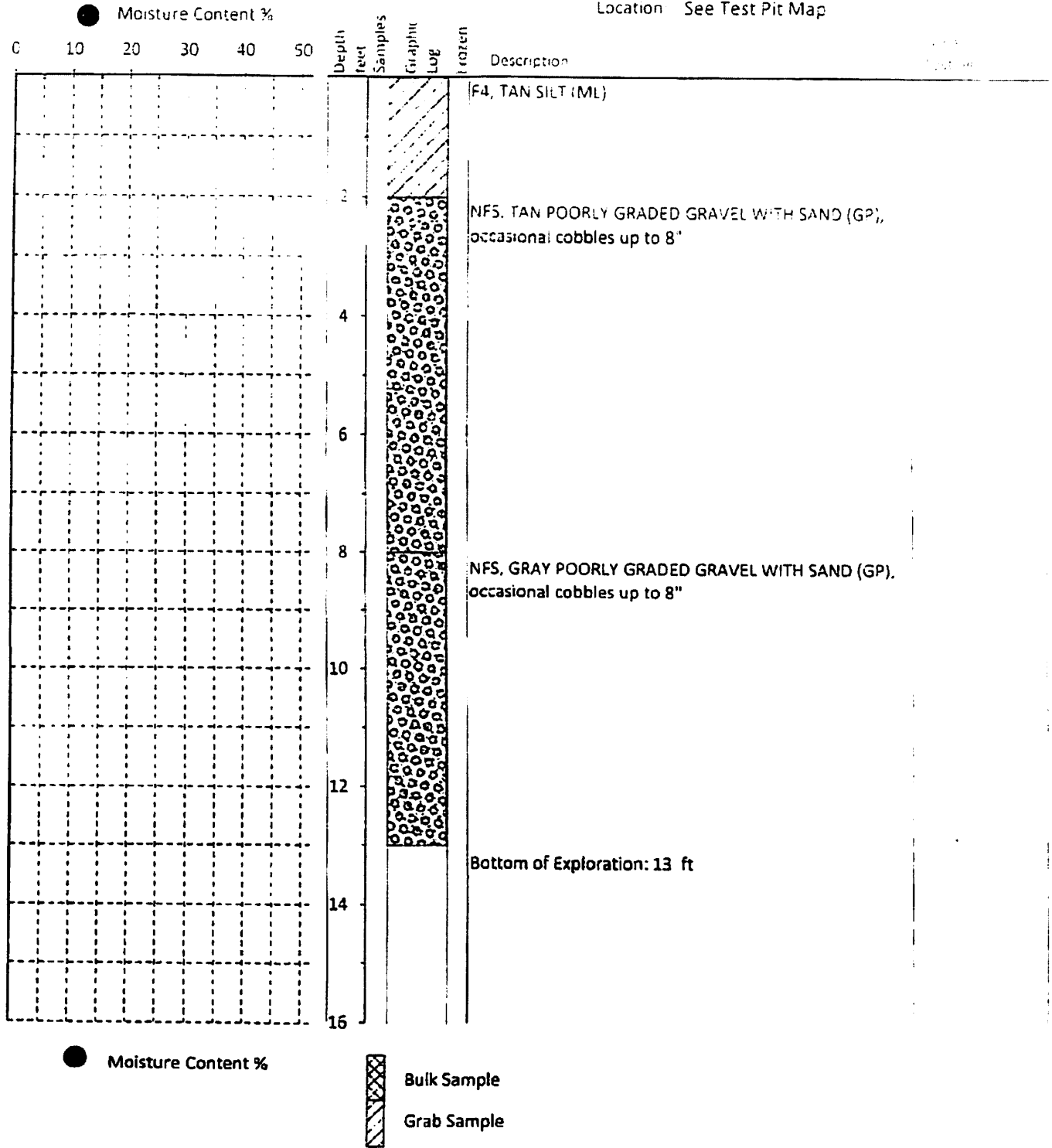
Log of Test Pit 30

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
30

Log of Test Pit 31

Exploration: October 29, 2019
 Equipment: Hitachi EX210K
 Location: See Test Pit Map



MARK HANSEN P.E.

Professional Engineer
 695 N. Old Cottonwood, Farmer, AK 99643 Phone: (907) 544-3111
 Email: mh@mhpe.com

Job No.: 19130

Date: October 2019

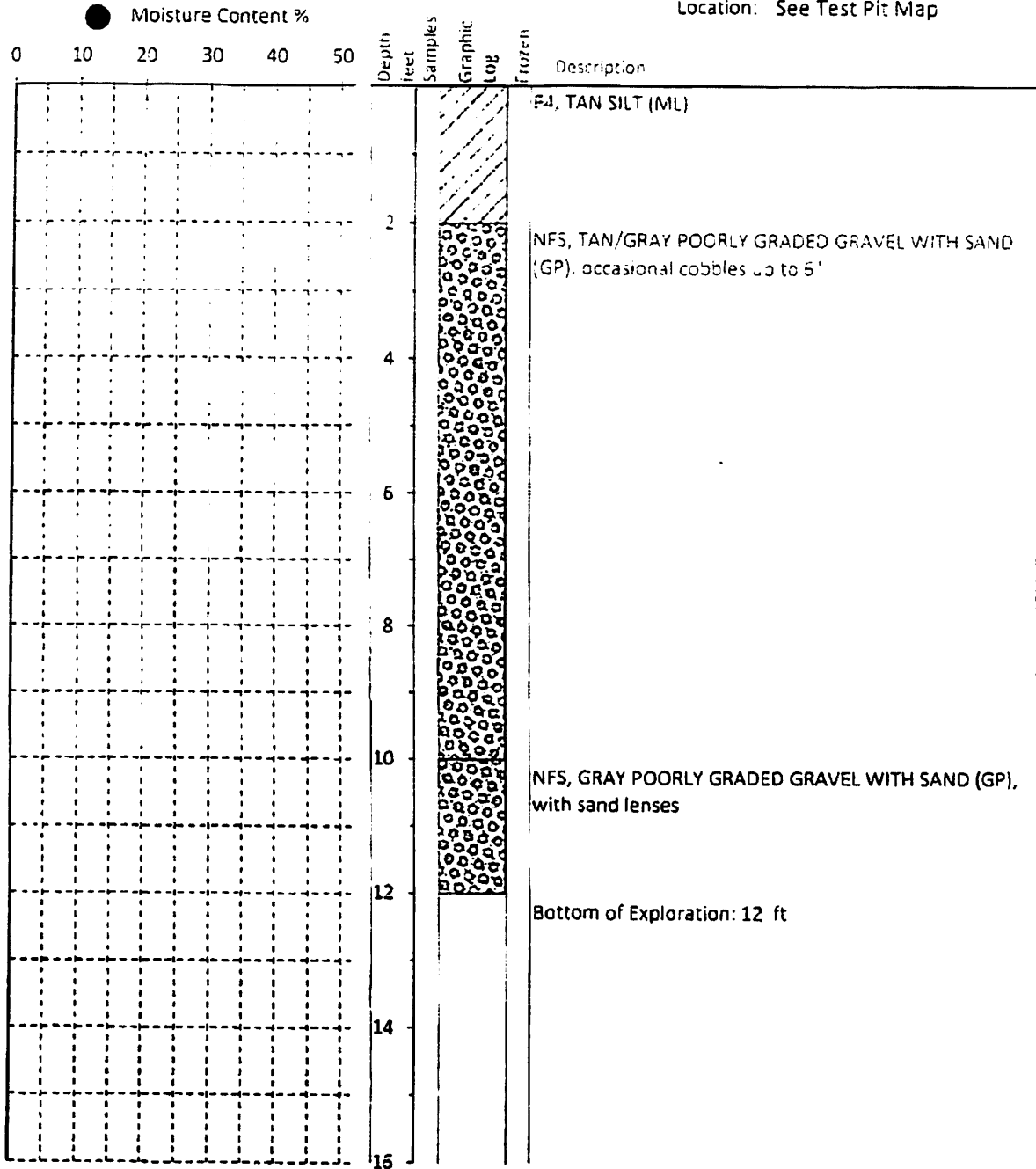
Log of Test Pit 31

The Ranch PH 7B Tract 1
 Besse Engineering
 1890 W Jaime Marie Cir
 Wasilla, AK 99654

Plate
31

Log of Test Pit 32

Exploration: October 29, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



● Moisture Content %



Bulk Sample

Grab Sample



MARK HANSEN P.E.

2403 N. Du Sable Way, Fairbanks, AK 99705
Phone: (907) 245-3100
Email: mhpe@markhansen.net

Job No.: 19130

Date: October 2019

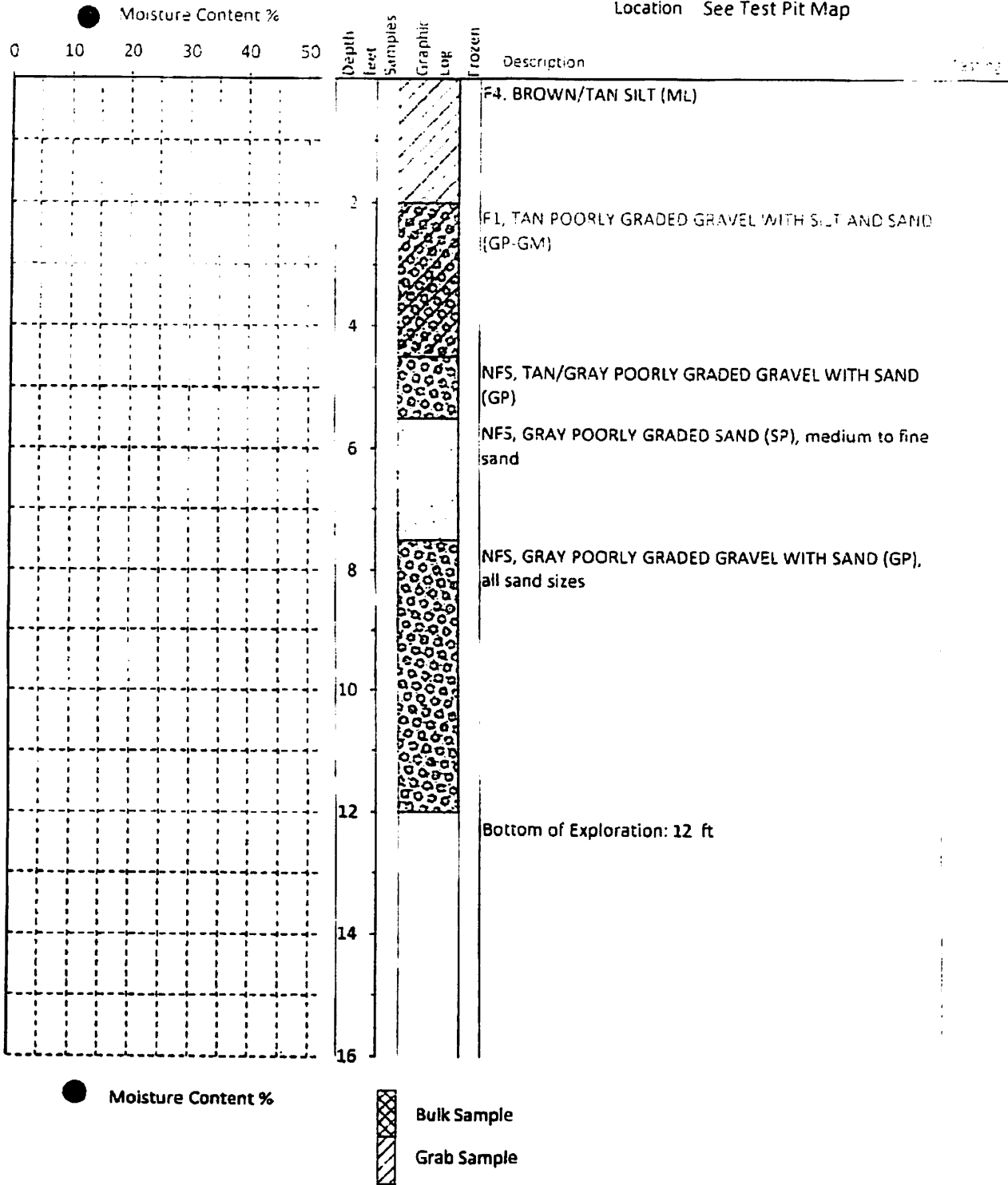
Log of Test Pit 32

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
32

Log of Test Pit 33

Exploration October 29, 2019
Equipment: Hitachi EX210K
Location See Test Pit Map



MARK HANSEN P.E.

2405 N. Old Ironway, Suite 100, Anchorage, Alaska 99503
Phone (907) 243-4212
Fax (907) 243-4212
E-mail: mh@markhansen.net

Job No.: 19130

Date: October 2019

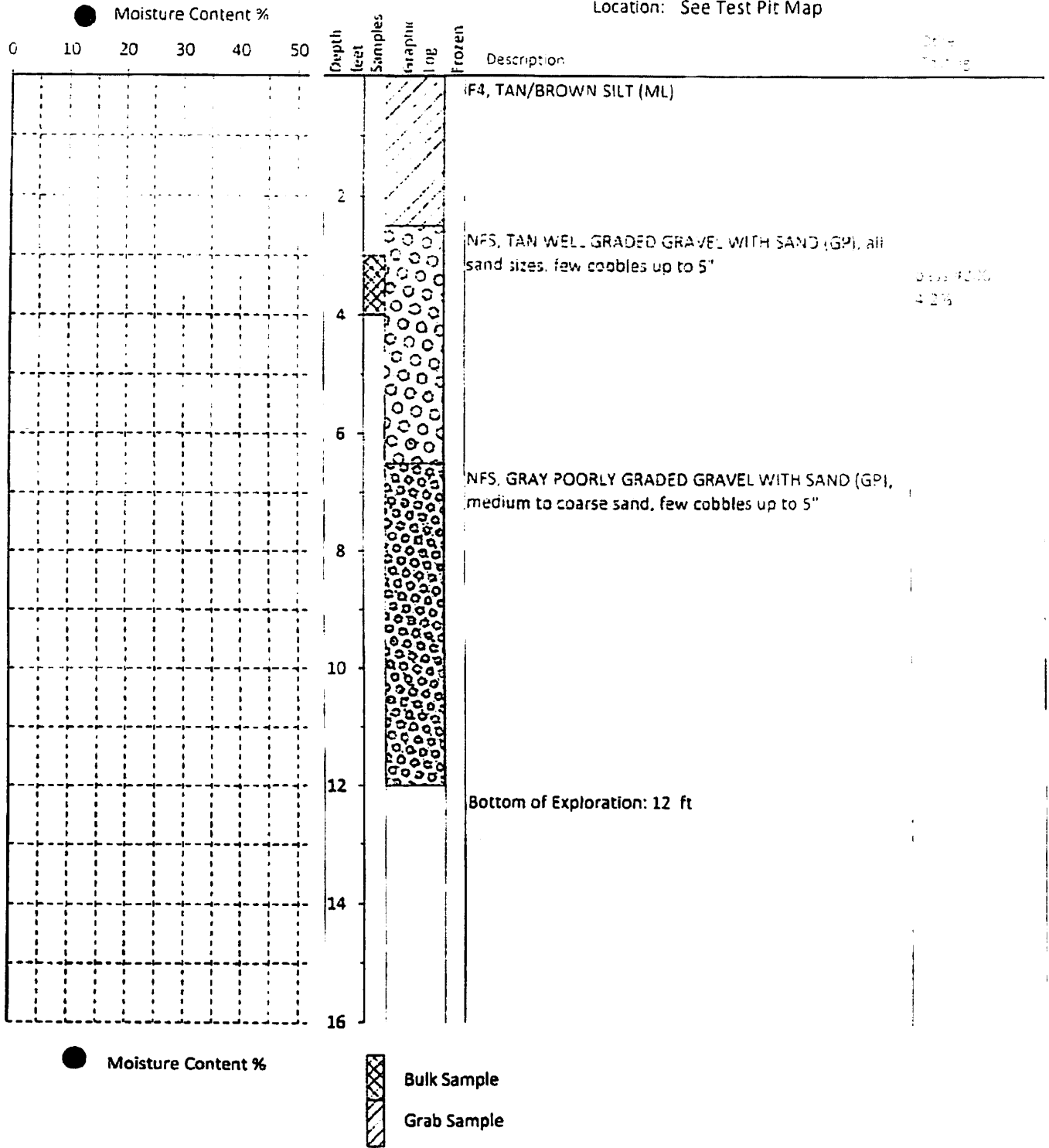
Log of Test Pit 33

The Ranch PH 7B Tract 1
Besse Engineering
1890 W Jaime Marie Cir
Wasilla, AK 99654

Plate
33

Log of Test Pit 34

Exploration: October 29, 2019
Equipment: Hitachi EX210K
Location: See Test Pit Map



MARK HANSEN P.E.

