

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin



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

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

**PLATTING BOARD MEETING** **1:00 P.M.** **December 19, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

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

**TELEPHONIC TESTIMONY:** (Audio only)

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

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

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

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

### **1. CALL TO ORDER**

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

### **2. APPROVAL OF MINUTES**

A. November 7, 2024

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

### 4. UNFINISHED BUSINESS

(None)

### 5. RECONSIDERATIONS/APPEALS

(None)

### 6. PUBLIC HEARINGS

A. **RIO'S REFUGE**: The request is to create eight parcels from Parcel #1 and Parcel #4, MSB Waiver 82-91-PWm, recorded as 82-142W; and Lot 1, Radford's Retreat, Plat No. 2006-200, to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The parcel is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail (Tax ID#s 17N02W23D006/D009, 5966000L001); within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. **This case was continued from the November 7<sup>th</sup> Platting Board Hearing.** (Petitioner/Owner: Kent Larson & Steven Radford, Staff: Chris Curlin, Case # 2024-107)

B. **NORTH SHORE PUE VAC**: The request is to eliminate the 25 foot Public Use Easement on Lot 4, NORTH SHORE, Plat #60-32. The property is located directly south of N. Northshore Drive and directly north of Wasilla Lake; (Tax ID 1045000L004) within the SE ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Larry Farrell, Staff: Chris Curlin, Case # 2024-131)

### ITEMS OF BUSINESS & MISCELLANEOUS

(None)

### 7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (if needed)

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

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

- January 2, 2024, Platting Board Meeting; we have 2 cases to be heard:
  - Camelot
  - Outhuntin

### 8. BOARD COMMENTS

### 9. ADJOURNMENT

# MINUTES



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on November 7, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:02 p.m.

## **1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

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

### **B. THE PLEDGE OF ALLEGIANCE**

Platting Member Kreger led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Koan seconded.

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- October 3, 2024.

MOTION: Platting Member Traxler made motion to approve October 3, 2024 Minutes.  
Platting Member McBride seconded.

Chair Johnson inquired about clarifying the October 3<sup>rd</sup> Minutes to show amendment on Springs West condition #5.

MOTION: Platting Member Koan made motion to approve the amended October 3, 2024 Minutes. Platting Member Kreger seconded.

VOTE: Amended Minutes were approved unanimously.

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

### 4. UNFINISHED BUSINESS

- A. **SOUTH VILLAGE MSP**: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case # 2024-023*)

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

Kayla Kinneen provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 20 conditions and 12 findings of facts.

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

The petitioner's representative, Craig Hanson spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Ronald Conklin
- Betty Conklin
- Joel Stefanski



- Brent Taylor

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

The petitioner's representative spoke.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat of South Village MSP. Platting Member McBride seconded the motion.

Discussion ensued.

**VOICE VOTE:** Platting Members Goodman, Bertz, Johnson, Koan, McBride, and Traxler voted in favor of approval.

Platting Member Kreger voted not in favor of approval.

The motion passed.

## **5.RECONSIDERATIONS/APPEALS**

*(None)*

## **6.PUBLIC HEARINGS**

- A. **RIO'S REFUGE**: The request is to create eight parcels from Parcel #1 and Parcel #4 (MSB Waiver 82-91-PWm, recorded as 82-142W), and Lot 1 (Radford's Retreat, Plat No. 2006-200) to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The subject property is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail; within the NE ¼ SE 1/4 of Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Kent Larson & Steven Radford Staff: Chris Curlin, Case #2024-107)*

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

Kayla Kinneen provided the mailing report:

- Stating that 201 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to December 19<sup>th</sup> Platting Board Meeting.

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

The petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative was not present.

Discussion ensued.

MOTION: Platting Member Koan made a motion to continue the preliminary plat of Rio's Refuge to December 19<sup>th</sup>, 2024. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **SYPPRESS HILL**: The request is to create four lots from Lots 1 & 2, Block 10, Mission Hills Phase II (Plat 84-124) and Tract A, Mission Hills North Phase I (Plat 2008-24), to be known as **SYPPRESS HILL**, containing 8.5 acres +/- . The petitioner is requesting a variance to MSB 43.20.140 *Physical Access* and MSB 43.20.320 *Frontage*. The subject property is located west of N. Church Road, east of N. Stanley Road, and directly north of N. Sam Snead Loop and N. Walter Hagen Circle; within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Brooke Antonich, Matthew Brown, Patrick Campbell & Kimberly Campbell Staff: Chris Curlin, Case #2024-110*)

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

Kayla Kinneen provided the mailing report:

- Stating that 178 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representative, Scott Holmes spoke.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative did not speak.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Sypress Hill with the Variance. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **WASILLA CREEK COMMONS PH 3**: The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: North Lit Homes, LLC Staff: Matthew Goddard, Case #2024-116*)

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

Kayla Kinneen provided the mailing report:

- Stating that 80 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 8 findings of facts.

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

The petitioner's representative, Craig Hanson, did not speak.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative spoke.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Wasilla Creek Commons PH 3. Platting Member McBride seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

## **ITEMS OF BUSINESS & MISCELLANEOUS**

### **A. Approval of 2025 Platting Board Meeting Calendar.**

**MOTION:** Platting Member Traxler made motion to approve the agenda. Platting Member McBride seconded.

Discussion ensued.

**MOTION:** Platting Member Koan made motion to amend and strike the first meeting in January 2026 due to holiday. Platting Member Goodman seconded

**VOTE:** The amended 2025 Platting Board Calendar was approved unanimously.

**MOTION:** Main motion to approve the amended 2025 Platting Board Calendar

**VOTE:** Main motion was approved unanimously.

## **7. PLATTING STAFF & OFFICER COMMENTS**

### **A. Adjudicatory (*if needed*)**

### **B. Upcoming Platting Board Agenda Items**

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There are no cases scheduled for November 21, 2024 Platting Board or December 5<sup>th</sup> 2024 Platting Board.
- Platting Officer, Fred Wagner appreciates everyone's work and understanding. Proud to work with this Board and thanks the Board for what they do. Hope everyone has a great Thanksgiving.

## 8. BOARD COMMENTS.

- Koan - Had a question about sanitation easements since they do not come up often. Platting Officer Fred Wagner answered and made comment that DEC does not take Plats into consideration. Mr. Koan thanked Mr. Wagner for the dialogue and wished everyone a Happy Thanksgiving.
- Goodman – Agrees with conversations about water and inquired about whether Planning or the Borough could take water acts into consideration.
- Bertz – Has concerns about water systems as well. Mr. Wagner mentioned that a resolution can be brought to the Planning Commission and the Assembly.
- Kreger – Commented on monitoring hazardous waste sites.
- Chair Johnson – Believes that Platting Board hears concerns about well and septic issues and would like to take Mr. Wagner’s offer up to craft a Resolution. Happy Thanksgiving.

## 9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:29 PM**.

ATTEST:

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RON JOHNSON  
Platting Board Chair

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KAYLA KINNEEN  
Platting Board Clerk



6A





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 19, 2024

PRELIMINARY PLAT: RIO'S REFUGE MSP  
LEGAL DESCRIPTION: SEC 23, T17N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: KENT LARSON, STEVEN RADFORD  
SURVEYOR/ENGINEER: KEYSTONE / HOLLER  
ACRES: 21.36 ± PARCELS: 8  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-107

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**REQUEST:** The request is to create eight parcels from Parcel #1 and Parcel #4 (MSB Waiver 82-91-PWm, recorded as 82-142W), and Lot 1 (Radford's Retreat, Plat No. 2006-200) to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The subject property is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail; within the NE ¼ SE ¼ of Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.  
**This case was continued from the November 7, 2024 hearing.**

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A** – 4 pgs  
Geotechnical Report & ADT **EXHIBIT B** – 12 pgs

**AGENCY COMMENTS**

MSB DPW Pre-Design & Engineering **EXHIBIT C** – 1 pg  
MSB Permit Center **EXHIBIT D** – 2 pgs  
Utilities **EXHIBIT E** – 3 pgs

**DISCUSSION:** The proposed Rio's Refuge Master Plan is creating 8 parcels by a two-phase master plan. Lot sizes will range from .92 acres to 1.18 acres. Tract A will contain 12.30 acres and Tract B will contain 2.50 acres. Proposed Lot 1A and Tract A will take access from W. Lone Duck Trail. Proposed Lots 1 – 5 & Tract B will take access from a dedicated and constructed extension of W. Dane Court. All lots and tracts will have access and usable area per MSB code and State Statute.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, P.E. notes that the soils investigation consisted of 3 new test holes and data from 7 previous test holes. Test hole depth was 16'. No groundwater was encountered. Test hole logs and sieve analysis is at **Exhibit B 3 - 11**. The engineer states the proposed 7 new or re-configured lots will each contain over 10,000 square feet of contiguous usable septic area, and an additional 10,000 square feet of useable building area.

Tract A is over 400,000 square feet and does not require useable area verification, however it appears to readily meet the same standard.

Average Daily Traffic (ADT) count is at **Exhibit B 12**.

**Comments:**

**MSB Pre-Design & Engineering (Exhibit C)** Dane Court will need to be constructed to MSB residential Standards.

**MSB Permit Center (Exhibit D)** The applicant will need two driveway permits as shown.

**Utilities: (Exhibit E)** ENSTAR objects to this platting action unless one of the following conditions is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on existing service line." And add, "location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement" to the depiction of the referenced service line.
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

MEA, GCI, and MTA did not respond.

*Platting staff notes that the petitioner will need to sign an easement with ENSTAR and show the recorded easement information on the final plat. (see recommendation #5)*

GCI, MTA, & MEA 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 #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development or Assessments; GCI, MTA or MEA.

**CONCLUSION:** The preliminary master plan of Rio's Refuge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing regarding the November 7, 2024 hearing date. 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 geotechnical report was submitted, pursuant to MSB 43.20.281(A).

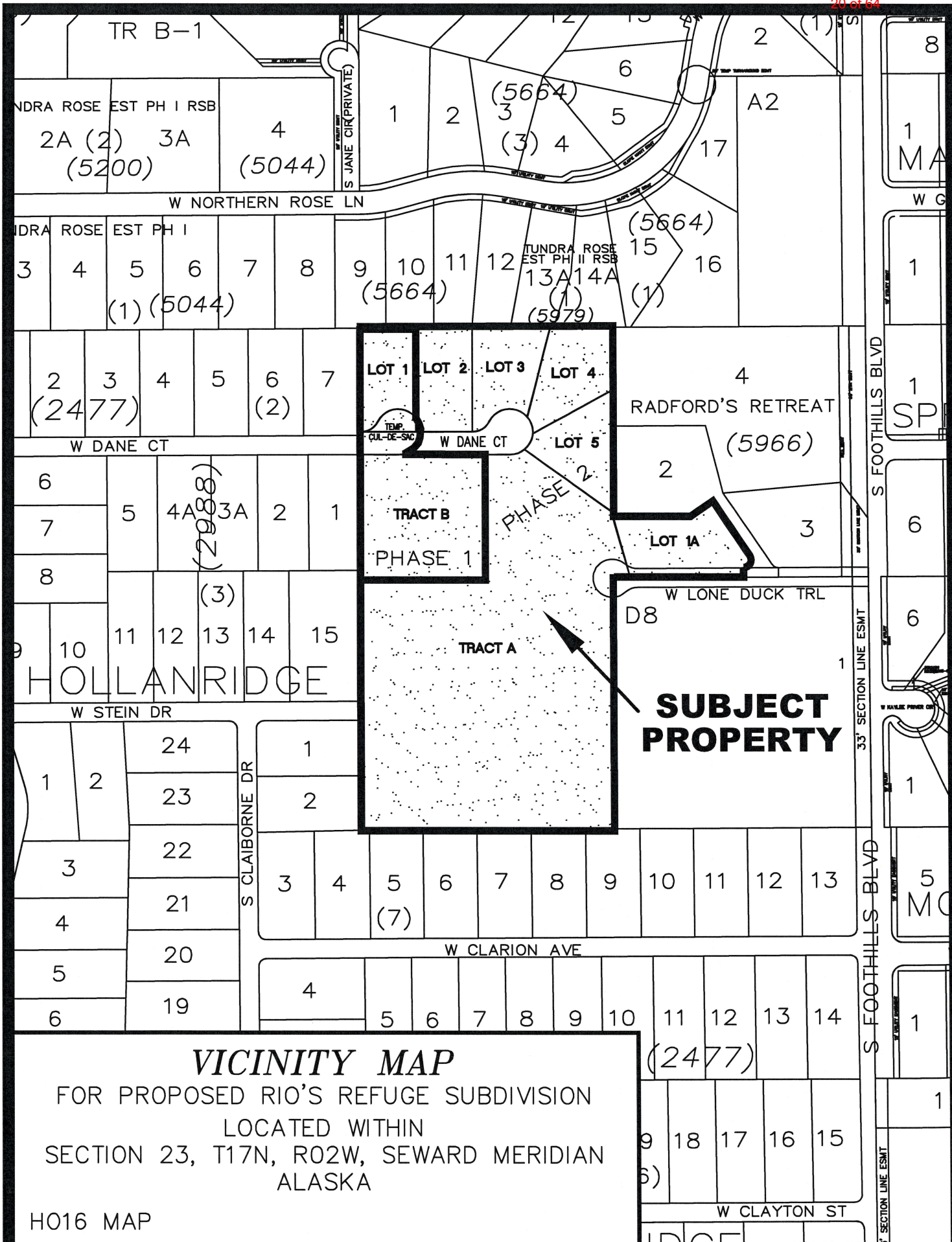
**FINDINGS OF FACT**

1. The plat of Rio's Refuge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).
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 #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development or Assessments; or GCI, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments or utilities.
7. At the time the staff report was written there were no comments received from the public in response to the Notice of Public Hearing for the November 7, 2024 hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary master plan of Rio's Refuge, Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:**

