

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **May 21, 2025**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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. **CROCKER CREEK VISTA PHASE 1:** The request is to create four lots from Tax Parcel D3 and Tract A-1, Settlers Bay #6, (Plat#2007-71), (Tax ID's 17N02W34D003 & 6694000T00A-1) to be known as **CROCKER CREEK VISTA PHASE 1**, containing 286.11 acres +/- . The property is located east of and directly north of S. Settlers Bay Drive; within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. (Petitioner/Owner: Premier Homes, LLC, Staff: Chris Curlin, Case #2025-050)
- B. **FONTANA DELLE VOLPI:** The request is to create two lots by adjusting the common lot line between Lot 5, Block 2, Spacious Kaswitna Estates, Plat #78-167 & Parcel #2, MSB Waiver #86-52, recorded as 86-204w to be known as **FONTANA DELLE VOLPI**, containing 112.72 acres +/- . The property is located east of the S. Parks Highway, east and west of the Alaska Railroad, and south of 196 Mile Creek (Tax ID # 21N04W30C012 & 1579B02L005); within the S ½ Section 30, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: William Fontana, Staff: Matthew Goddard, Case #2025-052)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 21, 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
May 21, 2025

ABBREVIATED PLAT: CROCKER CREEK VISTA PHASE 1

LEGAL DESCRIPTION: SEC 34, T17N, R02W S.M., AK

PETITIONERS: DMITRY KUDRYN

SURVEYOR/ENGINEER: SOUTHWEST ALASKA SURVEYING, LLC
PIONEER ENGINEERING, LLC

ACRES: 236.11 +/- **PARCELS:** 4

REVIEWED BY: CHRIS CURLIN **CASE #:** 2025-050

REQUEST:

The request is to create four lots from Tax Parcel D3 and Tract A-1, Settlers Bay #6, (Plat#2007-71), to be known as Crocker Creek Vista Phase 1, containing 286.11 acres +/- . The property is located east of and directly north of S. Settlers Bay Drive; within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 3.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report
Topographic Narrative

Exhibit A – 5 pgs
Exhibit B – 6 pgs
Exhibit C – 1 pg

COMMENTS:

ADF&G
MSB Pre-design & Engineering
MSB Permit Center
Utilities
Public

Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 1 pg
Exhibit G – 4 pgs
Exhibit H – 3 pgs

DISCUSSION: The proposed Crocker Creek Vista Phase 1 will create three lots ranging in size from 5.93 to 17.87 acres +/- . The remainder Tract-A2 will contain 209.46 acres +/- .

Soils Report: A Soils Report (**Exhibit B**) was provided by Bill Klebesadel, P.E. pursuant to MSB 43.20.281, Five test holes were excavated on 11-23-20. They were sited to best represent the soils in both Lots 1 & 2. In all test holes the upper topsoil layer varied between 1.5 and 2 feet thick. In Test Holes 1, 2, 4 & 5 the topsoil was underlain by sands and gravels down to 12 or 14 feet. In Test Hole #3 the topsoil was underlain by poorly-graded gravel to 7.5 feet followed by silty sand and gravel (SM/GM) between 7.5 and 12.5 feet. A copy of the soil logs and a location map are attached. No groundwater was

encountered in any of the test holes. No percolation tests were performed, but a gradation was performed on the SM/GM soils encountered in Test Hole #3. 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.

A Topographic Narrative (**Exhibit C**) was submitted Pursuant to MSB 43.20.281(A)(1)(i)(i) for Lot 3 and Tract -A2 describing the topography of the proposed subdivision.

COMMENTS:

ADF&G (Exhibit D) Alaska Department of Fish and Game (ADF&G) has reviewed this plan to divide two lots, Tax Parcel D3 and Tract A-1, into four lots to be known as Crocker Creek Vista Phase 1. ADF&G has no objections to this platting action with the following comment:

Tax Parcel D3 and Tract A-1 does contain Crocker Creek, which runs in the middle of the lots. Crocker Creek (AWC: 247-50-10305) is a catalogued stream for coho and sockeye salmon. It has been determined that dividing the two lots into four lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify creek, has in water work, or work below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

MSB Pre-design & Engineering (Exhibit E) A detail topographic narrative is required for Lot 3 and the remainder Tract per Title 43.20.281 (A)(1)(i)(i). Settlers Bay Drive is a major collector on the OSHP, 2022 SCM B04 is met for average access spacing.

Staff notes a Topographic Narrative has been submitted and is at (Exhibit C)

MSB Permit Center (Exhibit F) Has no comment.

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

Public: (Exhibit H) Geary Cooper objects and is concerned for the salmon in the creek.

Staff notes AF&G has no objection.

Doreen and Wayne Dick have no objection and would like the road resurfaced with a walking/bike trail. There were no objections received from Borough departments, outside agencies at the time of this staff report.

CONCLUSION

The plat of Crocker Creek Vista Phase 1 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Soils Report and Topographic Narrative were 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 Crocker Creek Vista Phase 1 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Soils Report was provided by the surveyor pursuant to MSB 43.20.281
3. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
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 Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Emergency Services, Community Development, or Assessments; MTA, or MEA;.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Crocker Creek Vista Phase 1, within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska.

contingent on the following recommendations:

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

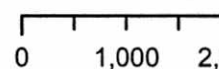




FOR PROPOSED CROCKER CREEK VISTA PHASE 1
SUBDIVISION
LOCATED WITHIN
SECTION 34, T17N, R02W, SEWARD MERIDIAN
H016 MAP ALASKA







0 500 1,000


EXHIBIT A-3





 Layer List 


  CookInlet Wetlands 


 Depression


 Discharge Slope


 DISTURB


 Drainageway


 Drainageway / Tidal


 Headwater Fen


 Kettle


 LAKE

 Lakebed

 Riverine

 Spring Fen

 Tidal

 Tidal / Drainageway


 VLD Trough

EXHIBIT A-5



Pioneer Engineering LLC
Professional, Reliable, Local

March 5, 2025

**RE: Usable Area Report
Crocker Creek Vista, Phase 1**

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 Southwest Alaska Surveying LLC, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into Lot 1 (5.93 acres), Lot 2 (8.04 acres), Lot 3 (17.87 acres) and Tract A2 (209.46 acres). This report will discuss only Lots 1 & 2, since Lot 3 and Tract A2 are each in excess of 400,000 SF (~10 acres).

Test Hole:

Five test holes were excavated on 11-23-20. They were sited to best represent the soils in both Lots 1 & 2. In all test holes the upper topsoil layer varied between 1.5 and 2 feet thick. In Test Holes 1, 2, 4 & 5 the topsoil was underlain by sands and gravels down to 12 or 14 feet. In Test Hole #3 the topsoil was underlain by poorly-graded gravel to 7.5 feet followed by silty sand and gravel (SM/GM) between 7.5 and 12.5 feet. A copy of the soil logs and a location map are attached. No groundwater was encountered in any of the test holes. No percolation tests were performed, but a gradation was performed on the SM/GM soils encountered in Test Hole #3.

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



EXHIBIT B-1

SOIL LOG

Job Number: 2025-SW-030

Project Location: T17N R2W Section 34, Tax Parcel D3

Logged By: Steve Wilson

Date: 11-23-20

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Poorly graded gravel (GP)
4	
5	
6	
7	
8	
9	
10	
11	Poorly graded sand (SP)
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
**Soils can support a conventional onsite
wastewater system.**

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.

SOIL LOG

Job Number: 2025-SW-030

Project Location: T17N R2W Section 34, Tax Parcel D3

Logged By: Steve Wilson

Date: 11-23-20

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well graded sand (SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of test hole No groundwater
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite
wastewater system.

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.

SOIL LOG

Job Number: 2025-SW-030

Project Location: T17N R2W Section 34, Tax Parcel D3

Logged By: Steve Wilson

Date: 11-23-20

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Poorly graded gravel (GP)
4	
5	
6	
7	
8	Silty sands and gravels (SM/GM)
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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.

SOIL LOG

Job Number: 2025-SW-030

Project Location: T17N R2W Section 34, Tax Parcel D3

Logged By: Steve Wilson

Date: 11-23-20

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Poorly graded gravel (GP)
5	
6	
7	
8	
9	Poorly graded sand (SP)
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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.

SOIL LOG

Job Number: 2025-SW-030

Project Location: T17N R2W Section 34, Tax Parcel D3

Logged By: Steve Wilson

Date: 11-23-20

TEST HOLE NO. 5

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Poorly graded sands & gravels (SP/GP)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	Bottom of test hole No groundwater
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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.

Southwest Alaska Surveying, LLC
2800 N. Park Dr.
Wasilla AK, 99654
(907) 373-1607
(907) 631-2503

RECEIVED
MAY 12 2025
PLATTING

Date
May 6, 2025

Matanuska-Susitna Borough
Platting Division
350 E. Dahlia Ave
Palmer, AK 99645

Subject: Topographic Narrative for Tract A2 of CROCKER CREEK VISTA PHASE 1.

Dear Platting officer,

I have completed a preliminary field survey of CROCKER CREEK VISTA PHASE 1. The Northerly portion of proposed Tract A2 is heavily wooded with slopes that are in excess of 25 %. Sloping from the westerly boundary toward Crocker Creek to the east. The ground ranges in elevation from 202 feet in the Northeast corner unevenly dropping to an elevation of 148 feet near Crocker Creek terrain sloping predominately to the Southeast. The majority of the westerly portion of Tract A2 is wooded sloping from the westerly boundary to Crocker Creek, sloping Southeast. A majority of the central portion of Tract A2 is wooded terrain that slopes gently to Southeast to a small bluff that runs along the west side of the low lands along Crocker Creek, the bluff falls to the east. The Southwesterly area of Tract A2 steeply slopes from the West boundary to the low lands near a pond which is draining predominantly to the Southwest. The Southeast corner has a slope in excess of 25% sloping from the East boundary down to Crocker Creek in a Westerly direction. There is an area of low lands next to Crocker Creek which flows through the Northeasterly area of the parcel along the east and South sides of the parcel to pond in the Southwest corner. The pond drains to the West.

