

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Wyatt Anderson

PLATTING ASSISTANT  
Connor Herren

**ABBREVIATED PLAT AGENDA**  
ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING** **8:30 A.M.** **March 19, 2025**

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

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **LOT 8A BURKE SHORE ADD No 3:** The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as **LOT 8A Burke Shore Addn. No. 3**, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Paul & Lorraine Wyles, Staff: Chris Curlin, Case #2025-017)*
- B. **QUESTED:** The request is to create 1 lot from Block 7, Lots 1, 2, and 3 of Windsong Subdivision, Plat No. 76-110, to be known as **QUESTED SUBDIVISION**, containing 1.56 acres +/- (Tax ID# 1169B07L001, L002, L003) The plat is located directly North of E. Baker Boulevard, directly East of S. River Drive, and West of E. Wycoff Drive; located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. *(Petitioner/Owner: Gerad Quested, Staff: Wyatt Anderson, Case #2025-022)*

- C. **KROSTEK ACRES:** The request is to create two lots from Parcel 1, MSB Waiver 95-11-PWm, recorded in Book 804 at Page 290 to be known as **KROSTEK ACRES**, containing 8.85 acres +/- (Tax ID# 18N02E19C009) The property is located directly north of N. Palmer-Fishhook Road and west of N. Farm Loop; within Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District #1. (*Petitioner/Owner: William Krostek, Staff: Chris Curlin, Case #2025-028*)
- D. **ASA HILLS:** The request is to create four lots from Lot 21, Block 3, North Country Estates, (Plat#79-295), to be known as **ASA HILLS**, containing 3.70 acres +/-, (Tax ID#1628B03L021). The property is located directly north of W. Harvest Loop and east of W. Pipestone Drive; within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Kovs, LLC, Staff: Chris Curlin, Case #2025-029*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 19, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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



3A





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 19, 2025

ABBREVIATED PLAT: LOT 8A BURKE SHORE ADDN. NO. 3  
LEGAL DESCRIPTION: SEC 20, T17N, R03W S.M., AK  
PETITIONERS: LORRAINE WYLES  
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING  
ACRES: .98 +/- PARCELS: 1  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-017

---

**REQUEST:**

The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as LOT 8A Burke Shore Addn. No. 3, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

MSB Code Compliance

**Exhibit B – 2 pgs**

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

**COMMENTS:**

MSB Code Compliance (**Exhibit B**) DW Permit needed as shown. No other comments.

**CONCLUSION**

The plat of **LOT 8A Burke Shore Addn. No. 3** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

**FINDINGS of FACT:**

1. The abbreviated plat of **LOT 8A Burke Shore Addn. No. 3** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Lots 8 and 9, Block A, Burke Shore Addn. No.3, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 8 and 9, Block A, BURKE SHORE ADDN. NO. 3, (Plat 63-4) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of **LOT 8A Burke Shore Addn. No. 3**, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide platting staff copies of driveway permit application for existing access.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





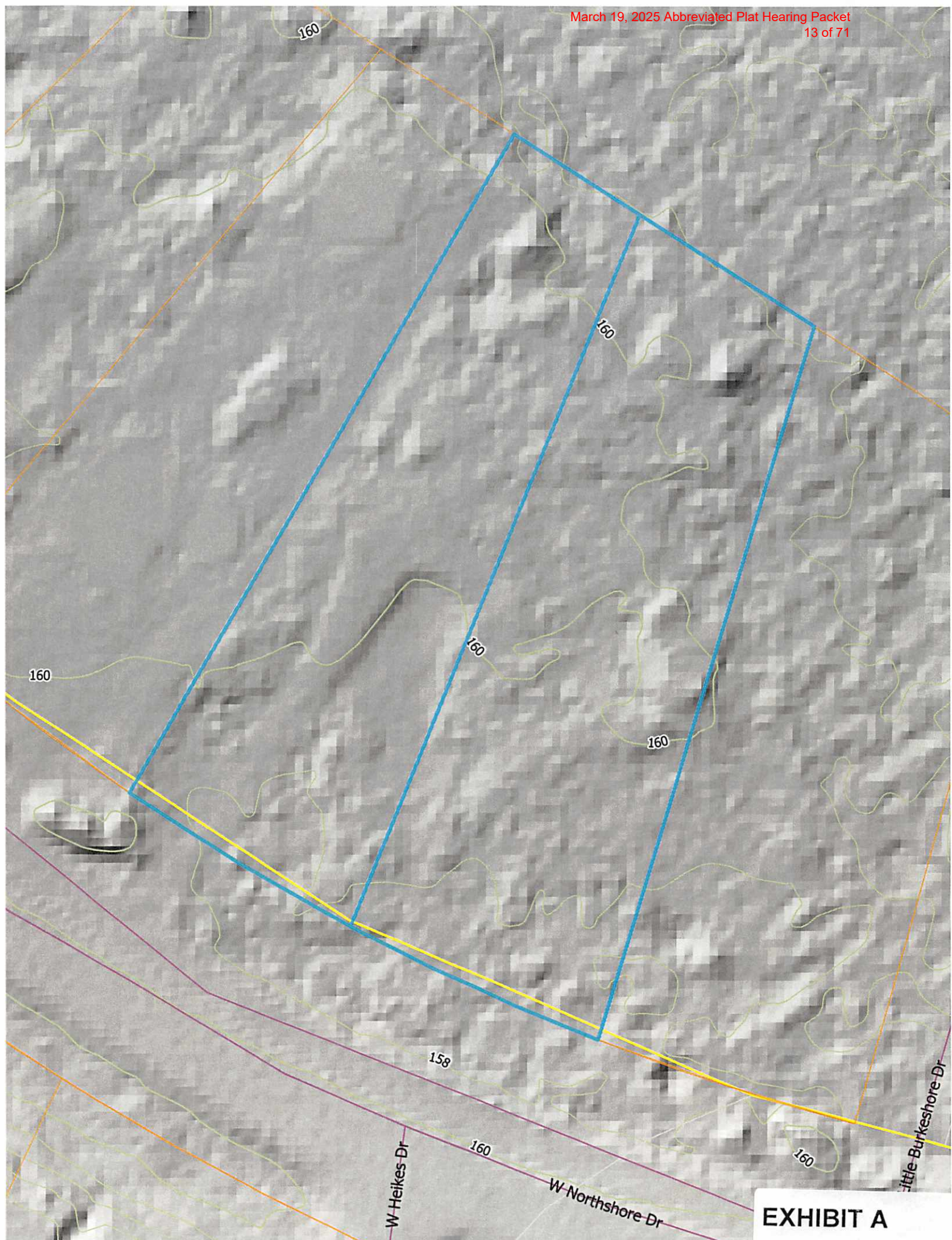
W Heikes Dr

W Northshore Dr

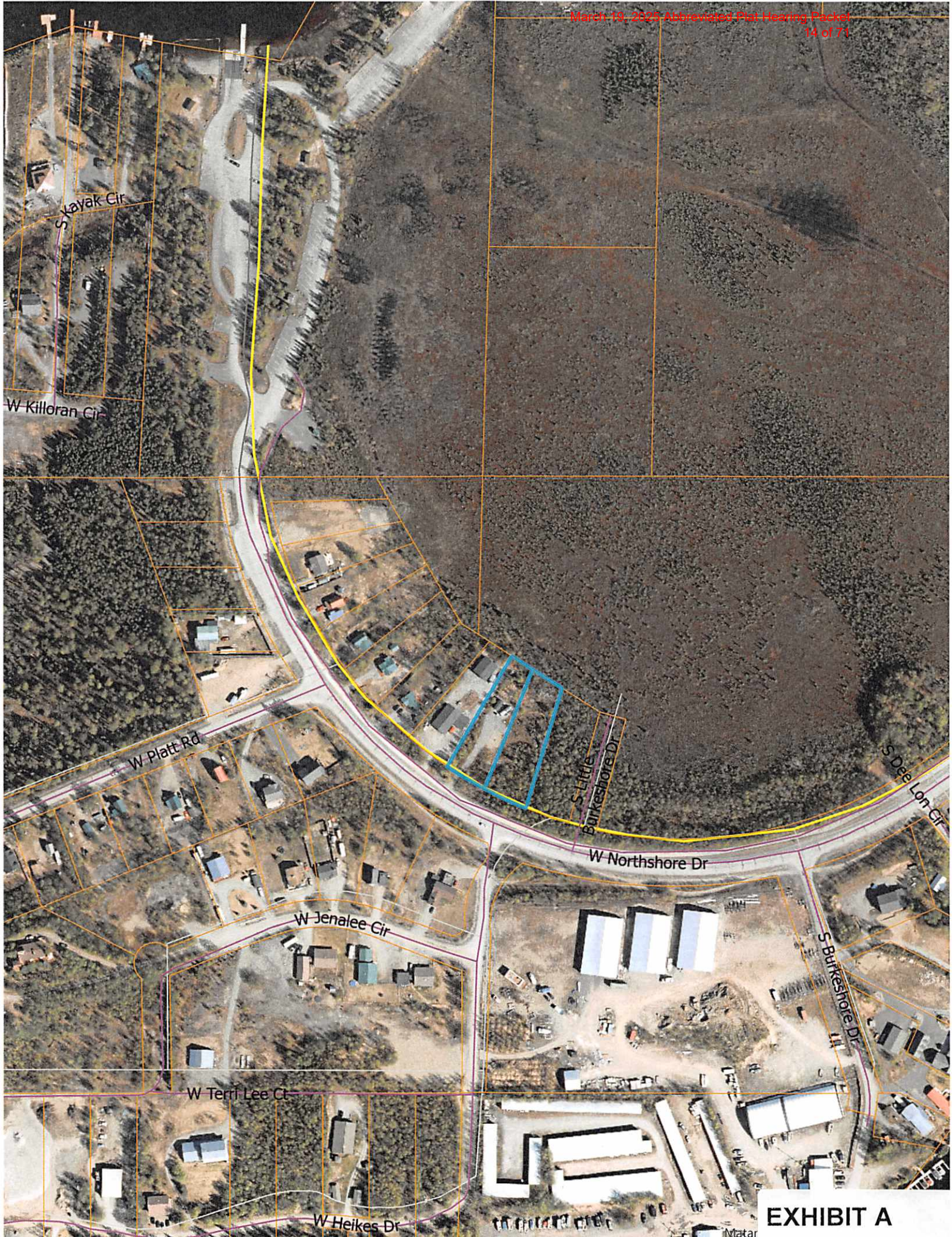
Little Burkeshire Dr

**EXHIBIT A**

Mat



**EXHIBIT A**



**EXHIBIT A**

## Chris Curlin

---

**From:** Code Compliance  
**Sent:** Tuesday, January 28, 2025 8:38 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Lot 8A Burke Shore Addn No 3  
**Attachments:** Screenshot 2025-01-28 083133.png

Thanks Chris. DW permit needed as shown. No other comments.

### Brandon Tucker

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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Monday, January 27, 2025 3:23 PM  
**To:** Sarah Myers <sarah.myers@alaska.gov>; Colton Percy <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; The Postmaster <eric.r.schuler@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>  
**Subject:** RFC Lot 8A Burke Shore Addn No 3

Hello,

The following link is a request to eliminate a common lot line between Lots 8 & 9, Block A, Burke Shore Addn. No. 3.

Please ensure all comments have been submitted by February 7, 2025 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Lot 8A Burke Shore Addn No 3](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873





**CERTIFICATE OF OWNERSHIP**

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

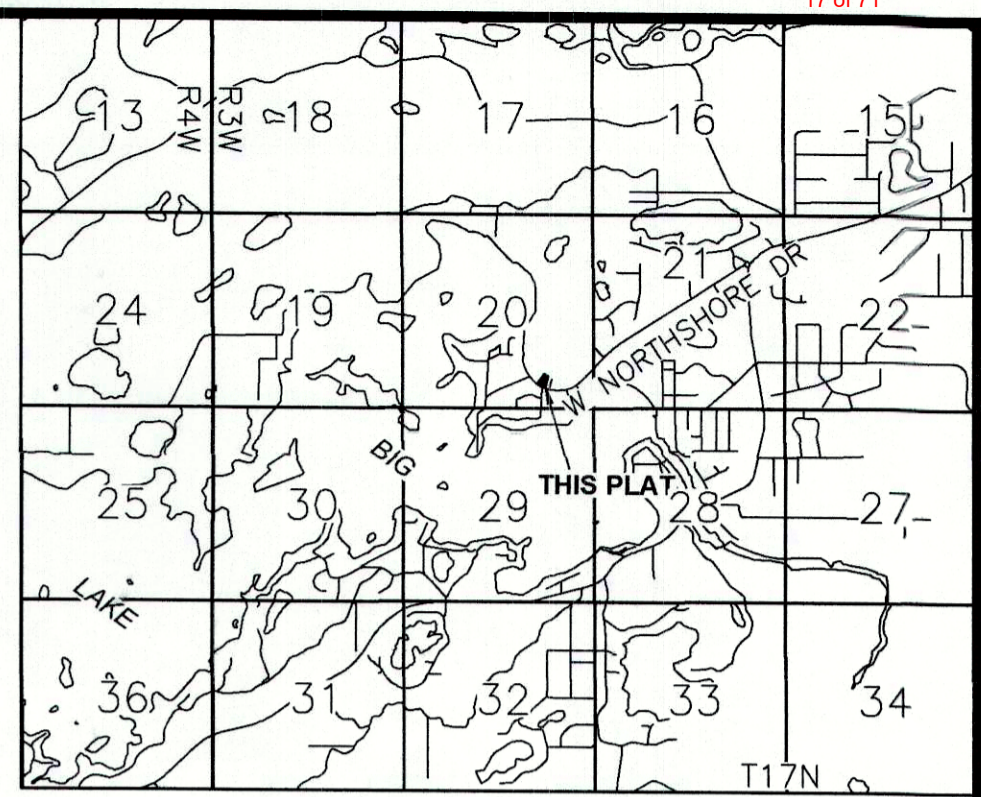
PAUL WYLES \_\_\_\_\_ DATE \_\_\_\_\_  
3541 GLENN DON CIR.  
ANCHORAGE, AK 99504