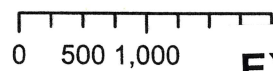
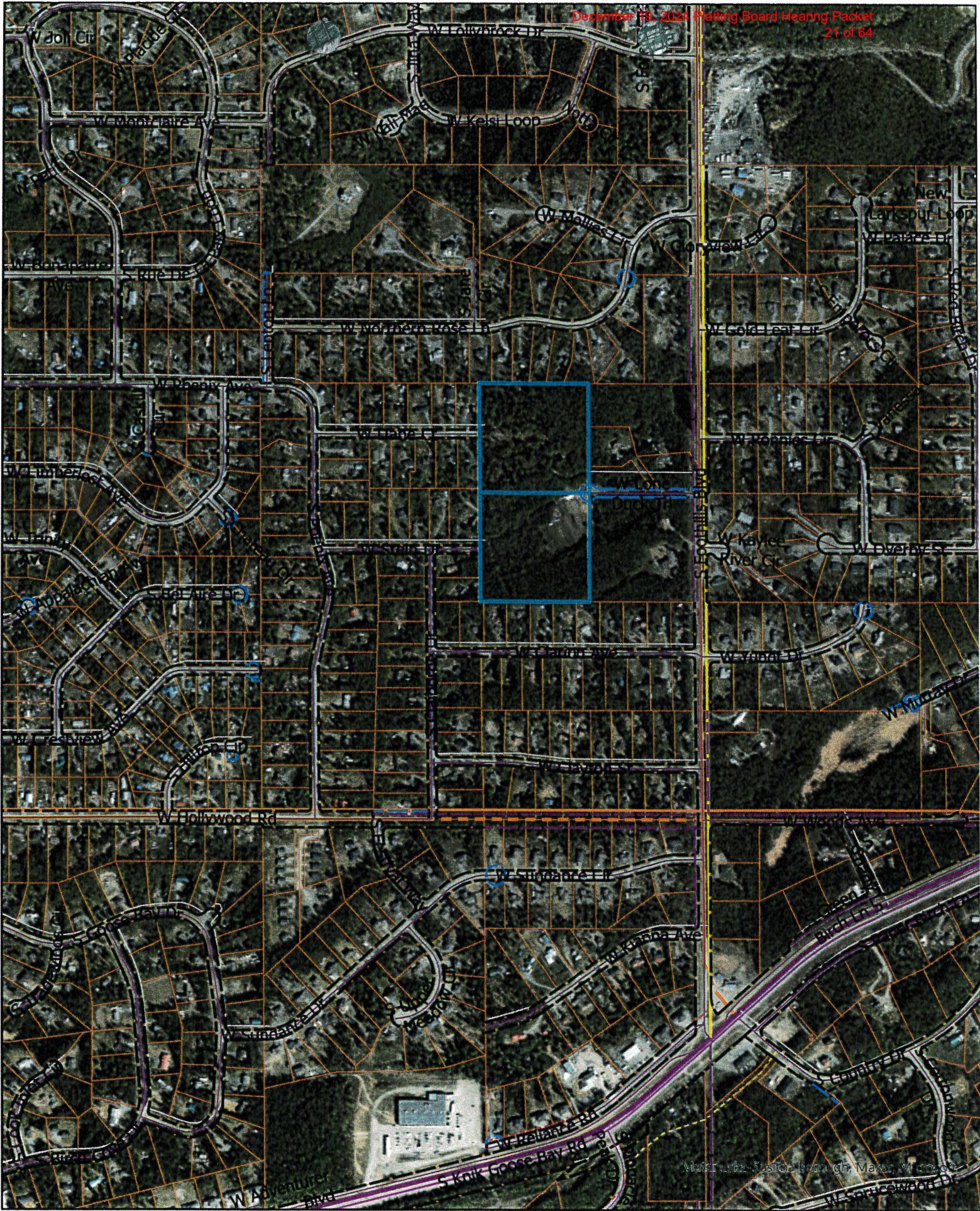
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
5. Record an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement for that portion of the gas line not in the right of way and provide recording information on final plat.
6. Show all easements of record on final plat for each phase of the master plan.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
8. Submit plat in full compliance with Title 43 for each phase of the master plan.

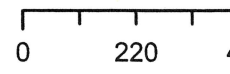
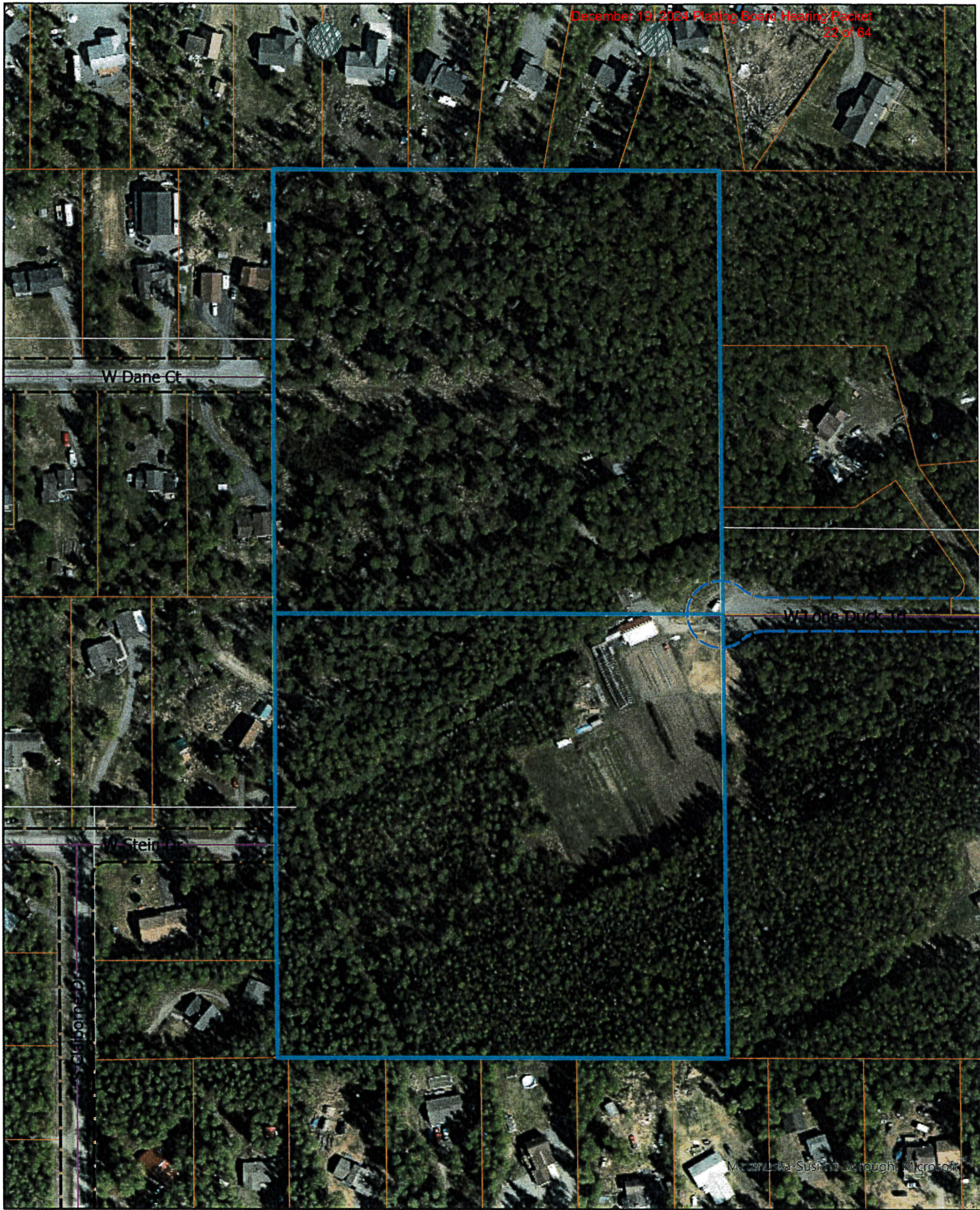


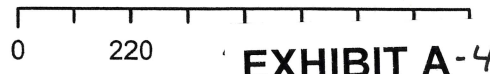
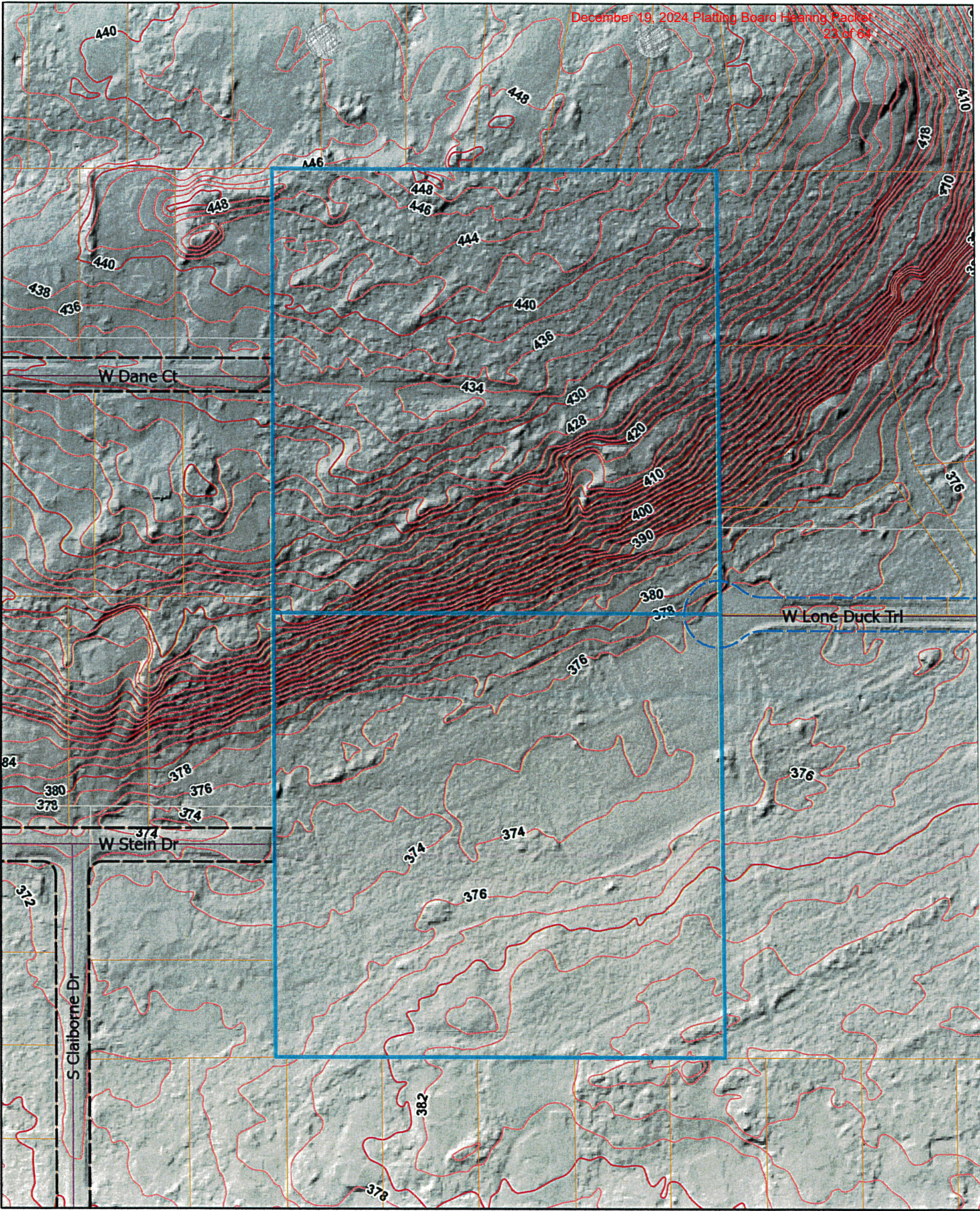
### VICINITY MAP

FOR PROPOSED RIO'S REFUGE SUBDIVISION  
LOCATED WITHIN  
SECTION 23, T17N, R02W, SEWARD MERIDIAN  
ALASKA

H016 MAP









# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 16, 2024

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

RECEIVED  
AUG 19 2024  
PLATTING

Re: *Rio's Refuge*; Useable Areas, Roads and Drainage  
HE #24024

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots and a 12.3 acre remainder tract from one large existing parcel and one adjacent lot, with a total area of around 20 acres. Our soils evaluation included logging 3 new testholes on the parent parcel, sieve tests, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The main project site forms a rectangle shape, oriented north to south. It lies east of the end of W. Dane Court, and west of the end of W. Lone Duck Circle. The additional adjacent existing lot lies north of W. Lone Duck Circle. The entire project site has rolling terrain, with moderate slopes on the north end and minimal slopes on the south end. Drainage is generally directed southward or to the southeast. A few areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 76'.