Professional Engineer, State of Alaska
 License No. 19130
 1890 W Jaime Marie Cir
 Wasilla, Alaska 99654

Job No.: 19130

Date: October 2019

Log of Test Pit 34

The Ranch PH 7B Tract 1
 Besse Engineering
 1890 W Jaime Marie Cir
 Wasilla, AK 99654

Plate
34

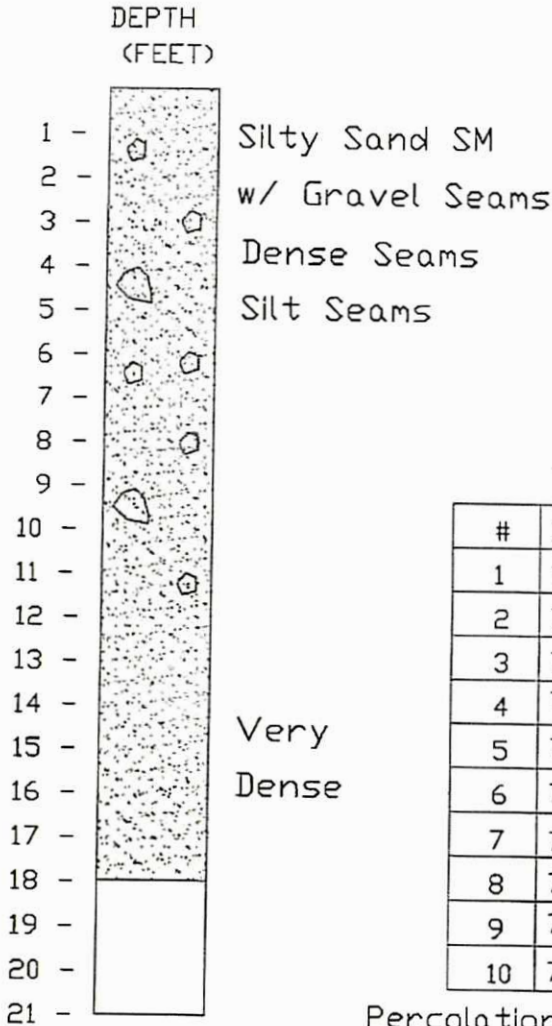


SOILS LOG - PERCOLATION TEST

Date Performed: 7/26/23

Performed For: Owner

Legal Description: Panoramic Preserve Lot 15



T.H. Location: See Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring, None Date:

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/26	0	--	2'	--
2	7/26	10	10 min.	2.5'	0.5'
3	7/26	12	--	4'	--
4	7/26	22	10 min.	4.5'	0.5'
5	7/26	25	--	4'	--
6	7/26	35	10 min.	4.5'	0.5'
7	7/26	37	--	4'	--
8	7/26	47	10 min.	4.4'	0.4'
9	7/26	50	--	4'	--
10	7/26	60	10 min.	4.4'	0.4'

Percolation Rate 25 min/in Perc Hole Diameter 6"
Test Run Between 2'-3'

Comments:

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		PANORAMIC PRESERVE	TH 38
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/26/23</u> SHEET: <u>2 of 3</u>

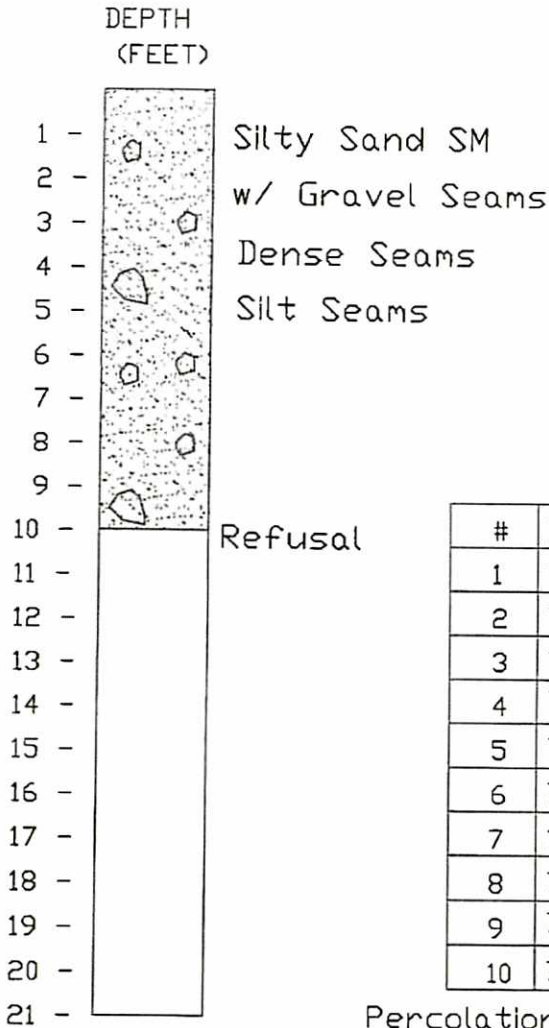


SOILS LOG - PERCOLATION TEST

Date Performed: 7/26/23

Performed For: Owner

Legal Description: Panoramic Preserve Lot 16



T.H. Location: See Test
Boring Location Map

Groundwater? No
Depth --
Water Depth
After Monitoring, None Date: _____

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/26	0	--	2'	--
2	7/26	10	10 min.	2.5'	0.5'
3	7/26	12	--	4'	--
4	7/26	22	10 min.	4.5'	0.5'
5	7/26	25	--	4'	--
6	7/26	35	10 min.	4.5'	0.5'
7	7/26	37	--	4'	--
8	7/26	47	10 min.	4.5'	0.5'
9	7/26	50	--	4'	--
10	7/26	60	10 min.	4.5'	0.5'

Percolation Rate 20 min/in Perc Hole Diameter 6"
Test Run Between 2'-3'

Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		PANORAMIC PRESERVE	TH 41
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/26/23</u> SHEET: <u>3 of 3</u>



SOILS LOG - PERCOLATION TEST

Date Performed: 7/26/23

Performed For: Owner

Legal Description: Panoramic Preserve Lot 17

DEPTH
(FEET)
1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -



Silty Sand SM
w/ Gravel Seams
Dense Seams
Silt Seams

T.H. Location: See Test
Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: _____

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/26	0	--	2'	--
2	7/26	10	10 min.	2.5'	0.5'
3	7/26	12	--	4'	--
4	7/26	22	10 min.	4.5'	0.5'
5	7/26	25	--	4'	--
6	7/26	35	10 min.	4.5'	0.5'
7	7/26	37	--	4'	--
8	7/26	47	10 min.	4.5'	0.5'
9	7/26	50	--	4'	--
10	7/26	60	10 min.	4.5'	0.5'

Percolation Rate 20 min/in Perc Hole Diameter 6"
Test Run Between 3'-4'

Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		PANDRAMIC PRESERVE	TH 40
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/26/23</u> SHEET: <u>1 of 3</u>



5886 East Shop Circle
Palmer, AK 99645
Phone: 907-631-6047
www.emcalaska.com

Material Test Report

Report No: MAT:P23-1049-01
Issue No 2

Client: Besse Engineering
Project No: 3287
Project: Panoramic Preserve
Location: Palmer, AK

Agreement to use Project P.E. Results (other than for compliance) and testing performed in accordance with approved test plans and procedures. Report shall not be reproduced without the written approval of EMTC Engineering LLC.

C. Sakalaskas

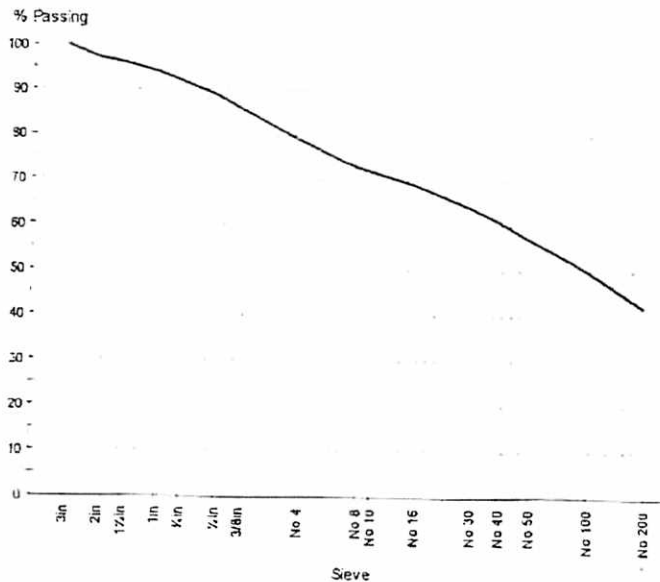
Submitted By: Candace Sakalaskas, Lab Supervisor
Date: 9/6/2023

Sample Details

Sample ID: P23-1049-01
Field Sample ID: TH-38
Date Sampled: 8/31/2023
Specification: Standard Sieve Set
Location: Panoramic Preserve

Sample Description:

Particle Size Distribution



Grading: AASHTO T 27, AASHTO T 11

Date Tested: 9/6/2023
Tested By: Jesse Okakok

Sieve Size	% Passing	Limits
3in	100	
2in	97	
1 1/2in	96	
1in	94	
3/4in	92	
3/8in	89	
No. 4	86	
No. 8	79	
No. 10	73	
No. 16	72	
No. 30	69	
No. 40	64	
No. 50	61	
No. 100	57	
No. 200	50	

COBBLES		GRAVEL		SAND			FINES (42.0%)	
(0.0%)	Coarse (8.4%)	Fine (12.8%)	Coarse (6.6%)	Medium (11.1%)	Fine (19.0%)	Silt	Clay	

D85: 8.6044 D60: 0.3896 D50: 0.1500
D30: N/A D15: N/A D10: N/A



5886 East Shop Circle
Palmer, AK 99645
Phone: 907-631-6047
www.emcalaska.com

Material Test Report

Report No: MAT:P23-1049-02
Issue No: 1

Client: Besse Engineering

Project No: 3287

Project: Panoramic Preserve

Location: Palmer, AK

Approved by: [Signature] P.E. Results relate only to tests listed. All testing performed in accordance with project plans and specifications. Results shall not be reproduced without written approval of EMC Engineering, LLC.

[Signature]

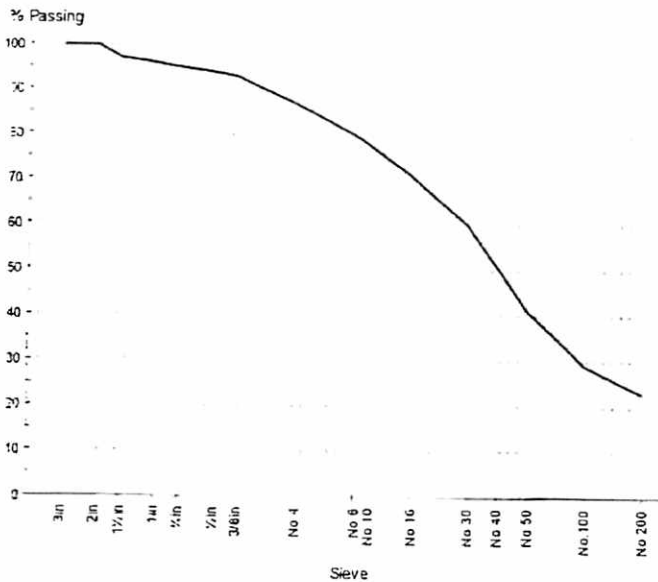
Submitted By: Candace Sakalaskas, Lab Supervisor
Date: 9/6/2023

Sample Details

Sample ID: P23-1049-02
Field Sample ID: TH-40
Date Sampled: 8/31/2023
Specification: Standard Sieve Set
Location: Panoramic Preserve

Sample Description:

Particle Size Distribution



Grading: AASHTO T 27, AASHTO T 11

Date Tested: 9/5/2023
Tested By: Jesse Okakok

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1 1/2in	97	
1in	96	
3/4in	95	
1/2in	94	
3/8in	93	
No. 4	87	
No. 8	80	
No. 10	78	
No. 16	71	
No. 30	60	
No. 40	51	
No. 50	41	
No. 100	29	
No. 200	23	

COBBLES		GRAVEL		SAND			FINES (22.5%)	
(0.0%)	Coarse (4.9%)	Fine (7.7%)	Coarse (9.3%)	Medium (26.8%)	Fine (28.8%)	Silt	Clay	

D85: 3.8895 D60: 0.6000 D50: 0.4105
D30: 0.1589 D15: N/A D10: N/A



5886 East Shop Circle
Palmer, AK 99645
Phone: 907-631-6047
www.emcalaska.com

Material Test Report

Report No: MAT:P23-1049-03
Issue No 2

Client: Besse Engineering

Project No: 3287
Project: Panoramic Preserve

Location: Palmer, AK

Approved by John Papa P.E. Results relate only to items tested. All testing performed in accordance with approved project plans and specifications. Report shall not be reproduced except in full. All material requires approval of EMC Engineering, LLC.

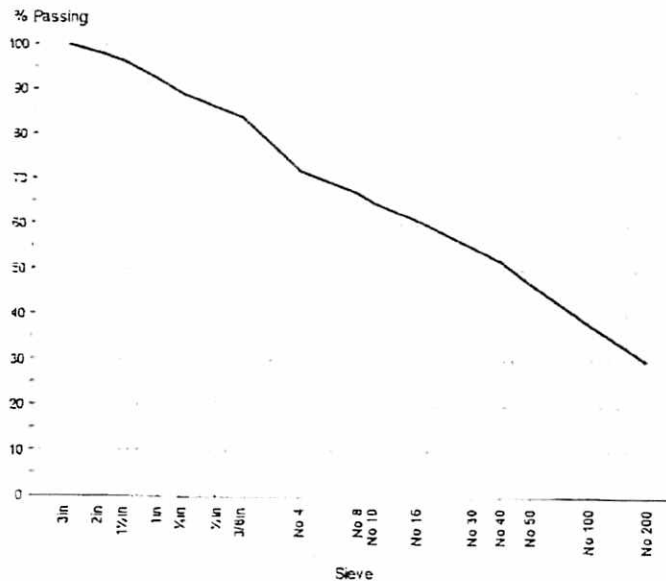
Submitted By: Candace Sakalaskas, Lab Supervisor
Date: 9/6/2023

Sample Details

Sample ID: P23-1049-03
Field Sample ID: TH-41
Date Sampled: 8/31/2023
Specification: Standard Sieve Set
Location: Panoramic Preserve

Sample Description:

Particle Size Distribution



Grading: AASHTO T 27, AASHTO T 11

Date Tested: 9/5/2023
Tested By: Jesse Okakok

Sieve Size	% Passing	Limits
3in	100	
2in	98	
1 1/2in	96	
1in	92	
3/4in	89	
1/2in	86	
3/8in	84	
No. 4	72	
No. 8	67	
No. 10	65	
No. 16	61	
No. 30	55	
No. 40	52	
No. 50	47	
No. 100	38	
No. 200	30	

COBBLES		GRAVEL		SAND			FINES (30.3%)	
(0.0%)		Coarse (10.7%)	Fine (17.2%)	Coarse (6.7%)	Medium (13.8%)	Fine (21.2%)	Silt	Clay

D85: 10.8972 D60: 1.0542 D50: 0.3697
D30: 0.0750 D15: N/A D10: N/A

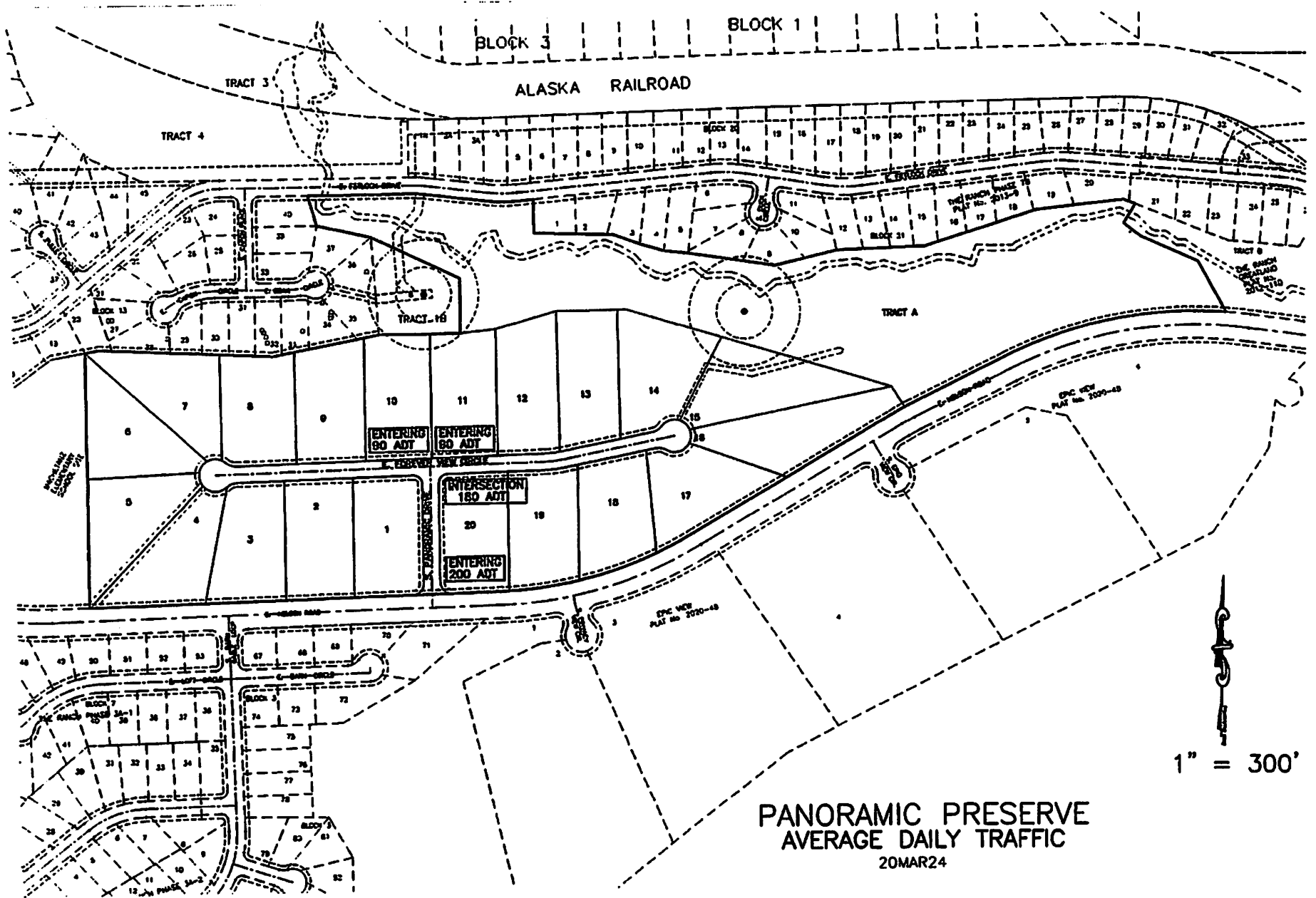
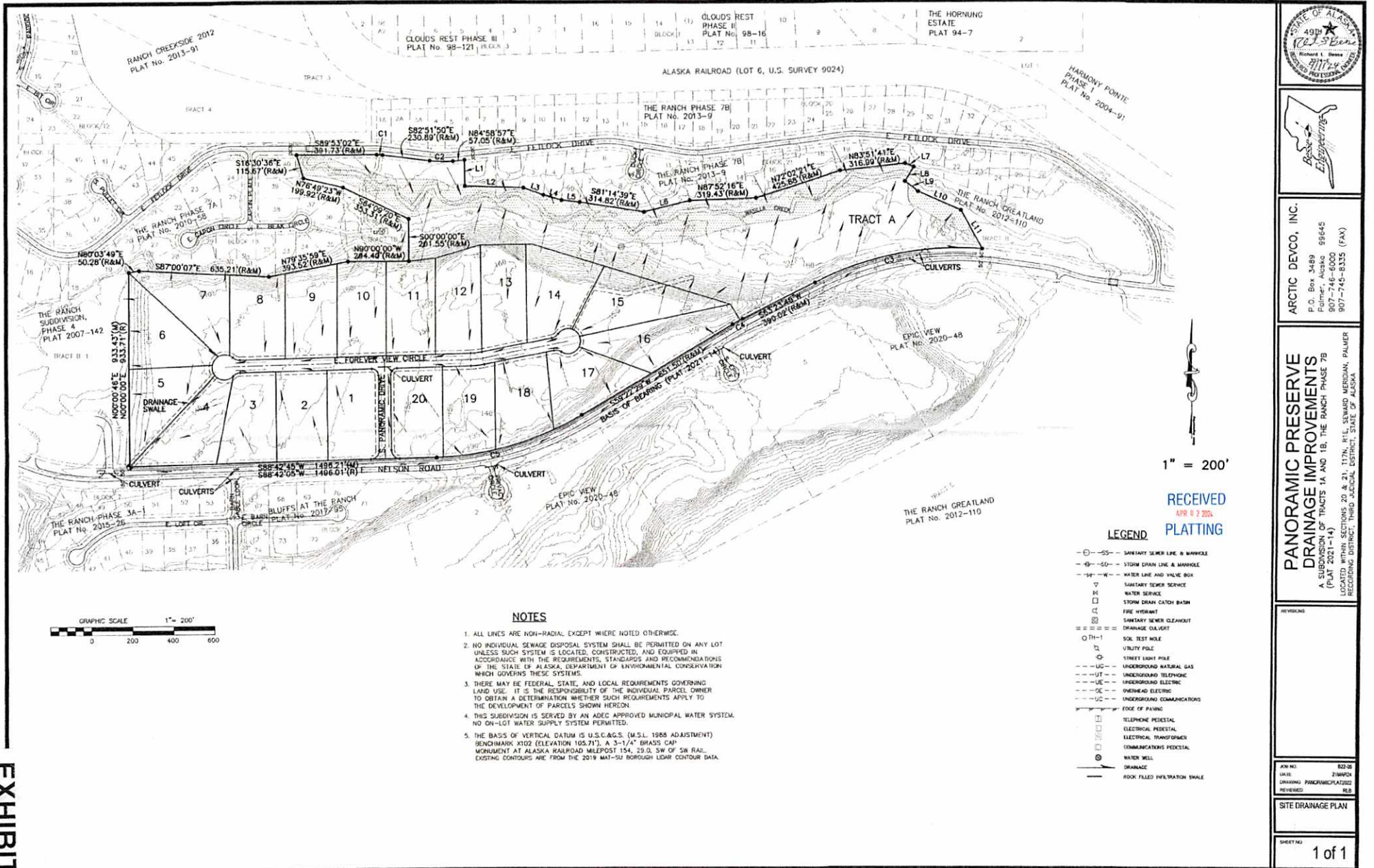


