

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 6, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **CARNEY HOMESTEAD:** The request is to create four lots from Parcels 1 & 2, MSB Waiver #83-133, Recorded as 83-292w and Tax Parcel B14 (SW1/4, NW1/4 Section 14) to be known as **CARNEY HOMESTEAD**, containing 47 acres +/- . The property is located east of W. Schrock Road, directly north of E. Carney Road and it is bisected by the Little Susitna River (Tax ID # 18N01W14B014, 18N01W15A022 / A023); within the NW ¼ Section 14 and the NE¼ Section 15, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Dan Carney, Staff: Matthew Goddard, Case #2024-119)*

B. **WILLOW BROOK MANOR:** The request is to create one lot from Lots 6 and 7, Block 6, Willow Brook Estates, Plat 73-31, to be known as **WILLOW BROOK MANOR**, containing 3.64 acres +/- . (Tax ID's 6414B06L006 & 6414B06L007) The plat is located north of W. Tuxedo Avenue and directly east of N. Pyrite Avenue, located within the SE ¼ Section 8, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District #7. *(Petitioner/Owner: David Johnson, Staff: Chris Curlin, Case #2024-120)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 6, 2024**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
November 6, 2024

ABBREVIATED PLAT: CARNEY HOMESTEAD
LEGAL DESCRIPTION: SEC 14/15, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: DAN CARNEY
SURVEYOR/ENGINEER: APB LAND SURVEYING / HANK WILSON
ACRES: 47.00 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-119

REQUEST: The request is to create four lots from Parcels 1 & 2, MSB Waiver #83-133, Recorded as 83-292w and Tax Parcel B14 (SW1/4, NW1/4 Section 14) to be known as **CARNEY HOMESTEAD**, containing 47 acres +/- . The property is located east of W. Schrock Road, directly north of E. Carney Road and it is bisected by the Little Susitna River; within the NW ¼ Section 14 and the NE¼ Section 15, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
As-Built

EXHIBIT A – 7 pgs
EXHIBIT B – 38 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

MSB Department of Public Works
MSB Planning
USACE
MSB Permit Center
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 4 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is creating four lots. Access for all lots will be from E. Carney Road, a Borough owned and maintained road. Lots 2, 3, and Tract A have frontage on the Little Susitna River.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Hank Wilson, Professional Engineer, notes that a soils log was performed on proposed Tract A on 11/29/2015 by Archie Giddings PE. The soils from 1.5' to 15' were SP/GP. No water was encountered. A soils log was performed on Lot 1 on 6/4/2017 by Curtis Holler, PE. The soils from 2.5' to 13/5' were SP/GP. No water was encountered. Two soils logs were performed on Proposed Lot 3 on 4/29/2023 by H.H. Wilson, PE. The soils from 2' to 18' were SP. Perforated monitor tubes were placed in the test holes. No water was

encountered on 4/29/2023, 5/11/2023 or 9/18/2023. Based on analysis of the soils encountered and personal inspection of the property, each lot has at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area. Topographic mapping is seen on the Agenda Plat. As-Built information is seen at **Exhibit B**.

Comments:

Department of Public Works (**Exhibit D**) has the following comments:

- As Carney Road is a major collector on the OSHP, direct access should be minimized to the extent possible (**Recommendation #4 & #5**).
- Provide a site plan showing the location of all of the test holes. Include contours (**Recommendation #6**).
- The surveyor should confirm the existence of all section line easements involved in the plat (**Recommendation #7**)
- Add the following to the plat notes:
 - Easement Bk 161, pg 919
 - Easement Bk 157, pg 615
 - Document #2005-020220-0

*Platting staff notes that all easements of record will be shown on the final plat (**Recommendation #8**).*

MSB Planning (**Exhibit E**) notes that it appears that the north segments of A23 and A22 are not included in this action. What is the disposition of these two segments? If these segments are to be determined to be part of A19 or a separate parcel, the following is attributable to all the parcels where the floodplain/floodway exists per MSB 17.29, which regulates all the areas in the flood zone with development standards.

A permit must be obtained prior to any development within the flood zone. If development is within the floodway designation, it requires a hydraulic analysis with a no-rise certification completed by a licensed and registered Professional Engineer who can perform work in Alaska.

Platting staff notes after inquiry to the surveyor, he has confirmed that the property boundary as depicted is accurate per the recorded deeds. The northern boundary of the existing Parcel A23 and A22 follows the boundary of the Little Susitna River.

USACE (**Exhibit F**) has no specific comments but notes that 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.

MSB Permit Center (**Exhibit G**) has no comments.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.

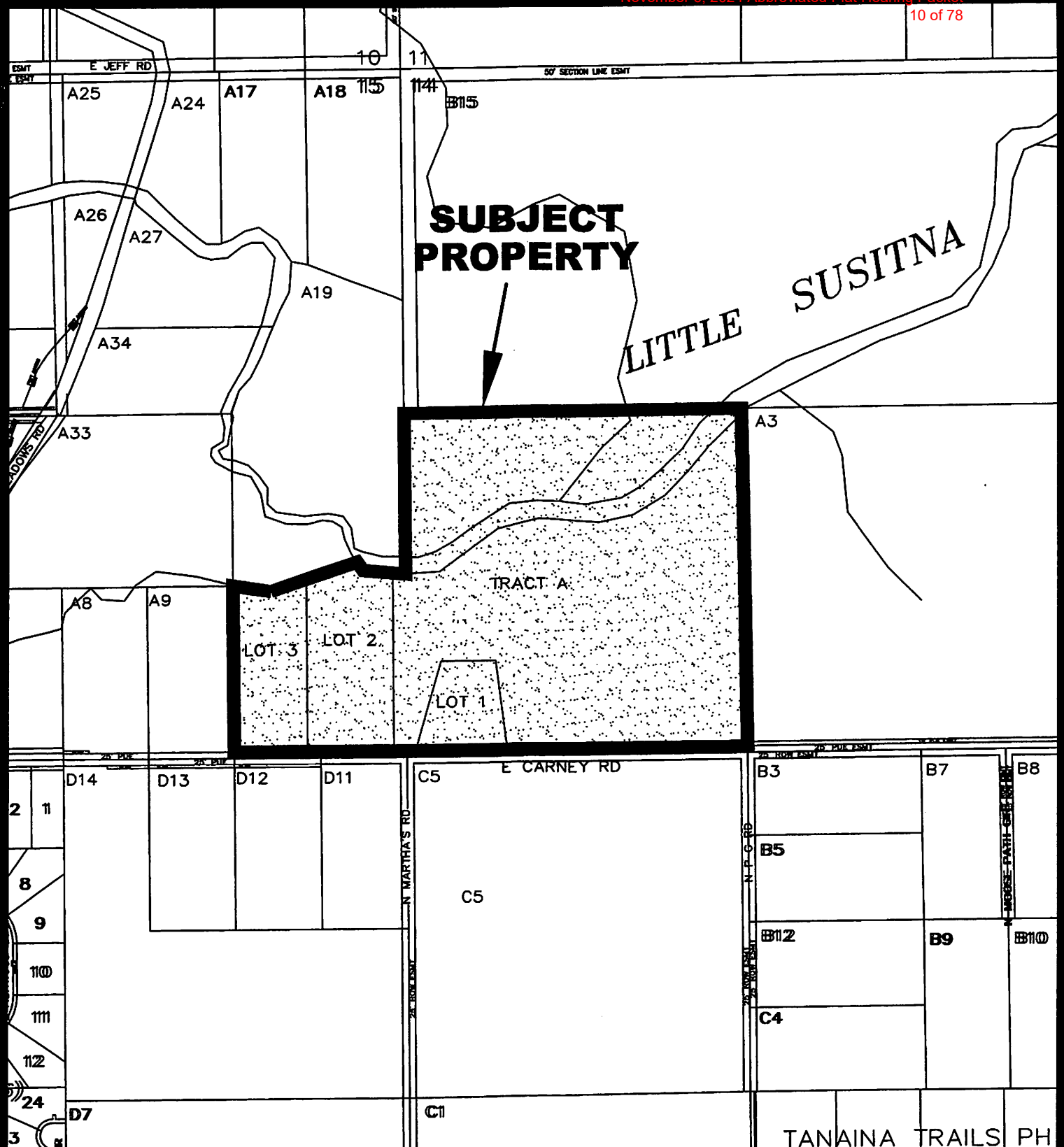
CONCLUSION: The abbreviated plat of Carney Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists 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 exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Carney Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1), certifying that all lots meet the Borough requirements for usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Carney Homestead, Section 14/15, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

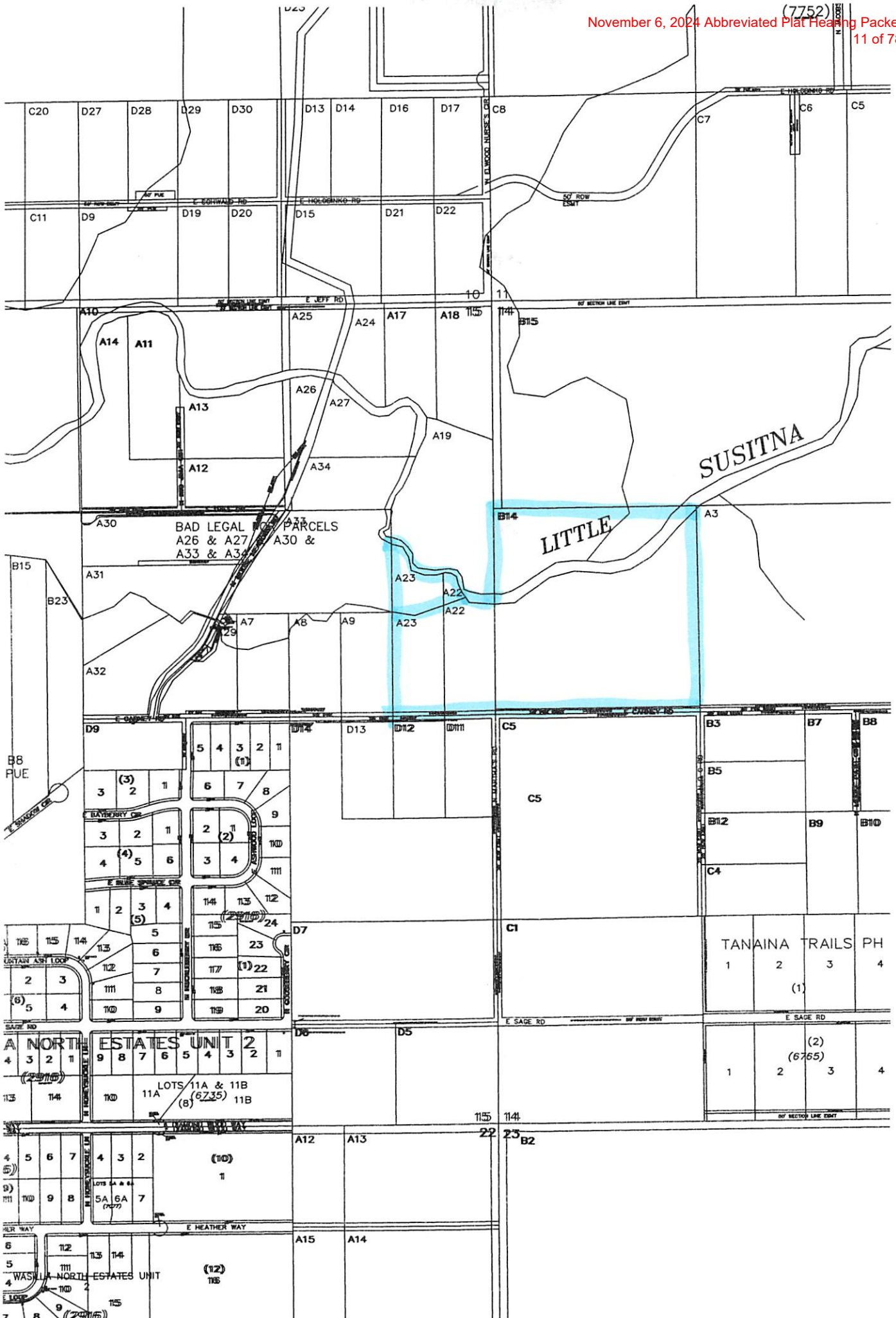
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a common access easement for Lot 1 and Tract A.
5. Add a plat note stating "Tract A and Lot 1 to share a common access on E. Carney Road unless otherwise authorized by the permitting authority."
6. Submit a site plan showing the location of all test holes. Include contour mapping on the site plan.
7. Submit section line easement determination for the portion of section 14 and section 15 included in this platting action.
8. Remove the right of way dedication and public use easement dedication from the plat. Adjust property boundaries to reflect this alteration.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.



VICINITY MAP
 FOR PROPOSED CARNEY HOMESTEAD
 SUBDIVISION
 LOCATED WITHIN
 SECTION 14/15, T18N, R01W, SEWARD MERIDIAN
 WA 03 MAP ALASKA

TANAINA TRAILS PH
 1 2 3 4
 (1)

E SAGE RD
 (2)
 (6765)
EXHIBIT A-1 4



BAD LEGAL PARCELS
A26 & A27
A30 &
A33 & A34

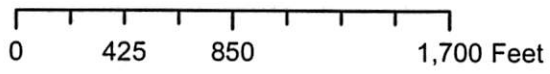
SUSITNA

LITTLE

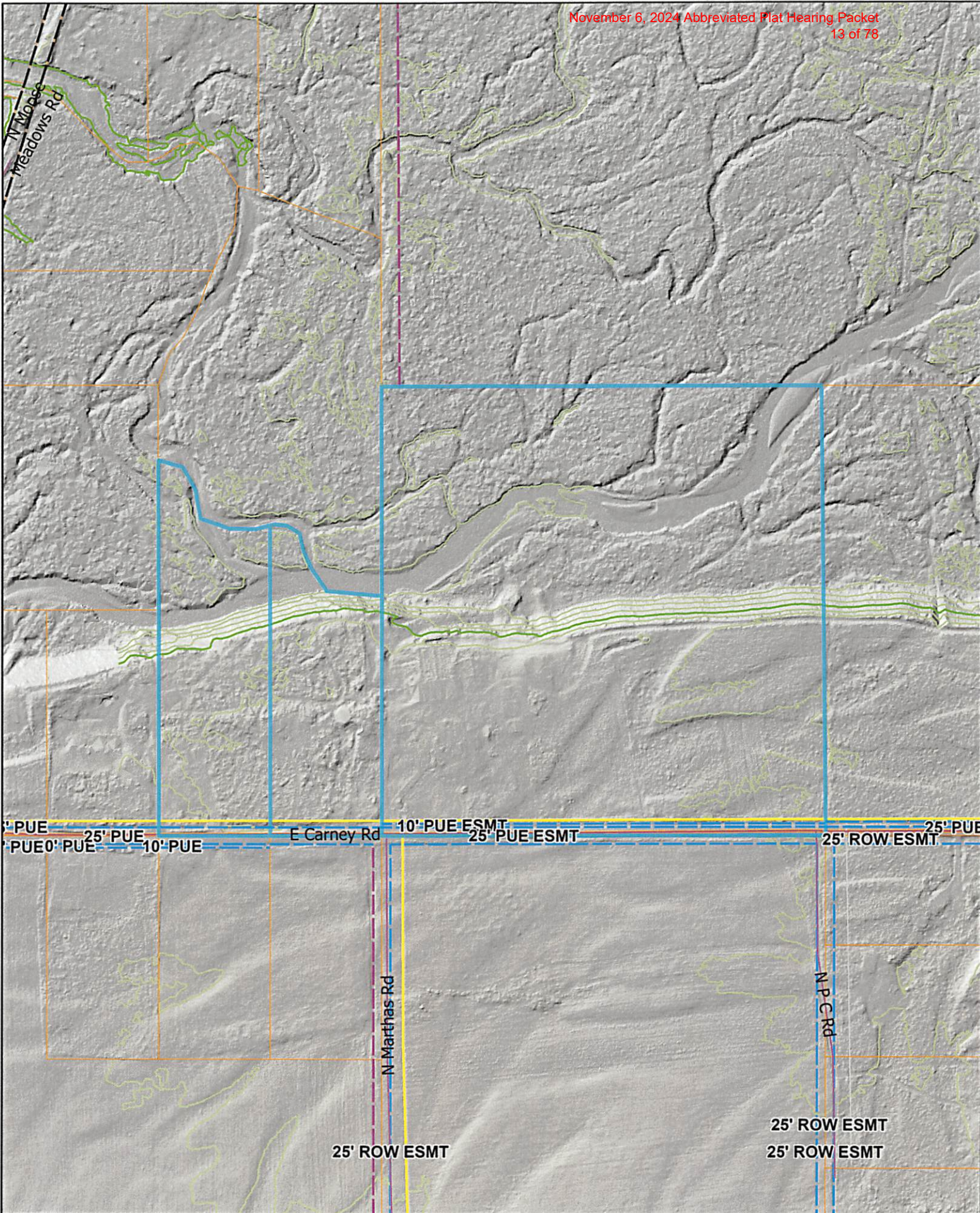
TANAINA TRAILS PH

ESTATES UNIT 2
LOTS 11A & 11B
(6735)

WASHLA NORTH ESTATES UNIT



25' ROW ESMT
25' ROW ESMT
Matanuska-Susitna Borough Maxar, Microsoft



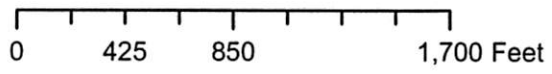
0' PUE 25' PUE 10' PUE E Carney Rd 10' PUE ESMT 25' PUE ESMT 25' ROW ESMT 25' PUE

N Marthas Rd

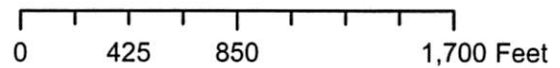
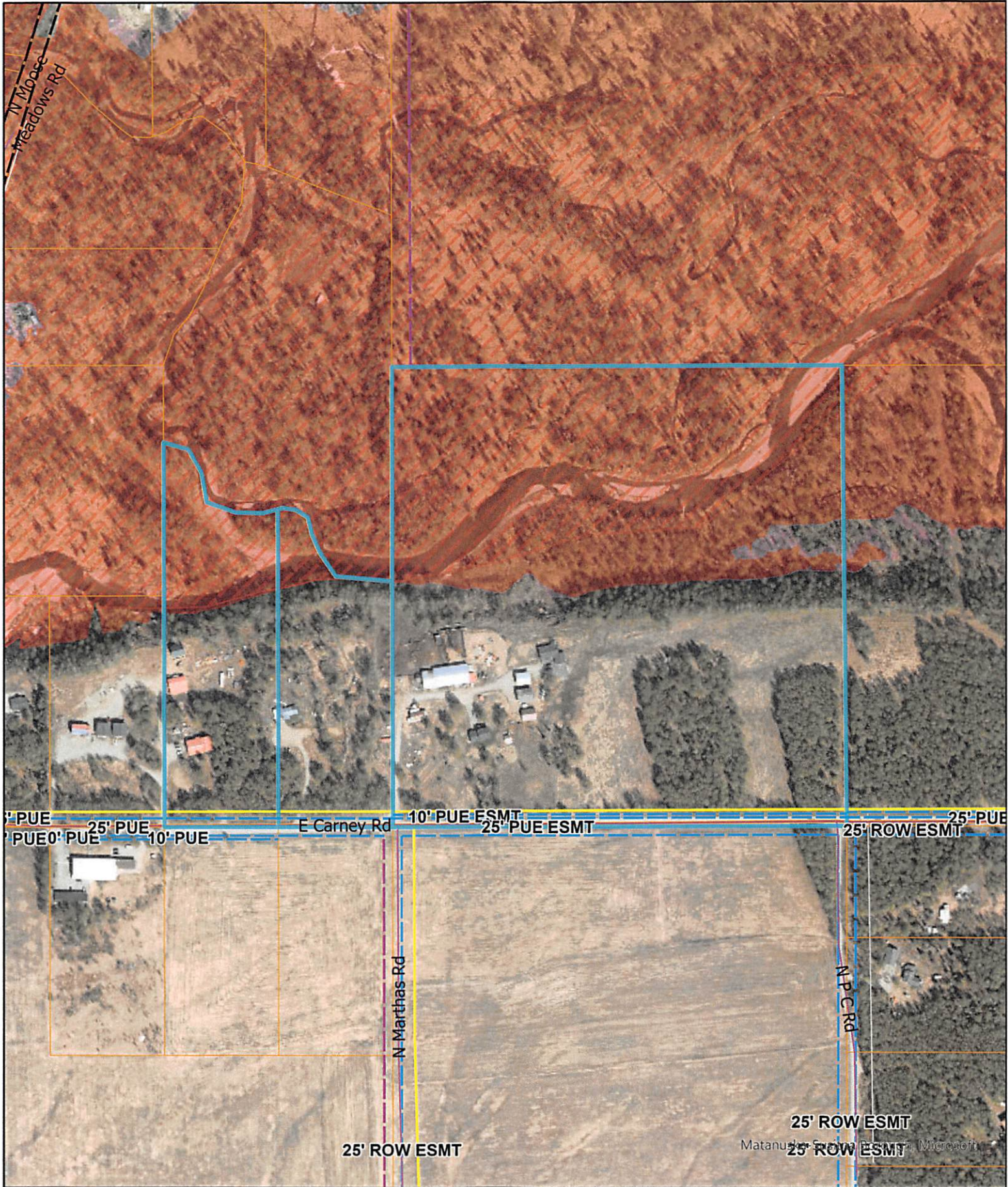
N P C Rd

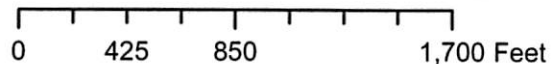
25' ROW ESMT

25' ROW ESMT
25' ROW ESMT



FLOODZONE MAP

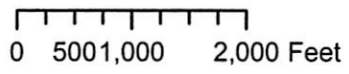




25' ROW ESMT
25' ROW ESMT
Matanuska-Susitna Borough, Microsoft



Matanuska-Susitna Borough, Maxar, Microsoft



HANK WILSON

CIVIL ENGINEER
LAND SURVEYOR
CONSTRUCTING ENGINEERS

9601 BUDDY WERNER DRIVE
ANCHORAGE, ALASKA 99516
PHONE/FAX (907) 346-2000

A soils log was performed on Proposed Tract A on 11/29/15 by Archie Giddings PE. The soils from 1.5 to 15 were SP/GP No water was encountered.

A soils log was performed on Proposed Lot 1 on 6//4/17 by Archie Giddings PE. The soils from 1.5 to 15 were SP/GP. No water was encountered.

A soils log was performed on Proposed Lot 2 on 10/18/12 by Curtis Holler PE. The soils from 2.5 to 13.5 were SP/GP and SP/SW. No water was encountered.

Two soils logs were performed on Proposed Lot 3 on 4/29/23 by H.H. Wilson PE. The soils from 2 to 18 were SP. Perforated monitor tubes were placed in the test holes. No water was encountered on 4/29/23, 5/11/23 or 9/18/23.

Based on my analysis of the soils encountered and my personal inspection of the property, I certify that each parcel of the proposed subdivision has at least 10,000 sq. ft. of useable building area and at least 10,000 sq. ft. of contiguous usable septic area.



