

# 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  
Wyatt Anderson



PLATTING BOARD  
Christian Chiavetta, 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.**

**January 2, 2025**

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. December 19, 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. **CAMELOT:** The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as **CAMELOT**, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive (Tax ID #18N03W27D009); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.(Petitioner/Owner: *Crafty Enterprises, LLC*, Staff: *Matthew Goddard*, Case # 2024-129)

B. **OUTHUNTIN:** The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as **OUTHUNTIN**, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.(Petitioner/Owner: *Stass Lytvynchuck & Sergey Litvinchuck*, Staff: *Chris Curlin*, Case # 2024-135)

## 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 16, 2025, Platting Board Meeting; we have 0 cases to be heard.
- Nothing scheduled yet for February 6, 2025 but we anticipate a case

## 8.BOARD COMMENTS

## 9.ADJOURNMENT

# MINUTES



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 19, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

## **1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Eric Koan, District Seat #3, Vice Chair  
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. Brian Goodman, District Seat #2  
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  
Mr. Wyatt Anderson, Platting Technician

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

Platting Member Traxler 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 Kreger seconded.

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- November 7, 2024.

MOTION: Platting Member Kreger made motion to approve November 7, 2024 Minutes. Platting Member Traxler seconded.

VOTE: The 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

(None)

### 5. RECONSIDERATIONS/APPEALS

(None)

### 6. PUBLIC HEARINGS

A. **RIO'S REFUGE**: The request is to create 8 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<sup>th</sup> Platting Board Hearing.**

*(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 approval with 8 conditions and 7 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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



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

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat of Rio's Refuge. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- 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)*

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

Kayla Kinneen provided the mailing report:

- Stating that 100 public hearing notices were mailed out on November 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

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

The petitioner Larry Ferrall 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, North Shore with the Public Use Vacation. Platting Member McBride seconded the motion.

Discussion ensued.

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

## **ITEMS OF BUSINESS & MISCELLANEOUS**

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

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner introduced new Platting Technician Wyatt Anderson and informed the board of upcoming items:

- There are 2 cases scheduled for January 2, 2025, Platting Board.
  - Camelot
  - Outhuntin

### **8. BOARD COMMENTS.**

- Bertz – It was nice working with Mr. Johnson
- Kreger – Agrees with what Mr. Bertz said
- Traxler – Will miss Mr. Johnson and wishes him well in retirement. Happy holidays
- Koan – It's been a miracle, started out thinking what we got ourselves into and now a beautiful thing. You will be missed. Mr. Koan will not be here for the month of January.
- Chair Johnson – Will need someone to chair the next meeting. Feels like it's been an honor serving on Boards and have enjoyed working with everyone. Is glad he's had this opportunity.

### **9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:22 PM**.

\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk



6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 2, 2025

PRELIMINARY PLAT: CAMELOT  
LEGAL DESCRIPTION: SEC 27, T18N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: CRAFTY ENTERPRISES LLC  
SURVEYOR/ENGINEER: R & K LAND SURVEYING / HOLLER ENGINEERING  
ACRES: 9.96 ± PARCELS: 9  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-129

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**REQUEST:** The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as **CAMELOT**, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive; within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-6
Topographic Map and As-Built	<b>PAGE</b> – 7
Geotechnical Report	<b>PAGES</b> – 8-20

**AGENCY COMMENTS**

MSB Department of Public Works	<b>PAGE</b> – 21
MSB Planning	<b>PAGE</b> – 22
MSB Development Services	<b>PAGE</b> – 23-24
Utilities	<b>PAGE</b> – 25-28

**DISCUSSION:** The proposed subdivision is located within Houston City Limits. The proposed design is creating nine lots. Access for all lots will be from the proposed internal street. Lot sizes will range from 0.92 acres to 1.13 acres.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit Pages 8-20**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils investigation was performed at the request

of the project owner. The main project forms a square shape, bounded by W. King Arthur Drive on the north and by N. Gallagher Circle along most of its east side. Drainage is generally directed to the northwest or north. A few minor areas with steep slopes over 25% were noted and are delineated on the attached map. The parent parcel is mostly cleared, with the exception of the north end and a thin buffer area along the west side. Other areas appear to remain in native or near native state. Four new testholes were dug on August 6, 2024, 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 0.5' and 1'. Receiving soils immediately under the topsoils were typically silty sand or silty gravel to 4 or 5 feet, then were consistently relatively clean sands and gravels. A copy of the on-project testhole logs and a location/topography map is attached. Groundwater was not encountered in any of the new or adjacent testholes, which were dug to depths of 8' to 14'; the holes on this project were all 13' to 14'. Groundwater is not expected to be a limiting factor for usable area for any of the proposed lots. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the proposed 9 new 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.

All of the proposed new lots will be accessed by way of a new residential standard street running westward from N. Gallagher Circle. The project would require the construction of approximately 395' of new road and a permanent cul-de-sac bulb. North Gallagher Circle is substantially constructed but may require upgrading over 405' of its length. Sandy gravel materials adequate to construct the road base exist on the project. Road topping materials could be screened at the site, or hauled in; there are no immediate plans to pave the roads. A preliminary drainage plan is part of the attached map. An As-built and Topographic mapping are seen at **Exhibit Page 7**. An average daily traffic estimate was submitted and is at **Exhibit Page 20**.

### **Comments:**

Department of Public Works Operations & Maintenance (**Exhibit Page 21**) Coordinate with the City of Houston for road approval and access onto King Arthur Drive (**Recommendation #4**).

Planning Division (**Exhibit Page 22**) notes that this parcel has a designated Special Flood Hazard Area (SFHA) identified on it and therefore required under MSB 17.29 to meet the development and permitting requirements for encroaching into this SFHA before beginning any work. This includes clearing, grading, excavation, fill, and storage of equipment or material and could require engineering.

*Platting staff notes that the road construction as proposed will take place outside of the Special Flood Hazard Area. As such, a permit should not be required for the subdivision process. Should the developer need to work within the SFHA, a permit would be required at that time.*

Development Services (**Exhibit pages 23-24**) has no comments.

**Utilities:** (**Exhibit Pages 25-28**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. 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; US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, or Assessments; MEA or MTA.



**CONCLUSION:** The preliminary plat of Camelot is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

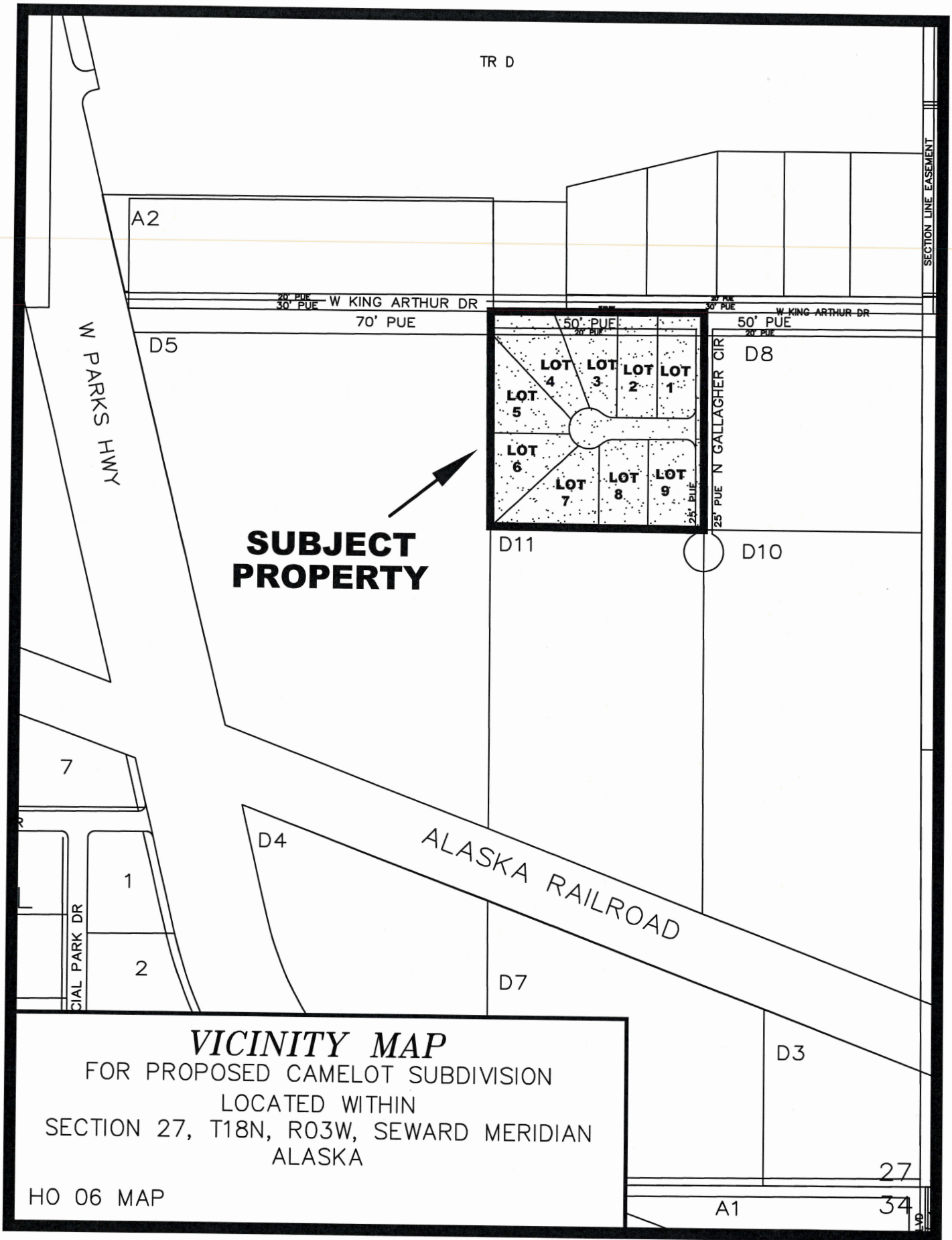
**FINDINGS OF FACT**

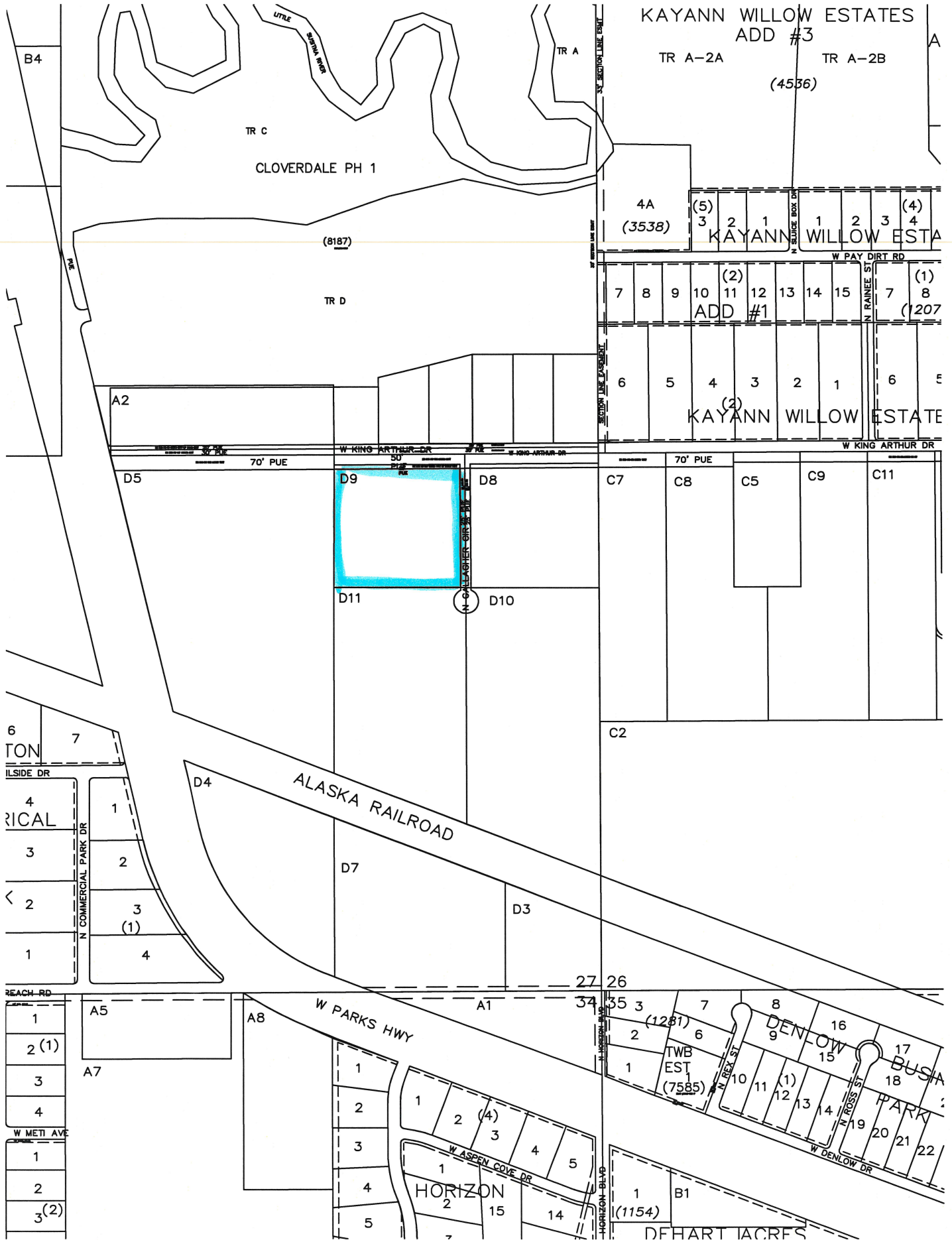
1. The plat of Camelot is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The proposed subdivision is located within the City of Houston.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1), certifying that all lots have the minimum required usable area.
4. All lots will have 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; US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, or Assessments; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Camelot, Section 27, Township 18 North, Range 03 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 the access road and cul-de-sac to residential standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to City of Houston Public Works Department per SCM F01.2;
  - b) Arrange preconstruction conference with City of Houston Public Works per SCM F01.3;
  - c) Arrange Pre-Final and Final Inspections with City of Houston Public Works Department per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from City of Houston Public Works Department per F01.9.
  - e) Submit final road acceptance from the City of Houston Public Works Department to platting staff.
  - f) Submit an as-built of streets and drainage improvements to Platting staff once construction is complete.
  - g) Obtain approval of street names from Platting Assistant.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.