LORRAINE WYLES \_\_\_\_\_ DATE \_\_\_\_\_  
3541 GLENN DON CIR.  
ANCHORAGE, AK 99504

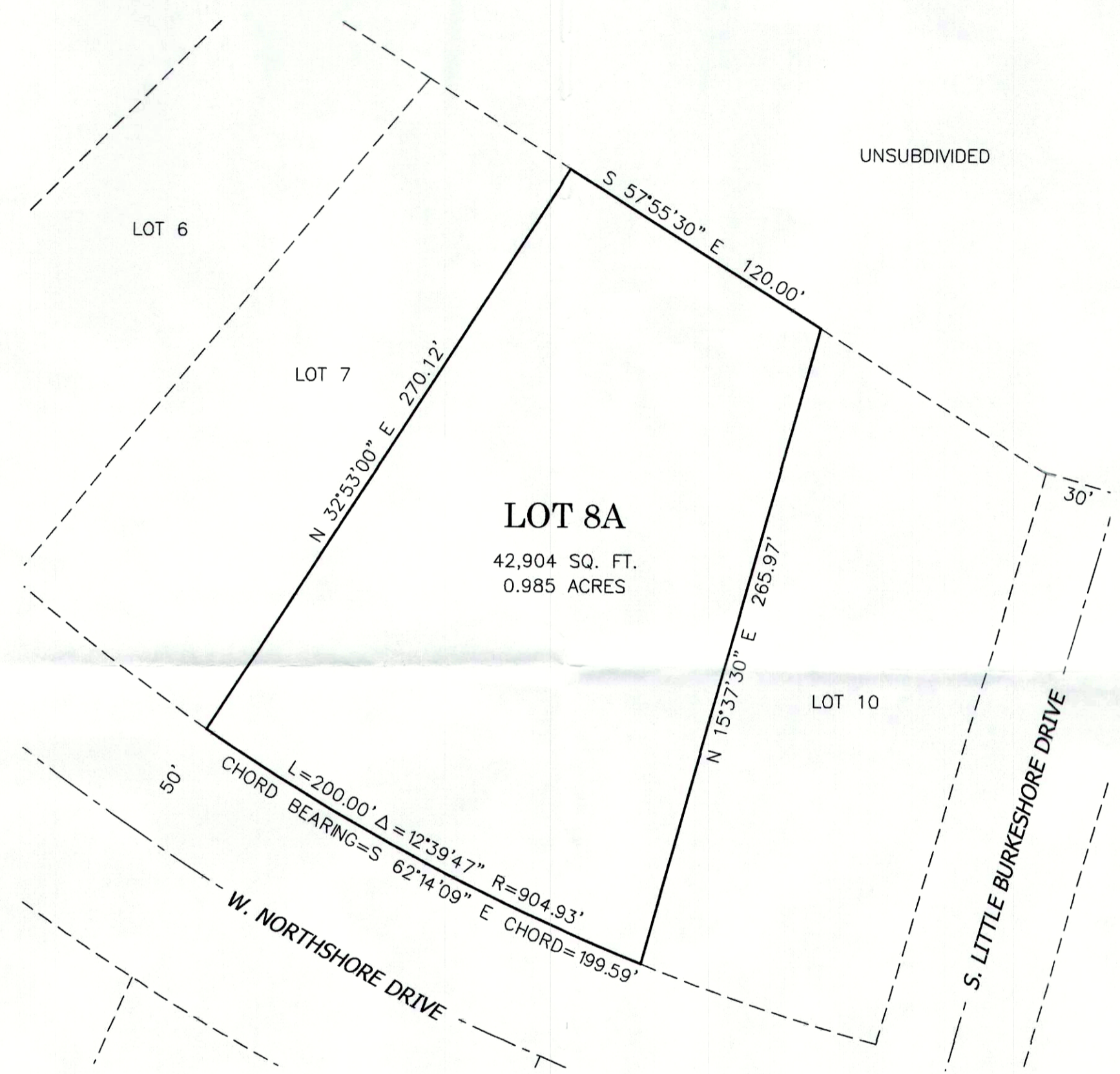
**NOTARY'S ACKNOWLEDGEMENT**

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

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



**VICINITY MAP**  
SCALE: 1" = 1 MILE



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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 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 THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 63-4.

1/16/2025  
DATE



RECEIVED  
JAN 17 2025  
PLATTING

Agenda Copy

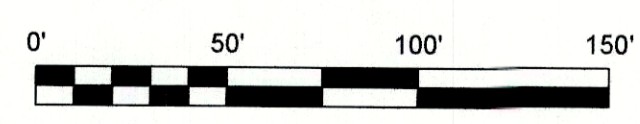
PRELIMINARY

**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, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. RECORD DATA SHOWN HEREON IS DERIVED FROM BURKE SHORE ADDN. NO. 3, PLAT# 63-4, PALMER RECORDING DISTRICT.

**Linetype Legend**

	Subdivision Boundary
	Adjacent Property Line
	Right of Way Centerline



SCALE: 1" = 50 FT.

A PLAT OF  
**LOT 8A BURKE SHORE**  
**ADDN. NO. 3**  
A SUBDIVISION OF  
LOTS 8 & 9, BLOCK A, BURKE SHORE ADDN. NO. 3  
PLAT No. 63-4 PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 20, T17N, R3W, S.M., AK  
CONTAINING 0.98 ACRES, MORE OR LESS

**RESOLUTE LAND SURVEYING**  
7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623  
PH: (907)521-4989 resolutelandsurvey.com

DRAWN: OTD	SCALE: 1" = 50'
DATE: 1/16/2024	FIELD BOOK: N/A
PROJECT: 240175	SHEET 1 OF 1



**B**



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 19, 2025**

ABBREVIATED PLAT: **QUESTED SUBDIVISION**  
LEGAL DESCRIPTION: **SEC 08, T16N, R02E, S.M, AK**  
PETITIONER: **GERAD QUESTED, MAT-SU BOROUGH**  
SURVEYOR: **HANSON LAND SOLUTIONS**  
ACRES: **1.56 +/-** PARCELS: **1**  
REVIEWED BY: **WYATT ANDERSON** CASE: **2025-022**

---

**REQUEST:**

The request is to create 1 lot from Block 7, Lots 1, 2, and 3 of, Windsong Subdivision, Plat No. 76-110, to be known as QUESTED SUBDIVISION, containing 1.56 acres +/- (1169B07L001, L002, L003) The plat is located directly North of E. Baker Boulevard, directly East of S. River Drive, and West of E. Wycoff Drive; located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. Located in the South Knik River Community Council area and Assembly District #1.

**EXHIBITS:**

Vicinity Maps & Aerial Photos **Exhibit A- 4 pgs**

**COMMENTS:**

**USACE** **Exhibit B- 1 pg**  
**MSB Code Compliance** **Exhibit C- 1 pg**

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

**COMMENTS:**

**USACE (Exhibit B)** Does not object and gave information on wetlands permitting.  
**MSB Code Compliance (Exhibit C)** Has no comment.

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

**CONCLUSION**

The plat of Quested Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey,

and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

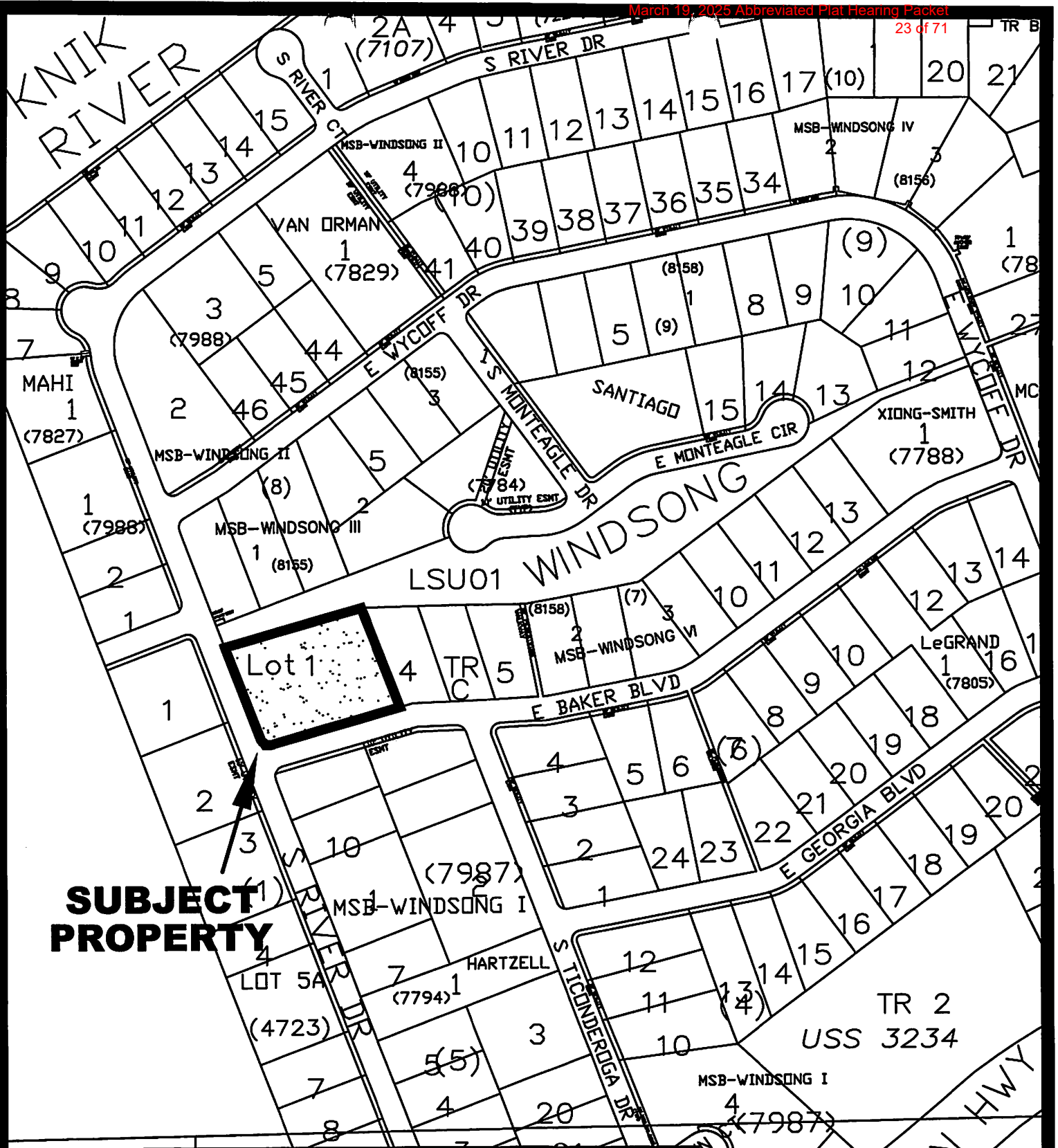
**FINDINGS of FACT:**

1. The abbreviated plat of Qusted Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines three lots within Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong Subdivision (Plat #76-110), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Qusted Subdivision, Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska, contingent on Staff recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



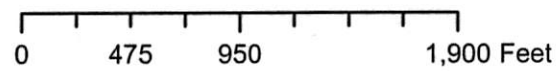
**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED QUESTED SUBDIVISION  
LOCATED WITHIN  
SECTION 08, T16N, R02E, SEWARD MERIDIAN  
ALASKA



**EXHIBIT A - 2**





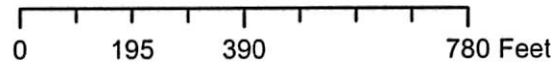
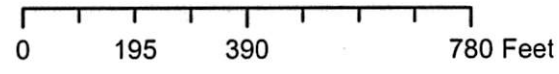


EXHIBIT A-3



Matanuska-Susit

**EXHIBIT A-4**



## Wyatt Anderson

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Thursday, February 20, 2025 9:47 AM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Qusted-Elimination Common Lot Line

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

Mr. Anderson,

The Corps of Engineers (Corps) believes that there are aquatic resources located on the subject property that may be jurisdictional to the Corps and would require authorization prior to the placement or discharge of dredged and/or fill material into waters of the U.S.

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.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you.

Sincerely,  
Carolyn Farmer

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, February 18, 2025 6:04 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Subject:** [Non-DoD Source] RFC Qusted-Elimination Common Lot Line

## Wyatt Anderson

---

**From:** Code Compliance  
**Sent:** Tuesday, February 18, 2025 3:40 PM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Requested-Elimination Common Lot Line

No comments from the Permit Center.

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

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, February 18, 2025 2:04 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Subject:** RFC Requested-Elimination Common Lot Line

Hello,

Attached is the RFC packet for Requested Subdivision. Please ensure that all comments are submitted by February 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Requested Subdivision](#)

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-861-7872

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

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

GERAD QUESTED \_\_\_\_\_ DATE \_\_\_\_\_  
17351 BEAUJOLIAS CIR  
EAGLE RIVER, AK 99577

**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**

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

MICHAEL BROWN (BOROUGH MANAGER) DATE \_\_\_\_\_  
MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE.  
PALMER, AK 99645-6488

**NOTARY ACKNOWLEDGEMENT**

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

FOR \_\_\_\_\_

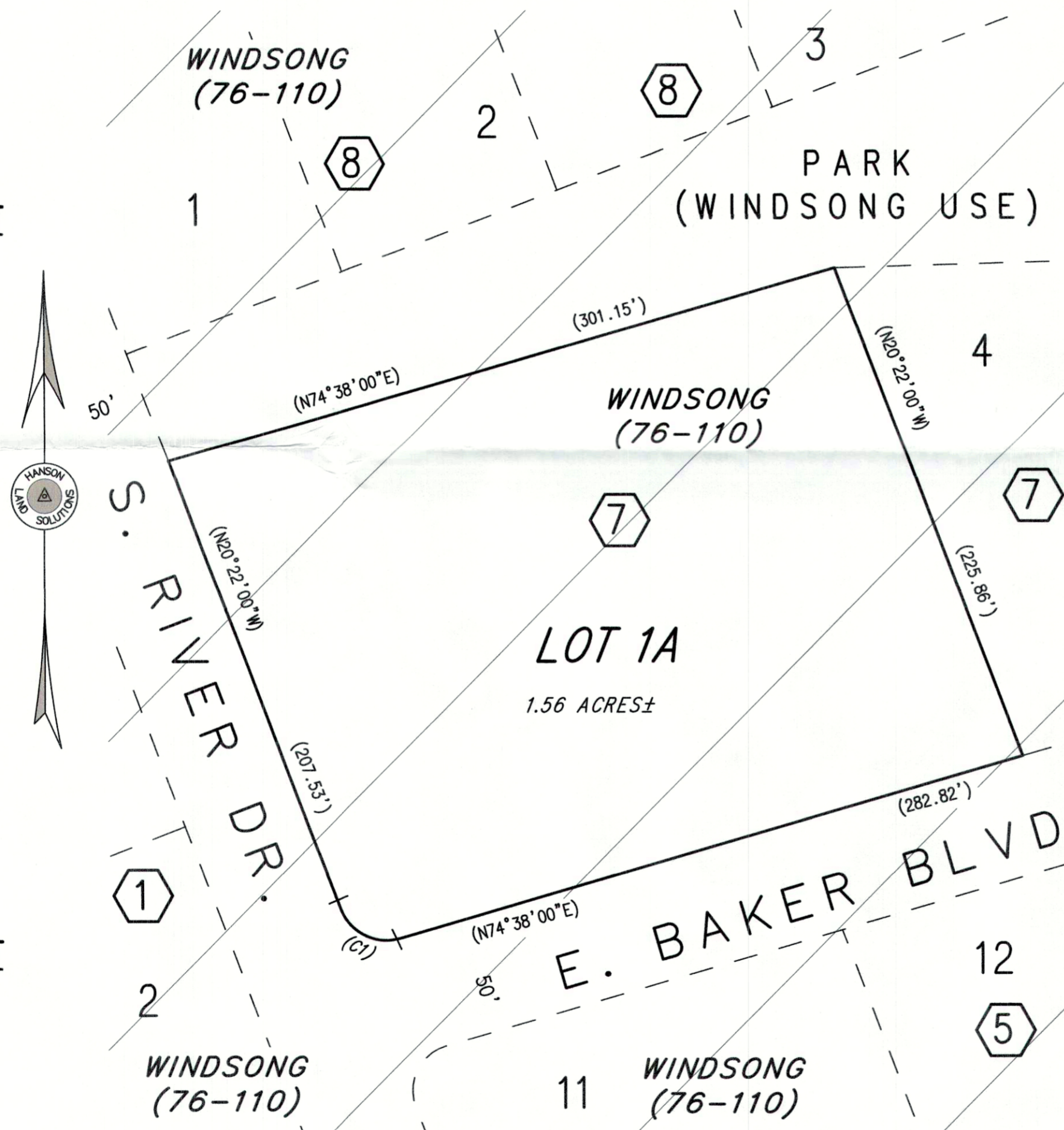
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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 \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