Lot 3 has an area along the South boundary that I will call a bench, that is rolling terrain that slopes to the Southwest. The "bench" along the South boundary has a steep slope along the Northern edge that exceeds 25% slopping down steeply to the North to the low lands near Crocker Creek. The bench in the Southeasterly and Easterly areas of Lot 3 are rolling terrain that slopes to the Northeast. The "bench" has a slope that exceeds 25% slopping steeply down to the Northwest to the low lands near Crocker Creek. The low lands along Crocker Creek drain to the creek and gently slope to the Southwest.

Thank you,
John O'Connor
Southwest Alaska Surveying

EXHIBIT C

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, May 7, 2025 7:14 AM
To: Chris Curlin
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC Crocker Creek Vista Phase 1 (CC)

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this plan to divide two lots, Tax Parcel D3 and Tract A-1, into four lots to be known as Crocker Creek Vista Phase 1. ADF&G has **no objections** to this platting action with the following comment:

Tax Parcel D3 and Tract A-1 does contain Crocker Creek, which runs in the middle of the lots. Crocker Creek (AWC: 247-50-10305) is a catalogued stream for coho and sockeye salmon. It has been determined that dividing the two lots into four lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify creek, has in water work, or work below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 11:10 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR SCRO (DNR sponsored) <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>; Myers, Sarah E E (DFG) <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; Michael Keenan <Michael.Keenan@matsugov.us>; pcook@alaskan.com; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Crocker Creek Vista Phase 1 (CC)

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 6, 2025 1:43 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Crocker Creek Vista Phase 1 (CC)

Hello,

A detail topographic narrative is required for Lot 3 and the remainder Tract per Title 43.20.281 (A)(1)(i)(i). Settlers Bay Drive is a major collector on the OSHP, 2022 SCM B04 is met for average access spacing.

Thank you,

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 11:10 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; pcook@alaskan.com; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Crocker Creek Vista Phase 1 (CC)

Hello,

The following link is a request for comments for the proposed Crocker Creek Vista Phase 1 Subdivision. Please ensure all comments have been submitted by May 7, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Crocker Creek Vista Ph 1](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Wednesday, April 23, 2025 2:24 PM
To: Chris Curlin
Subject: RE: RFC Crocker Creek Vista Phase 1 (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 11:10 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; pcook@alaskan.com; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Crocker Creek Vista Phase 1 (CC)

Hello,

The following link is a request for comments for the proposed Crocker Creek Vista Phase 1 Subdivision. Please ensure all comments have been submitted by May 7, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Crocker Creek Vista Ph 1](#)

Sincerely,

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



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

April 28, 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.

- **CROCKER CREEK VISTA PHASE 1**
(MSB Case # 2025-050)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 7, 2025 5:38 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Crocker Creek Vista Phase 1 (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 11:10 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; pcook@alaskan.com; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Crocker Creek Vista Phase 1 (CC)

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

Hello,

The following link is a request for comments for the proposed Crocker Creek Vista Phase 1 Subdivision. Please ensure all comments have been submitted by May 7, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Crocker Creek Vista Ph 1](#)

Sincerely,

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

7334B01L001 7
DICK WAYNE J & DOREEN J
1200 E 70TH AVE
ANCHORAGE, AK 99518-2354

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Premier Homes, LLC

REQUEST: The request is to create four lots from Tax Parcel D3 and Tract A-1, Settlers Bay #6, (Plat#2007-71), (Tax ID's 17N02W34D003 & 6694000T00A-1) to be known as **CROCKER CREEK VISTA PHASE 1**, containing 286.11 acres +/- The property is located east of and directly north of S. Settlers Bay Drive; within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3.

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 May 21, 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: platt@mat.gov. 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.

☒ No Objection ☐ Objection ☐ Concern

Name: Wayne Dick Address: 7809 S. Settlers Bay 99654
Comments: mail - P.O. Box 299065 99629

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

RECEIVED
MAY 28 2025
PLATTING

5508B01L019A 115
COOPER GEARY D & MARY A
PO BOX 871273
WASILLA, AK 99687-1273

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Premier Homes, LLC

REQUEST: The request is to create four lots from Tax Parcel D3 and Tract A-1, Settlers Bay #6, (Plat#2007-71), (Tax ID's 17N02W34D003 & 6694000T00A-1) to be known as **CROCKER CREEK VISTA PHASE 1**, containing 286.11 acres +/- The property is located east of and directly north of S. Settlers Bay Drive; within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3.

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☐ No Objection ☒ Objection ☒ Concern

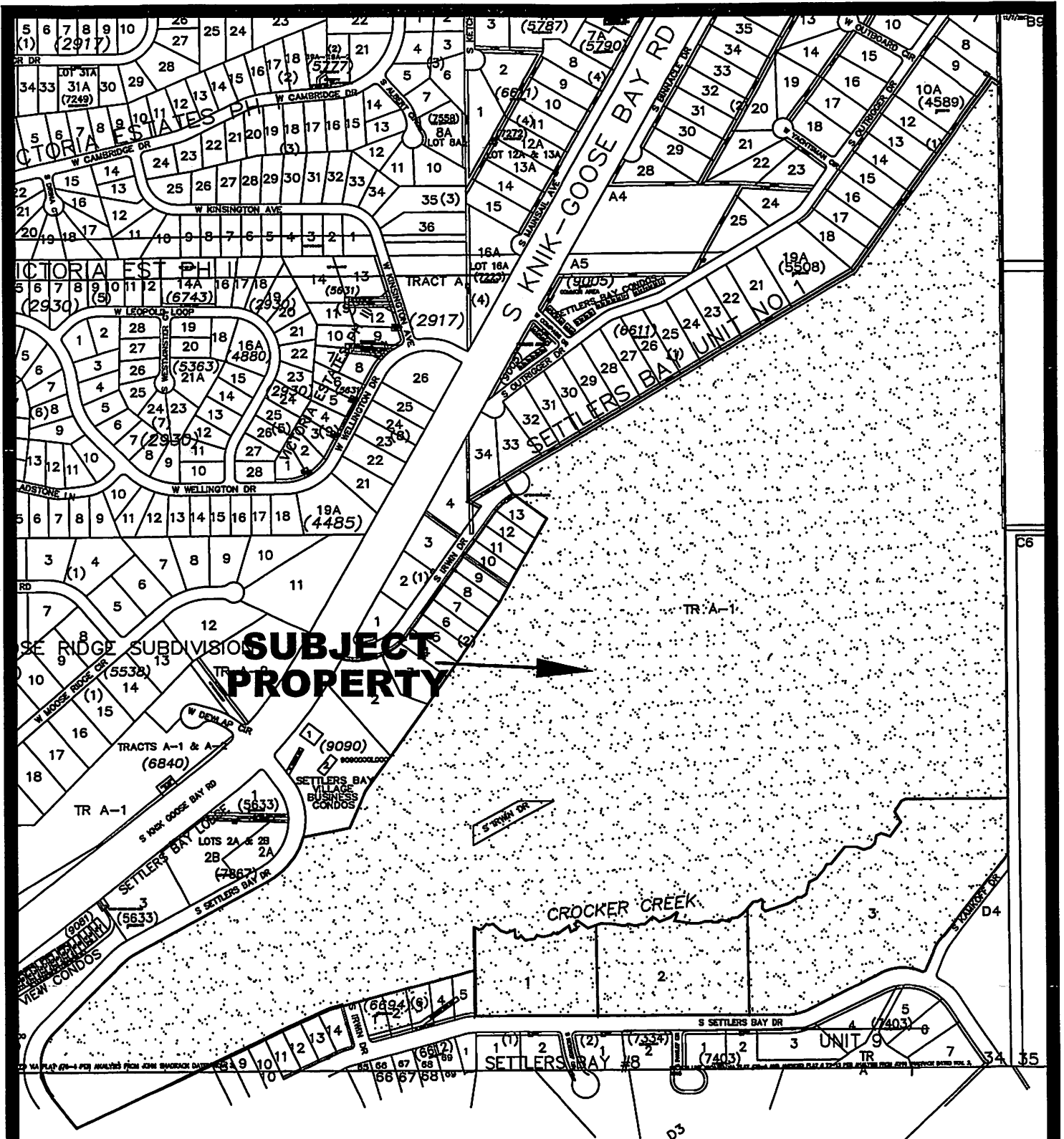
Name: Geary Cooper Address: 5081 S. Outtrigger Dr. Wasilla

Comments: Much of this area is wetlands.
I would like to know if an environmental/
impact study has been done on this area.
Salmon are just now returning up crocker creek.
About 80 last year. It is also 1 of very few
areas for mouse habitat this close to development.
If no study has been done, then I object to
any further development. Sean

Case # 2025-050 CC

Note: Vicinity map Located on Reverse Side

EXHIBIT H-1



VICINITY MAP

FOR PROPOSED CROCKER CREEK VISTA PHASE 1
SUBDIVISION
LOCATED WITHIN
SECTION 34, T17N, R02W, SEWARD MERIDIAN
ALASKA
H016 MAP

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

6694B07L001 8
DICK DOREEN JANE
1200 E 70TH ST
ANCHORAGE, AK 99518

NOTIFICATION OF PUBLIC HEARING

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☒ No Objection ☐ Objection ☐ Concern

Name: Doreen Dick Address: 7209 S. Settlers Bay 99654
P.O. Box 299065 99629
Mail - Wasilla, AK

Case # 2025-050 CC

Note: Vicinity map Located on Reverse Side

EXHIBIT H -2

Chris Curlin

From: Wayne Dick <wayned@materialflow.com>
Sent: Friday, May 9, 2025 2:12 PM
To: Platting
Subject: See attached
Attachments: doc00408520250509134929.pdf

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

Please make sure to add in 'Resurface of South Settlers Bay' access - this is way out of date, needs to be done for additional traffic - also, need walking/bike trail to alleviate walking on road

Thanks!