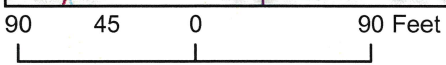
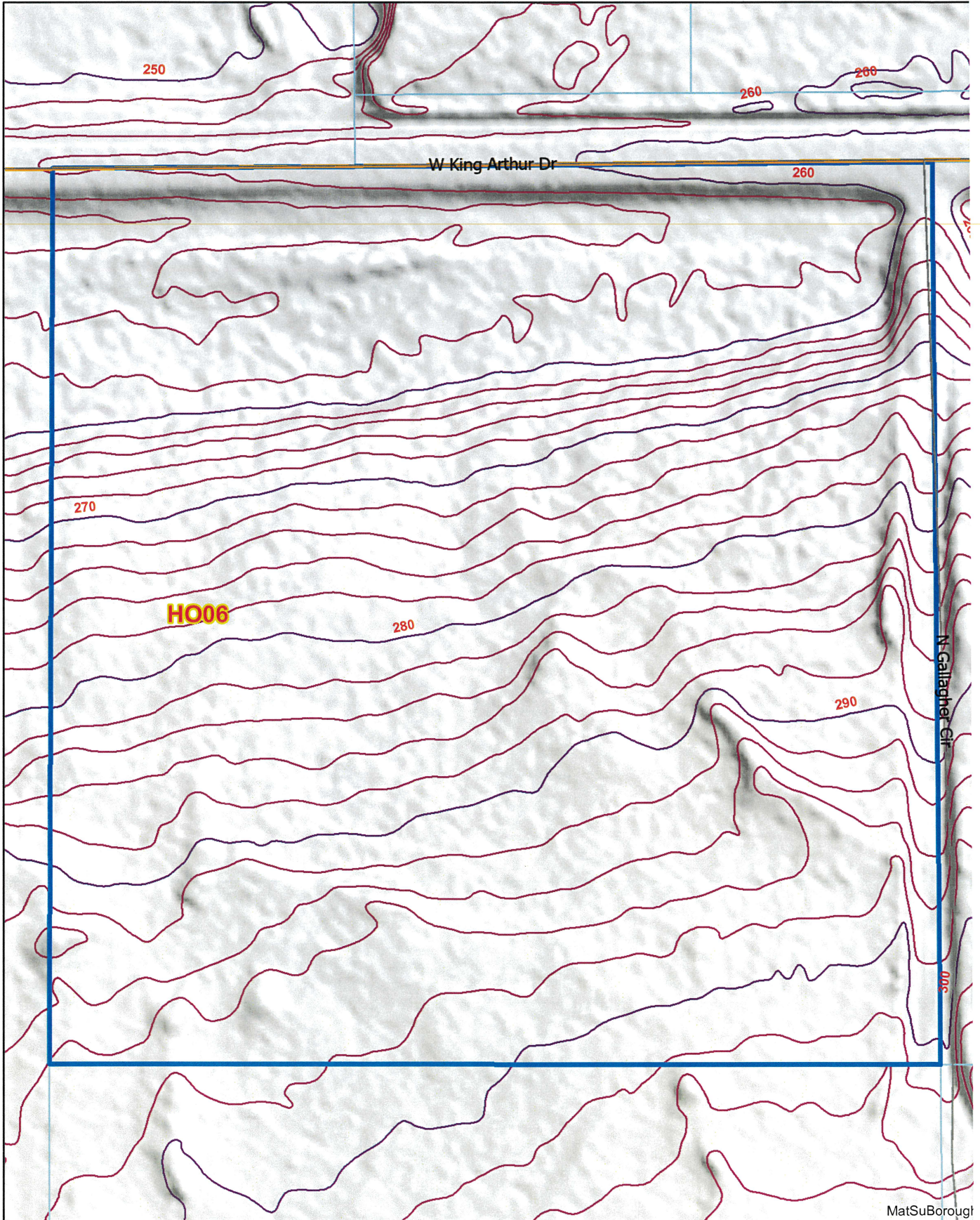




90 45 0 90 Feet

MatSuBorough





MatSu Borough

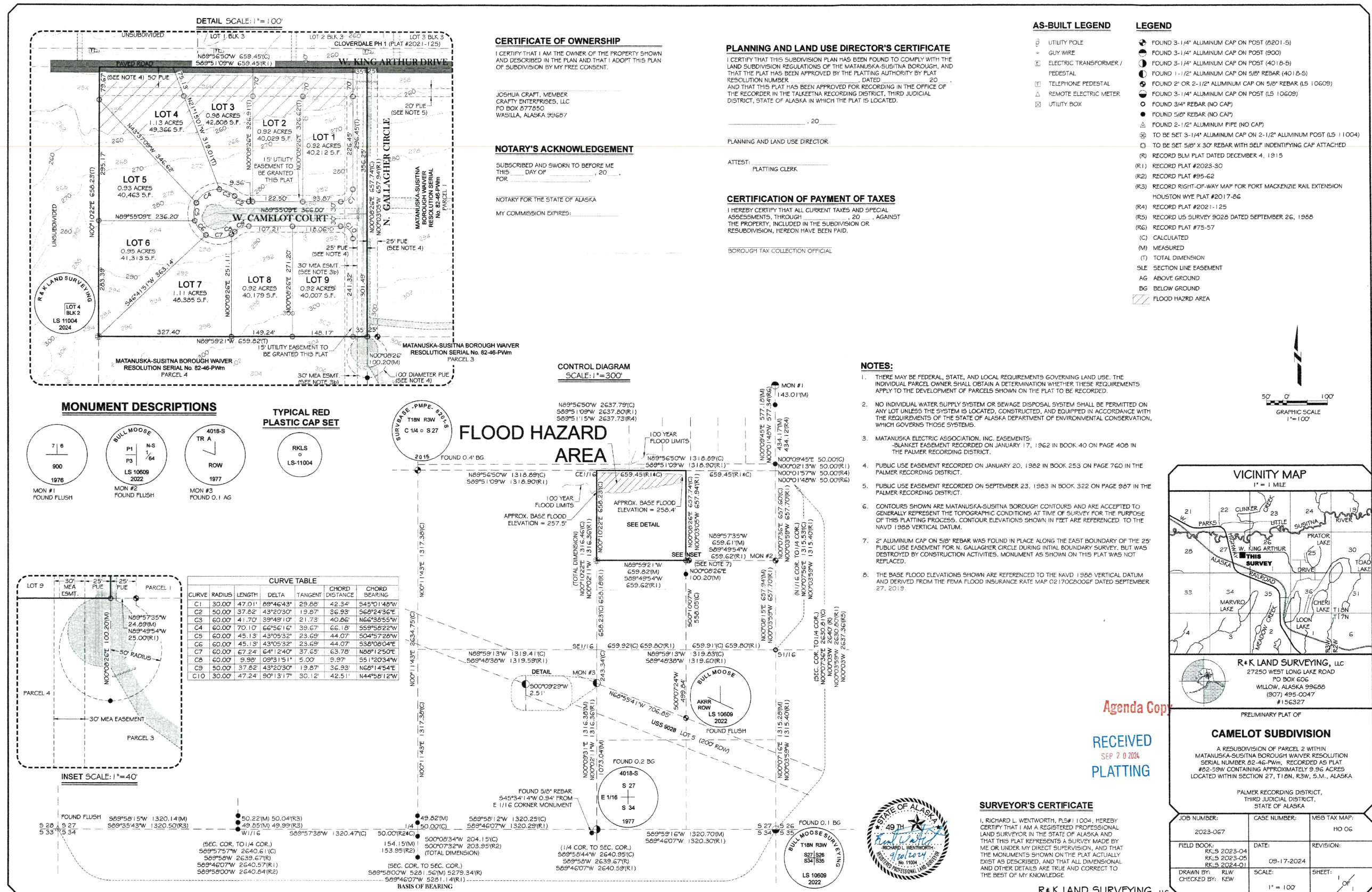




530 265 0 530 Feet



MatSu Borough



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

JOSHUA CRAFT, MEMBER  
CRAFTY ENTERPRISES, LLC  
PO BOX 877850  
WASILLA, ALASKA 99687

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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

\_\_\_\_\_ 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR

ATTEST: \_\_\_\_\_  
PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

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

\_\_\_\_\_ 20\_\_\_\_  
BOROUGH TAX COLLECTION OFFICIAL

**AS-BUILT LEGEND**

- UTILITY POLE
- GUY WIRE
- ⊞ ELECTRIC TRANSFORMER / PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ REMOTE ELECTRIC METER
- ⊞ UTILITY BOX

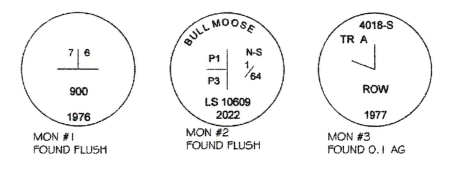
**LEGEND**

- FOUND 3-1/4" ALUMINUM CAP ON POST (B201-5)
- FOUND 3-1/4" ALUMINUM CAP ON POST (B00)
- FOUND 3-1/4" ALUMINUM CAP ON POST (4018-5)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (4018-5)
- FOUND 2" OR 2-1/2" ALUMINUM CAP ON 5/8" REBAR (LS 10609)
- FOUND 3-1/4" ALUMINUM CAP ON POST (LS 10609)
- FOUND 3/4" REBAR (NO CAP)
- FOUND 5/8" REBAR (NO CAP)
- FOUND 2-1/2" ALUMINUM PIPE (NO CAP)
- TO BE SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST (LS 11004)
- TO BE SET 5/8" X 30" REBAR WITH SELF IDENTIFYING CAP ATTACHED
- (R) RECORD BLM PLAT DATED DECEMBER 4, 1915
- (R1) RECORD PLAT #2023-30
- (R2) RECORD PLAT #95-62
- (R3) RECORD RIGHT-OF-WAY MAP FOR PORT MACKENZIE RAIL EXTENSION HOUSTON WYE PLAT #2017-86
- (R4) RECORD PLAT #2021-125
- (R5) RECORD US SURVEY 9026 DATED SEPTEMBER 26, 1988
- (R6) RECORD PLAT #75-57
- (C) CALCULATED
- (M) MEASURED
- (T) TOTAL DIMENSION
- SLE SECTION LINE EASEMENT
- AG ABOVE GROUND
- BG BELOW GROUND
- ▨ FLOOD HAZARD AREA

**NOTES:**

1. 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.
2. 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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENTS: -BLANKET EASEMENT RECORDED ON JANUARY 17, 1962 IN BOOK 40 ON PAGE 408 IN THE PALMER RECORDING DISTRICT.
4. PUBLIC USE EASEMENT RECORDED ON JANUARY 20, 1962 IN BOOK 253 ON PAGE 760 IN THE PALMER RECORDING DISTRICT.
5. PUBLIC USE EASEMENT RECORDED ON SEPTEMBER 23, 1963 IN BOOK 322 ON PAGE 987 IN THE PALMER RECORDING DISTRICT.
6. CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD 1988 VERTICAL DATUM.
7. 2" ALUMINUM CAP ON 5/8" REBAR WAS FOUND IN PLACE ALONG THE EAST BOUNDARY OF THE 25' PUBLIC USE EASEMENT FOR N. GALLAGHER CIRCLE DURING INITIAL BOUNDARY SURVEY, BUT WAS DESTROYED BY CONSTRUCTION ACTIVITIES. MONUMENT AS SHOWN ON THIS PLAT WAS NOT REPLACED.
8. THE BASE FLOOD ELEVATIONS SHOWN ARE REFERENCED TO THE NAVD 1988 VERTICAL DATUM AND DERIVED FROM THE FEMA FLOOD INSURANCE RATE MAP 021700C006G DATED SEPTEMBER 27, 2015.

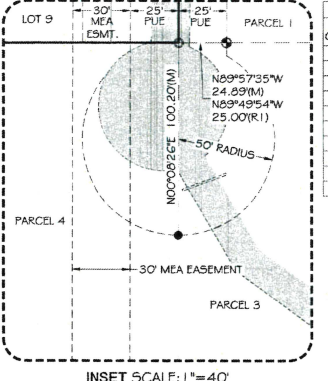
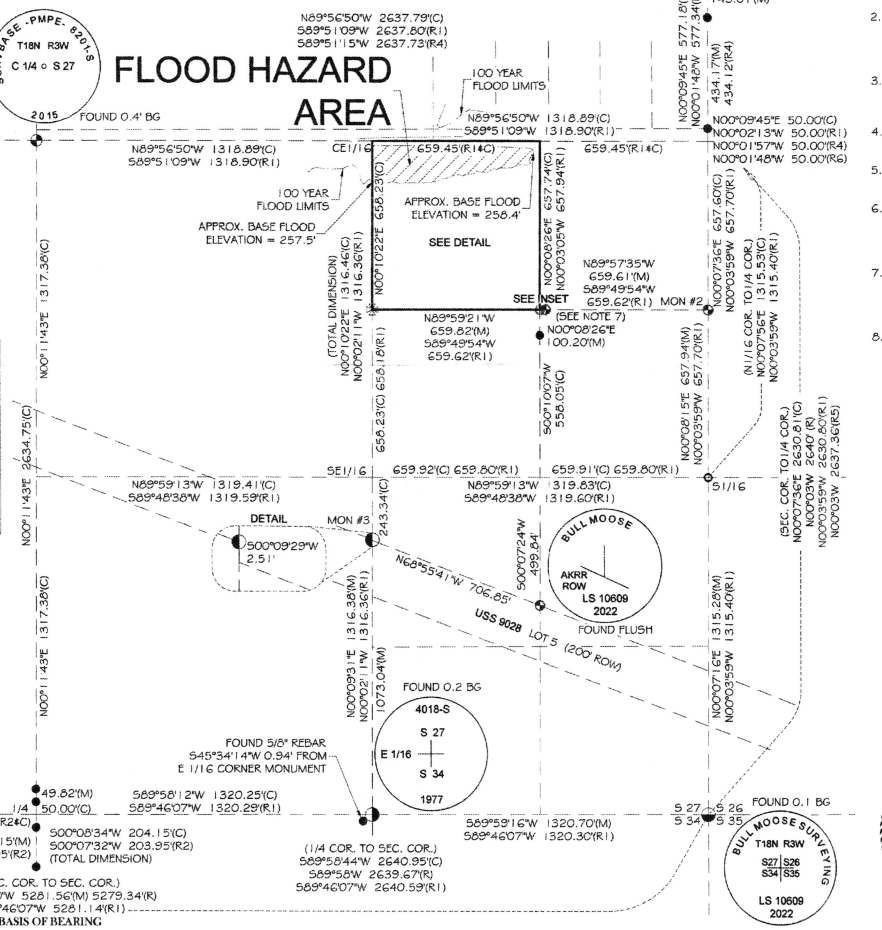
**MONUMENT DESCRIPTIONS**