9.27.24

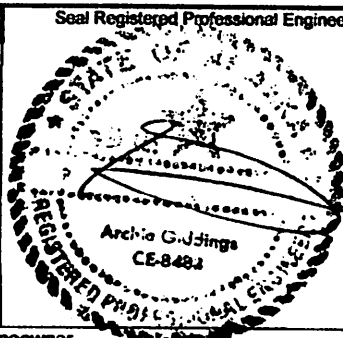
EXHIBIT B

State of Alaska Department of Environmental Conservation DOCUMENTATION OF CONSTRUCTION	DATE RECEIVED JAN 15 2016	ADEC USE ONLY
---	---	----------------------

Legal Description & Physical Address	Tax Parcel B14 Sec. 14 T18N R1W SM	
	Carney Road	Tax ID # (optional)
Submitted by:	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner	Installer Mailing Address & Phone Number: Rex Morehouse; PO Box 1047 Willow AK 99688

Part I – General Information

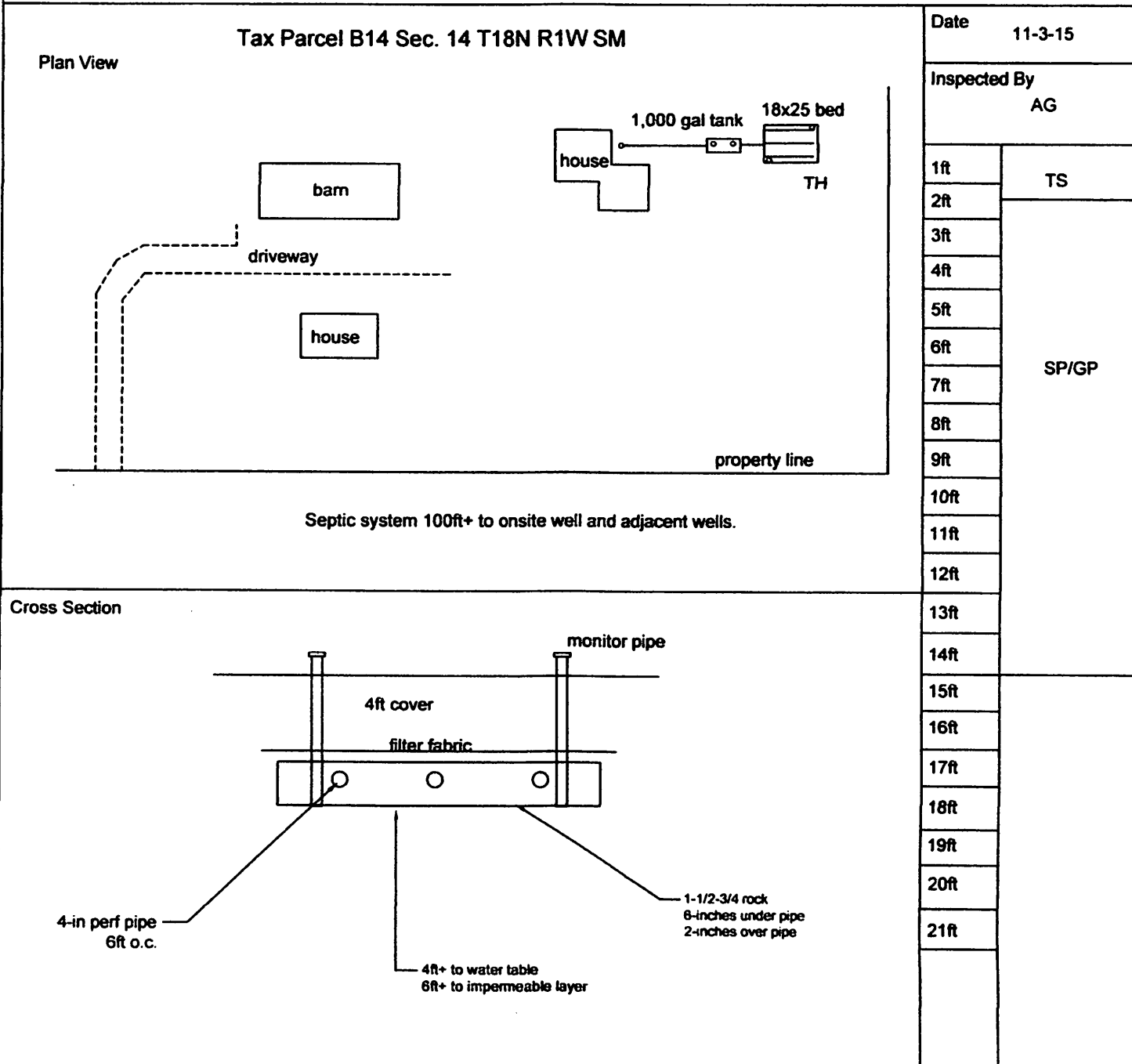
Part II – Wastewater Disposal

Onsite Wastewater System serves:	<input checked="" type="checkbox"/> Single Family – Number of bedrooms <u>3</u> <input type="checkbox"/> Duplex – Total number of bedrooms _____ <input type="checkbox"/> Small Commercial Facility (with estimated design flow of less than 500 gpd)	Type of well on property: <input type="checkbox"/> Class A <input type="checkbox"/> Class C <input type="checkbox"/> Class B <input checked="" type="checkbox"/> Private
System Installed by: <input type="checkbox"/> Certified Installer – CI #: _____ <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)	<input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPAIR EXISTING SYSTEM Installation Notification Date: na Date Installed: 10/19/15	
Septic Tank	Size: 1,000	# of compartments: 2 Manufacturer: Anchorage Tank
Type of Soil Absorption System	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Mound (by engineer only) <input type="checkbox"/> Other (specify)
Soils	Classification: GP/SP	Rating (sq ft/bdrm): 150
Perc Test Results	Minutes per inch _____ Performed by: _____	Sq. ft. per bedroom _____ (Attach results by sealed/signed registered engineer)
Dimensions	Size of absorption area: 18x25	Quantity of rock: 20 yds
	Thickness/depth of distribution rock: 12-in	Size of rock: 1-1/2 - 3/4
Ground Cover over (ft)	Septic Tank: 4 Absorption Area: 4	Sewer Pipes: 4
Cleanout Pipes/Caps	Foundation Cleanout: yes Septic Tank: yes	Monitor Tubes: yes
Separation Distances	From septic tank or absorption area, whichever is closest, to all nearby:	
	Private drinking water sources within 100': 100+	Nearest water bodies (see 18 AAC 72.020(b)): 100+
	Public drinking water sources within 200': 150+	Lot line: survey needed
	From on-lot sewer lines to drinking water sources:	Public: none Private: 25+
	From bottom of distribution rock to:	Groundwater Table: 4+ Bedrock: 6+
	From absorption area to slope exceeding 25%: none	
Comments/Recommendations:		
I certify that the above information, and that provided in Section III, is correct:		
Signature: _____	Printed Name: Archie Giddings	Seal Registered Professional Engineer  Archie Giddings CE-8483
Title, Reg/Cert #, Inst #: CE 8483	Date: 11/29/15	
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, these blocks need not be completed for engineered submittals.		

Part III - Required Diagram of System(s)

- In a plan view, locate and identify each of the following:
 - a) Well
 - b) All Structures
 - c) Septic Tank
 - d) Soil Absorption system (include dimensions)
 - e) Surface Water
 - f) Sources of Contamination
 - g) Property Line
 - h) Closest well on adjacent property
 - i) Closest septic tank on an adjacent property
 - j) Closest edge of an absorption field on adjacent property
 - k) All Cleanouts and monitor tubes
 - l) Testhole location
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - a) Soil Cover
 - b) Absorption Material
 - c) Water Table
 - d) Bedrock
 - e) Discharge Pipes
 - f) Insulation

Testhole total depth: 14 ft. Groundwater/Seeps encountered? Y/N at na ft.
Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.



INV 226074

10

Date Received RECEIVED AUG 9 2017	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTIS Key #:

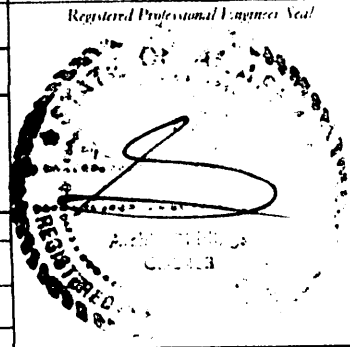
STATE LICENSE
DEC Wasilla Alaska 90084

Part I. General Information

Legal Description	Tax Parcel B14 Sec. 14 T18N R1W SM	PAN or Tax ID#:
Street Address	Carney Road - second dwelling	City (or nearest community): Wasilla
Coordinates	Latitude: _____ Longitude: _____	Datum: <select one>
Installer Name, Email, & Phone #	Rex's Excavating; 355-2615	

Part II. Wastewater Disposal System

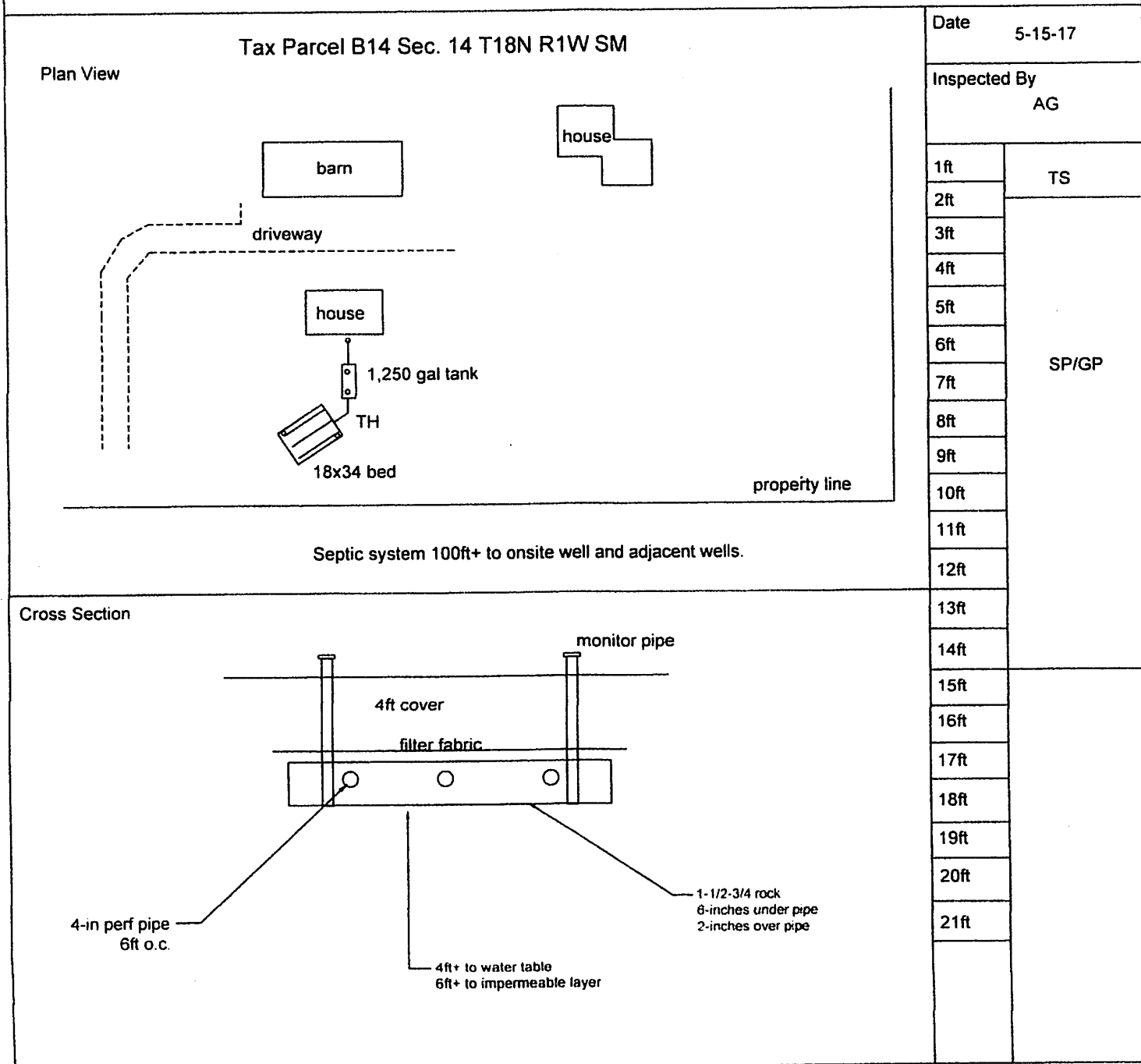
Facility Served	<input checked="" type="checkbox"/> Private Residence # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units:	Total # Bedrooms: 4			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>				
<input checked="" type="checkbox"/> New System		<input type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):				
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: na				
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 5-15-17				
Septic Tank	Capacity (gal): 1,250	# of Compartments: 2	Material: steel Manufacturer: Anchorage			
Lift Station	Manufacturer:	Pump (make/model):	Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Field	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: SP/GP Application Rate (sq. ft./bedroom): 150 Percolation Rate (min/inch): Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 34	Width (ft): 18	Rock Depth: 12-in Effective Area (sq ft): 612			
	Rock Grade: 1.5-3/4	Graveless Media: # Units:	Unit Area: Manufacturer:			
Freeze Protection	Septic Tank		Absorption Area			
	Soil Cover (feet)	4	4			
Cleanout Pipes	Sewer Lines					
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to:		Groundwater 4+	Impermeable Soils 6+			
Horizontal Separation Distances (measured from nearest edge to nearest edge)	Distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature		Printed Name Archie Giddings, PE				
Title or Certification No.		Date 6/4/17				



Part III - Required Diagram of System(s)

- In a plan view, locate and identify each of the following:
 - a) Well
 - b) All Structures
 - c) Septic Tank
 - d) Soil Absorption system (include dimensions)
 - e) Surface Water
 - f) Sources of Contamination
 - g) Property Line
 - h) Closest well on adjacent property
 - i) Closest septic tank on an adjacent property
 - j) Closest edge of an absorption field on adjacent property
 - k) All Cleanouts and monitor tubes
 - l) Testhole location
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - a) Soil Cover
 - b) Absorption Material
 - c) Water Table
 - d) Bedrock
 - e) Discharge Pipes
 - f) Insulation

Testhole total depth: 14 ft. Groundwater/Seeps encountered? Y/N at na ft.
Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.



ADEC



Date Received

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL
OR
DOCUMENTATION OF SYSTEM INSTALLATION

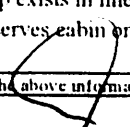
I. GENERAL INFORMATION		
Legal Description of the Location TP A22 S15 T18N R1W SM		
Applicant Name Matthew Axberg	Applicant is (Check one) <input type="checkbox"/> Bank <input type="checkbox"/> Certified Installer, No. _____ <input checked="" type="checkbox"/> Owner builder <input type="checkbox"/> Engineer	
Mailing Address 7362 W. Parks Hwy #335	Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number Bedrooms 4
City, State, Zip Code Wasilla, Alaska 99623	Telephone: 355-6647	
Send Approval to <input type="checkbox"/> Applicant <input type="checkbox"/> Other (Give Name & Address)		

II. WATER SUPPLY SYSTEM				
Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) _____ <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other (Identify) _____ <input type="checkbox"/> Holding Tank		Type of Water Supply System Private <input checked="" type="checkbox"/> Public (Serves more than one family) <input type="checkbox"/>		Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other _____
Well Data				
Is the height of the well casing more than 12" above the ground?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is a sanitary seal or well cap installed on the well casing?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is well wire enclosed in conduit?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)
Separation Distance from the Well Casing to each of the Following Sources of Contamination:				
Septic/Holding Tank on Lot +100 Feet		Sewer Lines on Lot +25 Feet		Absorption Area on Lot +100 Feet
Closest Septic Holding Tank on Adjacent Lot _____ Feet		Closest Sewer Lines on Adjacent Lot _____ Feet		Closest Edge of an Absorption Area on Adjacent Lot _____ Feet
If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing			On Lot _____ feet	On Adjacent Lot _____ feet
Water Sample Taken by: Address _____			Sampler is: <input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official	
Water Sample Results Attach Copy <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory - Date _____				
Comments/Recommendations				
I certify that the above information, and that provided in Section IV, is correct:				
Signature	Typed/Printed Name	Title, Rec. Cert. No., Inst. No.	Date	

1. This form is provided as a guide only. It is not intended to be used as a substitute for the rules and regulations of the Department of Environmental Conservation.

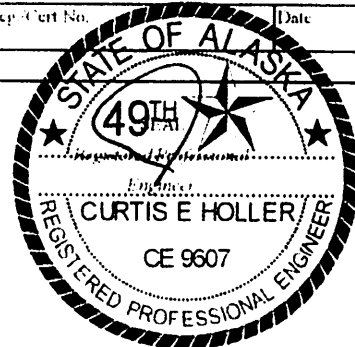
RE: WASTEWATER DISPOSAL		LOCAL SEWER TRENCHING	
<input checked="" type="checkbox"/> Septic Tank Absorption System		<input type="checkbox"/> Package Treatment <i>(Specify Brand Name of Tank)</i>	
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To Subsurface drain field		<input type="checkbox"/> Other <i>(specify)</i> <i>(Outhouse, Incinerator, etc.)</i>	

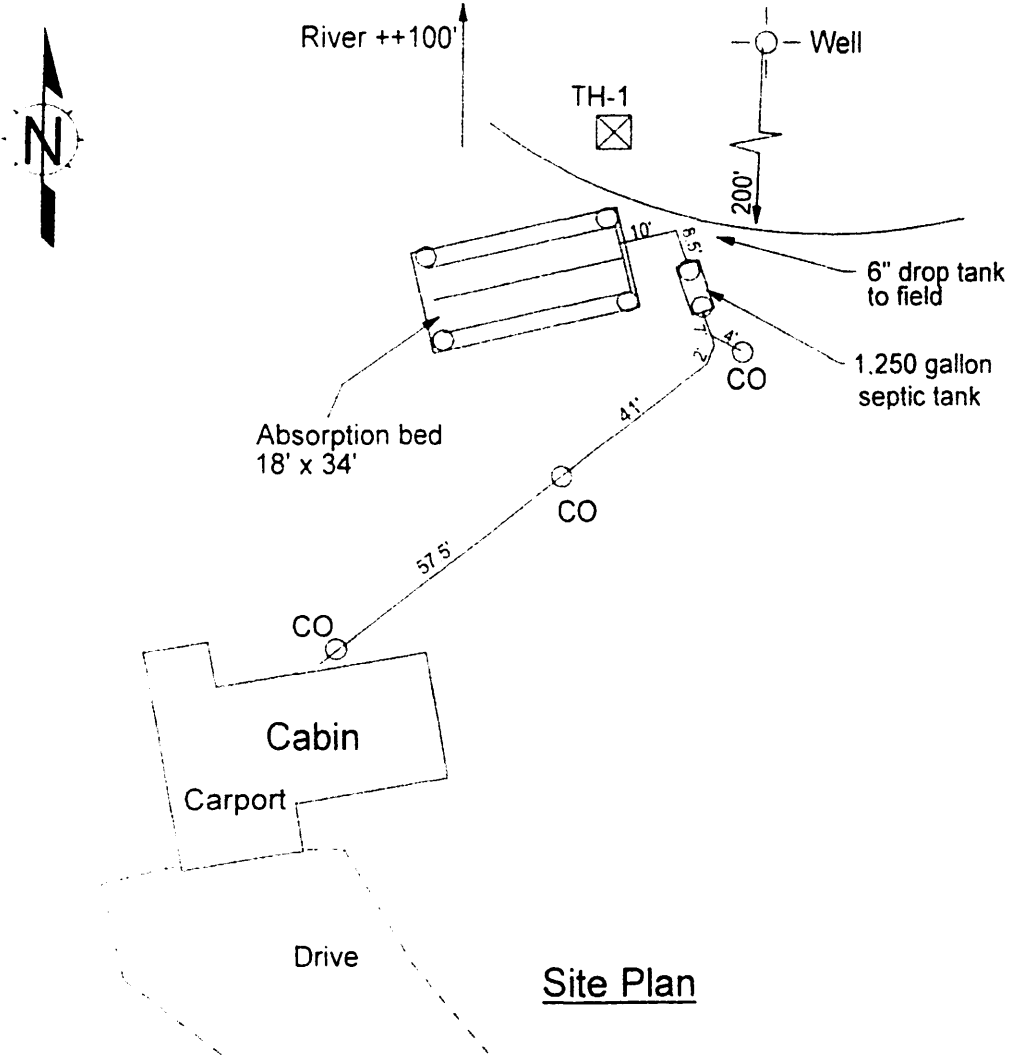
NEW SYSTEM

Name of Installer Hollander Excavating		Date Installed 10/30/12	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input checked="" type="checkbox"/> Other No. _____ Contractor		Septic Tank Type/Manufacturer Steel/Ceet	
Septic Tank Size (Gallons) 1200	Number of Compartments 2	Soil Type and Rating SP-GP to SP-w gravel (150)	
Type Soil Absorption System Absorption Bed	Dimensions/Size Soil Absorption System 18' x 3.5' w/ 6" under pipes	Type/Quantity Backfill Material Used for Soil Absorption System 3/4-1.5" s. rock 23 cu ft	
Percolation Test Results <i>(Attach Copy of Report)</i> N/A Visual		Percolation Test by <i>(Name)</i> N/A	
Minimum Ground Cover over Absorption Area +4 Feet	Minimum Ground Cover over Septic Tank +4 Feet	Cleanout Pipes Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes Caps Installed on Absorp. System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot +100 Feet	Nearest Water Supply Source on Adjacent Lot -100 Feet	Nearest Body of Water -100 Feet	Water Table/Bedrock +4 (6) Feet Lot Line Feet
Comments/Recommendations 1. Holler Engineering logged a test hole, designed & inspected construction of this new septic system 2. A 6" drop exists in line from tank to bed manifold 3. System serves cabin only, was oversized to allow for possible future private expansion			
I certify that the above information, and that provided in Section IV, is correct			
Signature 		Typed Printed Name Curtis E. Holler, P.E.	
		Title, Reg. Cert No., Inst. No. CE 9607	
		Date 10/30/2012	
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder			

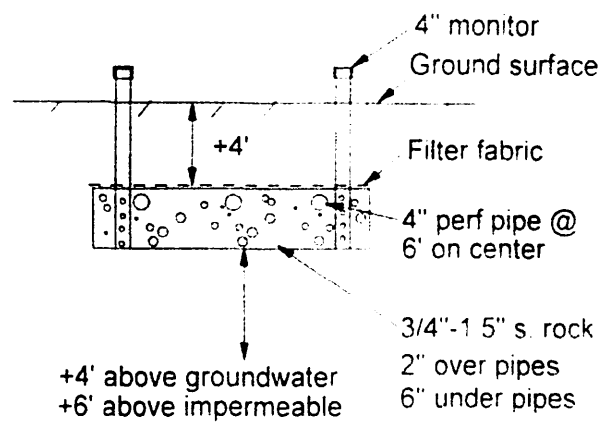
EXISTING SYSTEM

Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Other No. _____		Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for	
Adequacy Test Results <i>(Attach Copy of Report)</i> <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed by <i>(Name)</i>	
Date Septic Tank Pumped <i>(Attach Copy of Receipt)</i>			
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes Caps Installed on Absorp. System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet Lot Line Feet
Comments/Recommendations			
I certify that the above information, and that provided in Section IV, is correct			
Signature		Typed Printed Name	
		Title, Reg. Cert No.	
		Date	
NOTE: Must be signed by a Professional Engineer			



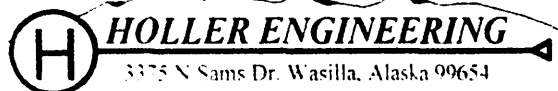


Site Plan



Absorption Bed Detail

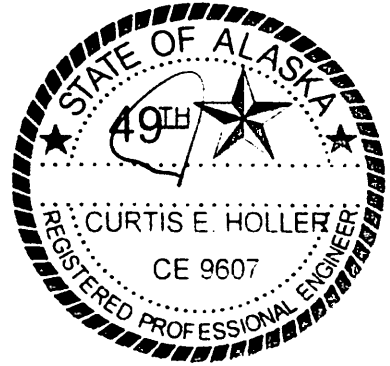
TP A22 S15 T18N R1W
Wastewater System Asbuilt



3375 N Sams Dr. Wasilla, Alaska 99654

Notes

1. This septic system does not lie within the protective radius of any known well.
2. No survey staking provided - lotlines/easements are owner's/developer's responsibility.