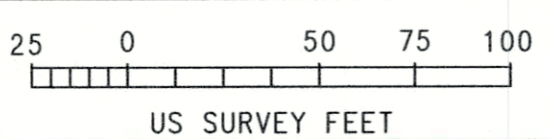
**FLOOD HAZARD AREA**



**NOTES**

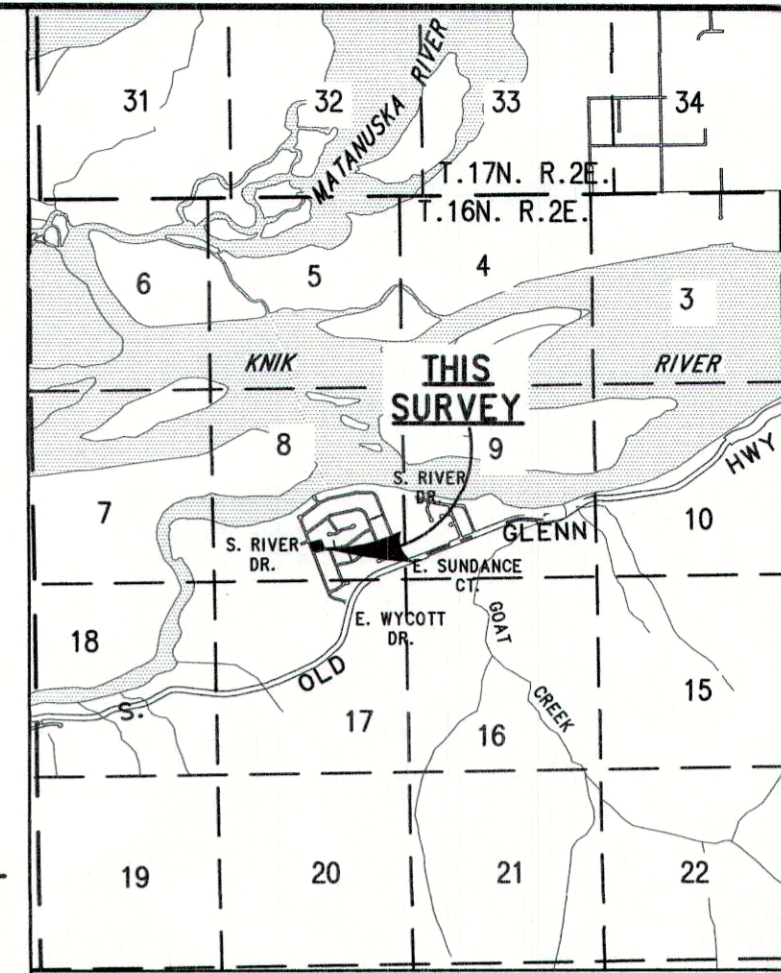
1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. THERE MAY BE FEDERAL, 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.
3. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 02170C8810F & 02170C8830F, DATED SEPTEMBER 27, 2019.
4. THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED ON MAY 17, 1976 IN BK. 101, PG. 837, AMENDED ON JUNE 11, 1976 IN BK. 108, PG. 26.
5. THIS PLAT IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON JANUARY 24, 1980 IN BK. 468, PG. 210, AND ON JUNE 30, 2023 AT DOCUMENT# 2023-017063-0.
6. THIS PLAT IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON NOVEMBER 21, 1988 IN BK. 1819, PG. 486.
7. THIS PLAT IS SUBJECT TO WATER WELL AND/OR RESIDENTIAL WASTE DISPOSAL SYSTEM EASEMENTS RECORDED ON DECEMBER 18, 2001 AT DOCUMENT# 2001-086062-0. AND 2001-086063-0 AND EXTENDED ON OCTOBER 11, 2006 AT DOCUMENT# 2006-069166-0.
8. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT 76-110, AMENDED BY MSB PLATTING BOARD RESOLUTION 2001-069, RECORDED ON JUNE, 4 2001 IN BK. 3856, PG. 651, ANCHORAGE RECORDING DISTRICT.
9. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER BK. 3856, PG. 651.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	29.67	20.00	84°59'54"	27.02	S63° 35' 28"E	18.33



**LEGEND**

- (N74°45'W) (254.70') RECORD PER PLAT (76-110)
- ① BLOCK
- (C) COMPUTED DATA



SOURCE: MSB TAX MAP GC01, GC02, GC07, GC08, PA15, & PA16  
1"=5280'

**SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF WINDSONG SUBDIVISION (76-110).

REGISTERED LAND SURVEYOR

Agenda Copy

A PLAT OF  
**QUESTED SUBDIVISION**  
A REPLAT OF  
**LOTS 1, 2, & 3, BLOCK 7 WINDSONG SUBDIVISION (PLAT 76-110)**

RECEIVED  
JAN 29 2025  
PLATTING

ANCHORAGE RECORDING DISTRICT  
STATE OF ALASKA  
THIRD JUDICIAL DISTRICT  
LOCATED WITHIN  
SE¼ SEC. 8, T.16N. R.2E. SM, AK  
CONTAINING 1.56 ACRES MORE OR LESS

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



C





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 19, 2025

ABBREVIATED PLAT: KROSTEK ACRES  
LEGAL DESCRIPTION: SEC 19, T18N, R02E S.M., AK  
PETITIONERS: WILLIAM & JANNA KROSTEK  
SURVEYOR/ENGINEER: ACUTEK/PIONEER ENGINEERING, LLC  
ACRES: 8.85 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-028

---

**REQUEST:**

The request is to create two lots from Parcel 1, MSB Waiver 95-11-PWm, recorded in Book 804 at Page 290 to be known as Krostek Acres, containing 8.85 acres +/- . The property is located directly north of N. Palmer-Fishhook Road and west of N. Farm Loop; within Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District #1.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A** – 4 pgs  
Soils Report **Exhibit B** – 3 pgs

**COMMENTS:**

ADOT&PF **Exhibit C** – 2 pgs  
MSB Permit Center **Exhibit D** – 1 pg  
Utilities **Exhibit E** – 3 pgs

**DISCUSSION:** The proposed subdivision is creating two tracts ranging in size from 1.57 to 7.28 acres. All proposed lots will take access from N. Farm Loop, a DOT&PF maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., Working on behalf of the owners and in coordination with Acutek Geomatics LLC, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel C9 into Tract 1 (1.57 acres) and Tract 2 (8.85 acres).

One test hole was excavated on 6-5-24. It was sited near the joint property line between Tracts 1 and 2 on the north border of Tract 1 to represent the soils on both tracts. In the test hole, the topsoil layer was approximately 5 feet thick. Underlain by well-graded sand (SW) to the bottom of the test hole at 13 feet. A copy of the soil log and a location map are attached. Groundwater was noted at 9 feet in the test hole.

No percolation tests were performed. In addition to this test hole information, a functioning septic system was installed on Tract I in 1995.

The proposed tracts have very few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas may be slightly Limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions. and my observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.

### **COMMENTS:**

**ADOT&PF (Exhibit C)** No objection to the proposed lot division.

Request 50 foot right of way dedication of Farm Loop Road.

*Staff notes dedication would need to occur outside of an Abbreviated Platting Action.*

Add plat note; "No direct access to Palmer-Fishhook Road." All current and subsequent access required through Farm Loop Road.

*Staff notes this is condition of approval # 4.*

Platting actions invalidate existing access permits. Apply for new driveway permit for existing access to Farm Loop Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

**MSB Permit Center (Exhibit D)** No Comments from the Permit Center.

**Utilities: (Exhibit E)** ENSTAR has no comments or recommendations. MTA The notes referencing MEA easement book 386 and page 258 is actually an MTA easement. Can we get that corrected or shown in the purposed lots? We have facilities along the east boundary along Farm Loop.

*Staff notes the final plat will contain the correct easement.*

GCI, & MEA did not respond.

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

### **CONCLUSION**

The plat of Krostek Acres is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated 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, utilities, or the public at the time of this staff report.

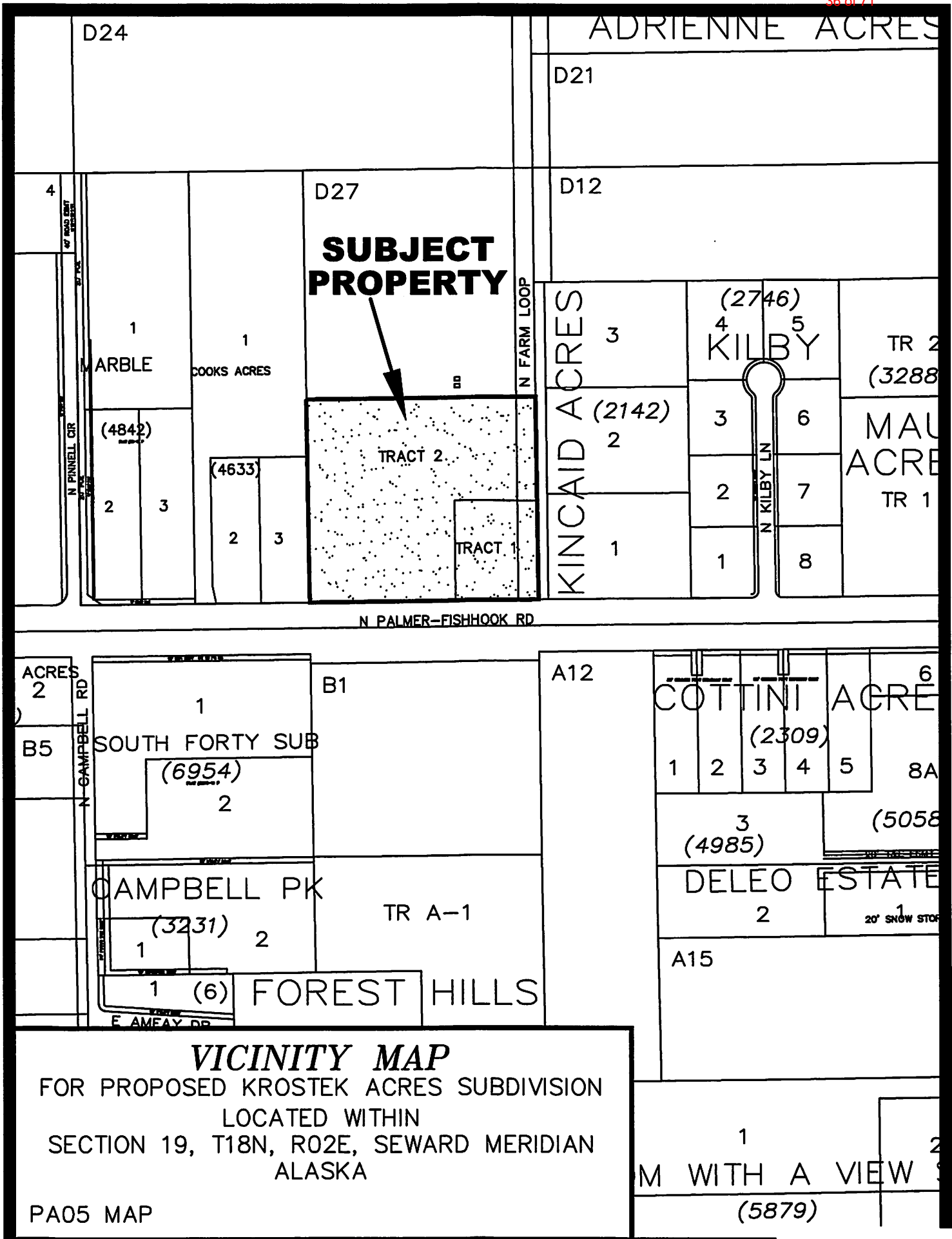
### **FINDINGS of FACT:**

1. The abbreviated plat of Krostek Acres is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). 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, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #23 Farm Loop; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; MTA, GCI, or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of Krostek Acres, within the SW ¼ Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. contingent on the following recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add plat note; “No direct access to Palmer-Fishhook Road unless authorized by permitting authority.”
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