EXHIBIT D



NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
4. THIS SUBDIVISION IS SERVED BY AN ADEC APPROVED MUNICIPAL WATER SYSTEM. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
5. THE BASIS OF VERTICAL DATUM IS U.S.C.A.G.S. (M.S.L. 1988 ADJUSTMENT) BENCHMARK X102 (ELEVATION 105.71'). A 3-1/4" BRASS CAP MONUMENT AT ALASKA RAILROAD MILEPOST 154, 25.0 SW OF SW RAIL. EXISTING CONTOURS ARE FROM THE 2019 MAF-50 BOROUGHS LEAR CONTOUR DATA.

1" = 200'

RECEIVED
APR 02 2024
PLATTING

LEGEND

—○—	SANITARY SEWER LINE & MANHOLE
—□—	STORM DRAIN LINE & MANHOLE
—X—	WATER LINE AND VALVE BOX
▽	SANITARY SEWER SERVICE
W	WATER SERVICE
□	STORM DRAIN CATCH BASIN
⊕	FIRE HYDRANT
⊕	SANITARY SEWER CLEANOUT
⊕	DRAINAGE CULVERT
○	SOIL TEST HOLE
⊕	UTILITY POLE
⊕	STREET LIGHT POLE
---	UNDERGROUND NATURAL GAS
---	UNDERGROUND TELEPHONE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND COMMUNICATIONS
---	EDGE OF PAVING
⊕	TELEPHONE PEDESTAL
⊕	ELECTRICAL PEDESTAL
⊕	ELECTRICAL TRANSFORMER
⊕	COMMUNICATIONS PEDESTAL
⊕	WATER WELL
⊕	DRAINAGE
⊕	ROCK FILLED INFILTRATION SHALE



ARCTIC DEVO, INC.
P.O. Box 3489
Palmer, Alaska 99645
907-746-6000
907-746-6335 (FAX)

**PANORAMIC PRESERVE
DRAINAGE IMPROVEMENTS**
A SUBDIVISION OF TRACTS 1A AND 1B, THE RANCH PHASE 7B
(PLAT 2021-14)
LOCATED WITHIN SECTIONS 20 & 21, 117N, 11E, SEWARD MERIDIAN, PALMER
REGULATORY DISTRICT, THOMPSON COUNCIL DISTRICT, STATE OF ALASKA

REVISIONS

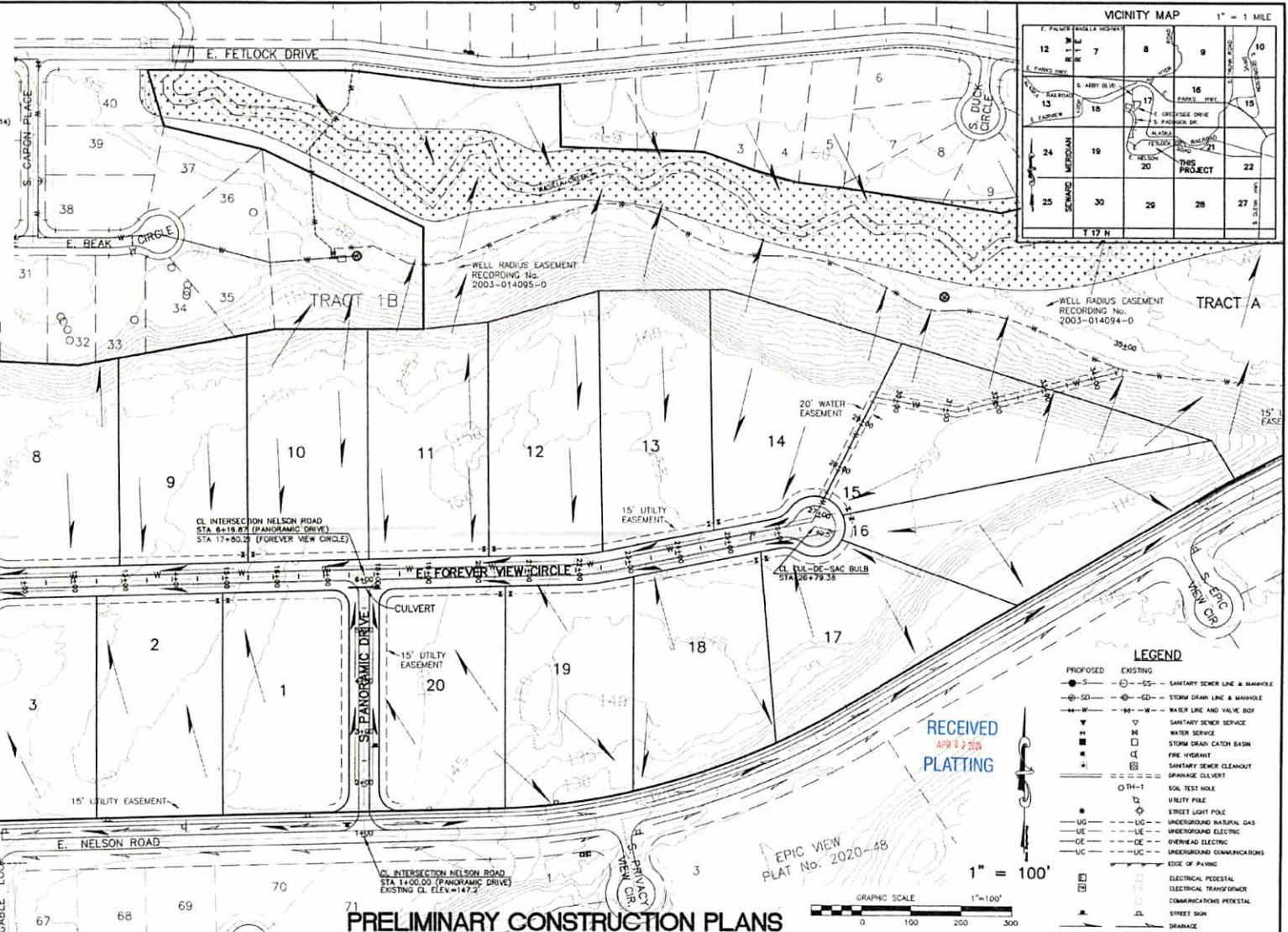
NO.	DATE	DESCRIPTION
1	02/20/24	2-DRAWING
2	02/20/24	DRAWING PANORAMIC/PLATTED
3	02/20/24	REVERSED

SITE DRAINAGE PLAN

SHEET NO. 1 of 1

EXHIBIT E

- NOTES**
- ALL WATER CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT VERSION OF THE CITY OF PALMER STANDARD SPECIFICATIONS. ALL MATERIALS USED IN THE INSTALLATION OF THE WATER SYSTEM MUST BE CERTIFIED TO NSF 61.
 - CONTRACTOR SHALL RECORD SURVEY NOTES AND CONSTRUCTION FIELD INSTALLATION NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS.
 - CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL ENCOUNTERED UTILITIES IN THE FIELD, AND RECORD ANY CHANGES ON CONTRACTOR RECORD DRAWINGS AND IN THE FIELD INSTALLATION NOTES.
 - THE BASIS OF VERTICAL DATUM IS (U.S.C. & G.S. M.S.L. 1988 ADJUSTMENT) BENCHMARK X102, A 3 1/4" B.C. MONUMENT AT RAILROAD MILE 154, 29.0' SW OF SW RAIL. THE BASIS OF HORIZONTAL DATUM IS THE PLAT OF THE RANCH PHASE 7B, TRACT 1A & TRACT 1B (PLAT 2021-14) PALMER RECORDING DISTRICT, ALASKA. HORIZONTAL COORDINATES ARE LOCAL ASSUMED. EXISTING CONTOURS ARE FROM THE 2019 MAT-SU BOROUGH LDMR CONTOUR DATA.
 - THE OWNER OF THE PROJECT IS ARCTIC DEVCO, P.O. BOX 3469, PALMER, ALASKA 99645.
 - ALL WATER MAINS SHALL BE SDR 11 HDPE.
 - WATER SERVICE CONNECTIONS SHALL BE 1 INCH TYPE "M" SEAMLESS COPPER.
 - MASS SECTION 80.03 - FURNISH AND INSTALL VALVES
THIS SECTION IS MODIFIED AS FOLLOWS:
DELETE THE TEXT OF ARTICLE 3.2c, AND SUBSTITUTE THE FOLLOWING:
"GATE VALVES SHALL BE DUCTILE IRON BODY RESILIENT WEDGE TYPE RATED FOR 250 PSI COLD WATER WORKING PRESSURE, AND IN FULL COMPLIANCE WITH ANMA C515 AND NSF STANDARD 61. THE WEDGE SHALL BE DUCTILE IRON ENCASED IN NITRILE RUBBER AND SHALL SEAT EQUALLY WELL AGAINST FLOW IN EITHER DIRECTION. THE STEM AND WEDGE NUT SHALL BE MANGANESE BRONZE. ALL EXPOSED INTERIOR AND EXTERIOR SURFACES OF THE VALVE BODY, BARNETT, AND STUFFING BOX SHALL HAVE A FUSION BONDED EPOXY COATING COMPLYING WITH ANMA C200, APPLIED ELECTROSTATICALLY PRIOR TO VALVE ASSEMBLY. GATE VALVES SHALL BE NON-RISING STEM TYPE, WITH A TRIPLE O-RING SEAL. GATE VALVES SHALL HAVE MECHANICAL JOINT ENDS."
 - ALL MATERIALS USED IN THE CONSTRUCTION OF THE WATER SYSTEM MUST BE CERTIFIED TO NSF-61 STANDARDS.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
—S—	—SS—	SANITARY SEWER LINE & MANHOLE
—SD—	—GD—	STORM DRAIN LINE & MANHOLE
—W—	—W—	WATER LINE AND VALVE BOX
▽	▽	SANITARY SEWER SERVICE
■	■	WATER SERVICE
■	■	STORM DRAIN CATCH BASIN
■	■	FIRE HYDRANT
■	■	SANITARY SEWER CLEANOUT
—	—	DRAINAGE CULVERT
○TH-1	○TH-1	SOIL TEST HOLE
□	□	UTILITY POLE
■	■	STREET LIGHT POLE
—UG—	—UG—	UNDERGROUND NATURAL GAS
—UE—	—UE—	UNDERGROUND ELECTRIC
—OE—	—OE—	OVERHEAD ELECTRIC
—UC—	—UC—	UNDERGROUND COMMUNICATIONS
□	□	EDGE OF PLANNING
□	□	ELECTRICAL PEDESTAL
□	□	ELECTRICAL TRANSFORMER
□	□	COMMUNICATIONS PEDESTAL
□	□	STREET SIGN
□	□	DRAINAGE

GRAPHIC SCALE 1"=100'
0 100 200 300

PRELIMINARY CONSTRUCTION PLANS

RECEIVED
APR 12 2024
PLATTING

EPIC VIEW
PLAT No. 2020-48

EXHIBIT F

LD BOOKS	ITEM	LOCATION	ELEV.	DATA	DATE	DESCRIPTION	BY	DATE
827-05	RELIEF	NE CORNER OF ELECTRICAL SWITCH BOX @ STA 92+87(NELSON) 50'11"		50'11"				
	SCHOOL	SW CORNER OF TRANSFORMER PAD @ STA 108+41(FELOCK) 49.5'11"	85.15'					
	DATA	BASIS OF DATUM U.S.G.S. X102 USGS BENCHMARK AT RAILROAD MILE 154, 29' SW OF SW RAIL	105.71'					

ARCTIC DEVCO, INC.
P.O. Box 3469
Palmer, Alaska 99645
907-746-6000
907-745-8335 (FAX)

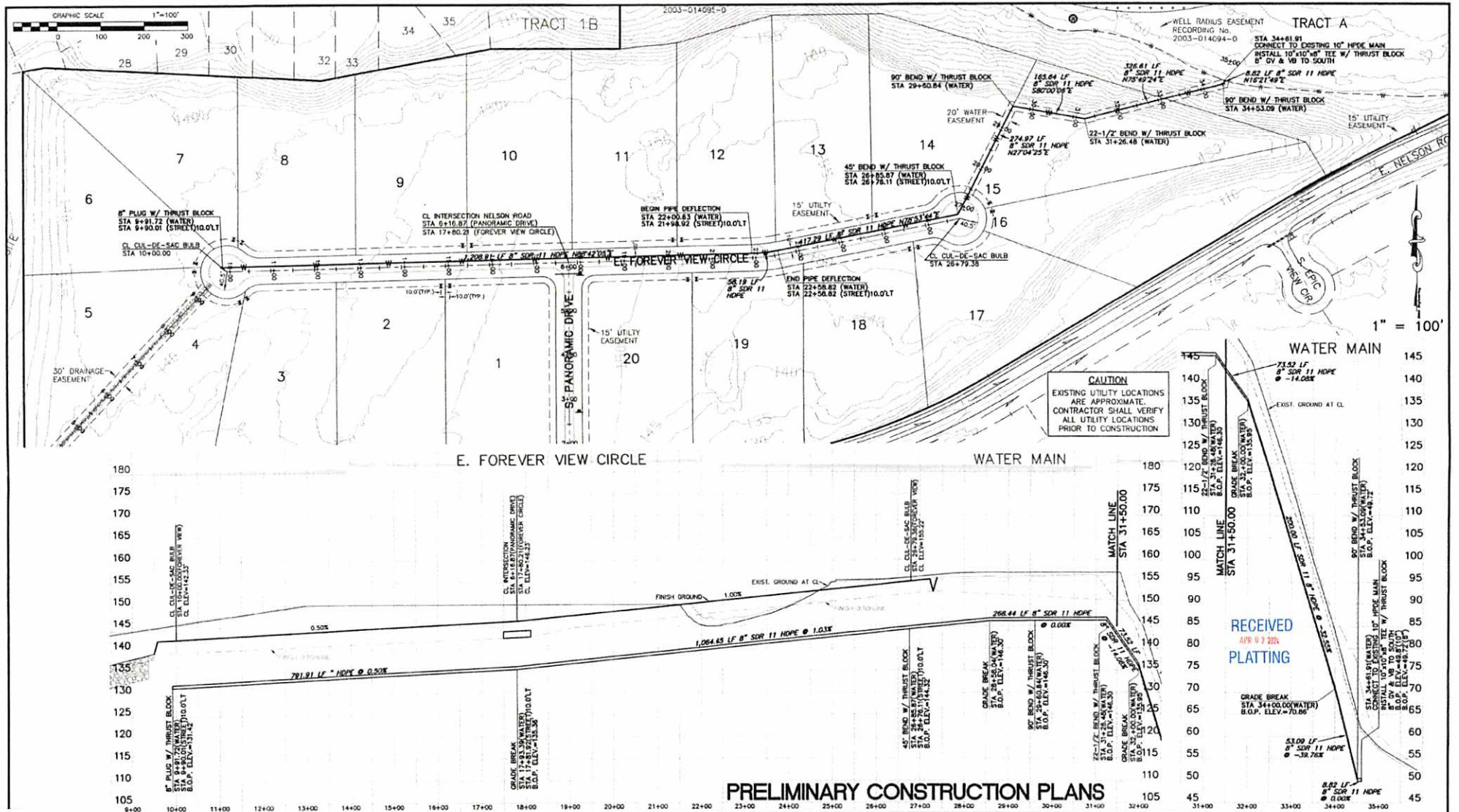
Besse Engineering
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