Job # 12094	10/30/12	no scale
-------------	----------	----------

Date Received October 4, 2023	State of Alaska	Date: 10/10/2023
	Department of Environmental Conservation	Processed by: MEH
	Documentation of Construction Conventional Onsite Wastewater System	EDMS #: DOC-00998

Part I. General Information

Site Name	T18N R1W Section 15 Tax Parcel A23	PAN or Tax ID#:	TRSS18N01W15
Street Address	1119 E Carney Road Wasilla AK 99654	Borough/Muni/ Census Area:	Matanuska-Susitna Borough
Coordinates	Latitude: 61.650691324213334 Longitude: -149.4240518354701		
Person Responsible for Ensuring System Meets Regulatory Requirements	Henry H Wilson Registered Engineer Co Auth#: Construction Engineers 9601 Buddy Werner Drive Anchorage ak 99507-5915 hhwilson@gci.net (907) 230-8711		
E-Signed Date	10/4/2023		



Part II. Wastewater Disposal System

Facility Served	Multi-Family (<2500 gpd)						
	Total # of Bedrooms: 6	Total # of Buildings: 1	Total Design Flow (gpd): 900				
New or Replacement System: Repair/Replace Existing Replace All All new components. Old system pumped dry, crushed and filled with soil.							
System Install Date: 9/10/2023							
Septic Tank	Capacity (gal): 2000	# of Compartments: 2	Material: Steel Manufacturer: Anchorage Tank				
Type of Field	Deep Trench	Sand Liner Installed:	No				
Soils – Visual and Perc Test	Classification: SP (Poorly Graded Sand)	Application Rate: 150	Percolation Rate: N/A				
Soil Absorption System Details	Length (ft): 60	Width (ft): 4	Rock Depth: 8 ft Effective Area (sq ft): 960				
	Rock Grade: Coarse	Gravelless Media: # of Units:	Other: Manufacturer:				
Freeze Protection	Septic Tank	Absorption Area	Sewer Lines				
Soil Cover (feet)	5	4	4				
Insulation (inches)							
Vertical Separation Distance from Bottom of Soil Absorption System to		Groundwater: +4	Impermeable Soils: +6				
Horizontal Separation Distance (measured from nearest edge to nearest edge)	List distances to all nearest	Private Well	Private Water Line	Public Well	Water Main	Surface Water	Property Line
	Septic Tank	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Soil Absorption System	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Lift Station	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Sewer Lines	>200ft	>5ft	>400ft	>10ft		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25% >100ft							
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc): *							

Additional Contact Information	
Contractor or Individual working under engineer	Dan Carney Timezero LLC 380 s August circle Wasilla ak 99654 dancarney2002@gmail.com (908) 671-2200

Document of Construction - Part 2

version 1.9

(Submission #: HPY-3DZQ-7PZW4, version 1)

Details

DOC - 1119 E Carney Road,

Submission ID HPY-3DZQ-7PZW4

Form Input

Contact Information

Note: The system automatically collects the information on who is filling out the form.

Person who is responsible for ensuring that the system meets regulatory requirements

Registered Engineer

Is this an alternative wastewater system

No

Registered Engineer

First Name **Last Name**
Henry H *Wilson*

Company Name
NONE PROVIDED

Phone Type **Number** **Extension**
Business 907 230-8711

Email
hwwilson@gci.net

Address
9601 Buddy Werner Drive
Anchorage, AK 99507-5915

License Number (e.g., CE 1234)

AELC1732

Engineering Company Certificate of Authorization number (If applicable)

Construction Engineers

Contractor or Person

First Name **Last Name**
Dan *Carney*

Company Name
Timezero LLC

Phone Type **Number** **Extension**
Business 908 671-2200

Email
dancamey2002@gmail.com

Address
380 s August circle
Wasilla, ak 99654

Applicant Information Header

Applicant is the person filling out the form and auto-filled. If the person filling out the form is other than the responsible party above, they must be added to the site before final submission to sign & submit the DOC.

Applicant

First Name **Last Name**
Dan *Carney*

Company Name
Timezero LLC

Email
dancamey2002@gmail.com

Do you have any additional contacts you'd like to add?
No

Site Information

Site Location Information

Site information inherits from previously submitted information from the 24 hour notification. Please confirm the locational information prior to submission.

System Installation Date:
09/10/2023

Type of facility (Conventional system on lot design flow must be <2500 gpd)
Multi-Family (<2500 gpd)

Facility name
Triplex

Total number of bedrooms
6

Total number of buildings connected to the system (i.e., service connections)
1

Peak wastewater flow (gpd)
900

Is this a new system or a repair or replacement of an existing system
Replace All

Describe decommissioning/inspection results of existing components

All new components. Old system pumped dry, crushed and filled with soil.

Do you have any comments/recommendations for this system?

NONE PROVIDED

Site Information

Review the information submitted on the 24-hour notice below and make any needed updates.

PAN or Tax ID#

TRSS18N01W15

Property Street Address

1119 E Carney Road
Wasilla, AK 99654

Borough/City/Municipality

Matanuska-Susitna Borough

Site Latitude and Longitude

61.650691324213334,-149.4240518354701

Legal Description

Properties that have been subdivided have are those with a subdivision name, plat number, survey number, and/or lot and block number.

Examples:

Moose Range Meadows Addition Number 1 Lot 5 Block 4
ASLS (Alaska State Land Survey) Lot 5
USS (United States Survey) 3054 Lot 18

Is Property Subdivided?

No

Apartment/Unit Number/Unique Building Identifier

Tri-Plex

Meridian Township Range Section

For properties that have been subdivided, this section is optional.

Properties that have been subdivided are those with a plat number, a survey number, a subdivision name, and/or a lot and block number.

Meridian, Township, Range, Section

Meridian	Quadrant	Township	Range	Section(s)	Additional Legal
Seward	NW	18N	1W	15	A23

Type of onsite wastewater disposal system

Conventional Wastewater System

Conventional System Information

Septic Tank

If this is an existing septic tank, you must still enter the tank capacity. Decommissioning/inspection results are to be entered in the previous section.

Septic Tank Details

Capacity (gallons)	Number of compartments	Material	Manufacturer
2000	2	Steel	Anchorage Tank
Sum: 2000			

Lift Station

Was a lift station installed?

No

Soil Absorption System (SAS) Details

Field Type

Deep Trench

SAS Details

Length (ft)	Width (ft)	Effective Depth (ft or inches - please indicate)	Effective Area (sq. ft)
60	4	8 ft	960
			Sum: 960

SAS Distribution Medium

Provide examples of common gravelless manufacturer/types

SAS Distribution Medium Details

What SAS medium did you install?	Rock Grade	Number of Units	Manufacturer/Type
Sewer Rock	Coarse		

Sand liner installed?

No

Freeze Protection

Freeze Protection Details

From	Sewer Lines	Septic Tank	Soil Absorption System
Soil Cover (feet)	4	5	4
Insulation (inches)	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

Soil Information

Soils

Visual and Percolation Test

Soils classified as GM, SM, SC, ML, require a percolation rate and attachment unless otherwise exempted by the Department*

*The Fairbanks silt loam is the only such area that this applies to currently

Soil and Percolation Test Details

Classification	Application Rate	Units	Percolation Test performed?	Percolation Rate
SP (Poorly Graded Sand)	150	SF/Bedroom	No	

Test Hole

For most installations, "inspected by" is the initials of the responsible party submitting the form.

E.g., DEC

Test Hole Details

Inspected by	Test Hole Date	Test Hole Depth (ft)	Groundwater / Seeps	At distance below original grade (ft)	Impermeable soil (clay / bedrock / permafrost)	At distance below original grade (ft)
H.H. Wilson	04/29/2023	18	No		No	

Separation Distance

Separation Distance Instructions

Separation distances are measured from the nearest edge of the component to the nearest edge.

Minimum separation distances must be confirmed to have been met or a waiver request for a lesser separation distance is required.

Unless the above scenario is present, separation distances can be listed to the nearest half foot.

Separation distances are to be listed to the closest nearby potential source of contamination, whether that component is located on or on an adjacent property.

Have all the prescriptive horizontal and vertical separation distances been met?

Yes

Vertical Separation Distances (ft)

Distance from bottom of distribution media and/or leachfield to Groundwater	Distance from bottom of distribution media and/or leachfield to Impermeable Soils
+4	+6

Is there a Private Well within 200ft?

No

Is there a Surface Water within 200ft?

No

Is there a Property Line within 20ft?

No

Is there a Slope exceeding 25% that has more than 10ft of elevation change within 100ft?

No

What distance is it from the Soil Absorption System? (ft)

195

Is there a Public Well within 400ft?

No

Is there a Water Main within 20ft?

No

Is there a Fuel Tank in the area?

No

Is there a Private Water Line or Potable Water Holding Tank within 10ft?

No

Attachments

For individuals submitting a combined document. Please order the documents by diagrams, percolation test information, photos, and any additional information.

Update October 2, 2023: Photos are now required for all submissions including submittals by registered engineers.

A link to the required diagrams and a downloadable photo log is below.

[Combined diagram and photo log downloads](#)

How would you like to submit your attachments?

Single Attachment

Combined Attachments

T18N R1W SEC15 Tax Parcel A23 - Tri-Plex.pdf - 10/02/2023 02:56 PM

Comment

NONE PROVIDED

Agreements and Signature(s)

18 AAC 72.550 (c) requires the signature of a certified installer or approved homeowner upon submission. 18 AAC 72.550 (c) and 18 AAC 72.650 (c) requires the registered engineer seal, signature, and date. **Upon submission, this application applies the engineers e-signature and date within an engineering seal.** 18 AAC 72.920. Professional submittals. Information required to be submitted by a registered engineer or land surveyor under this chapter must bear the signature and the Alaska registration seal, or the signature and Alaska registration number, of that professional. (Eff. 6/30/90, Register 114) 18 AAC 72.990. Definitions. (78) "sealed" means prepared by a registered engineer or a person under that engineer's direct supervision, and bearing the signature and seal of that engineer as required by AS 08.48.221 and 12 AAC 36.185; Engineers must print and place an original hand signature over the seal and retain an original copy of the documents accessible for later reference to satisfy the requirements of 12 AAC 36.185(f).

By submitting this form, I

1) certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system constructed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment for knowing violations.

2) certify that I have the authority as required by 18 AAC 72 to sign this submittal;

3) certify that I am the applicant as identified by the myAlaska identity verification system;

4) for certified installers and approved homeowners, certify that I installed the wastewater system in accordance with 18 AAC 72 and the Onsite Wastewater System Installation Manual;

5) for registered engineers, certify that I or a person under my responsible charge, conducted inspections at appropriate times to ensure the system was constructed according to my design, prescriptive construction standards, 18 AAC 72, and guidance provided in the OWSIM;

6) agree that I am signing this documentation of construction;

7) agree that I intend to be bound by the electronic record of this documentation of construction and,

8) understand that under State and Federal law, criminal penalties apply for falsely certifying a document. If I submit information that I know is false, I could face imprisonment, fines, or both.

Signed
By dancaamey2002@gmail.com dancaamey2002@gmail.com on 10/04/2023 at 9:49 AM

<i>Date Received</i>	State of Alaska Department of Environmental Conservation Documentation of Construction	<i>Processed by:</i>
		<i>Date:</i>
		<i>SEPTS Key #:</i>

T18N R1W SEC15

Tax Parcel A23 - Tri-Plex

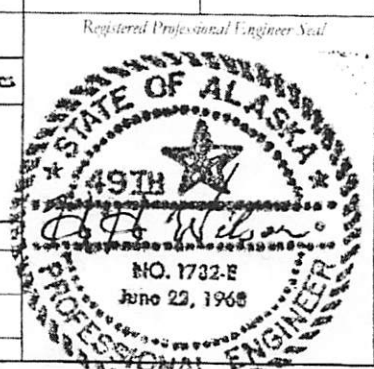
Part I. General Information *Tri Plex*

Parcel ID 37855

Legal Description	<i>Parcel 2 Waiver S.D. 88-41W</i>		PAN or Tax ID#:	<i>A23</i>
Street Address	<i>1119 E. Carney Rd</i>		City (or nearest community): <i>Wasilla</i>	
Coordinates	Latitude: <i>61° 39' 03" N</i>	Longitude: <i>149° 25' 26" W</i>	Datum: <select one>	
Installer Name, Email, & Phone #	<i>DAN CARNEY DAN.CARNEY200@gmail.com 907.671.1100</i>			

Part II. Wastewater Disposal System

Facility Served	<input type="checkbox"/> Private Residence - # of buildings:	<input checked="" type="checkbox"/> Multi-family - # of Units: <i>3</i>	Total # Bedrooms: <i>6</i>			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>		Total Design Flow (gpd): <i>900</i>		
<input checked="" type="checkbox"/> New System	<input checked="" type="checkbox"/> Replace Existing (state new components installed and decommissioning/inspection results of existing components): <i>All new components. Old system pumped dry, crushed, filled with soil.</i>					
System Installed By:	<input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: <i>9-2-23</i>			
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer			Date Installed: <i>9-10-23</i>			
Septic Tank	Capacity (gal): <i>2000</i>	# of Compartments: <i>2</i>	Material: <i>Steel</i>	Manufacturer: <i>Artek Tank</i>		
Lift Station	Manufacturer: <i>N/A</i>	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: <i>SP</i> Application Rate (sq. ft./bedroom): <i>150</i> Percolation Rate (min./inch): Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): <i>60+</i>	Width (ft): <i>4+</i>	Rock Depth: <i>8'</i>	Effective Area (sq ft): <i>960</i>		
	Rock Grade: <i>Course</i>	Graveless Media: # Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area	Sewer Lines		
	Soil Cover (feet)	<i>5'</i>	<i>4' ±</i>	<i>4'</i>		
Cleanout Pipes	Insulation (inches)					
	# Cleanout(s): <i>4</i>	# Septic Tank Vents: <i>2</i>	# Leach Field Monitor Tubes: <i>1</i>			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater <i>+4</i> Impermeable Soils <i>+6</i>						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	<i>+100</i>	<i>+200</i>	<i>+10</i>	<i>+100</i>	<i>+50</i>
	Soil Absorption System	<i>+100</i>	<i>+200</i>	<i>+20</i>	<i>+100</i>	<i>+50</i>
	<i>N/A</i> Lift Station	-	-	-	-	-
	Sewer Line(s)	<i>+100</i>	<i>+200</i>	<i>+10</i>		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: <i>+100</i>						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.): <i>6 BR x 150 gpd = 900 gpd Reqd Absorption Area = 900 s.f.</i>						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	<i>Mike Wilson</i>		Printed Name <i>Mike Wilson</i>			
Title or Certification No.	<i>C 1732</i>		Date <i>9-25-23</i>			



9-25-23

T18N R1W SEC15

Tax Parcel A23 - Tri-Plex

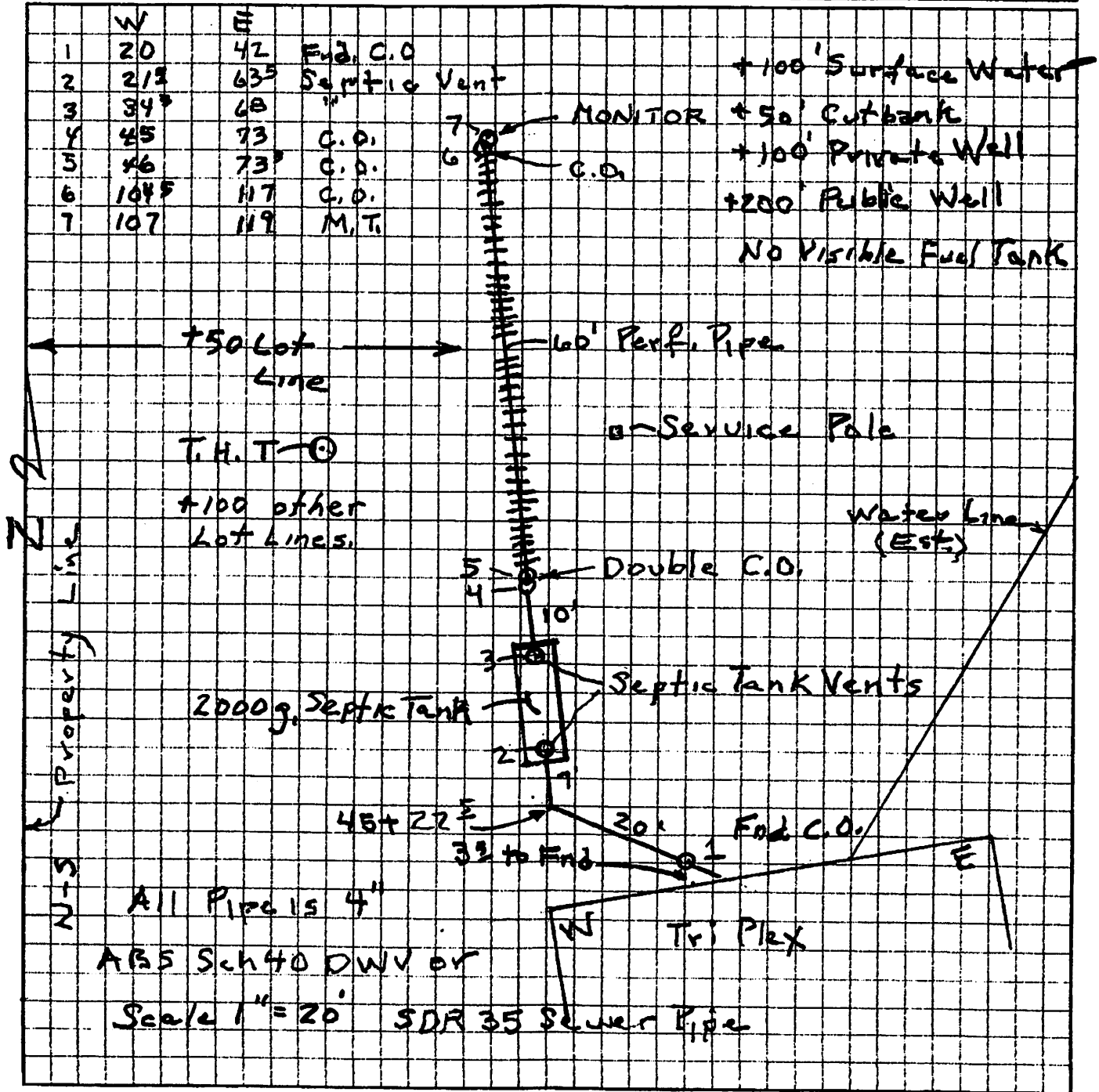
Legal Description: Parcel 2 Waiver SD
BB-41W

Street Address: 1119 E. Carney Rd.

Part III. Plan View Diagram *Triplex*

Instructions for Diagram: (use space below or attach additional pages as necessary; engineers may attach separate sealed drawings)

- In a PLAN VIEW, identify and label all of the following:
 - On Lot Drinking Water Source
 - Waterline(s)
 - Surface Water
 - Septic Tank
 - Soil Absorption System
 - Fuel Tank(s) (identify above or below ground and size)
 - Property Line(s)
 - Testhole
 - All Sewer Lines and Perforated Pipe
 - All Cleanouts and Monitor Tubes
 - All Structures
 - Slopes >25% and >10 feet in height
 - Closest Well on Adjacent Properties (identify classification)
 - Closest Septic Tank and Soil Absorption System on Adjacent Properties
- In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



Legal Description: Parcel 2 Waiver S.D. 88-41W Street Address: 1119 E. Carney Rd.
Triplex T18N R1W SEC15

Part IV. System Cross Section Diagram and Testhole Log

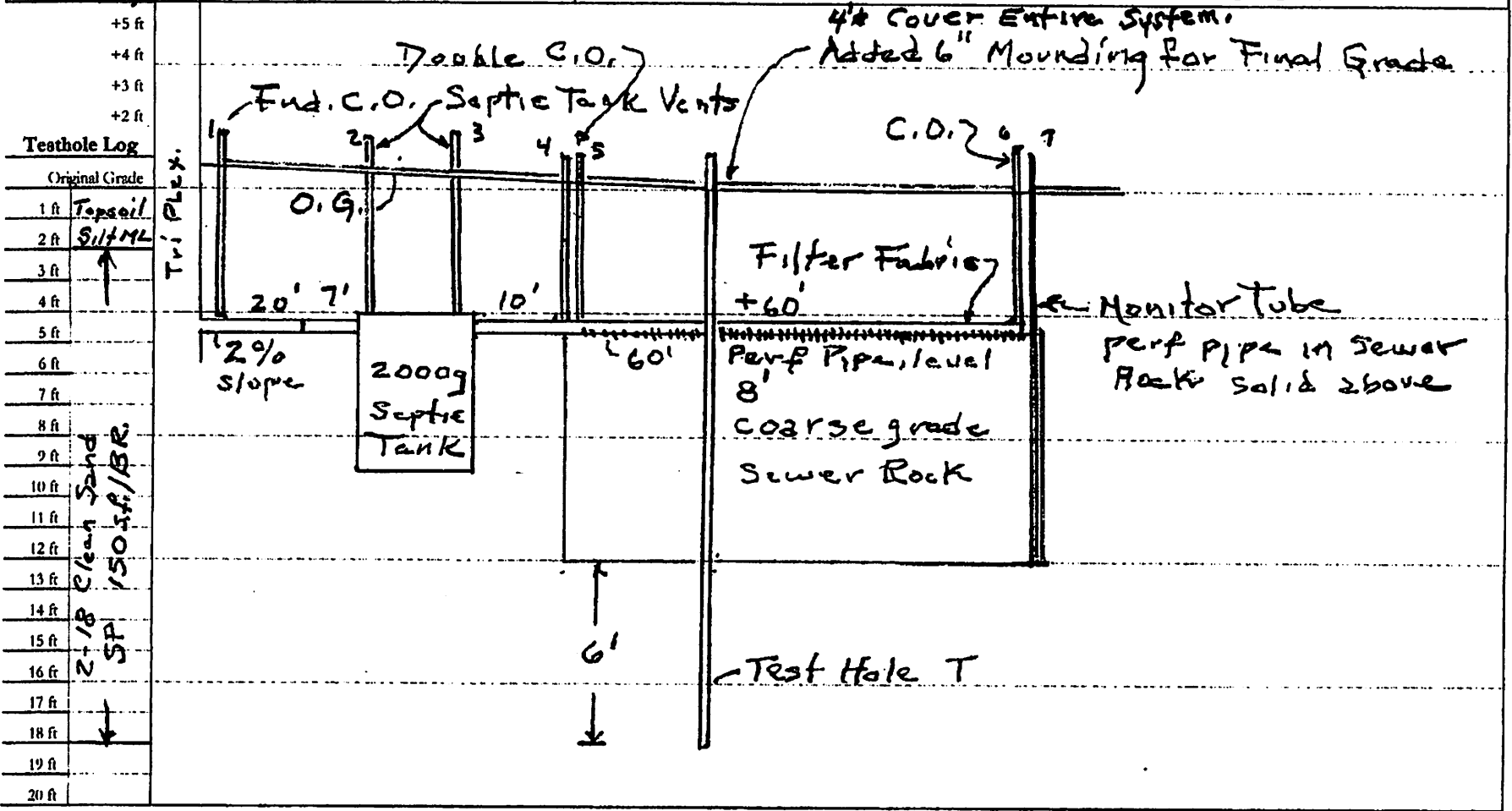
Tax Parcel A23 - Tri-Plex

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

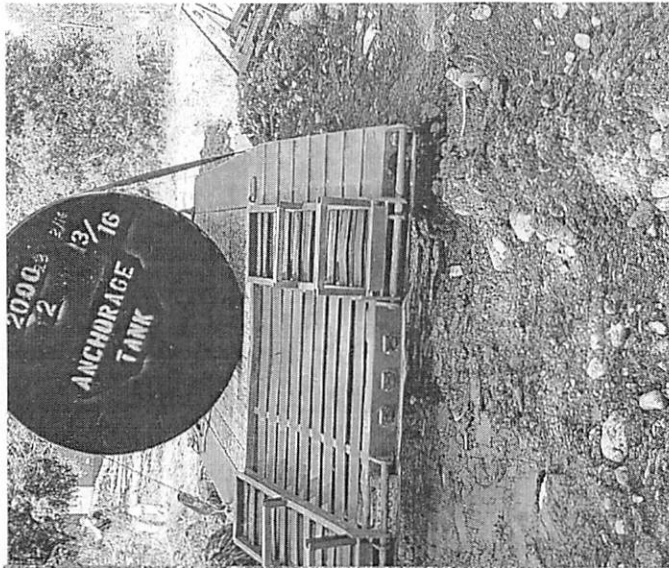
1. In a CROSS SECTION VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following: Original Grade (major grade changes) Final Grade Filter Fabric Cleanouts and Monitor Tubes Soil Cover and Insulation Sewer Lines Septic Tank(s) Lift Station/Sump Soil Absorption System