PA05

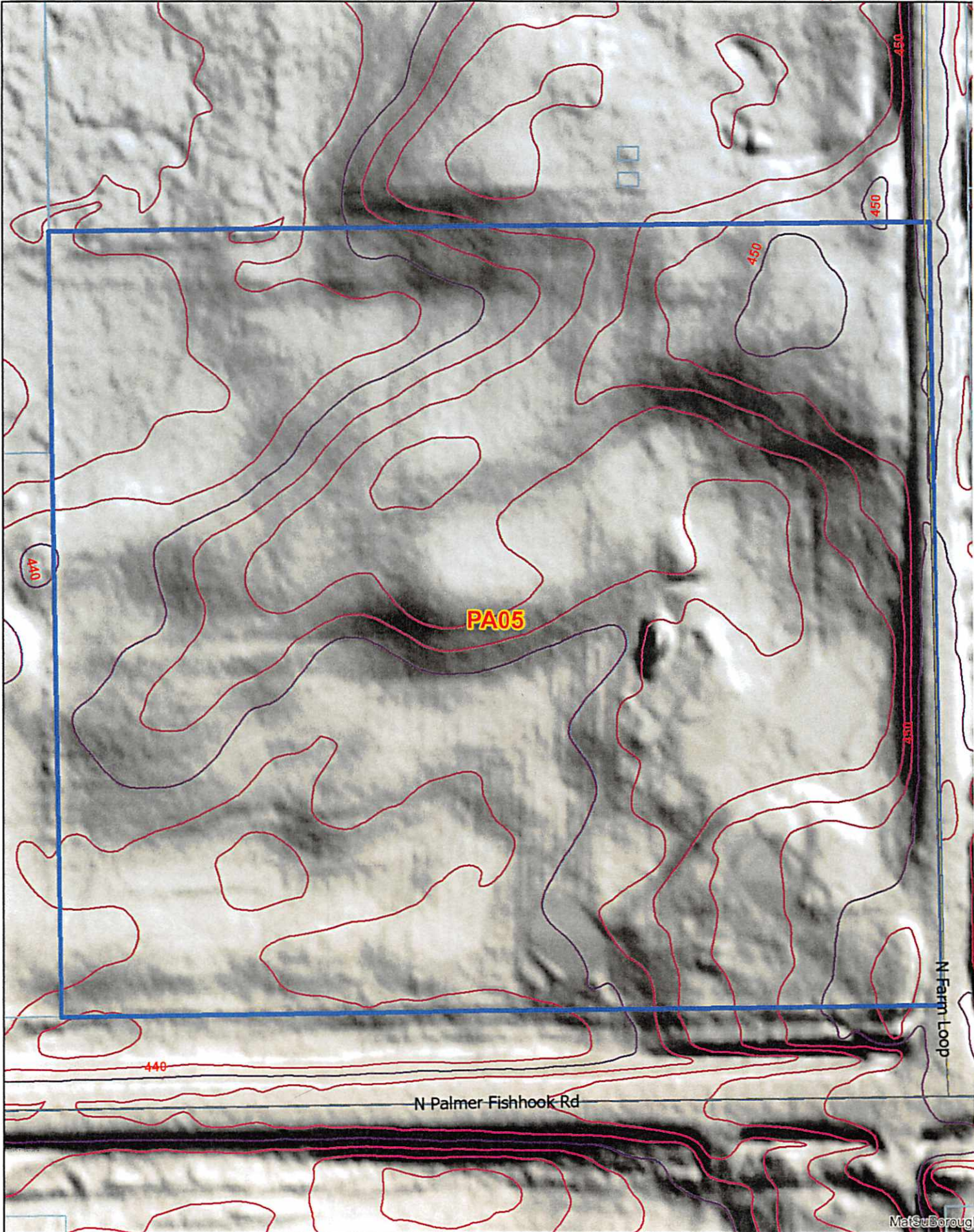
N Palmer Fishhook Rd

N Farm Loop

MatSu Borough

90 45 0 90 Feet

EXHIBIT A



**EXHIBIT A**



390 195 0 390 Feet

EXHIBIT A



Pioneer Engineering LLC  
Professional, Reliable, Local

---

RECEIVED  
FEB 07 2025  
PLATTING

December 3, 2024

RE: Usable Area Report  
Krostek Estates

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Acutek Geomatics LLC, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel C9 into Tract 1 (1.57 acres) and Tract 2 (8.85 acres).

**Test Hole:**

One test hole was excavated on 6-5-24. It was sited near the joint property line between Tracts 1 and 2 on the north border of Tract 1 to represent the soils on both tracts. In the test hole, the topsoil layer was approximately 5 feet thick, underlain by well-graded sand (SW) to the bottom of the test hole at 13 feet. A copy of the soil log and a location map are attached. Groundwater was noted at 9 feet in the test hole. No percolation tests were performed. In addition to this test hole information, a functioning septic system was installed on Tract 1 in 1995.

**Useable Area:** The proposed tracts have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455





# PRELIMINARY PLAT

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH ADJUDICATED, UNLIT, OR OTHERWISE, HAVE BEEN PAID.

Date: \_\_\_\_\_  
Tax Collector Office  
DUTANAUKA-SOUTH-TERRITORY

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

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE DUTANAUKA-SOUTH-TERRITORY AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY OF THE PLAT JURISDICTION, DATED \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

Date: \_\_\_\_\_

Planning and Land Use Director: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Holding Clerk

**OWNER'S CERTIFICATE**

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

HEATHER J. ARISTY Date: \_\_\_\_\_  
OWN & FARM LDDP #2  
PALMER, AK 99646

JANIS M. ARISTY Date: \_\_\_\_\_  
OWN & FARM LDDP #2  
PALMER, AK 99646

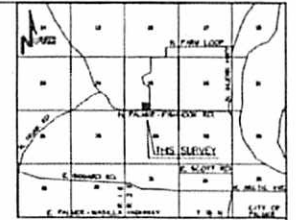
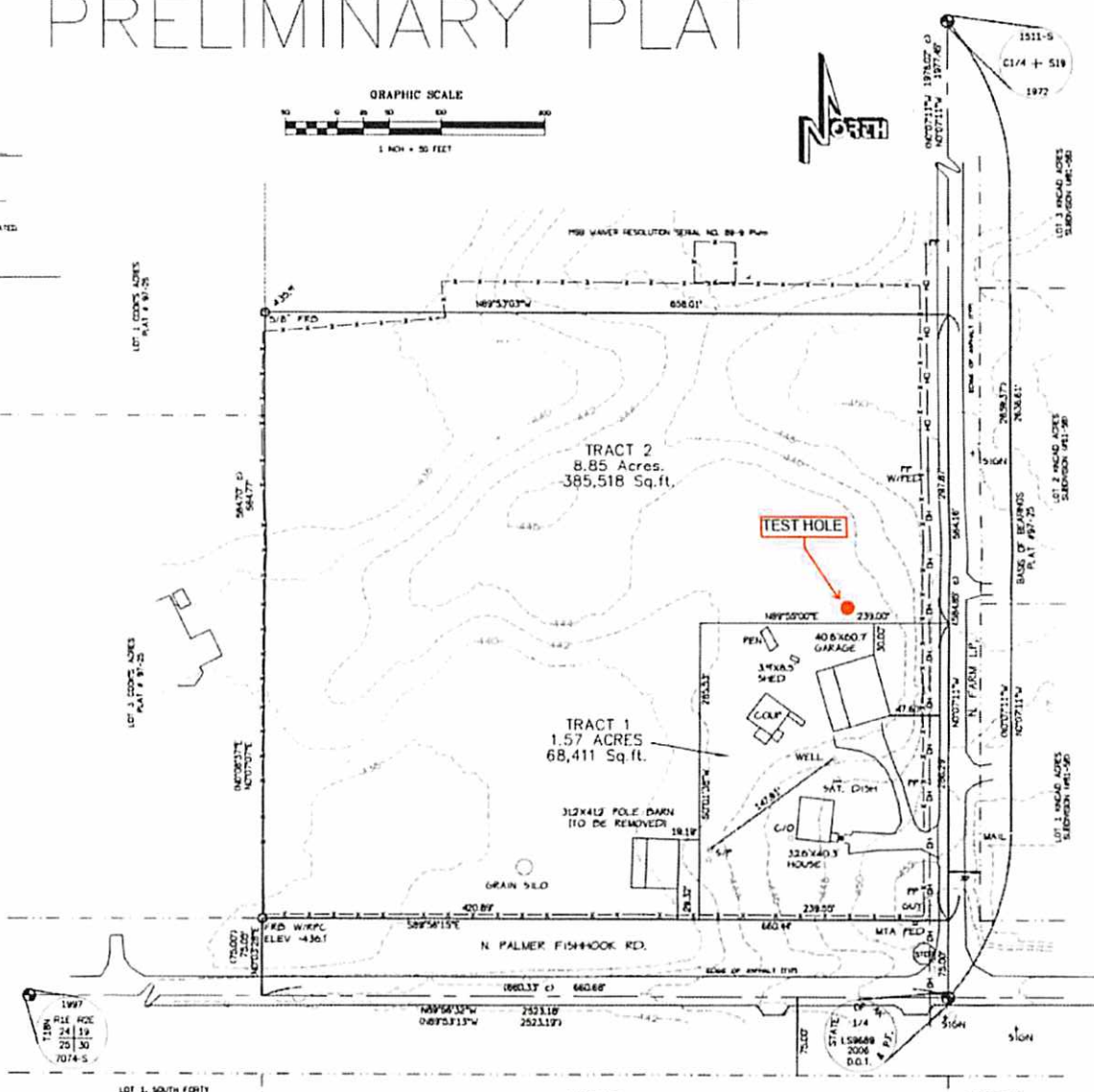
**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SHOWN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

**GENERAL 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 THE 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, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
3. BATANUKA ELECTRIC ASSOCIATION, INC. BULKHEAD EASEMENT RECORDED ON OCTOBER 26, 1984 IN BOOK 386 AT PAGE 258.
4. THE RIGHT-OF-WAY FOR N. FARM LDDP ROAD, SHOWN HEREON, IS NOT DEDICATED BY THIS PLAT. N. FARM LDDP ROAD IS A PRESCRIPTIVE USE RIGHT-OF-WAY.
5. NO DIRECT ACCESS TO N. PALMER FISHHOOK RD WITHOUT AGENCY APPROVAL.



SCALE: 1" = 1 MILE

**LEGEND**

MEASURED DATA PER PAR 17-25	N 90°00'00" E
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	---
ADJACENT PROPERTY LINES	---
CENTER LINE	---
CALCULATED DATA	---
FOUND 5/8" REBAR - #3028	○
FOUND PERMITS	○
SET 5/8" x 30" REBAR WITH CAP	●
UTILITY (ELECTRICAL, SLOD)	---



**SURVEYOR'S CERTIFICATE**  
I, TERRY L. NICODEMUS, L.S. 9106, 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 INSTRUMENTS 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.

PRELIMINARY PLAT OF  
**KROSTEK ESTATES**  
CONTAINING 8.85 ACRES

A RE-SUBDIVISION OF PARCEL #1 OF BATANUKA-SOUTH-TERRITORY WAIVER RESOLUTION SERIAL NO. 99-9-PAW RECORDED IN BOOK 808 AT PAGE 373, DESIGNATED AS N. FARM LDDP TOWNSHIP IN NORTH RANGE CO. EAST MERIDIAN THIRD JUDICIAL DISTRICT STATE OF ALASKA LEYS THE RIGHT-OF-WAY OF N. PALMER FISHHOOK ROAD IN THE PALMER RECORDING DISTRICT.

OWNER: **ACUTEK SURVEYING & CONSULTING LLC** REG. # 8188

DESIGNED BY: TERRY L. NICODEMUS  
DRAWN BY: TERRY L. NICODEMUS  
CHECKED BY: TERRY L. NICODEMUS  
DATE: 3/19/2025  
SCALE: 1" = 1 MILE  
SHEET: 1 OF 1

EXHIBIT B

## SOIL LOG

Job Number: 2024-SW-321

Project Location: T18N R2E Section 19, Tax Parcel C9  
4274 N Farm Loop

Logged By: Jac Kack

Date: 6-5-24

### TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	
5	
6	Well-graded sand (SW)
7	
8	
9	
10	
11	Groundwater @ 9'
12	Well-graded sand (SW)
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
See test hole map

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

March 3, 2025

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Krostek Acres; Parcel 1 MSB Waiver 95-11-PWm (Farm Loop Road, Palmer-Fishhook Road)**
  - No objection to the proposed lot division.
  - Request 50 foot right of way dedication of Farm Loop Road.
  - Add plat note; "No direct access to Palmer-Fishhook Road." All current and subsequent access required through Farm Loop Road.
  - Platting actions invalidate existing access permits. Apply for new driveway permit for existing access to Farm Loop Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  
- **Brookwood Commercial Park Public Use Easement (PUE); Plat #2021-97; WA 11 RFN Properties, LLC (Knik-Goose Bay Road MP 1)**
  - No objection to the proposed public use easement.
  - Please add plat note: "No direct access to Knik-Goose Bay Road for Lot 1."
  - No utility connections through Knik-Goose Bay Road.
  - Please be advised that this PUE is in the vicinity of the Mat-Su Borough's Fern Street Reconstruction project to make improvements to Fern Street between Knik-Goose Bay Road and Fairview Loop Road, creating an upgraded north-south collector route and pedestrian pathway. For further information contact the Public Works Department at the Mat-Su Borough.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**

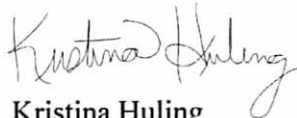
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, February 21, 2025 8:18 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Krostek Acres (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No comments from the Permit Center.

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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 20, 2025 5:06 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>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; farmloopak@gmail.com; timhaledistrict1@gmail.com; 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>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Krostek Acres (CC)

Hello,

The following link contains a Request for Comments for Krostek Acres, MSB Case 2025-028. Comments are due by Friday, March 7, 2025.

 [Krostek Acres](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough



**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

February 27, 2025

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 abbreviated plat and has no comments or recommendations.