Soils & Vegetation. The parent parcel contains one developed residence and a cleared farm area of several acres, with the remaining area mostly undeveloped. One area has been cleared and contains power poles and overhead lines. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth spruce and birch trees, and some Devil's Club. The previously farmed area has grasses throughout. Three new testholes were dug on 7/16/24 and adjacent testholes were reviewed to evaluate soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thicker layer of silty loess topsoils which extended down to between 1' and 3'. Receiving soils under the topsoils



were consistently found to be dense, silty sands and gravels. Sieve tests were performed on the 3 new testholes, with silt contents of 18, 25 and 31% returned. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the on-project testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the 9 new or adjacent testholes, which were dug to depths of 12' to 19'; the holes on this project were all 16'. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed 7 new or re-configured lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Tract A is over 400,000 ft<sup>2</sup> and does not require useable area verification, however it appears to readily meet the same standard.***

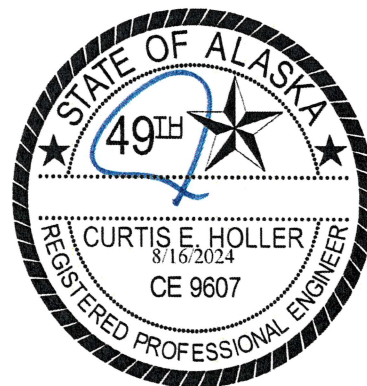
Roads and Drainage. Six of the proposed new lots will be accessed by way of a new eastward extension of W. Dane Court. The re-configured lot and Tract A will access from the existing W. Lone Duck Circle. If the project is constructed in phases, Phase 1 would require the construction of approximately 115' of new road and a temporary CDS bulb. Phase 2 would add an additional 270' of road and a permanent CDS; in both cases a temporary CDS would need to be ditched through and reclaimed. 294' of new road will be constructed as a part of this extension, terminating in a temporary cul-de-sac bulb. One existing driveway will need to be slightly modified. Sandy gravel materials adequate to construct the road base may not exist on the project, in which case they would need to be hauled in. Road topping materials could be screened at the site, or hauled in, or may not be required if the road is paved. A preliminary drainage plan is part of the attached map, similar to a full drainage report which is being prepared by another firm.

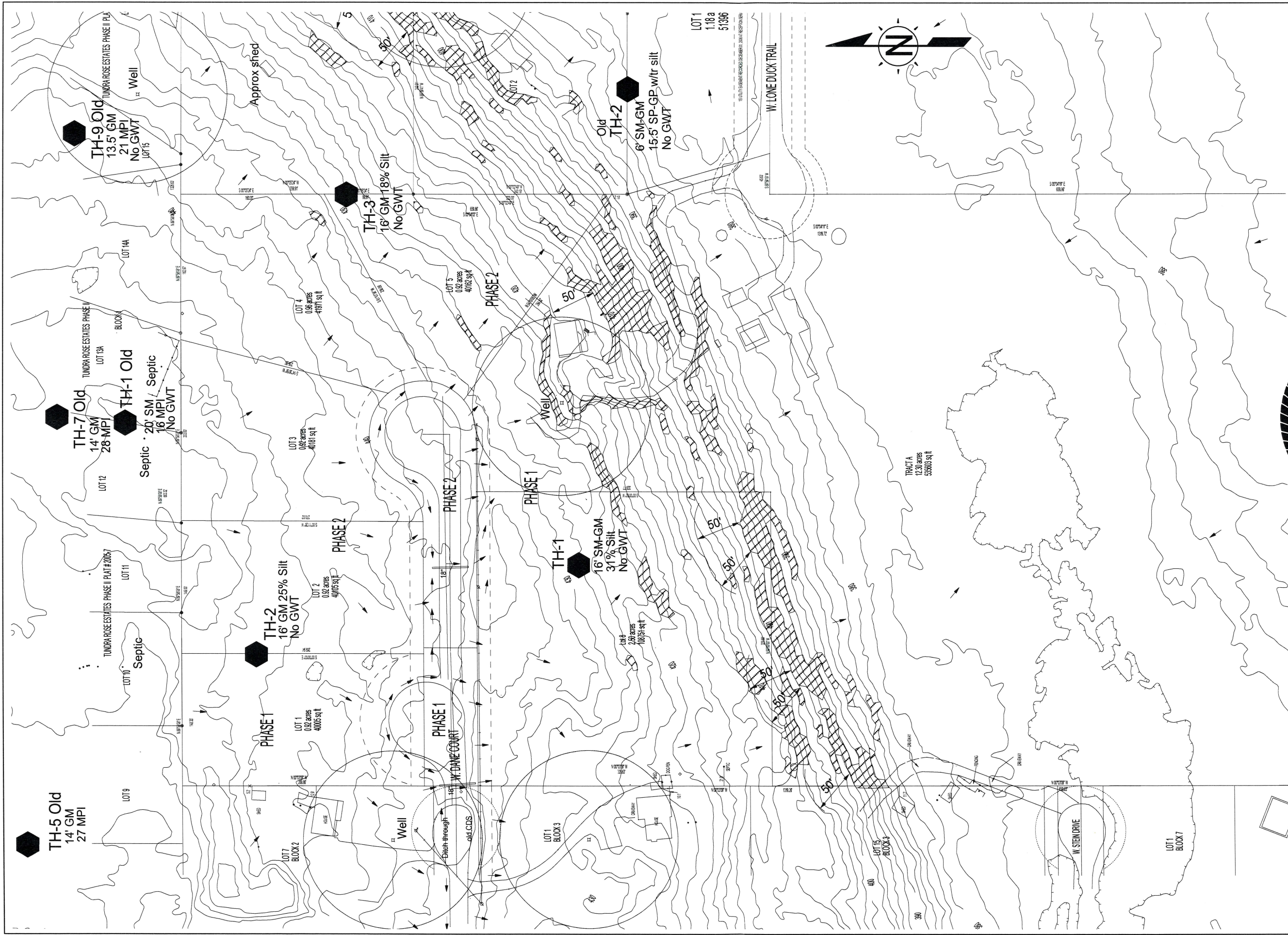
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: K. Larsen, w/attachments





Rio's Refuge Subdivision  
Testhole, Useable Area, Roads, Drainage & Topo Map



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

Job # 24024

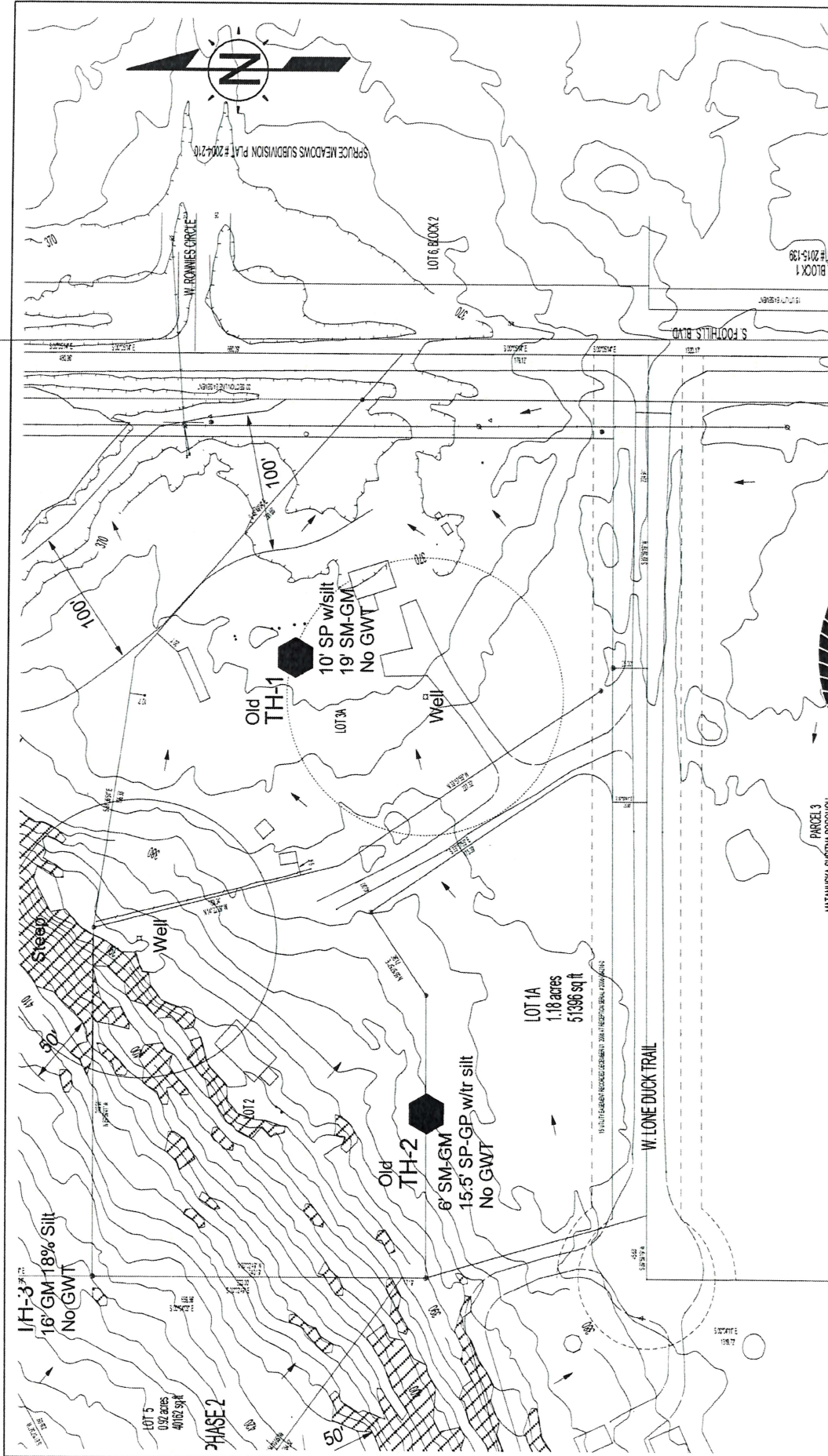
Scale: 1" = 100'

Date: 8/14/2024



**Notes:**

- 1) Base drawing & 2' LIDAR topography provided by others.
- 2) Testhole locations approx/GPS.
- 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.



Rio's Refuge Subdivision  
Testhole, Useable Area, Roads, Drainage & Topo Map

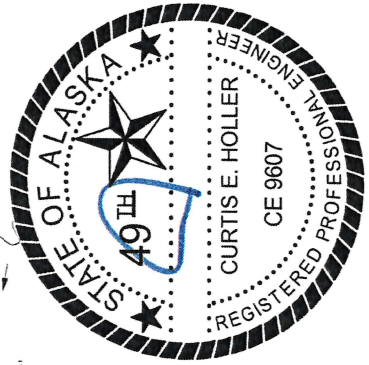


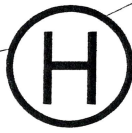
**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 24024      Scale: 1" = 100'      Date: 8/16/2024

**Notes:**

- 1) Base drawing & 2' LIDAR topography provided by others.
- 2) Testhole locations approx/GPS.
- 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.