2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Label the depth of gravel and sand liners, if applicable, in soil absorption system. Show slopes and drops of sewer lines. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Testhole Inspected by: H.W. Groundwater/Seeps: Yes No At (feet below original grade):
Date: 4/29, 5/11 Testhole Depth: 18' Impermeable Soil (Clay/Bedrock/Permafrost) Yes No At (feet below original grade):



T18N R1W SEC15 Tax Parcel A23 - Tri-Plex



1119 E Carney
New Tank
4
Tri Plex



1119 E Carney
New 2000g
Tank
Line to old
system
shown



1119 E Carney
Trench E7

T18N R1W SEC15 Tax Parcel A23 - Tri-Plex



1112 E Carney
Sewer rock
bedding placed

Attached C.O.
at end
per P & S



1119 E Carney
rock
placed



1119 E Carney
Fabric
Placed

T18N R1W SEC15 Tax Parcel A23 - Tri-Plex



1119 E Casney
Prepped
Existing
Tri Plex



1119 E. Casney
Destroyed
Septic
Tank

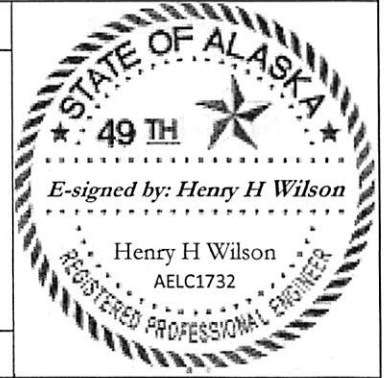


1119 E Casney
Old system
was in
left
foreground

Date Received October 4, 2023	State of Alaska Department of Environmental Conservation Documentation of Construction Conventional Onsite Wastewater System	Date: 10/10/2023
		Processed by: MEH
		EDMS #: DOC-00997

Part I. General Information

Site Name	T18N R1W Section 15 Tax Parcel A23	PAN or Tax ID#:	TRSS18N01W15
Street Address	1119 E Carney Road Wasilla AK 99654	Borough/Muni/ Census Area:	Matanuska-Susitna Borough
Coordinates	Latitude: 61.650691324213334 Longitude: -149.4240518354701		
Person Responsible for Ensuring System Meets Regulatory Requirements	Henry H Wilson Registered Engineer Co Auth#: Construction Engineers 9601 Buddy Werner Drive Anchorage ak 99507-5915 hhwilson@gci.net (907) 230-8711		
E-Signed Date	10/4/2023		



Part II. Wastewater Disposal System

Facility Served	Multi-Family (<2500 gpd)						
	Total # of Bedrooms: 4	Total # of Buildings: 2		Total Design Flow (gpd): 750			
New or Replacement System: Repair/Replace Existing Replace All All new system. Old system pumped dry. Tank removed, crushed, filled with soil.							
System Install Date: 9/18/2023							
Septic Tank	Capacity (gal): 1500	# of Compartments: 2		Material: Steel	Manufacturer: Anchorage Tank		
Type of Field	Deep Trench			Sand Liner Installed:	No		
Soils – Visual and Perc Test	Classification: SP (Poorly Graded Sand)			Application Rate: 150	Percolation Rate: N/A		
Soil Absorption System Details	Length (ft): 50	Width (ft): 4		Rock Depth: 8	Effective Area (sq ft): 800		
	Rock Grade: Coarse	Gravelless Media: # of Units:		Other:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area		Sewer Lines		
Soil Cover (feet)	4		3.5		4		
Insulation (inches)	4		4		0		
Vertical Separation Distance from Bottom of Soil Absorption System to				Groundwater: +4	Impermeable Soils: +6		
Horizontal Separation Distance (measured from nearest edge to nearest edge)	List distances to all nearest	Private Well	Private Water Line	Public Well	Water Main	Surface Water	Property Line
	Septic Tank	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Soil Absorption System	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Lift Station	>200ft	>5ft	>400ft	>10ft	>200ft	>20ft
	Sewer Lines	>200ft	>5ft	>400ft	>10ft		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25% >100ft							
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/ person, etc): *							

Additional Contact Information	
Contractor or Individual working under engineer	Dan Carney Timezero LLC 380 s August circle Wasilla ak 99654 dancarney2002@gmail.com (907) 671-2200

Document of Construction - Part 2

version 1.9

(Submission #: HPY-3E4V-H2JDW, version 1)

Details

DOC - 1119 E Carney Road,

Submission ID HPY-3E4V-H2JDW

Form Input

Contact Information

Note: The system automatically collects the information on who is filling out the form.

Person who is responsible for ensuring that the system meets regulatory requirements

Registered Engineer

Is this an alternative wastewater system

No

Registered Engineer

First Name	Last Name
Henry H	Wilson

Company Name
NONE PROVIDED

Phone Type	Number	Extension
Business	907 230-8711	

Email
hhwilson@gci.net

Address
9601 Buddy Werner Drive
Anchorage, AK 99507-5915

License Number (e.g., CE 1234)

AELC1732

Engineering Company Certificate of Authorization number (if applicable)

Construction Engineers

Contractor or Person

First Name **Last Name**
Dan *Camey*

Company Name
Timezero LLC

Phone Type **Number** **Extension**
Business 907 671-2200

Email
dancamey2002@gmail.com

Address
380 s August circle
Wasilla, ak 99654

Applicant Information Header

Applicant is the person filling out the form and auto-filled. If the person filling out the form is other than the responsible party above, they must be added to the site before final submission to sign & submit the DOC.

Applicant

First Name **Last Name**
Dan *Camey*

Company Name
Timezero LLC

Email
dancamey2002@gmail.com

Do you have any additional contacts you'd like to add?
No

Site Information

Site Location Information

Site information inherits from previously submitted information from the 24 hour notification. Please confirm the locational information prior to submission.

System Installation Date:
09/18/2023

Type of facility (Conventional system on lot design flow must be <2500 gpd)
Multi-Family (<2500 gpd)

Facility name
Duplex & Shop

Total number of bedrooms
4

Total number of buildings connected to the system (i.e., service connections)
2

Peak wastewater flow (gpd)
750

Is this a new system or a repair or replacement of an existing system
Replace All

Describe decommissioning/inspection results of existing components
All new system. Old system pumped dry. Tank removed, crushed, filled with soil.

Do you have any comments/recommendations for this system?
NONE PROVIDED

Site Information

Review the information submitted on the 24-hour notice below and make any needed updates.

PAN or Tax ID#
TRSS18N01W15

Property Street Address
1119 E Carney Road
Wasilla, AK 99654

Borough/City/Municipality
Matanuska-Susitna Borough

Site Latitude and Longitude
61.651041062075535,-149.4237857611217

Legal Description

Properties that have been subdivided have are those with a subdivision name, plat number, survey number, and/or lot and block number.

Examples:

Moose Range Meadows Addition Number 1 Lot 5 Block 4
ASLS (Alaska State Land Survey) Lot 5
USS (United States Survey) 3054 Lot 18

Is Property Subdivided?
No

Apartment/Unit Number/Unique Building Identifier
Duplex & Shop

Meridian Township Range Section

For properties that have been subdivided, this section is optional.

Properties that have been subdivided are those with a plat number, a survey number, a subdivision name, and/or a lot and block number.

Meridian, Township, Range, Section

Meridian	Quadrant	Township	Range	Section(s)	Additional Legal
Seward	NW	18N	1W	15	A23

Type of onsite wastewater disposal system
Conventional Wastewater System

Conventional System Information

Septic Tank

If this is an existing septic tank, you must still enter the tank capacity. Decommissioning/inspection results are to be entered in the previous section.

Septic Tank Details

Capacity (gallons)	Number of compartments	Material	Manufacturer
1500	2	Steel	Anchorage Tank

Capacity (gallons)	Number of compartments	Material	Manufacturer
Sum: 1500			

Lift Station

Was a lift station installed?

No

Soil Absorption System (SAS) Details

Field Type

Deep Trench

SAS Details

Length (ft)	Width (ft)	Effective Depth (ft or inches - please indicate)	Effective Area (sq. ft)
50	4	8	800
			Sum: 800

SAS Distribution Medium

Provide examples of common gravelless manufacturer/types

SAS Distribution Medium Details

What SAS medium did you install?	Rock Grade	Number of Units	Manufacturer/Type
Sewer Rock	Coarse		

Sand liner installed?

No

Freeze Protection

Freeze Protection Details

From	Sewer Lines	Septic Tank	Soil Absorption System
Soil Cover (feet)	3.5	4	4
Insulation (inches)	4	4	0

Soil Information

Soils

Visual and Percolation Test

Soils classified as GM, SM, SC, ML, require a percolation rate and attachment unless otherwise exempted by the Department*

*The Fairbanks silt loam is the only such area that this applies to currently

Soil and Percolation Test Details

Classification	Application Rate	Units	Percolation Test performed?	Percolation Rate
SP (Poorly Graded Sand)	150	SF/Bedroom	No	

Test Hole

For most installations, "inspected by" is the initials of the responsible party submitting the form.

E.g., DEC

Test Hole Details

Inspected by	Test Hole Date	Test Hole Depth (ft)	Groundwater / Seeps	At distance below original grade (ft)	Impermeable soil (clay / bedrock / permafrost)	At distance below original grade (ft)
H.H. Wilson	04/29/2023	18	No		No	

Separation Distance

Separation Distance Instructions

Separation distances are measured from the nearest edge of the component to the nearest edge.

Minimum separation distances must be confirmed to have been met or a waiver request for a lesser separation distance is required.

Unless the above scenario is present, separation distances can be listed to the nearest half foot.

Separation distances are to be listed to the closest nearby potential source of contamination, whether that component is located on or on an adjacent property.

Have all the prescriptive horizontal and vertical separation distances been met?

Yes

Vertical Separation Distances (ft)

Distance from bottom of distribution media and/or leachfield to Groundwater	Distance from bottom of distribution media and/or leachfield to Impermeable Soils
+4	+6

Is there a Private Well within 200ft?

No

Is there a Surface Water within 200ft?

No

Is there a Property Line within 20ft?

No

Is there a Slope exceeding 25% that has more than 10ft of elevation change within 100ft?

No

What distance is it from the Soil Absorption System? (ft)

180

Is there a Public Well within 400ft?

No

Is there a Water Main within 20ft?

No

Is there a Fuel Tank in the area?

No

Is there a Private Water Line or Potable Water Holding Tank within 10ft?

No

Attachments

For individuals submitting a combined document. Please order the documents by diagrams, percolation test information, photos, and any additional information.

Update October 2, 2023: Photos are now required for all submissions including submittals by registered engineers.

A link to the required diagrams and a downloadable photo log is below.
[Combined diagram and photo log downloads](#)

How would you like to submit your attachments?

Single Attachment

Combined Attachments

T18N R1W SEC15 Tax Parcel A23 - Duplex & Shop.pdf - 10/02/2023 03:27 PM

Comment

NONE PROVIDED

Agreements and Signature(s)

18 AAC 72.550 (c) requires the signature of a certified installer or approved homeowner upon submission. 18 AAC 72.550 (c) and 18 AAC 72.650 (c) requires the registered engineer seal, signature, and date. **Upon submission, this application applies the engineers e-signature and date within an engineering seal.** 18 AAC 72.920. Professional submittals. Information required to be submitted by a registered engineer or land surveyor under this chapter must bear the signature and the Alaska registration seal, or the signature and Alaska registration number, of that professional. (Eff. 6/30/90, Register 114) 18 AAC 72.990. Definitions. (78) "sealed" means prepared by a registered engineer or a person under that engineer's direct supervision, and bearing the signature and seal of that engineer as required by AS 08.48.221 and 12 AAC 36.185; Engineers must print and place an original hand signature over the seal and retain an original copy of the documents accessible for later reference to satisfy the requirements of 12 AAC 36.185(f).

By submitting this form, I

- 1) certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system constructed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment for knowing violations.
- 2) certify that I have the authority as required by 18 AAC 72 to sign this submittal;
- 3) certify that I am the applicant as identified by the myAlaska identity verification system;
- 4) for certified installers and approved homeowners, certify that I installed the wastewater system in accordance with 18 AAC 72 and the Onsite Wastewater System Installation Manual;
- 5) for registered engineers, certify that I or a person under my responsible charge, conducted inspections at appropriate times to ensure the system was constructed according to my design, prescriptive construction standards, 18 AAC 72, and guidance provided in the OWSIM;
- 6) agree that I am signing this documentation of construction;
- 7) agree that I intend to be bound by the electronic record of this documentation of construction and,
- 8) understand that under State and Federal law, criminal penalties apply for falsely certifying a document. If I submit information that I know is false, I could face imprisonment, fines, or both.

Signed dancamey2002@gmail.com dancamey2002@gmail.com on 10/04/2023 at 9:36 AM
By

T18N R1W SEC15 Tax Parcel A23 - Duplex and Shop

Date Received	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTS Key #:

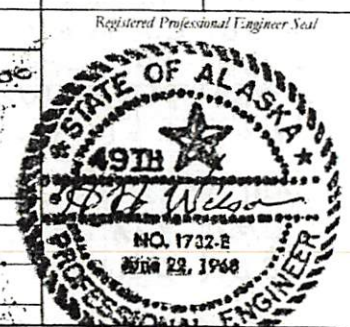
T18N R1W SEC15
Tax Parcel A23

Part I. General Information *Duplex* Parcel ID: 37855

Legal Description	<i>Parcel 2 Waiver S.D. 88-41W</i> PAN or Tax ID#: <i>A23</i>	
Street Address	<i>1119 E. Carney Rd.</i>	City (or nearest community): <i>Wasilla</i>
Coordinates	Latitude: <i>61° 39' 03" N</i>	Longitude: <i>149° 25' 26" W</i> Datum: <select one>
Installer Name, Email, & Phone #	<i>DAN CARNEY danecarney2002@gmail.com 907-671-2200</i>	

Part II. Wastewater Disposal System

Facility Served	<input type="checkbox"/> Private Residence - # of buildings:	<input checked="" type="checkbox"/> Multi-family - # of Units: <i>2</i>	Total # Bedrooms: <i>4 + shop bath.</i>			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>				
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):		Total Design Flow (gpd): <i>750</i>				
<i>All new. Old system pumped dry. Tanks crushed, filled with soil.</i>						
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: <i>9-2-23</i>				
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: <i>9-18-23</i>				
Septic Tank	Capacity (gal): <i>1500</i>	# of Compartments: <i>2</i>	Material: <i>Steel</i> Manufacturer: <i>Ansch. Tank</i>			
Lift Station	Manufacturer: <i>N/A</i>	Pump (make/model):	Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Field	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: <i>SP</i>	Application Rate (sq. ft./bedroom): <i>150</i>	Percolation Rate (min/inch):			
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): <i>50</i>	Width (ft): <i>4+</i>	Rock Depth: <i>8</i> Effective Area (sq ft): <i>800</i>			
	Rock Grade: <i>Course</i>	Graveless Media: # Units:	Unit Area: Manufacturer:			
Freeze Protection	Septic Tank		Absorption Area			
	Soil Cover (feet)	<i>4</i>	<i>4+</i>			
	Insulation (inches)	<i>4</i>	<i>4</i>			
Cleanout Pipes	# Cleanout(s): <i>6</i>	# Septic Tank Vents: <i>2</i>	# Leach Field Monitor Tubes: <i>2</i>			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater <i>+4</i> Impermeable Soils <i>+6</i>						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	<i>+100</i>	<i>+200</i>	<i>+10</i>	<i>+100</i>	<i>+80</i>
	Soil Absorption System	<i>+100</i>	<i>+200</i>	<i>+10</i>	<i>+100</i>	<i>+80</i>
	<i>N/A</i> Lift Station	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
	Sewer Line(s)	<i>+100</i>	<i>+200</i>	<i>+10</i>		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: <i>+100</i>						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
<i>4 BR + Shop bath room ~ 750 gpd Required Absorption Area = 750 s.f.</i>						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	<i>HH Wilson</i>		Printed Name <i>HH Wilson</i>			
Title or Certification No.	<i>C 1732</i>		Date <i>9-25-23</i>			



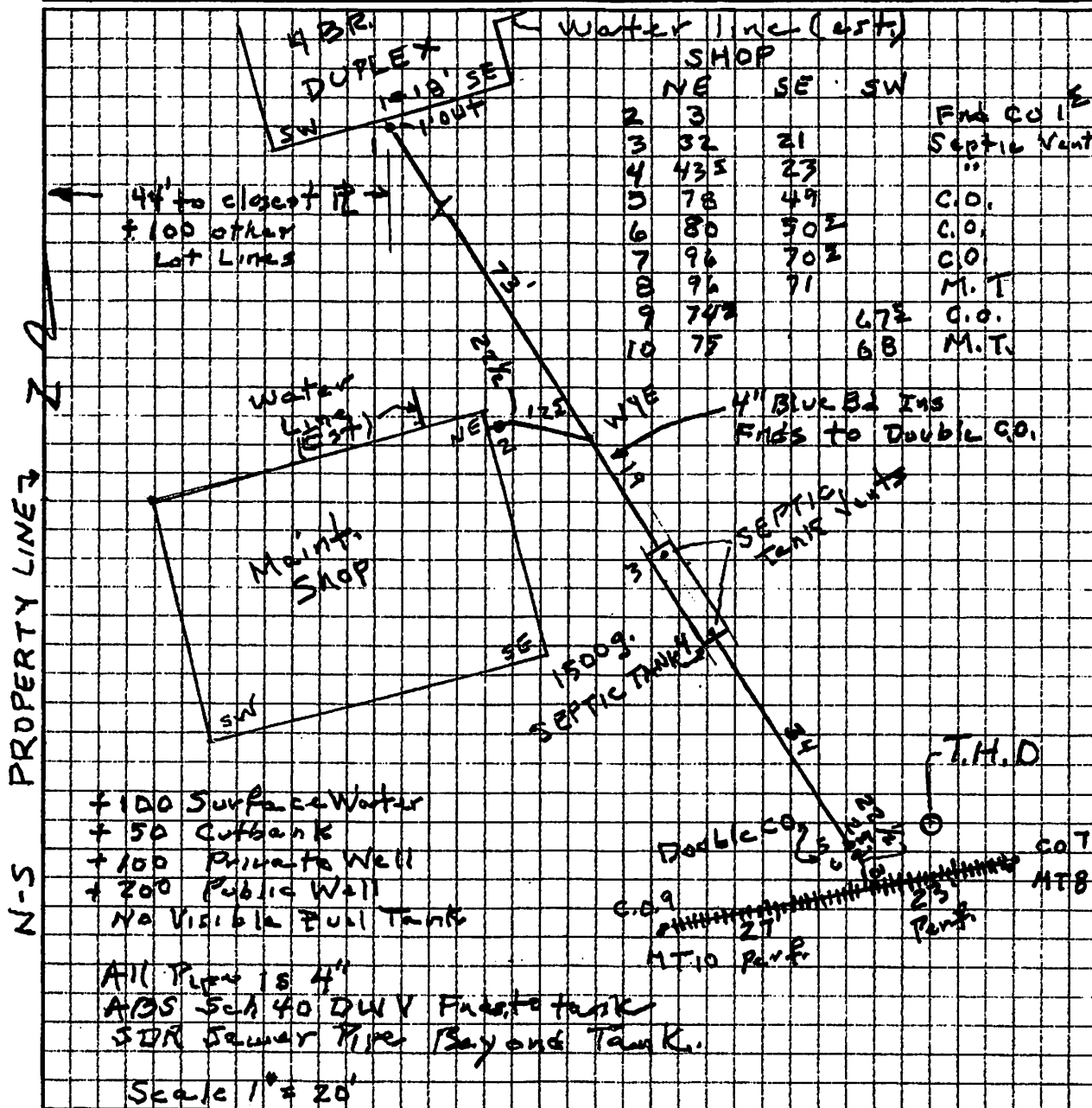
T18N R1W SEC15 Tax Parcel A23 - Duplex and Shop

T18N R1W SEC15 Tax Parcel A23

Legal Description: Parcel 2 Waiver SD Street Address: 1119 E. Carney Rd
88-41W Part III. Plan View Diagram Duplex

Instructions for Diagram: (use space below or attach additional pages as necessary; engineers may attach separate sealed drawings)

- In a PLAN VIEW, identify and label all of the following:
 - On Lot Drinking Water Source
 - Waterline(s)
 - Surface Water
 - Septic Tank
 - Soil Absorption System
 - Fuel Tank(s) (identify above or below ground and size)
 - Property Line(s)
 - Testhole
 - All Sewer Lines and Perforated Pipe
 - All Cleanouts and Monitor Tubes
 - All Structures
 - Slopes >25% and >10 feet in height
 - Closest Well on Adjacent Properties (identify classification)
 - Closest Septic Tank and Soil Absorption System on Adjacent Properties
- In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



