

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Michael Gillson, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING

1:00 P.M.

July 17, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. July 3, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **COOPER WOODS PHASE II LOT 16B BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as **COOPER WOODS PH.II LOT 16B, BLOCK 1**. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6 **This case was continued from the June 5th 2025 Platting Board.** (Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **DAVIDSON PUE VAC:** The request is to eliminate the 50-foot Public Use Easement on the southern boundary of Tax Parcel B3 (Tax ID#18N01E15B003). The property is located south of E. Tex-al Drive, east of N. Engstrom Road, north of E. Wolf Creek Road and directly north of N. Crested Butte Drive.; within the NW & NE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Harry Davidson, Staff: Chris Curlin, Case # 2025-072)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

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

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

- August 7, 2025, Platting Board Meeting, we have 4 cases to be heard:
 - o Hatcher Creek Estates MSP
 - o The Arches
 - o Steam ROW
 - o Lunker Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 3, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7

Platting Board members absent were:

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Member Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made motion to approve Agenda. Platting Member Chiavetta seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June 5, 2025.
- June 19, 2025.

Chair Traxler inquired if there were any changes to the Minutes.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

MOTION: Platting Member Hallford made motion to approve the Minutes for June 5, 2025. Platting Member Liebing seconded.

VOTE: The Minutes was approved unanimously.

MOTION: Platting Member Liebing made motion to approve the Minutes for June 19, 2025. Platting Member McBride seconded.

VOTE: The Minutes was approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **SMITH:** The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as Smith Subdivision, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Eklutna Inc, Staff: Matthew Goddard, Case #2025-065)*

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

Kayla Smith provided the mailing report:

- Stating that 85 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends continuance to the August 7th, 2025 Platting Board meeting.

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Craig Bennet spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Bill Collins
- Alison Collins
- Newton Bingham
- Larry White
- Mike Hinton
- Bill Weith
- Michelle Heun
- Diane Wilson
- Bill Burke
- Pam Strahan
- Joanne Stephens
- Dave Mays

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

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to continue the preliminary plat of Smith Subdivision to the August 7th Platting Board Hearing. Platting Member Liebong seconded the motion.

VOTE: The motion passed without objection.

- B. **WOLVERINE WOODS**: The request is to create 2 lots from Parcel #3, created by Waiver Resolution #96-6-PWm, recorded as Book 849, Page 408, to be known as Wolverine Woods, containing 15.14 acres +/- . The property is south of the Matanuska River, west of N McKenzie Drive, and directly north of N Wolverine Road (Tax ID #18N02E12D011); within the SE ¼ Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Kathleen Ashmore-Roberts, Staff: Matthew Goddard, Case #2025-070*)

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

Kayla Smith provided the mailing report:

- Stating that 57 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 12 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

The representative, Kathy Ashmore-Roberts spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the variance of preliminary plat of Wolverine Woods. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for July 17, 2025 Platting Board.
 - Cooper Woods Ph II Lot 16B Block 1
 - Davidson PUE VAC

Platting Clerk, Kayla Smith welcomed Platting Member Gillson.

9. BOARD COMMENTS.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

- Member Liebing – I just had one comment and unfortunately the house is emptied out but I really appreciate the public input and certainly hope the developers take their comments into considerations because as I read the board packet I shared many of the exact concerns over it, so hopefully there will be some progress on that for the next meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:05 PM**.

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 17, 2025

PRELIMINARY PLAT: COOPER WOODS PH II LOT 16B, BLOCK 1

LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MARY LU LAVINE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: .55 +/- PARCELS: NA

REVIEWED BY: CHRIS CURLIN CASE #: 2025-051

REQUEST: The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. This case was continued from June 5, 2025.

EXHIBITS

Vicinity Map and Aerial Photos
Petition for Vacation of Right of Way
As-built and Topography

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs
EXHIBIT C - 2 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering
Permit Center
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs

DISCUSSION: The proposed Right-of-Way Vacation is on the eastern boundary of Lot 16A, located directly west of N. Cavanaugh Circle. The petitioner proposes vacating the western 2.23 feet of the R.O.W. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the R.O.W. (**Handout**), a legal description, photographs of the posted notices, and a scaled drawing showing the location of the R.O.W. to be vacated (**Handout**) Pursuant to MSB 43.15.035 (B)(1)(c) (B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if:

- (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or (c) the

right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

Platting staff notes that the Right-of-Way is constructed and is being used.

Comments:

MSB DPW Pre-Design & Engineering (**Exhibit C**) PD&E objects to the vacation as proposed because vacating this ROW would result in a substandard cul-de-sac.

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA or MTA; or the public.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.035 Vacations. There were no objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT FOR APPROVAL

1. The Vacation of the Right-of-Way is consistent with AS 29.40.120 Platting Regulations.
2. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA, or MTA, or the public.
4. There were no objections from any federal or state agencies, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

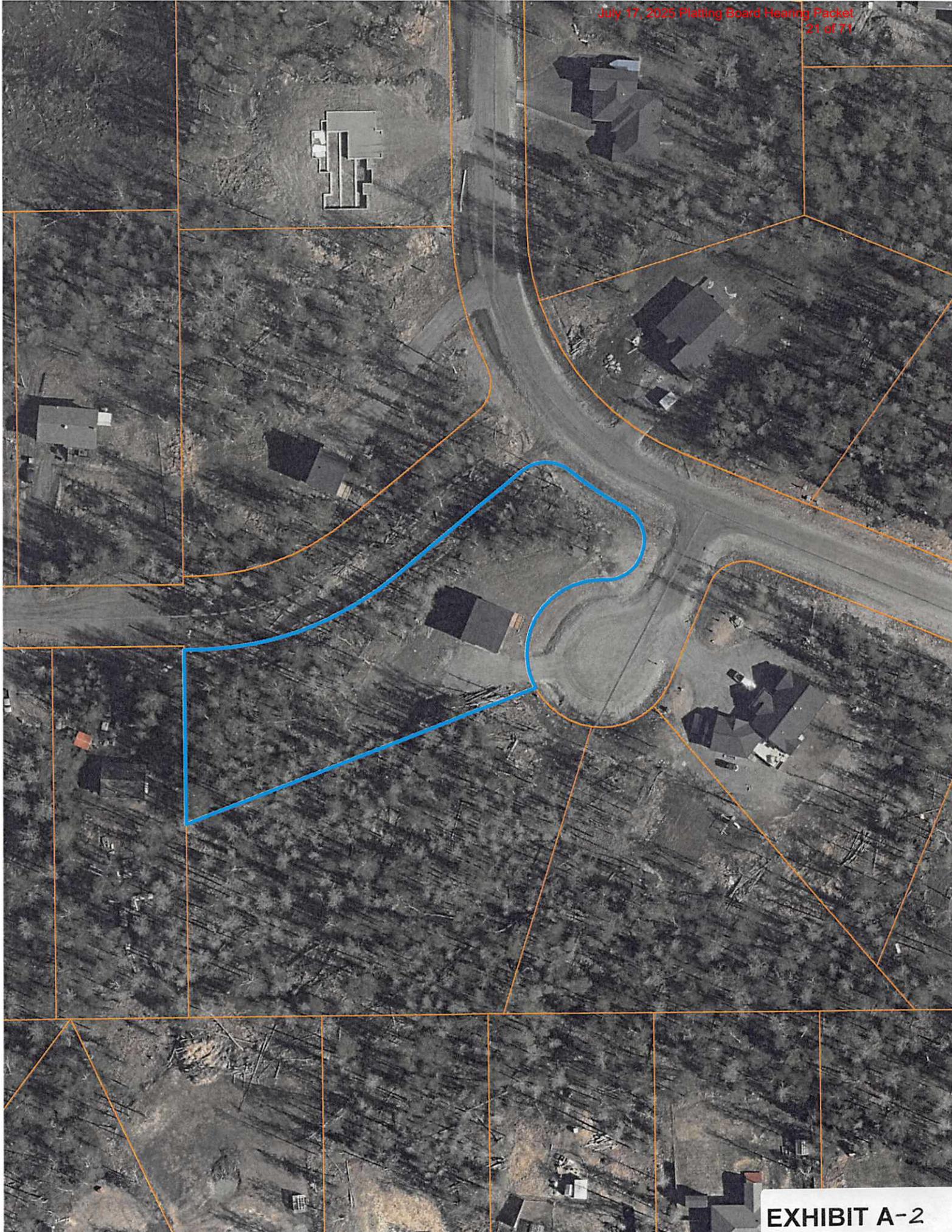
FINDINGS OF FACT FOR DENIAL

1. The Vacation of the Right-of-Way is not consistent with MSB 43.15.035 Vacations, as the Right-of-Way is being used.
2. MSB DPW Pre-Design and Engineering objects to the vacation.
3. Vacating the Right-of-Way would result in a substandard Cul-De-Sac.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I make a motion to approve the Vacation of the 2.23' by 32.44' portion of the Public Use Easement Vacation, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Obtain Assembly approval of the vacation.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43 and State of Alaska requirements.