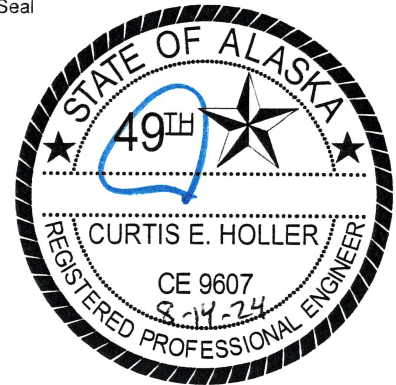




# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 3

Performed For: K Larsen

Legal Description: Rio's Refuge Subdivision

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL		See attached testhole & topo map.
1 - 2	ML		
2 - 4	SM-GM		<p>↑ N ↓</p>
4 - 5	CLIVE GRAY		
5 - 6	MED ROCK < 6"		
6 - 7	Few to 8"		
7 - 8			
8 - 9	MED. DENSE		
9 - 10			
10 - 11			
11 - 12			
12 - 13	GM-SM		
13 - 14	AS ABOVE,		
14 - 15	MORE ROCK		
15 - 16	MORE DENSE		
16 - 17	NO GWT / NO FEELS		

GRAB SAMPLE

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

Slope

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

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

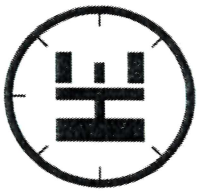
- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- (SEE SIEVE TEST 31%)

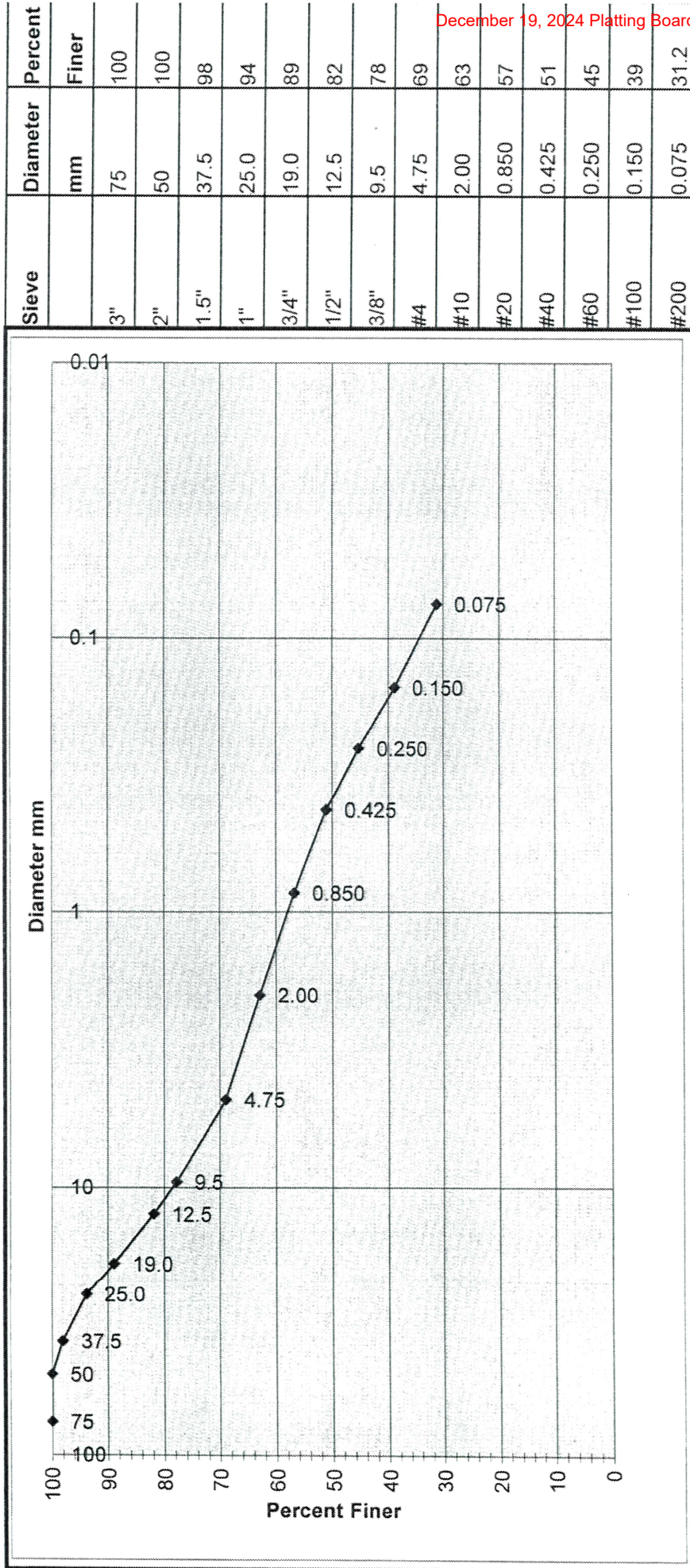
- PERFORMED BY: C. Holler

DATE: 7-16-2024



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



December 19, 2024 Platting Board Hearing Packet  
29 of 64

Client: **Kent Larson**  
Project: **Rio's Refuge**  
Sample Location: **TH #1 @ 10'**  
Soil Description: **Silty Sand with Gravel**  
Unified Classification: **SM**  
Sample appears to be non-plastic.

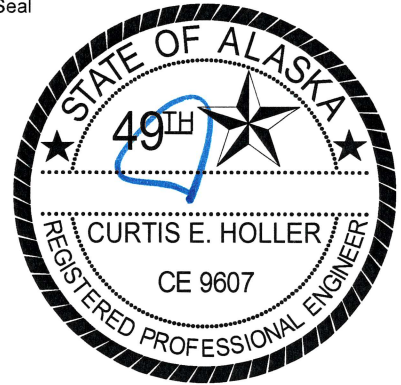
Date: **8/6/2024**  
Sample Date: **7/16/2024**  
Proj. no.: **24056**



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3  
 Performed For: K Larsen  
 Legal Description: Rio's Refuge Subdivision

Depth, feet	Soil Type
1	OL
2	ML
3	SP-SM, olive brown SEVERAL 15"-30" SLATE PLATE ROCKS
4	
5	
6	GM to GM-SM MOST ROCK to 6", few 12"
7	
8	
9	DENSE, MODERATE SILT CONTENT
10	
11	OLIVE-BROWN to GRAY
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Gross  
Samples

Slope

Site Plan  
 See attached testhole & topo map.  
 ↑ N ↓

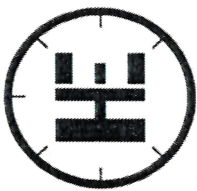
WAS GROUNDWATER ENCOUNTERED?  
 No  
 IF YES, AT WHAT DEPTH?  
 N/A  
 DEPTH AFTER MONITORING?  
 N/A

Slope

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

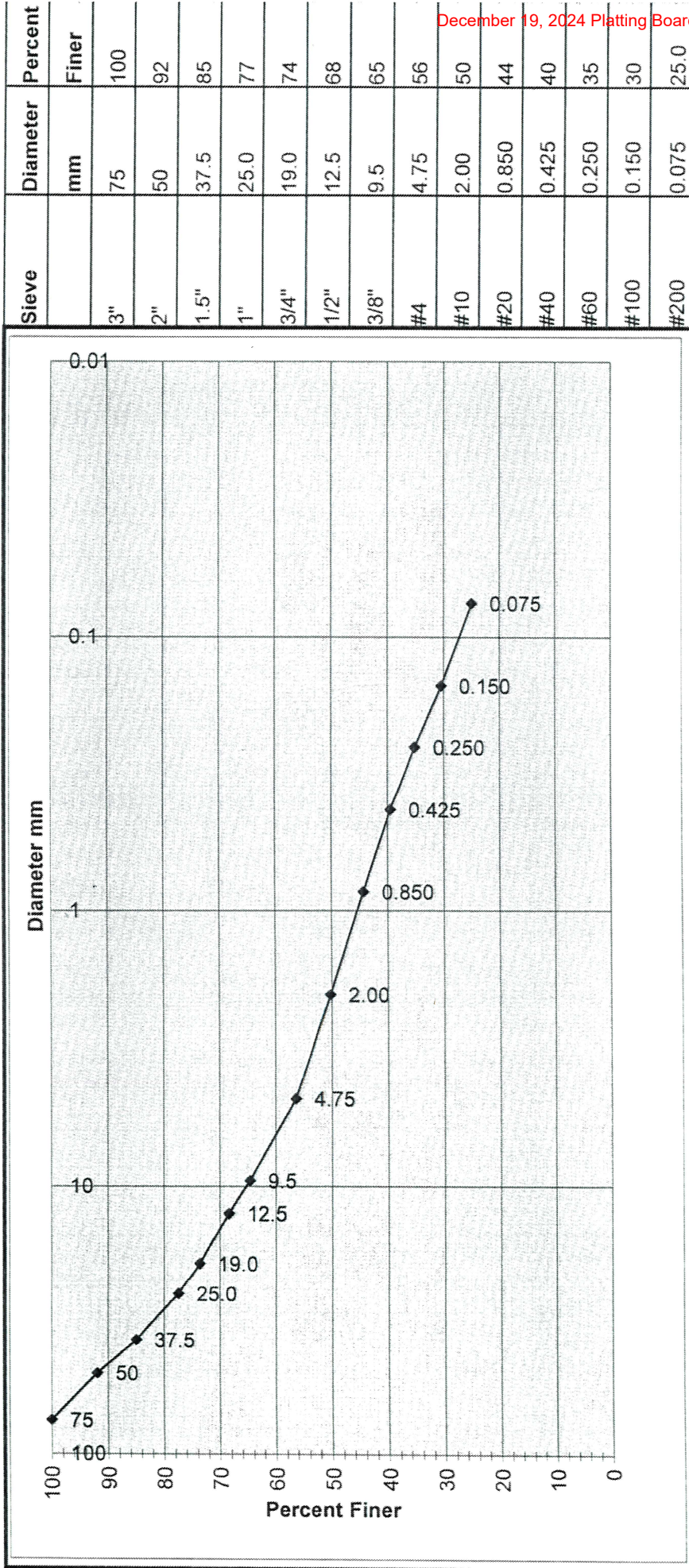
NO GW/NO STEPS

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 - SEE SIEVE TEST 25%  
 - PERFORMED BY: C. Holler DATE: \_\_\_\_\_



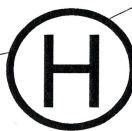
# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Kent Larson**  
 Project: **Rio's Refuge**  
 Sample Location: **TH #2 @ 7'**  
 Soil Description: **Silty Gravel with Sand**  
 Unified Classification: **GM**  
 Sample appears to be non-plastic.

Date: **8/6/2024**  
 Sample Date: **7/16/2024**  
 Proj. no.: **24056**

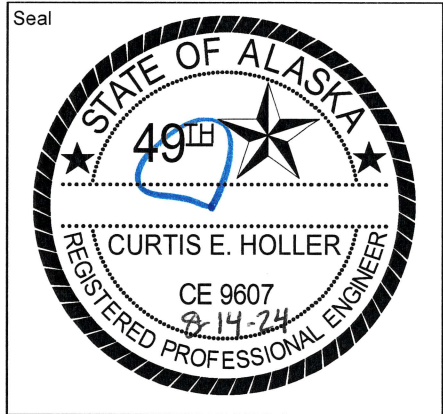


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3  
Performed For: K Larsen/S Radford  
Legal Desc: Rio's Refuge/Radford's Retreat 2024



Depth, feet

Soil Type

1	OL
2	ML
3	SP-GP w/ SILT, Rocky, clay Brown
4	GM, <u>due GRAY</u> , DENSE, most rock < 5" few 6" - 8"
5	
6	
7	
8	
9	
10	
11	
12	
13	VERY DENSE past 13'
14	
15	
16	No GWT / No seeps
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

↑ N ↓

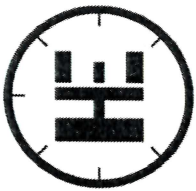
WAS GROUNDWATER ENCOUNTERED?  
- No  
IF YES, AT WHAT DEPTH?  
- N/A  
DEPTH AFTER MONITORING?  
- N/A