STATE OF ALASKA
49th
Richard L. Besse
3074-E
PROFESSIONAL ENGINEER

SITE PLAN, LEGEND, AND NOTES
PANORAMIC PRESERVE

LOCATED WITHIN SECTIONS 19 & 20, T18N, R2E, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

SCALE: 1"=100' DATE: 21MAR24 GRID: WA 13 DWG: 2022PANORAMIC SHEET C-1

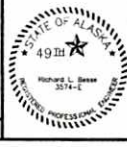


PRELIMINARY CONSTRUCTION PLANS

ELD BOOKS	TBM	LOCATION	ELEV.	DATA	CHK.	DATA	CHK.	REV.	DATE	DESCRIPTION	BY
822-05, 928-03	NEWETT	NE CORNER OF ELECTRICAL SWITCH BOX @ STA 32+80(NELSON) 505.1	98.80'	PROF.	MAX	REL	DESIGN	MAX	REL		
		S.W. CORNER OF TRANSFORMER PAD @ STA 108+42(FOREVER) 405.1	85.85'	SPIN	SEWER	MAX	REL	QUANTITIES	MAX		
		BASIS OF DATUM U.S.G.S.	105.71'	CGS	MAX	REL	PRELIMINARY	MAX	REL		
	X102	USGS BENCHMARK AT RAILROAD MILE 134, 2 ND SW 1/4 SW 3 RD RAIL	105.71'				FINAL				
REVISION RECORD		VERTICAL DATUM					PLAN CHECK			REVISIONS	

ARCTIC DEVCO, INC.
P.O. Box 3489
Palmer, Alaska 99645
907-746-6000
907-745-8555 (FAX)

Besse Engineering
Richard L. Besse
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257



WATER IMPROVEMENTS
PANORAMIC PRESERVE
Public Water System ID #220485
Eagle Utilities South, Inc.
LOCATED WITHIN SECTIONS 19 & 20, T18N, R2E, S.M., PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
SCALE: 1"=100' DATE: 200DEC23 GRID: WA 15 DWG: 2022Panoramic.DWG SHEET C-4

EXHIBIT G

Jesse Curlin

From: Gale, Laurel A CIV USARMY CEPOA (USA) <Laurel.A.Gale@usace.army.mil>
Sent: Thursday, April 25, 2024 6:41 AM
To: Jesse Curlin
Subject: Re: RFC Panoramic Preserve

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

Good morning,

The Corps of Engineers (Corps) does not have any comments regarding the RFC Panoramic Preserve.

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.

Sample drawings can also be found on our website at

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) 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.

Sincerely,

Laurel Gale, Regulatory Specialist

Phone:
(907)347-6496

<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Mail:
U.S. Army Corps of Engineers, Regulatory Division
North Central Section
1046 Marks Road
Ft. Wainwright, Alaska 99703

Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, May 15, 2024 2:56 PM
To: Tammy Simmons; Jesse Curlin
Cc: Brad Sworts; Jamie Taylor
Subject: RE: RFC Panoramic Preserve (CC)

Chris,

Soils:

The narrative and figures in the soils report do not reflect the current subdivision design. As previously commented, provide an updated soils report to match the current design submitted.

Variance:

PD&E supports the variance to intersection spacing. The new location for Panoramic drive is acceptable to PD&E. PD&E is ok with the less than recommended sight distance as minimum sight distance per SCM table A-2 is met.

ADT:

PD&E supports the ADT estimate. Minimum residential standard road are required.

Utilities:

Based on conversation with the City of Wasilla, the standard location of waterlines underneath the roadway has caused maintenance issues in nearby subdivisions. Based on this, City of Wasilla has requested the consider locating the waterlines in the outer 5' of the ROW and on the opposite side of the roadway from gas. This would also alleviate the issues associated with water valve covers being located at the edge of pavement. Water lines should be typically 10' deep and a maximum of 12' deep below finish grade.

Drainage:

The performance of the 8' deep rock lined swale depends on good infiltration rates so that the runoff is intercepted before the Nelson Road ROW. Particularly during spring breakup this may not be the case resulting in the potential for concentrated flow onto the Nelson Road ROW. Please redesign with a structural storm water control similar to a detention basin.

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

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, May 7, 2024 3:04 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Panoramic Preserve (CC)

Hello,

PD&E comments there should be an updated soils report to match the current design submitted.

Additional comments to follow within the next couple of days.

Jesse Curlin

From: Permit Center
Sent: Tuesday, April 23, 2024 9:15 AM
To: Jesse Curlin
Subject: RE: RFC Panoramic Preserve (CC)

Thanks Chris. No comments from the Permit Center.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, April 23, 2024 9:05 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; dnr.scro@alaska.gov; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: RFC Panoramic Preserve (CC)

Hello,

The following link is a request for comments on the proposed Panoramic Preserve.
Please ensure all comments have been submitted by May 10, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Panoramic Preserve](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician

Jesse Curlin

From: Gateway Community Council <gatewaycommunitycouncil@gmail.com>
Sent: Tuesday, April 23, 2024 9:05 AM
To: Jesse Curlin
Subject: Automatic Reply Re: RFC Panoramic Preserve (CC)

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

Thank you for contacting us.

If you would like to receive future contacts, including upcoming meeting notices and dates, please sign up on our website, and check out our Eventbrite page:

<https://gateway-community-council.mailchimpsites.com/>

<https://www.eventbrite.com/o/gateway-community-council-59665776133>

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Respectfully,

Gateway Community Council

P.S.

If you would like to receive future contacts, including upcoming meeting notices and dates, please sign up on our website, and check out our Eventbrite page:

<https://gateway-community-council.mailchimpsites.com/>

<https://www.eventbrite.com/o/gateway-community-council-59665776133>



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

April 24, 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.

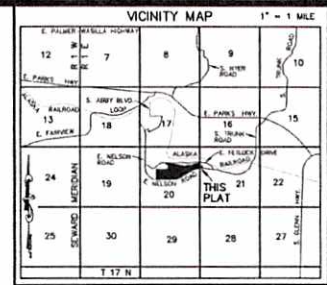
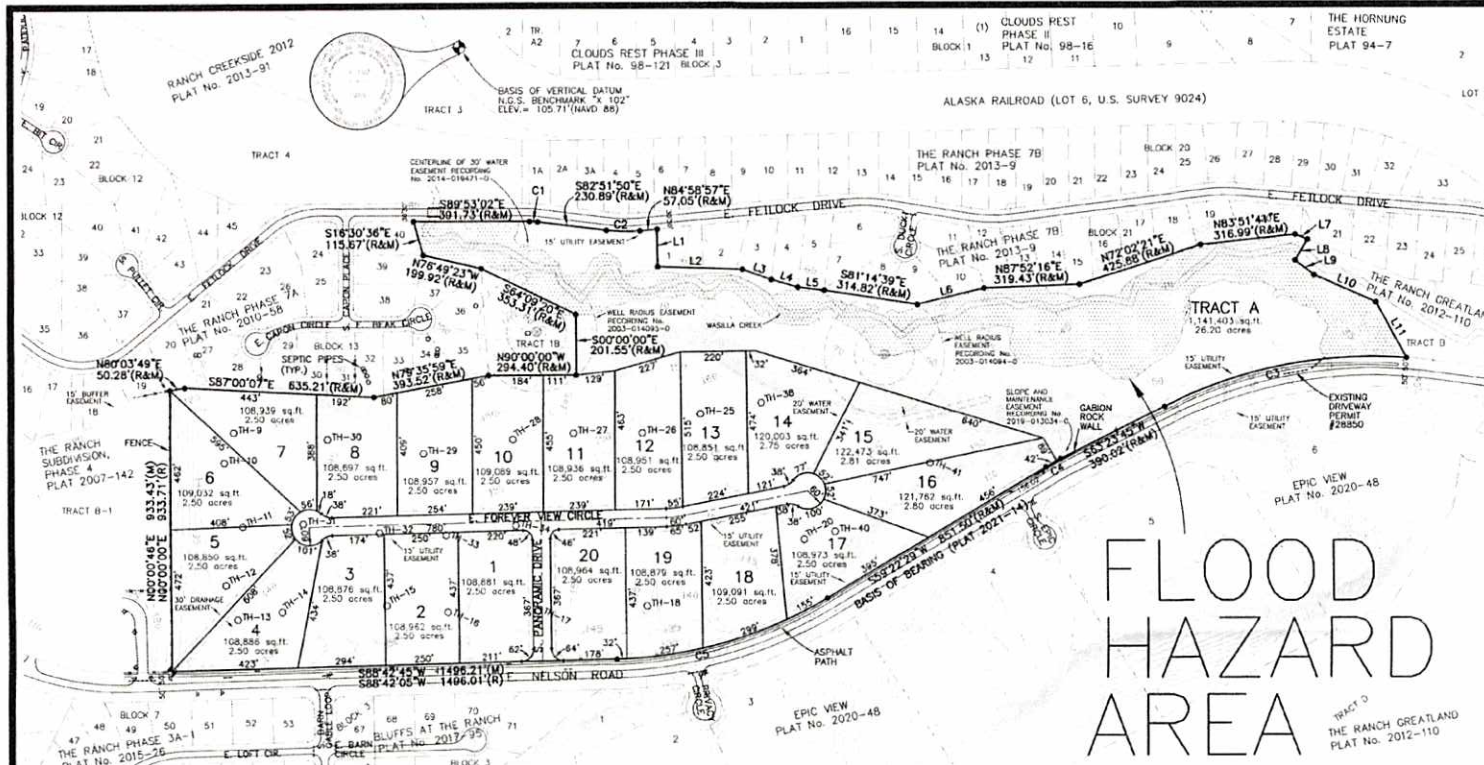
- **PANORAMIC PRESERVE**
(MSB Case # 2023-107)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC



1"=200'

- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" x 30" REBAR WITH PLASTIC SURVY CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.T.C.'S.
 - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS; NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
 - THIS SUBDIVISION IS SERVED BY AN APPROVED MUNICIPAL WATER SYSTEM.
 - ALL RECORD INFORMATION IS FROM THE PLAT OF THE RANCH PHASE 7B TRACT 1A AND TRACT 1B (PLAT No. 2021-14), PALMER RECORDING DISTRICT.
 - THE FLOOD PLAIN BOUNDARY WAS DELINEATED FROM THE FEMA NATIONAL FLOOD HAZARD LAYER (FIRM) NUMBER: 501700815F AND 501700812F, EFFECTIVE DATE: 8/27/2015.
 - THE FLOOD PLAIN VERTICAL DATUM WAS ESTABLISHED FROM THE FLOOD PLAIN MANAGEMENT STUDY PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE DATED MAY, 1982. (GASHWITA RIVER, WASILLA COTTONWOOD, AND LUCILE CREEKS). THE BASIS OF VERTICAL DATUM IS BM 4-102, ELEVATION OF 105.71 (ADJUSTED TO NAVD 83), A NATIONAL GEODETIC SURVEY CONTROL BENCHMARK BRASS CAP MONUMENT SET ON THE SW SIDE OF THE ALASKA RAILROAD TRACKS 374 FEET SOUTH OF RAILROAD MILEPOST 124. EXISTING CONDUITS ARE FROM THE 2019 MAT-SUI BOROUGH LEAK CONTOUR DATA.
 - THE ESTIMATED BASE FLOOD ELEVATION FOR THE UPPER REACHES OF TRACT 1A WITHIN THE FLOOD PLAN IS 69.2 (ADJUSTED TO NAVD 83). THE ESTIMATED BASE FLOOD ELEVATION FOR THE LOWER REACHES OF TRACT 1A IS 22.5 (ADJUSTED TO NAVD 83).
 - THERE IS A 15' CREEK MAINTENANCE EASEMENT FROM THE CUT BANK OF WASILLA CREEK PER REFUELED PLAT 2012-110.
 - THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: NOVEMBER 21, 2002 AT RECEPTION No. 2002-02054-0. RECORDED: SEPTEMBER 21, 2006 AT RECEPTION No. 2006-027303-0.

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	26.96	220.00	13.49	26.94	N86°22'26"W	7°01'13"
C2(R&M)	112.42	530.00	56.47	112.21	S89°56'26"E	12°09'13"
C3(R&M)	833.42	1350.00	421.06	823.41	S78°47'58"W	30°48'26"
C4(R&M)	56.14	800.00	28.08	56.13	S61°23'07"W	4°01'16"
C5(R&M)	742.18	1450.00	379.41	734.10	N74°02'17"E	29°19'36"

LINE TABLE

LINE	LENGTH	BEARING
L1(R&M)	124.03	S00°33'54"E
L2(R&M)	283.27	S86°00'46"E
L3(R&M)	103.77	N70°02'17"W
L4(R&M)	91.63	S73°49'52"E
L5(R&M)	88.74	N83°18'07"W
L6(R&M)	230.03	N76°29'54"E
L7(R&M)	44.69	N68°15'05"W
L8(R&M)	80.86	S31°17'55"W
L9(R&M)	80.21	S51°41'13"E
L10(R&M)	226.18	S86°24'29"E
L11(R&M)	210.71	S26°43'51"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision by my own consent, dedicate all rights-of-ways to the Matanuska-Sustina Borough and grant all easements to the same shown.

OWNER
Arctic Devco, Inc. Rexford Turner, President
P.O. Box 3489
Palmer, Alaska 99645

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____ before me, the undersigned, a Notary Public in and for the State of Alaska, my commission and term as such, personally appeared _____

Knows to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska
My commission expires: _____

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- ⊙ EXISTING WELL
- (R) RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 7B TRACT 1A AND TRACT 1B PLAT No. 2021-14
- (M) MEASURED INFORMATION
- ⊙ TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS, P.C.'S, P.T.'S AND P.T.C.'S
- ▨ FLOOD HAZARD AREA



CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or subdivision shown herein have been paid.

Tax Collection Official: _____ Date: _____
Matanuska-Sustina Borough

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision shown herein has been found to comply with the land subdivision regulations of the Matanuska-Sustina Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. _____ and that the plat shown herein has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Planning & Land Use Director: _____ Platting Clerk: _____

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



PRELIMINARY PLAT, AS-BUILT AND TOPOGRAPHIC MAP OF
PANORAMIC PRESERVE
A REPLAT OF TRACT 1A, THE RANCH PHASE 7B (PLAT No. 2021-14)
LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 80.39 acres more or less

BESSE ENGINEERING
1890 Jaime Marie Circle
Palmer, Alaska 99645
907-357-4257

Contour Interval: 2' Date: 2/16/24 Drawn: MJC Plotted: MJC
W. D. No. 812-05 Drawn: MJC WSD Tax ID: 58101000101A Sheet 1 of 1

EXHIBIT L-2

Jesse Curlin

From: Mireya Armesto <MArmesto@gci.com>
Sent: Wednesday, May 8, 2024 11:14 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Panoramic Preserve (CC)
Attachments: Agenda Plat.pdf

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

Jesse,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, April 23, 2024 9:05 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; dnr.scro@alaska.gov; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: RFC Panoramic Preserve (CC)

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

Hello,

The following link is a request for comments on the proposed Panoramic Preserve.
Please ensure all comments have been submitted by May 10, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Panoramic Preserve](#)

Sincerely,

Jesse Curlin

From: Chris Grundman <grund1974@hotmail.com>
Sent: Tuesday, May 21, 2024 5:42 PM
To: MSB Platting
Subject: Panoramic Preserve

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

Dear MSB Platting Board,

I am writing in regard to the proposed subdivision referred to as Panoramic Preserve, located north of Nelson Road, immediately east of Machetanz Elementary. I live across Neslon Road, just kitti-corner to the subdivision. Overall, I support the subdivision proposal, with the relatively larger lots. I have two items of concern I think the board should address.

The first is the location of the intersection to Nelson Road. The intersection is located near the top of a blind incline, just past a curve. This is a safety concern. Someone stopped at the intersection turning onto Nelson will likely not be able to see the approaching vehicle coming up the hill and from around the curve. In addition to the potential blind intersection, it may not be preferred to have another staggered intersection creating a cluster of five intersections, including the one school parking lot entrance. It may be preferable to move the intersection to set it directly in-line with the S. Barn Gable Loop intersection.

Second, as this neighborhood continues to grow with multiple new phases still to come, the current (temporary) bridge is not adequate and not safe. The bridge replacement/upgrade needs to happen. As it is, it is a safety concern. It is too narrow for the amount of traffic that passes through. Also, there's no room for pedestrian crossing. Multiple kids/families walk or ride bike across this bride, where the paved path does not connect from one side of the bridge to the other. I urge the MSB to get the bridge project on the budget priority list and built as soon as possible.

Lastly, and not really an issue with the subdivision per say, is the traffic backup that occurs at the start and end of each school day at Machetanz. Traffic backs up in both direction, where people trying to go around ditch dive (passing on the right) or crossing lanes into oncoming traffic. Something needs to be done to address this potentially hazardous situation.

Thank you for considering my comments.

Chris Grundman
5105 E Loft Cir
Wasilla, AK 99654
907-301-2981

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

RECEIVED
MAY 21 2024
PLATTING

5399B01L001 260
HORNUNG LINDA CHRISTENE
6156 E VISIONS CREST BLVD
PALMER, AK 99645-7706

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ARCTIC DEVCO INC.