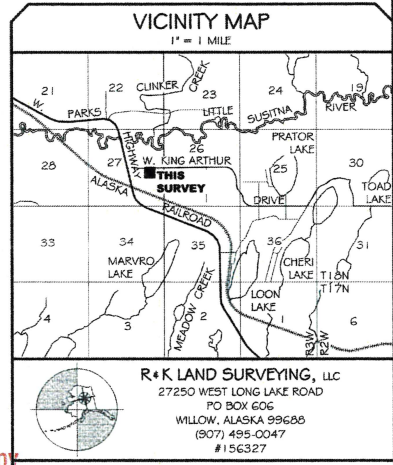
**TYPICAL RED PLASTIC CAP SET**



**FLOOD HAZARD AREA**



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	30.00'	47.01'	89°46'43"	29.88'	42.34'	S45°01'48"W
C2	50.00'	37.82'	43°20'30"	19.87'	36.93'	S68°24'36"E
C3	60.00'	41.70'	39°49'10"	21.73'	40.86'	N66°38'55"W
C4	60.00'	70.10'	66°56'16"	39.67'	66.18'	S59°58'22"W
C5	60.00'	45.13'	43°05'32"	23.69'	44.07'	S04°57'28"W
C6	60.00'	45.13'	43°05'32"	23.69'	44.07'	S88°08'04"E
C7	60.00'	67.24'	64°12'40"	37.65'	63.78'	N88°12'50"E
C8	60.00'	9.98'	09°31'51"	5.00'	9.97'	S51°20'34"W
C9	60.00'	37.82'	43°20'30"	19.87'	36.93'	N68°14'54"E
C10	30.00'	47.24'	90°13'17"	30.12'	42.51'	N44°58'12"W



**R+K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF  
**CAMELOT SUBDIVISION**  
A RESUBDIVISION OF PARCEL 2 WITHIN MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NUMBER 82-46-PWm, RECORDED AS PLAT #62-35W CONTAINING APPROXIMATELY 9.96 ACRES LOCATED WITHIN SECTION 27, T18N, R35W, S1M., ALASKA

JOB NUMBER: 2023-067	CASE NUMBER: RFLS 2023-04 RFLS 2023-05 RKLS 2024-01	MSB TAX MAP: HO OG
FIELD BOOK: RFLS 2023-04 RFLS 2023-05 RKLS 2024-01	DATE: 09-17-2024	REVISION:
DRAWN BY: RLW	SCALE: 1" = 100'	SHEET: 1 OF 1
CHECKED BY: KEW		

**SURVEYOR'S CERTIFICATE**

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



R+K LAND SURVEYING, LLC





September 6, 2024

RECEIVED  
SEP 20 2024  
PLATTING

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

Re: *Camelot Subdivision*; 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 9 new lots from one existing parcel with a total area of 10 acres. Our soils evaluation included logging 4 new testholes on the parent parcel, 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 square shape, bounded by W King Arthur Drive on the north, and by N Gallagher Circle along most of its east side. The entire project site has moderately sloped rolling terrain, with the lowest ground to the northwest. Drainage is generally directed to the northwest or north. A few minor 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 50'.

Soils & Vegetation. The parent parcel is mostly cleared, with the exception of the north end and a thin buffer area along the west side. 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. Four new testholes were dug on August 6, 2024 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 0.5' and 1'. Receiving soils immediately under the topsoils were typically silty sand or silty gravel to 4 or 5 feet, then were consistently relatively clean sands and gravels. A copy of the on-project testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the new or adjacent testholes, which were dug to depths of 8' to 14'; the holes on this project were all 13' to 14'. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots, however we note that groundwater shallower than 8' may exist along King Arthur Road.

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; it is possible that shallow groundwater may also exist along W King Arthur Drive. 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 9 new 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.***

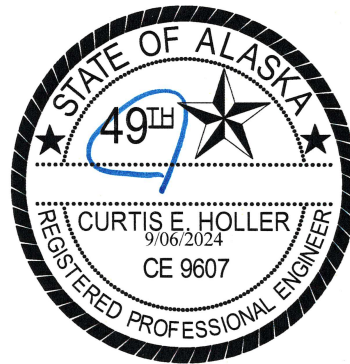
Roads and Drainage. All of the proposed new lots will be accessed by way of a new residential standard street running westward from N. Gallagher Circle. The project would require the construction of approximately 395' of new road and a permanent CDS bulb. North Gallagher Circle is substantially constructed but may require upgrading over 405' of its length. Sandy gravel materials adequate to construct the road base exist on the project. Road topping materials could be screened at the site, or hauled in; there are no immediate plans to pave the roads. A preliminary drainage plan is part of the attached map.

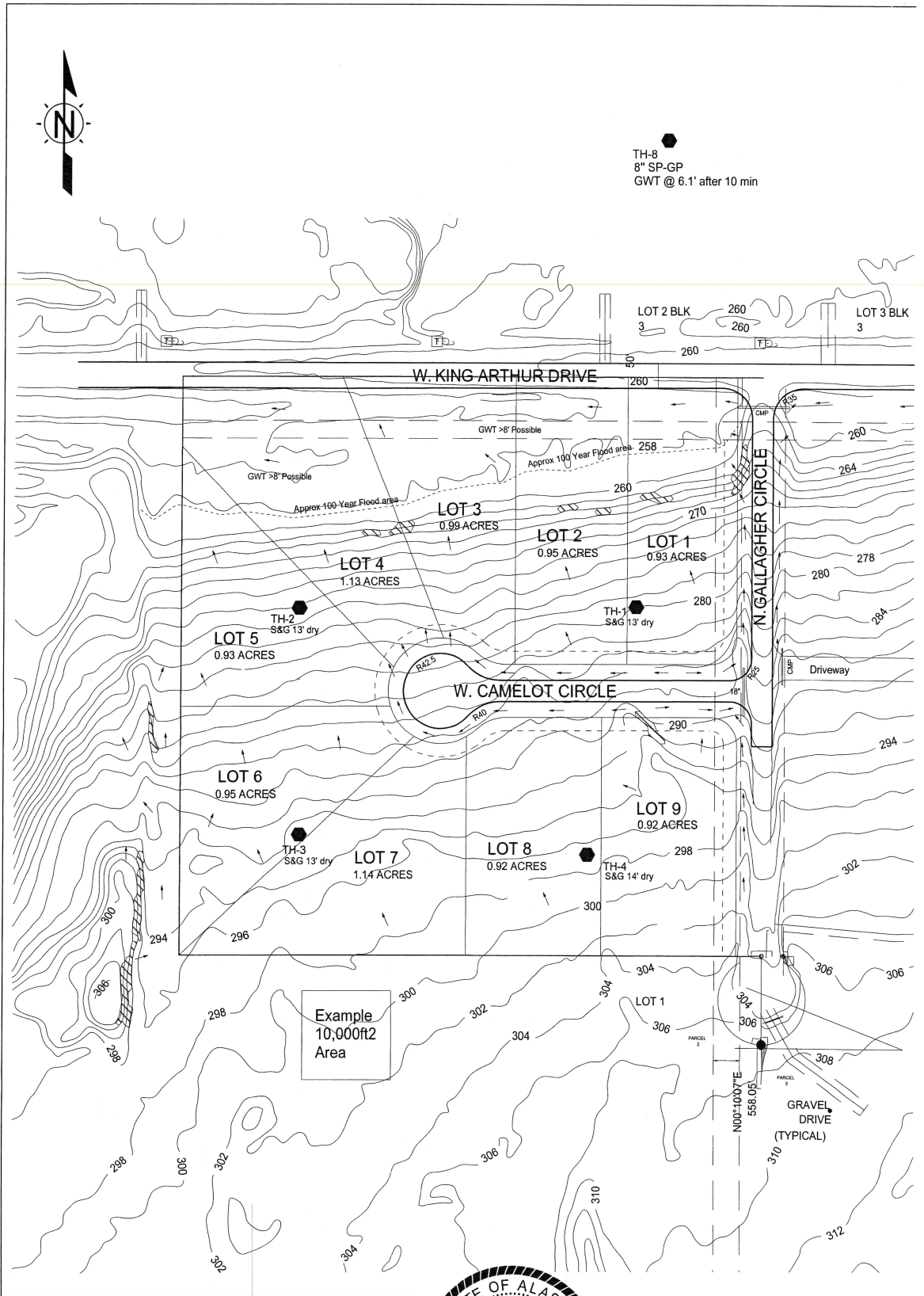
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: J. Craft, w/attachments

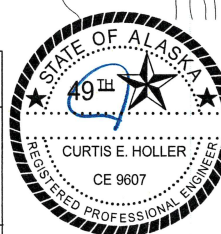




Example  
10,000ft<sup>2</sup>  
Area

Camelot Subdivision  
Testhole, Useable Area, Roads, Drainage & Topo Map

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



- 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.

Job # 24037      Scale: 1" = 100'      Date: 9/06/2024



# HOLLER ENGINEERING

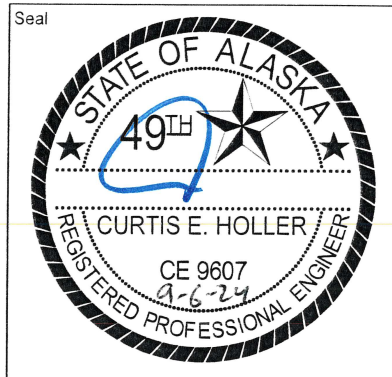
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 4

Performed For: J Craft

Legal Description: Camelot Subdivision



Depth, feet

Soil Type

1	NATIVE ML, PREV. CLEARED
2	SP w/ GRAVEL
3	SM, LOW SILT CONTENT
4	Brown, some with gravel
5	
6	SP-GP to GP-SP
7	Most rock < 6"
8	Few 6"-12"
9	Rel. clean
10	
11	
12	
13	No GWT
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

N ↑

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

### PERCOLATION TEST

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

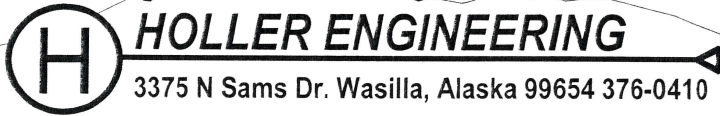
- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN 1 FT AND \_\_\_\_\_ FT DEPTH

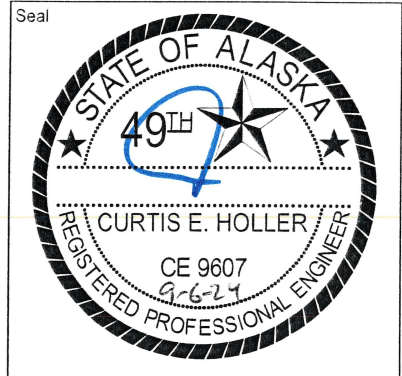
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 8-06-2024



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



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 4  
 Performed For: J Craft  
 Legal Description: Camelot Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	ML (PREVIOUS STRIPPED)		See attached testhole & topo map. <div style="text-align: right;">                         ↑ N ↓                     </div>
2	SM, Low silt cont.		
3	DUNE-BROWN		
4			
5	SP-GP + GP-SP		
6			
7	Most rock < 6", few to 12"		
8			
9	PART 8, SEVERAL		
10	LARGE ROCK + 18"		
11	REL. CLEAN		
12		WAS GROUNDWATER ENCOUNTERED? No IF YES, AT WHAT DEPTH? N/A DEPTH AFTER MONITORING? N/A	
13	No GWT		

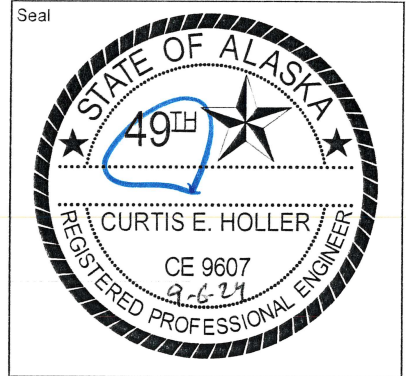
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN  $\nabla$  \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: C. Holler      DATE: 8-06-2024



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 4  
 Performed For: J Craft  
 Legal Description: Camelot Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																											
1	NATIVE ML, STRIPPED		See attached testhole & topo map. <div style="text-align: center;">                         ↑ N ↓                     </div>																																																											
2	SM-GM, SANDY MODERATE SILT CONTENT MEDIUM DENSE																																																													
3																																																														
4																																																														
5																																																														
6	SP-GP w/ HEAVY TRACE SILT VARIES TO "w/silt"	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>																																																												
7																																																														
8																																																														
9	MOIST ROCK < 6"																																																													
10	FEL TO 12"																																																													
11	OLIVE BROWN																																																													
12		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

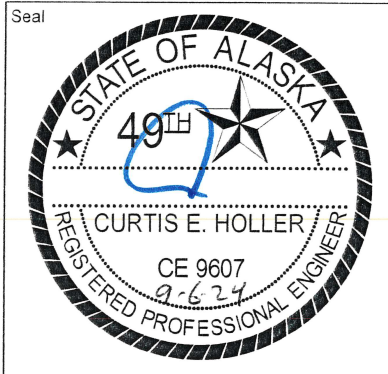
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler      DATE: 8-06-2024



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 4  
 Performed For: J Craft  
 Legal Description: Camelot Subdivision

Depth, feet	Soil Type
1	ML <sub>c</sub> NATIVE STRIPPED
2	SM w/GRNCL CLIVE BRNND
3	
4	
5	SP-GP + GP-SP
6	TRBE SILT, CLIVE BRNND
7	most rock < 6"
8	w/few 6"-8"
9	
10	
11	
12	
13	
14	No GWT
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

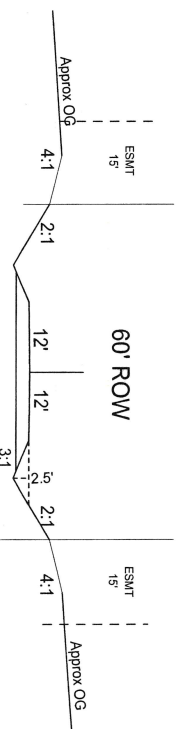
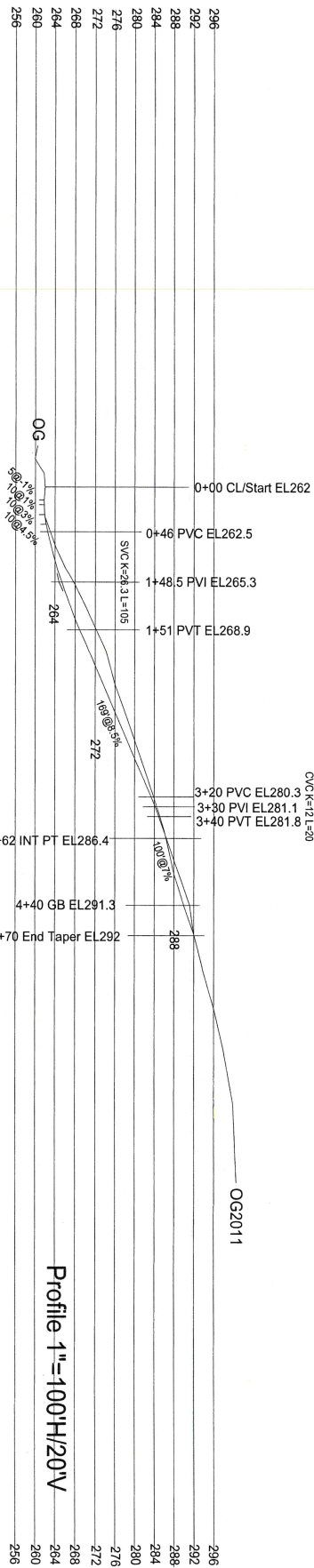
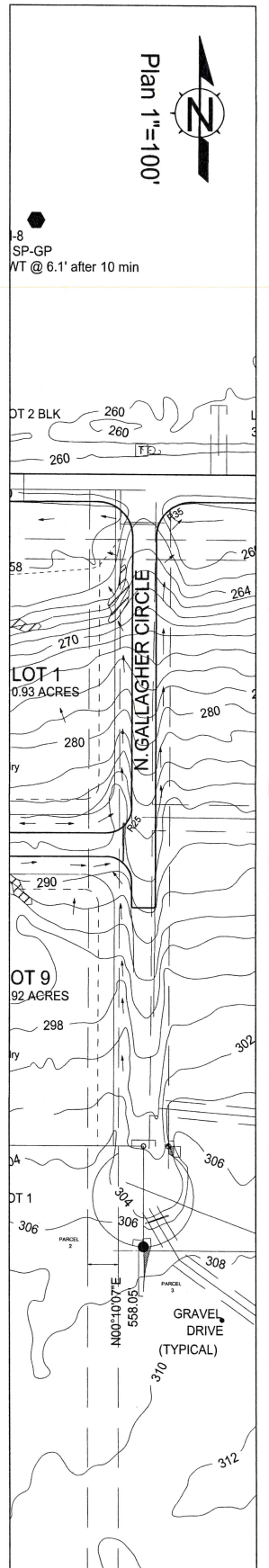
↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN    FT AND    FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: C. Holler DATE: 8-06-2024

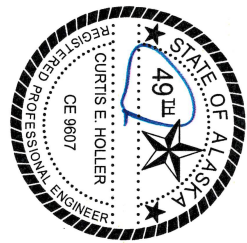


- Notes:
- 1) Base drawing provided by surveyor.
  - 2) 2' MSB LIDAR topo not verified.