Slope

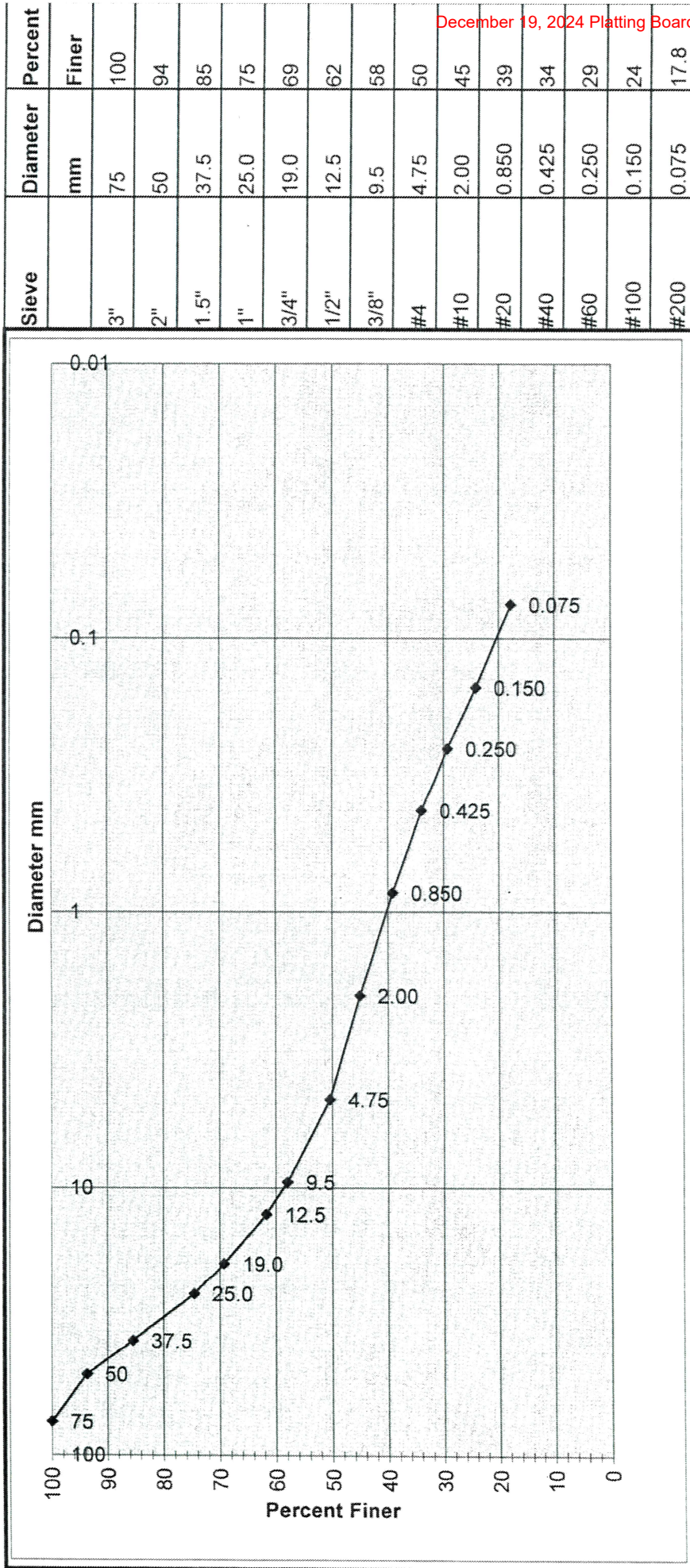
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
- TEST RUN BETWEEN    FT AND    FT DEPTH  
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
- \_\_\_\_\_  
- PERFORMED BY: C. Holler DATE: \_\_\_\_\_





**HANSEN ENGINEERING, INC.**  
CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

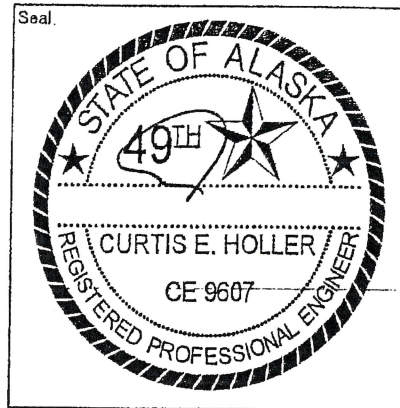
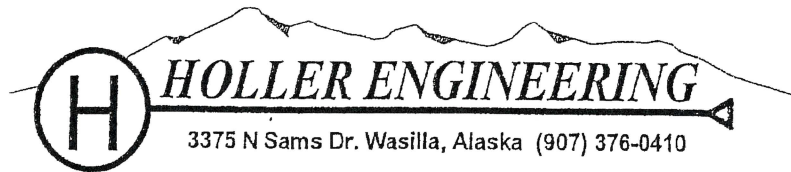


December 19, 2024 Platting Board Hearing Packet  
33 of 64

Client: **Kent Larson**  
Project: **Rio's Refuge**  
Sample Location: **TH #3 @ 6'**

Soil Description: **Silty Gravel with Sand**  
Unified Classification: **GM**  
Sample appears to be non-plastic.

Date: **8/6/2024**  
Sample Date: **7/16/2024**  
Proj. no.: **24056**



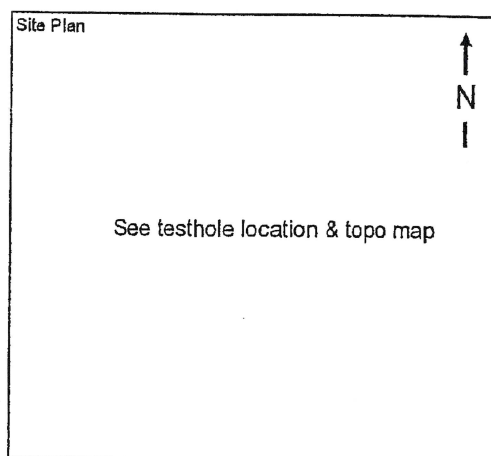
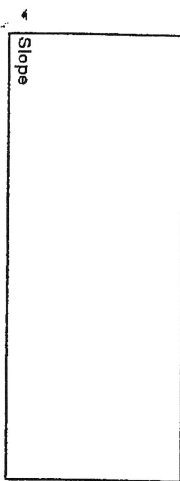
**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 2

Performed For: Steve Radford (*K. Larson - Rio's Refuge*)

Legal Description: Radford's Retreat NE4 NE4 SE4 S23 T17N R2W (*LOT 2*)

Depth, feet	Soil Type
<i>FROZEN TO</i>	<i>OL. DARK. ROOTS</i>
1	<i>ML, MED. BROWN, SOFT FEW ANGULAR ROCK TO 8"</i>
2	<i>SM-LM TO SP W/SILT AND GRAVEL, ROCKS TO 4," GRAY TO OLIVE</i>
3	
4	
5	
6	
7	<i>SP-GP W/ TRACE SILT, 4-50% SAND. VARIES TO GP. W/SP OR GP-SP</i>
8	<i>W/ TRACE SILT.</i>
9	<i>OLIVE COLOR</i>
10	<i>ROUND ROCKS TO 4"</i>
11	
12	
13	
14	<i>SP W/ TRACE SILT</i>
15	<i>NO GW</i>
16	
17	
18	
19	
20	
21	
22	



WAS GROUNDWATER ENCOUNTERED? NO  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? ↓

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- Comments: MONITOR PIPE INSTALLED TO 15'

- PERFORMED BY: C. Holler      DATE: 12-29-05



Rio's Refuge Traffic Analysis/  
Lot Count August 2024  
(Multiply by 10 for ADT #'s)

## Chris Curlin

---

**From:** Daniel Dahms  
**Sent:** Thursday, October 3, 2024 3:00 PM  
**To:** Natasha Heindel  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Rio's Refuge Master Plan

Natasha,

Dane Ct. will need to be constructed to MSB residential standard.

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

---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Friday, September 13, 2024 8:27 AM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; billydoc56@gmail.com <billydoc56@gmail.com>; pcook@alaskan.com <pcook@alaskan.com>; admin@kfccak.org <admin@kfccak.org>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; ospdesign@gci.com <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>; Bill Gamble <Bill.Gamble@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Rio's Refuge Master Plan

Hello team,

The following link contains a Request for Comments for Rio's Refuge Master Plan, tax ID #17N02W23D006/D009 and #5966000L001, MSB Case 2024-107.  
Comments are due by **Friday 10/04/2024**.

[Rio's Refuge MSP](#)

Please let me know if you have any questions.

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, September 13, 2024 3:38 PM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Rio's Refuge Master Plan  
**Attachments:** Screenshot 2024-09-13 153657.png

Thanks for the clarification, Natasha. The applicants will need **two** driveway permits as shown. No other comments.

**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:** Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)>  
**Sent:** Friday, September 13, 2024 3:33 PM  
**To:** Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>  
**Subject:** RE: RFC Rio's Refuge Master Plan

Thank you!  
I think there's also a hidden driveway to the north just a tad.  
It's not easily seen on the aerial view, but shown on the plat from the surveyor. It is currently on Lot 1 Radford's Retreat, and the lot line is adjusting to include it.

Mind sending updated comments and I'll ask the petitioner to call before 9/30 to get it done?

*Natasha Heindel*

Platting Technician  
Mat-Su Borough Planning Department  
350 E. Dahlia Ave. Palmer, Alaska 99645  
Desk: (907) 861-7872  
[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)

---

**From:** Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>  
**Sent:** Friday, September 13, 2024 2:46 PM  
**To:** Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)>  
**Subject:** RE: RFC Rio's Refuge Master Plan

They'll need a DW permit as shown. No other comments.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave

0009



Lone Duck Trail



**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

September 30, 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 preliminary plat **RIO'S REFUGE (MSB Case # 2024-107)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 5 to serve proposed Tract A. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

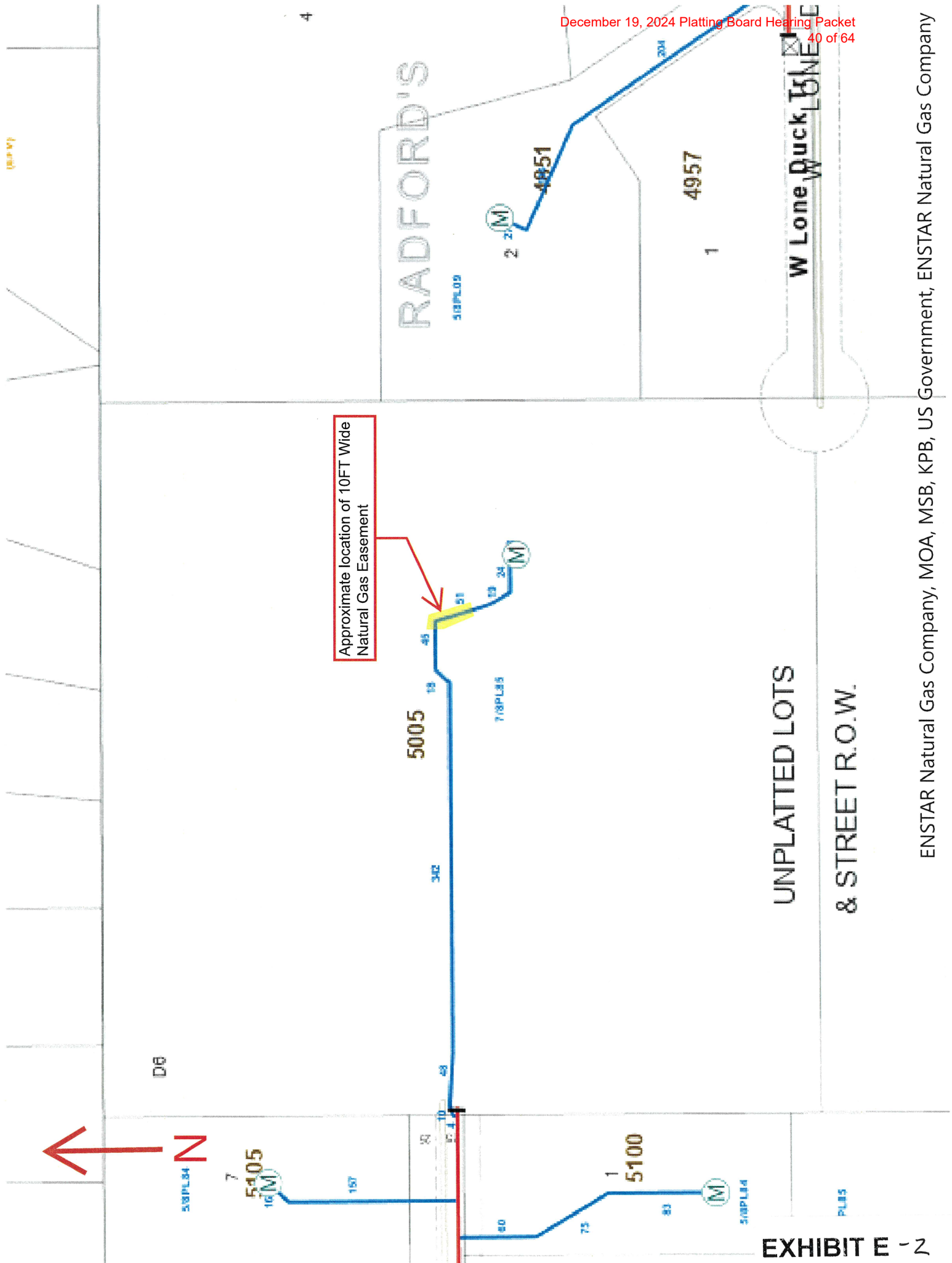
1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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



Approximate location of 10FT Wide  
Natural Gas Easement

UNPLATTED LOTS  
& STREET R.O.W.