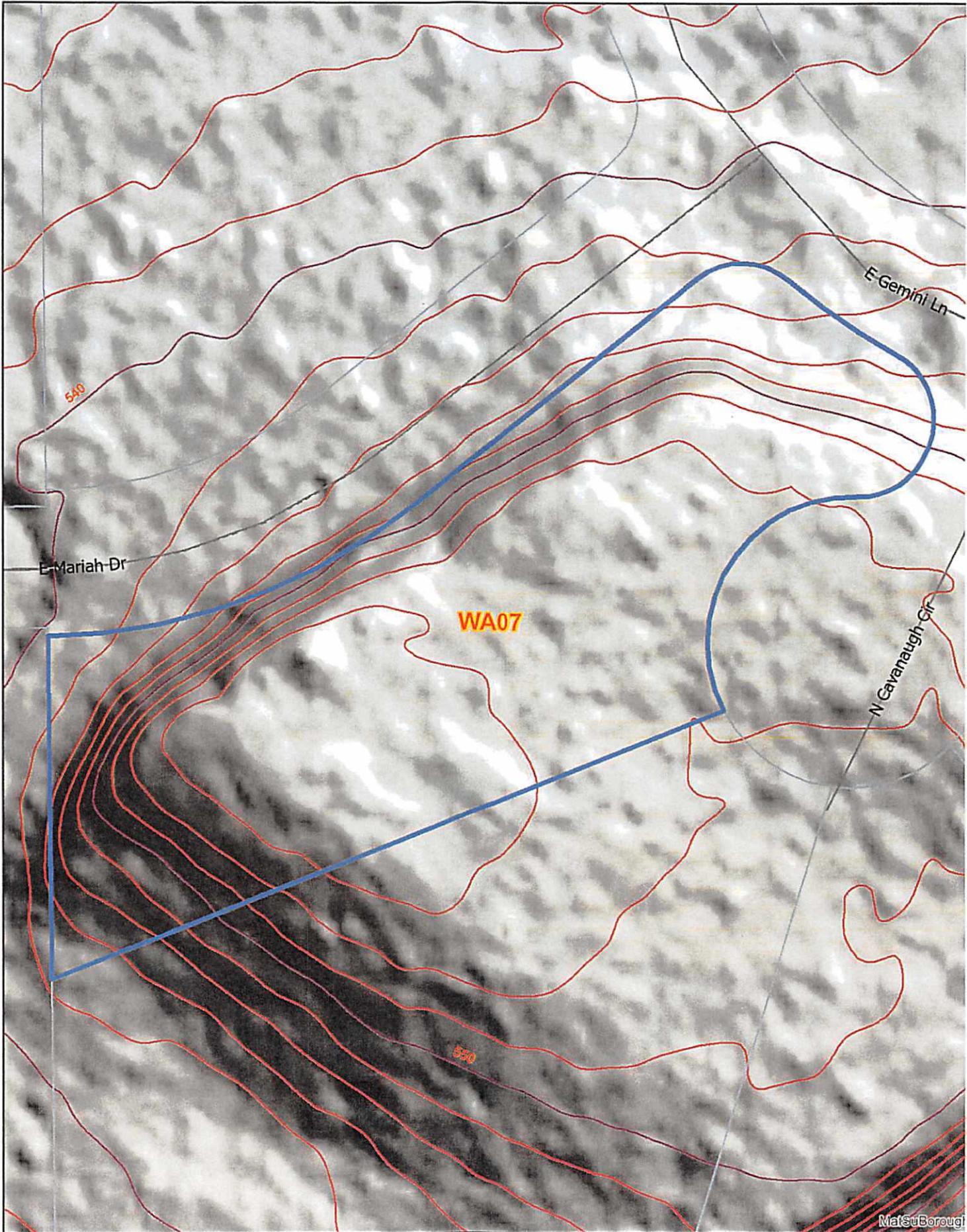
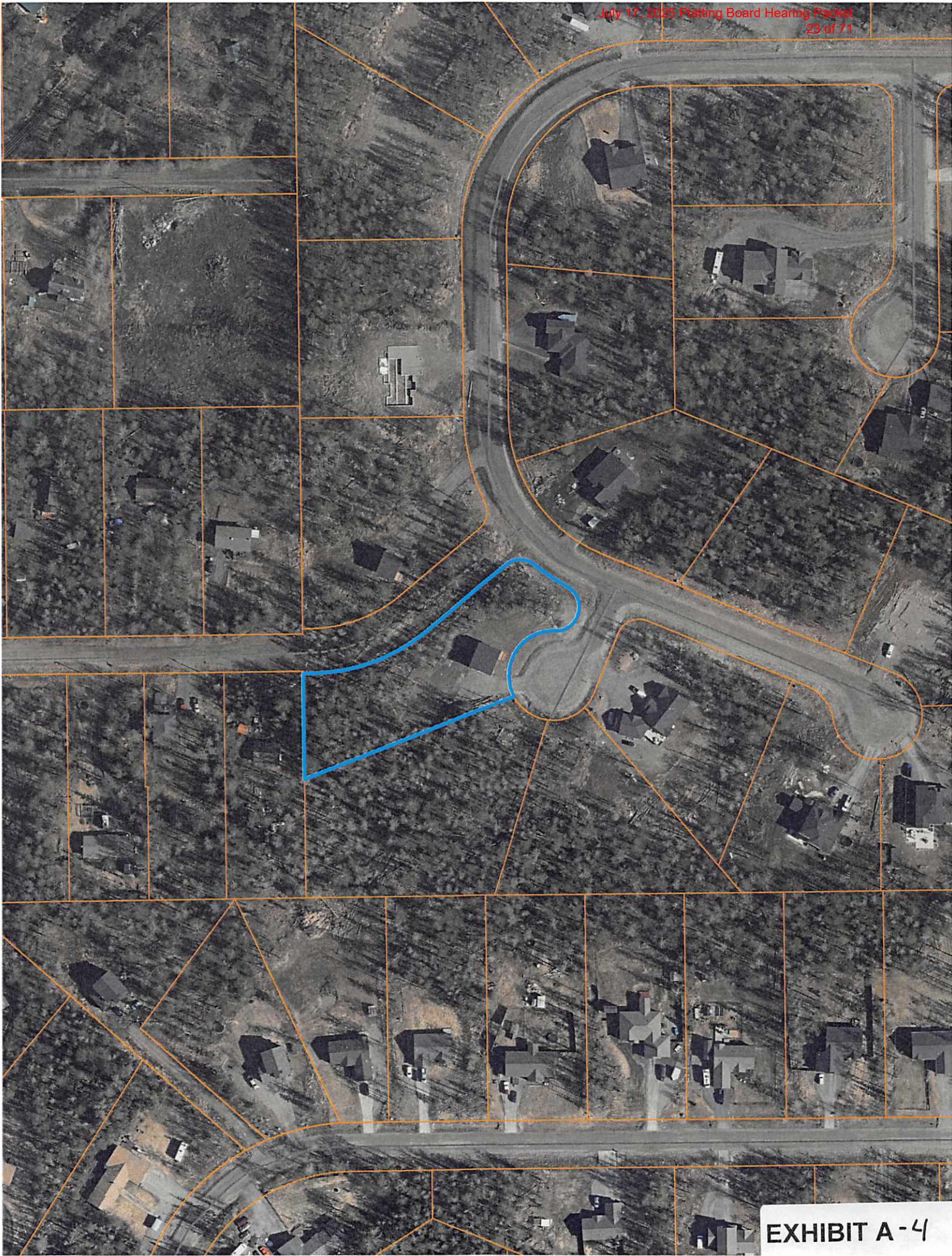


EXHIBIT A-3



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, *Marylu Lavine*, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

*Cooper Woods L1G A B1
NE 1/4 Sec 19 T18N R1E*

RECEIVED

APR 14 2025

PLATTING

Said right-of-way being more fully described as:

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

APPLICANT	Name: <i>Marylu Lavine</i>	Email: <i>dimslavine@yahoo.com</i>
OR	Mailing Address: <i>3186 Cassius Ct.</i>	Zip: <i>99508</i>
OWNER	Contact Person: <i>N/A</i>	Phone: <i>907-301-8505</i>
SURVEYOR	Name (FIRM):	Email:
	Mailing Address:	Zip:
	Contact Person:	Phone:

SIGNATURES OF PETITIONER(S): *Marylu Lavine*

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

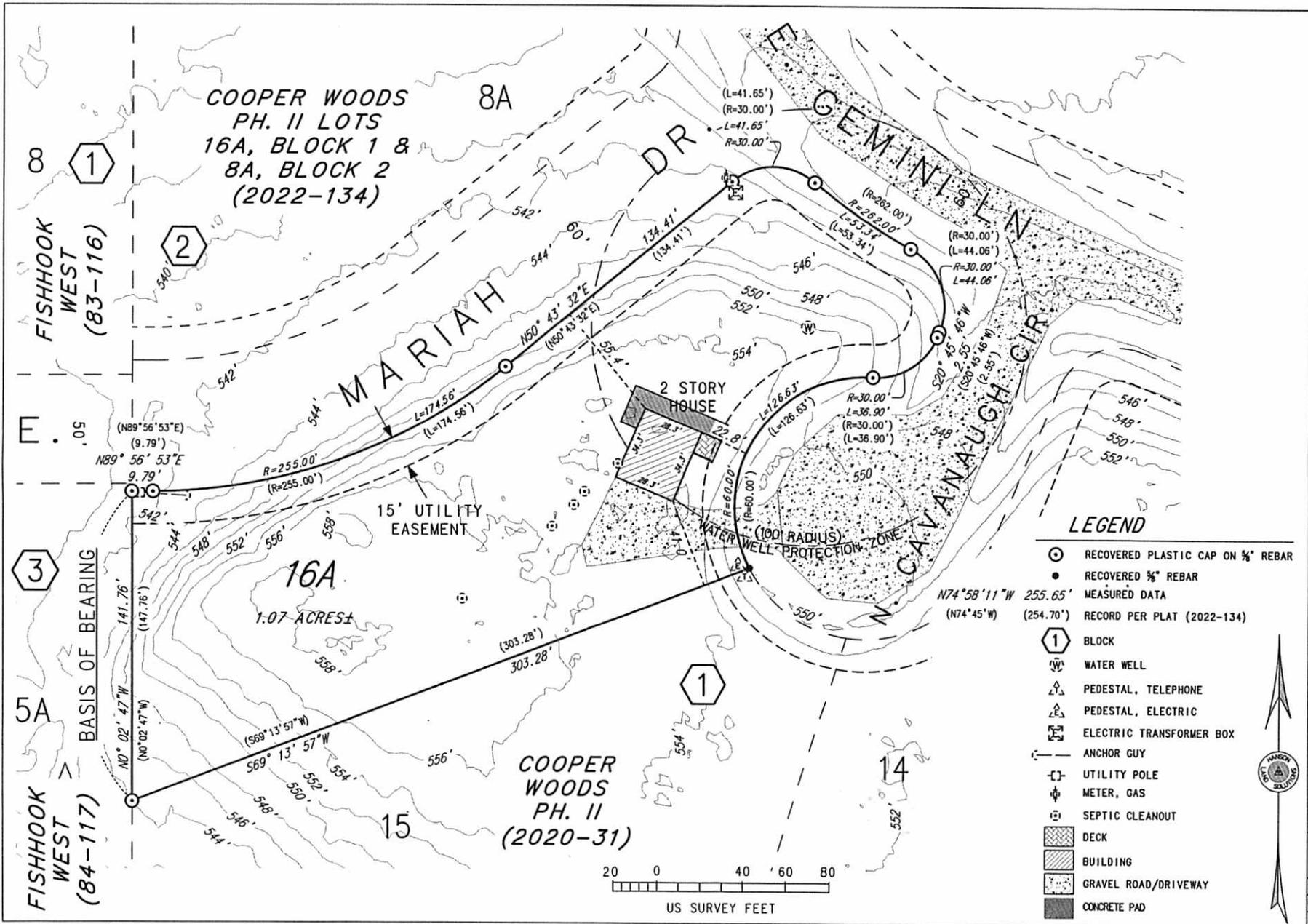
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

4/18/25
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF:

6/5/25



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738
BUSINESS LICENSE #1525



**PLANIMETRY
/AS-BUILT**

**LOT 16A,
BLOCK 1
COOPER
WOODS
PH. II
(2022-134)**

PALMER RECORDING
DISTRICT

LOCATED WITHIN
NE 1/4 SEC. 19,
T. 18N. R. 1E.
SM, AK

CONTAINING
1.07 ACRES
MORE OR LESS

SCALE: 1"=40' JOB: 23-300
DWN:ELF FILE: 23-300
CX:CEH 02/14/25 01 OF 01

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, May 13, 2025 2:08 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Chris,

PD&E objects to the vacation as proposed because vacating this ROW would result in a substandard cul-de-sac.

Pre-Design & Engineering
Department of Public Works

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 3:22 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>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation. Please ensure all comments have been submitted by May 14, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ Cooper Woods Ph II Lot 16B, Block 1](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Thursday, April 24, 2025 8:13 AM
To: Chris Curlin
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

No comments from the Permit Center.

Brandon Tucker

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 3:22 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>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation. Please ensure all comments have been submitted by May 14, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ Cooper Woods Ph II Lot 16B, Block 1](#)

Sincerely,

Chris Curlin
Platting Technician



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 preliminary plat and has no comments or recommendations.

- **COOPER WOODS PH. 11 LOT 16B, BLOCK 1**
(MSB Case # 2025-051)

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 cursive script that reads "James Christopher".

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DUSTIN MARRS (OWNER) DATE _____
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
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- THIS SUBDIVISION IS SUBJECT TO A MEA BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 AT DOCUMENT# 2021-031014-0.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 6, 2021 AT DOCUMENT #2021-009151-0 AND AMENDED ON FEBRUARY 24, 2022 AT DOCUMENT #2022-004355-0.



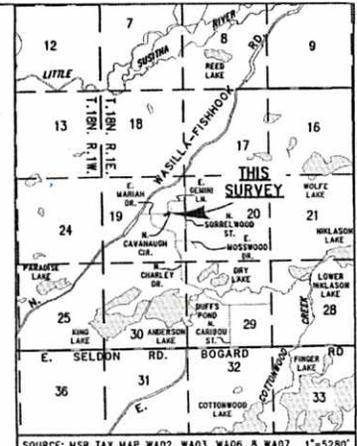
CERTIFICATE OF PAYMENT OF TAXES

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.

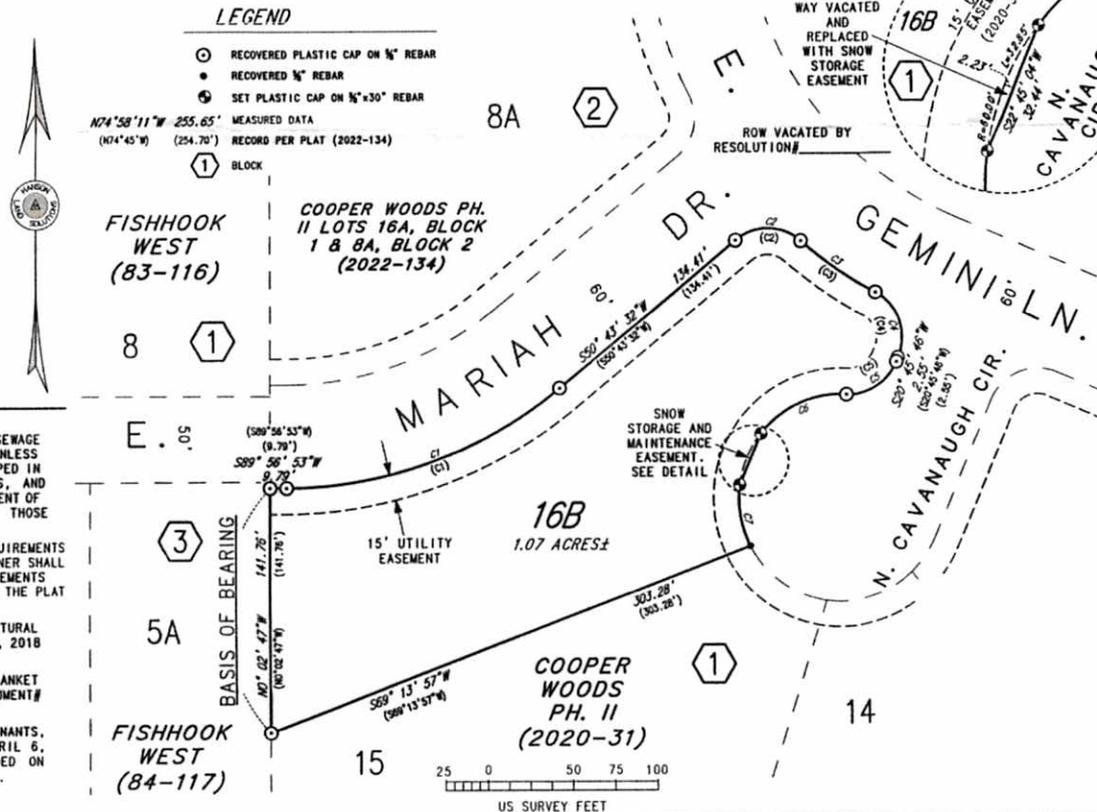
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	174.56	255.00	39°13'20"	171.17	N70° 20' 12"E	90.86
C2	41.65	30.00	79°32'49"	38.39	S89° 30' 04"E	24.97
C3	53.34	262.00	11°39'50"	53.24	S55° 33' 34"E	26.76
C4	44.06	30.00	84°08'23"	40.20	S19° 11' 01"E	27.08
C5	36.90	30.00	70°28'44"	34.62	S57° 51' 59"W	21.19
C6	57.47	60.00	54°52'31"	55.29	S65° 82' 19"W	31.15
C7	36.32	60.00	34°40'51"	35.77	S10° 16' 20"E	18.73

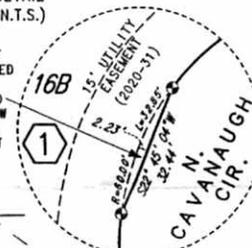
RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
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SOURCE: MSB TAX MAP WAO2, WAO3, WAO6, & WAO7 1"=5280'



DETAIL (N.T.S.)