- **KROSTEK ACRES**  
**(MSB Case # 2025-028)**

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,

*James Christopher*

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

# PRELIMINARY PLAT

### CERTIFICATION OF PAYMENT OF TAXES

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

Date: \_\_\_\_\_ Tax Collection Office: QYATANUKA-SUSTINA BOROUGH

### PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY THE PLAT RESOLUTION NO. \_\_\_\_\_ DATED 20\_\_\_\_, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

Date: \_\_\_\_\_  
Planning and Land Use Director: \_\_\_\_\_ Attest: \_\_\_\_\_  
Planning Clerk

### OWNERSHIP CERTIFICATE

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

WILLIAM J. KROSTEK Date \_\_\_\_\_  
474 N FARM LOOP RD  
PALMER, AK 99646

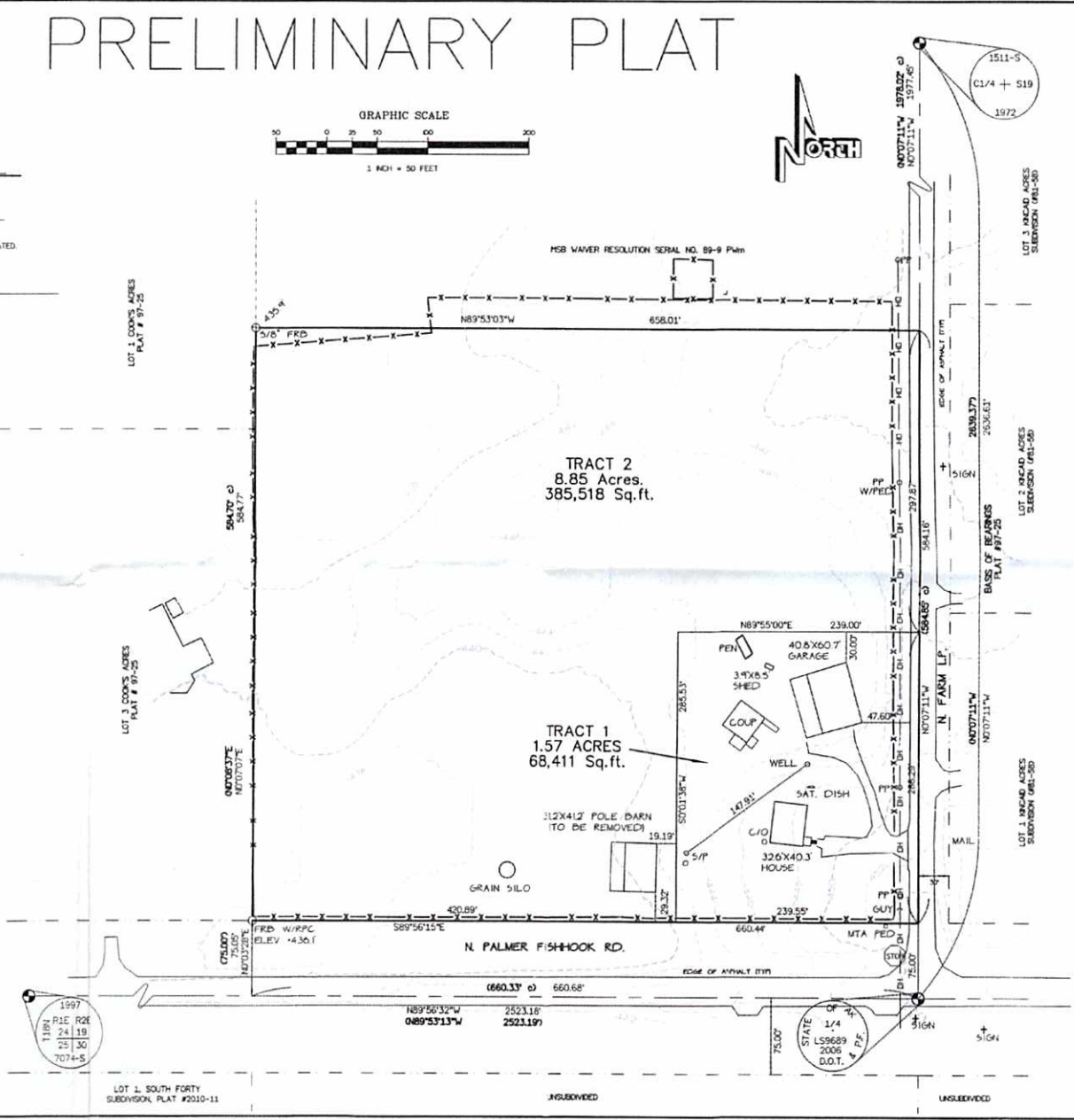
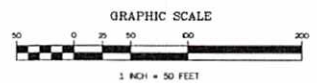
JANIS W. KROSTEK Date \_\_\_\_\_  
474 N FARM LOOP RD  
PALMER, AK 99646

### NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA

### GENERAL 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 THE 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, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MATANUKA ELECTRIC ASSOCIATION, INC., BLANKET EASEMENT RECORDED ON OCTOBER 26, 1984 IN BOOK 386 AT PAGE 258.
4. THE RIGHT-OF-WAY FOR N. FARM LOOP ROAD, SHOWN HEREON, IS NOT DEDICATED BY THIS PLAT. N. FARM LOOP ROAD IS A PRESCRIPTIVE USE RIGHT-OF-WAY.
5. NO DIRECT ACCESS TO N. PALMER FISHHOOK RD. WITHOUT AGENCY APPROVAL.



### LEGEND

RECORD DATA PER PLAT #97-25	ON 90°00'00\"/>
MEASURED DATA	N 90°00'00\"/>
SURVEY LINES OF RECORD	---
ADJACENT PROPERTY LINES	---
CENTER LINE	---
CALCULATED DATA	c
FOUND 5/8\"/>	
FOUND MONUMENT	o
SET 5/8\"/>	



**SURVEYOR'S CERTIFICATE**  
I, TERRY L. HILDEBRAND, L.S. 9106, 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.

Agenda Copy RECEIVED FEB 07 2025 PLATTING

PRELIMINARY PLAT OF  
**KROSTEK ACRES**  
CONTAINING 8.85 ACRES  
A RE-SUBDIVISION OF PARCELS #1 OF MATANUKA-SUSTINA BOROUGH W/MSB RESOLUTION SERIAL NO. 89-9-P/MSB RECORDED IN BOOK 804 AT PAGE 2ND, DESCRIBED AS SE 1/4 SE 1/4 SW 1/4, TOWNSHIP 10 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, LESS THE RIGHT-OF-WAY OF PALMER FISHHOOK ROAD, IN THE PALMER RECORDING DISTRICT.

PREPARED BY: **ACUTEK** RECD. 8/04  
ACUTEK GEOPATICS, LLC  
505 E. BLUE OAK BLVD. SUITE 204, PALMER, AK 99646  
TEL: 907.233.5555 FAX: 907.233.5555

DESIGNED BY: TENG/ANTAN SCALE: 1\"/>

EXHIBIT E

## Chris Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, February 25, 2025 4:33 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Krostek Acres (CC)  
**Attachments:** 311-1984-028819-0.tif

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Chris,

Thank you for sending this.

The notes referencing MEA easement book 386 and page 258 is actually an MTA easement. Can we get that corrected or shown in the purposed lots? We have facilities along the east boundary along Farm Loop.

Thank you!

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 20, 2025 5:06 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>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; farmloopak@gmail.com; timhaledistrict1@gmail.com; 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>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Krostek Acres (CC)



# PRELIMINARY PLAT

### 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.

Date \_\_\_\_\_, 20\_\_\_\_ Tax Collection Official (MATANUSKA-SUSITNA BOROUGH)

### PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. \_\_\_\_\_ 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 THIS PLAT IS LOCATED.

Date \_\_\_\_\_, 20\_\_\_\_  
Planning and Land Use Director ATTEST: \_\_\_\_\_  
Platting Clerk

### OWNERSHIP CERTIFICATE

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

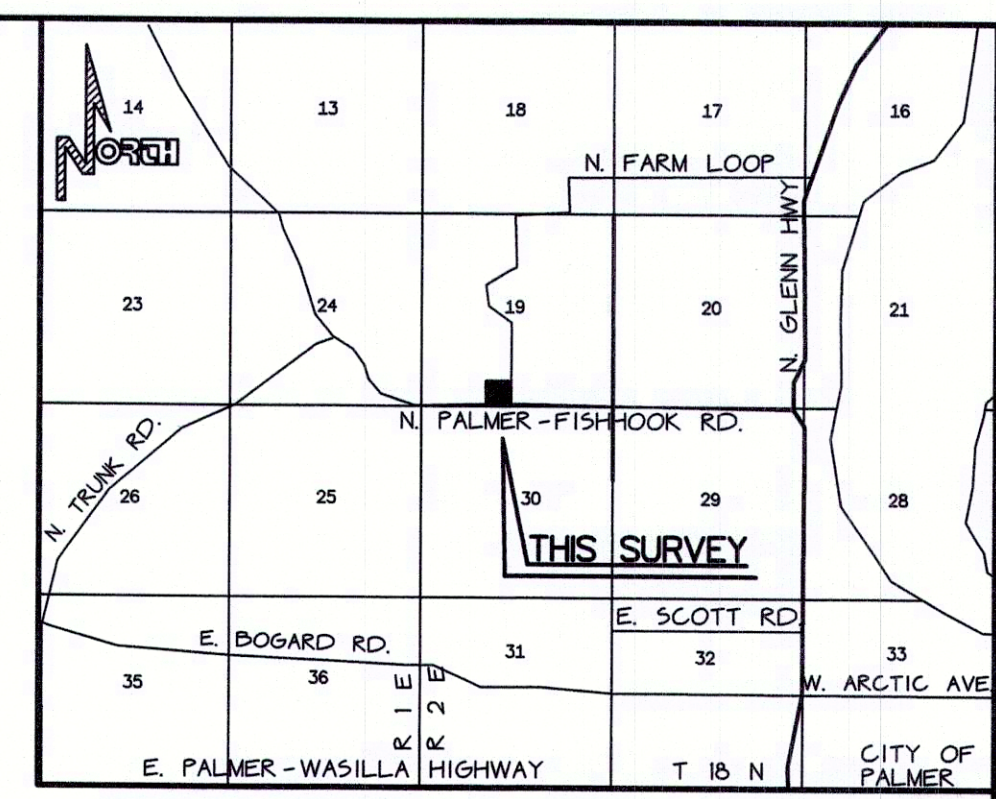
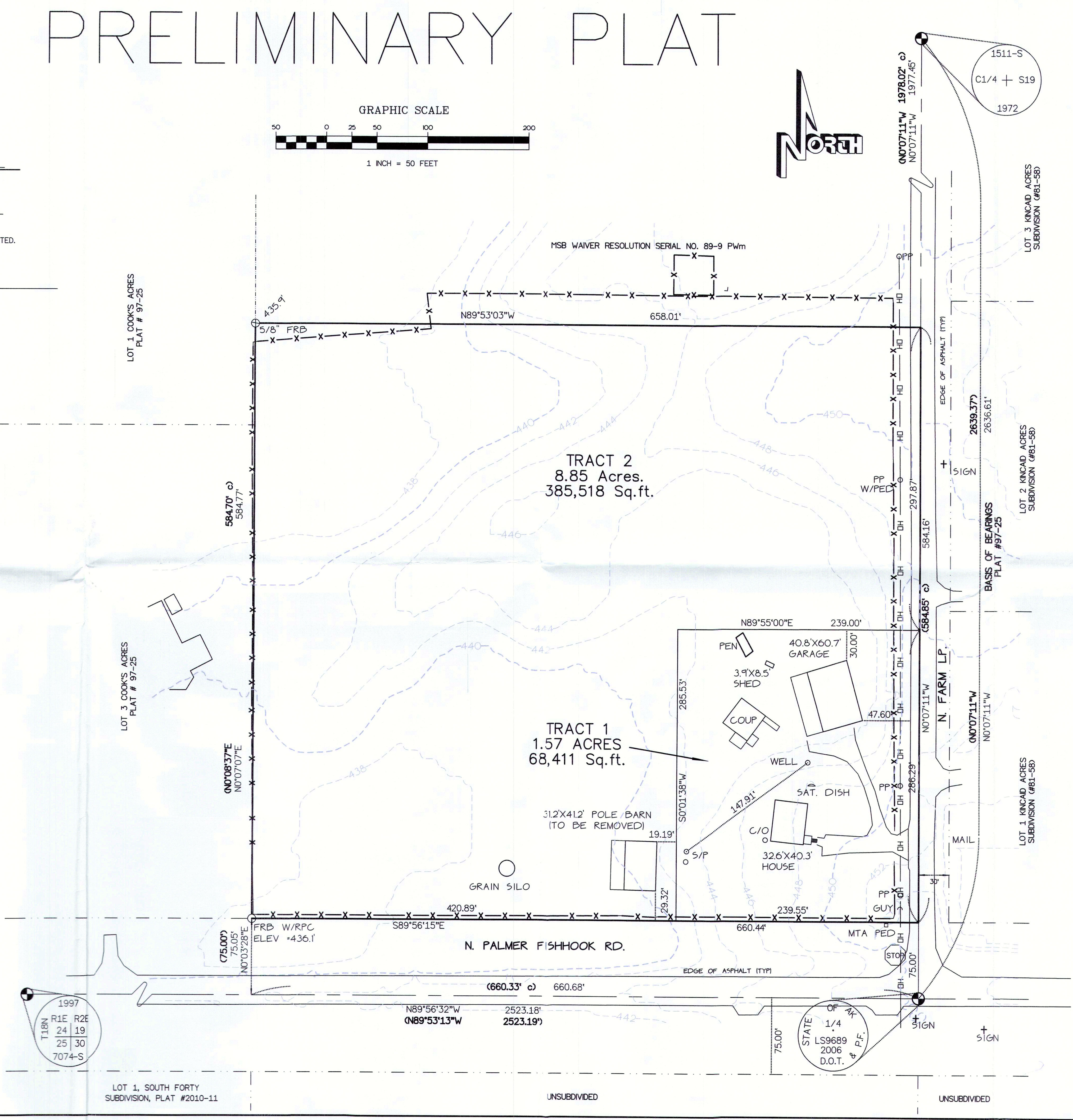
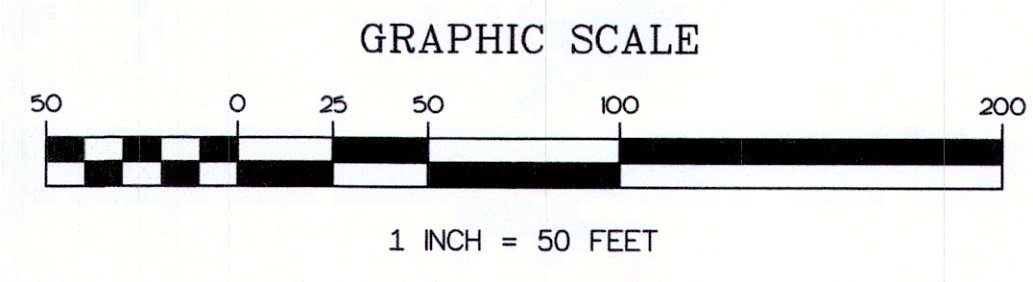
WILLIAM J KROSTEK Date \_\_\_\_\_  
4274 N FARM LOOP RD  
PALMER, AK 99645  
JANNA W KROSTEK Date \_\_\_\_\_  
4274 N FARM LOOP RD  
PALMER, AK 99645

### NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC FOR ALASKA

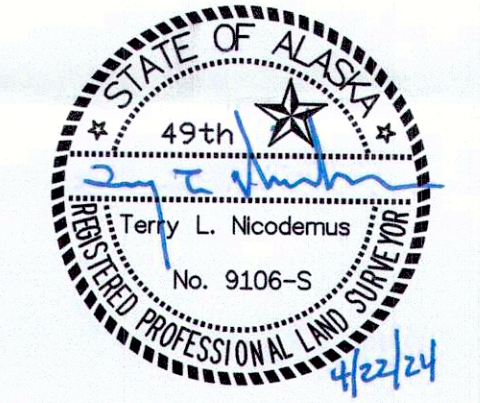
### GENERAL NOTES

- 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 THE 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, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 4. MATANUSKA ELECTRIC ASSOCIATION, INC., BLANKET EASEMENT RECORDED ON OCTOBER 26, 1984 IN BOOK 386 AT PAGE 258.
- 5. THE RIGHT-OF-WAY FOR N. FARM LOOP ROAD, SHOW HEREON, IS NOT DEDICATED BY THIS PLAT. N. FARM LOOP ROAD IS A PRESCRIPTIVE USE RIGHT-OF-WAY.
- 6. NO DIRECT ACCESS TO N. PALMER FISHHOOK RD. WITHOUT AGENCY APPROVAL.