RADFORD'S

W Lone Ruck LONE



**CERTIFICATE OF OWNERSHIP & INDICATION**  
I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SHOWN IN THIS PLAN AS THE PROPERTY OWNERS AND DESCRIBED IN THIS PLAN AGREE THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

KENT W. LARSEN \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 879471  
WASILLA, ALASKA 99689-4471

NOTARY ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

STEVEN A. RAIFORD \_\_\_\_\_ DATE \_\_\_\_\_  
WASILLA, ALASKA 99689-1622  
NOTARY ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MANAGER OF THE PALMER BOROUGH AND THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

DATE \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDATION BY THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

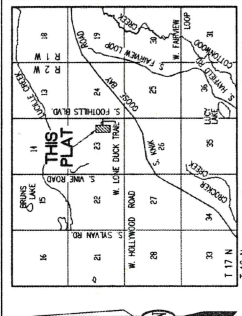
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 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 APPLICANT TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARINGS FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.S., P.T.S. AND P.A.C.S. UNLESS OTHERWISE SPECIFIED.
4. DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EXEMPTIONS OF RECORD NOT PLOTTED HEREON:
  - a) MEA EASEMENT RECORDED JUNE 8, 1960
  - b) IN BOOK 32, PAGE 441
  - c) IN BOOK 270, PAGE 664
  - d) MEA EASEMENT RECORDED OCTOBER 7, 1983
  - e) IN BOOK 325, PAGE 137



**LEGEND:**

- FOUND ALUMINUM MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED L07330
- FOUND 5/8" REBAR
- △ SURVEY CONTROL POINT - SPIC5004 AK 4)
- NORTHING: 84035723 METERS
- EASTING: 24134509 METERS
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP (ASTYLE L07330) TYPICAL

**RESTRICTIVE COVENANTS**  
COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN BOOK 281, PAGE 457 AND FEBRUARY 13, 2009 AS INSTRUMENT NO. 2009-00309-D WITH AMENDMENTS THERE TO RECORDED MARCH 12, 2009 AS INSTRUMENT NO. 2009-00323-D

**LINE TABLE**

LINE	LENGTH	BEARING
L1	23.00	N 82°00'00" W
L2	33.00	N 82°00'00" W
L3	33.00	N 82°00'00" W
L4	31.76	N 82°01'30" W
L5	30.00	S 80°00'00" W
L6	30.00	S 80°00'00" W
L7	45.83	N 82°51'30" E
L8	60.00	S 80°01'30" E
L9	20.00	E 89°58'30" W

**CURVE TABLE**

CURVE	LENGTH	ARC	TANGENT	DELTA	CHORD	CHORD BEARING
C1	24.85	60.00'	33.67	60°00'00"	52.22	N 82°00'00" W
C2	117.56	60.00'	68.38	117°05'41"	99.64	S 83°02'07" W
C3	47.17	60.00'	24.85	45°00'00"	45.82	N 81°51'00" W
C4	41.44	60.00'	21.58	39°45'00"	39.68	N 82°11'15" E
C5	43.27	60.00'	22.98	42°57'41"	39.31	N 82°02'51" E
C6	7.98	4.8300'	3.91	67°58'31"	7.98	N 82°02'51" E

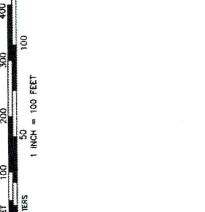
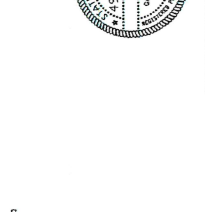
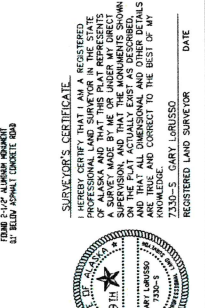
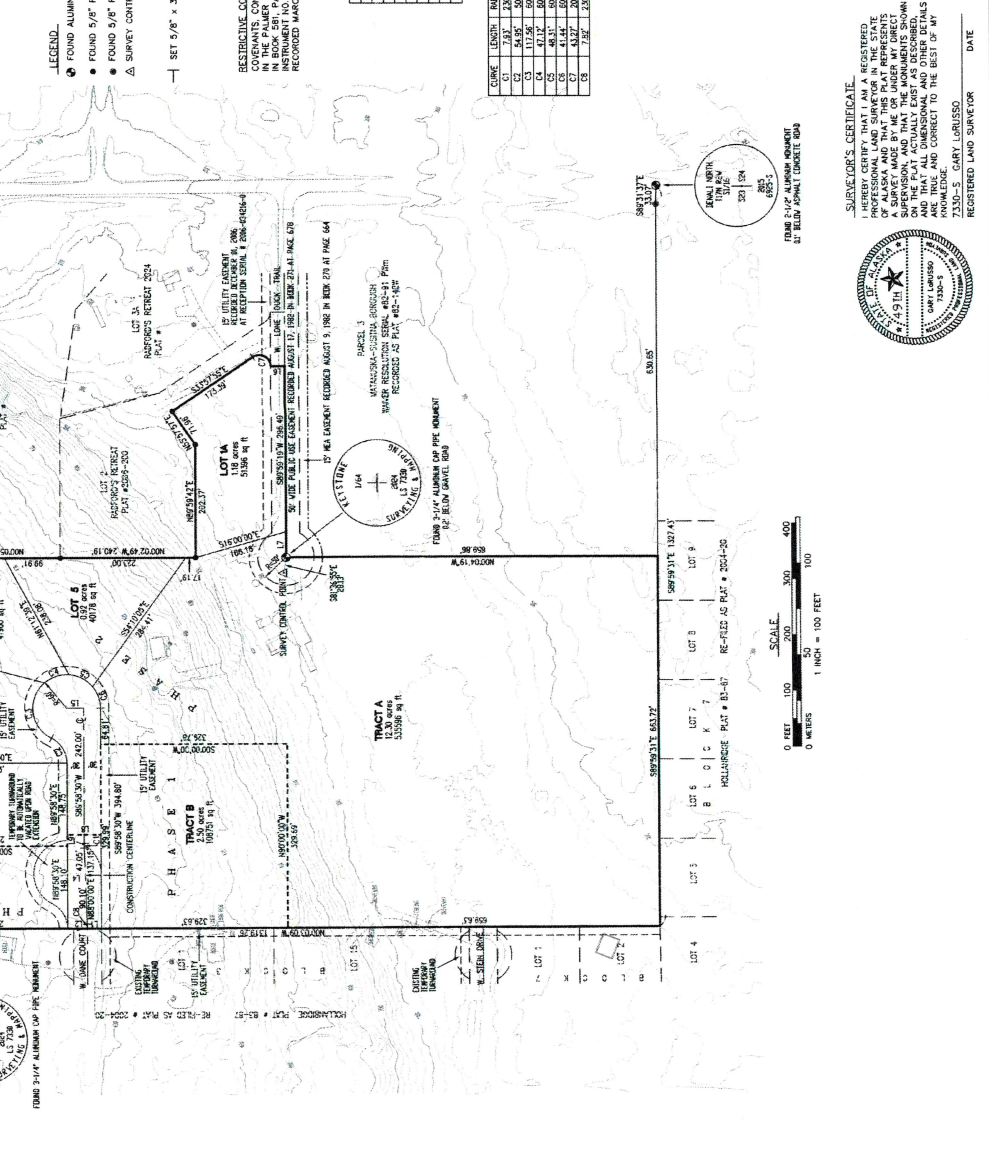
**RECEIVED**  
AUG 17 2024  
**PLATTING**

*Agenda Copy*

A PLAT OF  
**RIO'S REFUGE**  
A SUBDIVISION OF WASILLA, PALMER AND BARCEL, AK  
MANANUSUA-SUSTINA BOROUGH WATER RESOLUTION  
SERIAL NO. 82-91-PRM FILED OCTOBER 28, 1982  
LOT 1, PARCELS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
WITHIN THE NE 1/4 SE 1/4 SECTION 23, T. 17 N., R. 2 W.  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 21.36 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LARSEN, SURVEYOR  
GARY LARSEN BUSINESS LICENSE #14015  
MAILING ADDRESS: P.O. BOX 2214 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: P.O. BOX 2214 • PALMER, ALASKA 99645  
PHONE: (907) 238-7811

DATE: 7/27/24  
DRAWN BY: KAD/ALM  
CHECKED BY: KAD/ALM  
SCALE: 1 INCH = 100 FEET  
SHEET 1 OF 1





B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 19, 2024

PRELIMINARY PLAT: NORTH SHORE PUE VACATION  
LEGAL DESCRIPTION: SEC 02, T17N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: LARRY FARRELL  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC  
ACRES: 1.32 ± PARCELS: 1  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-131

---

**REQUEST:** The request is to eliminate the 25 foot Public Use Easement on Lot 4, NORTH SHORE, Plat #60-32. The property is located directly south of N. Northshore Drive and directly north of Wasilla Lake; (Tax ID 1045000L004) within the SE ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4.

**EXHIBITS**

Vicinity Map and Aerial Photos EXHIBIT A – 4 pgs  
Petition to Vacate EXHIBIT B – 1 pg  
Public Notice and Posting Affidavit EXHIBIT C – 4 pgs  
ENSTAR Natural Gas Easement Agreement EXHIBIT D – 2 pgs

**AGENCY COMMENTS**

DPW Pre-Design & Engineering EXHIBIT E – 1 pg  
MSB Permit Center EXHIBIT F – 1 pg  
Utilities EXHIBIT G – 4 pgs

**DISCUSSION:** The proposed Public Use Easement (PUE) Vacation is located on Lot 4 of North Shore. The easement has 25 foot setbacks on each side creating unusable area on the property. The petitioner proposes replacing the 25 foot Public Use Easement with a private easement for Lot 5. Both lots have legal and physical access to N. Northshore Drive. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement. Pursuant to MSB 43.15.035 (B)(1)(c) (B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if: (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are currently met and will not be affected.

**Petition for Elimination of Public Use Easement:** A petition to eliminate the easement was submitted (**Exhibit D**), The petition included signatures from the property owners affected by this action. (Lots 4 and 5)

**Comments:**

MSB Pre-design & Engineering (**Exhibit E**) PD&E recommends that concurrent with the vacation of the PUE the new private easement be dedicated in perpetuity for ingress and egress for Lot 5.

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

**Utilities:** (**Exhibit G**) GCI has no comment. MEA did not respond. MTA did not respond. ENSTAR has no objection if one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main pipeline and service pipeline." And draw in the location of the main pipeline and service pipeline on the map and add, "Location of natural gas main pipeline and service pipeline and centerline of fifteen foot (15 FT) wide natural gas easement".

2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the service line at this location.

*Staff notes the petitioner has signed an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the service line at this location and is at (EXHIBIT D).*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #7 North Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, Planning; MEA or MTA, or the public.

**CONCLUSION:** The vacation of the Public Use Easement granted on North Shore Subdivision, Plat #60-32 is consistent with AS 29.40.120, and Borough Code 43.15.032. There were no objections from any federal or state agencies, borough departments, or utilities. At the time the staff report was written there were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will continue to exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**FINDINGS OF FACT**

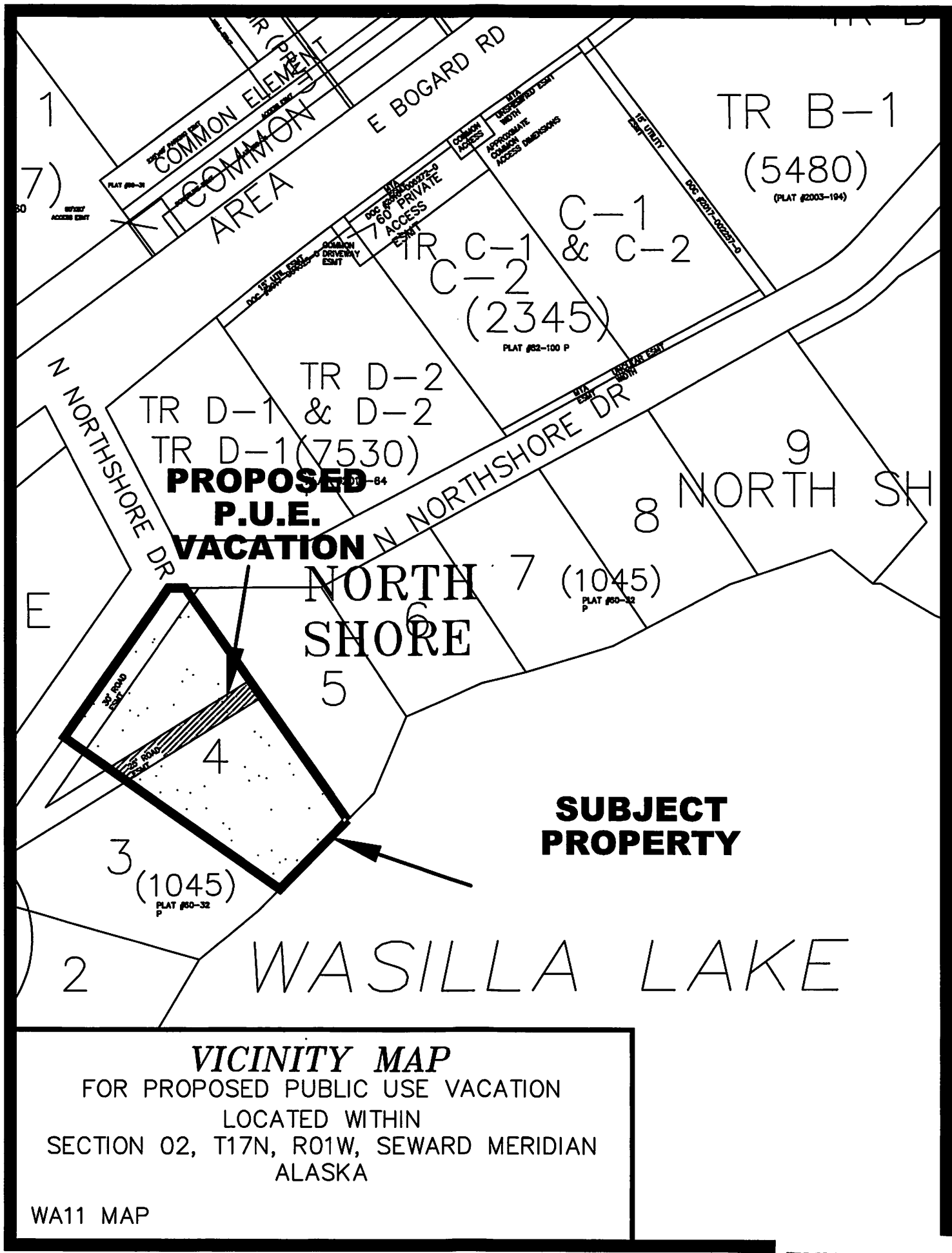
1. The vacation of the Public Use Easement granted on North Shore Subdivision, Plat #60-32 is consistent with AS 29.40.120, and Borough Code 43.15.032.
2. Both lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
3. Both lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #7 North Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, Planning; MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.

6. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the vacation of the Public Use Easement granted on Lot 4, North Shore Subdivision, Plat #60-32, Section 02, Township 17 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. Obtain approval from the Assembly for the elimination of the easement.
4. Dedicate new private easement be dedicated in perpetuity for ingress and egress for Lot 5.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final graphic representation showing the specific area eliminated in full compliance with Title 43.



**PROPOSED  
P.U.E.  
VACATION**

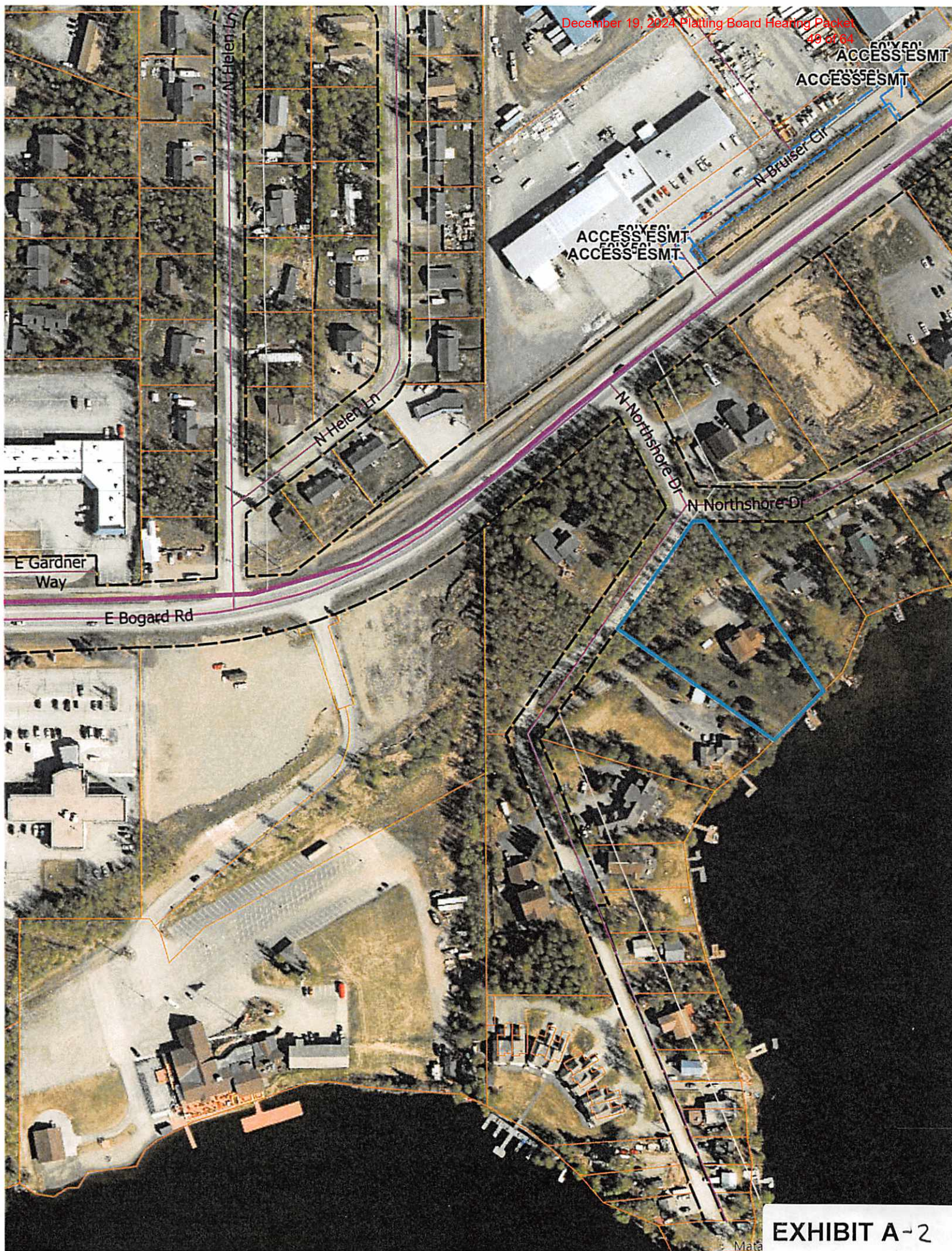
**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED PUBLIC USE VACATION  
LOCATED WITHIN  
SECTION 02, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA11 MAP









**Bull Moose Surveying, LLC.**

**Robert S. Hoffman, P.L.S.**  
200 Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957 Fax 907.357.6977



**REQUEST TO VACATE P.U.E OF LOT 4, NORTH SHORE**  
**SUBDIVISION (PLAT #60-32)**

**Date:** September 25, 2024

**Subject:** Request a portion of public use easement to be vacated for Lot 4, North Shore Subdivision (Plat #60-32) per MSB 43.15.035(B).

1. North Shore Subdivision (Plat #60-32, Palmer Recording District) was originally platted and filed with the Matanuska Borough on December 12, 1960. The platted roadways and public use easements were created to provide legal access to the lot owners.

- Lots 2, 3, 4, and 5 were created with a 30' Road Easement (public use easement) that lies inside of the northern property lines and south of the N. Northshore Dr. right-of-way (the 30' easement pertains to the north line of lots 3, 4, 5, and only a small portion of lot 2).
- Lots 3 and 4 contain a 25' Road Easement (public use easement) (with 25' setbacks on either side of the easement) that bisects the properties in a Northeasterly direction and finally ends at the western boundary of Lot 5. This was to provide road or driveway access due to the rapid elevation gain along the northern property line of Lots 3, 4, and 5.

2. This vacation would meet the MSB 43.15.035(B) requirement as there is already equal or better access for Lot 5 from the N. Northshore Dr. right-of-way and the 30' road easement inside the northern property line. These adjoining lots are fully developed and utilities are already in place (please refer to provided map).

4. By signing this petition, I acknowledge that the public use easement on Lot 4, North Shore Subdivision (Plat #60-32) will be vacated. I acknowledge any affects this may have to me and affirm that I have no objection to the proposed vacation.

Larry Farrell

Signature

Dianne Payton

Signature

921 N. Northshore Dr.

Address

Larry Farrell

Name (Printed)

Dianne Payton

Name (Printed)

10/11/2024

Date

**RECEIVED**  
OCT 14 2024  
**PLATTING**

**EXHIBIT B**



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department  
Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Fax (907) 861-8407

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

LEGAL DESCRIPTION: LOT 4, NORTH SHORE SUBDIVISION

POSTING DATE: 10/30/2024 MSB Platting Division Case # PA20240047  
PLT-21-8-3008

Applicant: LARRY FARRELL  
Mailing Address: 921 N. NORTHSIDE DR.  
WASILLA, AK 99654

RECEIVED  
DEC 02 2024  
PLATTING

### To Whom It May Concern:

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

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

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M., 12/19, in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. Please send any comments regarding the proposed action to MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hand Out" packet the day of the meeting.

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

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and have maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Date Posted: 10/30/2024

Platting Case #: PA 20240047  
PLT-21-8-3006

LARRY FARRELL  
Printed Name

Larry Farrell  
Signature

921 W. NORTHSIDE DR.  
Mailing Address

907-440-8392  
Phone Number

WASILLA, AK 99654

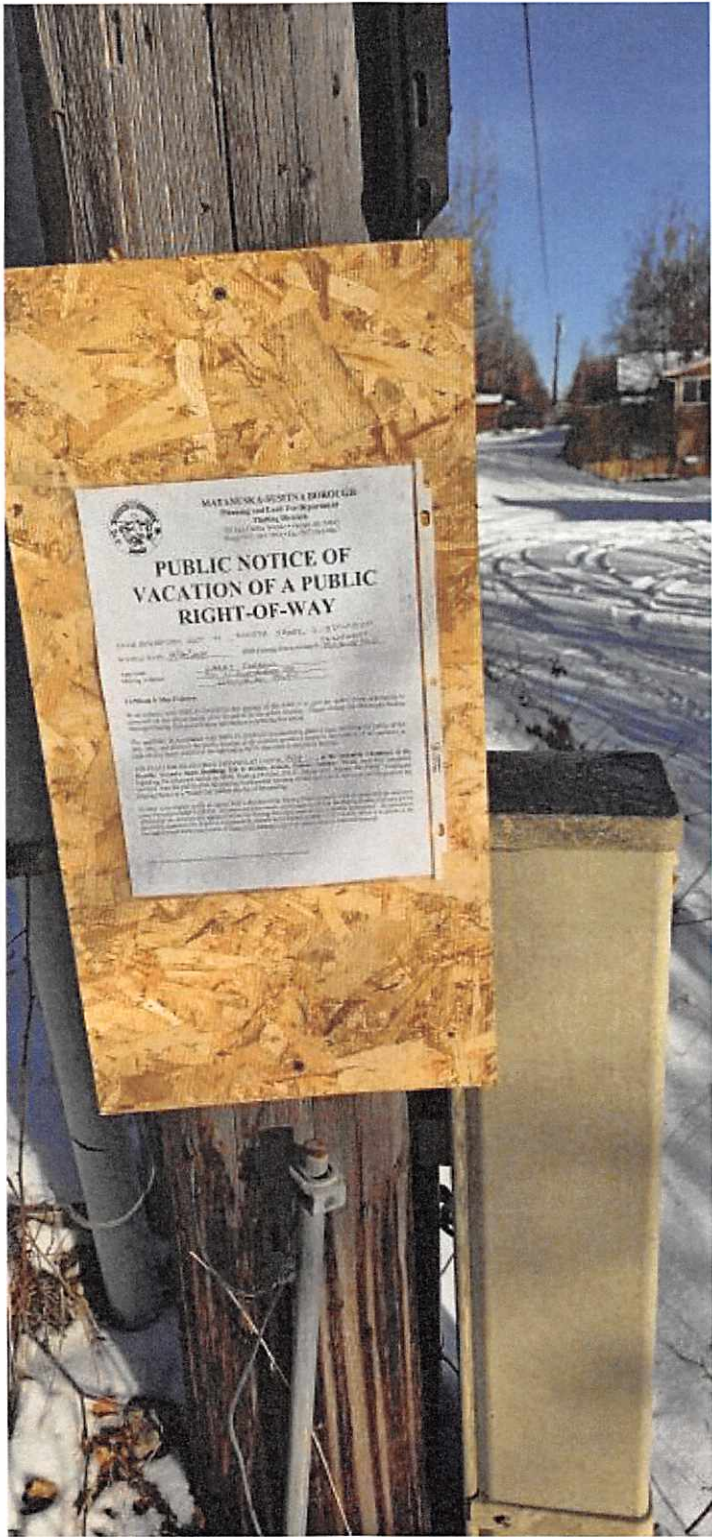
NOTARY CERTIFICATION

State of Alaska                    )  
  )ss  
Third Judicial District         )

SUBSCRIBED and SWORN to (or affirmed) before me this 2<sup>nd</sup> day of December  
2024, by Larry Patrick Farrell  
(name of signers(s))



Krystin Shull  
(signature and seal of notary)  
My commission expires: 5.22.27







**ENSTAR Natural Gas Company, LLC  
RIGHT-OF-WAY EASEMENT**

**LARRY FARRELL and PAMEELA R. FARREL, husband and wife, whose current mailing address is 921 NORTH SHORE DRIVE, WASILLA AK 99654, hereinafter called Grantor, for Ten Dollars, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to ENSTAR Natural Gas Company, LLC, an Delaware limited liability company, whose address is P.O. Box 190288, Anchorage, Alaska 99519-0288, hereinafter called Grantee, its successors and assigns, a right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenance, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the PALMER Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:**

**A fifteen feet (15 FT) wide natural gas easement situated over the existing natural gas main and service pipelines located within LOT 4, NORTH SHORE SUBDIVISION, according to the official plat thereof, filed under Plat No. 60-32, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.**

The Grantee, its successor and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the rights and privileges herein granted, to be enjoyed either in common or in severalty.