Wayne & Doreen Dick - 7809 S. Settlers Bay
907-229-0860/907-229-8165

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THIS SUBDIVISION PLAT 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 _____, DATE _____, 202_____, 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.

TYPICAL MONUMENT SET

2" ALUMINUM CAP ON 5/8" REBAR 30" LONG

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

LEGEND

- A GLO MONUMENT RECOVERED (2 1/2" BRASS CAP ON A 2" PIPE)
- SET 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG
- PRIMARY MONUMENT RECOVERED DESCRIBED AS NOTED
- PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
- REBAR AS NOTED RECOVERED THIS SURVEY
- NSO NAIL SPIKE
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA (PLAT 2008-20)
- (C) CALCULATED DATA

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 202_____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL,
MATANUSKA-SUSITNA BOROUGH

DATE

LINE DATA

LINE	BEARING	DISTANCE
L1	S 22°27'39" E	95.05
L2	N 22°35'37" E	94.67
L3	N 89°58'33" E	2.38
L4	N 22°27'39" E	91.94
L5	N 22°27'39" E	13.11
L6	N 38°02'10" E	25.87
L7	N 67°40'18" W	31.62
L8	N 75°05'00" E	114.04
L9	N 43°43'37" E	30.09
L10	S 75°22'14" E	15.63
L11	N 73°37'47" E	16.55
L12	N 47°21'09" W	50.43
L13	S 71°02'16" E	34.40
L14	S 69°28'18" W	40.44
L15	N 62°27'04" W	36.11
L16	N 72°47'26" W	13.16
L17	N 49°31'12" E	19.96
L18	S 41°03'17" E	29.72
L19	N 82°00'21" E	46.39
L20	N 34°13'14" E	21.66
L21	S 77°48'41" E	14.22
L22	N 78°48'51" E	39.98
L23	N 49°02'58" E	17.82
L24	S 64°38'12" E	17.79
L25	N 56°44'16" E	72.33
L26	N 19°31'11" W	28.79
L27	S 68°19'02" W	16.71
L28	N 36°42'05" E	11.44
L29	N 31°05'50" W	20.93
L30	S 43°55'45" W	21.55
L31	S 53°59'33" E	60.54
L32	S 70°32'46" W	42.48
L33	N 70°32'46" E	23.35
L34	S 88°02'22" E	58.26
L35	N 80°25'33" W	59.92

LINE DATA

LINE	BEARING	DISTANCE
L36	N 62°27'14" E	20.25
L37	S 74°01'27" E	36.73
L38	N 74°21'59" E	35.93
L39	S 82°24'28" E	12.63
L40	N 48°00'16" E	45.62
L41	N 87°06'05" E	14.08
L42	N 52°06'38" W	31.01
L43	N 70°05'59" E	38.88
L44	N 51°36'13" E	39.28
L45	N 53°25'37" W	5.50
L46	N 20°47'54" E	40.40
L47	N 80°54'49" W	62.04
L48	S 89°21'48" E	38.44
L49	N 72°39'43" E	30.58
L50	N 87°54'48" E	35.19
L51	S 31°53'22" E	7.69
L52	N 87°43'15" E	28.64
L53	N 52°57'03" E	18.20
L54	N 77°36'33" E	38.48
L55	S 85°05'34" W	19.29
L56	N 54°27'44" E	30.62
L57	N 44°07'47" E	34.24
L58	N 44°07'47" E	13.81
L59	N 38°34'17" E	26.97
L60	S 84°51'49" W	23.85
L61	N 61°15'18" E	19.27
L62	N 54°41'20" W	27.85
L63	N 02°34'45" E	39.55
L64	S 46°55'36" E	20.59
L65	N 31°05'50" W	23.14
L66	N 56°39'49" W	51.98
L67	S 88°53'15" W	18.33
L68	N 56°51'35" E	25.72
L69	N 14°55'19" E	61.51

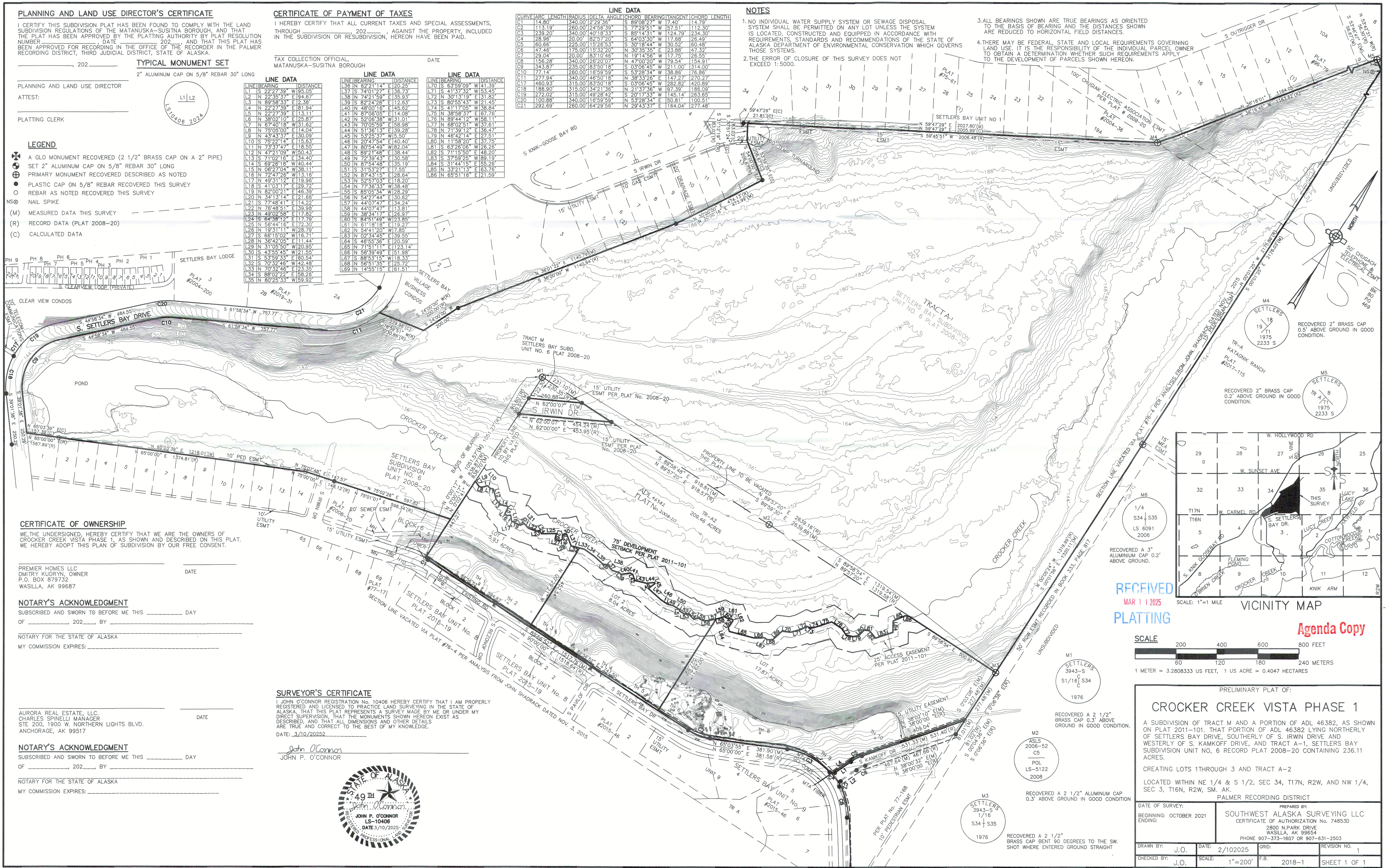
LINE DATA

LINE	BEARING	DISTANCE
L70	S 63°59'09" W	41.39
L71	S 41°37'32" W	53.45
L72	N 30°13'19" E	31.82
L73	S 80°55'43" W	21.45
L74	S 41°17'05" W	38.84
L75	N 38°58'37" E	67.76
L76	N 89°44'12" W	58.11
L77	N 68°02'51" W	37.61
L78	N 71°39'12" E	36.47
L79	N 46°42'14" E	27.51
L80	N 11°58'20" E	37.75
L81	S 63°26'06" W	28.26
L82	S 71°15'50" E	48.20
L83	S 37°59'25" W	89.19
L84	S 37°44'15" E	55.26
L85	N 33°21'13" E	63.76
L86	N 65°51'16" E	21.59

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	TANGENT	CHORD LENGTH
C1	14.80	340.00	2°29'36"	S 89°08'27" W	7.40	14.79
C2	113.19	260.00	24°56'39"	S 77°29'51" W	57.51	112.30
C3	239.20	340.00	40°19'33"	S 83°14'31" W	124.79	234.30
C4	28.95	20.00	89°59'20"	S 64°03'30" W	17.68	26.49
C5	60.66	225.00	15°28'53"	S 30°18'44" W	30.52	60.48
C6	47.48	175.00	15°32'20"	N 30°35'35" E	23.88	47.32
C7	78.04	20.00	83°10'46"	N 19°14'56" W	17.75	26.55
C8	156.28	340.00	26°20'07"	N 47°00'20" W	79.54	154.91
C9	343.87	235.00	83°50'18"	S 03°06'45" W	211.00	314.00
C10	77.14	260.00	16°59'59"	S 53°28'34" W	38.86	76.86
C11	277.94	340.00	46°50'18"	N 38°33'26" E	147.27	270.27
C17	460.93	315.00	83°50'18"	S 03°06'45" W	282.82	420.89
C18	188.90	315.00	34°21'36"	N 21°37'36" W	97.39	186.09
C19	272.02	315.00	48°28'42"	S 20°17'33" W	145.14	263.65
C20	100.89	340.00	16°59'59"	N 53°28'34" E	50.81	100.51
C21	292.69	260.00	64°29'56"	N 29°43'37" E	164.04	277.48

NOTES

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.



CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF CROCKER CREEK VISTA PHASE 1, AS SHOWN AND DESCRIBED ON THIS PLAT. WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

PREMIER HOMES LLC
DMITRY KUDRYN, OWNER
P.O. BOX 879732
WASILLA, AK 99687

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202_____, BY _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

AURORA REAL ESTATE, LLC.
CHARLES SPINELLI, MANAGER
STE 200, 1900 W. NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99517

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202_____, BY _____

NOTARY FOR THE STATE OF ALASKA

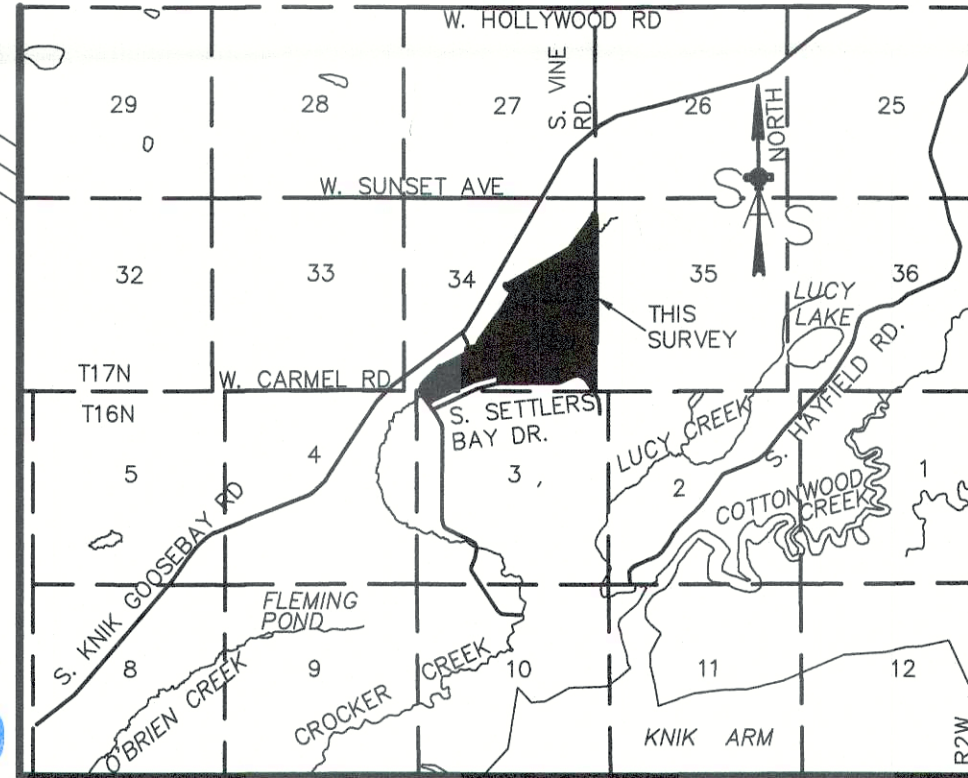
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

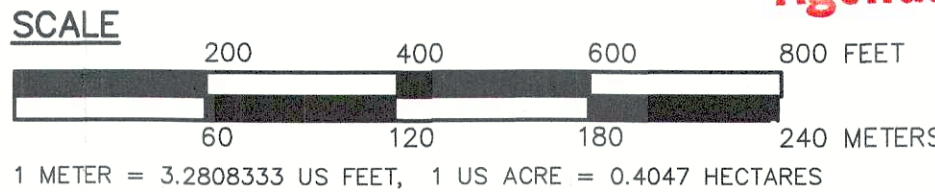
I, JOHN O'CONNOR, REGISTRATION NO. 10406 HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 3/10/2025

John O'Connor
JOHN P. O'CONNOR



RECEIVED
MAR 11 2025
PLATTING



Agenda Copy

PRELIMINARY PLAT OF:

CROCKER CREEK VISTA PHASE 1

A SUBDIVISION OF TRACT M AND A PORTION OF ADL 46382, AS SHOWN ON PLAT 2011-101, THAT PORTION OF ADL 46382 LYING NORTHERLY OF SETTLERS BAY DRIVE, SOUTHERLY OF S. IRWIN DRIVE AND WESTERLY OF S. KAMKOFF DRIVE, AND TRACT A-1, SETTLERS BAY SUBDIVISION UNIT NO. 6 RECORD PLAT 2008-20 CONTAINING 236.11 ACRES.

CREATING LOTS 1 THROUGH 3 AND TRACT A-2

LOCATED WITHIN NE 1/4 & S 1/2, SEC 34, T17N, R2W, AND NW 1/4, SEC 3, T16N, R2W, SM. AK.

PALMER RECORDING DISTRICT

DATE OF SURVEY:

BEGINNING: OCTOBER 2021
ENDING:

PREPARED BY:

SOUTHWEST ALASKA SURVEYING LLC
CERTIFICATE OF AUTHORIZATION NO. 74853D
2800 N.PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 OR 907-631-2503

DRAWN BY: J.O.	DATE: 2/10/2025	GRID: 1976	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=200'	F.B. 2018-1	SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 21, 2025

ABBREVIATED PLAT: FONTANA DELLE VOLPI
LEGAL DESCRIPTION: SEC 30, T21N, R04W, SEWARD MERIDIAN AK
PETITIONERS: WILLIAM FONTANA
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC. / HOLLER ENGINEERING
ACRES: 112.72 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-052

REQUEST: The request is to create two lots by adjusting the common lot line between Lot 5, Block 2, Spacious Kaswitna Estates, Plat #78-167 & Parcel #2, MSB Waiver #86-52, recorded as 86-204w to be known as **FONTANA DELLE VOLPI**, containing 112.72 acres +/- . The property is located east of the S. Parks Highway, east and west of the Alaska Railroad, and south of 196 Mile Creek (Tax ID # 21N04W30C012 & 1579B02L005); within the S ½ Section 30, Township 21 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative

EXHIBIT A – 6 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

AK Railroad
MSB DPW PD&E
MSB Development Services
MSB FSA
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 7 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line between Lot 5, Block 2, Spacious Kaswitna Estates, Plat #78-167 & Parcel #2, MSB Waiver #86-52, recorded as 86-204w. Access for both proposed lots is from S. Pope Drive, a Borough maintained road.

Topographic Narrative: A Topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Robert Hoffman, Professional Land Surveyor, notes that the proposed subdivision Fontana Delle Volpi is 112.72 acres in total area with the Proposed Lot 1 exceeding 400,000 square feet. The proposed Lot 1 property is primarily undeveloped. The elevation changes can be described as gently rolling when moving from the western boundary towards the eastern boundary. When starting at the northwestern boundary, the proposed Lot 1 has a low lying tundra/wetland region at an elevation of about 200'. Moving easterly, the terrain starts to slowly climb up to the highest elevation of about 230' along a natural ridge running north to south. Continuing easterly, the elevations decline into a tundra/wetland region

running north to south to an elevation of 210'. The elevation begins to rise again moving easterly to the highest elevation of 240 along another natural ridge running north to south. Again the elevation decreases moving east down into a tundra/wetland area that contains a small lake to the north with a low elevation of 218' running north to south. The property gains elevation when traveling to the eastern boundary as it intersects the Alaska Railroad along a natural ridge running north to south. Beyond the railroad on the eastern boundary, the highest elevation remains around 240'. The property is relatively flat over large spans and absent of trees along the tundra/wetland regions. The natural ridges contain dense trees and underbrush. Proposed Lot 1 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Comments:

Alaska Railroad (**Exhibit C**) has the following comments:

- Note number 5 on the plat is incorrect. The Alaska Railroad did not grant ROW to the MSB in the documents referenced. We request the note be changed accordingly.
Platting staff notes that the plat note references a State of Alaska Patent granted to the Matanuska-Susitna Borough subject to the Alaska Railroad Right-of-way, 100 feet in width on each side of the centerline.
- The ARRC Right-of-Way, labeled Lot 2, U.S. Survey 9032 should not be included in the Fontana Delle Volpe Subdivision. ARRC owns "not less than an exclusive-use easement" as defined in Sec. 603(6) of ARTA. Note that ARTA, the federal Alaska Railroad Transfer Act, at 45 U.S.C. 1202(6), defines an exclusive-use easement. As per the ARTA exclusive-use easement, ARRC has 100% control of the land within the ARRC ROW, including the right to exclude all others from it. Therefore, the ARRC ROW should not be portrayed as being part of the subdivision. Accordingly, we request the following:
 1. That the boundary of the ARRC ROW (Lot 2, U.S. Survey 9032) be portrayed as a solid line. This is analogous with how public roads are treated on subdivision plats and in same manner depicted on many other plats. Two examples are Plat 2018-71 and Plat 80-8 both of the Palmer Recording District. As the U.S. Survey is a federal subdivision of land just like a rectangular survey, the railroad area on the plat should be labeled simply as Lot 2 U.S. Survey 9032.
 2. The ARRC ROW boundary should also be used when computing lot areas and applying all relevant lot line setbacks or yard requirements. This is in line with the ARRC ROW not being taxable per Alaska Statutes.
 3. The ARRC ROW should be monumented just like other public ROW's. Just as in the examples in the plats in No. 2 above and according to No. 1 Above.
 4. A note be added that calls out ARTA and also the patent that describes the rights of the Alaska Railroad Corporation in lands contained in the U.S. Survey 9032 Lot 2.