LEGEND

- RECOVERED PLASTIC CAP ON 1/2" REBAR
 - RECOVERED 1/2" REBAR
 - ⊙ SET PLASTIC CAP ON 1/2" x 30" REBAR
- MEASURED DATA
N74°58'11" W 255.65' (254.70') RECORD PER PLAT (2022-134)

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR
FEB 10 2025
Agenda Copy
PLATTING

A PLAT OF
COOPER WOODS PH. II
LOT 16B, BLOCK 1
A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 19, T.18N. R.1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

EXHIBIT F-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 14, 2025 2:13 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)
Attachments: Agenda Plat (30).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 3:22 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>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

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

Hello,

The following link is a request for comments for the proposed Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation. Please ensure all comments have been submitted by May 14, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ Cooper Woods Ph II Lot 16B, Block 1](#)

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 AND DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DUSTIN MARRS (OWNER) _____ DATE _____
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 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.
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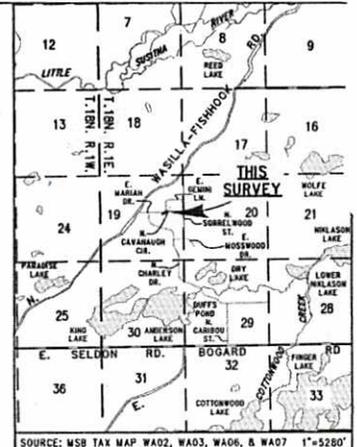
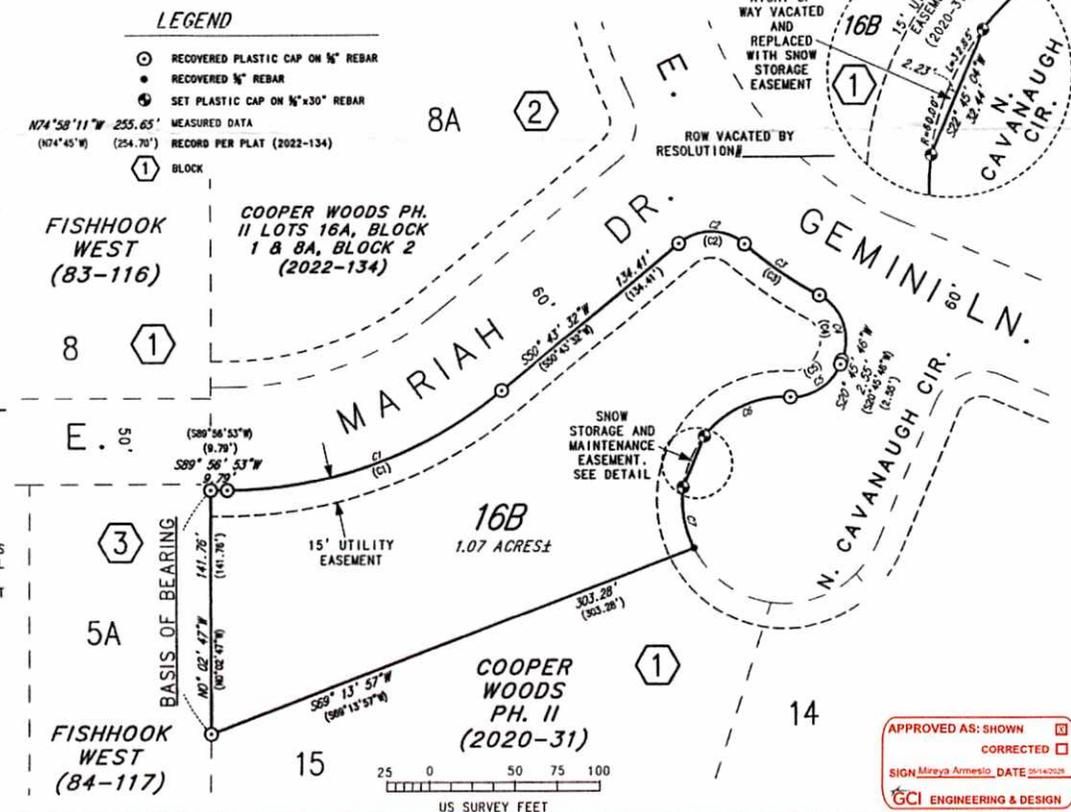
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I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

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(C5)	(36.90)	(30.00)	(70°28'44")	(34.62)	(S57° 51' 59"W)	(21.19)



SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

SURVEYOR'S CERTIFICATE



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REGISTERED LAND SURVEYOR
FEB 10 2025
Agenda Copy

A PLAT OF
COOPER WOODS PH. II
LOT 16B, BLOCK 1
A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 19, T. 18N. R. 1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

APPROVED AS: SHOWN
CORRECTED
SIGN Mreya Armesio, DATE 06/14/2025
GCI ENGINEERING & DESIGN

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 17, 2025

PRELIMINARY PLAT: DAVIDSON PUE VACATION
LEGAL DESCRIPTION: SEC 15, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: HARRY DAVIDSON
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC
ACRES: 3.03 ± PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2025-072

REQUEST: The request is to eliminate the 50-foot Public Use Easement on the southern boundary of Tax Parcel B3 (Tax ID#18N01E15B003). The property is located south of E. Tex-al Drive, east of N. Engstrom Road, north of E. Wolf Creek Road and directly north of N. Crested Butte Drive.; within the NW & NE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Petition to Vacate	EXHIBIT B – 2 pgs
Public Notice Photos	EXHIBIT C – 6 pgs
Surrounding Property Agreement	EXHIBIT D – 13 pgs

AGENCY COMMENTS

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

DISCUSSION: The proposed Public Use Easement (PUE) Vacation is located on the southern boundary of Tax Parcel B3. The easement has 25 foot setbacks on each side creating unusable area. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement. (**Handout #1**) Pursuant to MSB 43.15.035 (B) (1) The Platting Board shall ordinarily approve vacations of public rights-of-way if: (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

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

Petition for Elimination of Public Use Easement: A petition to eliminate the easement was submitted (**Exhibit B**). The petition included signatures from the property owners affected by this action. Of the 17 lots on the southern boundary of the PUE, 12 petitions were received. Ten were verified as owners of record and two appear to be residents.

Neighboring Properties: Of the 17 properties on the southern boundary of the easement, 12 provided statements agreeing with the vacation. (**Exhibit D**)

Comments:

MSB Pre-design & Engineering (**Exhibit E**) If the subject 50' ROW is found to be invalid, PD&E has no objection to the vacation.

MSB Permit Center (**Exhibit F**) Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

Utilities: (**Exhibit G**) MTA has facilities placed in this PUE, placed on MSB permit U16132. We would need to get an easement. *Platting staff notes this is condition #4.*

GCI has no comments or objections. ENSTAR has no objection. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning; MEA; or the public.

CONCLUSION: The vacation of the Public Use Easement granted on Tax Parcel B3 is consistent with AS 29.40.120, and Borough Code 43.15.035. There were no objections from any federal or state agencies, borough departments, or utilities. At the time the staff report was written there were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will continue to exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

FINDINGS OF FACT

1. The vacation of the Public Use Easement granted on Tax Parcel B3 is consistent with AS 29.40.120, and Borough Code 43.15.035.
2. All lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. A majority of the property owner's affected by the PUE have signed petitions in favor the vacation.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning; MEA; or the public.
6. There were no objections from any federal or state agencies, or utilities.
7. PD&E does not object if the easement is found to be invalid.
8. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the vacation of the Public Use Easement granted on Tax Parcel B3, Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Obtain approval from the Assembly for the elimination of the easement.
4. Record an easement for MTA's facilities.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final graphic representation showing the specific area eliminated in full compliance with Title 43.