### LEGEND

- RECORD DATA PER PLAT #97-25 (N 90°00'00" E)
- MEASURED DATA (N 90°00'00" E)
- SURVEY LINES OF RECORD
- ADJACENT PROPERTY LINES
- CENTER LINE
- CALCULATED DATA (c)
- FOUND 5/8" REBAR - #9106 (o)
- FOUND MONUMENT (m)
- SET 5/8" x 30" REBAR WITH CAP (ACUTEK GEOMATICS, 9106) (•)



### SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, 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.

Agenda Copy

RECEIVED FEB 07 2025 PLATTING

PRELIMINARY PLAT OF KROSTEK ACRES CONTAINING 8.85 ACRES A RE-SUBDIVISION OF PARCEL #1 OF MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 95-11-PWM RECORDED IN BOOK 804 AT PAGE 290, DESCRIBED AS SE 1/4 SW1/4 SW1/4, TOWNSHIP 18 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, LESS THE RIGHT-OF-WAY OF PALMER FISHHOOK ROAD, IN THE PALMER RECORDING DISTRICT.

DESIGNED BY: TENDRA/TAN SCALE: 1" = 50' FIELD BOOK: 230506.PDF  
DRAWN BY: TENDRA/TAN DATE: 3/15/2024 MAP NO.: PA 05  
CHECKED: TLN FILE No. 23-05.06 SHEET: 1 of 1



D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 19, 2025

ABBREVIATED PLAT: ASA HILLS  
LEGAL DESCRIPTION: SEC 17, T17N, R01W S.M., AK  
PETITIONERS: KOVS, LLC  
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING  
STEINER DESIGN & CONSTRUCTION SERVICES  
ACRES: 3.70 +/- PARCELS: 4  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-29

---

**REQUEST:**

The request is to create four lots from Lot 21, Block 3, North Country Estates, (Plat#79-295), to be known as **Asa Hills**, containing 3.70 acres +/- . The property is located directly north of W. Harvest Loop and east of W. Pipestone Drive; within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla & Assembly District #4.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**  
Soils Report **Exhibit B – 5 pgs**

**COMMENTS:**

MSB Permit Center **Exhibit C – 1 pg**  
City of Wasilla **Exhibit D – 1 pg**  
Utilities **Exhibit E – 2 pgs**  
Public **Exhibit F – 1 pg**

**DISCUSSION:** The proposed subdivision is creating four lots of .925 acres each. Proposed lots 1-3 will take access from W. Pipestone Drive, a City of Wasilla owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Dan Steiner, P.E., Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meet all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

Two test holes were excavated on this site. The soils were consistent between the two test holes. Beneath the topsoil and sandy loam was silty sand with gravel and cobbles (SM) soils. No groundwater was

encountered. A percolation test was performed at each hole. The percolation rates ranged from 11 to 17 minutes per inch. A map showing the location of the test holes and logs of the test holes are included with this report.

These types of soils are compatible with on-site septic systems. Based on the soil conditions and the existing topography, there is 10,000 square feet of usable septic area on each of the proposed lots.

Currently, there are no drainage issues with this site. The platting action of this subdivision will not require the construction of any new roads. The existing drainage patterns of the existing roads and parcel will not be altered by this new subdivision.

The property slopes from south to north. Based on MSB contours, the change in elevation is approximately 42'. The overall grade of the property is approximately 8%. The steepest part of the parcel is approximately 10%.

The right-of-way adjacent to the parcel belongs to the City of Wasilla. SOCS has contacted Robert Walden, PE, the City of Wasilla Deputy Director of Public works. Mr. Walden has indicated that an ADT Drawing is not required for this platting action. A copy of the email correspondence regarding this topic is included with this report.

**Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The drainage pattern of the existing road and topography will not be altered by this platting action. An ADT Drawing is not required for this proposed subdivision.**

#### **COMMENTS:**

**MSB Permit Center (Exhibit C)** No comments from the Permit Center.

**City of Wasilla (Exhibit D)** We are in contact with the developer and access will be to City of Wasilla maintained roads and driveways will be permitted through the city. We will be encouraging a shared approach with lot 2&3 along Pipestone due to the large requirement for 24" culverts and deep ditches. There is an approach shared with MEA for Lot 1 existing. We will prefer a driveway for Lot 4 off Harvest Loop. Each lot will have private sewer and water.

*Staff notes this is condition of approval # 3.*

**Utilities: (Exhibit E)** ENSTAR has no comments or recommendations. MTA, GCI, & MEA did not respond.

**Public: (Exhibit F)** John Weis & Angella Long - Routing dump trucks through North Country Estates to supply the new subdivision at the end of Lakewood with material as well as the KGB project last year has led to road damage and deterioration of Harvest Loop, W. Kanabec, and Minnetonka. These roads were paved with an LID for which the residents were assessed costs. After the KGB project this past year, Harvest Loop has become a thoroughfare for construction workers and equipment. The access to northbound KGB has funneled down to Endeavor for all these subdivisions. Endeavor is quite narrow and was only widened at the approach to the KGB intersection. This winter ice dams have pushed water across Endeavor and revealed poor drainage along the newer sections of the road. Before adding another subdivision, the roads must have some much-needed repair and surfacing.

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

**CONCLUSION**

The plat of ASA HILLS is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated 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.

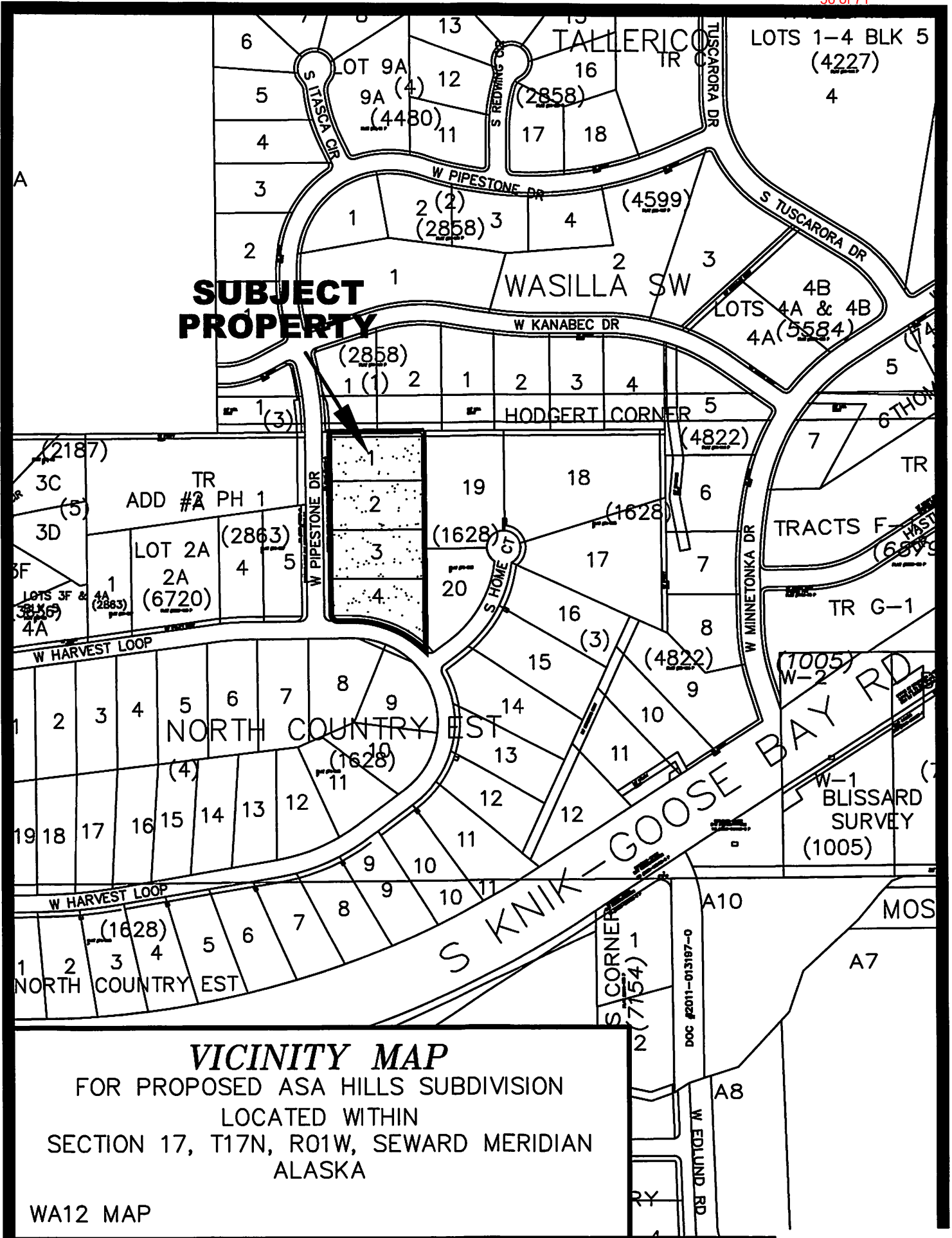
**FINDINGS of FACT:**

1. The abbreviated plat of ASA HILLS is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). 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, MTA, GCI, or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of ASA HILLS, within the SE ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on the following recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Coordinate driveway locations with City of Wasilla.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED ASA HILLS SUBDIVISION  
LOCATED WITHIN  
SECTION 17, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA12 MAP





Matanuska Sustaineable Water, Microsoft



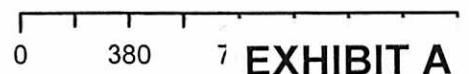
0 95 EXHIBIT A



0 95 EXHIBIT A



Manuska-Swabugh Water, Wisconsin



5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

February 4, 2025

Fred Wagner  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

RECEIVED  
FEB 10 2025  
PLATTING

Re: Engineering Report – Asa Hills  
A Subdivision of Lot 21, Block 3, North Country Estates.

Mr. Wagner,

This letter is to serve as the engineering report for the above-referenced subdivision and platting action. The platting action is to replat a parcel of 3.7 acres into four smaller lots of 0.92 acres. The proposed lots are adjacent to an existing City of Wasilla road. No new roads will be needed for this platting action.

## Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meet all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

Two test holes were excavated on this site. The soils were consistent between the two test holes. Beneath the topsoil and sandy loam was silty sand with gravel and cobbles (SM) soils. No groundwater was encountered. A percolation test was performed at each hole. The percolation rates ranged from 11 to 17 minutes per inch. A map showing the location of the test holes and logs of the test holes are included with this report.

These types of soils are compatible with on-site septic systems. Based on the soil conditions and the existing topography, there is 10,000 square feet of usable septic area on each of the proposed lots.

Mr. Fred Wagner  
Matanuska-Susitna Borough  
Engineering Report – Asa Hills

Page 2 of 2

### Drainage Plan and Site Topography

Currently, there are no drainage issues with this site. The platting action of this subdivision will not require the construction of any new roads. The existing drainage patterns of the existing roads and parcel will not be altered by this new subdivision.

The property slopes from south to north. Based on MSB contours, the change in elevation is approximately 42'. The overall grade of the property is approximately 8%. The steepest part of the parcel is approximately 10%.

### ADT Drawing

The right-of-way adjacent to the parcel belongs to the City of Wasilla. SDCS has contacted Robert Walden, PE, the City of Wasilla Deputy Director of Public works. Mr. Walden has indicated that an ADT Drawing is not required for this platting action. A copy of the email correspondence regarding this topic is included with this report.

### Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The drainage pattern of the existing road and topography will not be altered by this platting action. An ADT Drawings is not required for this proposed subdivision.

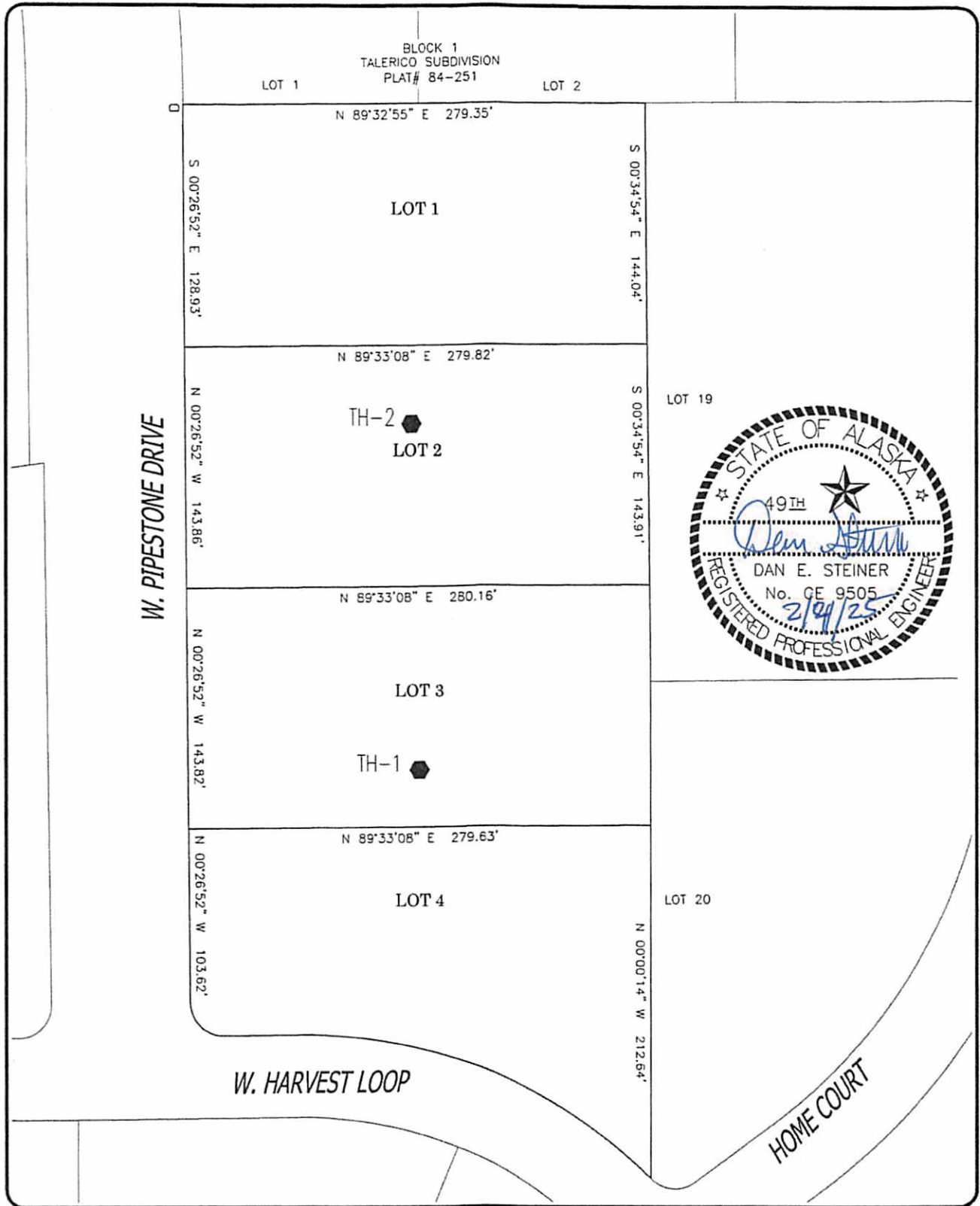
Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl.