Camelot Sub. Road Design - N Gallagher Circle  
Draft Road Design - Residential Subcollector Standard

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

Job # 24037      Scale: varies      9-06-2024







# HANSEN ENGINEERING, INC

CONSULTING ENGINEERS TESTING LABORATORY  
2608 N Old Glenn Hwy, Palmer, AK 99645  
(907) 745-4721 email mhpe@mtaonline.net

Page 1 of 1

Date: September 27, 2024

Gauge: 85526

Time on: \_\_\_\_\_

Time off: \_\_\_\_\_

**RECEIVED**

OCT 15 2024

**PLATTING**

Client: Crafty Enterprises

Address: PO Box 877850

Wasilla, AK 99687

Project: Gallagher Cir

Phone: \_\_\_\_\_

email: Josh.Craft@ce-ak.com

email: \_\_\_\_\_

Work Order: \_\_\_\_\_

Tested By: Tyler Hansen

Approved By: [Signature]

## Field Density Report

No.	Location									
1	Camalot Ct, 4' N of Cl, 75' W of Gallagher Cir	top of subbase								
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
	152.2	145.1	4.9	-1.0	8	BS	152.5	Pass	Fail	95%
No.	Location									
2	Camalot Ct, 9' S of Cl, 200' W of Gallagher Cir	top of subbase								
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
	153.1	145.8	5.0	-1.0	10	BS	152.5	Pass	Fail	96%
No.	Location									
3	Camalot Ct, 12' S, 25' W of center of cul-de-sac	top of subbase								
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
	152.1	144.7	5.1	-1.0	6	BS	152.5	Pass	Fail	95%
No.	Location									
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
						BS		Pass	Fail	
No.	Location									
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
						BS		Pass	Fail	
No.	Location									
	Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor		
						BS		Pass	Fail	



# HANSEN ENGINEERING, INC

CONSULTING ENGINEERS TESTING LABORATORY  
2608 N Old Glenn Hwy, Palmer, AK 99645  
(907) 745-4721 email mhpe@mtaonline.net

Page 1 of 1

Date: August 29, 2024

Gauge: 88528

Time on: \_\_\_\_\_

Time off: \_\_\_\_\_

Client: Crafty Enterprises

Address: \_\_\_\_\_

Project: Gallagher Cir

Work Order: 24072

Phone: \_\_\_\_\_

Tested By: Belinda Shobe

email: Josh.Craft@ce-ak.com

Approved By: 

email: \_\_\_\_\_

## Field Density Report

Location <u>Cul-de-sac, 8' east, 12' north of centerpoint</u>										
1										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
145.1	137.0	5.9	0.0	8	BS	152.5	Pass	Fail	90%	
No. Location <u>Roadway, 75' east of cul-de-sac, at centerline</u>										
2										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
146.7	136.1	7.8	0.0	10	BS	152.5	Pass	Fail	89%	
No. Location <u>Roadway, 175' west of Gallagher Cir, 5' north of centerline</u>										
3										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
147.8	138.8	6.5	0.0	10	BS	152.5	Pass	Fail	91%	
No. Location <u>Roadway, 50' west of Gallagher Cir, 10' south of centerline</u>										
4										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
151.3	141.3	7.1	0.0	10	BS	152.5	Pass	Fail	93%	
No. Location _____										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
					BS		Pass	Fail		
No. Location _____										
Wet Density	Dry Density	% moisture	M C	Depth	DT	Standard	% Proctor			
					BS		Pass	Fail		



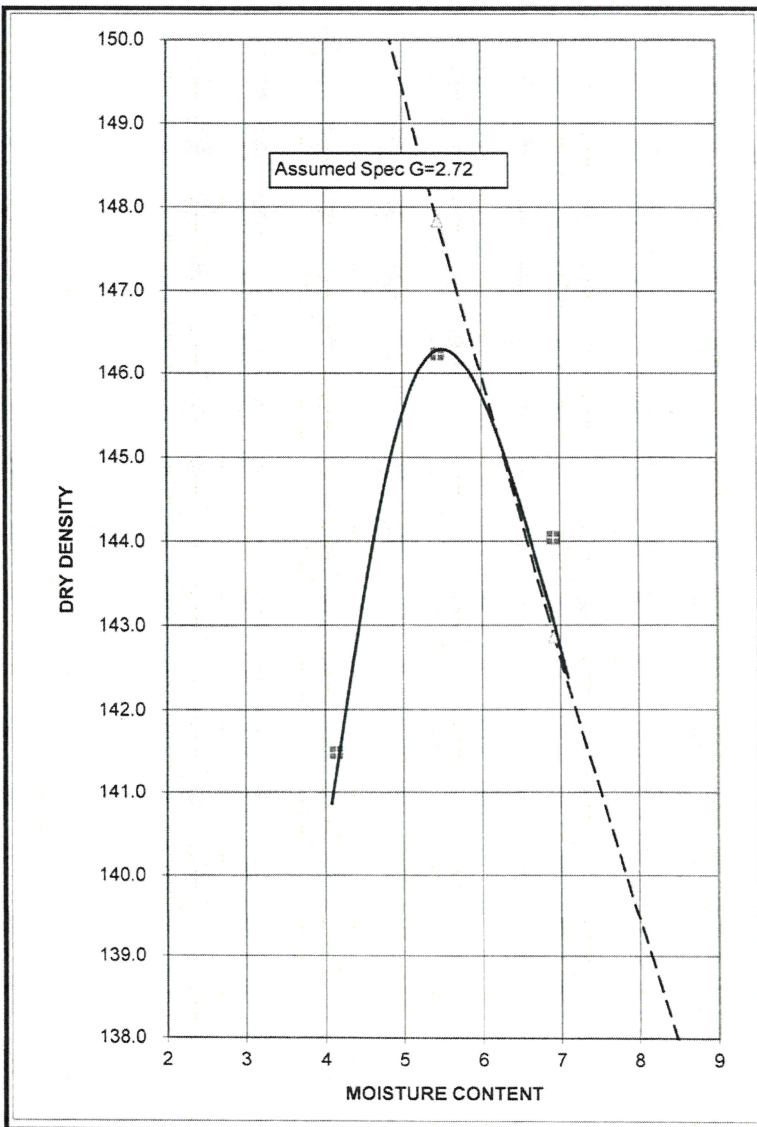
# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY

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

## MOISTURE - DENSITY RELATIONSHIP

CLIENT: Crafty Enterprises DATE: 9/9/2024  
PROJECT: Gallagher Cir W.O.: 24072  
SAMPLE LOCATION: On Site SAMPLE DATE: 9/5/2024  
PROCTOR NO.: 1  
TEST METHOD: ASTM D-1557/C-117/C-136 Mechanical Rammer, Moist Preparation  
SOIL TYPE: Poorly Graded Gravel with Silt and Sand



GRADATION	
SIEVE	%PASSING
3"	100
2"	93
1 1/2"	88
1"	76
3/4"	69
1/2"	59
3/8"	52
#4	38
#10	28
#20	19
#40	13
#60	9
#100	7
#200	5.1

MAXIMUM DENSITY: 146.2 pcf OPTIMUM MOISTURE: 5.4%  
ASTM D 4718 Oversize Correction 152.5 pcf



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY

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

May 18, 2023  
Work Order: 18063

CC Enterprises  
7690 W Scarlet Circle  
Wasilla, AK 99623

email: ccenterprises.conrad333@gmail.com

Project: 2023 Materials Testing

Gentlemen:

The following is the sieve analysis of the aggregate sampled on 5/15/2023

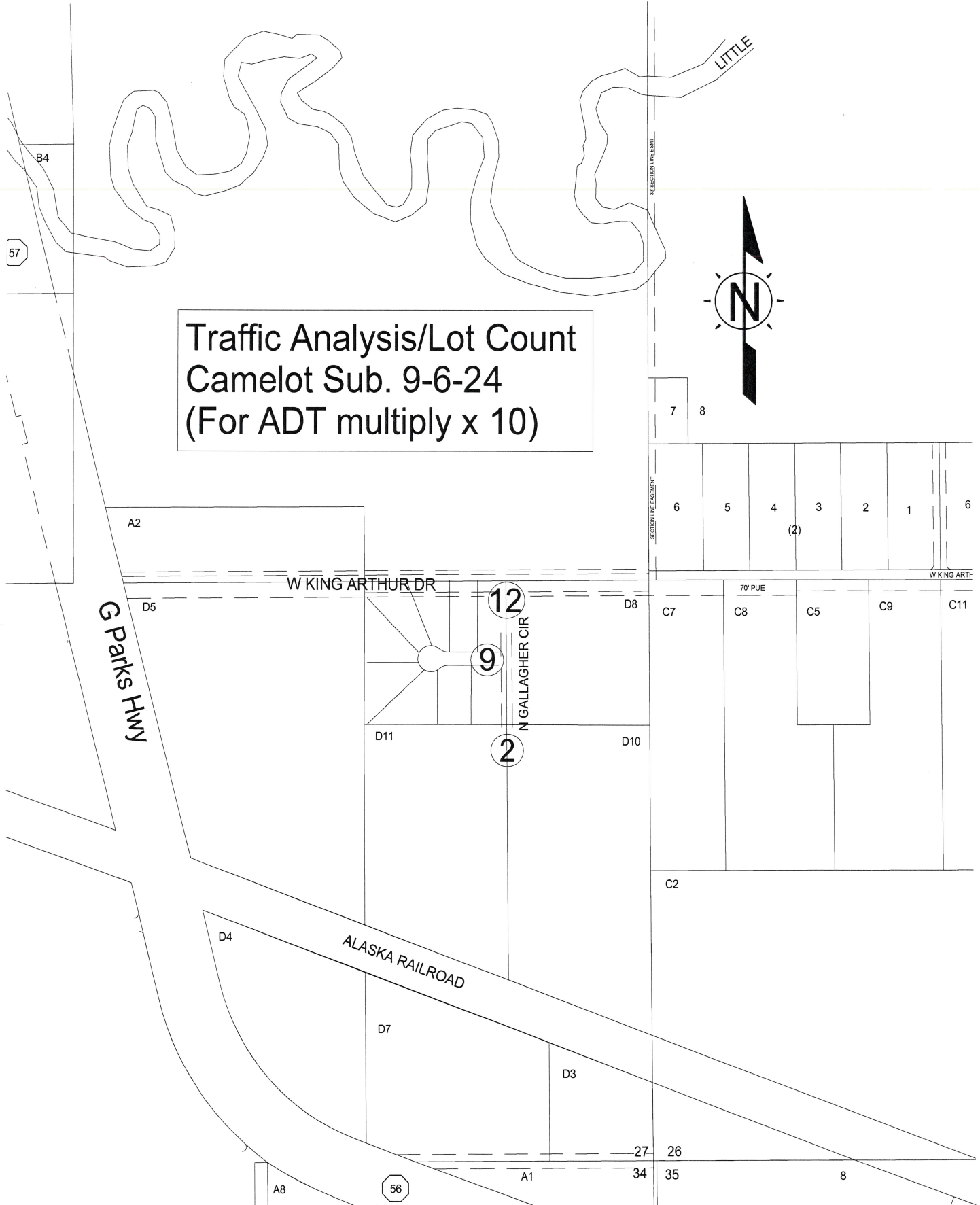
Sample:	Stockpile #1	MSB
Sieve	% passing	Road Topping % Required
1 1/2"	100	100
1"	88	
3/4"	77	70-100
1/2"	65	
3/8"	60	50 - 85
#4	47	35-75
#8	40	20-60
#16	34	
#30	28	
#50	22	15-30
#100	17	
#200	13.1	7-13

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

Sincerely,

Mark Hansen

RECEIVED  
OCT 15 2024  
PLATTING



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Thursday, November 14, 2024 10:34 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Camelot Subdivision (MG)

Matthew,

Coordinate with City of Houston for road approval and access onto King Arthur Drive.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, October 25, 2024 5:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@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>; Ron Bernier <Ron.Bernier@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 Camelot Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Camelot Subdivision. 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.

 [Camelot](#)

Feel free to contact me if you have any questions.

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

## Matthew Goddard

---

**From:** Taunie Boothby  
**Sent:** Tuesday, November 12, 2024 11:39 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Camelot Subdivision (MG)

This parcel has a designated Special Flood Hazard Area (SFHA) identified on it and therefore required under MSB 17.29 to meet the development and permitting requirements for encroaching into this SFHA before beginning any work. This includes clearing, grading, excavation, fill, and storage of equipment or material and could require engineering.

Please feel free to contact me regarding the permits and requirements.

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



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, October 25, 2024 5:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@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>; Taunie Boothby <Taunie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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 Camelot Subdivision (MG)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Sunday, October 27, 2024 10:54 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Camelot Subdivision (MG)

Good Morning,

No comments from Permitting.

Thank you,

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



**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, October 25, 2024 5:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@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>; Ron Bernier <Ron.Bernier@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>;



## Matthew Goddard

---

**From:** Code Compliance  
**Sent:** Sunday, October 27, 2024 10:53 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Camelot Subdivision (MG)

Good Morning,

No comments from Code Compliance.