Platting staff notes that the Alaska Railroad exclusive use easement as shown is accurate.

MSB DPW Pre-Design and Engineering Division (**Exhibit D**) has no comments.

MSB Development Services (**Exhibit E**) has no objections or comments.

FSA #140 Caswell (**Exhibit F**) has no objections.

Utilities: (**Exhibit G**) ENSTAR has no comments or recommendation. GCI has no comments or objections. MTA notes that the 15' utility easement on the west side of Lot 5 should be preserved. MTA did not respond.
Platting staff notes that the proposed action does not include the elimination of any easements.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR M/L/W; ADF&G; USACE; Community Council #8 Willow; Fire Service Area #35 Willow; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments or Planning Division; or MEA.

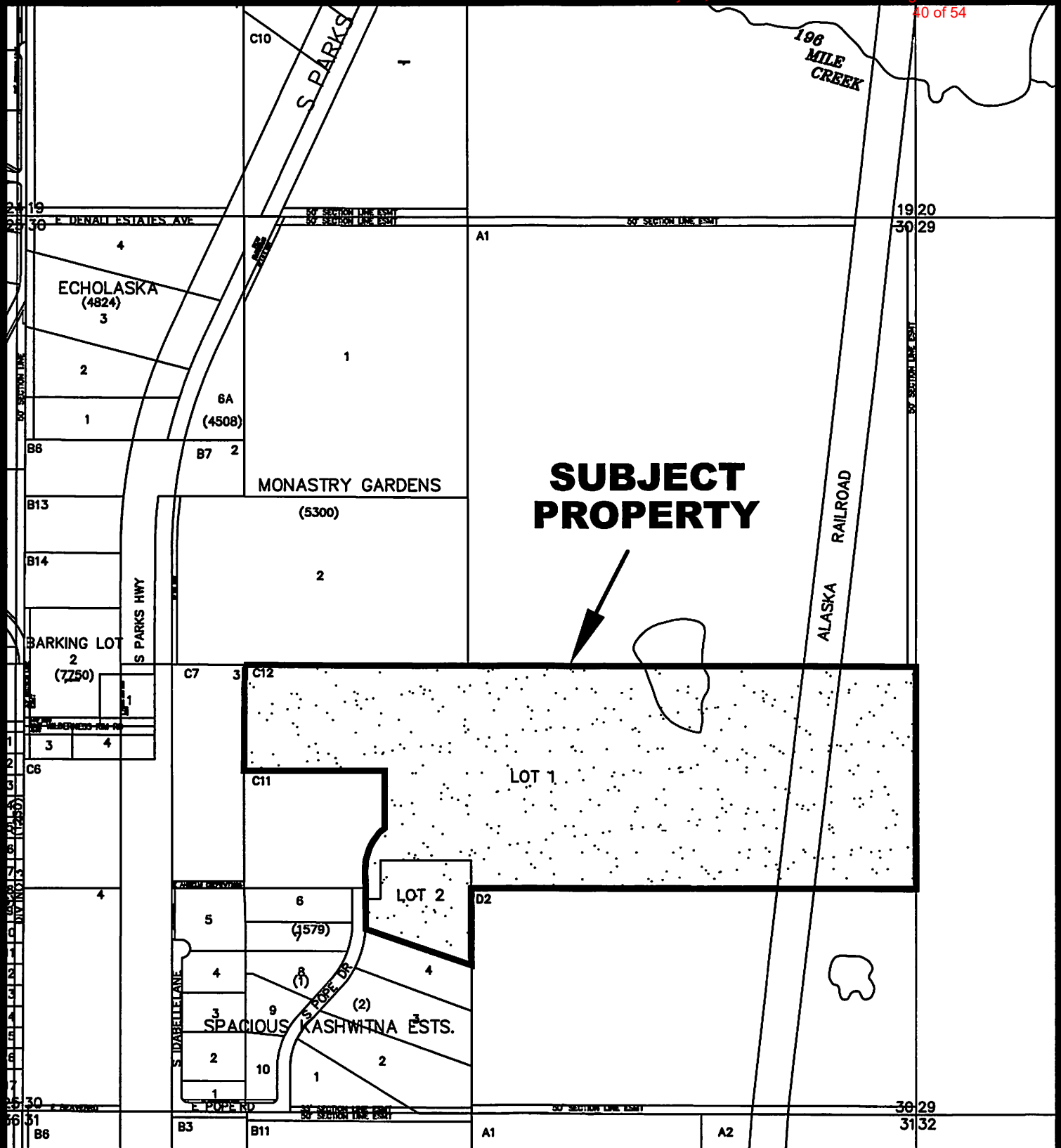
CONCLUSION: The abbreviated plat of Fontana Delle Volpi is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Fontana Delle Volpi is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR M/L/W; ADF&G; USACE; Community Council #8 Willow; Fire Service Area #35 Willow; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

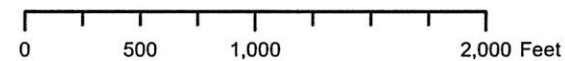
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Fontana Delle Volpi, Section 30, Township 21 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

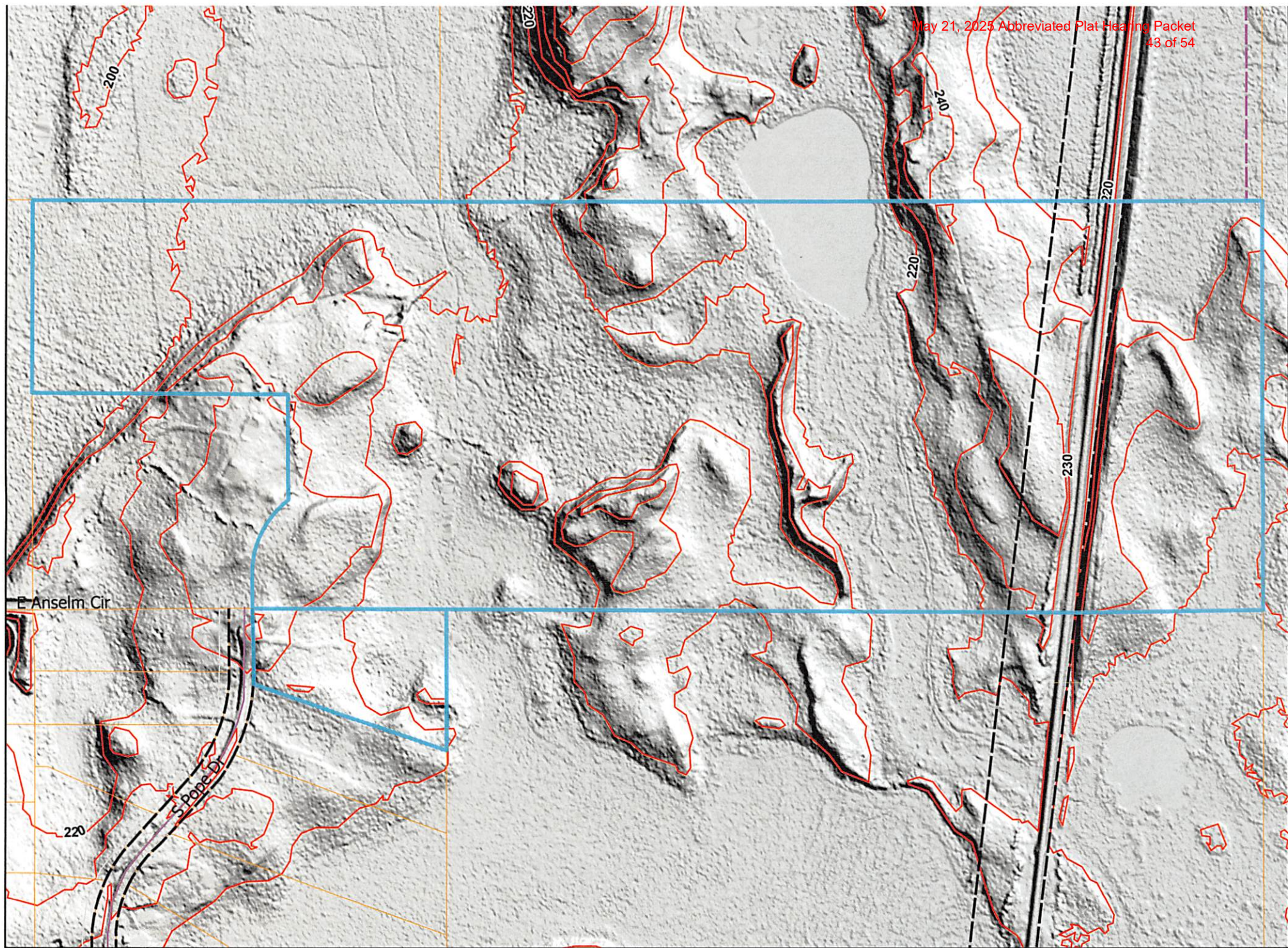
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary 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.