**SDCS, LLC**  
STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
5900 W. DEWBERRY DR. PH: (907) 357-5609  
WASILLA, AK 99623 FAX: (907) 357-5608

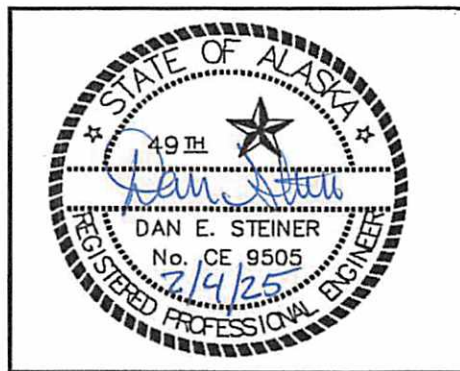
ASA HILLS SUBDIVISION  
TEST HOLE LOCATIONS

FIGURE  
1

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

Phone: (907) 357-5609  
Fax: (907) 357-5608



## TEST HOLE / PERCOLATION TEST

Date of \_\_\_\_\_  
TEST HOLE # 1 Test Hole 11/7/2024  
PERFORMED BY: Dan Steiner, P.E.  
PROJECT: ASA HILLS SUB.  
LEGAL DESC. \_\_\_\_\_  
PROJECT NO. 24-039

SEAL

DEPTH, FT	SOIL TYPE
1-2	0 - 1' Topsoil
2-3	1'-3' Sandy Loam (OL)
3-16	3'-16' Silty Sand w/ Gravel and Cobbles Occasional +8" Rock (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No  
AT WHAT DEPTH? n/a  
DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	11/12/24				
1		3: 45		7	
		4: 15	30	5	2.00
2		4: 15		7	
		4: 45	30	5.25	1.75
3		4: 45		7	
		5: 15	30	5.25	1.75

PERC. RATE 17 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/d/sf  
TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 11/12/2024

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

Phone: (907) 357-5609  
Fax: (907) 357-5608

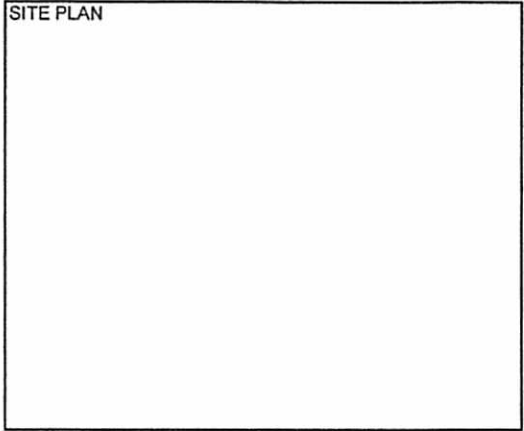


SEAL

## TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 Date of Test Hole 11/7/2024  
 PERFORMED BY: Dan Steiner, P.E.  
 PROJECT: ASA HILLS SUB.  
 LEGAL DESC. \_\_\_\_\_  
 PROJECT NO. 24-039

DEPTH, FT	SOIL TYPE
1	0 - 1' Topsoil
2	1'-3' Sandy Loam (OL)
3	
4	3'-45.' Gravely Sand w/ Trace of Silt (SP)
5	
6	
7	
8	
9	4.5'-16'
10	
11	Silty Sand w/ Gravel and Cobbles
12	Some +8" Rock (SM)
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



GROUNDWATER ENCOUNTERED? No  
 AT WHAT DEPTH? n/a  
 DEPTH AFTER MONITORING? n/a



PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	11/12/24				
1		4: 00		7.00	
		4: 30	30	4.25	2.75
2		4: 30		7.00	
		5: 00	30	4.625	2.38
3		5: 00		7.00	
		5: 30	30	4.625	2.38

PERC. RATE 13 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 190 g/d/sf  
 TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 11/12/2025



## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, February 21, 2025 8:16 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Asa Hills (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No comments from the Permit Center.

### Brandon Tucker

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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 20, 2025 4:43 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>; Chad Cameron Contact <ccameron@palmerak.org>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; 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 Asa Hills (CC)

Hello,

The following link contains a Request for Comments for Asa Hills, MSB Case 2025-029.  
Comments are due by Friday, March 7, 2025.

 [Asa Hills](#)

Sincerely,

Chris Curlin

## Chris Curlin

---

**From:** Robert Walden <rwalden@cityofwasilla.gov>  
**Sent:** Monday, February 24, 2025 9:40 AM  
**To:** Chris Curlin  
**Cc:** Erich E. Schaal; Richard Antonio; Cindy Wellman  
**Subject:** RE: RFC Asa Hills (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Chris,

We are in contact with the developer and access will be to City of Wasilla maintained roads and driveways will be permitted through the City. We will be encouraging a shared approach with lot 2&3 along Pipestone due to the large requirement for 24" culverts and deep ditches. There is an approach shared with MEA for Lot 1 existing. We will prefer a driveway for Lot 4 off Harvest Loop. Each lot will have private sewer and water.

Sincerely,  
Robert L Walden, PE  
City of Wasilla  
Deputy Director of Public Works  
907-373-9019

---

**From:** PW Shared <publicworks@cityofwasilla.gov>  
**Sent:** Thursday, February 20, 2025 4:51 PM  
**To:** Erich E. Schaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>  
**Subject:** FW: RFC Asa Hills (CC)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Thursday, February 20, 2025 4:43 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>; Chad Cameron Contact <ccameron@palmerak.org>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; 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 Asa Hills (CC)



**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

February 20, 2025

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.

- **ASA HILLS**  
**(MSB Case # 2025-029)**

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 & Compliance Agent  
ENSTAR Natural Gas Company, LLC

**CERTIFICATE OF OWNERSHIP**

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

DANIEL ZHUCHKOV (MEMBER)  
KOVIS LLC  
P.O. BOX 872501  
WASILLA, AK 99687

DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

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

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

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.01'	31.41'	28.28'	N 45°38'08" W	89°56'21"
C2	297.33'	237.16'	230.92'	N 67°42'51" W	45°42'03"
C3	795.00'	15.09'	15.09'	S 00°03'06" W	1°05'16"

LINE	BEARING	DISTANCE
L1	S 89°21'01" W	44.93'
L2	S 00°00'14" E	86.02'
L3	N 00°34'54" W	57.75'

**Legend**

- Found Aluminum Cap
- Found Plastic Cap
- Found Rebar
- Set Plastic Cap
- ⊙ Water Well
- ⊙ Communications Pedestal
- Guy Wire
- Power Pole
- Electrical Junction Box

**Linetype Legend**

- ROW Centerline
- Subject Property
- Adjacent Property
- - - Easement
- Overhead Utilities
- > < Culverts

**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

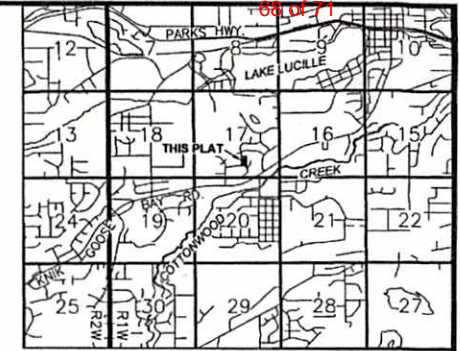
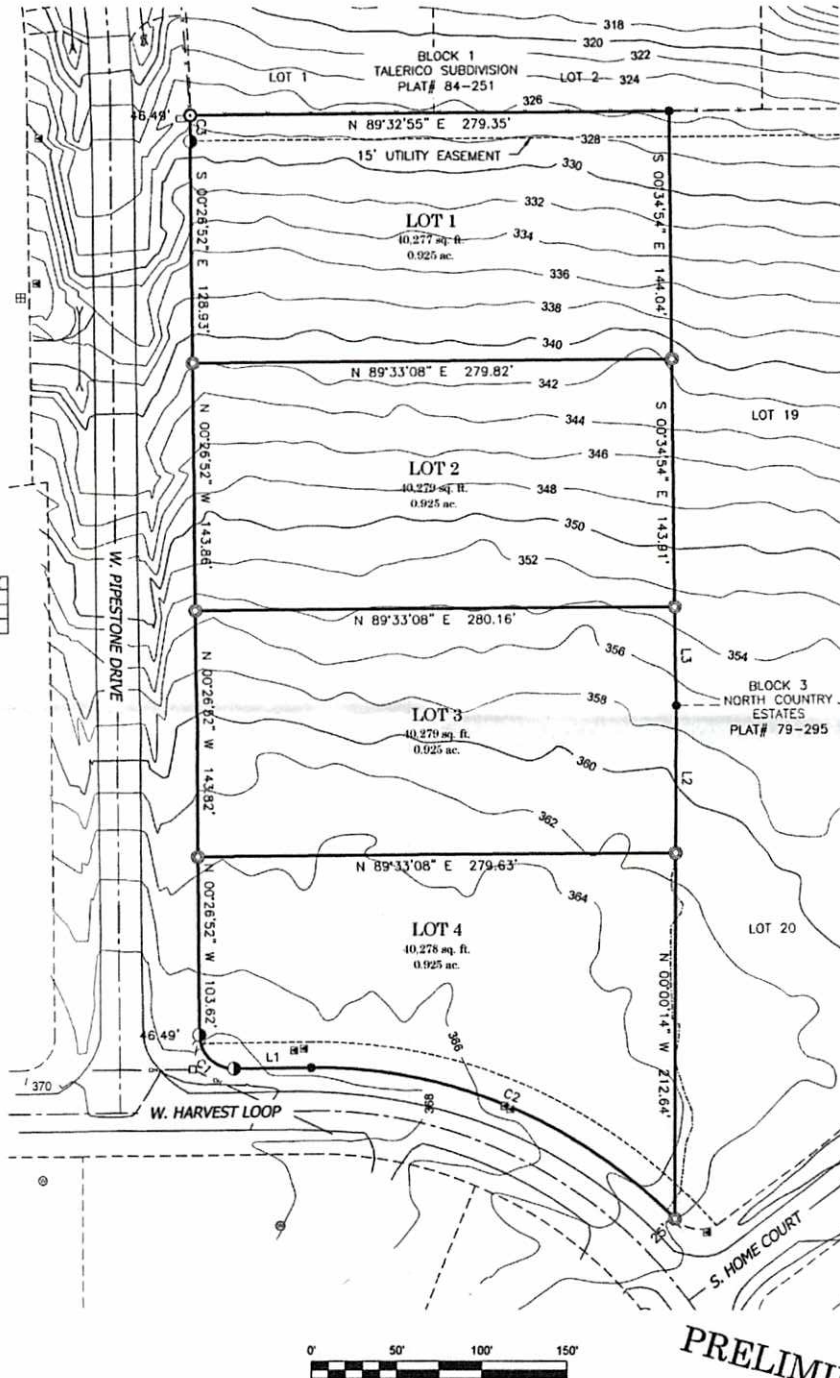
RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 10, 1976, IN BOOK 123, PAGE 117.

RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON FEBRUARY 14, 1979, IN BOOK 185, PAGE 364.

EASEMENTS OF RECORD NOT PLOTTED HEREON:

- s.a. MEA EASEMENT RECORDED MAY 2, 1958, IN BOOK 20, PAGE 24.
- s.b. MTA EASEMENT RECORDED JULY 19, 1974, IN BOOK 85, PAGE 318.
- s.c. MTA EASEMENT RECORDED DECEMBER 9, 1976, IN BOOK 128, PAGE 918.

ROW HALF WIDTH OF W. PIPESTONE DRIVE FROM ALASKA DOT&PF PROJECT 0525016/Z524640000, SEE WARRANTY DEED RECORDED AT SERIAL #2021-014563-0.



**VICINITY MAP**  
SCALE: 1" = 1 MILE

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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 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

**SURVEYOR'S CERTIFICATE**

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Agenda Copy

2/4/2025  
DATE



RECEIVED  
FEB 10 2025

PLATTING  
A PLAT OF  
**ASA HILLS**

A SUBDIVISION OF  
LOT 21, BLOCK 3, NORTH COUNTRY ESTATES  
PLAT No. 79-295 PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 17, T17N, R1W, S.M., AK  
CONTAINING 3.70 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING  
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH: (907)521-4989 resoluteurvey.com

DRAWN: OTD	SCALE: 1" = 50'
DATE: 1/21/2024	FIELD BOOK: RLS-03
PROJECT: 240120	SHEET 1 OF 1

PRELIMINARY

EXHIBITE

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

RECEIVED  
MAR 04 2025  
PLATTING

6720000L002A 39  
WEIS JOHN W & ANGELLA T  
PO BOX 871152  
WASILLA, AK 99687-1152

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: KOVS LLC**

**REQUEST:** The request is to create four lots from Lot 21, Block 3, North Country Estates, (Plat#79-295), to be known as **ASA HILLS**, containing 3.70 acres +/-, (Tax ID#1628B03L021). The property is located directly north of W. Harvest Loop and east of W. Pipestone Drive; within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4.

