

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

RECEIVED
JUN 16 2025
PLATTING

RSA 15 15
CASWELL LAKES RSA
DONNA MCBRIDE
HC89 BOX 1456
WILLOW, AK 99688

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DAKOTA SCHLOSSER

REQUEST: The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as **HUSKY RIDGE**, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

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 **July 2, 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: DJ McBride Address: Chair of RSA 15/Caswell Lakes

Comments: No Objections as this will not adversely affect
the Roads in this area

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

Ricky LaShomb
Belinda Parkinson
HC 89, BOX 221
Willow Alaska, 99688

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LASHOMB RICKY L
PARKINSON BELINDA L
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WILLOW, AK 99688

907-606-0567

Todd E. KREIN
HC 89-Box 211
Willow AK 99688
907-841-6771

Whispering Birch

Lots #
①
②

RECEIVED
JUN 26 2025
PLATTING

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[] No Objection ☒ Objection [] Concern

Name: Ricky LaShomb Address: HC-89-Box 221, Willow

Comments: Lot #2 of Birch Grove is part of Whispering Birch & Kashwitna Plat #203-98, which as a Declaration of Protective Covenant & Restrictions for Whispering Birch at Kashwitna Plat #2003-98. As a owner of part of Whispering Birch with objection Lot #2 of Birch Grove being divided from Whispering Birch & Kashwitna Plat, Lot #2 of STAR as declaration of Protective Covenant & Restrictions.

Case # PLAT-2023-000141 MG Note: Vicinity map Located on Reverse Side

**HANDOUT #2
HUSKY RIDGE**

**CASE # 2023-141
MEETING DATE: JULY 3, 2025**

OVER-

CB-98

CC-

DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
WHISPERING BIRCH AT KASHWITNA PLAT # 2003-98

This declaration made this the 16th day of June, 2004, by Ted and Jean Berry, who are the sole owners of all lots in Whispering Birch at Kashwitna, with the mailing address of P.O. Box 49, Willow, Alaska 99688, hereinafter referred to as "Declarant."

RECITALS

A. Declarant is the owner of certain real property hereinafter referred to as the "subdivision," in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lots One (1) through Thirteen (13), WHISPERING BIRCH AT KASHWITNA, according to Plat No. 2003-98, Palmer Recording District, Third Judicial District, State of Alaska.

B. Declarant desires to subject or impose upon the subdivision certain covenants, conditions, and restrictions for the development and benefit of the Subdivision and its present and subsequent owners.

C. The power to enforce such covenants, conditions, and restrictions is to lie with the Whispering Birch at Kashwitna Homeowner's Association, a non-profit corporation to be organized under the laws of the State of Alaska (the "Association").

NOW, THEREFORE, Declarant hereby declares all of the property described above and known as the Subdivision shall be held, sold and conveyed subject to the following covenants, conditions, restrictions, easements and reservations (sometimes referred to herein collectively as "Covenants, Conditions and Restrictions"), for the purpose of protecting the value and desirability of and to run with the land and be binding on, and inure to the benefit of all persons now or hereafter having any right, title or interest in or to, said property.

Article I
DEFINITIONS

Section 1.1 "Association" shall mean and refer to the Whispering Birch at Kashwitna Homeowner's Association, its successors and assigns.

Section 1.2 "Declarant" shall mean and refer to Ted L. Berry and Jean A. Berry, and their respective successors and assigns, in whole or in part, subject to regulation by the

amended - NO HCA

HANDOUT #2
HUSKY RIDGE
CASE # 2023-141
MEETING DATE: JULY 3, 2025

LAW OFFICE OF
RANDALL W. WESTBROOK, P.C.
P. O. Box 871402
Nashville, AK 99687
(907) 376-4200