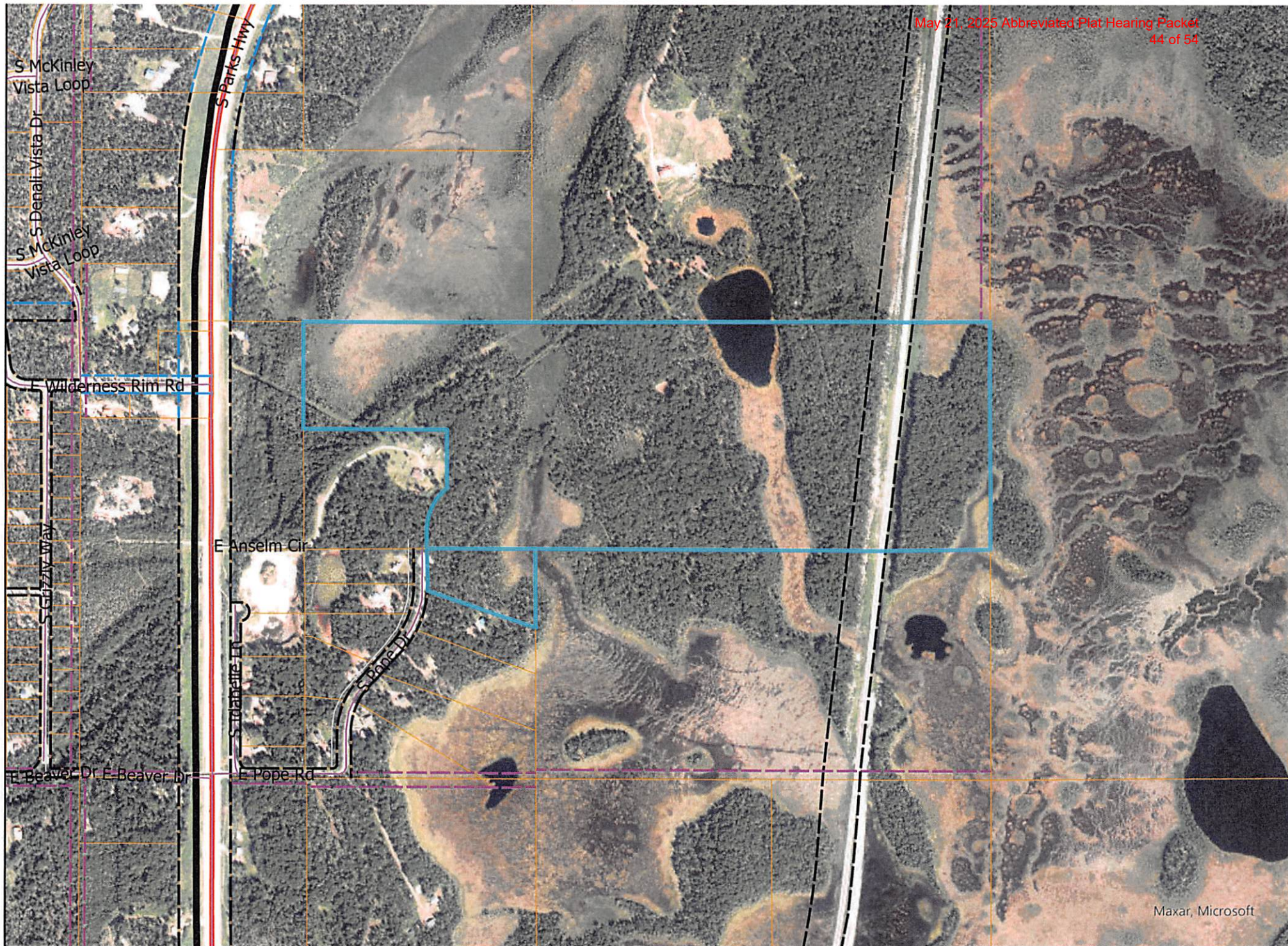
VICINITY MAP
FOR PROPOSED FONTANA DELLE VOLPI
SUBDIVISION
LOCATED WITHIN
SECTION 30, T21N, R04W, SEWARD MERIDIAN
ALASKA
CA 15 MAP

EXHIBIT A

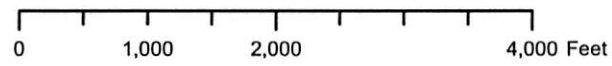




0 500 1,000 2,000 Feet

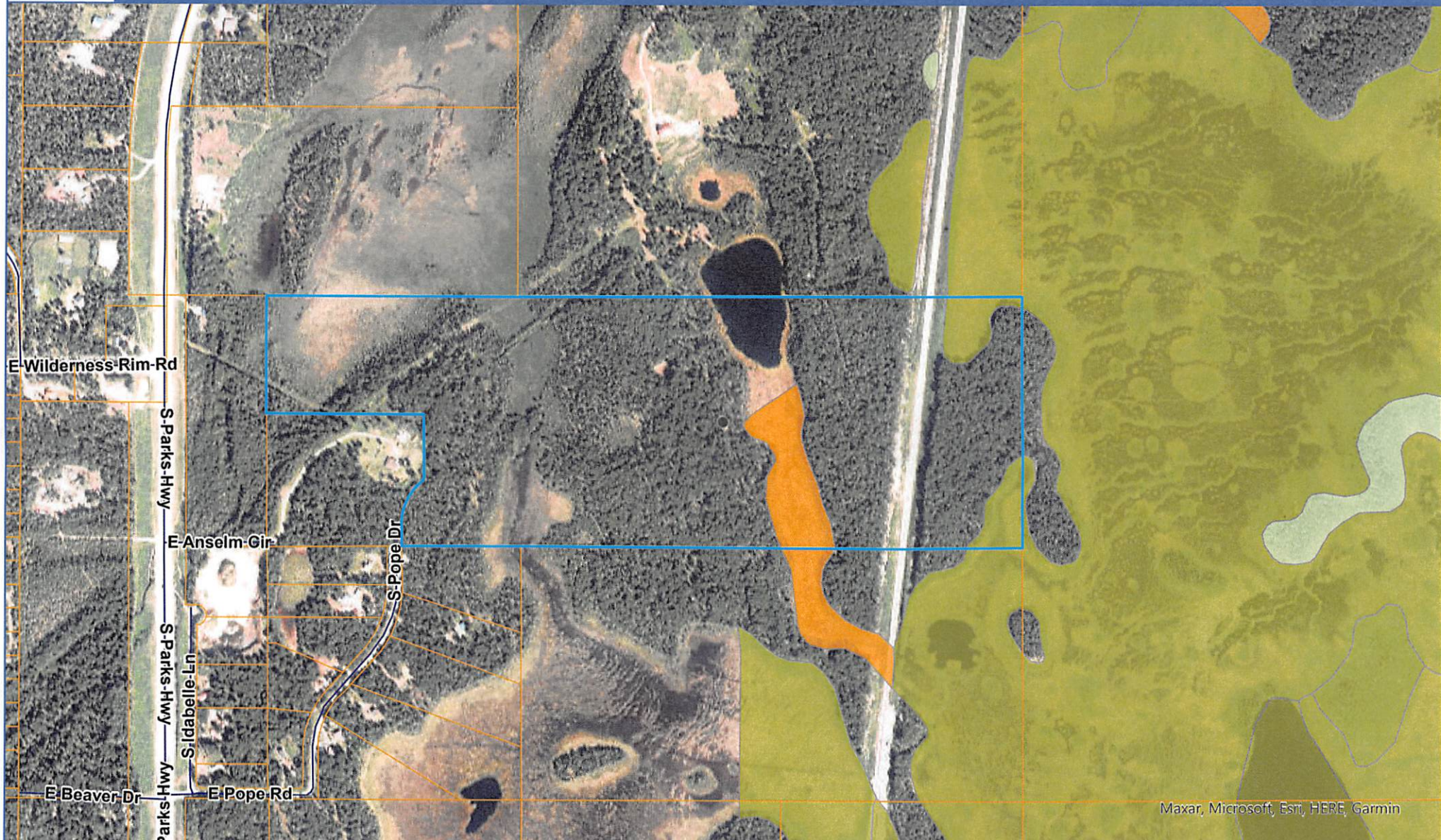


Maxar, Microsoft





Mat-Su Borough Wetlands Viewer



Maxar, Microsoft, Esri, HERE, Garmin



- Mat-Su Borough Parcels
- CookInlet Wetlands
- Discharge Slope
- Drainageway
- Lakebed

Printed on Dec 13, 2024

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

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Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



Date: 04/07/2025

Topographic Narrative for: Proposed Lots 1, Fontana Delle Volpi Subdivision
Original Designation: Parcel No. 2 of M.S.B. Waiver Resolution Serial No. 86-52-PWm
(Recorded as 86-204w)

The proposed subdivision Fontana Delle Volpi is 112.72 acres in total area with the Proposed Lot 1 exceeding 400,000sqft. The Proposed Lot 1 property is primarily undeveloped. The elevation changes can be described as gently rolling when moving from the western boundary towards the eastern boundary. When starting at the northwestern boundary, the proposed Lot 1 has a low lying tundra/wetland region at an elevation of about 200'. Moving easterly, the terrain starts to slowly climb up to the highest elevation of about 230' along a natural ridge running north to south. Continuing easterly, the elevations decline into a tundra/wetland region running north to south to an elevation of 210'. The elevation begins to rise again moving easterly to the highest elevation of 240' along another natural ridge running north to south. Again, the elevations decrease moving east down into a tundra/wetland area that contains a small lake to the north with a low elevation of 218' running north to south. The property gains elevation when traveling to the eastern boundary as it intersects the Alaska Railroad along a natural ridge running north to south. Beyond the railroad on the eastern boundary, the highest elevation remains around 240'. The property is relatively flat over large spans and absent of trees along the tundra/wetland regions. The natural ridges contain dense trees and underbrush. Proposed Lot 1 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,
Robert Hoffman



ALASKA RAILROAD

Matthew Goddard
MSB Platting Technician

Real Estate Land Services
TEL 907.265.2411

Mr. Goddard:

The Alaska Railroad Corporation (ARRC) has no general objection to the Fontana Del Volpe Subdivision ("Plat"). ARRC has specific concerns regarding how the ARRC right-of-way ("ARRC ROW") is portrayed and described on the Plat.