REQUEST: The request is to create 20 lots and one tract from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, (Tax ID# 8101000T001A); lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

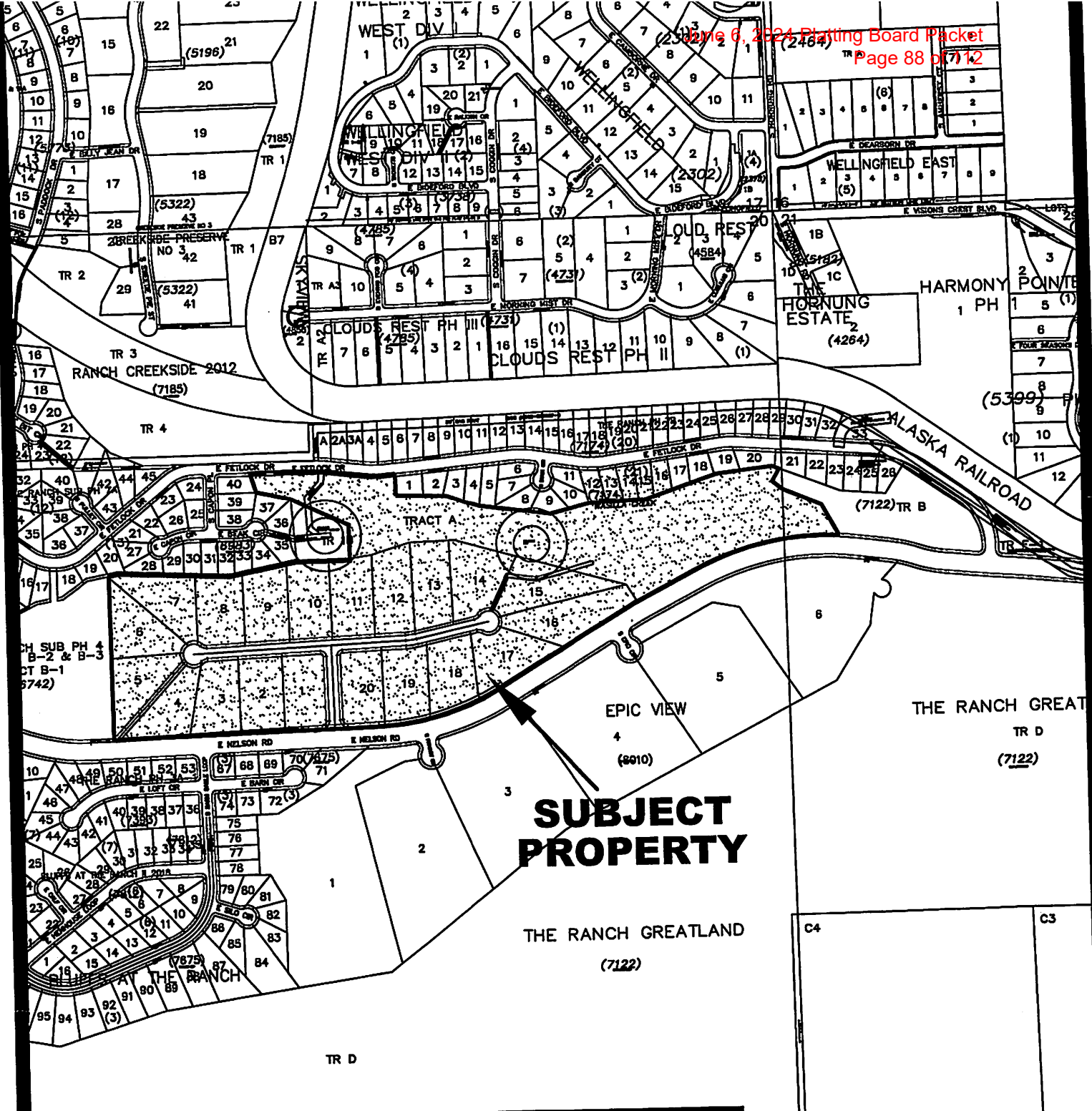
The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 6, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Linda Hornung Address: 6156 E Visions Crest Blvd Palmer, AK 99645

Comments: How will this affect Vanilla Creek? Another Subdivision? next to the creek, will the Fra course be affected? What actions have been taken to protect the creek?



VICINITY MAP
FOR PROPOSED PANORAMIC PRESERVE
SUBDIVISION
LOCATED WITHIN
SECTIONS 20 & 21, T17N, R01E, SEWARD
MERIDIAN
ALASKA
WA15 MAP

20	21	
29	28	A2
	B2	
	C4	C3

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

RECEIVED
MAY 20 2024
PLATTING

7393B07L039 154
SHIELDS EDDIE & EVIE
5148 E LOFT CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ARCTIC DEVCO INC.

REQUEST: The request is to create 20 lots and one tract from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, (Tax ID# 8101000T001A); lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

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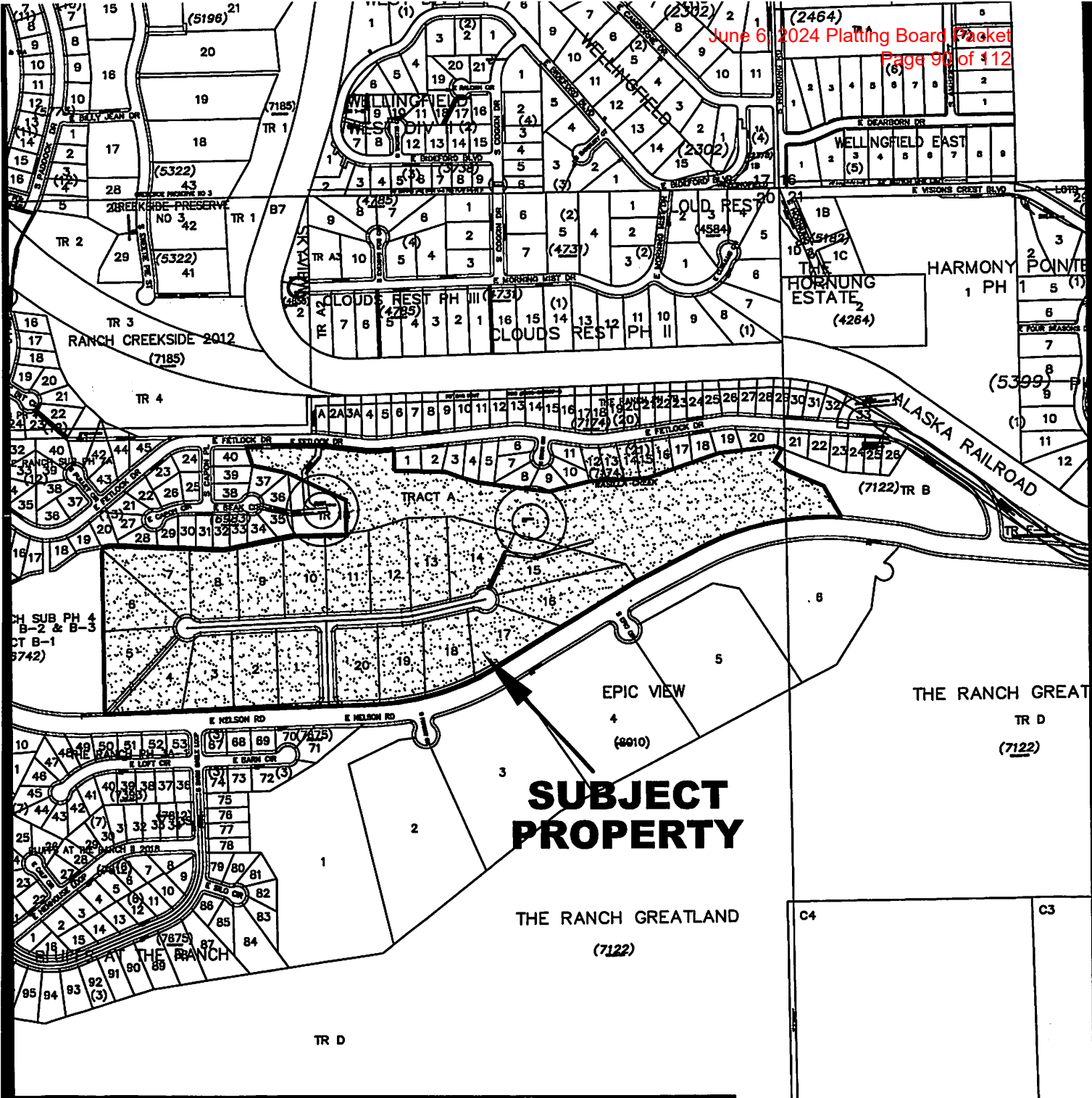
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To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Eddie + Evie Shields Address: 5148 E. Loft Circle

Comments: The bridge across Wasilla Creek on E. Nelson
Needs to be widened prior to these lots ^{being} ~~are~~ developed
for sale and homes constructed.



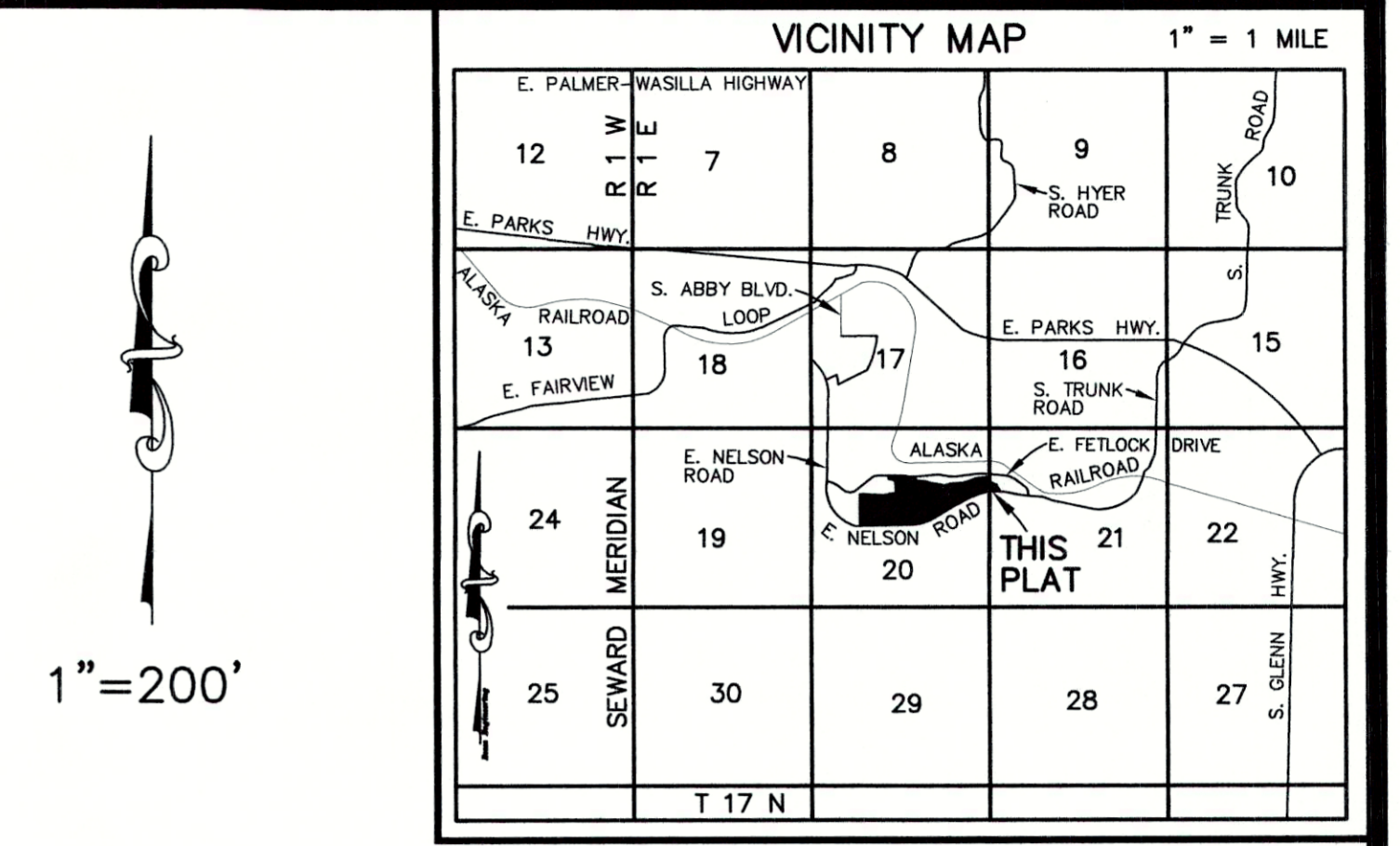
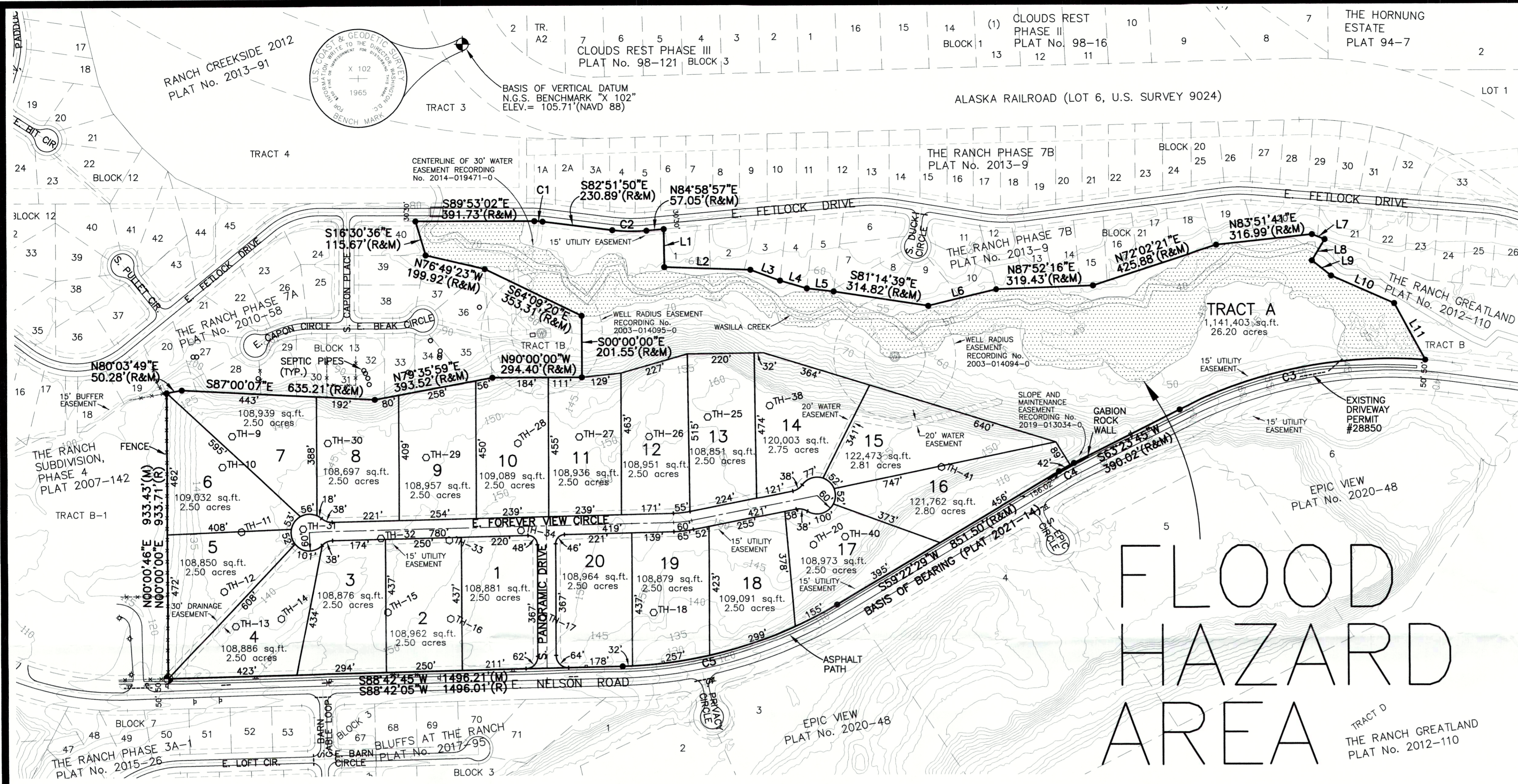
**SUBJECT
PROPERTY**

THE RANCH GREATLAND
(7122)

VICINITY MAP

FOR PROPOSED PANORAMIC PRESERVE
SUBDIVISION
LOCATED WITHIN
SECTIONS 20 & 21, T17N, R01E, SEWARD
MERIDIAN
ALASKA
WA15 MAP

C4	C3
20 29 B2	21 28 A2



- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" X 30" REBAR WITH PLASTIC SURV CAP SET AT ALL LOT CORNERS, PC'S, PT'S, AND PTC'S.
 - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
 - THIS SUBDIVISION IS SERVED BY AN APPROVED MUNICIPAL WATER SYSTEM.
 - ALL RECORD INFORMATION IS FROM THE PLAT OF THE RANCH, PHASE 7B TRACT 1A AND TRACT 1B (PLAT No. 2021-14), PALMER RECORDING DISTRICT.
 - THE FLOOD PLAIN BOUNDARY WAS DELINEATED FROM THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER. MAPS 02170C8115F AND 02170C8120F, EFFECTIVE DATE 9/27/2019.
 - THE FLOOD PLAIN VERTICAL DATUM WAS ESTABLISHED FROM THE FLOOD PLAIN MANAGEMENT STUDY PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE DATED MAY, 1982. (KASHWITNA RIVER, WASILLA, COTTONWOOD, AND LUCILLE CREEKS). THE BASIS OF VERTICAL DATUM IS BM X-102, ELEVATION OF 105.71'(ADJUSTED TO NAVD 88), A NATIONAL GEODETIC SURVEY CONTROL BENCHMARK BRASS CAP MONUMENT SET ON THE SW SIDE OF THE ALASKA RAILROAD TRACKS 374 FEET SOUTH OF RAILROAD MILEPOST 154. EXISTING CONTOURS ARE FROM THE 2019 MAT-SU BOROUGH LIDAR CONTOUR DATA.
 - THE ESTIMATED BASE FLOOD ELEVATION FOR THE UPPER REACHES OF TRACT 1A WITHIN THE FLOOD PLAIN IS 69.2'(ADJUSTED TO NAVD 88). THE ESTIMATED BASE FLOOD ELEVATION FOR THE LOWER REACHES OF TRACT 1A IS 22.5'(ADJUSTED TO NAVD 88).
 - THERE IS A 15' CREEK MAINTENANCE EASEMENT FROM THE CUT BANK OF WASILLA CREEK PER REFILED PLAT 2012-110.
 - THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: NOVEMBER 21, 2002 AT RECEPTION No. 2002-026554-0. RECORDED: SEPTEMBER 21, 2006 AT RECEPTION No. 2006-027303-0.

