

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

RECEIVED
OCT 22 2024
PLATTING

6326B02L016 11
RYE FINN O & MARGARET L
5155 N GINA DR
PALMER, AK 99645

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BAUMAN REVOCABLE TRUST

REQUEST: The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 8.5 acres +/- . The subject property is located directly west of N. Wolverine Road, and directly north of E. Teeling Circle (Tax ID#s 18N02E22A009/A010); within Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **October 30, 2024**, starting at 8:30 a.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: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Natasha Heindel** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: Finn & Margaret Rye Address: 5155 N. Gina Dr.

Comments: _____

Case # 2024-118 NH

Note: Vicinity map Located on Rever:

**HANDOUT # 1
TEELING
CASE # 2024-118
MEETING DATE: OCTOBER 30, 2024**

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NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JOSEPH & TILAUNDIA HALE
(This notice is being sent to reflect the correct petitioner/owners.)

REQUEST: The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 8.5 acres +/- . The subject property is located directly west of N. Wolverine Road, and directly north of E. Teeling Circle (Tax ID#s 18N02E22A009/A010); within Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1.

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No Objection Objection Concern

Name: Finn & Margaret Rye Address: 5155 N. Gina Dr.

Comments: _____

Case # 2024-118 NH Note: Vicinity map Located on Revers

**HANDOUT # 2
TEELING
CASE # 2024-118
MEETING DATE: OCTOBER 30, 2024**

TP-01

TEST PIT LOG



PROJECT: TEELING SOILS REPORT
 JOB No.: 0050.01
 LOCATION: 15551 & 15581 E TEELING CIR, PALMER, AK 99645
 COORDINATES: LAT: 61.6381°N LONG: 149.0614°W
 DATUM: WGS84

SURFACE ELEVATION: 591'
 DRILLING METHOD: EXCAVATION
 SAMPLING METHOD: N/A
 COMPLETION DEPTH: 12'

ELEVATION (FEET)	DEPTH (FEET)	MATERIAL DESCRIPTION	GRAPHIC LOG	SAMPLES	SAMPLE No.
	0.0	SURFACE ELEVATION: 591.0 FT			
		ORGANIC SILT (OL): VEGETATIVE MAT WITH ROOTS. SILTY/SANDY TOPSOILY LAYER. BLACK/GRAY IN APPEARANCE.			
		SILTY SAND (SM): BROWN IN COLOR. MEDIUM GRAINED MATERIAL. SOME ROOTS PRESENT.			
588.5	2.5	POORLY GRADED GRAVEL WITH SAND (GP W/SAND): LIGHT GRAY IN APPEARANCE. ROUNDED COBBLES THROUGHOUT. COHESIONLESS SOIL. COURSE SAND.			
586.0	5.0				
583.5	7.5				
581.0	10.0				
578.5	12.5				
576.0	15.0				
573.5	17.5				
571.0	20.0				

UNIFIED SOIL CLASSIFICATION LEGEND		
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
GW	WELL-GRADED GRAVEL	
GP	POORLY GRADED GRAVEL	
GM	SILTY GRAVEL	
GC	CLAYEY GRAVEL	
SW	WELL-GRADED SAND	
SP	POORLY GRADED SAND	
SM	SILTY SAND	
SC	CLAYEY SAND	
CL	LEAN CLAY	
ML	SILT	
OL	ORGANIC CLAY/ORGANIC SILT	
CH	FAT CLAY	
MH	ELASTIC SILT	
OH	ORGANIC CLAY/ORGANIC SILT	
PT	PEAT	

DATE TEST PIT STARTED: 8/9/2024 9:12
 DATE TEST PIT COMPLETED: 8/9/2024 9:30
 LOGGED BY: RLC
 DRILLING CONTRACTOR: H CONSTRUCTION
 DRILL RIG: HITACHI ZX85

REMARKS:
 EXCAVATION WAS DRY. NO GROUNDWATER ENCOUNTERED.
 WEATHER: 55°F, CLOUDY

HANDOUT # 13

Teeling
CASE # 2024-118

MEETING DATE: October 30, 2024

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

ATTEST:

PLATTING CLERK _____

CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
MATANUSKA-SUSTINA BOROUGH

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JOSEPH HALE DATE _____
1551 E. TEELING CIRCLE
PALMER, AK 99645

TILANINDA HALE DATE _____
1551 E. TEELING CIRCLE
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