- Note Number 5 on the Plat is incorrect. The Alaska Railroad did not grant ROW to the MSB in the documents referenced. We request that the note be changed accordingly.
- The ARRC Right-of-Way, labeled Lot 2, U.S. Survey 9032, should not be included in the Fontana Del Volpe Subdivision. ARRC owns "not less than an exclusive-use easement" as defined in Sec. 603(6) of ARTA. Note that ARTA, the federal Alaska Railroad Transfer Act, at 45 U.S.C. §1202(6), defines an exclusive-use easement. As per the ARTA exclusive-use easement, ARRC has 100% control of the land within the ARRC ROW, including the right to exclude all others from it. Therefore, the ARRC ROW should not be portrayed as being part of the subdivision. Accordingly, we request the following:
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 4. A note be added that calls out ARTA and also the patent that describes the rights of the Alaska Railroad Corporation in lands contained in U.S. Survey 9032 Lot 2.

Please feel free to reach out if you have any questions or need any information regarding ARTA.



Jonathon Roder PLS 129562
Manager Land Services

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, April 29, 2025 4:12 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Fontana Delle Volpi (MG)

Matthew,

No comments from PD&E.

Pre-Design & Engineering
Department of Public Works

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, April 23, 2025 4:04 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; roderj@akrr.com; duebrk@akrr.com; waco_chair@waco-ak.org; admin@waco-ak.org; Shawn McBride <mcbrides@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fontana Delle Volpi (MG)

Hello,

The following link is a request for comments for the proposed Fontana Delle Volpi Subdivision. Please ensure all comments have been submitted by May 5, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Fontana Delle Volpi](#)

Feel free to contact me if you have any questions.

Thank you,

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



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: code.compliance@matsugov.us

MEMORANDUM

DATE: April 30, 2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Officer

SUBJECT: Fontana Delle Volpi

Matthew,

At this time Code Compliance does not have any active violation cases being worked on the properties included in the re-plat to adjust the common lot line of MSB parcel numbers 21N04W30C012 & 1579B02L005.

No objection to the lot line adjustment.

Matthew Goddard

From: Permit Center
Sent: Thursday, April 24, 2025 8:19 AM
To: Matthew Goddard
Subject: RE: RFC Fontana Delle Volpi (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, April 23, 2025 4:04 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; roderj@akrr.com; duebrk@akrr.com; waco_chair@waco-ak.org; admin@waco-ak.org; Shawn McBride <mcbrides@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fontana Delle Volpi (MG)

Hello,

The following link is a request for comments for the proposed Fontana Delle Volpi Subdivision. Please ensure all comments have been submitted by May 5, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Fontana Delle Volpi](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Richard Boothby
Sent: Monday, April 28, 2025 9:04 AM
To: Matthew Goddard
Subject: RE: RFC Fontana Delle Volpi (MG)

Mathew, The Willow Caswell FSA #140 has no objections. Both properties will have legal access to S Pope Rd.

Thank you.

Rich Boothby
Fire Chief

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, April 23, 2025 4:04 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; roderj@akrr.com; duebrk@akrr.com; waco_chair@waco-ak.org; admin@waco-ak.org; Shawn McBride <mcbrides@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fontana Delle Volpi (MG)

Hello,

The following link is a request for comments for the proposed Fontana Delle Volpi Subdivision. Please ensure all comments have been submitted by May 5, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Fontana Delle Volpi](#)

Feel free to contact me if you have any questions.

Thank you,

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



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

April 24, 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.

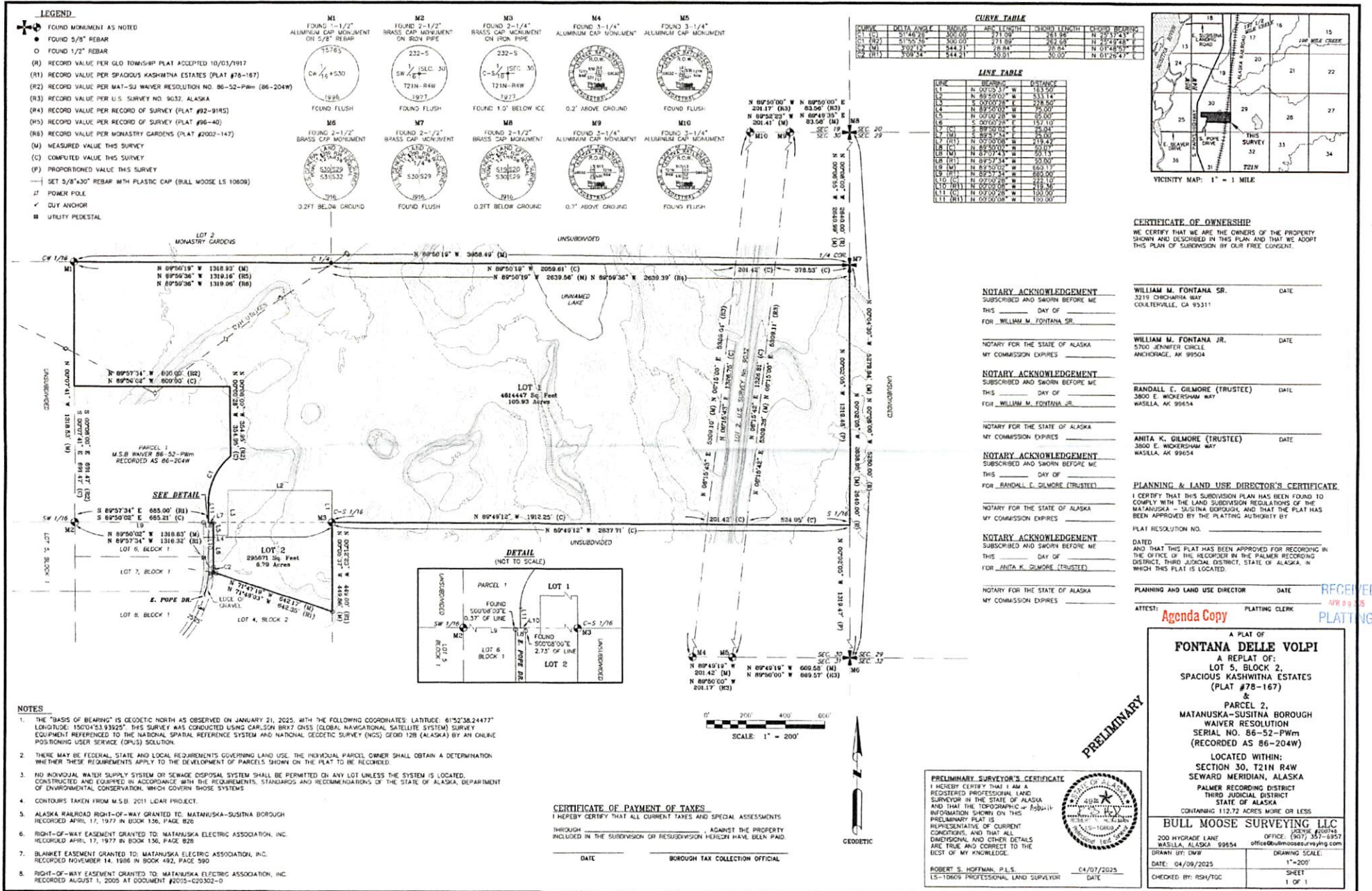
- **FONTANA DELLE VOLPI**
(MSB Case # 2025-052)