FLOOD HAZARD AREA

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	26.96	220.00	13.49	26.94	N86°22'26"W	7°01'13"
C2(R&M)	112.42	530.00	56.42	112.21	S88°56'26"E	12°09'13"
C3(R&M)	833.42	1550.00	427.05	823.41	S78°47'58"W	30°48'26"
C4(R&M)	56.14	800.00	28.08	56.13	S61°23'07"W	4°01'16"
C5(R&M)	742.18	1450.00	379.41	734.10	N74°02'17"E	29°19'36"

LINE TABLE

LINE	LENGTH	BEARING
L1(R&M)	124.03	S00°33'54"E
L2(R&M)	283.27	S88°00'46"E
L3(R&M)	103.77	N70°02'17"W
L4(R&M)	91.63	S73°49'52"E
L5(R&M)	88.74	N83°18'07"W
L6(R&M)	230.03	N76°29'54"E
L7(R&M)	44.69	N68°15'05"W
L8(R&M)	80.86	S31°17'35"W
L9(R&M)	80.21	S51°41'13"E
L10(R&M)	226.18	S66°24'29"E
L11(R&M)	210.71	S28°43'51"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent, dedicate all rights-of-ways to the Matanuska-Susitna Borough and grant all easements to the use shown.

OWNER
Arctic Devco, Inc. Rexford Turner, President
P.O. Box 3489
Palmer, Alaska 99645

By: _____ Date: _____

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____ before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska.
My commission expires: _____

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- EXISTING WELL
- (R) RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 7B TRACT 1A AND TRACT 1B PLAT No. 2021-14
- (M) MEASURED INFORMATION
- BESSE ENG 4094-S TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS, PC'S, PT'S, AND PTC'S.
- FLOOD HAZARD AREA



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CERTIFICATE OF PAYMENT OF TAXES

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

Tax Collection Official _____ Date _____
Matanuska-Susitna Borough

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. _____ dated _____ and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: _____
Attest: _____
Planning & Land Use Director _____ Platting Clerk _____

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



PRELIMINARY PLAT, AS-BUILT AND TOPOGRAPHIC MAP OF
PANORAMIC PRESERVE
A REPLAT OF TRACT 1A, THE RANCH PHASE 7B (PLAT No. 2021-14)
LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 80.39 acres more or less

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Contour Interval: 5' Date: 21MAR24 Dw'g: PanoramicPlat2022 Scale: 1" = 200'
W. O. No. B22-05 Drawn: MLK MSB Tax ID: 5810100T001A Sheet 1 of 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 6, 2024

ABBREVIATED PLAT: SECON PUE

LEGAL DESCRIPTION: SEC 24, T17N, R01E S.M., AK

PETITIONERS: SEACON INC

SURVEYOR/ENGINEER: R&K LAND SURVEYING, LLC

ACRES: 4.32 +/- PARCELS: N/A

REVIEWED BY: CHRIS CURLIN CASE #: 2024-055

REQUEST: The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-). The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
PUE Application	EXHIBIT B – 1 pg
Public Use Easement Drawing & Legal Description	EXHIBIT C – 2 pgs
Statement of Constructability	EXHIBIT D – 1 pg

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering	EXHIBIT E – 1 pg
Permit Center	EXHIBIT F – 1 pg
Gateway Community Council	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 4 pgs

DISCUSSION: The proposed Public Use Easement (PUE) is located near the northern boundary of Tax Parcel D1. Petitioner has submitted the Application for Public Use Easement Acceptance, a legal description and a scaled drawing showing the location of the PUE (**Exhibit B**). A Statement of Constructability (**Exhibit C**) has been submitted by the surveyor, pursuant to MSB 43.15.021 Public Use Easement Acceptance Procedure. If approved, the PUE will be accomplished by a Public Use Easement document, pursuant to MSB 43.20.021(H).

Comments: Department of Public Works Pre-Design & Engineering (**Exhibit D**) It appears the proposed PUE is adjacent to and overlaps the existing private railroad tracks. AKRR requires a minimum of 25' of railroad clear zone on either side of the tracks. If the existing tracks are intended to be utilized in the future, this will render the PUE unusable for construction and operation of a road. If they are not intended to be

used, the tracks should be designated as abandoned. The proposed PUE also appears to be constrained by existing steep grades. Per 43.15.021 (C), submit plan, profile, and cross sections to prove that an SCM standard road is constructable within the proposed PUE.

Staff notes the railroad tracks are owned by the petitioner and are not in use. A plan, profile, and cross section is recommendation #3.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #16 South Colony; MSB Community Development, or Assessments; MEA or MTA; or the public.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, Borough departments or utilities. There were no objections from the public in response to the Notice of Public Hearing.

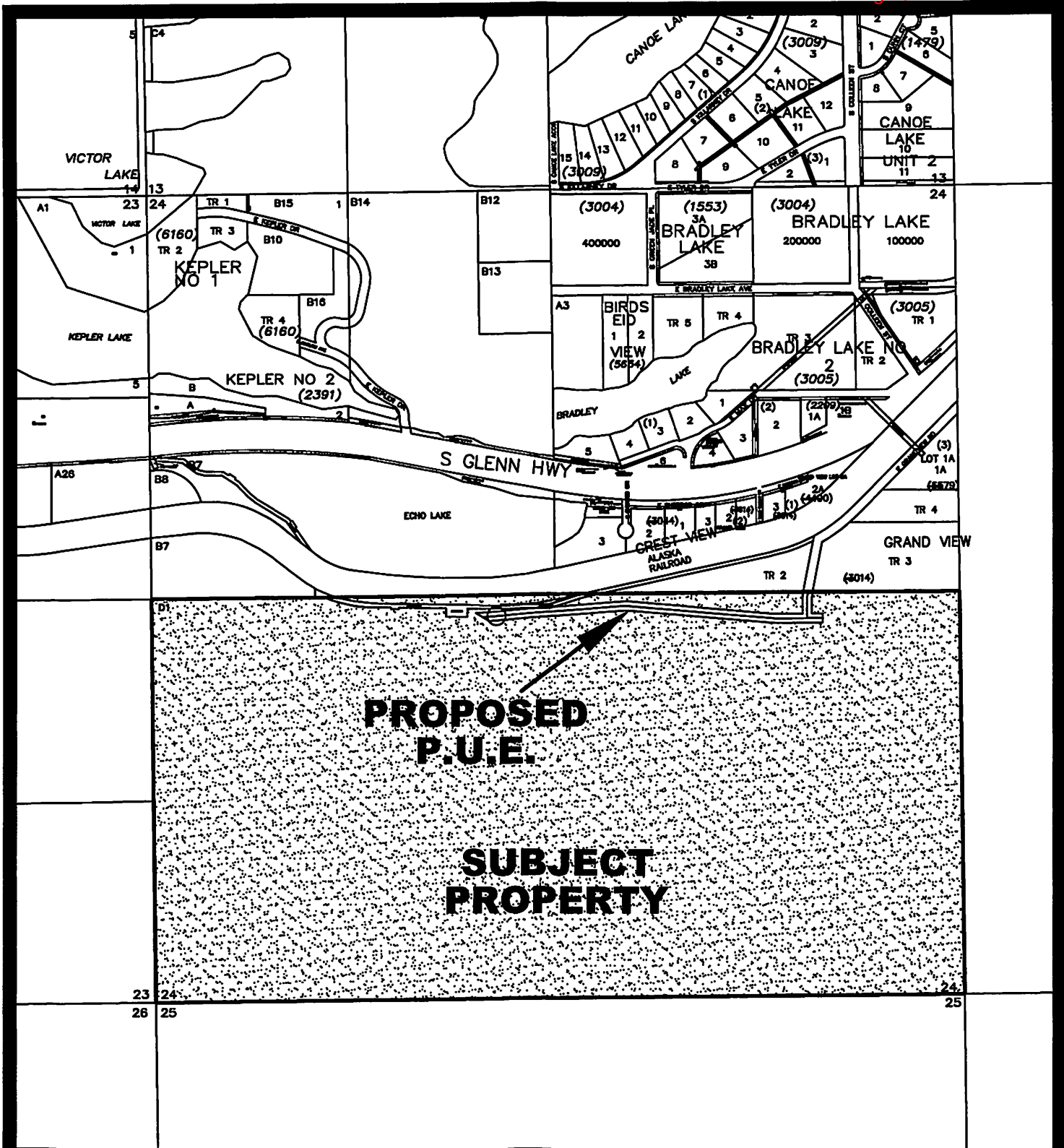
FINDINGS OF FACT

1. The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #16 South Colony; MSB Planning, or Assessments; MEA or MTA
3. There were no objections from any federal or state agencies, Borough Department, or utilities.
4. There were no objections from the public in response to the Notice of Public Hearing.

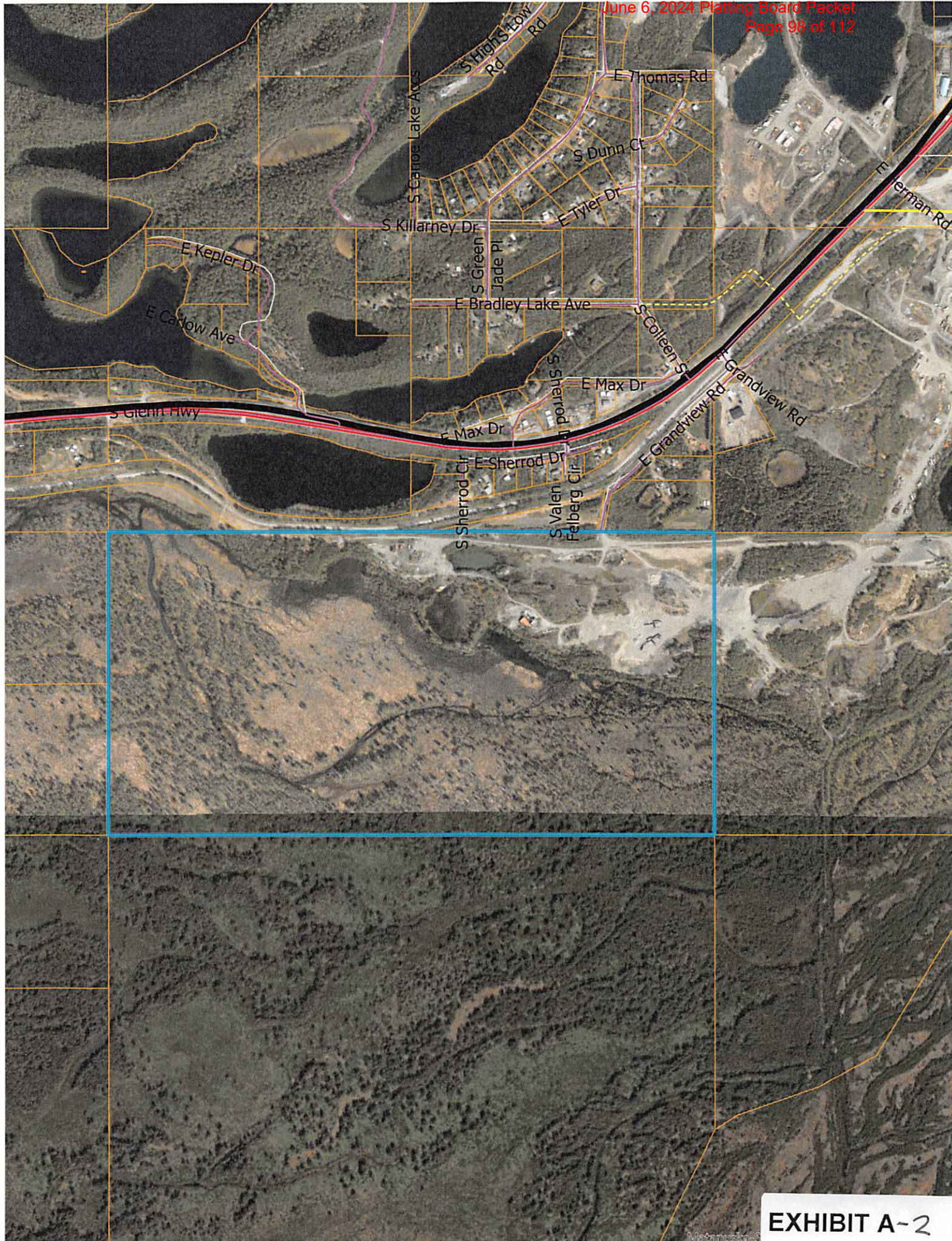
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

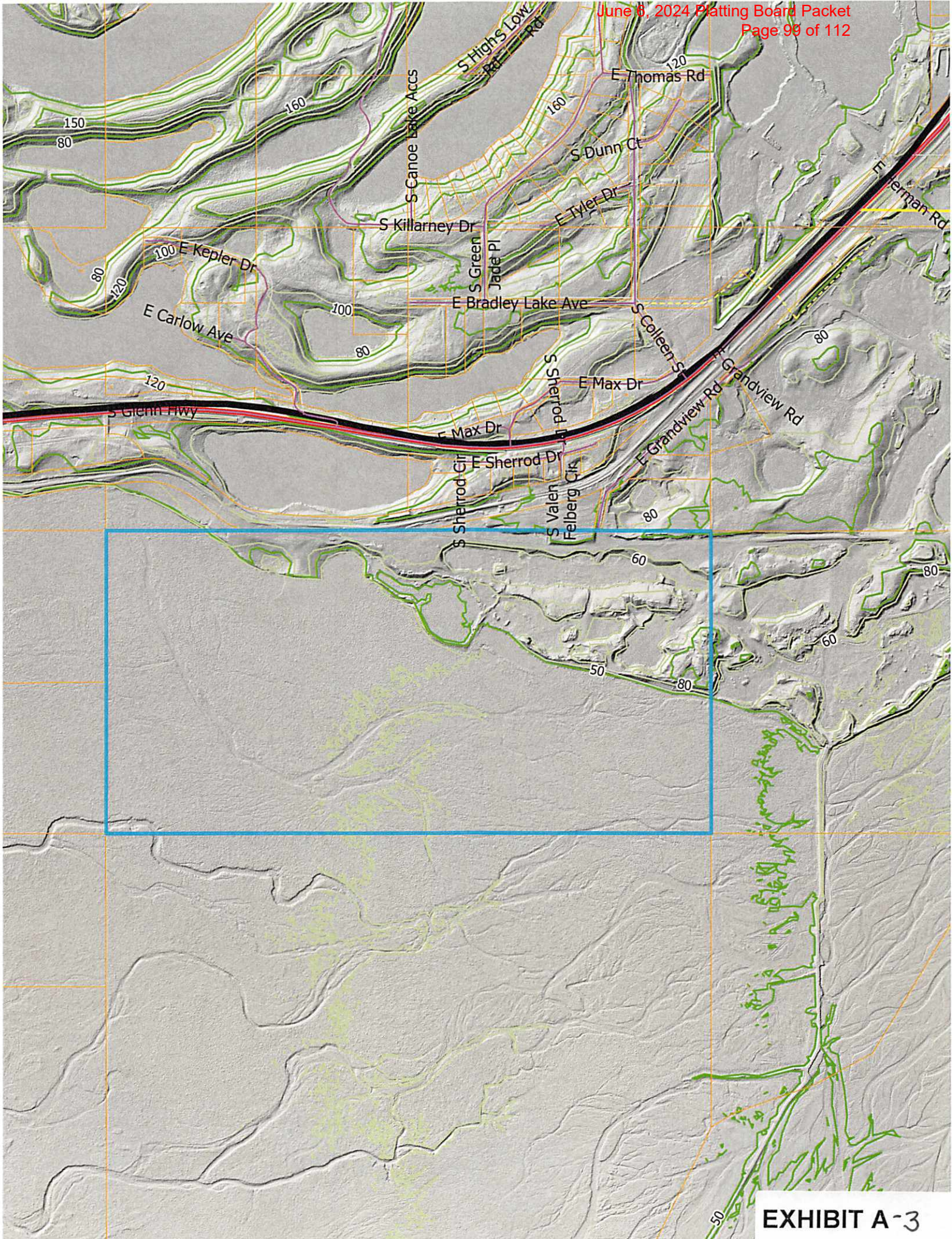
Suggested motion: I move to approve the Public Use Easement, within Section 24, Township 17 North, Range 01E, Seward Meridian, Alaska, contingent on staff recommendations:

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 and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Provide plan, profile, and cross section acceptable to DPW PD&E.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Create a Public Use Easement document to be recorded in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED PUBLIC USE EASEMENT
LOCATED WITHIN
SECTION 24, T17N, R01E, SEWARD MERIDIAN
ALASKA
WA16 MAP