T18N R1W SEC15 Tax Parcel A23

Legal Description: Parcel 2 Waiver J.D. 88-41 Duplex Street Address: 1119 E. Carney Rd

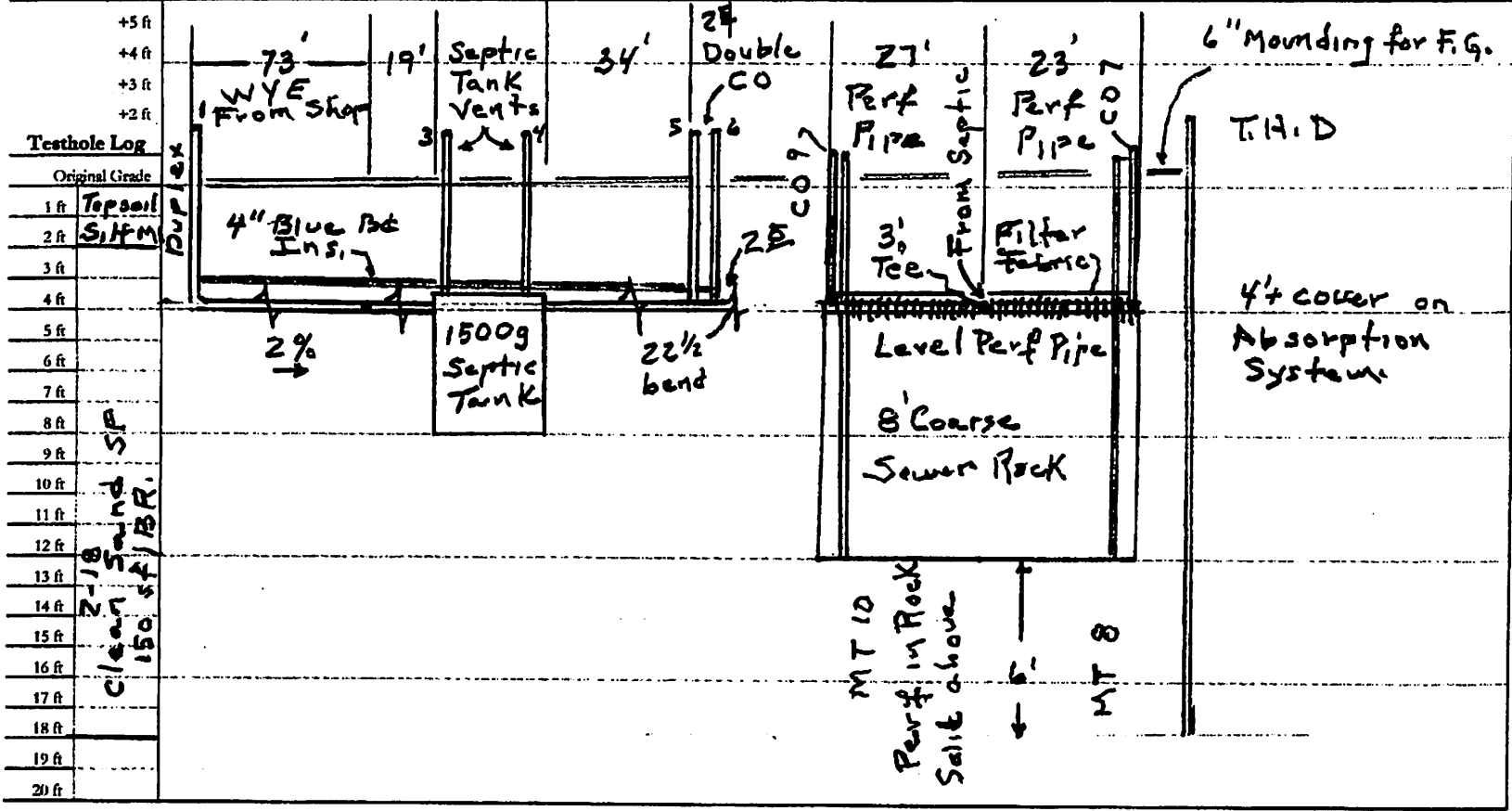
Part IV. System Cross Section Diagram and Testhole Log

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

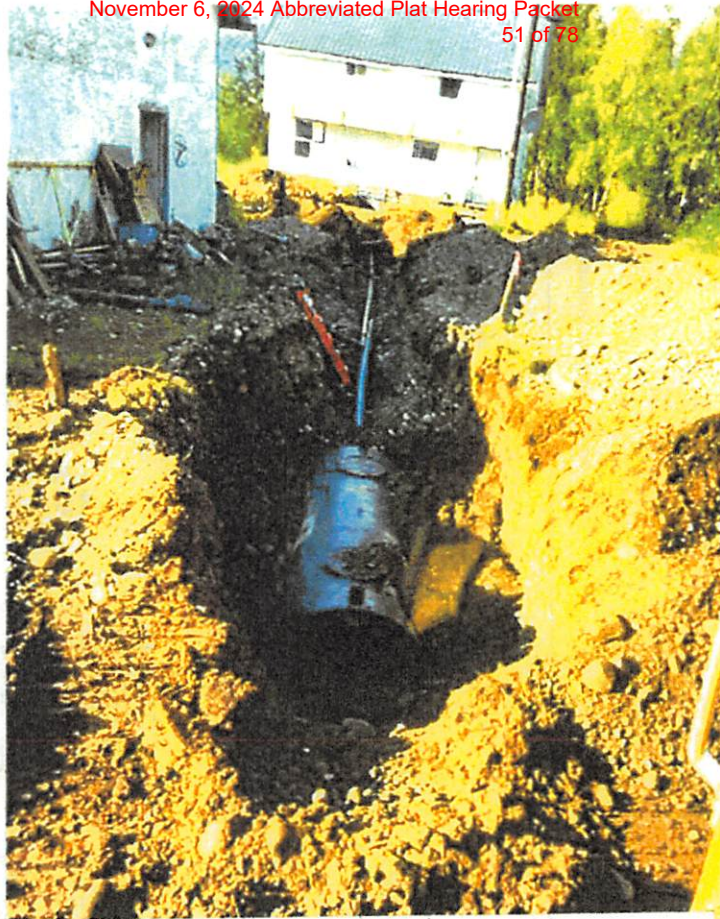
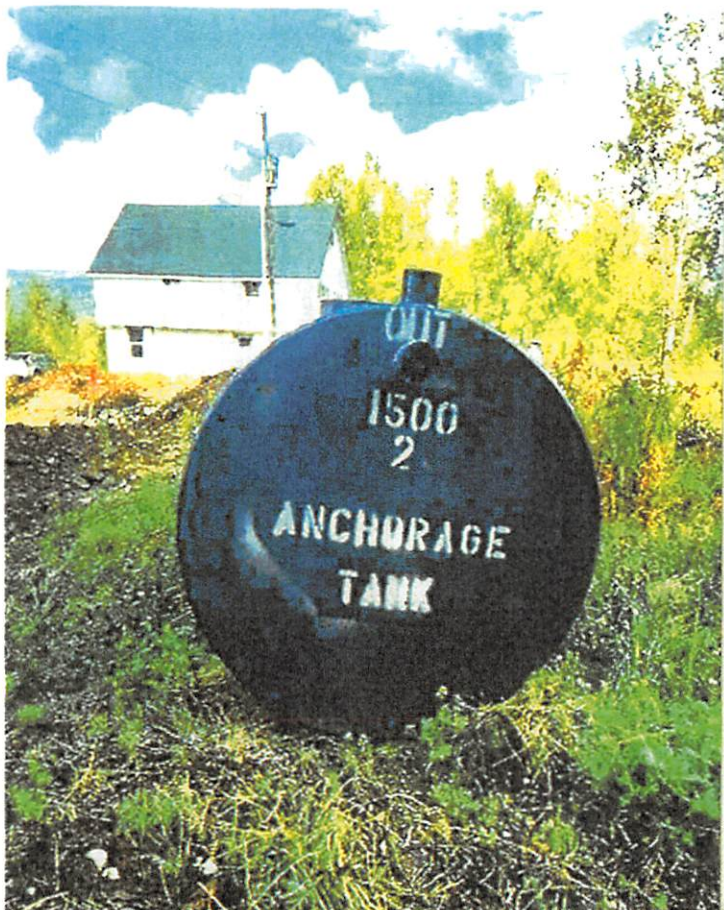
1. In a CROSS SECTION VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following: Original Grade (major grade changes) Final Grade Filter Fabric Cleanouts and Monitor Tubes Soil Cover and Insulation Sewer Lines Septic Tank(s) ~~Installation~~ Soil Absorption System

2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Label the depth of gravel and sand liners, if applicable, in soil absorption system. Show slopes and drops of sewer lines. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Testhole Inspected by: HW Groundwater/Seeps: Yes No At (feet below original grade):
Date: 4/29, 5/11 Testhole Depth: 18' Impermeable Soil (Clay/Bedrock/Permafrost) Yes No At (feet below original grade):



T18N R1W SEC15 Tax Parcel A23 - Duplex and Shop

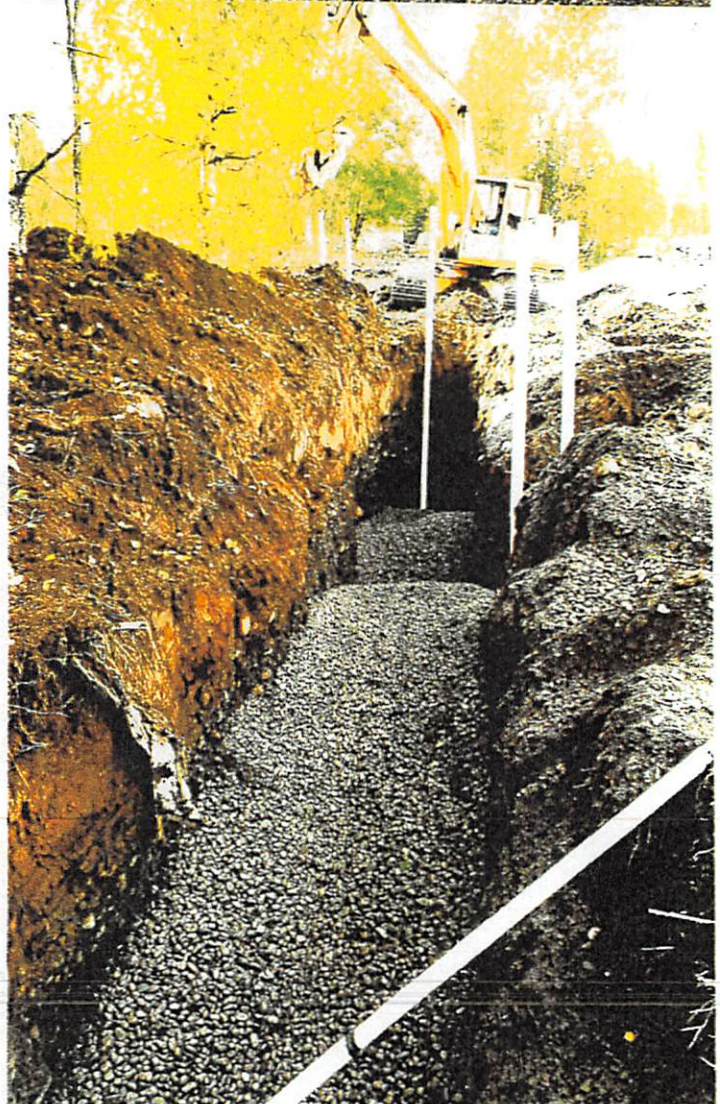
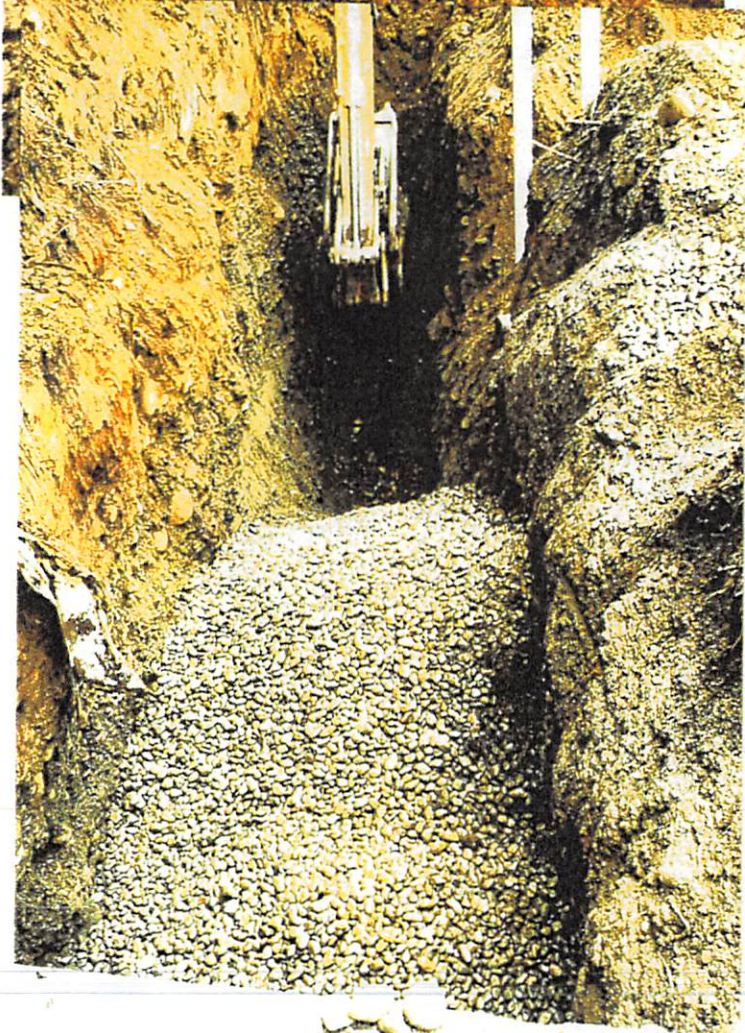
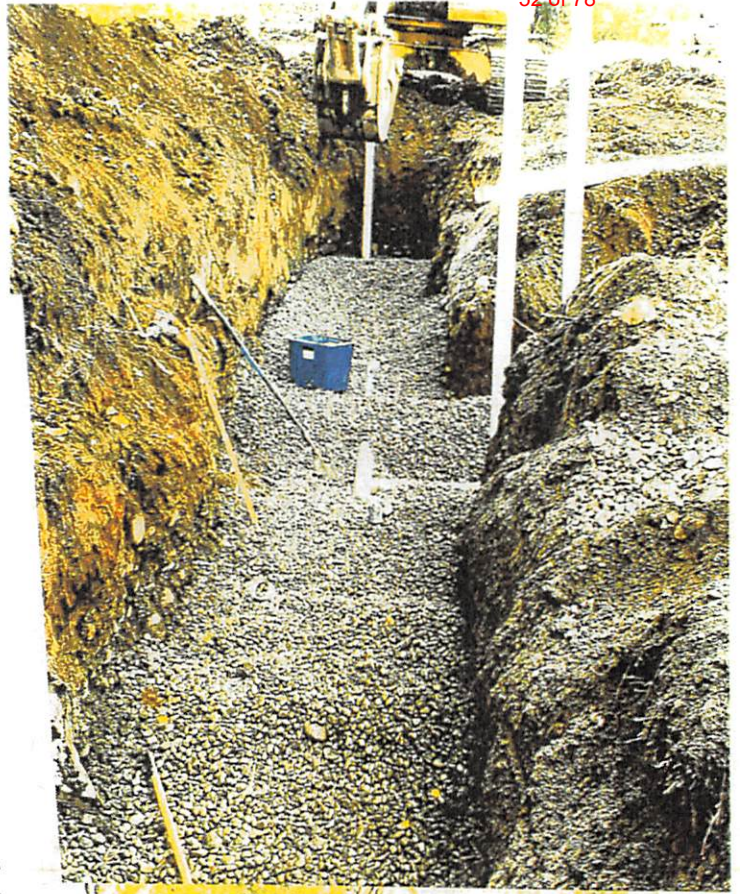


T18N R1W SEC15 Tax Parcel A23



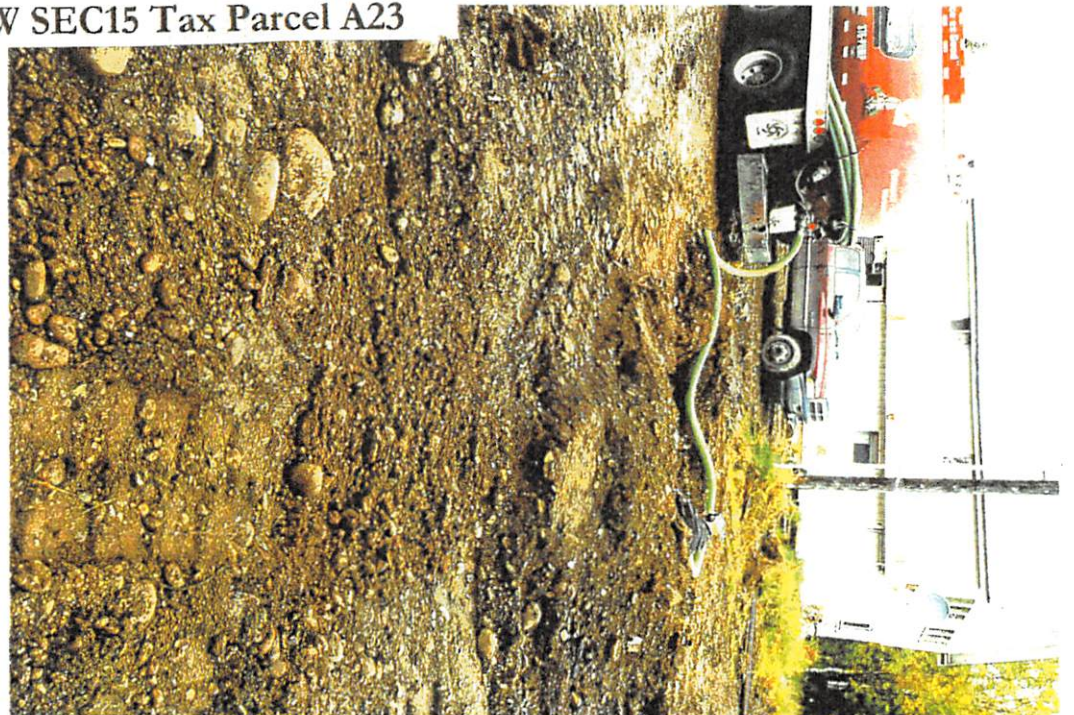


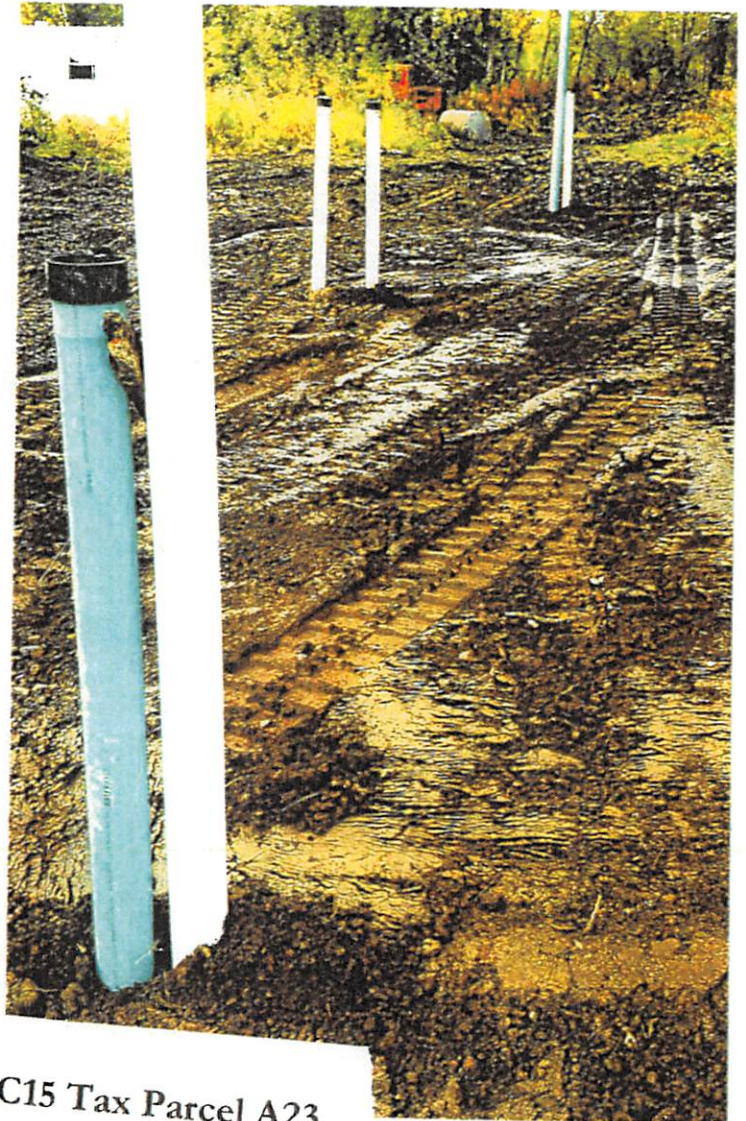
T18N R1W SEC15 Tax Parcel A23





T18N R1W SEC15 Tax Parcel A23





T18N R1W SEC15 Tax Parcel A23



OWNERSHIP AND DEDICATION CERTIFICATE
We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Sustina Borough and grant all easements to the use shown.

Andrew John Schirack & Julia M. Schirack Date
Lot 1 & Tract A 1345 E. Carney Rd. Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me
this _____ Day of _____
for Andrew John Schirack & Julia M. Schirack

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE
We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Sustina Borough and grant all easements to the use shown.

Matthew C. Axberg & Shelly Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

Roger I. Axberg & Jane M. Axberg Date
Lot 2 1173 E. Carney Road, AK 99654
NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me
this _____ Day of _____
for Matthew C. Axberg & Shelly Axberg
and Roger I. Axberg & Jane M. Axberg

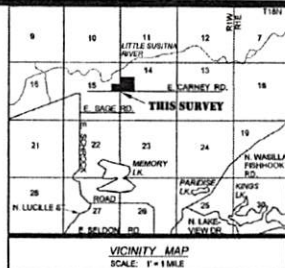
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE
We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Sustina Borough and grant all easements to the use shown.