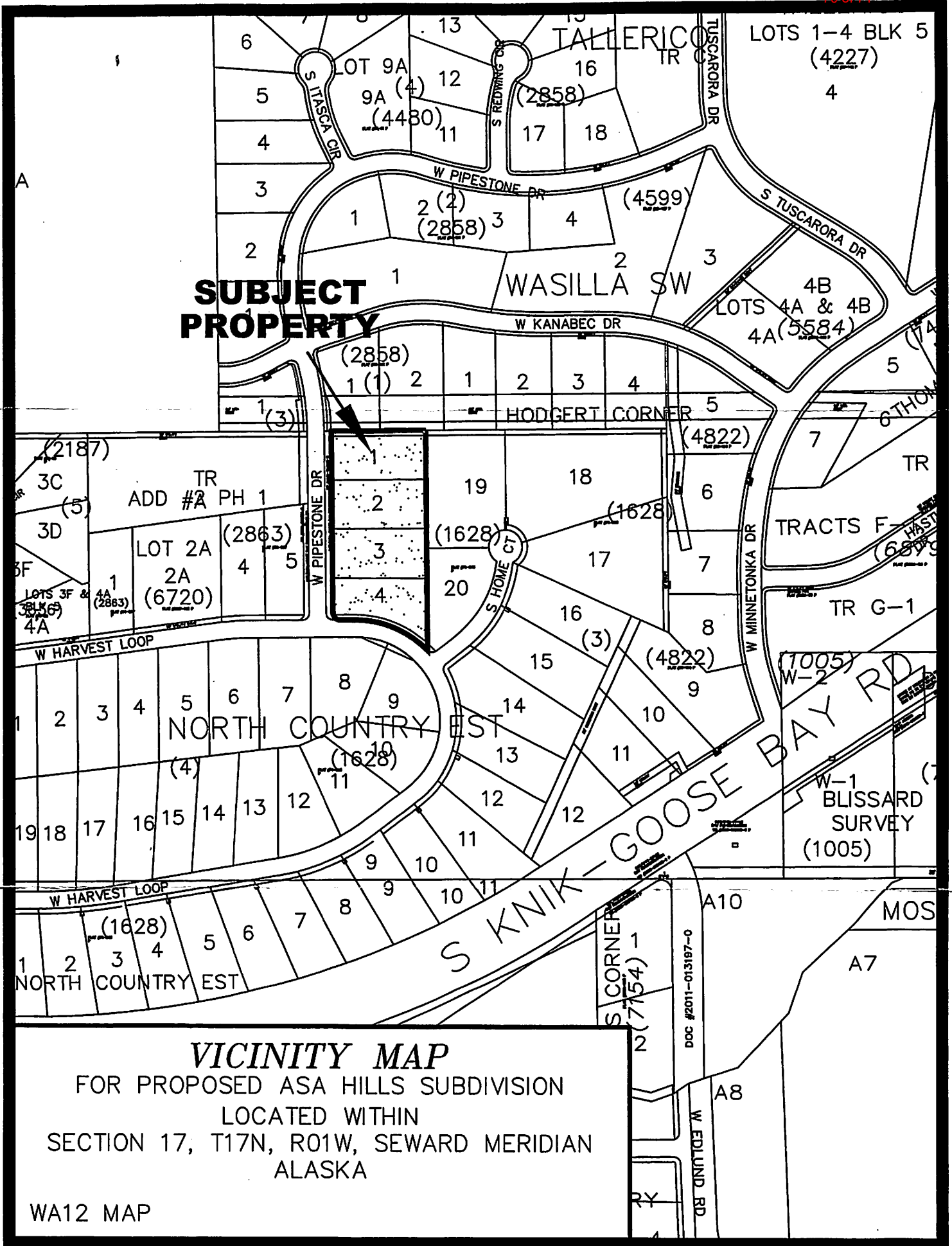
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 19, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection    Objection    Concern

John Weis & Angella Long                      1801 W Harvest Loop

Routing dump trucks through North Country Estates to supply the new subdivision at the end of Lakewood with material as well as the KGB project last year has led to road damage and deterioration of Harvest Loop, W. Kanabec, and Minnetonka. These roads were paved with an LID for which the residents were assessed costs. After the KGB project this past year, Harvest Loop has become a thoroughfare for construction workers and equipment. The access to northbound KGB has funneled down to Endeavor for all these subdivisions. Endeavor is quite narrow and was only widened at the approach to the KGB intersection. This winter ice dams have pushed water across Endeavor and revealed poor drainage along the newer sections of the road. Before adding another subdivision, the roads must have some much-needed repair and surfacing.



**SUBJECT  
PROPERTY**

**VICINITY MAP**  
FOR PROPOSED ASA HILLS SUBDIVISION  
LOCATED WITHIN  
SECTION 17, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA12 MAP

**CERTIFICATE OF OWNERSHIP**

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

DANIEL ZHUCHKOV (MEMBER) \_\_\_\_\_ DATE \_\_\_\_\_  
 KOVS LLC  
 P.O. BOX 872501  
 WASILLA, AK 99687

**NOTARY'S ACKNOWLEDGEMENT**

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

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

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.01'	31.41'	28.28'	N 45°38'08" W	89°56'21"
C2	297.33'	237.16'	230.92'	N 67°42'51" W	45°42'03"
C3	795.00'	15.09'	15.09'	S 00°03'06" W	1°05'16"

LINE	BEARING	DISTANCE
L1	S 89°21'01" W	44.93'
L2	S 00°00'14" E	86.02'
L3	N 00°34'54" W	57.75'

**Legend**

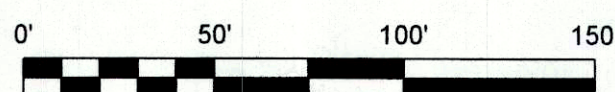
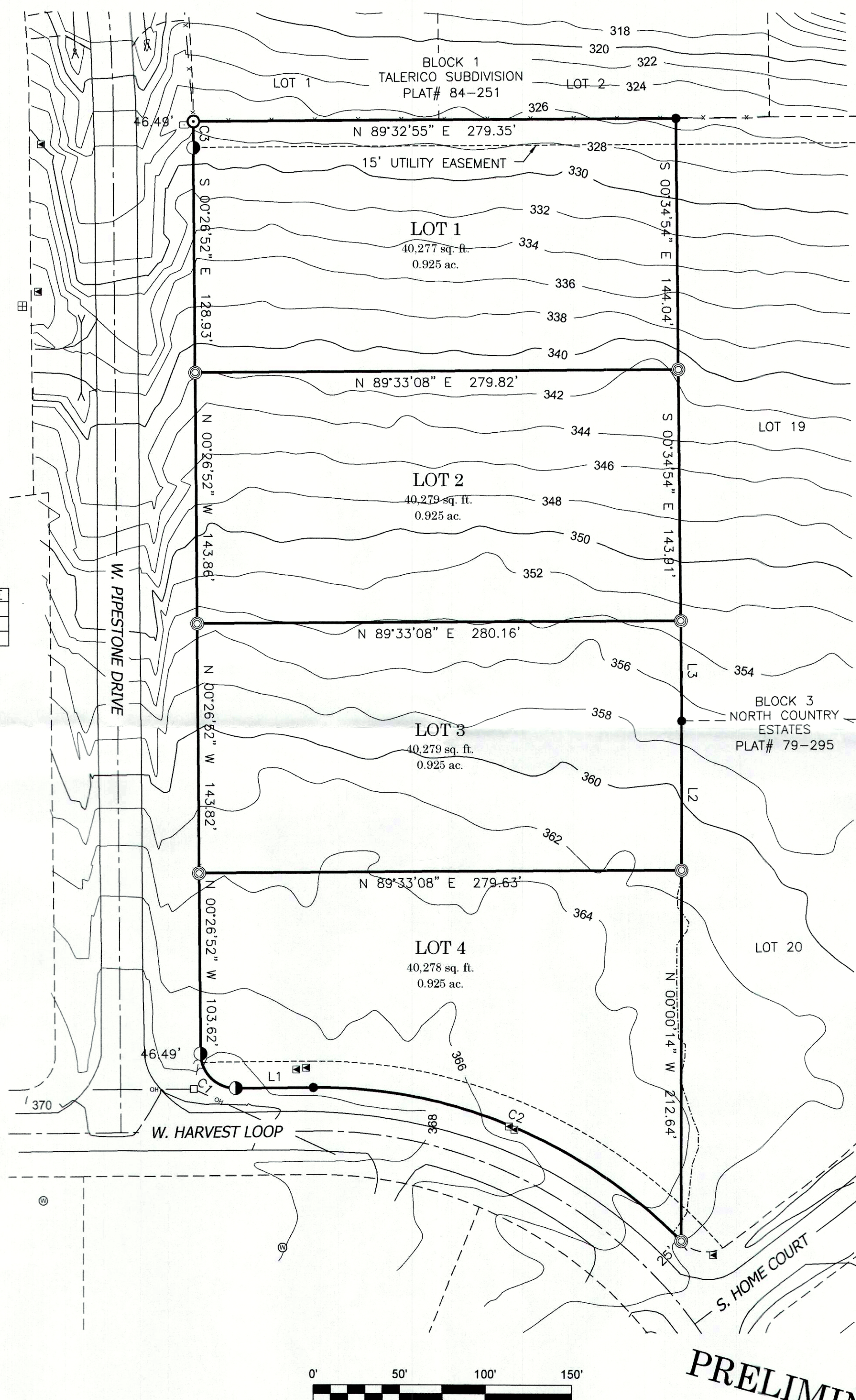
- Found Aluminum Cap
- Found Plastic Cap
- Found Rebar
- ⊙ Set Plastic Cap
- ⊕ Water Well
- ⊞ Communications Pedestal
- ← Guy Wire
- Power Pole
- Electrical Junction Box

**Linetype Legend**

- ROW Centerline
- Subject Property
- Adjacent Property
- - - Easement
- OH — Overhead Utilities
- > < Culverts

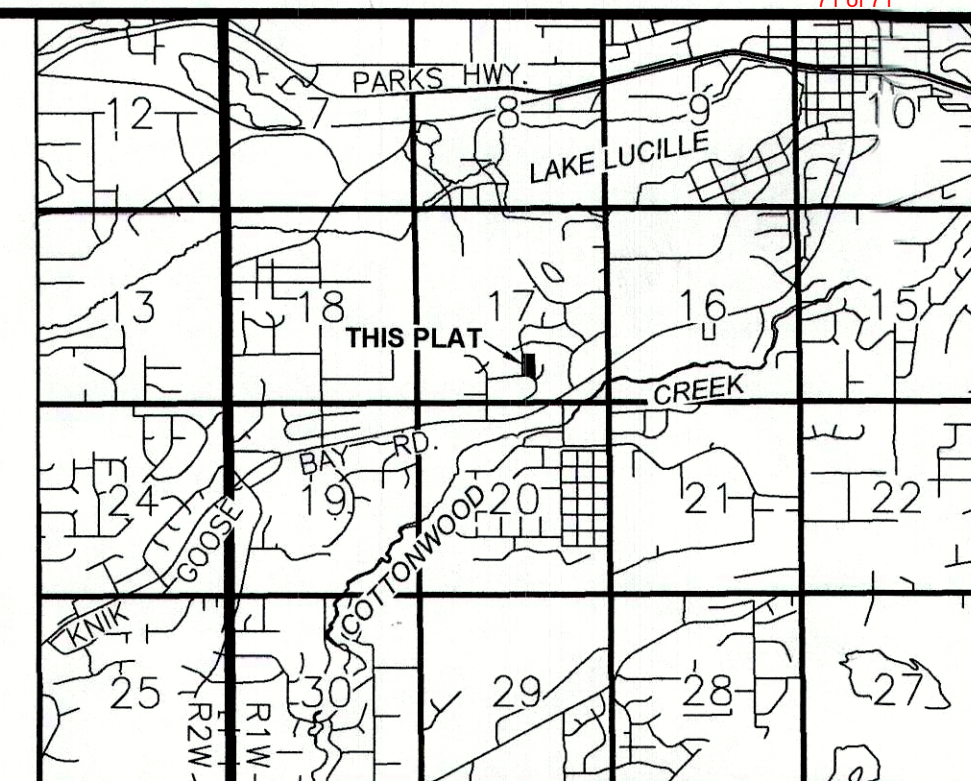
**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 10, 1976, IN BOOK 123, PAGE 117.
- RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON FEBRUARY 14, 1979, IN BOOK 185, PAGE 364.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - MEA EASEMENT RECORDED MAY 2, 1958, IN BOOK 20, PAGE 24.
  - MTA EASEMENT RECORDED JULY 19, 1974, IN BOOK 85, PAGE 318.
  - MTA EASEMENT RECORDED DECEMBER 9, 1976, IN BOOK 128, PAGE 918.
- ROW HALF WIDTH OF W. PIPESTONE DRIVE FROM ALASKA DOT&PF PROJECT 0525016/Z524640000, SEE WARRANTY DEED RECORDED AT SERIAL #2021-014563-0.



SCALE: 1" = 50 FT.

**PRELIMINARY**



VICINITY MAP  
 SCALE: 1" = 1 MILE

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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 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.

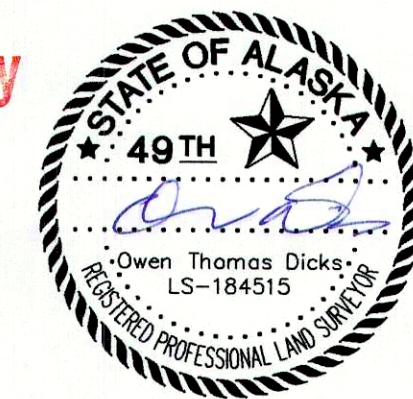
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Agenda Copy  
 2/9/2025  
 DATE



RECEIVED  
 FEB 10 2025

PLATTING

A PLAT OF  
**ASA HILLS**  
 A SUBDIVISION OF  
 LOT 21, BLOCK 3, NORTH COUNTRY ESTATES  
 PLAT No. 79-295 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 LOCATED WITHIN SEC. 17, T17N, R1W, S.M., AK  
 CONTAINING 3.70 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING  
 7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623  
 PH: (907)521-4989 resolutelandsurveying.com

DRAWN: OTD	SCALE: 1" = 50'
DATE: 1/21/2024	FIELD BOOK: RLS-03
PROJECT: 240120	SHEET 1 OF 1