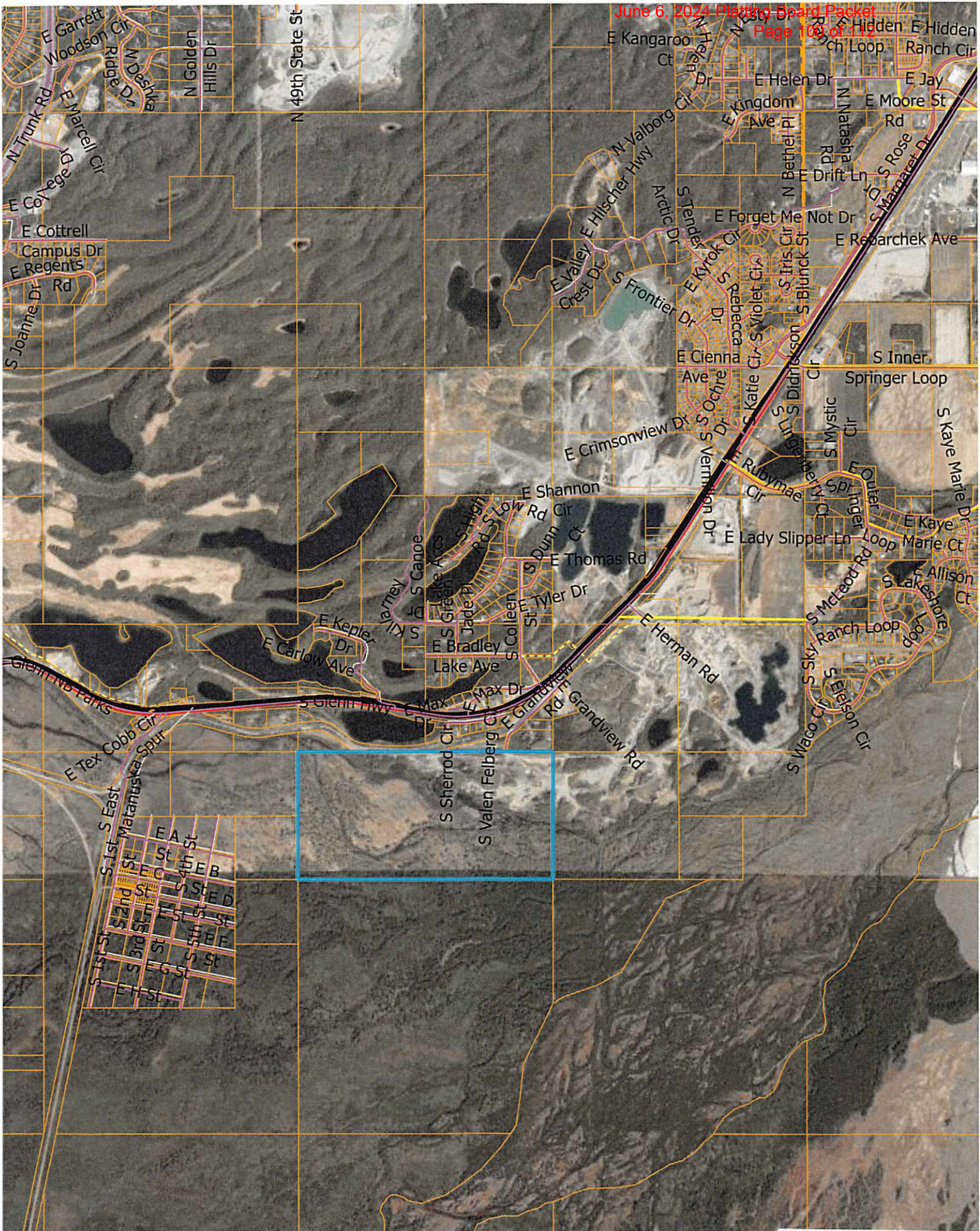


EXHIBIT A-4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) S 1/2 of
24 Section(s) 17N Township(s) 1E Range(s) Seward Meridian, Alaska

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MAR 29 2024
PLATTING

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- PROOF OF CONSTRUCTIBILITY
- FEE \$500.00
- CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT Name: Secor, Inc. Email: rdun@alaska.com

OR Mailing Address: 4000 Old Seward Hwy #101 Anchorage AK Zip: 99503

OWNER Contact Person: Robert Don Phone: 273-1000

SURVEYOR Name (FIRM): R&K Land Surveying, LLC Email: rklandsurveying@gmail.com

Mailing Address: Po Box 606 Willow, AK Zip: 99688

Contact Person: Rick Wentworth Phone: 495-0047

ENGINEER Name (FIRM): N/A Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____


APPLICANTS SIGNATURE

DATE 2/27/24



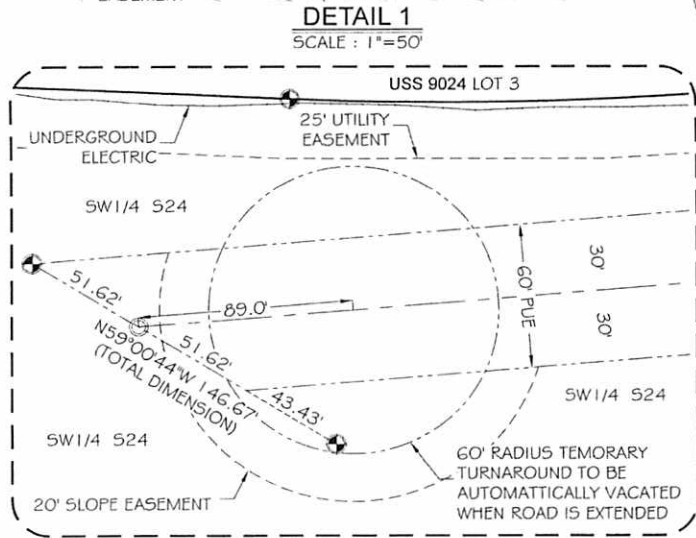
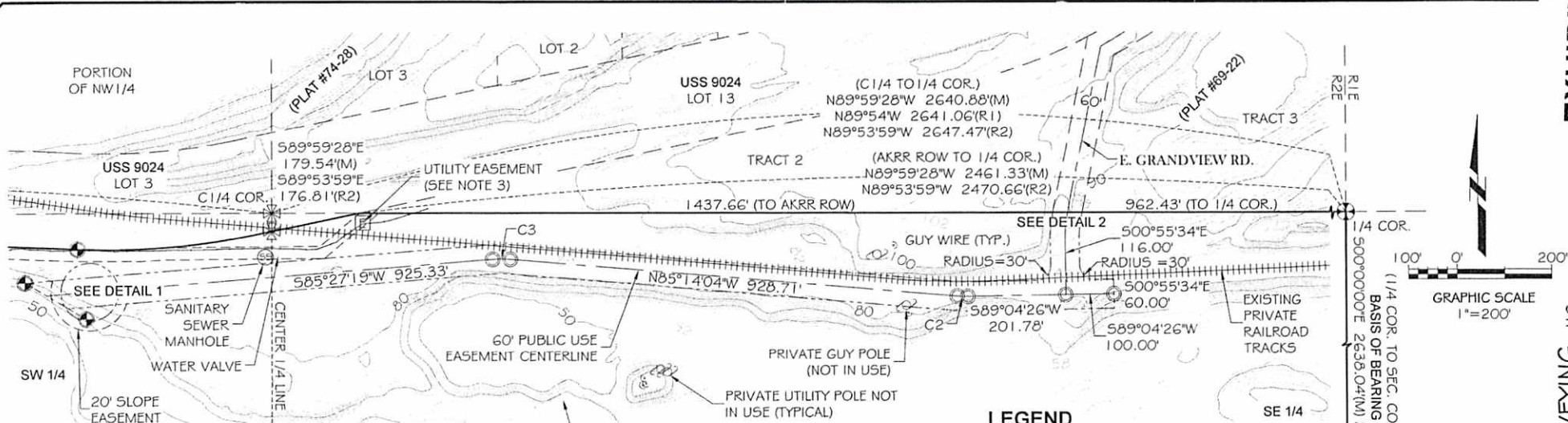
THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

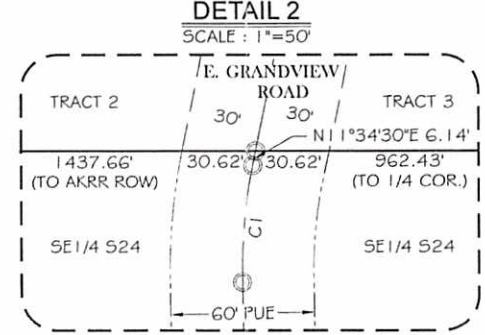
4/8/2024
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 6/6/2024



CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH 2 FOOT CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PUE PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.



LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP (GLO 1913/1985)
- ⊗ FOUND 3-1/4" BRASS CAP (GLO 1913)
- ⊕ FOUND 3-1/4" ALUMINUM CAP (BLM 1985)
- ⊕ FOUND 2" ALUMINUM CAP (LS 103511)
- ⊕ TO BE SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP ATTACHED (LS 11004)
- (R) RECORD BLM PLAT DATED 1/28/1915
- (R1) RECORD USS 9024 DATED 11/7/1992
- (R2) RECORD PLAT #69-22
- (M) MEASURED
- [E] ELECTRIC TRANSFORMER
- AKRR ALASKA RAILROAD
- PUE PUBLIC USE EASEMENT
- SEC. SECTION
- COR. CORNER

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ALASKA STATUTE 40.15.900(5).
2. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENTS RECORDED: BOOK 39, PAGE 162 ON OCTOBER 6, 1961 BOOK 129, PAGE 605 ON DECEMBER 15, 1976
3. CITY OF PALMER EASEMENT RECORDED AS DOCUMENT NUMBER 2005-022771-0 ON AUGUST 22, 2005.

Agenda Copy

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	12°30'07"	225.00'	49.10'	24.65'	N05°19'26"E	49.00'
C2	05°41'29"	225.00'	22.35'	11.18'	S88°04'49"E	22.34'
C3	09°18'37"	225.00'	36.56'	18.32'	N89°53'23"W	36.52'



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS#11004, 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.

R & K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PUBLIC USE EASEMENT	
T17N R2E SECTION 24 SEWARD MERIDIAN, ALASKA	
PREPARED FOR: SECON, INC.	
DRAWN BY: RLW	FIELD BK: RKL5 2019-05
CHECKED BY: KEW	RKL5 2019-06
JOB NO.: 2019-068	RKL5 2020-01
MSB MAP#: WA16	RKL5 2023-04
SCALE: 1"=200'	DATE: 03-08-2024

LEGAL DESCRIPTION

PUBLIC USE EASEMENT

WITHIN THE

S1/2 SECTION 24, T17N, R1E, SEWARD MERIDIAN, ALASKA

The centerline of this 60 feet wide public use easement is more particularly described as follows:

Commencing at the one-quarter corner common to Section 24 of T17N, R1E, S.M., AK and Section 19 of T17N, R2E, S.M., AK marked with an official-Bureau of Land Management brass capped monument;

Thence N 89° 59' 28" W along the center 1/4 line of Section 24, a distance of 993.05 feet to the intersection with the centerline of E. Grandview Road and the POINT OF BEGINNING; thence S 11° 34' 30" W a distance of 6.14 feet; thence along a curve concave to the southeast, having a radius of 225.00 feet, a distance of 49.10 feet through a central angle of 12° 30' 07"; thence S 00° 55' 34" E a distance of 116.00 feet to an intersection point; thence N 89° 04' 26" E a distance of 100.00 feet to the most easterly terminus point of this description;

Beginning again from the previously mentioned intersection point, lying S 89° 04' 26" W a distance of 100.00 feet from the most easterly terminus point of this description; thence S 89° 04' 26" W a distance of 201.78 feet; thence along a curve concave to the northeast, having a radius of 225.00 feet, a distance of 22.35 feet through a central angle of 05° 41' 29"; thence N 85° 14' 04" W a distance of 928.71 feet; thence along a curve concave to the southwest, having a radius of 225.00 feet, a distance of 36.56 feet through a central angle of 09° 18' 37"; thence S 85° 27' 19" W a distance of 925.33 feet to a point on a line that bears N 59° 00' 44" W and S 59° 00' 44" E, this point also being the most westerly terminus point of this description. The side lines of this 60 foot wide public use easement shall extend or retract to the north boundary of the S1/2 of Section 24 and shall also extend or retract to the westerly terminus line which bears N 59° 00' 44" W and S 59° 00' 44" E.



R & K Land Surveying, LLC

PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

March 8, 2024

RE: S1/2 Section 24 within Township 17 North Range 1 East Seward Meridian, AK
Public Use Easement Constructability letter

Matanuska-Susitna Borough
MSB Platting Officer
350 Eat Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

This letter is being provided regarding the constructability of a residential road within the proposed public use easement within the S1/2 Section 24 within Township 17 North Range 1 East Seward Meridian, AK. The proposed public use easement is located within an old gravel extraction site with various access routes that have been in use. The proposed route essentially follows one of these routes and is currently in use for various tasks by the land owner. Private overhead electric utility lines have been removed as well as nearby utility poles supporting these overhead lines. There is a private rail line that is not currently in use, but the land owner is working closely with the Alaska Railroad Corporation in order to keep the rail in place for potential future use. The proposed public use easement was designed with the support and approval of the Alaska Railroad Corporation via phone calls and various emails.

The proposed public use easement follows a route that has a gravel base that could be used for road construction and 2011 MSB contour data indicates that if a residential road were to be constructed, vertical centerline grades would not exceed 6%.

The following documents are provided in support of the proposed public use easement:

- 2022 MSB imagery of the local area
- 2019 MSB imagery of the local area
- 2011 MSB contours of the local area
- 2019 photograph of current access condition along existing rail line

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

Jesse Curlin

From: Tammy Simmons
Sent: Tuesday, April 23, 2024 2:50 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: Re: RFC WA 16 SECON P.U.E. (CC)

Hello,

It appears the proposed PUE is adjacent to and overlaps the existing private railroad tracks. AKRR requires a minimum of 25' of railroad clear zone on either side of the tracks. If the existing tracks are intended to be utilized in the future, this will render the PUE unusable for construction and operation of a road. If they are not intended to be used, the tracks should be designated as abandoned.

The proposed PUE also appears to be constrained by existing steep grades. Per 43.15.021 (C), submit plan, profile, and cross sections to prove that an SCM standard road is constructable within the proposed PUE.

Thank you,

PD&E Review Team

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, April 10, 2024 10:34 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; gatewaycommunitycouncil@gmail.com <gatewaycommunitycouncil@gmail.com>; stark@mtaonline.net <stark@mtaonline.net>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>
Subject: RFC WA 16 SECON P.U.E. (CC)

Hello,

The following link contains a Request for Comments for creation of a Public Use Easement on 17N01E24D001. Comments are due by April 23, 2024. Please let me know if you have any questions.

 [SECON PUE](#)

Jesse Curlin

From: Permit Center
Sent: Thursday, April 11, 2024 8:15 AM
To: Jesse Curlin
Subject: RE: RFC WA 16 SECON P.U.E. (CC)

No comments from the Permit Center. Thanks.

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: Jesse Curlin <Jesse.Curlin@matsugov.us>

Sent: Wednesday, April 10, 2024 10:35 AM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; gatewaycommunitycouncil@gmail.com; stark@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>

Subject: RFC WA 16 SECON P.U.E. (CC)

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 [SECON PUE](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Gateway Community Council <gatewaycommunitycouncil@gmail.com>
Sent: Wednesday, April 10, 2024 8:45 PM
To: Jesse Curlin
Subject: Re: RFC WA 16 SECON P.U.E. (CC)

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

The Gateway Community Council reviewed the PUE at tonight's meeting, there were no comments or concerns.

Respectfully,

Timothy R Breeden, President
Gateway Community Council

P.S.
If you would like to receive future contacts, including upcoming meeting notices and dates, please sign up on our website, and check out our Eventbrite page:

<https://gateway-community-council.mailchimpsites.com/>

<https://www.eventbrite.com/o/gateway-community-council-59665776133>

On Wed, Apr 10, 2024 at 10:35 AM Jesse Curlin <Jesse.Curlin@matsugov.us> wrote:

Hello,

The following link contains a Request for Comments for creation of a Public Use Easement on 17N01E24D001. Comments are due by April 23, 2024. Please let me know if you have any questions.

 [SECON PUE](#)

Sincerely,

Jesse C. "Chris" Curlin



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

April 23, 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 public use easement request and has no comments or recommendations.

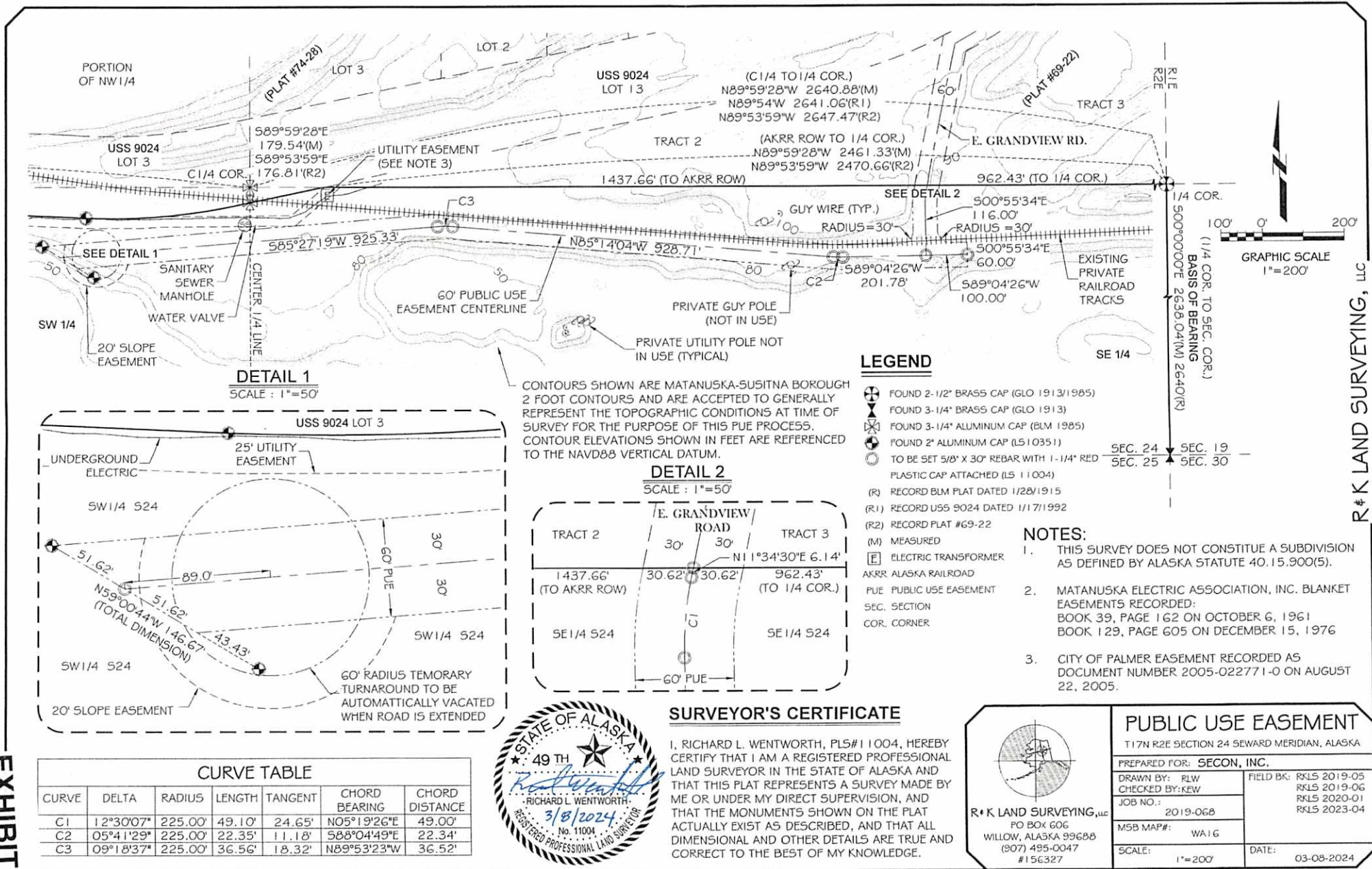
- **60' X 3138' Public Use Easement
(MSB Case # 2024-055)**