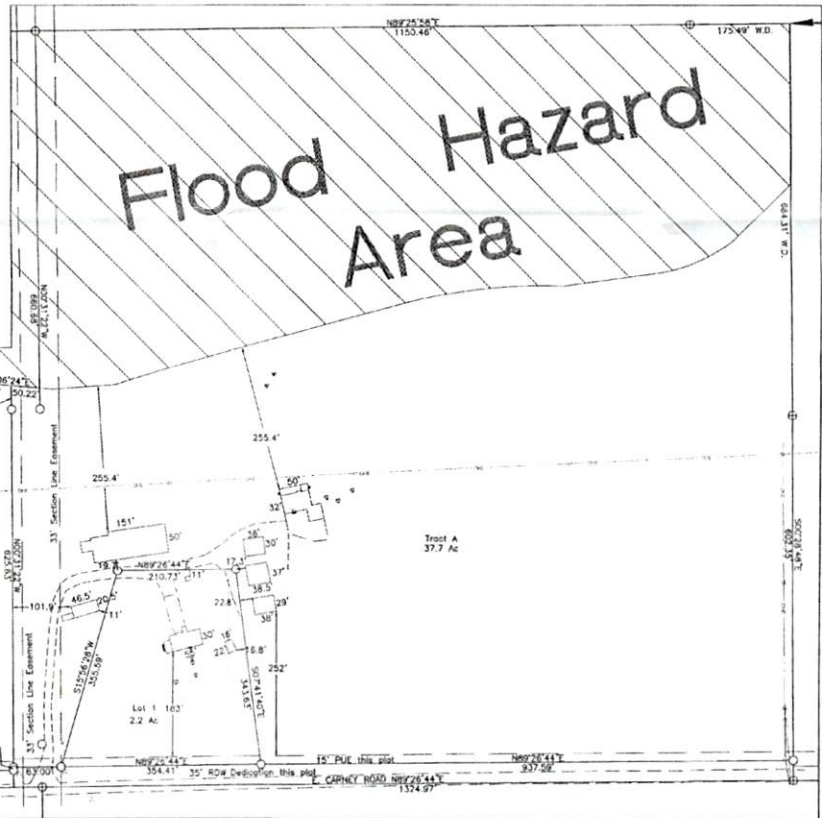
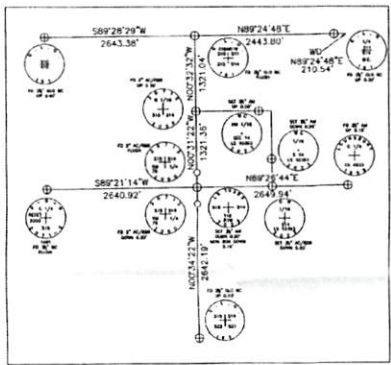
Daniel G. Carney, DBA Timezero LLC Date
Lot 3 2521 E. Mountain Village Drive Box 610 Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me
this _____ Day of _____
for Daniel G. Carney, DBA Timezero LLC

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



FLOOD HAZARD NOTES
1. Flood hazard data shown hereon derived from FEMA flood map 0217007210F dated September 23, 2019.
2. The base flood elevation based on MSD flood study data is:
Tract A 464.00 ft. adjacent to residence.
Lot 1 462.0 ft.
Lot 2 461.40 ft.
Lot 3 460.50 ft.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Sustina Borough, and that the plat has been approved by the Planning Authority by Plat Resolution no. _____
Date: _____
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, State of Alaska, in which this plat is located.
Date _____ Planning and Land Use Director
Attest: _____ Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES
I hereby certify that all current taxes and special assessments through _____ against the property included in the subdivision or resubdivision hereon have been paid.
Date _____ Borough Tax Collection Official

- NOTES**
- There may be Federal, State, and Local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
 - 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 those systems.
 - Lots are subject to MTA Blanket assessments recorded of Book 148, Pages 25 & 27 Palmer Recording District.
 - Lots are subject to MEA Blanket assessments recorded of Book 29, Page 23, and Book 315, Page 920 Palmer Recording District.
 - Lot Lines are non-radial, unless otherwise noted "r".
 - Bearings are True North based on static GNSS Observations processed with NCS OPUS Utility. Distances are scaled to ground using average combined scale factor.
 - North Boundary of Lots 2 & 3 is the South edge of Little Sustina Creek.
 - All Property Corners set with 30" Rebar with Plastic Cap, unless otherwise noted.

SURVEYOR'S CERTIFICATE *As-Built*
I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that the data shown hereon is true and correct.
W. Wilson 10.24
Registered Land Surveyor 3082-5 Date

- Legend**
- Primary Monument
 - Septic Standpipe
 - Water well
 - Utility Pole
 - Utility Pole Anchor
 - 30" Rebar w/ Plastic Cap
 - Septic Cleanout
 - Post
 - Utility Pedestal
 - Satellite Dish

As-Built of Carney Homestead Subdivision
A Subdivision of the 1/4 Section 14 and Parcel 1 & 2 of water subdivision 85-1336, with Section 15, Township 10N, Range 16E, Section 16, Alaska Containing 47 Acres, more or less. Palmer Recording District, Palmer, Alaska.
APB Land Surveying
2401 Topogun Drive
Anchorage, Alaska 99504
(907) 227-1361 or (907) 250-8711
Drawn/Checked By: *AK/HW JB* [Drawing Scale: 1" = 100']
DATE: Oct 1, 2024 SHEET 1 OF 1

RECEIVED
OCT 22 2024
PLATTING

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 15, 2024 4:35 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor
Subject: RE: RFC Carney Homestead (MG)

Matthew,

- As Carney Road is a major collector on the OSHP, direct access should be minimized to the extent possible.
- Provide a site plan showing the location of all of the test holes. Include contours.
- The surveyor should confirm the existence of all section line easement involved in the plat.
- Add the following to the platt notes:
 - Easement Bk 161, pg 919
 - Easement Bk 157, pg 615
 - Document #2005-020220-0

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 8, 2024 5:25 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Carney Homestead (MG)

Hello,

The following link is a request for comments on the proposed Carney Homestead Subdivision. Please ensure all comments have been submitted by October 18, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Carney Homestead](#)

Matthew Goddard

From: Taunie Boothby
Sent: Thursday, October 17, 2024 5:07 PM
To: Matthew Goddard
Subject: RE: RFC Carney Homestead (MG)
Attachments: SFHA 2019 Overview w imagery Tax acct 18N01W15A023_18N01W15A022_18N01W14B014 Carney Homestead and TimeZero LLC.pdf; SFHA 2019 Overview Hillshade Tax acct 18N01W15A023_18N01W15A022_18N01W14B014 Carney Homestead and TimeZero LLC.pdf

Per the parcel viewer, it appears that the north segments of A23 and A22 are not included in this action.

What is the disposition of these two segments?

If these segments are to be determined to be part of A19 or a separate parcel, the following is attributable to all the parcels where the floodplain/floodway exists per MSB 17.29, which regulates all the areas in the flood zone with development standards.

The definition of development is:

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

A permit must be obtained prior to any development within the flood zone. If development is within the floodway designation, it requires a Hydraulic analysis with a no-rise certification completed by a Licensed and Registered Professional Engineer who can perform work in Alaska.

A permit can be obtained by completing an application with all required supporting documents and paying the permit fee. The application and supporting documents will be reviewed, and a permit will be issued if the development meets the code's standards. It may be issued with permit conditions and requirements to be submitted back to the MSB. These conditions will be lined out in the permit.

If you have any questions, please feel free to contact me.

Taunie L. Boothby, CFM, Current Planner, Floodplain Administrator
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunie.boothby@matsugov.us



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 8, 2024 5:25 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Carney Homestead (MG)

Hello,

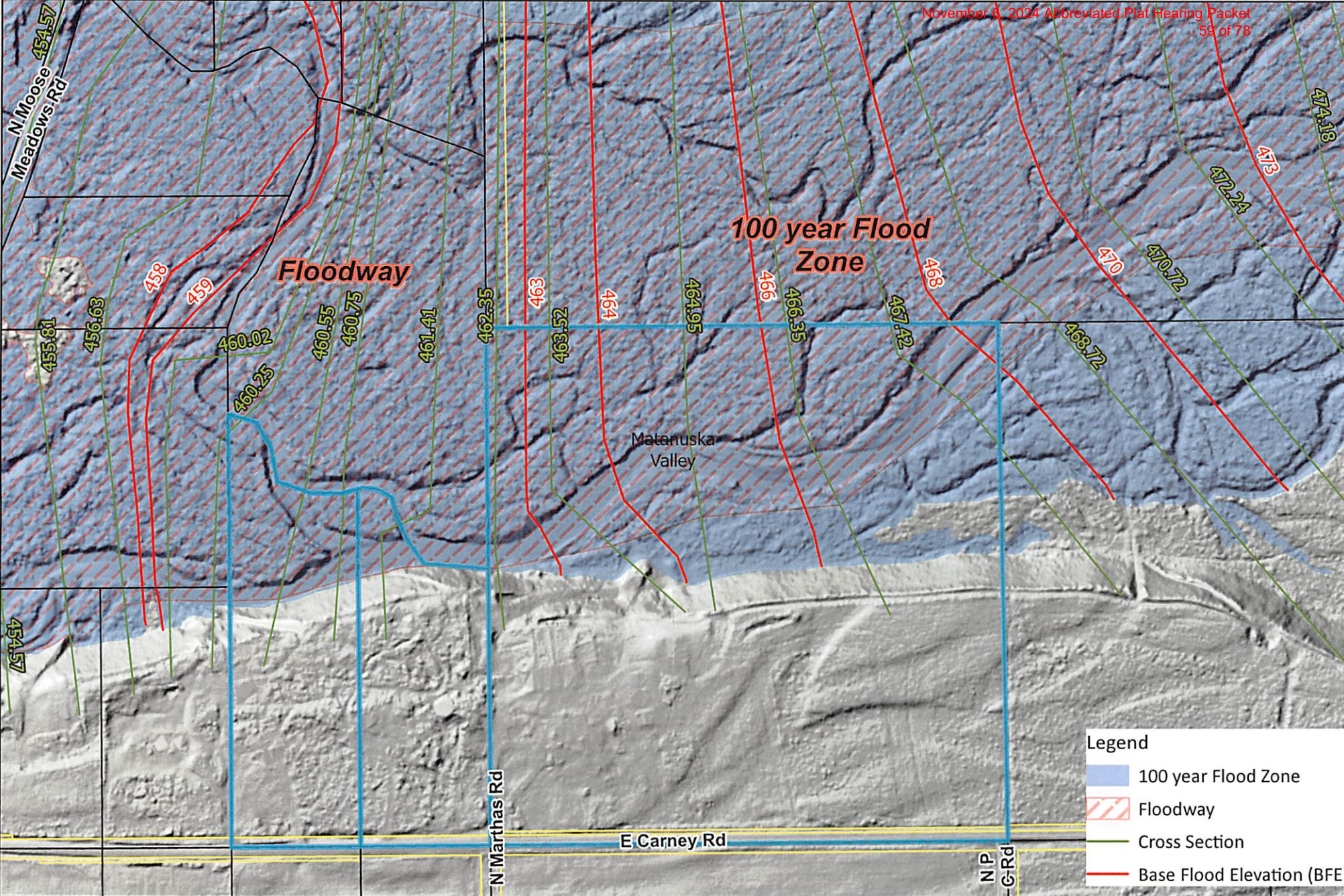
The following link is a request for comments on the proposed Carney Homestead Subdivision. Please ensure all comments have been submitted by October 18, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Carney Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us



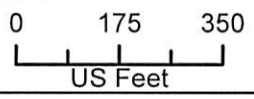
Legend

- 100 year Flood Zone
- Floodway
- Cross Section
- Base Flood Elevation (BFE)



Special Flood Hazard Area 2019 - Hillshade
 Tax ID: 18N01W15A023, 18N01W15A022, & 18N01W14B014
 Carney Homestead and TimeZero LLC

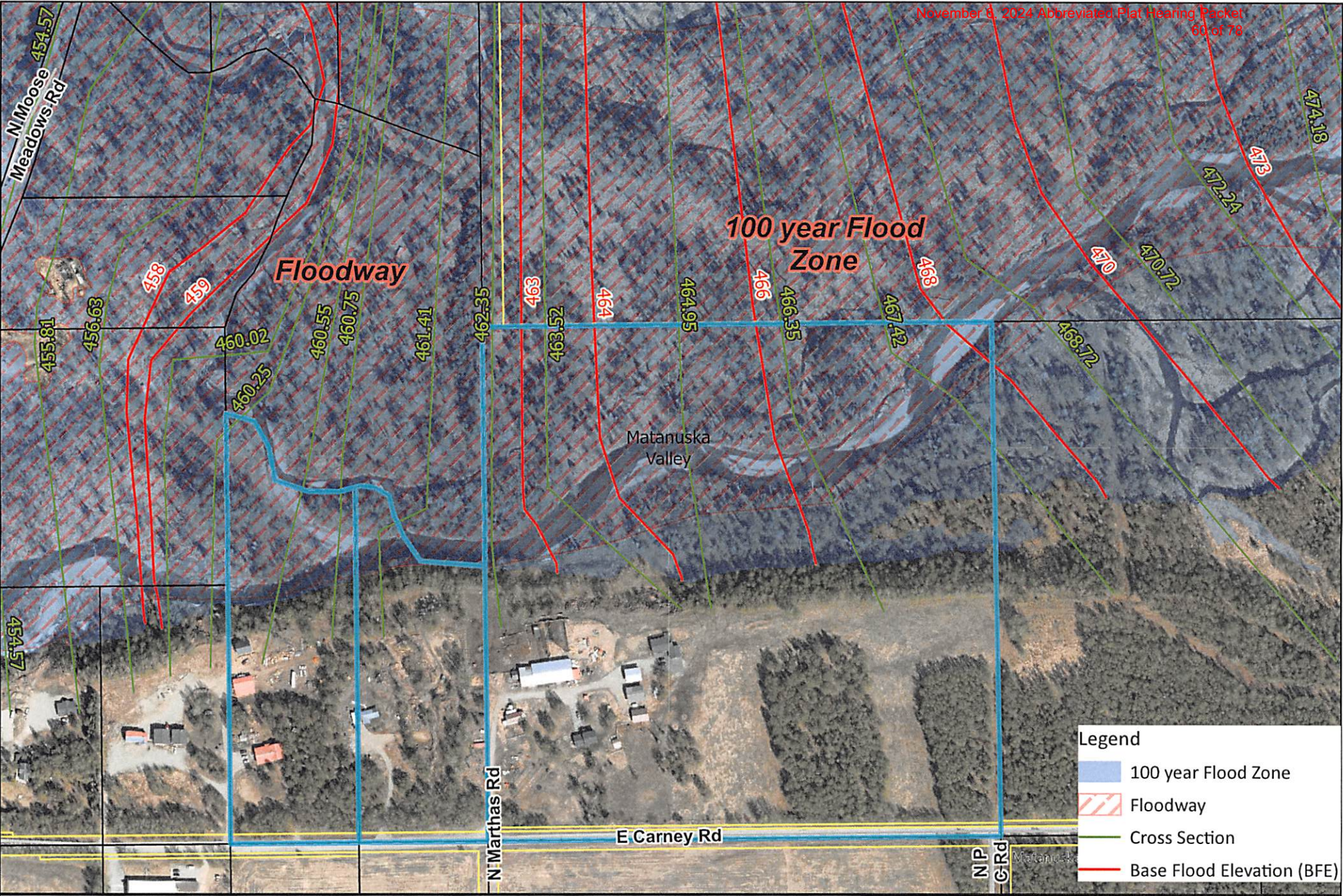
Map Produced by MSB IT/GIS Division: 10/17/2024



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at



C:\Users\GIS\Documents\Projects\18N01W15A023_18N01W15A022_18N01W14B014\Map_Special Flood Hazard Area 2019 - Hillshade.aprx



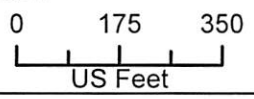
Legend

- 100 year Flood Zone
- Floodway
- Cross Section
- Base Flood Elevation (BFE)



Special Flood Hazard Area 2019 - Hillshade
 Tax ID: 18N01W15A023, 18N01W15A022, & 18N01W14B014
 Carney Homestead and TimeZero LLC

Map Produced by MSB IT/GIS Division: 10/17/2024



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at



C:\Users\GIS\Documents\GIS\Projects\2024\10-17-2024\Map_Special Flood Hazard Area 2019 - Hillshade.aprx

Matthew Goddard

From: Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>
Sent: Thursday, October 10, 2024 9:26 AM
To: Matthew Goddard
Subject: Carney Homestead Subdivision

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

Good morning Matthew,

The Corps of Engineers (Corps) does not have any specific comments regarding the Carney Homestead Subdivision as I am unable to open the link provided.

Project proponents should keep in mind that 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.

Project proponents 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, realtors, or the future owner have any questions or concerns at 907-753-2712.

Sincerely,



**US Army Corps
of Engineers®**

Andrew Kastning
Regulatory Specialist, North Section Regulatory Division
U.S. Army Corps of Engineers | Alaska District
Phone Desk: 907-753-2554
Email Andrew.C.Kastning@usace.army.mil

Matthew Goddard

From: Permit Center
Sent: Monday, October 14, 2024 9:23 AM
To: Matthew Goddard
Subject: RE: RFC Carney Homestead (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 8, 2024 5:25 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Carney Homestead (MG)

Hello,

The following link is a request for comments on the proposed Carney Homestead Subdivision. Please ensure all comments have been submitted by October 18, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Carney Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician



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

October 9, 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.

- **CARNEY HOMESTEAD SUBDIVISION
(MSB Case # 2024-119)**

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

EXHIBIT H

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Andrew John Schirack & Julia M. Schirack Date
Lot 1 & Tract A 1345 E. Carney Rd. Wasilla AK 99654

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me

this Day of

for Andrew John Schirack & Julia M. Schirack

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Matthew C. Axberg & Shelly Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

Roger I. Axberg & Jane M. Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me

this Day of

for Matthew C. Axberg & Shelly Axberg
and Roger I. Axberg & Jane M. Axberg

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Daniel G. Carney, DBA Timezero LLC Date
Lot 3 2521 E. Mountain Village Drive Box 610 Wasilla AK 99654

NOTARY'S ACKNOWLEDGMENT

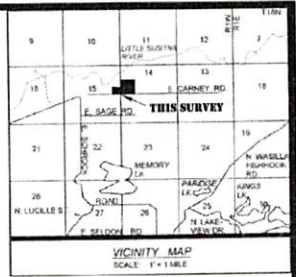
Subscribed and sworn to before me

this Day of

for Daniel G. Carney, DBA Timezero LLC

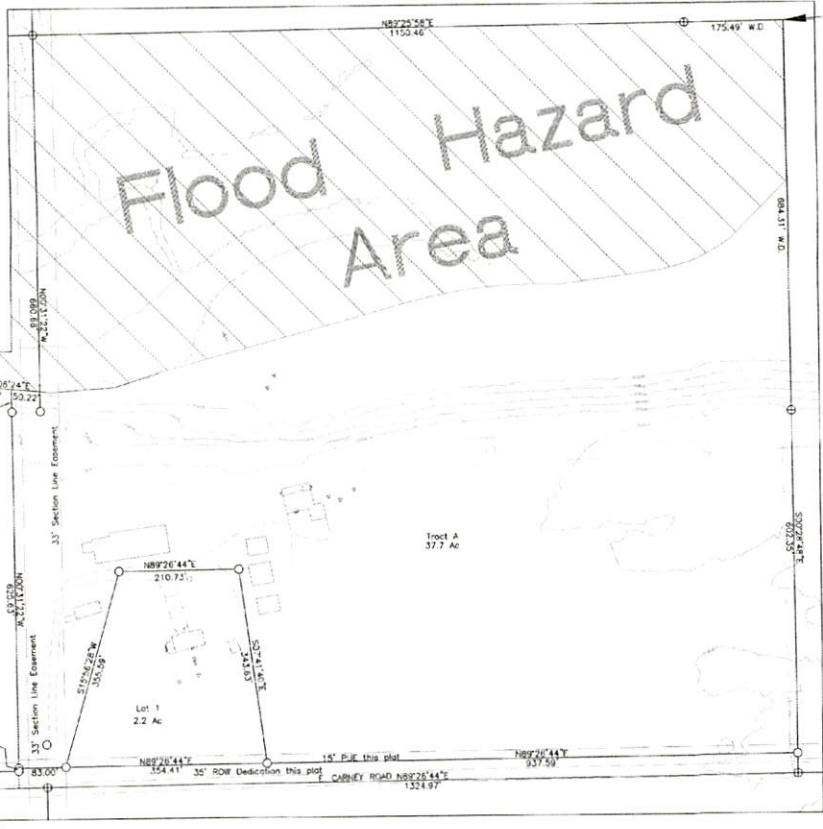
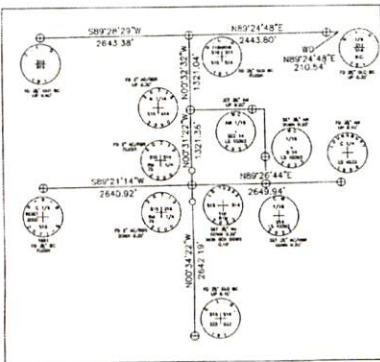
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES



FLOOD HAZARD NOTES

- Flood hazard data shown hereon derived from FEMA flood map 031702721R dated September 27, 2019.
- The base flood elevation based on MSA flood study data is:
Tract A 464.00 ft. adjacent to residence.
Lot 1 462.0 ft.
Lot 2 461.40 ft.
Lot 3 460.50 ft.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I 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 Planning Authority by Plat Resolution no.

Date

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, State of Alaska, in which this plat is located.

Date Planning and Land Use Director

Attest: Planning Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments

through against the property included in the subdivision or resubdivision hereon have been paid.

Date Borough Tax Collection Official

NOTES

- There may be Federal, State, and Local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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 those systems.
- Lots are subject to MTA Blanket easements recorded of Book 146, Pages 25 & 27 Palmer Recording District.
- Lots are subject to MEA Blanket easements recorded of Book 29, Page 23, and Book 315, Page 92 Palmer Recording District.
- Lot Lines are non-rodal, unless otherwise noted "r".
- Bearings are True North based on static GNSS Observations processed with NGS GNSS Utility. Distances are scaled to ground using average combined scale factor.
- North Boundary of Lots 2 & 3 is the South edge of Little Susitna Creek.
- All Property Corners set with 30" Rebar with Plastic Cap, unless otherwise noted.

SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct.
Date
Registered Land Surveyor

Agenda Copy



Legend

- Primary Monument
- Septic Standpipe
- Water well
- Utility Pole
- Utility Pole Anchor
- 30" Rebar w/ Plastic Cap
- Septic Cleanout
- Post
- Utility Penetration
- Satellite Dish

A Preliminary Plat of
Carney Homestead Subdivision
A Subdivision of the Matanuska-Susitna Borough, Section 14 and Parcel 1 & 2 of water subdivision 83-1336, within Section 15, Township 18N, Range 16E, Second Meridian, Alaska. Containing 47 Acres, more or less.
Palmer Recording District, Third Judicial District, State of Alaska.
APB Land Surveying
2461 Taqoak Drive
Anchorage, Alaska 99504
(907) 232-1361 or (907) 230-8711
Drawn/Checked By: Date: Sept 27, 2024 SHEET 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 5:59 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Carney Homestead (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 8, 2024 5:25 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing@matsugov.us; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Carney Homestead (MG)

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

Hello,

The following link is a request for comments on the proposed Carney Homestead Subdivision. Please ensure all comments have been submitted by October 18, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Carney Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Andrew John Schirack & Julia M. Schirack Date
Lot 1 & Tract A 1345 E. Carney Rd, Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me

this _____ Day of _____

for Andrew John Schirack & Julia M. Schirack

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Matthew C. Axberg & Shelly Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

Roger I. Axberg & Jane M. Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me

this _____ Day of _____

for Matthew C. Axberg & Shelly Axberg
and Roger I. Axberg & Jane M. Axberg

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Daniel G. Carney, DBA Timezero LLC Date
Lot 3 2521 E. Mountain Village Drive Box 610 Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

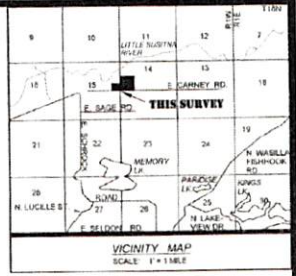
Subscribed and sworn to before me

this _____ Day of _____

for Daniel G. Carney, DBA Timezero LLC

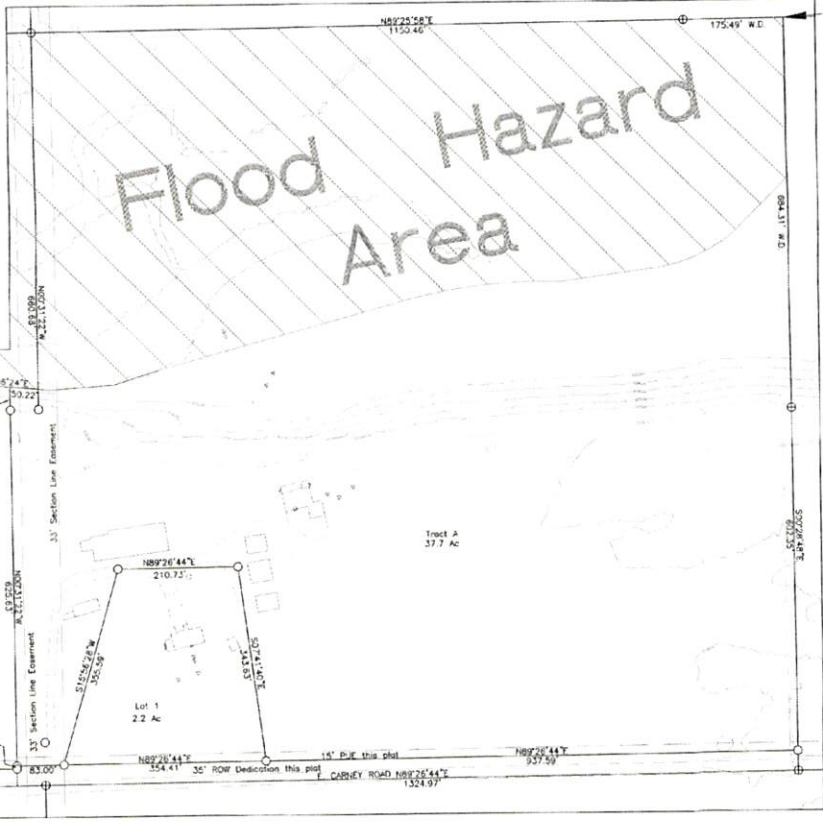
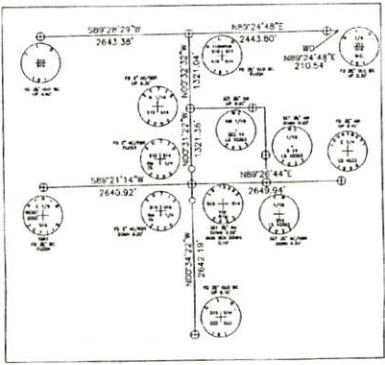
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



FLOOD HAZARD NOTES

1. Flood hazard data shown herein derived from FEMA Flood map 021902229F dated September 27, 2019.
2. The base flood elevation based on MSB Flood study data is:
Tract A 464.00 ft. adjacent to residences.
Lot 1 462.0 ft.
Lot 2 461.40 ft.
Lot 3 460.50 ft.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that the subdivision plat shown herein has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution no. _____

Date _____

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, State of Alaska, in which this plat is located.

Date _____ Planning and Land Use Director

Attest: _____ Notary Clerk

CERTIFICATE OF PAYMENT OF TAXES

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

Date _____ Borough Tax Collection Officer

NOTES

1. There may be Federal, State, and Local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown herein.
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 those systems.
3. Lots are subject to MTA Blanket easements recorded at Book 146, Pages 25 & 27 Palmer Recording District.
4. Lots are subject to MEA Blanket easements recorded at Book 29, Page 23, and Book 315, Page 30 Palmer Recording District.
5. Lot Lines are non-radial, unless otherwise noted.
6. Bearings are True North based on static GNSS Observations processed with NGS CORS data. Distances are scaled to ground using average combined scale factor.
7. North Boundary of Lots 2 & 3 is the South edge of Little Susitna Creek.
8. All Property Corners set with 30" Rebar with Plastic Cap, unless otherwise noted.

SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown herein is true and correct.
Date: 9.30.24
Registered Land Surveyor: [Signature] Date

APPROVED AS SHOWN
[Signature] ENGINEERING & DESIGN

Agenda Copy



Legend

- Primary Monument
- Septic Standpipe
- Water well
- Utility Pole
- Utility Pole Anchor
- 30" Rebar w/ Plastic Cap
- Septic Cleanout
- Post
- Utility Penetration
- Satellite Dish

A Preliminary Plat of
Carney Homestead Subdivision
A Subdivision of the 1000000th Section 14 and Parcel 1 & 2 of water subdivision 83-1336, within Section 10, Township 10N, Range 14E, Second Meridian, Alaska. Containing 2.2 Acres, more or less.
Palmer Recording District, Third Judicial District, State of Alaska.
APR Land Surveying
2461 Taqoak Drive
Anchorage, Alaska 99504
(907) 221-1361 or (907) 230-8711
Drawn/Checked By: [Signature] 10/24/24
DATE: Sept 27, 2024 SHEET 1 OF 1

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Andrew John Schirack & Julia M. Schirack Date
 Lot 1 & Tract A 1345 E. Carney Rd. Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn to before me

this _____ Day of _____
 for Andrew John Schirack & Julia M. Schirack

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Matthew C. Axberg & Shelly Axberg Date
 Lot 2 1173 E. Carney Road, Wasilla AK 99654

Roger I. Axberg & Jane M. Axberg Date
 Lot 2 1173 E. Carney Road, Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn to before me

this _____ Day of _____
 for Matthew C. Axberg & Shelly Axberg
 and Roger I. Axberg & Jane M. Axberg

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Daniel G. Carney, DBA Timezero LLC Date
 Lot 3 2521 E. Mountain Village Drive Box 610 Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn to before me

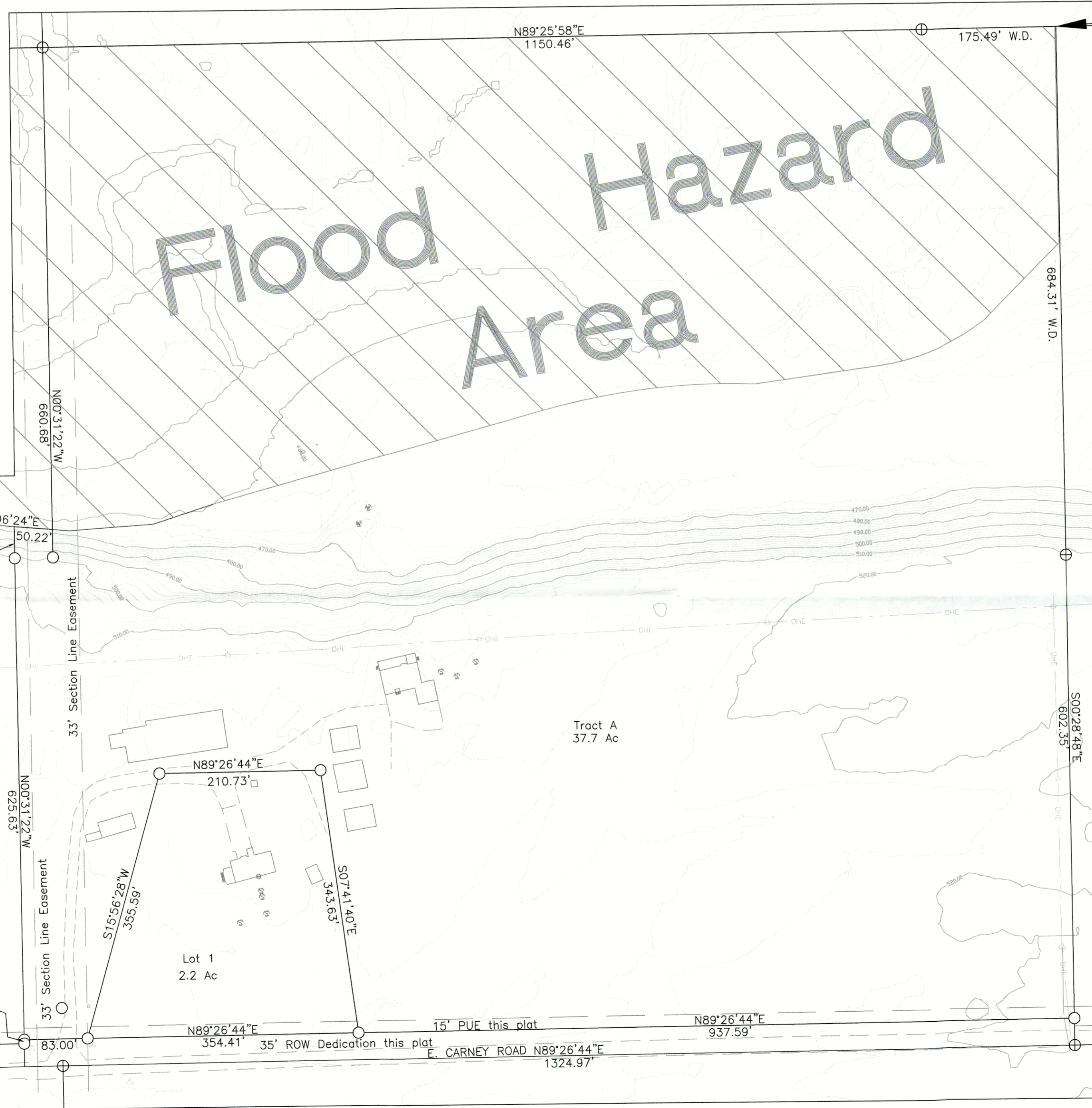
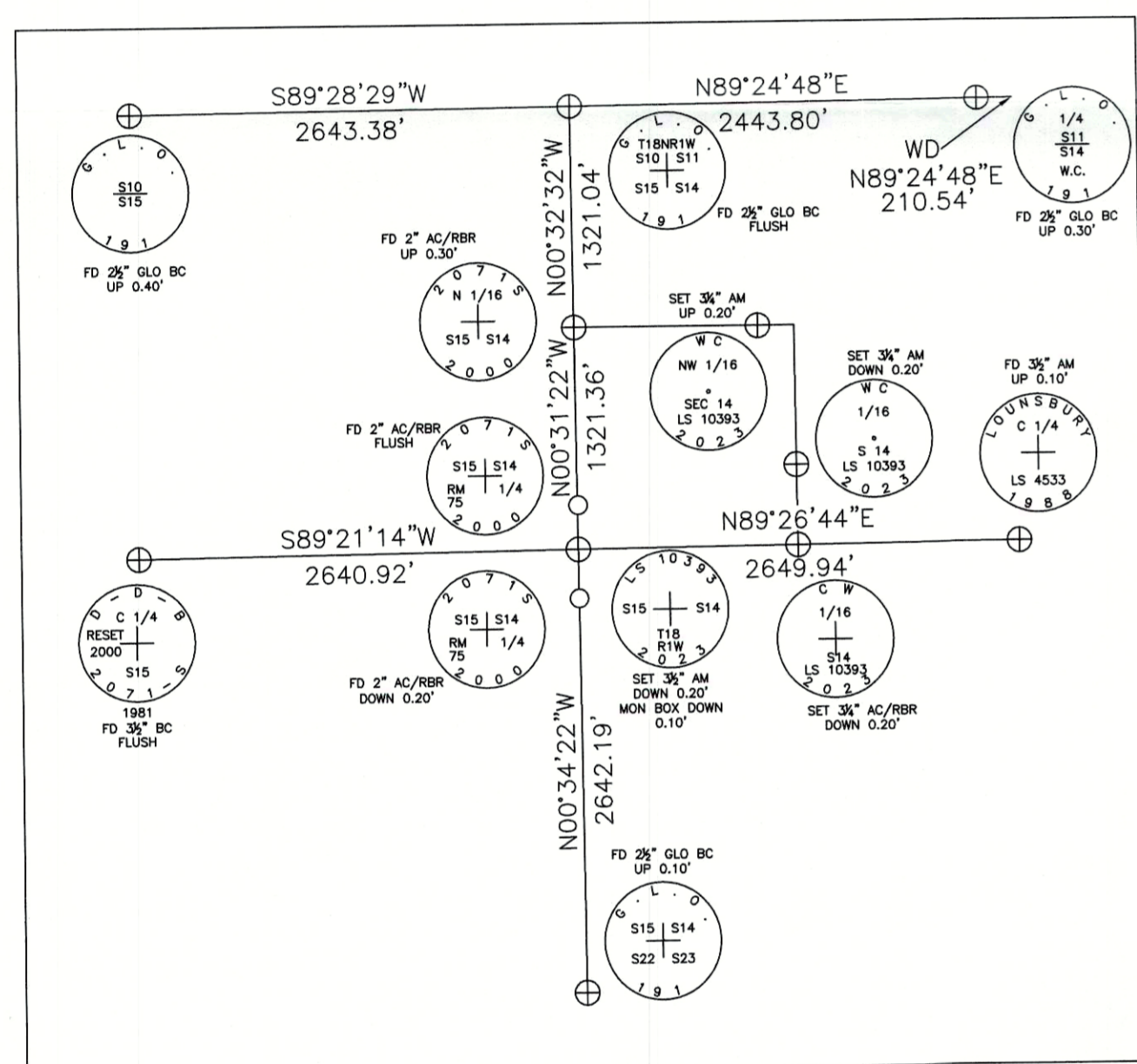
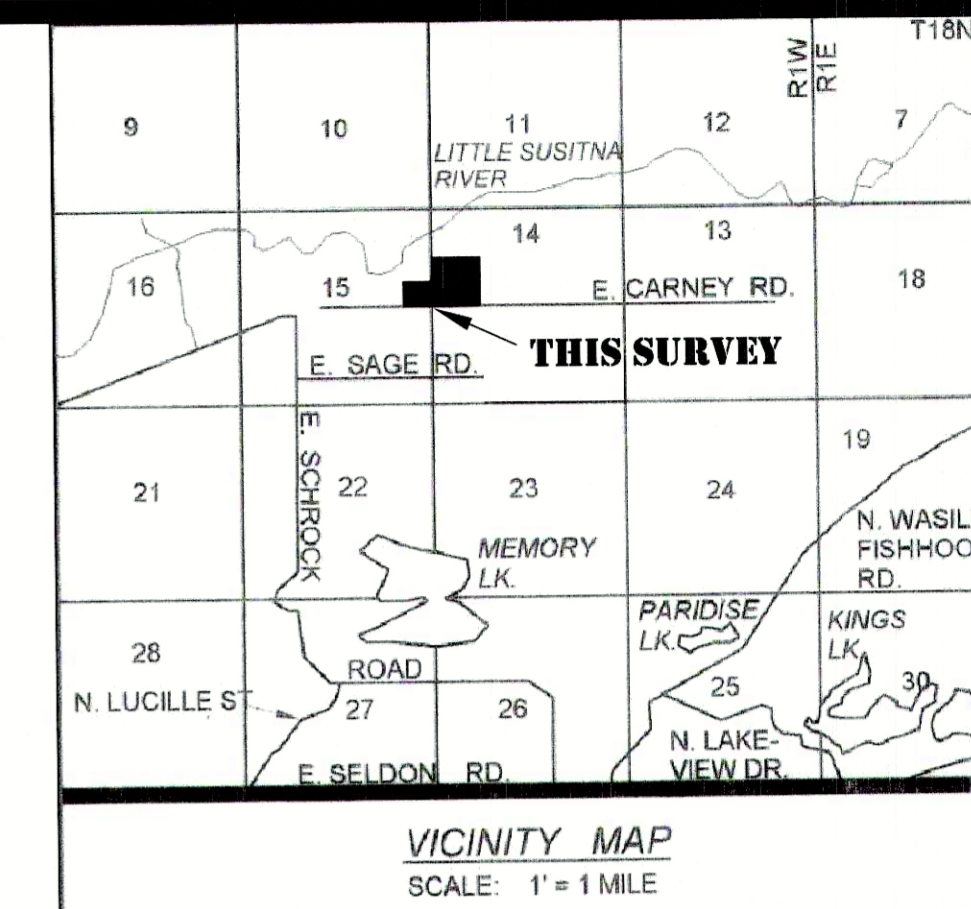
this _____ Day of _____
 for Daniel G. Carney, DBA Timezero LLC

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

FLOOD HAZARD NOTES

1. Flood hazard data shown hereon derived from FEMA flood map 02170C7218F dated September 27, 2019.
2. The base flood elevation based on MSB flood study data is:
 Tract A 464.00 ft. adjacent to residence.
 Lot 1 462.0 ft.
 Lot 2 461.40 ft.
 Lot 3 460.50 ft.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that the subdivision plot 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 plot shown hereon has been approved for recording in the Office of the Recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which this plat is located.

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

CERTIFICATE OF PAYMENT OF TAXES

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

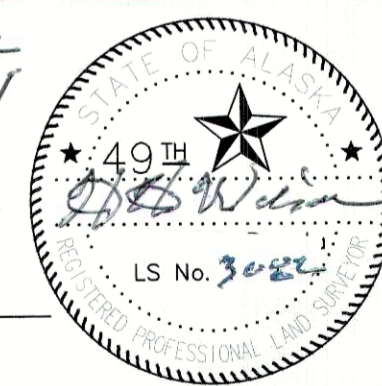
Date _____ Borough Tax Collection Official

NOTES

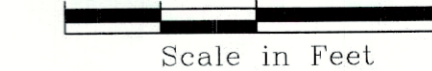
1. There may be Federal, State, and Local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
2. No individual sewage disposal system shall be permitted on any 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 those systems.
3. Lots are subject to MTA Blanket easements recorded at Book 148, Pages 25 & 27 Palmer Recording District.
4. Lots are subject to MEA Blanket easements recorded at Book 29, Page 23, and Book 315, Page 920 Palmer Recording District.
5. Lot Lines are non-radial, unless otherwise noted "r".
6. Bearings are True North based on static GNSS Observations processed with NGS OPUS Utility. Distances are scaled to ground using average combined scale factor.
7. North Boundary of Lots 2 & 3 is the South edge of Little Susitna Creek.
8. All Property Corners set with 30" Rebar with Plastic Cap, unless otherwise noted.

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct.
 _____ 9.30.24
 Registered Land Surveyor _____ Date



Agenda Copy



Legend

- ⊕ Primary Monument
- ⊙ Septic Standpipe
- ⊖ Water well
- ⊕ Utility Pole
- ⊙ Utility Pole Anchor
- 30" Rebar w/ Plastic Cap
- ⊙ Septic Cleanout
- ⊙ Post
- ⊕ Utility Pedestal
- ⊙ Satellite Dish

A Preliminary Plat of Carney Homestead Subdivision

A Subdivision of the SW¼NW¼ Section 14 and Parcels 1 & 2 of water subdivision 83-133W, within Section 15, Township 18N, Range 1W, Seward Meridian, Alaska Containing 47 Acres, more or less Palmer Recording District, Third Judicial District, Palmer, Alaska

APB Land Surveying
 2461 Tagalak Drive
 Anchorage, Alaska 99504
 (907) 227-1361 or (907) 230-8711

Drawn/Checked By RK/HW TB Drawing Scale 1" = 100'
 DATE Sept 27, 2024 SHEET 1 OF 1

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Andrew John Schirack & Julia M. Schirack Date
Lot 1 & Tract A 1345 E. Carney Rd. Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me

this _____ Day of _____

for Andrew John Schirack & Julia M. Schirack

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Matthew C. Axberg & Shelly Axberg Date
Lot 2 1173 E. Carney Road, Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me

this _____ Day of _____

for Matthew C. Axberg & Shelly Axberg and Roger I. Axberg & Jane M. Axberg

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public area to the Matanuska-Susitna Borough and grant all easements to the use shown.