This easement is given to the Grantee, its successors and assigns, with right of ingress and egress from the premises for the purposes herein granted:

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said gas easement that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenance, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee hereby agrees to bury all pipeline improvements to sufficient depth to not interfere with cultivation of the soil and agrees to repair or replace in kind, to prior existing condition, damaged landscaping, fencing, roads, parking areas and related improvements which may arise from the construction, maintenance, operation of said lines, and replacement, upgrade or addition of new gas lines.

The Grantor covenants with ENSTAR that they have good title to said lands and have full authority to grant said easement, either jointly or severally, and acknowledge they executed this agreement freely

and voluntarily for the uses and purposes herein stated, in all cases holding ENSTAR harmless against claimants, heirs, successors, assigns and remaindermen.

Dated 11 day of November, 2024

Larry Farrell  
LARRY FARRELL

Pamela R. Farrell  
PAMELA R. FARRELL

**ACKNOWLEDGMENT**

STATE OF Alaska           )  
   ) SS  
Third Judicial District    )

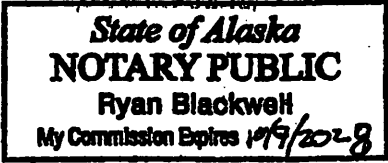
This certifies that on this 11 day of November, 2024, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared LARRY FARRELL and PAMELA R.

FARRELL, and known to me to be the person named as the Grantor in the foregoing easement and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein stated, and of oath stated they have Full Authority to grant said easement:

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature]  
Notary Public, State of Alaska

My Commission expires: October 9, 2028



**Please Return To:**  
ENSTAR Natural Gas Company, LLC  
Engineering Department, Right of Way Section  
PO Box 190288  
Anchorage, AK 99519-0288

Grid: NW3863  
Prop: MSB PUE Vacation Plat

## Chris Curlin

---

**From:** Daniel Dahms  
**Sent:** Thursday, November 14, 2024 10:45 AM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC North Shore PUE Vacation (CC)

Chris,

PD&E recommends that concurrent with the vacation of the PUE the new private easement be dedicated in perpetuity for ingress and egress for Lot 5.

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

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, October 29, 2024 11:45 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North Shore PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed public use easement vacation on Lot 4, North Shore (Plat #60-32)

Please ensure all comments have been submitted by November 15, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[☐ North Shore PUE Vacation](#)

Sincerely,

Chris Curlin

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Wednesday, October 30, 2024 8:36 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC North Shore PUE Vacation (CC)

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:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, October 29, 2024 11:45 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North Shore PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed public use easement vacation on Lot 4, North Shore (Plat #60-32)

Please ensure all comments have been submitted by November 15, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[North Shore PUE Vacation](#)

Sincerely,

Chris Curlin



**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

October 29, 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 **PUBLIC USE EASEMENT VACATION PLAT** and advises that there is an existing natural gas main pipeline and service pipeline located within the proposed vacated road easement. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

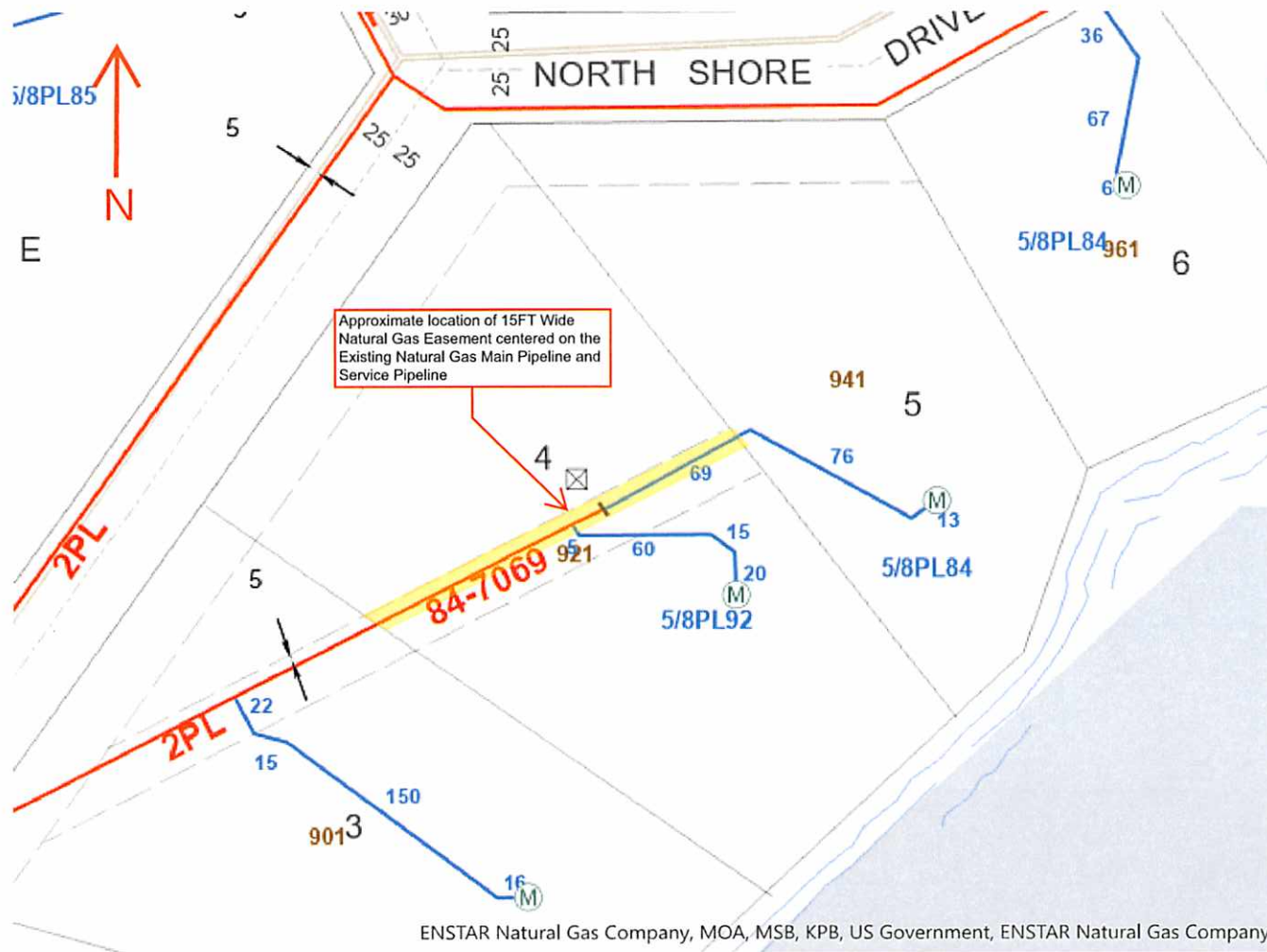
1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main pipeline and service pipeline." And draw in the location of the main pipeline and service pipeline on the map and add, "Location of natural gas main pipeline and service pipeline and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the service line at this location.

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher". The signature is written in black ink on a white background.

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



## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, November 12, 2024 10:40 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** FW: RFC North Shore PUE Vacation (CC) Correct one  
**Attachments:** PUE Vacation Agenda.pdf

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

Sorry about the wrong attachment. Here is the correct one – GCI will not have any comment on the easement vacation.

Thanks,

**GCI** | OSP Design

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, November 7, 2024 8:59 PM  
**To:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Cc:** OSP Design Group <ospdesign@gci.com>  
**Subject:** RE: RFC North Shore PUE Vacation (CC)

Chris,

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

Thanks,

**GCI** | OSP Design

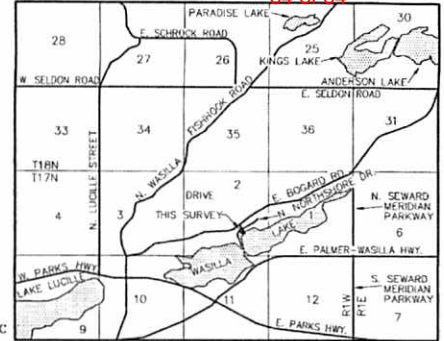
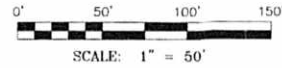
e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

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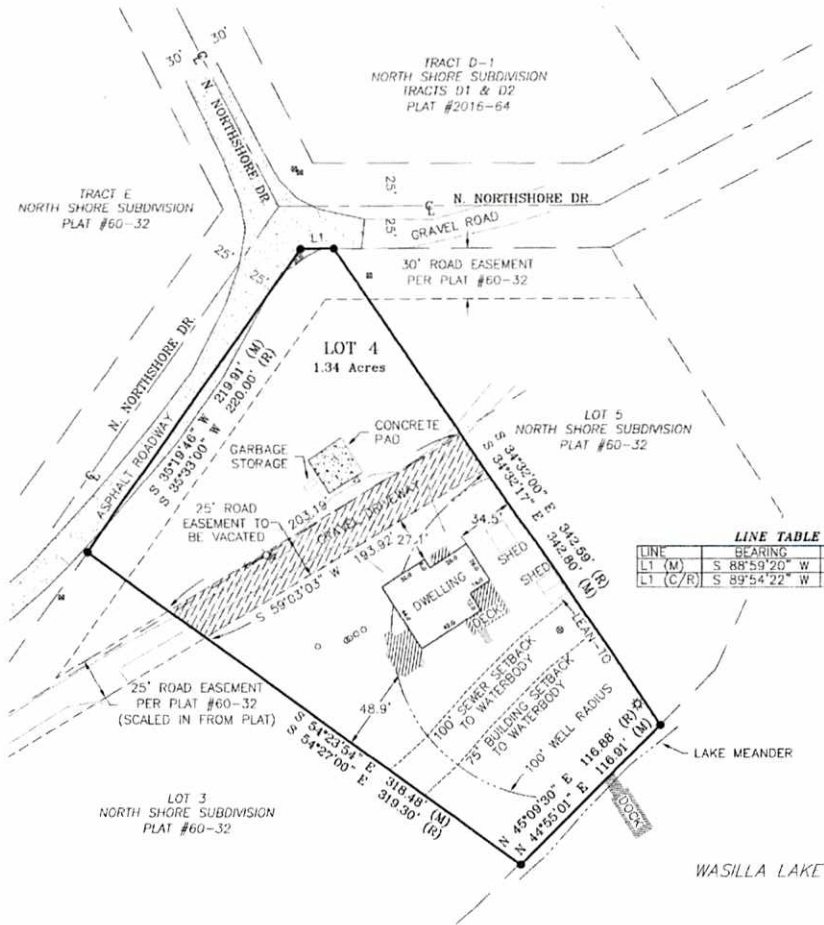
**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, October 29, 2024 11:45 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; North Lakes Community Council (<board@nlakes.cc> <board@nlakes.cc>); Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North Shore PUE Vacation (CC)

**LEGEND**

- FOUND 5/8" REBAR
- (R) RECORD VALUE PER NORTH SHORE SUBDIVISION (PLAT #60-32)
- (M) MEASURED VALUE THIS SURVEY
- (C/R) COMPUTED FROM RECORD (PLAT #60-32)
- ▣ PUBLIC USE EASEMENT TO BE VACATED
- ⊕ POWER POLE
- ✓ GUY ANCHOR
- ⊞ PEDESTAL
- PEDESTAL
- ⊙ WELL
- SSCO
- ⊙ SATELLITE DISH
- ⊞ MAILBOX KIOSK



VICINITY MAP: 1" = 1 MI.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (M)	S 88°59'20" W	19.98'
L1 (C/R)	S 89°54'22" W	20.00'

- NOTES**
- THE "BASIS OF BEARING" IS GEODETTIC NORTH AS OBSERVED ON JULY 10, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETTIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
  - 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 FEBRUARY 10, 1956 IN BOOK 13, PAGE 49
  - COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: MAY 07, 1962 IN MISC. BOOK 2, PAGE 384

RECEIVED  
OCT 14 2024  
PLATTING

A MAP OF  
**PUBLIC USE EASEMENT VACATION PLAT**  
ASSOCIATED WITH:  
LOT 4  
NORTH SHORE SUBDIVISION  
PLAT #60-32

LOCATED WITHIN:  
SECTION 02, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 1.34 ACRES MORE OR LESS

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

DRAWN BY: DMW DRAWING SCALE:  
DATE: 07/12/2024 1"=50'  
CHECKED BY: RSH/TCC SHEET  
1 OF 1

APPROVED AS: SHOWN   
CORRECTED   
SIGN Mireyn Armesto, DATE 11/12/2024  
GCI ENGINEERING & DESIGN

**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.

ROBERT S. HOFFMAN  
LS-10609  
Professional Land Surveyor

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

EXHIBIT G-4