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

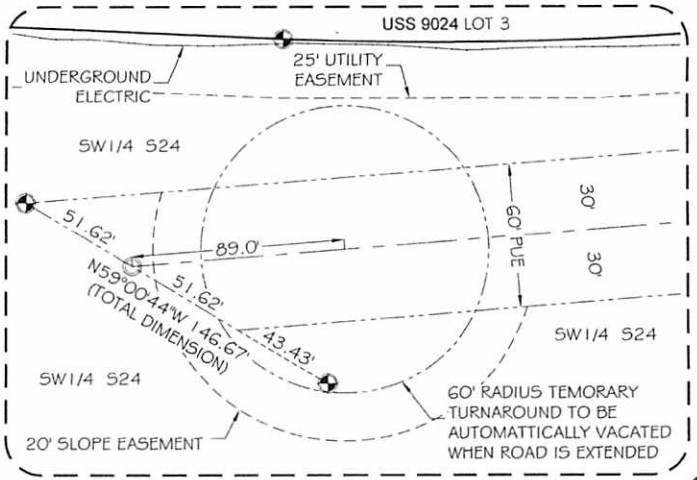
A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC



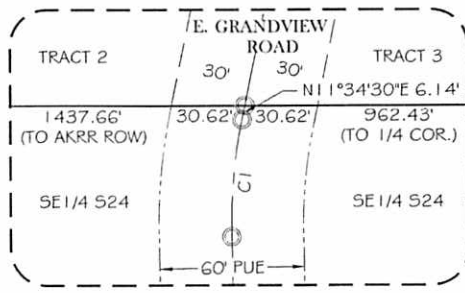
R & K LAND SURVEYING, LLC

DETAIL 1
SCALE: 1"=50'



CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH 2 FOOT CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PUE PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

DETAIL 2
SCALE: 1"=50'



LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP (GLO 1913/1985)
- ⊕ FOUND 3-1/4" BRASS CAP (GLO 1913)
- ⊕ FOUND 3-1/4" ALUMINUM CAP (BLM 1985)
- ⊕ FOUND 2" ALUMINUM CAP (LS 10351)
- ⊕ TO BE SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP ATTACHED (LS 11004)
- (R) RECORD BLM PLAT DATED 1/28/1915
- (R1) RECORD USS 9024 DATED 11/7/1992
- (R2) RECORD PLAT #69-22
- (M) MEASURED
- [E] ELECTRIC TRANSFORMER
- AKRR ALASKA RAILROAD
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- SEC. SECTION
- COR. CORNER

NOTES:

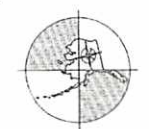
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I, RICHARD L. WENTWORTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.





R & K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PUBLIC USE EASEMENT

T17N R2E SECTION 24 SEWARD MERIDIAN, ALASKA

PREPARED FOR: **SECON, INC.**

DRAWN BY: RLW	FIELD BK: RCLS 2019-05
CHECKED BY: KEW	RCLS 2019-06
JOB NO.: 2019-068	RCLS 2020-01
MSB MAP#: WA16	RCLS 2023-04
SCALE: 1"=200'	DATE: 03-08-2024

EXHIBIT H-2

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, April 23, 2024 3:46 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC WA 16 SECON P.U.E. (CC)
Attachments: Agenda Plat.pdf

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

Jesse,

In review GCI has no objections to the creation of a Public Use Easement, only the following comment for the attached signed plat.

The legal description in the title block needs to show the Range to be 1E.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, April 10, 2024 10:35 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; gatewaycommunitycouncil@gmail.com; stark@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>
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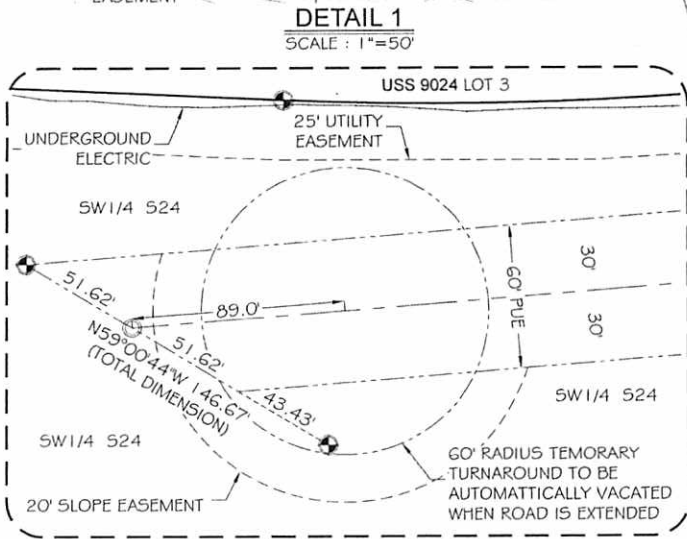
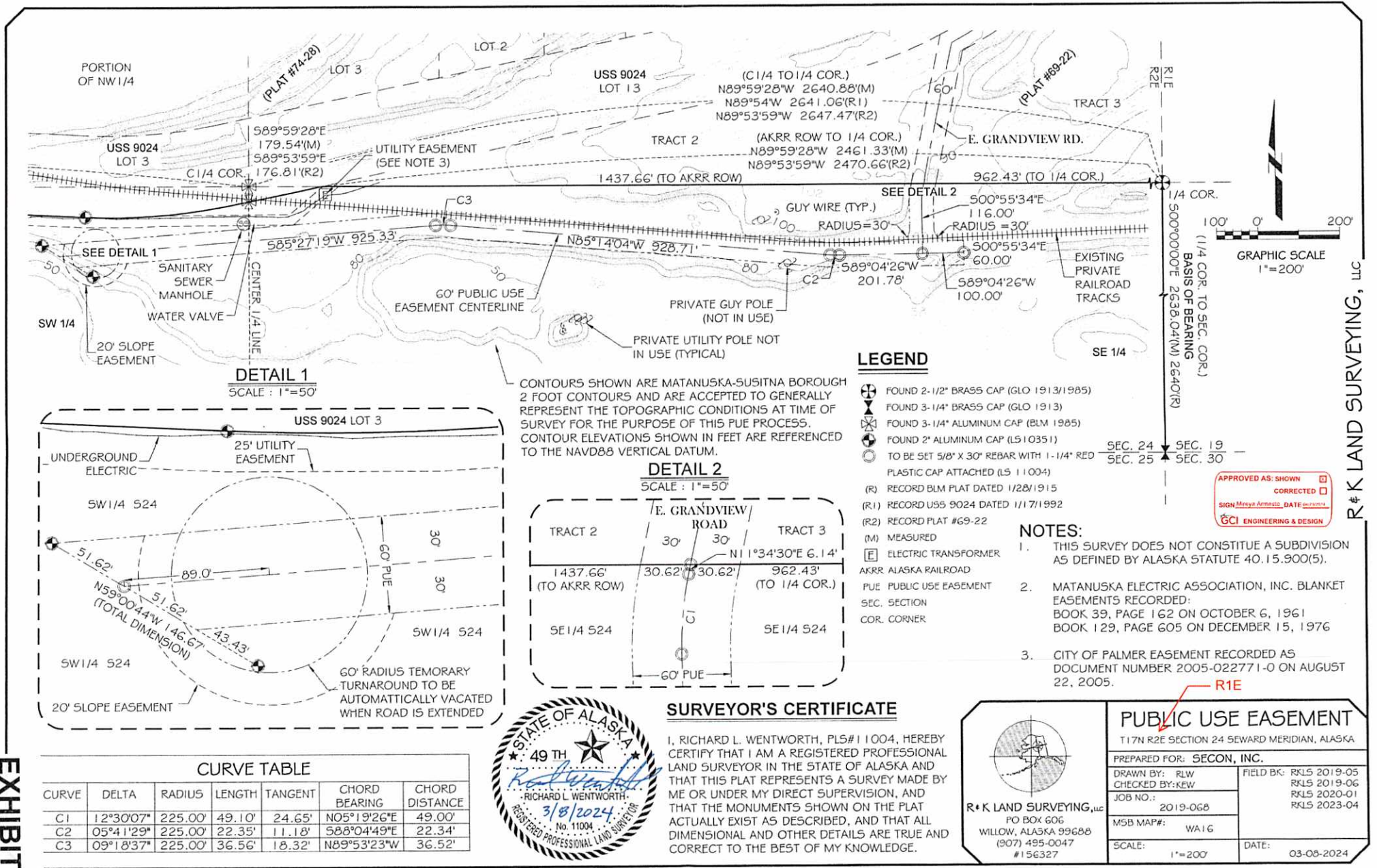
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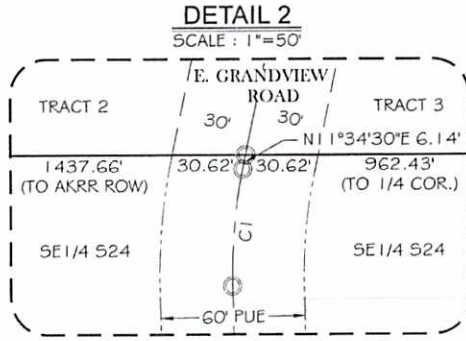
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 [SECON PUE](#)

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LEGEND

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- (R1) RECORD USS 9024 DATED 1/17/1992
- (R2) RECORD PLAT #69-22
- (M) MEASURED
- [E] ELECTRIC TRANSFORMER
- AKRR ALASKA RAILROAD
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- SEC. SECTION
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PO BOX 606
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PUBLIC USE EASEMENT
T17N R2E SECTION 24 SEWARD MERIDIAN, ALASKA

PREPARED FOR: **SECON, INC.**

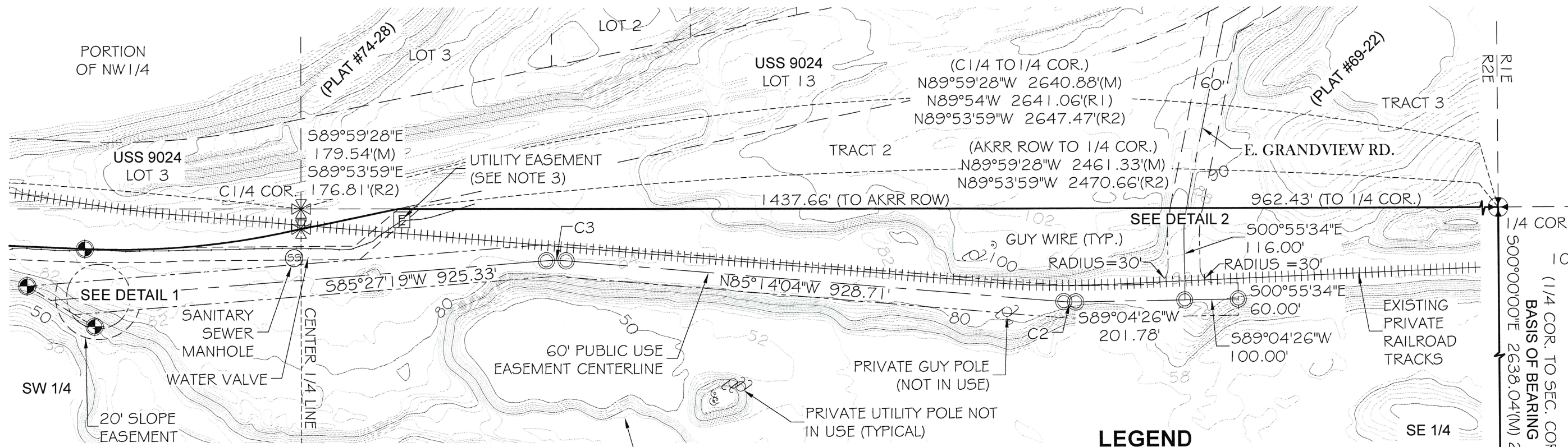
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FIELD BK: RKL5 2019-05
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RKL5 2020-01
RKL5 2023-04

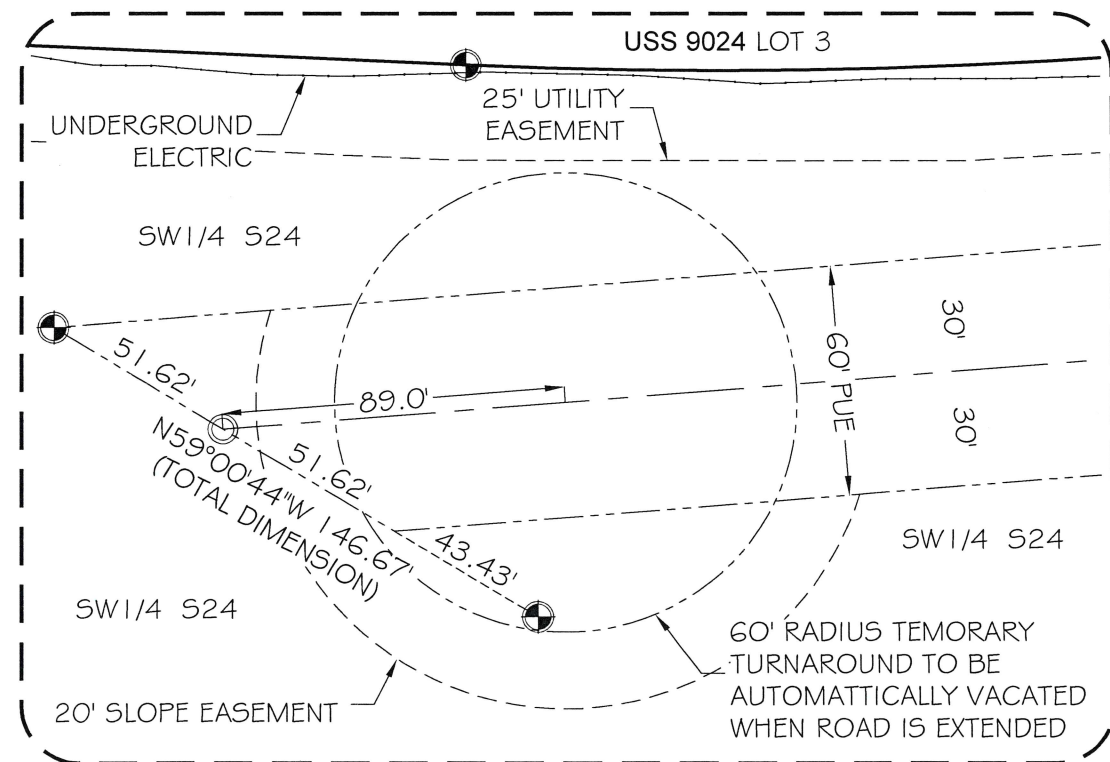
SCALE: 1"=200'
DATE: 03-08-2024

EXHIBIT H-4

R & K LAND SURVEYING, LLC

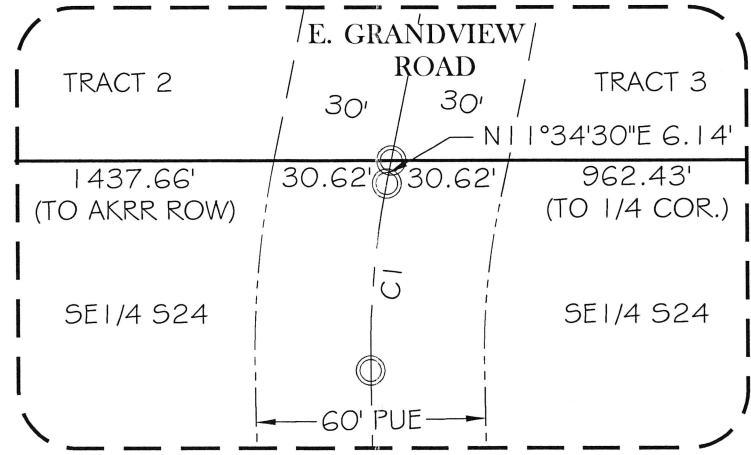


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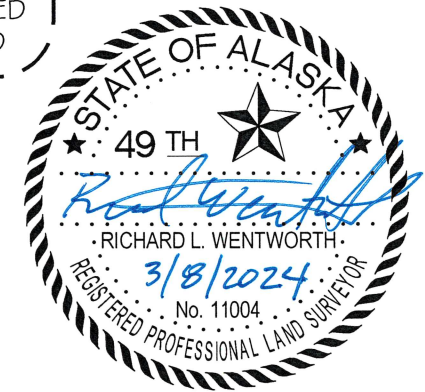
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Agenda Copy

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C1	12°30'07"	225.00'	49.10'	24.65'	N05°19'26"E	49.00'
C2	05°41'29"	225.00'	22.35'	11.18'	S88°04'49"E	22.34'
C3	09°18'37"	225.00'	36.56'	18.32'	N89°53'23"W	36.52'



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS# 11004, 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.

R#K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PUBLIC USE EASEMENT	
T17N R2E SECTION 24 SEWARD MERIDIAN, ALASKA	
PREPARED FOR: SECON, INC.	
DRAWN BY: RLW	FIELD BK: RKL5 2019-05
CHECKED BY: KEW	RKL5 2019-06
JOB NO.: 2019-068	RKL5 2020-01
M5B MAP#: WA16	RKL5 2023-04
SCALE: 1"=200'	DATE: 03-08-2024

R#K LAND SURVEYING, LLC