Thank you,

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



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, October 25, 2024 5:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@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>; Ron Bernier <Ron.Bernier@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 Camelot Subdivision (MG)



**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 28, 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.

- **CAMELOT SUBDIVISION**  
**(MSB Case # 2024-129)**

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



## Matthew Goddard

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, November 11, 2024 6:18 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Camelot Subdivision (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](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, October 25, 2024 5:26 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@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>; Ron Bernier <Ron.Bernier@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 Camelot Subdivision (MG)

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

Hello,

The following link is a request for comments for the proposed Camelot Subdivision.

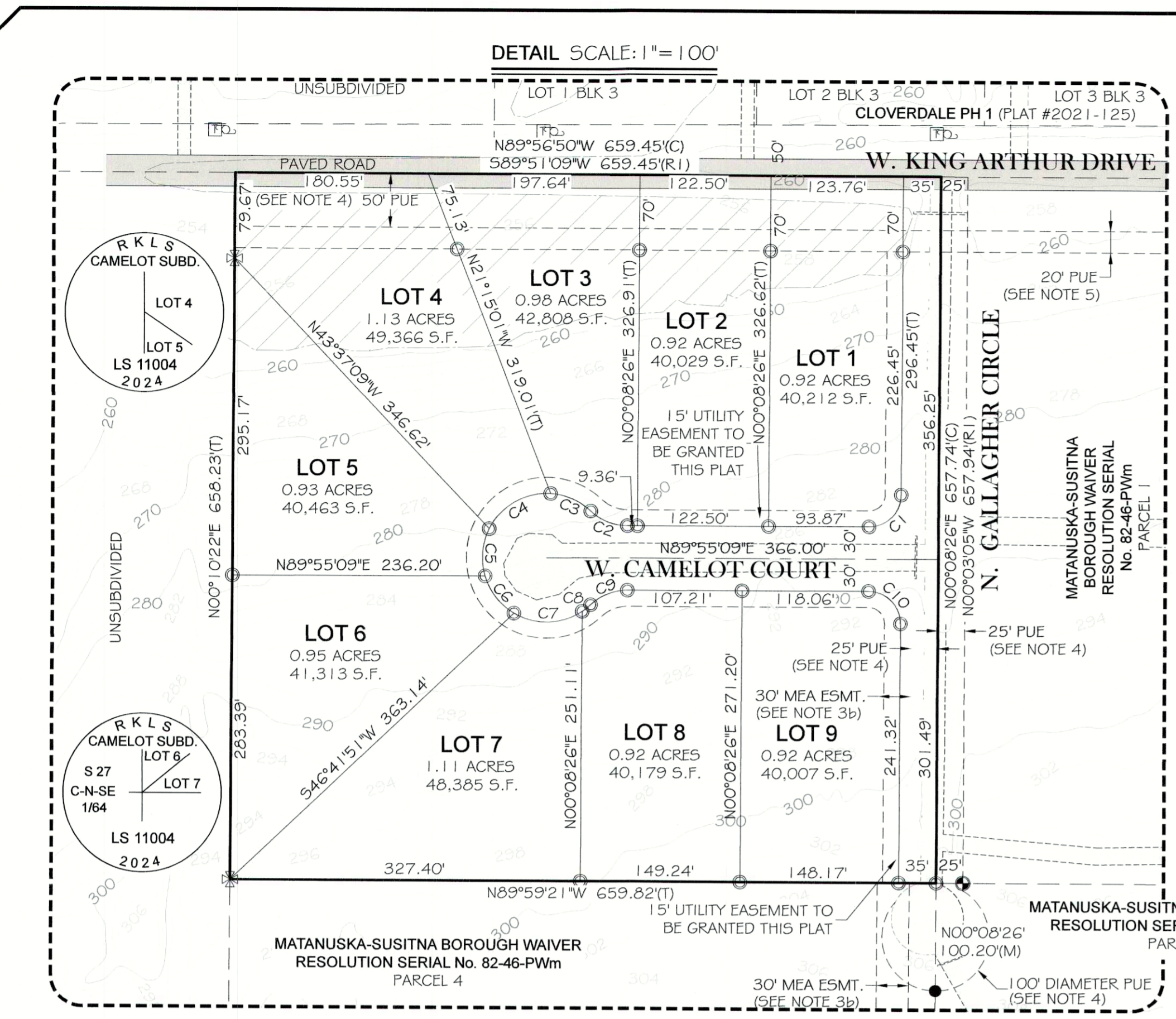
Please ensure all comments have been submitted by November 15, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Camelot](#)

Feel free to contact me if you have any questions.

Matthew Goddard





DETAIL SCALE: 1" = 100'

**CERTIFICATE OF OWNERSHIP**

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

JOSHUA CRAFT, MEMBER  
CRAFTY ENTERPRISES, LLC  
PO BOX 877850  
WASILLA, ALASKA 99687

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_.

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

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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

PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

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

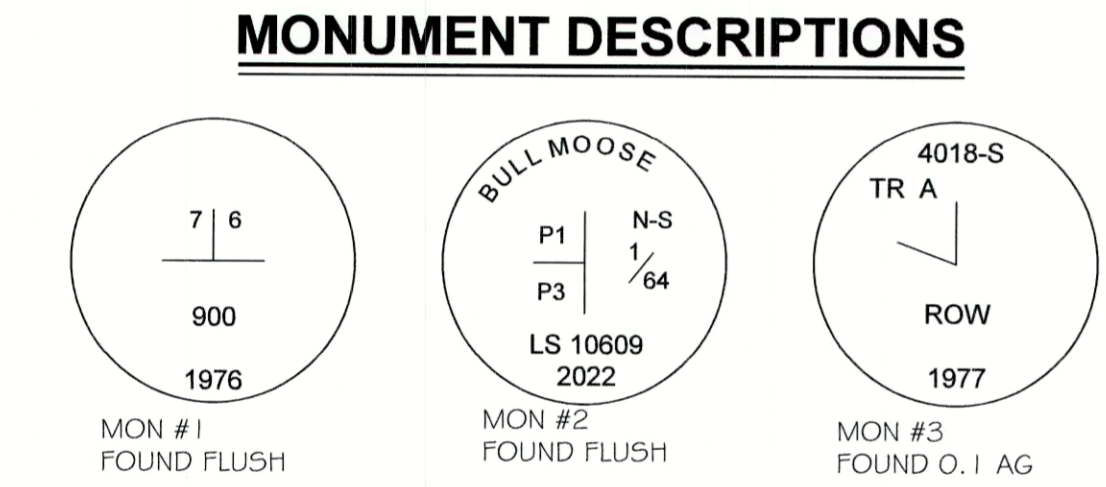
BOROUGH TAX COLLECTION OFFICIAL: \_\_\_\_\_

**AS-BUILT LEGEND**

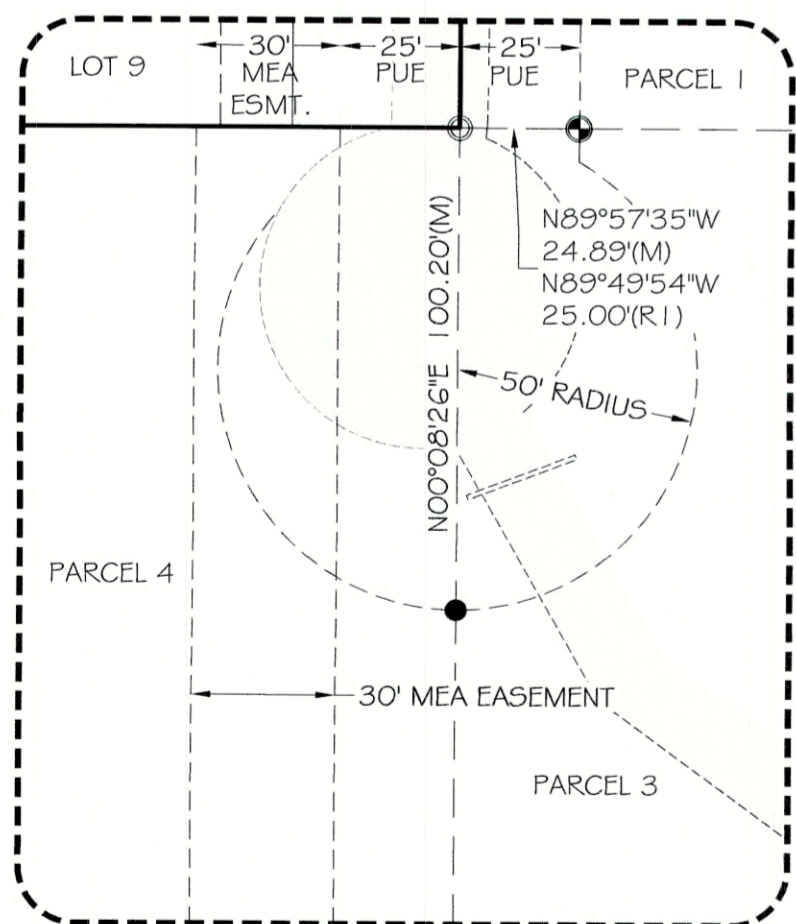
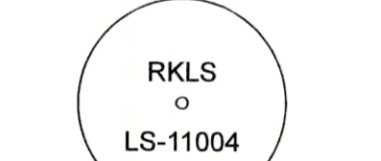
- ⊕ UTILITY POLE
- ⊙ GUY WIRE
- ⊞ ELECTRIC TRANSFORMER / PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ REMOTE ELECTRIC METER
- ⊞ UTILITY BOX

**LEGEND**

- ⊕ FOUND 3-1/4" ALUMINUM CAP ON POST (8201-5)
- ⊕ FOUND 3-1/4" ALUMINUM CAP ON POST (900)
- ⊕ FOUND 3-1/4" ALUMINUM CAP ON POST (4018-5)
- ⊕ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (4018-5)
- ⊕ FOUND 2" OR 2-1/2" ALUMINUM CAP ON 5/8" REBAR (LS 10609)
- ⊕ FOUND 3-1/4" ALUMINUM CAP ON POST (LS 10609)
- ⊕ FOUND 3/4" REBAR (NO CAP)
- ⊕ FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND 2-1/2" ALUMINUM PIPE (NO CAP)
- ⊕ SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST (LS 11004)
- ⊕ TO BE SET 5/8" X 30" REBAR WITH SELF IDENTIFYING CAP ATTACHED
- (R) RECORD BLM PLAT DATED DECEMBER 4, 1915
- (R1) RECORD PLAT #2023-30
- (R2) RECORD PLAT #95-62
- (R3) RECORD RIGHT-OF-WAY MAP FOR PORT MACKENZIE RAIL EXTENSION HOUSTON WYE PLAT #2017-86
- (R4) RECORD PLAT #2021-125
- (R5) RECORD US SURVEY 9028 DATED SEPTEMBER 26, 1988
- (R6) RECORD PLAT #75-57
- (C) CALCULATED
- (M) MEASURED
- (T) TOTAL DIMENSION
- SLE SECTION LINE EASEMENT
- AG ABOVE GROUND
- BG BELOW GROUND
- ⊞ FLOOD HAZARD AREA

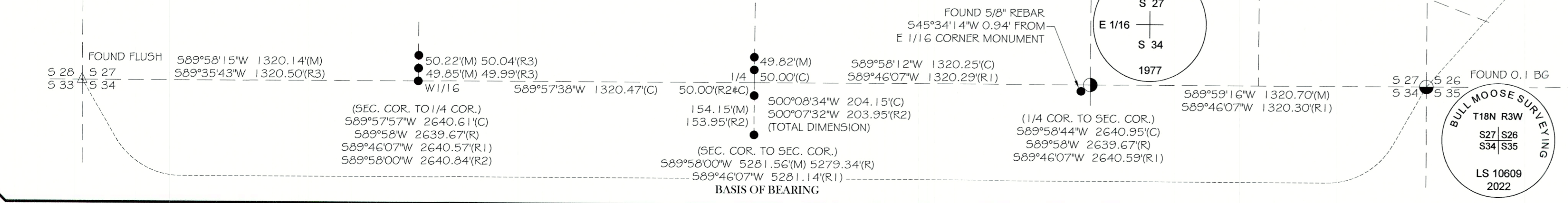


**TYPICAL RED PLASTIC CAP SET**



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	30.00'	47.01'	89°46'43"	29.88'	42.34'	S45°01'48"W
C2	50.00'	37.82'	43°20'30"	19.87'	36.93'	S68°24'36"E
C3	60.00'	41.70'	39°49'10"	21.73'	40.86'	N66°38'55"W
C4	60.00'	70.10'	66°56'16"	39.67'	66.18'	S59°58'22"W
C5	60.00'	45.13'	43°05'32"	23.69'	44.07'	S04°57'28"W
C6	60.00'	45.13'	43°05'32"	23.69'	44.07'	S38°08'04"E
C7	60.00'	67.24'	64°12'40"	37.65'	63.78'	N88°12'50"E
C8	60.00'	9.98'	09°31'51"	5.00'	9.97'	S51°20'34"W
C9	50.00'	37.82'	43°20'30"	19.87'	36.93'	N68°14'54"E
C10	30.00'	47.24'	90°13'17"	30.12'	42.51'	N44°58'12"W

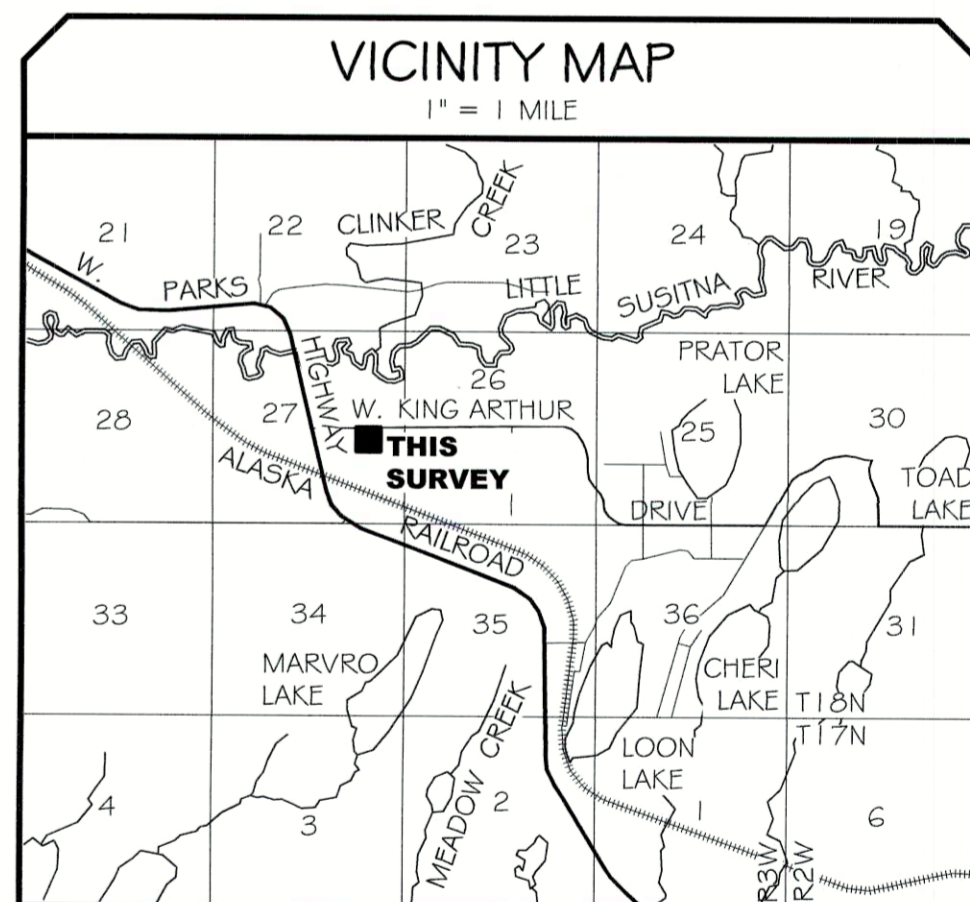
INSET SCALE: 1" = 40'