**SUBJECT
PROPERTY**



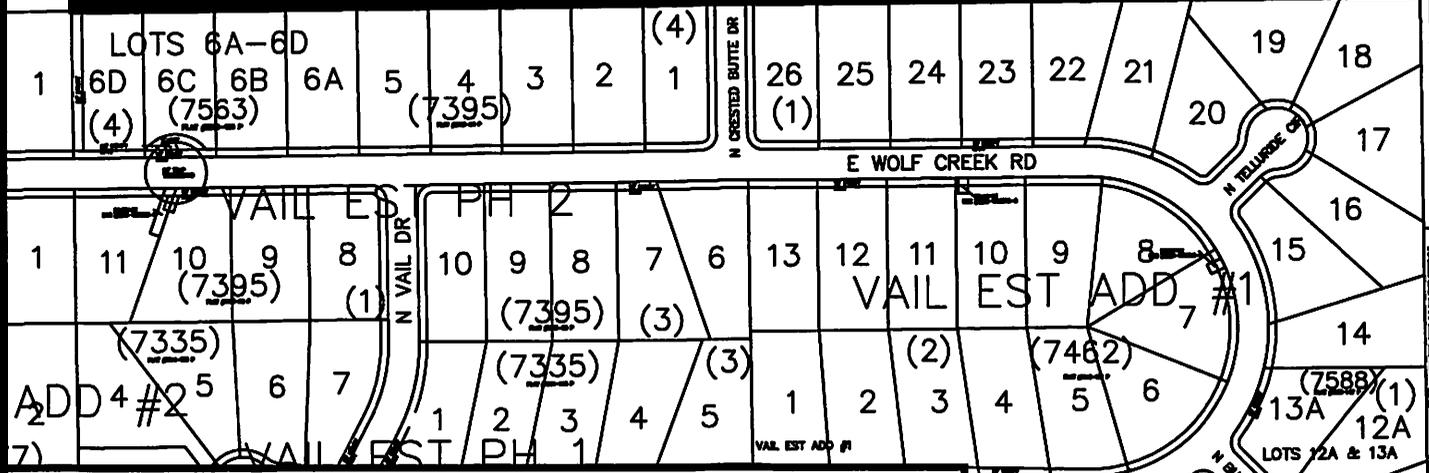
B3

A5

**ROW TO BE
VACATED**



50' ROW ESMT



VICINITY MAP

FOR PROPOSED DAVIDSON PUE
VACATION LOCATED WITHIN
SECTION 15, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA01 MAP