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

Sincerely,

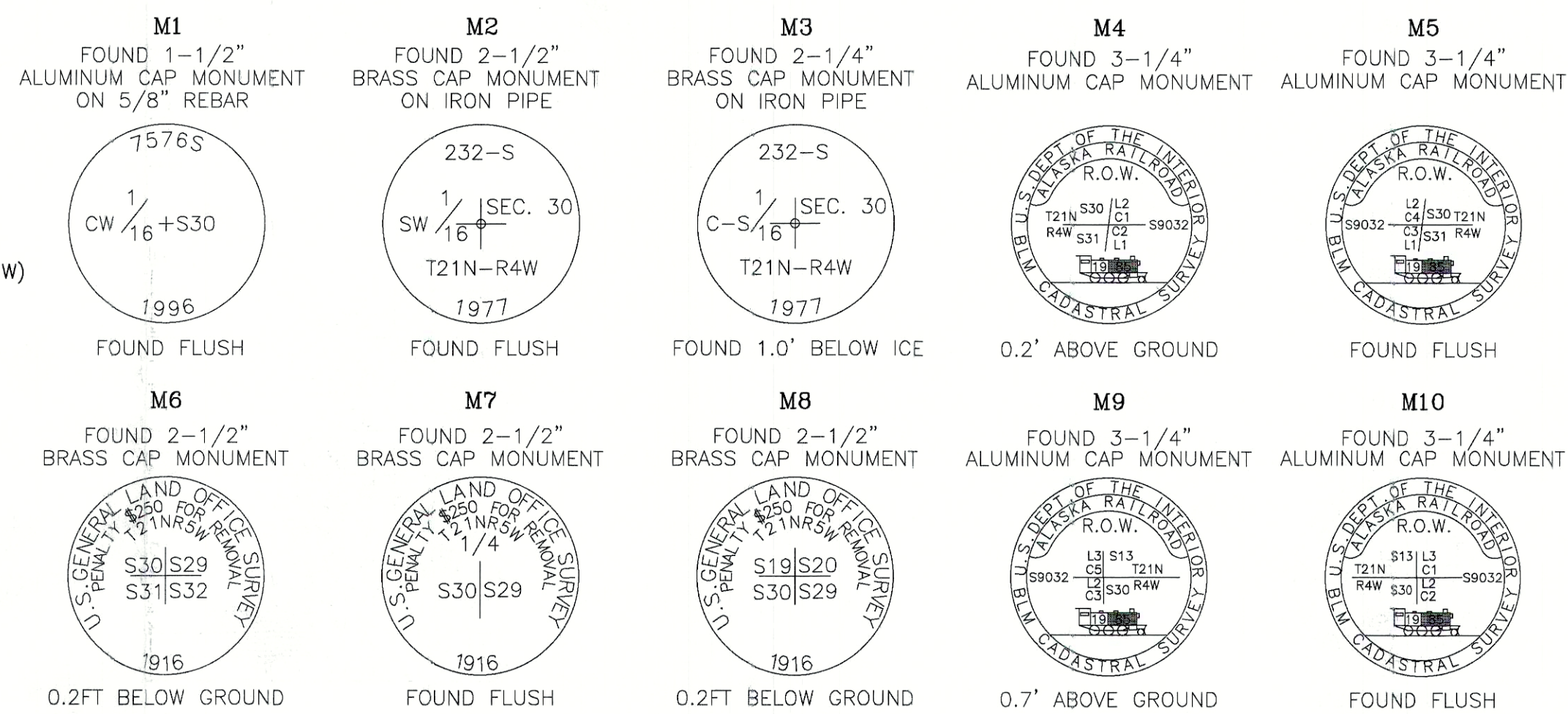
A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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



LEGEND

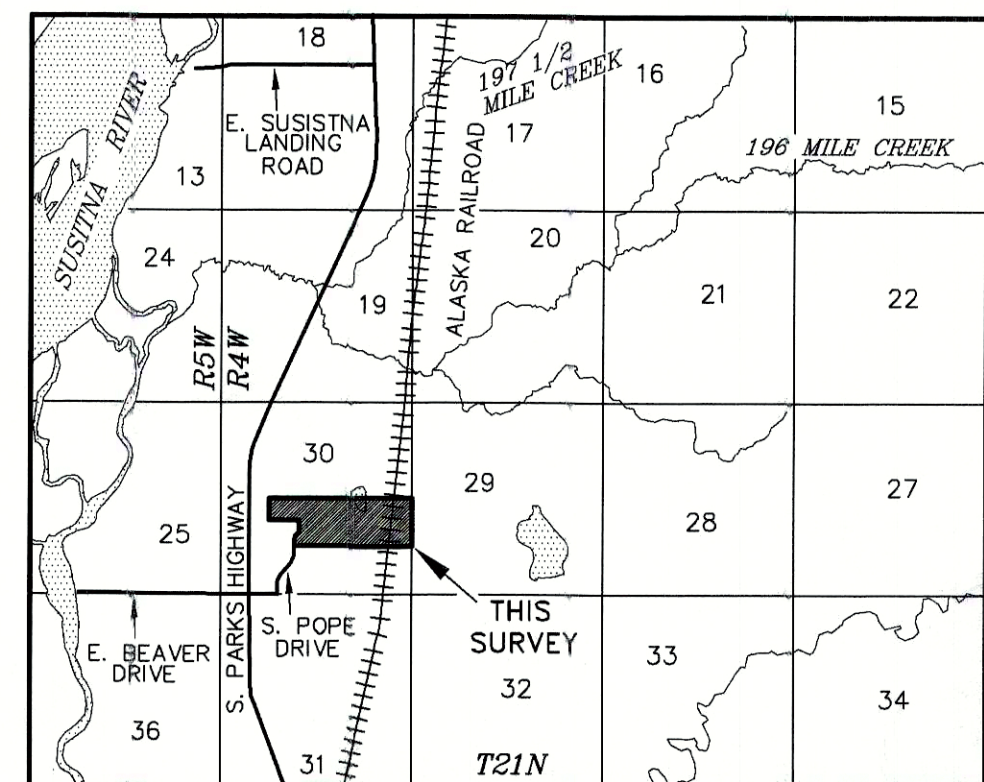
- ✚ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- (R) RECORD VALUE PER GLO TOWNSHIP PLAT ACCEPTED 10/03/1917
- (R1) RECORD VALUE PER SPACIOUS KASHWITNA ESTATES (PLAT #78-167)
- (R2) RECORD VALUE PER MAT-SU WAIVER RESOLUTION NO. 86-52-PWm (86-204W)
- (R3) RECORD VALUE PER U.S. SURVEY NO. 9032, ALASKA
- (R4) RECORD VALUE PER RECORD OF SURVEY (PLAT #92-91RS)
- (R5) RECORD VALUE PER RECORD OF SURVEY (PLAT #96-40)
- (R6) RECORD VALUE PER MONASTRY GARDENS (PLAT #2002-147)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (P) PROPORTIONED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⚡ POWER POLE
- ✓ GUY ANCHOR
- ⊠ UTILITY PEDESTAL



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (C)	51°46'26"	300.00'	271.09'	261.96'	N 25°37'43" E
C1 (R2)	51°55'36"	300.00'	271.89'	262.68'	N 25°49'48" E
C2 (M)	3°02'12"	544.21'	28.84'	28.84'	N 01°48'57" E
C2 (R1)	3°09'34"	544.21'	30.01'	30.00'	N 01°26'47" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°05'37" W	163.50'
L2	N 89°50'02" W	533.14'
L3	S 00°00'28" E	228.50'
L4	N 89°50'02" W	75.00'
L5	N 00°00'28" E	65.00'
L6	S 00°00'28" E	157.10'
L7 (C)	S 89°50'02" E	25.04'
L7 (M)	S 89°57'34" E	25.00'
L7 (R1)	N 00°00'08" W	219.42'
L8 (C)	N 89°50'02" W	50.07'
L8 (M)	N 87°07'43" W	50.13'
L8 (R1)	N 89°57'34" W	30.00'
L9 (M)	N 89°50'02" W	660.17'
L9 (R1)	N 89°57'34" W	660.00'
L10 (C)	N 00°00'28" W	222.10'
L10 (R1)	N 00°00'08" W	219.36'
L11 (C)	N 00°00'28" W	100.00'
L11 (R1)	N 00°00'08" W	100.00'



CERTIFICATE OF OWNERSHIP

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

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR WILLIAM M. FONTANA SR.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR WILLIAM M. FONTANA JR.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR RANDALL E. GILMORE (TRUSTEE)

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR ANITA K. GILMORE (TRUSTEE)

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

WILLIAM M. FONTANA SR. DATE
3219 CHICHARRA WAY
COULTERVILLE, CA 95311

WILLIAM M. FONTANA JR. DATE
5700 JENNIFER CIRCLE
ANCHORAGE, AK 99504

RANDALL E. GILMORE (TRUSTEE) DATE
3800 E. WICKERSHAM WAY
WASILLA, AK 99654

ANITA K. GILMORE (TRUSTEE) DATE
3800 E. WICKERSHAM WAY
WASILLA, AK 99654

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____ PLATTING CLERK

Agenda Copy

RECEIVED
APR 09 2025
PLATTING

A PLAT OF
FONTANA DELLE VOLPI
A REPLAT OF:
LOT 5, BLOCK 2,
SPACIOUS KASHWITNA ESTATES
(PLAT #78-167)
&
PARCEL 2,
MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION
SERIAL NO. 86-52-PWm
(RECORDED AS 86-204W)
LOCATED WITHIN:
SECTION 30, T21N R4W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 112.72 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW DRAWING SCALE:

DATE: 04/09/2025 1"=200'

CHECKED BY: RSH/TGC SHEET

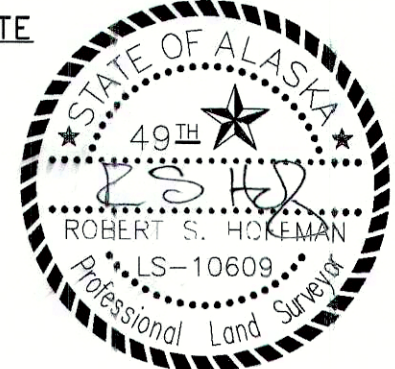
1 OF 1

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND AS-built INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

04/07/2025
DATE



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE

BOROUGH TAX COLLECTION OFFICIAL

0' 200' 400' 600'
SCALE: 1" = 200'

GEODETIC

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JANUARY 21, 2025, WITH THE FOLLOWING COORDINATES: LATITUDE: 61°52'38.24477" LONGITUDE: 150°04'53.93925". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- ALASKA RAILROAD RIGHT-OF-WAY GRANTED TO: MATANUSKA-SUSITNA BOROUGH RECORDED APRIL 17, 1977 IN BOOK 136, PAGE 828
- RIGHT-OF-WAY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED APRIL 17, 1977 IN BOOK 136, PAGE 828
- BLANKET EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 14, 1986 IN BOOK 492, PAGE 590
- RIGHT-OF-WAY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 1, 2005 AT DOCUMENT #2005-020302-0