CONTROL DIAGRAM  
SCALE: 1" = 300'

**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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENTS:
  - a - BLANKET EASEMENT RECORDED ON JANUARY 17, 1962 IN BOOK 40 ON PAGE 408 IN THE PALMER RECORDING DISTRICT.
  - b - 30' UTILITY EASEMENT RECORDED ON OCTOBER 8, 1981 ON BOOK 245 ON PAGE 786 IN THE PALMER RECORDING DISTRICT.
- PUBLIC USE EASEMENT RECORDED ON JANUARY 20, 1982 IN BOOK 253 ON PAGE 760 IN THE PALMER RECORDING DISTRICT.
- PUBLIC USE EASEMENT RECORDED ON SEPTEMBER 23, 1983 IN BOOK 322 ON PAGE 987 IN THE PALMER RECORDING DISTRICT.
- CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD 1988 VERTICAL DATUM.
- 2" ALUMINUM CAP ON 5/8" REBAR WAS FOUND IN PLACE ALONG THE EAST BOUNDARY OF THE 25' PUBLIC USE EASEMENT FOR N. GALLAGHER CIRCLE DURING INITIAL BOUNDARY SURVEY, BUT WAS DESTROYED BY CONSTRUCTION ACTIVITIES. MONUMENT AS SHOWN ON THIS PLAT WAS NOT REPLACED.
- THE BASE FLOOD ELEVATIONS SHOWN ARE REFERENCED TO THE NAVD 1988 VERTICAL DATUM AND DERIVED FROM THE FEMA FLOOD INSURANCE RATE MAP 02170C8006G DATED SEPTEMBER 27, 2019.



**R\*K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF  
**CAMELOT SUBDIVISION**  
A RESUBDIVISION OF PARCEL 2 WITHIN MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NUMBER 82-46-PWm, RECORDED AS PLAT #82-59W CONTAINING APPROXIMATELY 9.96 ACRES LOCATED WITHIN SECTION 27, T18N, R3W, S1M., ALASKA  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Agenda Copy  
RECEIVED  
NOV 18 2024  
PLATTING

**SURVEYOR'S CERTIFICATE**

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



JOB NUMBER: 2023-067	CASE NUMBER:	M5B TAX MAP: HO 06
FIELD BOOK: RKL5 2023-04 RKL5 2024-01 RKL5 2024-03 RKL5 2024-06	DATE: 11-18-2024	REVISION:
DRAWN BY: RLW	SCALE: 1" = 100'	SHEET: 1 OF 1

R\*K LAND SURVEYING, LLC

B





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 2, 2025

PRELIMINARY PLAT: OUTHUNTIN  
LEGAL DESCRIPTION: SEC 28, T17N, R02W S.M., AK  
PETITIONERS: STASS LYTVYNCHUK & SERGEY LITVINCHUK  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 10.29 +/- PARCELS: 7  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-135

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**REQUEST:**

The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as OUTHUNTIN, containing 10.29 acres +/- . Parcel is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue, lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A** – 4 pgs

Soils Report

**Exhibit B** – 9 pgs

**COMMENTS:**

USACE

**Exhibit C** – 1 pg

MSB Pre-Design and Engineering

**Exhibit D** – 1 pg

MSB Permit Center

**Exhibit E** – 1 pg

Public

**Exhibit F** – 1 pg

**DISCUSSION:** The proposed subdivision is creating seven lots ranging in size from .95 acres to 3.60 acres. Proposed lots will take access from S. Gone Fishin' Drive & W. Born Lazy Way. Both roads are owned and maintained by the borough.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Conducted three test holes for the proposed subdivision. Test holes were dug to 12' with no groundwater encountered. Test hole locations and sieve analysis are included in the report.

In the report, the engineer states all lots contain sufficient overall area. All have at least 10,000 square feet of "Usable Building Area." All have at least 10,000 square feet of "Contiguous Usable Septic Area."

**COMMENTS:**

USACE (**Exhibit C**) does not object and gave information on dredging/filling U.S. waters and wetlands. MSB DPW Pre-design and Engineering (**Exhibit D**) Has no comment.

MSB Permit Center (**Exhibit E**) has no comment.

**Utilities:** ENSTAR, GCI, MTA, and MEA did not respond.

**Public:** (**Exhibit F**) Shi Haire objects to this proposal.

There were no objections received from Borough departments, outside agencies at the time of this staff report.

**CONCLUSION**

The plat of OUTHUNTIN is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

**FINDINGS OF FACT:**

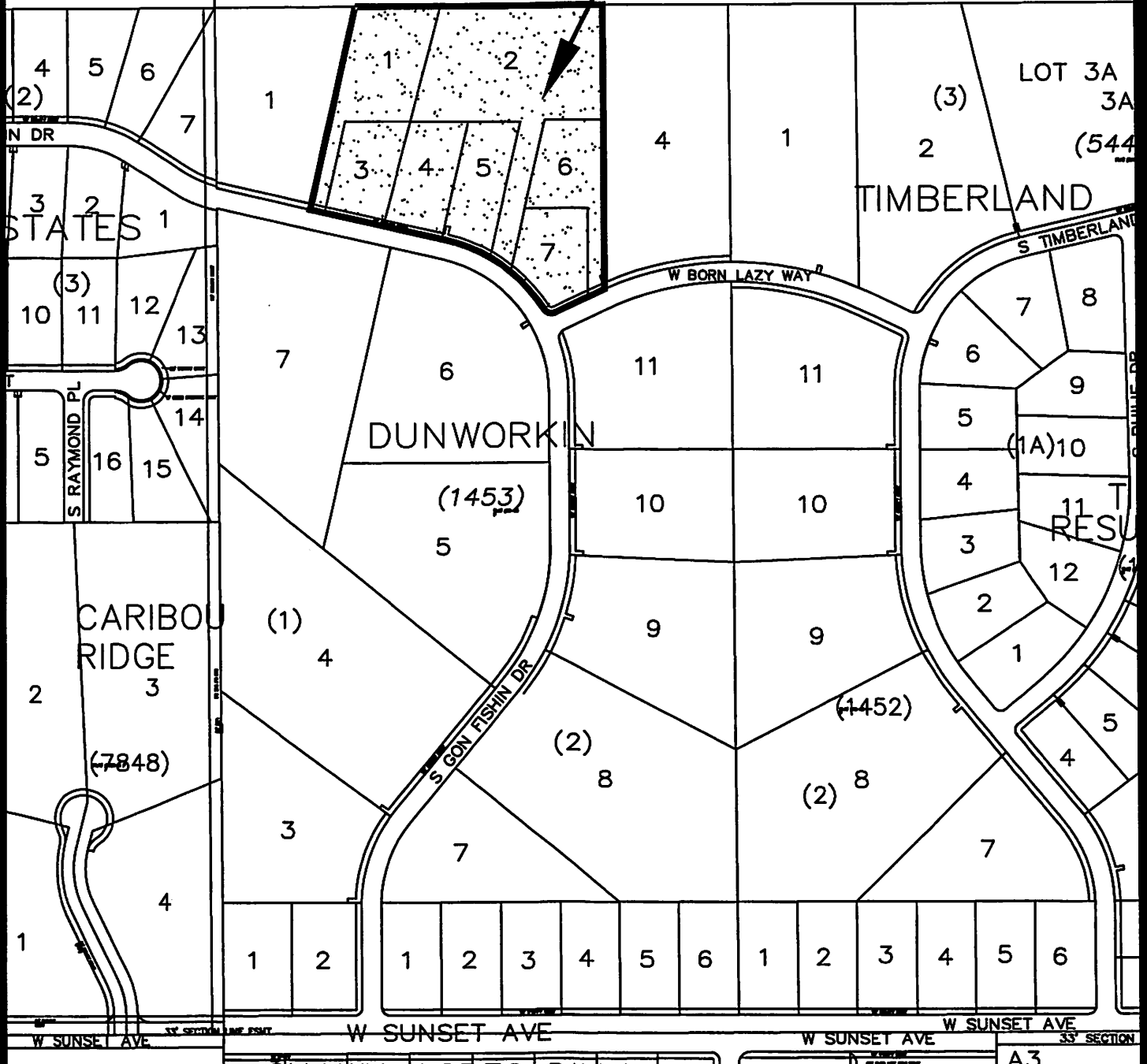
1. The plat of OUTHUNTIN is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, Community Development, or Assessments; or ENSTAR, MTA, MEA, or GCI.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of OUTHUNTIN, Section 6, 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. 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.

# SUBJECT PROPERTY



## VICINITY MAP

FOR PROPOSED OUTHUNTIN SUBDIVISION  
LOCATED WITHIN  
SECTION 28, T17N, R02W, SEWARD MERIDIAN  
ALASKA

H015 MAP

MORNING GLORY  
ESTATES  
PH 1 (5882) PH 2 (5949)

LOGAN ACRES  
1 (7274) 2

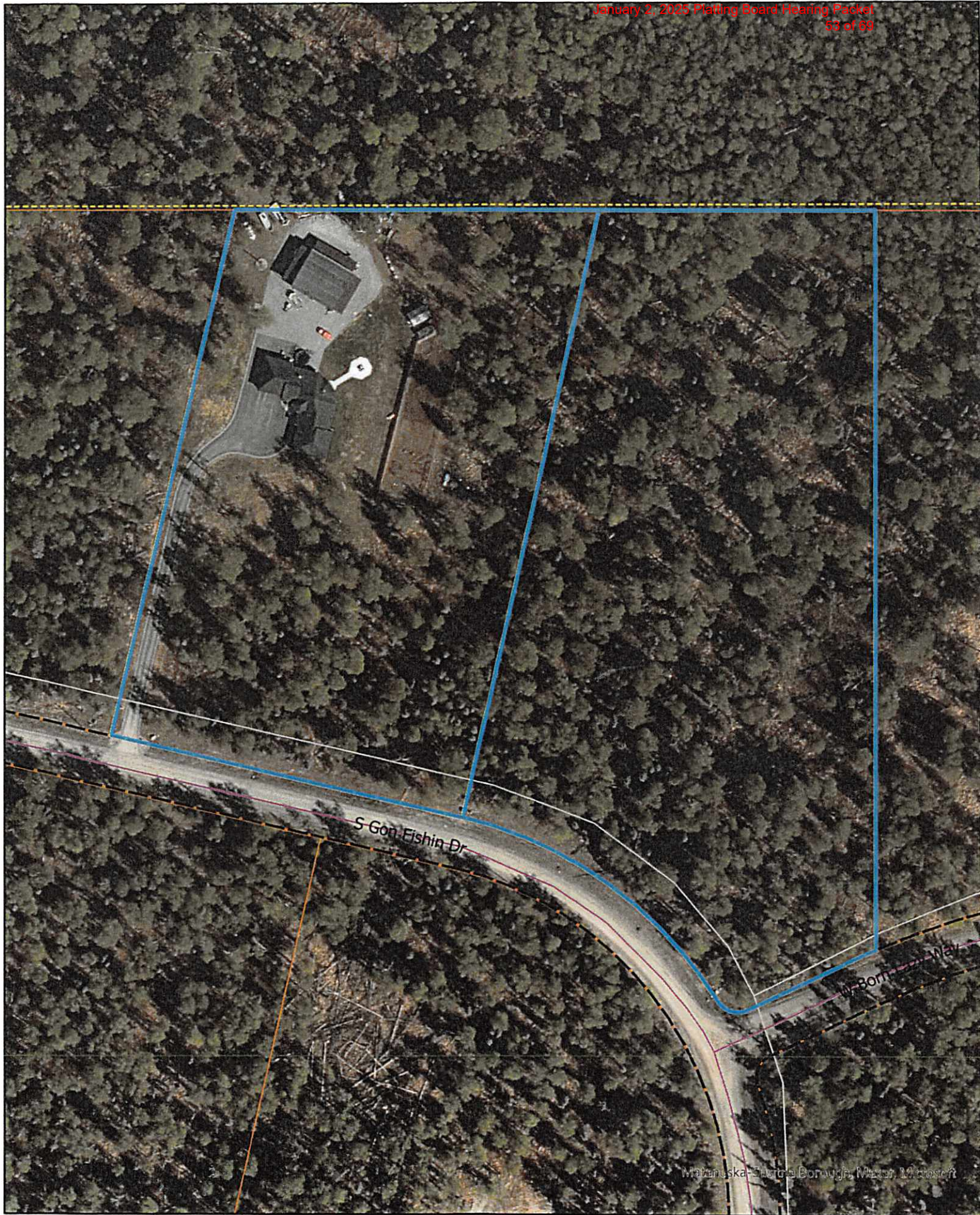
RYE GRASS  
12

A13

A3

K A TH







0 145

EXHIBIT A-4

**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED  
NOV 01 2024  
PLATTING

**USEABLE AREA CERTIFICATION**

OUT HUNTIN

A SUBDIVISION OF

LOTS 2 AND 3, BLOCK 3, DUNWORKIN (78-65)

**INTRODUCTION TO INVESTIGATION**

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

**INDIVIDUAL LOTS: GEOMETRY**

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.  LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

**HANSON LAND SOLUTIONS**  
*SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES*  
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: \_\_\_\_\_ (GP) TEST HOLES: \_\_\_\_\_  
(SW) TEST HOLES: \_\_\_\_\_ (SP) TEST HOLES: \_\_\_\_\_

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: TH-1 (SM) TEST HOLES: TH-3, TH-2

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES: \_\_\_\_\_

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
  - Monitoring Test Holes May through October: TEST HOLES: \_\_\_\_\_
  - Soil Mottling or Staining Analysis: TEST HOLES: \_\_\_\_\_
- Depth to seasonal high water is a min. of 8' TEST HOLES: \_\_\_\_\_
- Depth to seasonal high water is less than 8'
  - Fill will be required
  - A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots: \_\_\_\_\_
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: \_\_\_\_\_
- Re-Grading will be required to eliminate slopes in excess of 25% Lots: \_\_\_\_\_
- No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*