Daniel G. Carney, DBA Timezero LLC Date
Lot 3 2521 E. Mountain Village Drive Box 610 Wasilla AK 99654

NOTARY'S ACKNOWLEDGEMENT

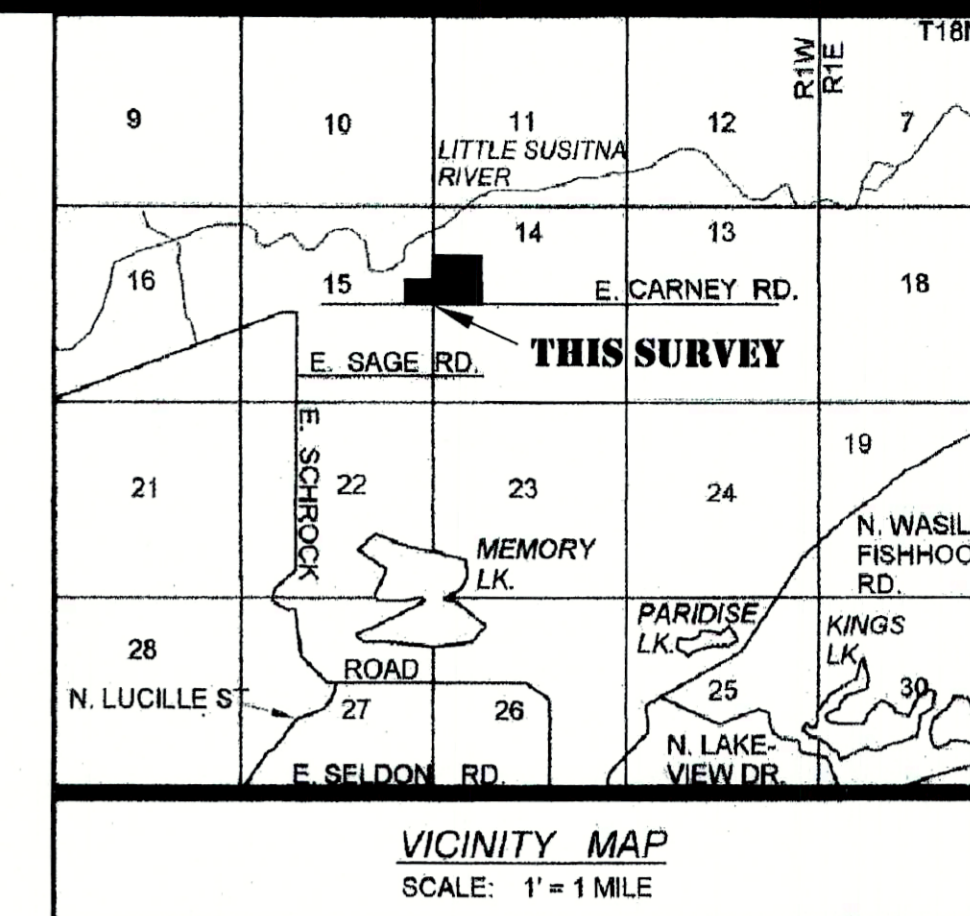
Subscribed and sworn to before me

this _____ Day of _____

for Daniel G. Carney, DBA Timezero LLC

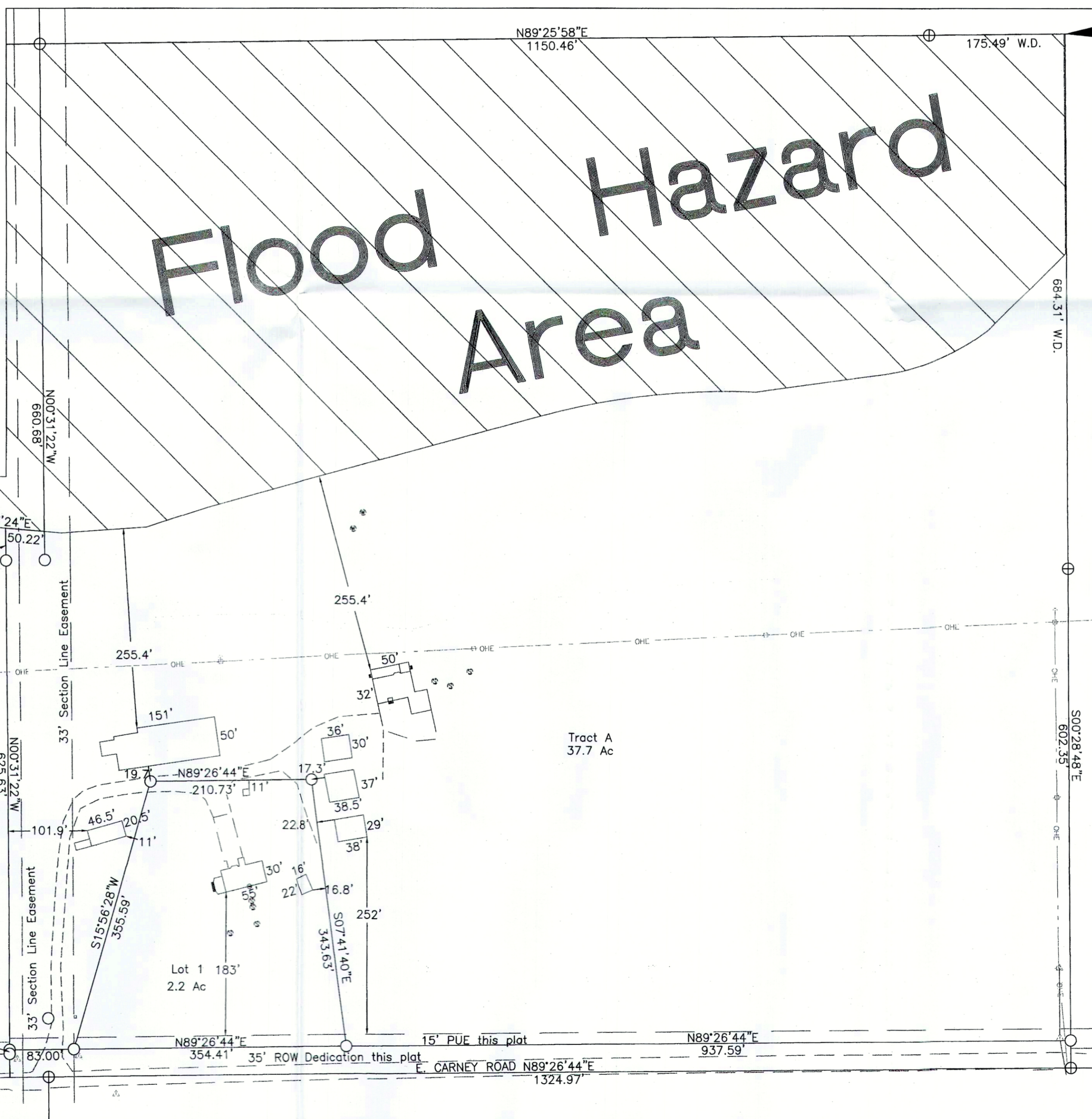
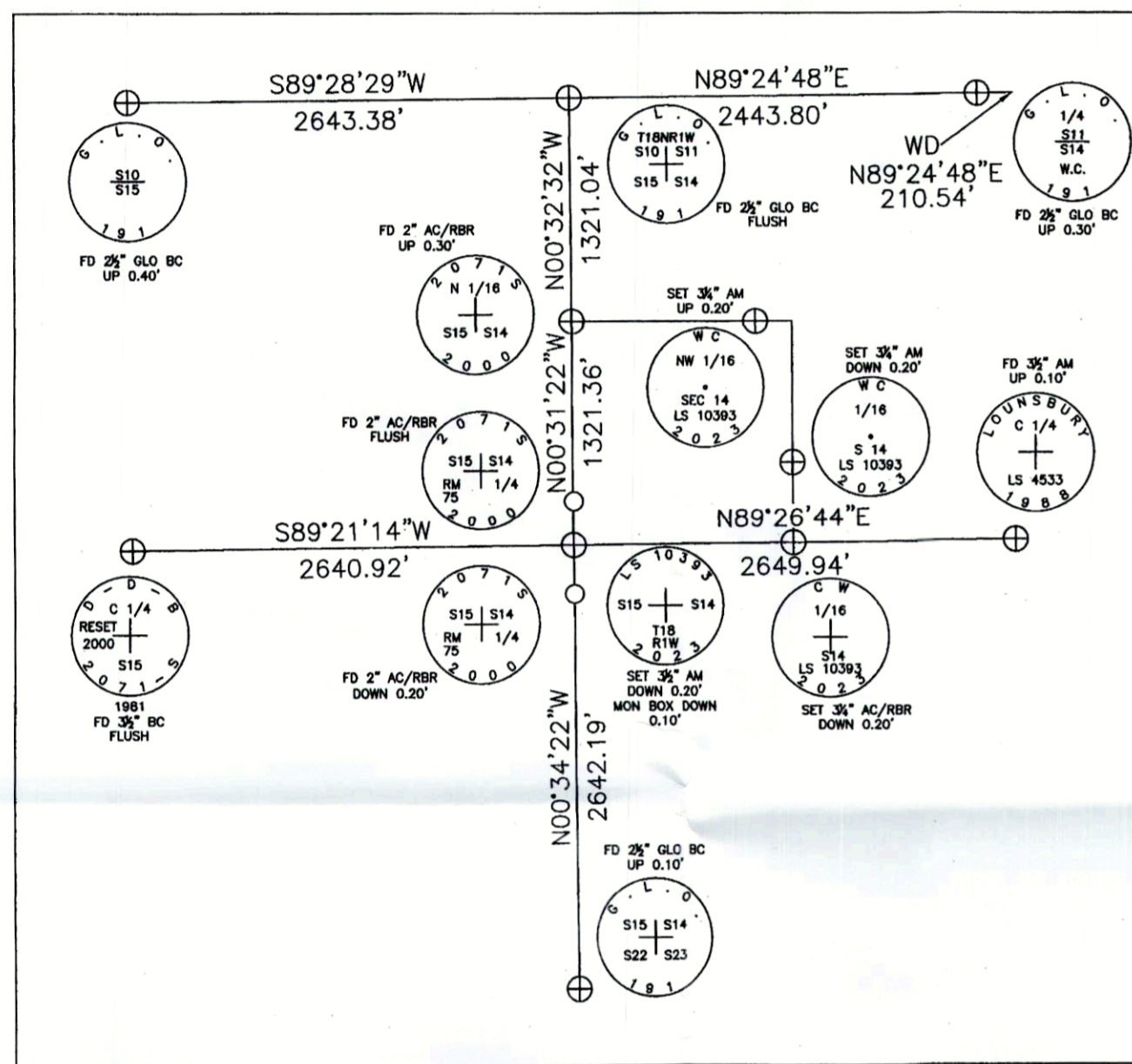
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



FLOOD HAZARD NOTES

- Flood hazard data shown hereon derived from FEMA flood map 02170C7218F dated September 27, 2019.
- The base flood elevation based on MSB flood study data is:
Tract A 464.00 ft. adjacent to residence.
Lot 1 462.0 ft.
Lot 2 461.40 ft.
Lot 3 460.50 ft.



Falls in Creek
Nothing Set

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I 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, State of Alaska, in which this plat is located.

Date _____ Planning and Land Use Director

Attest: _____ Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments

through _____ against the property included in the subdivision or resubdivision hereon have been paid.

Date _____ Borough Tax Collection Official

NOTES

- There may be Federal, State, and Local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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 those systems.
- Lots are subject to MTA Blanket easements recorded at Book 148, Pages 25 & 27 Palmer Recording District.
- Lots are subject to MEA Blanket easements recorded at Book 29, Page 23, and Book 315, Page 920 Palmer Recording District.
- Lot Lines are non-radial, unless otherwise noted "r".
- Bearings are True North based on static GNSS Observations processed with NGS OPUS Utility. Distances are scaled to ground using average combined scale factor.
- North Boundary of Lots 2 & 3 is the South edge of Little Susitna Creek.
- All Property Corners set with 30" Rebar with Plastic Cap, unless otherwise noted.

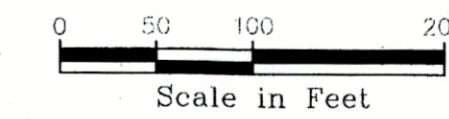
RECEIVED
OCT 22 2024
PLATTING

SURVEYOR'S CERTIFICATE *As-Built*

I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct.

Shelly Wilson 10.8.24
Registered Land Surveyor 3082-S Date

- Legend
- ⊕ Primary Monument
 - ⊙ Septic Standpipe
 - ⊖ Water well
 - ⊙ Utility Pole
 - ⊙ Utility Pole Anchor
 - 30" Rebar w/ Plastic Cap
 - ⊙ Septic Cleanout
 - ⊙ Post
 - ⊙ Utility Pedestal
 - ⊙ Satellite Dish



As-Built of
Carney Homestead Subdivision

A Subdivision of the SW1/4, NW1/4, Section 14 and Parcels 1 & 2 of waiver subdivision 83-133W, within Section 15, Township 18N, Range 1W, Seward Meridian, Alaska
Containing 47 Acres, more or less
Palmer Recording District, Third Judicial District,
Palmer, Alaska

APB Land Surveying
2461 Tagalak Drive
Anchorage, Alaska 99504
(907) 227-1361 or (907) 230-8711

Drawn/Checked By RK/HW/TB Drawing Scale 1" = 100'

DATE Oct 1, 2024 SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 6, 2024

ABBREVIATED PLAT: WILLOW BROOK MANOR
LEGAL DESCRIPTION: SEC 8, T19N, R04W S.M., AK
PETITIONERS: DAVID JOHNSON
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 3.64 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2024-120

REQUEST:

The request is to create one lot from Lots 6 and 7, Block 6, Willow Brook Estates, Plat 73-31, to be known as Willow Brook Manor, containing 3.64 acres +/- . The plat is located north of W. Tuxedo Avenue and directly east of N. Pyrite Avenue, located within the SE ¼ Section 8, Township 19 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos
USACE

Exhibit A – 4 pgs
Exhibit B – 1 pg

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.
USACE (**Exhibit B**) Has no comment

CONCLUSION

The plat of Willow Brook Manor is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Willow Brook Manor is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Willow Brook Estates, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 6 and 7, Willow Brook Estates, (Plat 73-31) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Willow Brook Manor, located within the SE ¼ Section 8, Township 19 North, Range 04 West, Seward Meridian, Alaska. contingent on the following 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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



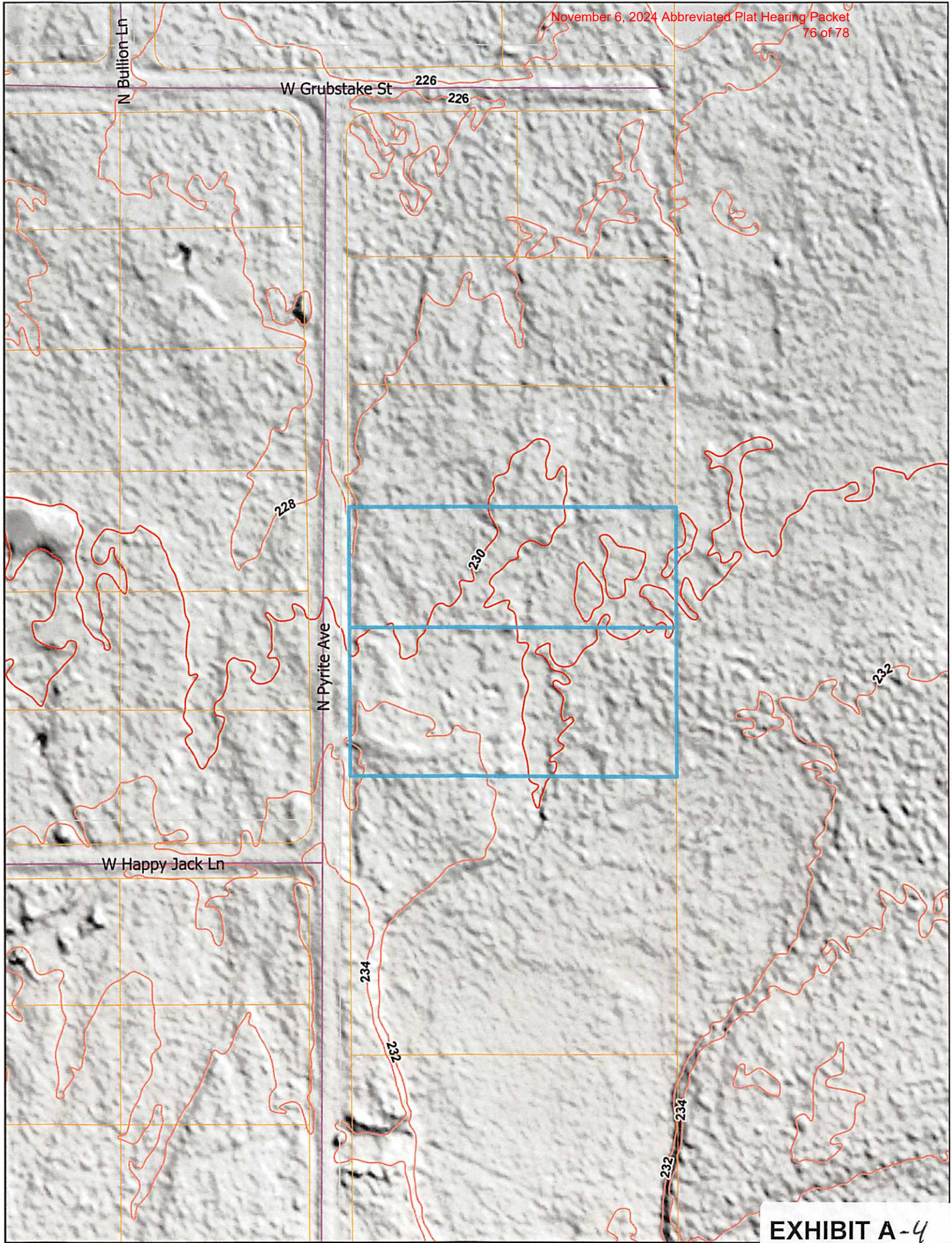


N Pyrite Ave

W Happy Jack Ln

Matamoras

EXHIBIT A -3



Chris Curlin

From: Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>
Sent: Thursday, October 10, 2024 2:41 PM
To: Chris Curlin
Subject: RFC Willow Brook Manor

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

Hi Chris,

The Corps of Engineers (Corps) does not have any specific comments regarding the proposal to combine Lots 6 and 7, Block 6 to be named Willow Brook Manor.

A note to the landowner that 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.

The property owner is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) if the plan to work in wetted areas. A project manager will be assigned to assist. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.



**US Army Corps
of Engineers®**

Andrew Kastning

Regulatory Specialist, North Section Regulatory Division

U.S. Army Corps of Engineers | Alaska District

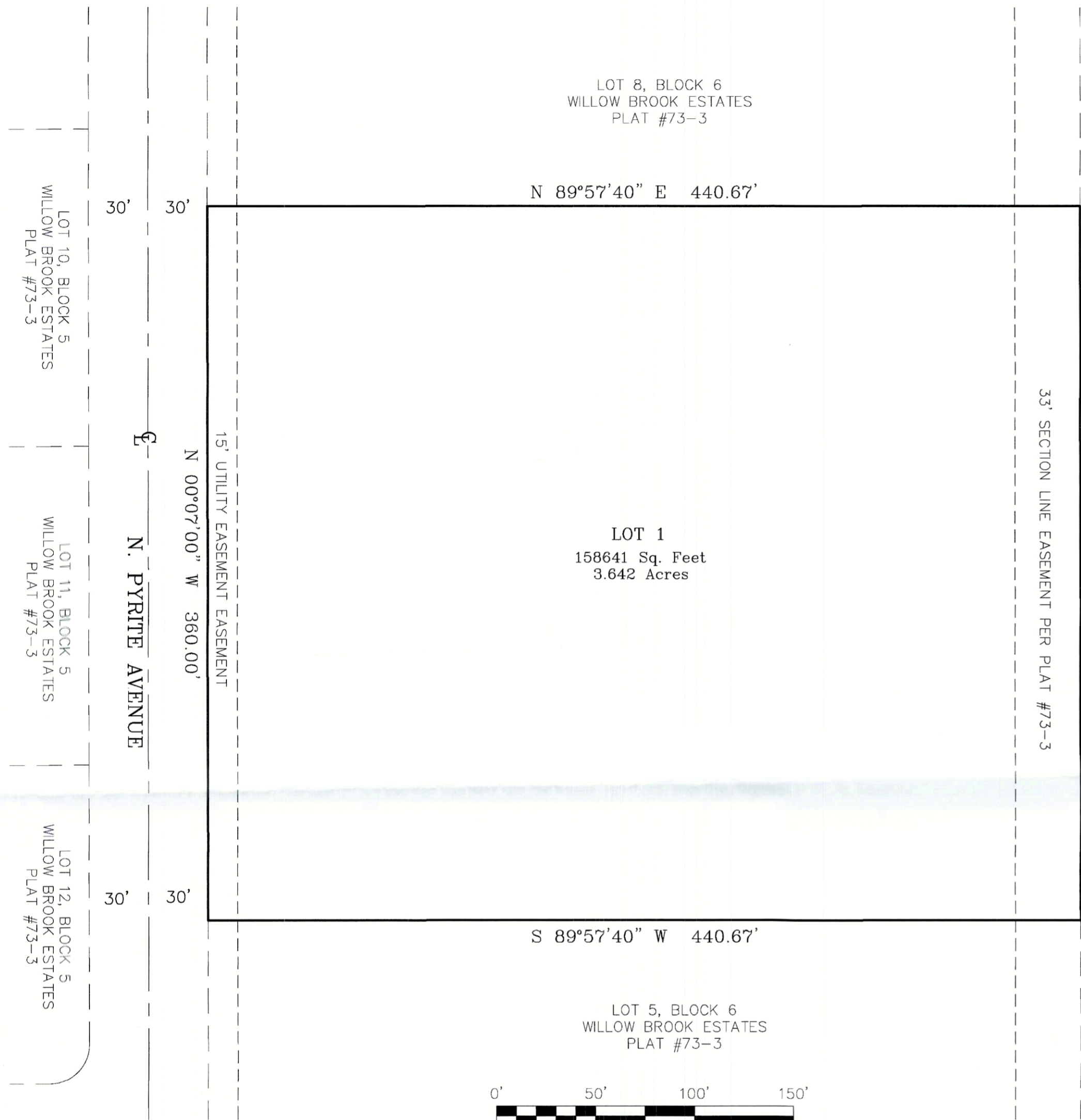
Phone Desk: 907-753-2554

Email Andrew.C.Kastning@usace.army.mil

RRS REGULATORY
beta REQUEST
SYSTEM

Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

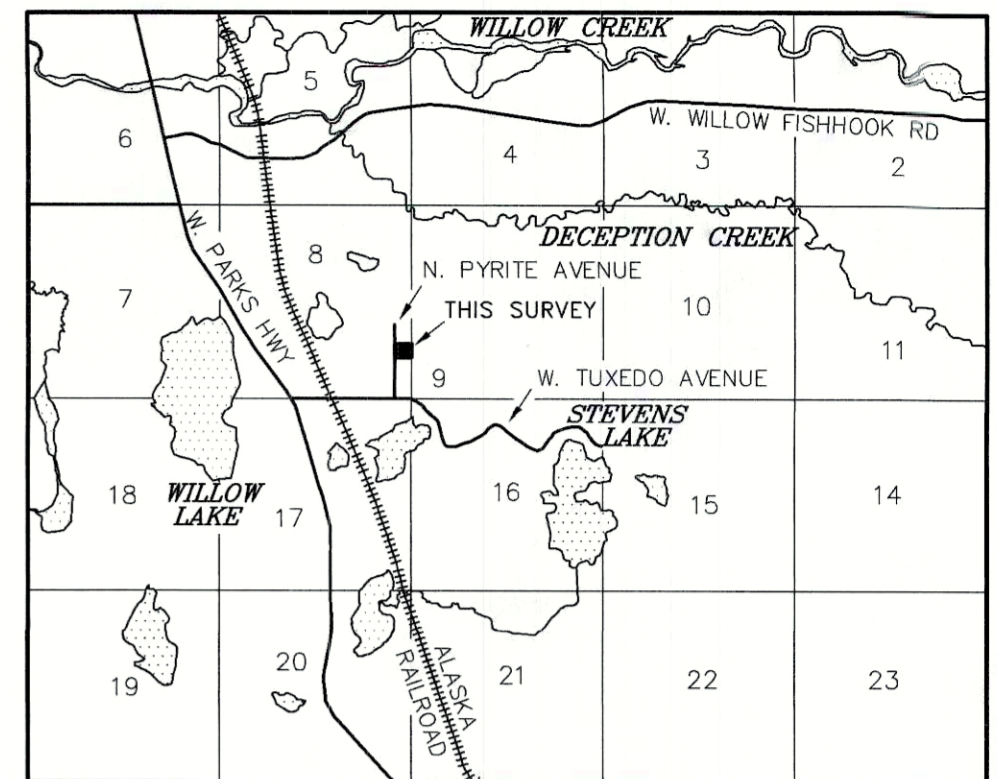
PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

UNSUBDIVIDED



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

DAVID LEE JOHNSON _____ DATE _____
P.O. BOX 809
WILLOW, AK 99688

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY

RECEIVED
OCT 3 2024
Agenda Copy
PLATTING

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 403
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: MARCH 22, 1973 IN BOOK 70, PAGE 600

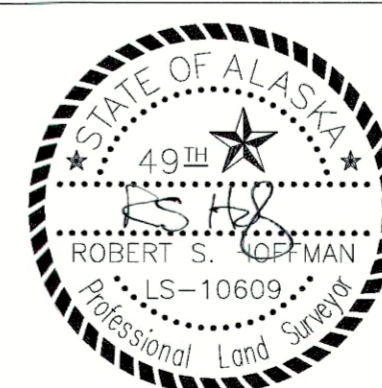
CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #73-31



ROBERT S. HOFFMAN, P.L.S. _____ 9/27/2024
LS-10609 PROFESSIONAL LAND SURVEYOR _____ DATE

A PLAT OF
WILLOW BROOK MANOR

A REPLAT OF:
LOTS 6 & 7, BLOCK 6
WILLOW BROOK ESTATES
PLAT #73-31

LOCATED WITHIN:
SECTION 8, T17N R4W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 3.64 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: RSD DRAWING SCALE: 1"=50'
DATE: 9/27/2024 SHEET 1 OF 1
CHECKED BY: TGC/RSH