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

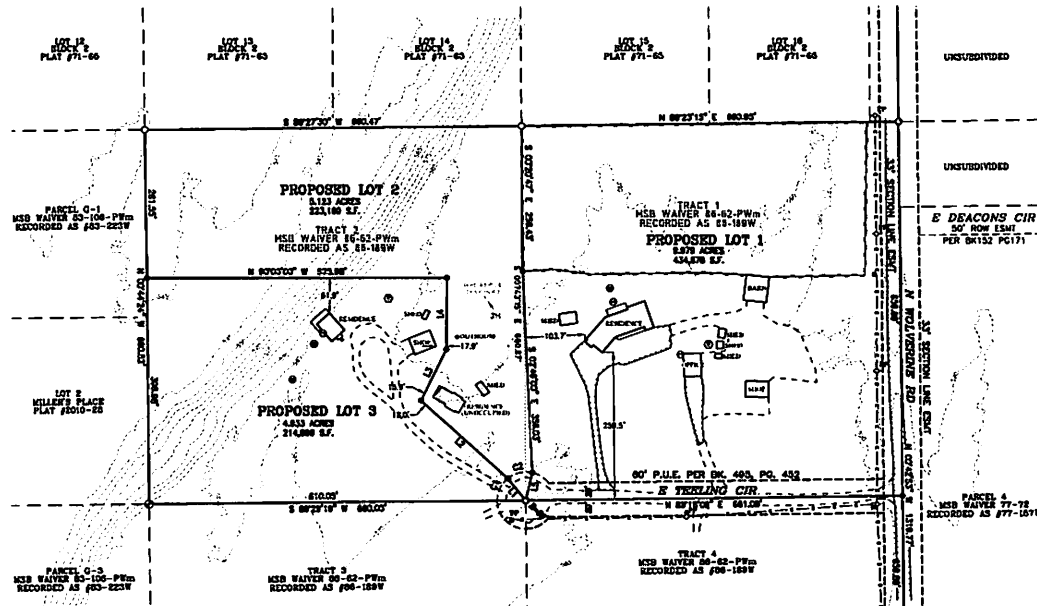
FOR _____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, RYAN G. JOHNSON, #192159, 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.

RYAN G. JOHNSON, No. 192159 DATE _____

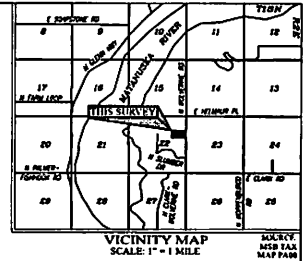


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°52'23" W	50.00'
L2	S 27°32'12" E	202.58'
L3	N 20°01'13" E	110.22'
L4	N 00°00'00" W	125.74'
L5	N 12°37'15" E	150.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH	ARC LENGTH
C1	45.00'	50.00'	51°33'58"	N 25°16'18" E	43.50'	24.15'	
C2	45.00'	50.00'	51°33'58"	N 76°50'16" E	43.50'	24.15'	



NOTES

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- MEASURED BEARINGS AND DISTANCES SHOWN HEREON (PRELIMINARY PLAT ONLY) ARE STATE PLANE COORDINATE SYSTEM OF 2011 (SPCS3011) UTILIZING THE PRELIMINARY PARAMETERS FOR ZONE ALASKA MAT-SU (AKMS 021014) UNITS - INTERNATIONAL FEET (IP=0.3048m).
- VERTICAL DATUM IS NAVD83 (GEOID12B) CONTOURS SHOWN HEREON PER 2019 MSB LIDAR DATA.

LEGEND

- FOUND 1/2" ALUM CAP ON 5" REBAR, MARKED AS SHOWN
- FOUND 1/2" REBAR, NO CAP
- FOUND 3/4" REBAR, NO CAP
- TO BE SET: 3/4" 1/2" REBAR WITH PINK PLASTIC CAP
- EDGE OF GRAVEL ROAD-DRIVEWAY
- EDGE OF ASPHALT
- FENCE
- OVERHEAD UTILITIES
- POWER POLE
- UTILITY PEDESTAL
- SEPTIC PIPE
- WELL
- ⊠ DECK

**PRELIMINARY
A PLAT OF
TEELING SUBDIVISION**

A SUBDIVISION OF TRACT 1 & TRACT 2
MSB WAIVER NO. 84-62-P/Wm
RECORDED AT PLAT #84-199W

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN: NE1/4, SECTION 22, T19N R2E, SEWARD MERIDIAN
CONTAINING: 20 ACRES MORE OR LESS

TIMBERLINE SURVEYING AND MAPPING
1705 BARROFF AVENUE
EAGLE RIVER, AK 99577
907-342-5320
ryg@timberlinealaska.com

DRAWN BY: R.G.J.
FILE NO.: 24-034
SCALE: 1" = 100 FEET
DATE: 10/21/2024
SHEET: 1 of 1