*Bill Klebesadel* 11-1-24  
WILLIAM KLEBESADEL P.E. Date  
Professional Engineer

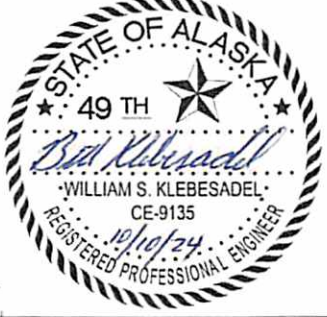




**HANSON LAND SOLUTIONS**  
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

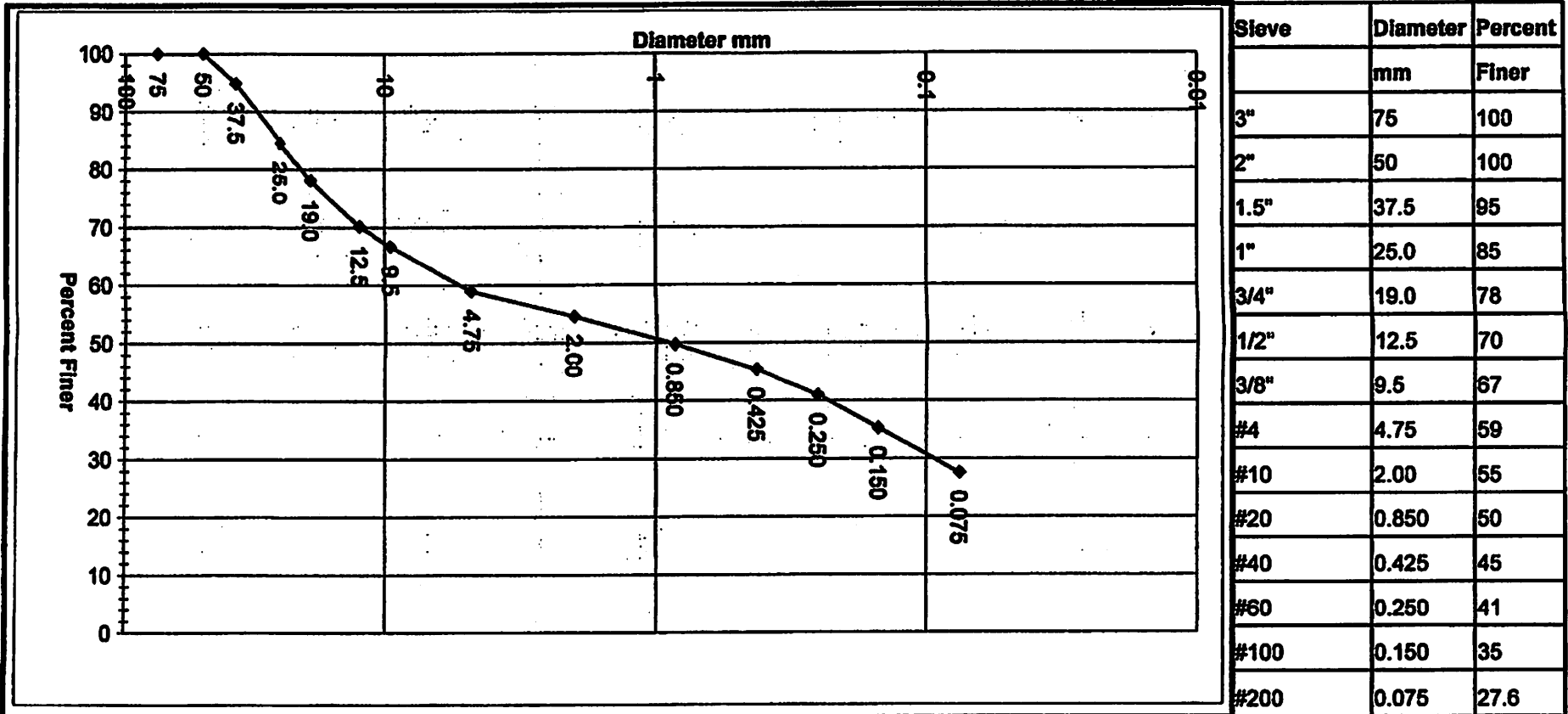
Parcel:	LOTS 2 AND 3, BLOCK 3, DUNWORKIN (78-65)	TEST HOLE NO.	Date:	09-10-24
Insp. By:	PIONEER	1	Job #	24-226

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
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# 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: **Hanson Land Solutions** Soil Description: **Silty Gravel with Sand**  
Project: **Dunn Workin Subdivision** Unified Classification: **GM**  
Sample Location: **TH #1**


Date: **10/30/2024**  
Sample Date: **9/10/2024**  
Proj. no: **24074**

EXHIBIT B-4

**HANSON LAND SOLUTIONS**  
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	LOTS 2 AND 3, BLOCK 3, DUNWORKIN (78-65)	TEST HOLE NO.	Date:	09-10-24
Insp. By:	PIONEER	2	Job #	24-226

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
6ft			PERCOLATION TEST					
7ft	SM	SILTY SANDS, SAND-SILT MIXTURES	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft			1					
9ft			2					
10ft			3					
11ft			4					
12ft			5					
13ft			6					
14ft			7					
15ft			8					
16ft			9					
17ft			10					
18ft			11					
19ft			12					
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			Test Run Between:					
			ft		and		ft Deep	
								
			COMMENTS:					
20ft								

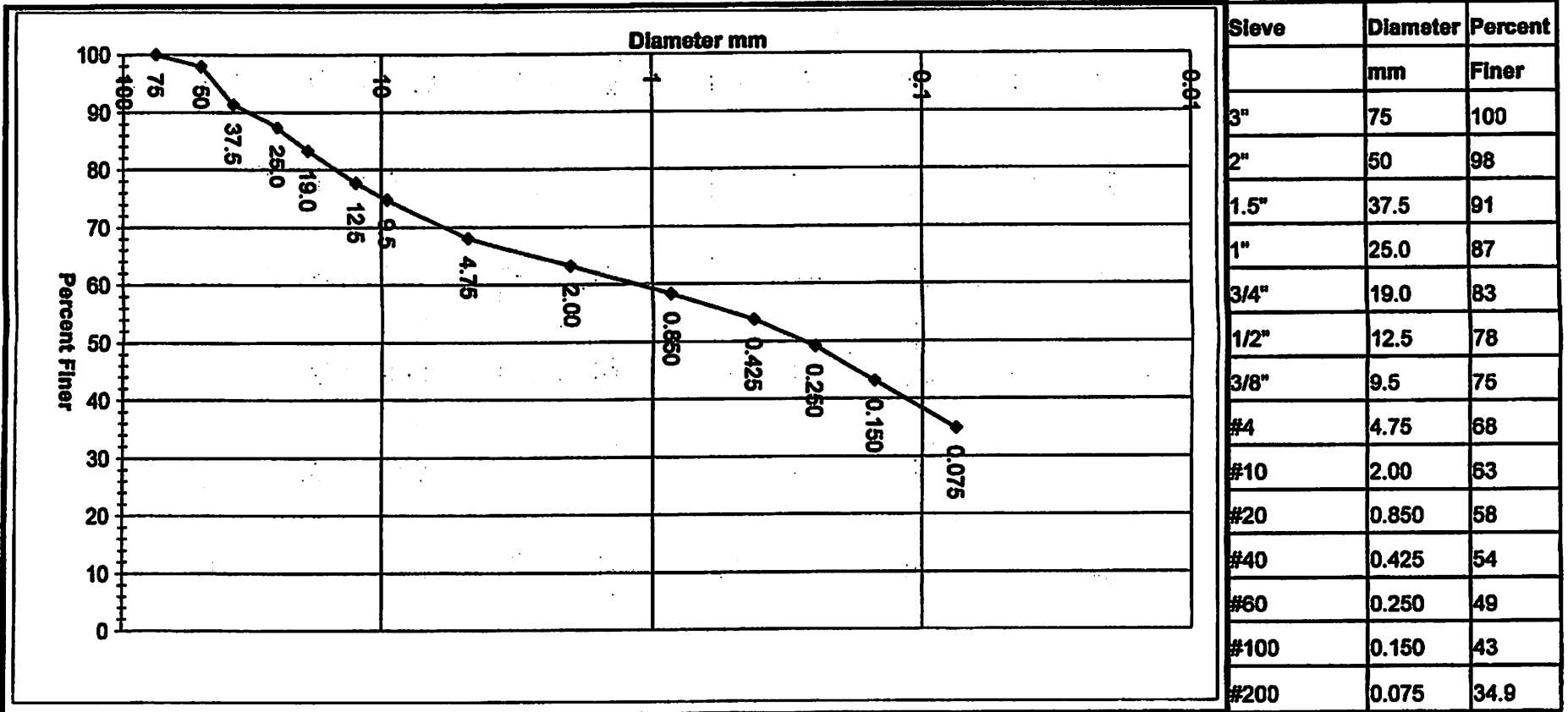
Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Hanson Land Solutions**  
Project: **Dunn Workin Subdivision**  
Sample Location: **TH #2**

Soil Description: **Silty Sand with Gravel**  
Unified Classification: **SM**

Date: **10/30/2024**  
Sample Date: **9/10/2024**  
Proj. no: **24074**

Sample has 5% cobbles over 3" not shown in gradation.

EXHIBIT B-6

**HANSON LAND SOLUTIONS**  
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOTS 2 AND 3, BLOCK 3, DUNWORKIN (78-65)	TEST HOLE NO.	Date: 09-10-24
Insp. By:	PIONEER	3	Job # 24-226

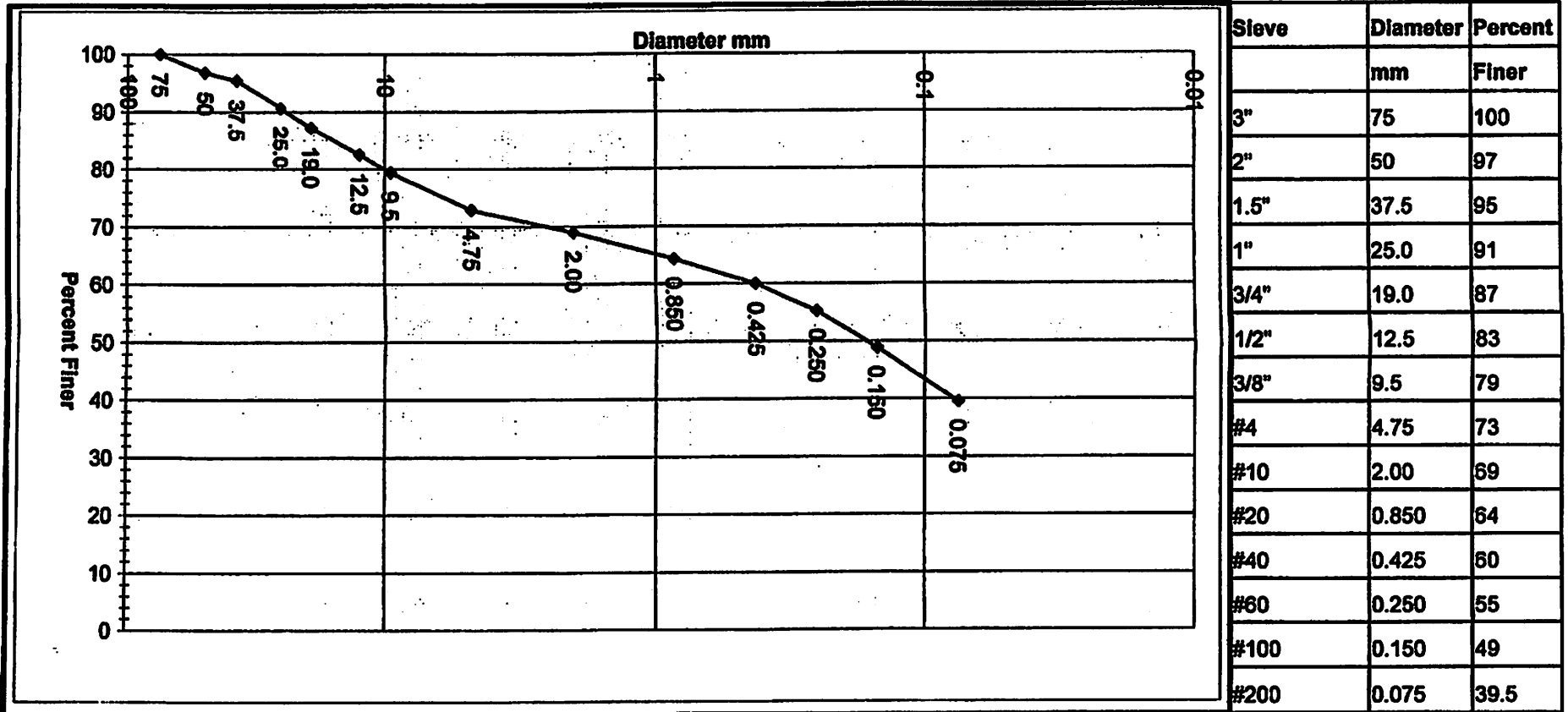
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2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtonline.net



Client: **Hanson Land Solutions** Soil Description: **Silty Sand with Gravel**  
Project: **Dunn Workin Subdivision** Unified Classification: **SM**  
Sample Location: **TH #3**