50' ROW ESMT

E Farm Meadow Ave

60' TEMP TURNAROUND

E Wolf Creek Rd

Matanvka Sastira Borough, Microsoft

EXHIBIT A-2



0 470 940 1,880 Feet

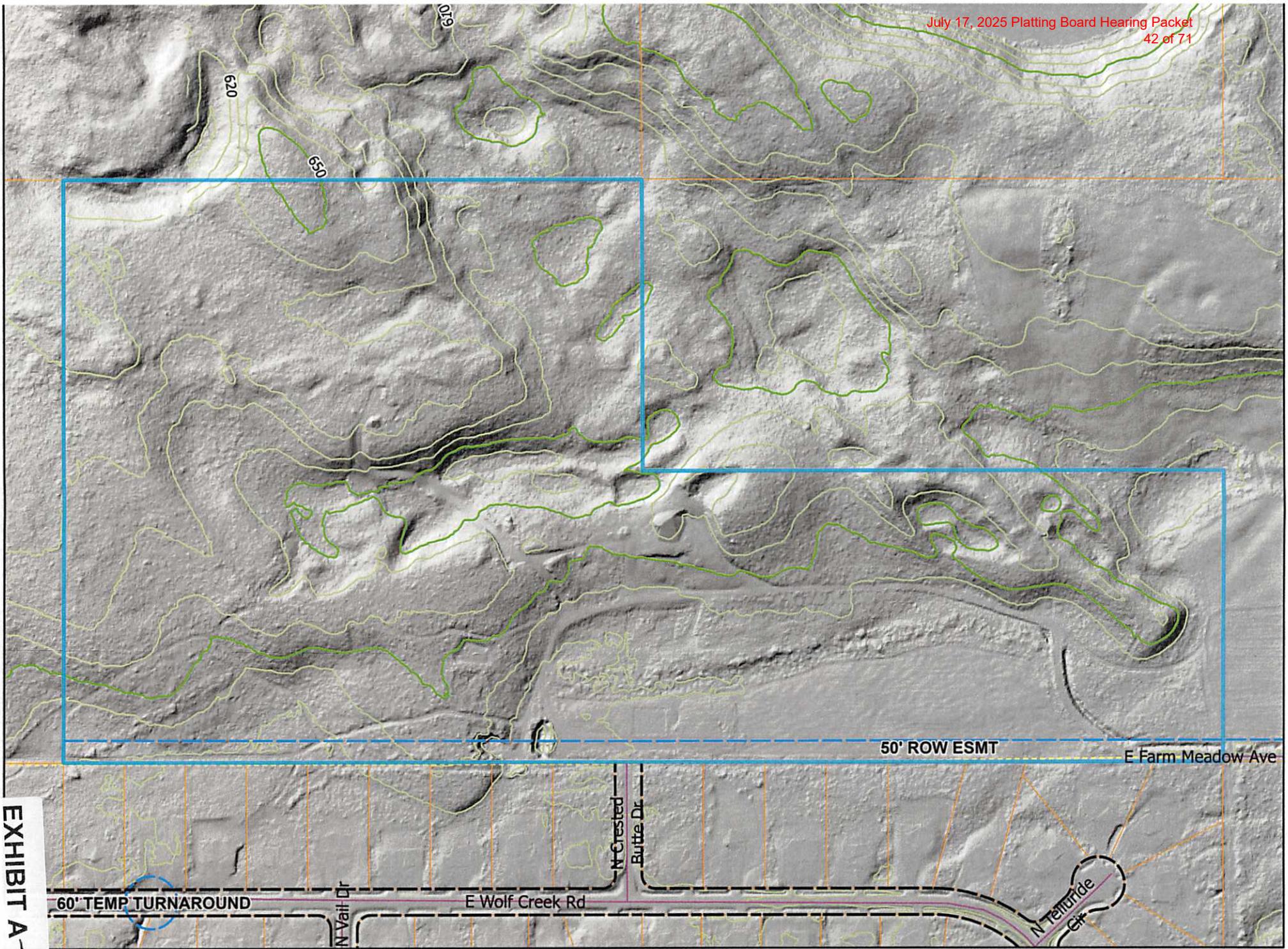


EXHIBIT A-3



0 470 940 1,880 Feet

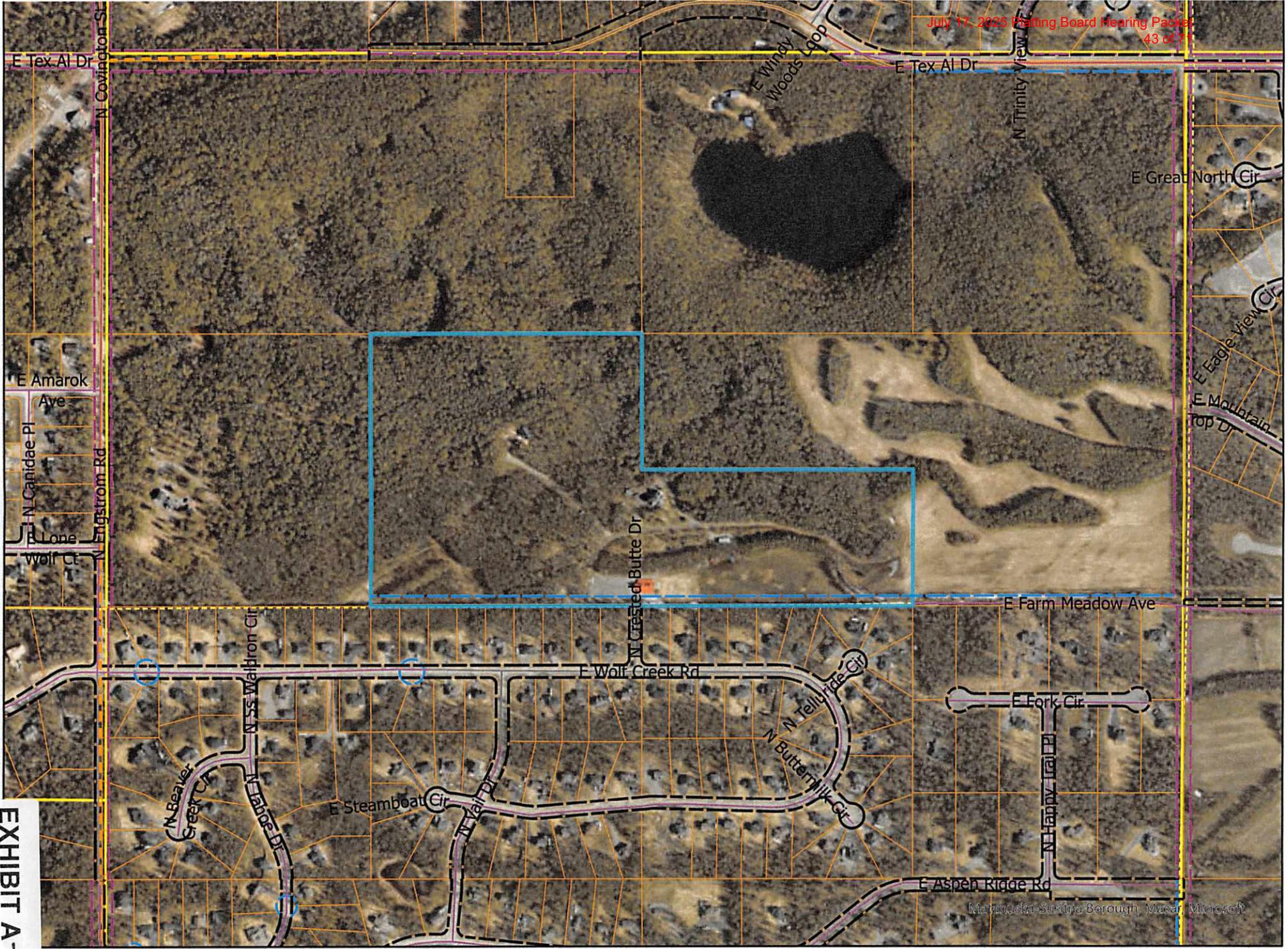


EXHIBIT A-4



0 1,000 2,000 4,000 Feet

Matanuska-Susitna Borough, Maxar, Microsoft

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Harry Davidson, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

(S 1/2 SW 1/4 NE 1/4) and (SE 1/4 NW 1/4)
of Sec. 15, T18N, R1E, S.M.

Said right-of-way being more fully described as: South 50 Feet of
described parcel.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

RECEIVED

MAY 14 2025

PLATT

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

To complete Platt application

APPLICANT Name: Harry Davidson Email: h.davidson@52@gmail.com
OR Mailing Address: PO Box 876761, AK Zip: 99687
OWNER Contact Person: _____ Phone: _____
SURVEYOR Name (FIRM): _____ Email: _____
Mailing Address: _____ Zip: _____
Contact Person: _____ Phone: _____

SIGNATURES OF PETITIONER(S):

Harry Davidson

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

5/21/2025
DATE

Chris Curlin
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 7/17/2025



Chris Curlin

From: harry davidson <hdavidson852@gmail.com>
Sent: Monday, May 26, 2025 3:06 PM
To: Chris Curlin
Subject: Pictures of notice posting

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





Chris, are these pictures ok for proof of posting? Harry.

Chris Curlin

From: harry davidson <hdavidson852@gmail.com>
Sent: Saturday, June 28, 2025 4:45 PM
To: Chris Curlin
Subject: Davidson ROW vacation notice

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



RECEIVED
JUN 30 2025
PLATTING





Chris here is the 2nd set of dated photos of the vacation notices after the 30 day mandatory posting. Harry Sent from my iPhone

RECEIVED

MAY 19 2025

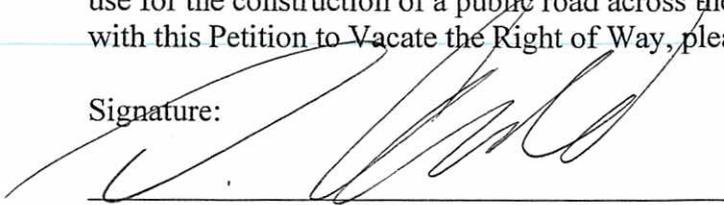
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:



DONALD AULD

Address:

Date:

8370 E Wolf Creek Rd

16 May 25

Legal Description

Vail Estates, Phase #2, Block 4, Lot 1.

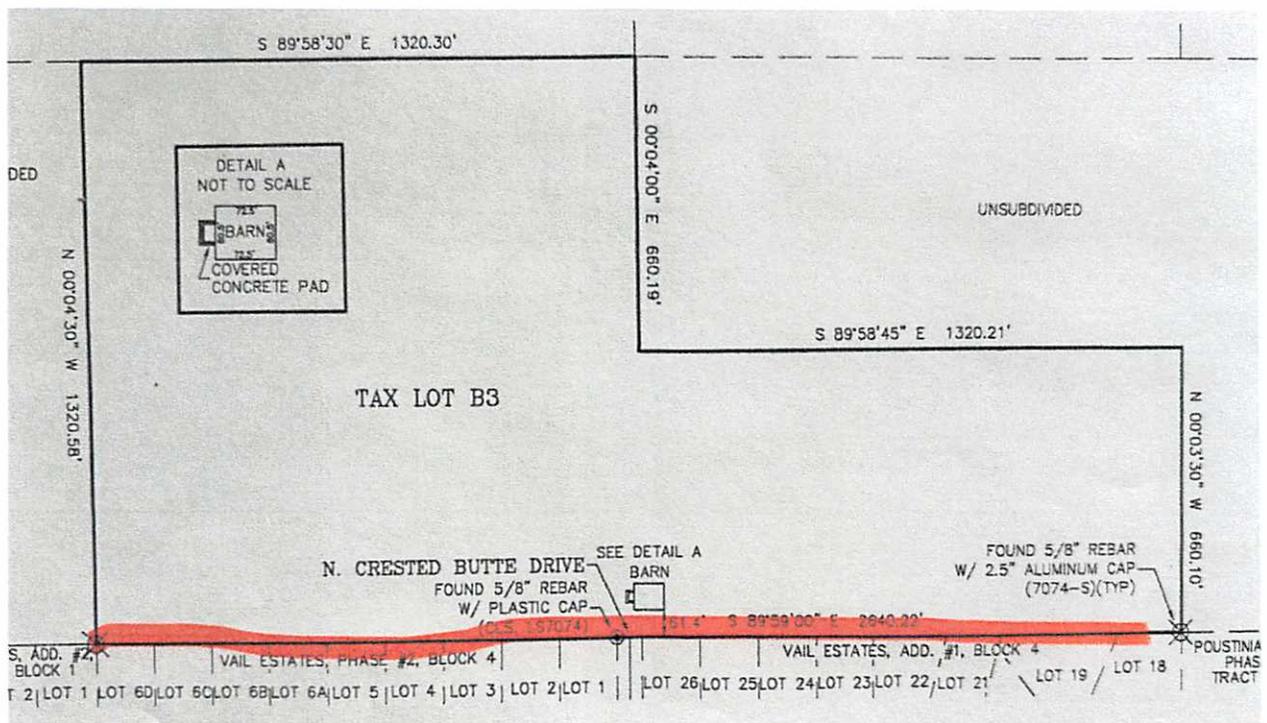


EXHIBIT D - 1

RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

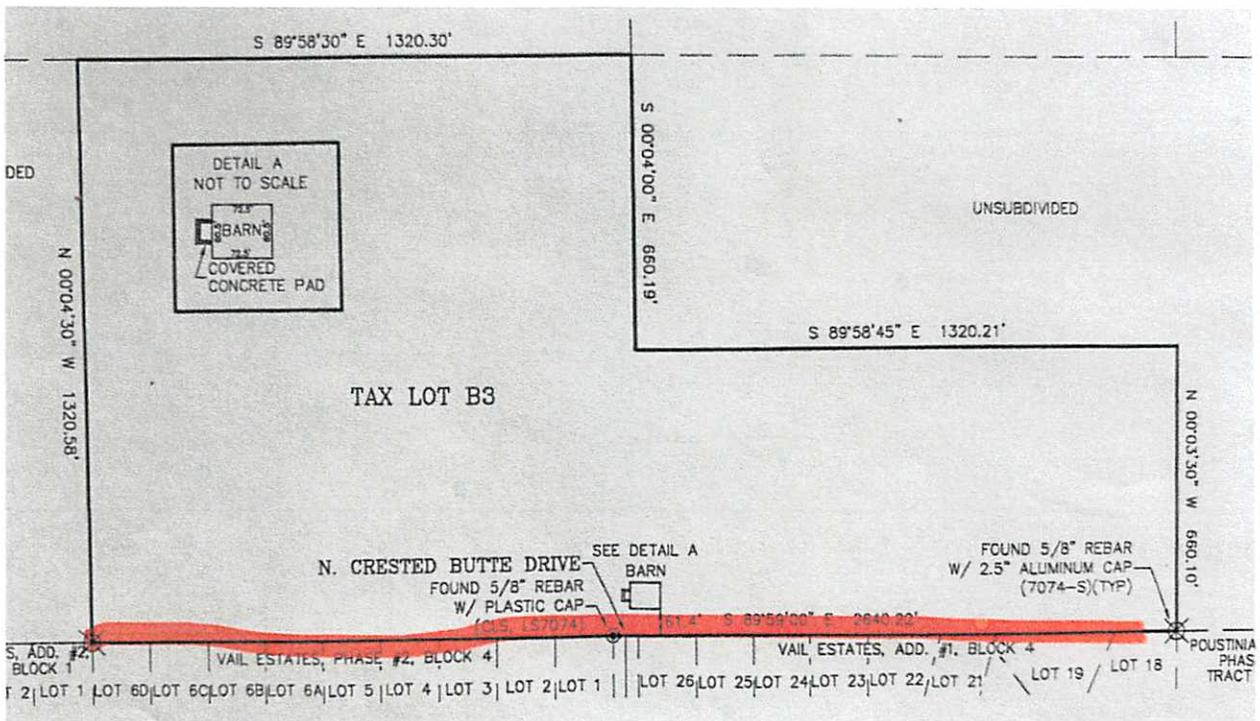
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Signature:  Printed Name: Jerry Nash