Date: **10/30/2024**  
Sample Date: **9/10/2024**  
Proj. no: **24074**

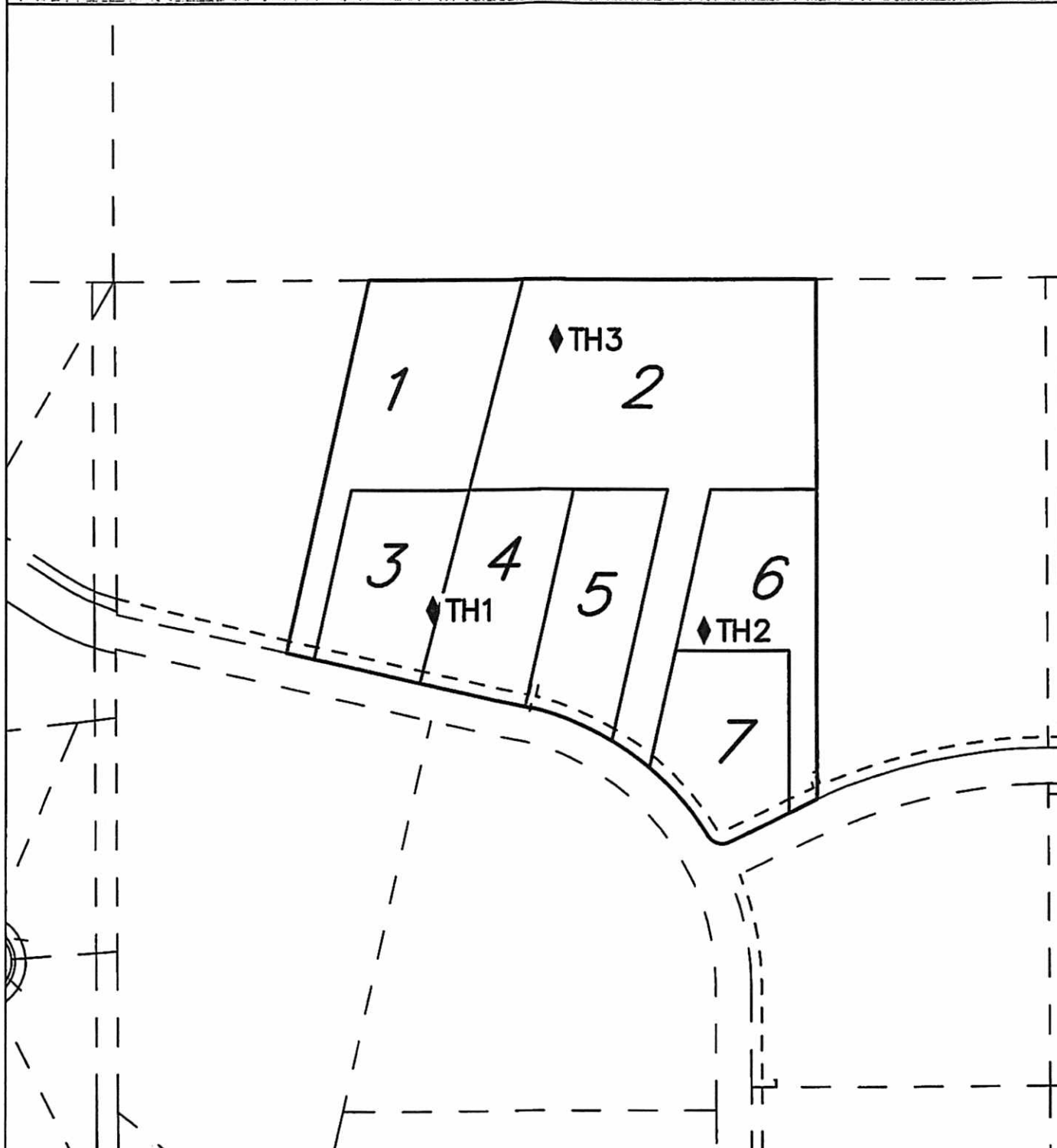
EXHIBIT B-8

# HANSON LAND SOLUTIONS

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP



**LEGEND**

◆ TEST HOLE

**OUTHUNTIN SUBDIVISION**

FILE: 24-226

DRAWN: ELF

10/10/24

**EXHIBIT A**

Page 1 of 1

## Chris Curlin

---

**From:** Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>  
**Sent:** Tuesday, November 19, 2024 3:44 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Outhuntin

Good afternoon Mr. Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding Outhuntin.

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

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

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

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

Sincerely,  
Leah Barrett



**US Army Corps  
of Engineers®**

**Leah Barrett**  
*Regulatory Specialist*  
U.S. Army Corps of Engineers | Alaska District  
South Section  
Phone 907-753-2760  
Email [Leah.Barrett@usace.army.mil](mailto:Leah.Barrett@usace.army.mil)

---

**From:** Barrett, Leah A CIV USARMY CEPOA (USA)  
**Sent:** Monday, November 18, 2024 3:19 PM  
**To:** Jesse.Curlin@matsugov.us  
**Cc:** Land, Frederick J CIV USARMY CEPOA (USA) <Frederick.J.Land@usace.army.mil>  
**Subject:** RE: RFC Outhuntin

Mr. Curlin,

The link provided cannot be opened due to restrictions. To receive the Corps comments on this, we will need a package in PDF form or another way to access the content.



## Chris Curlin

---

**From:** Jamie Taylor  
**Sent:** Monday, December 16, 2024 11:59 AM  
**To:** Chris Curlin  
**Cc:** Daniel Dahms; Tammy Simmons; Brad Sworts  
**Subject:** Re: RFC Outhuntin

PD&E has no comments on this case. As a note to the engineer, for future soils reports we would like contours added to the test hole location map.

Thank you,  
PD&E Review Team

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, November 15, 2024 4:52 PM  
**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>; billydoc56@hotmail.com <billydoc56@hotmail.com>; pcook@alaskan.com <pcook@alaskan.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com <dglsaviatn@aol.com>; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Outhuntin

Hello,

The following link contains a Request for Comments for Outhuntin, tax IDs # 1453B03L002 & L003, MSB Case 2024-135.

Comments are due by **Wednesday, 11/27/2024**.

[☐Outhuntin](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough

## Chris Curlin

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**From:** Permit Center  
**Sent:** Monday, November 18, 2024 11:30 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Outhuntin

Good Morning,

No comments from Permitting.

Thank you,

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



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**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, November 15, 2024 4:52 PM  
**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>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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 Outhuntin

**Chris Curlin**

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**From:** Shi Haire <buywithshi@gmail.com>  
**Sent:** Thursday, December 12, 2024 4:54 PM  
**To:** Platting  
**Subject:** Platting- dunworkin petition

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

Hello, I just opened a letter for notification of the public hearing for the property owner/petitioner for lots, two and three, Block three, dunworking, plat number 78-65

I own the lot next door, and I ABSOLUTELY REJECT this request. We are under construction on building a million dollar house and this would destroy our appraisal and we would lose the house. We specifically bought this lot because the entire neighborhood was supposed to be large parcels of land.

I will do everything in my power to keep this from happening.

I will buy the parcel if necessary. Please let me know how I can stop this and what I can do to keep this from being sub-divided...

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

1453B03L004 7  
HAIRE SHI  
3060 N LAZY EIGHT CT  
STE 2 PMB 438  
WASILLA, AK 99654-4392

FIRST CLASS

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: STASS LYTUVNCHUK & SERGEY LITVINCHUK**

**REQUEST:** The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as **OUTHUNTIN**, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 2, 2025**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda of meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [  ] Objection [ ] Concern

Name: Shirley Haire Address: 7527 Born Lazy Way

Comments: NO we will lose half our land value where we bought specifically buying large lots around us

NO

Note: Vicinity map Located on Reverse Side

Case # 2024-135 CC

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

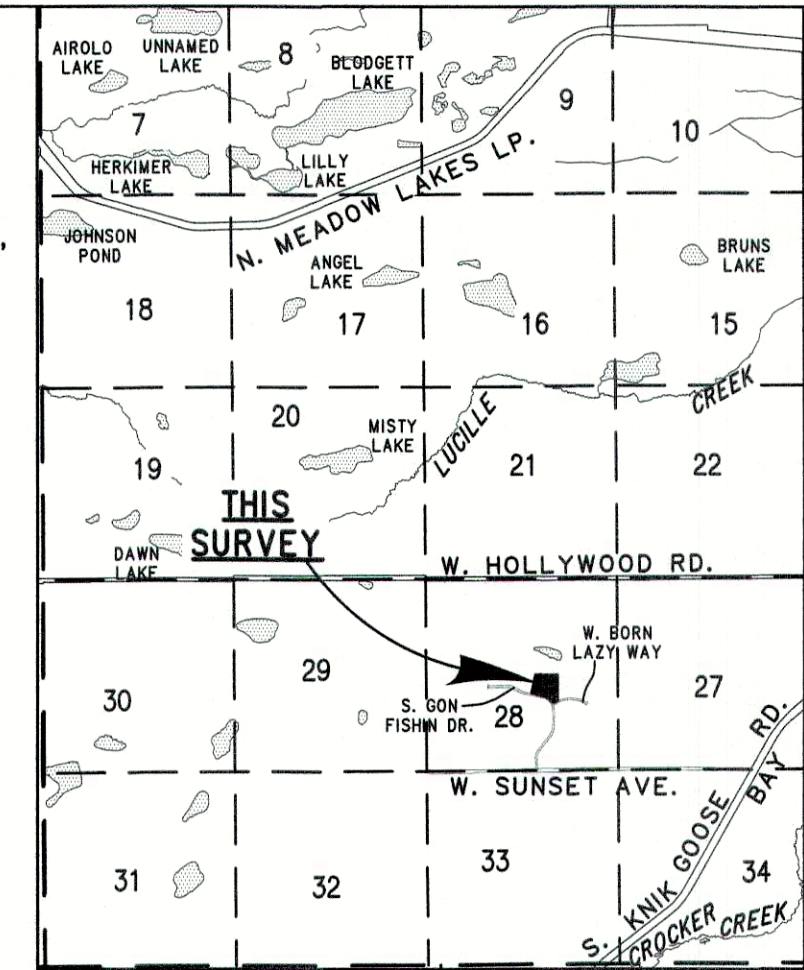
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

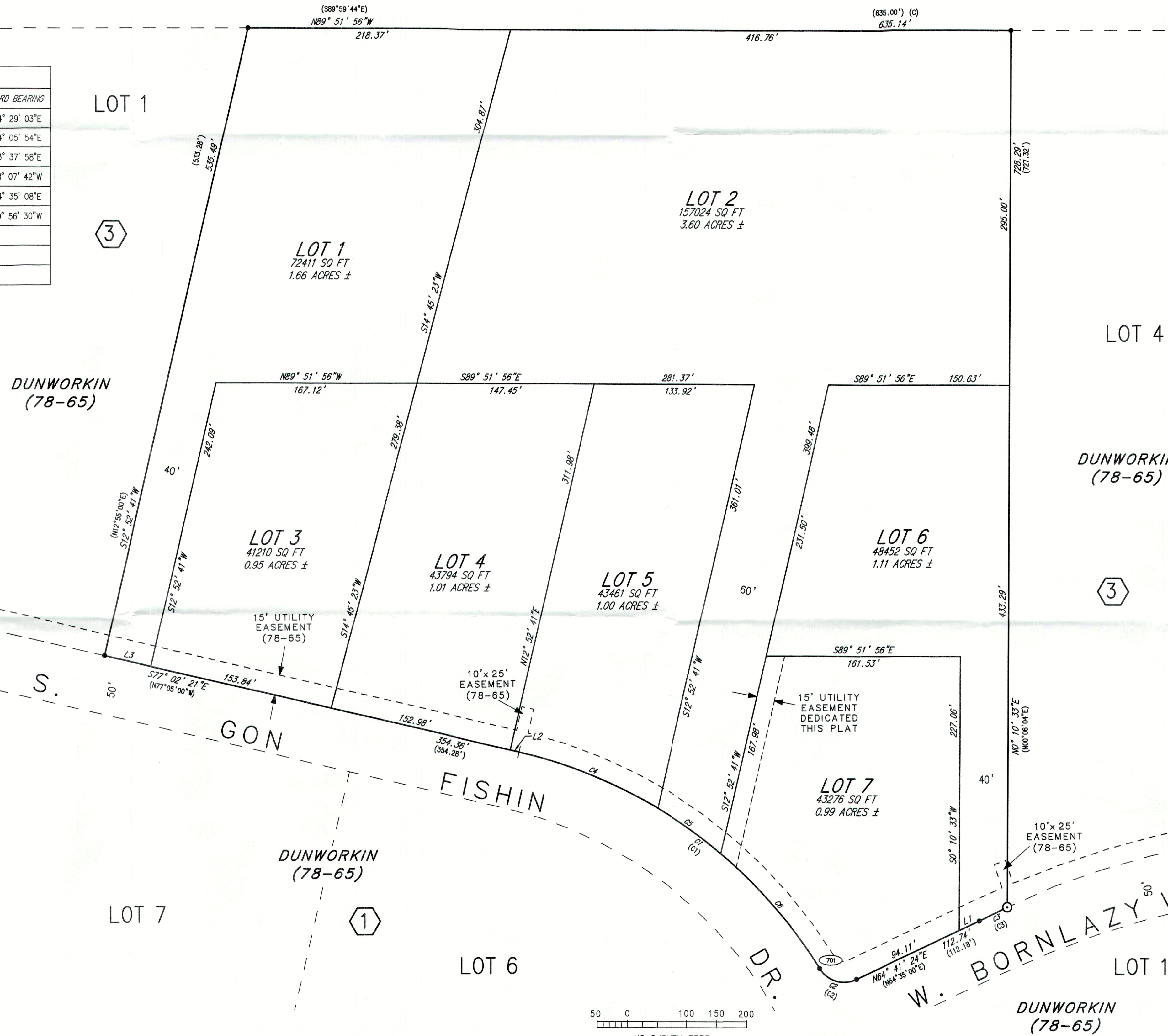
TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_



SOURCE: MSB TAX MAP H009, H010, H015, & H016 1"=5280'

UNSUBDIVIDED

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD BEARING
C1	316.69	402.24	167.06	45°06'36"	308.57	S54° 29' 03"E
C2	34.94	23.61	21.55	84°46'51"	31.83	S74° 05' 54"E
C3	25.92	825.77	12.96	1°47'54"	25.92	N63° 37' 58"E
C4	125.15	388.46	63.12	18°27'35"	124.61	N68° 07' 42"W
C5	65.03	402.24	32.59	9°15'48"	64.96	S54° 35' 08"E
C6	126.54	402.24	63.80	18°01'29"	126.02	N40° 56' 30"W
(C1)	316.62	402.15	167.03	45°06'37"	308.50	
(C2)	34.38	23.61	21.05	83°26'37"	31.42	
(C3)	27.33	825.77	13.67	1°53'49"	27.33	



CERTIFICATE OF OWNERSHIP

I HEREBY 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.

STASS LYTVINCHUK \_\_\_\_\_ DATE \_\_\_\_\_  
4371 S. GON FISHIN DR.  
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

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

FOR \_\_\_\_\_

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

CERTIFICATE OF OWNERSHIP

I HEREBY 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.

SERGEY LITVINCHUK \_\_\_\_\_ DATE \_\_\_\_\_  
4371 S. GON FISHIN DR.  
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

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

FOR \_\_\_\_\_

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

LEGEND

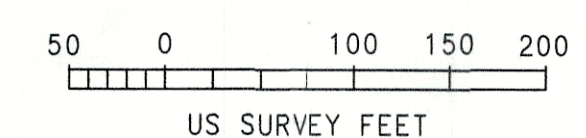
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (78-65) DUNWORKIN
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 1/2" REBAR
- ① BLOCK
- ⑦01 SURVEY POINT NUMBER

LINE TABLE

LINE #	LENGTH	BEARING
L1	18.63	N64° 41' 24"E
L2	7.53	N77° 02' 14"W
L3	40.00	N77° 07' 19"W

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 7 (SURVEYED POINT 701), A RECOVERED REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 56.14"N 149° 38' 31.86"W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 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.
- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JUNE 8, 1960 IN BK. 32, PG. 432.
- THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON:
  - A. MAY 12, 1978 IN BK. 164, AT PG. 426 AMENDED ON JULY 17, 1978 IN BK. 169, PG. 599.
  - B. APRIL 23, 2013 AT DOCUMENT# 2013-008668-0.



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED  
NOV 01 2024  
PLATTING

A PLAT OF  
**OUTHUNTIN**  
A SUBDIVISION OF  
**LOTS 2 & 3, BLOCK 3  
DUNWORKIN  
(78-65)**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SE 1/4 SEC. 28, T.17N. R.2W. SM, AK  
CONTAINING 10.29 ACRES MORE OR LESS

**HANSON  
LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738