Address: 8428 E. Wolf Creek Rd. Date: 5/17/25

Legal Description

Vail Estates, Phase #2, Block 4, Lot 3



RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

DAVID YORK

Address:

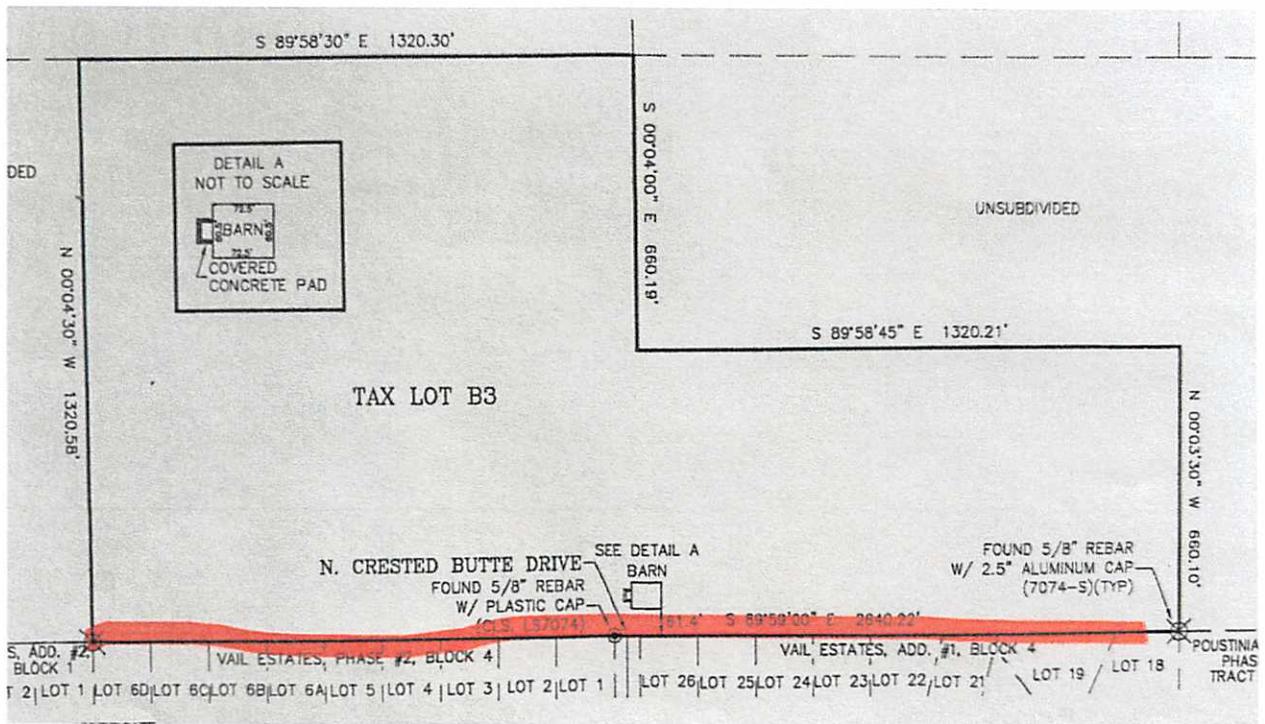
8462 E. Wolf Creek

Date:

17 May 25

Legal Description

Vail Estates, Phase #2, Block 4, Lot 4



RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

Cynthia Krumanaker CYNTHIA KRUMANAKER

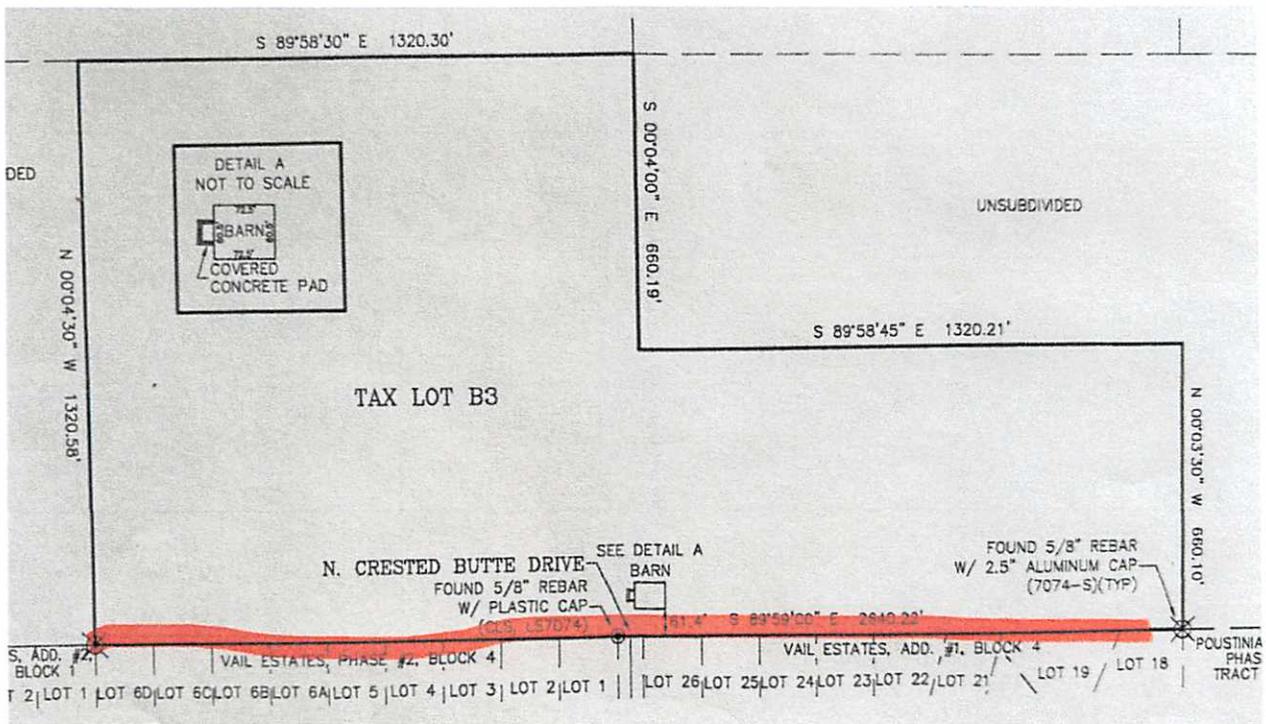
Address:

Date:

8496 E Wolf Creek Rd 5/17/2025

Legal Description

Vail Estates, Phase #2, Block 4, Lot 5



RECEIVED

MAY 19 2025

PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

Harry Davidson

Surena Aron

Address:

Date:

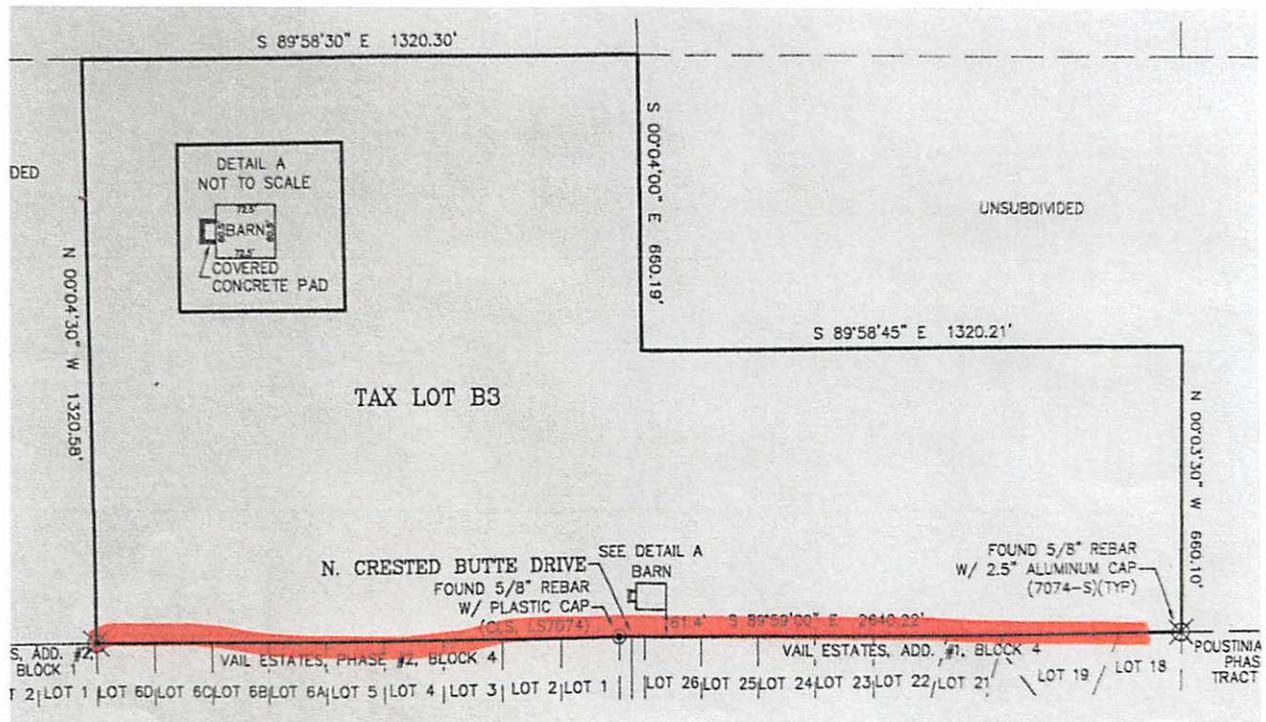
8550 E WOLF CREEK RD
WASILLA AK 99654

5/17/2025

Legal Description

Vail Estates, Phase #2, Block 4,

Lot 6 B



RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

Autumn Hicks

Address:

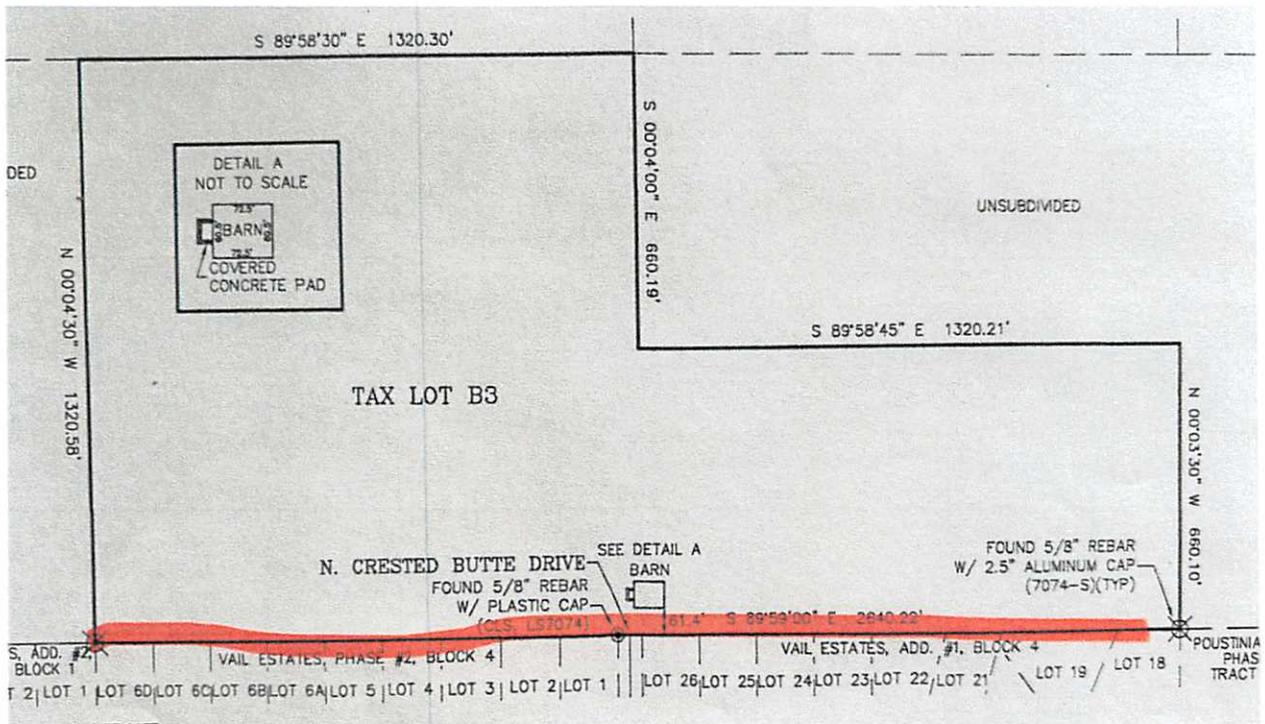
8618 E Wolf Creek Rd

Date:

5/17/2025

Legal Description

Vail Estates, Phase #2, Block 4, Lot 6D



RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

Amiee Horton

Address:

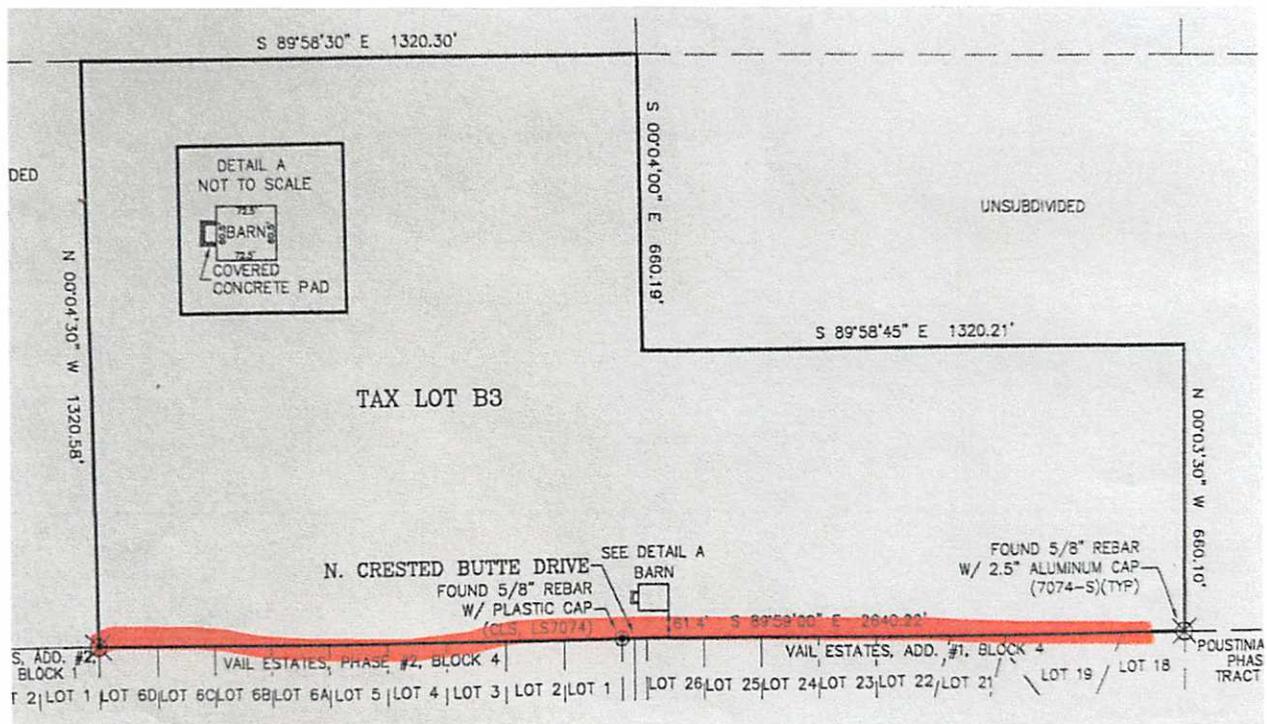
8314 E Wolf Creek Rd
Wasilla AK 99654

Date:

5/17/25

Legal Description

Vail Estates, Add. #1, Block 4, Lot 26



RECEIVED

MAY 19 2025

PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

[Handwritten Signature]

Printed Name:

Aaron Daniels

Address:

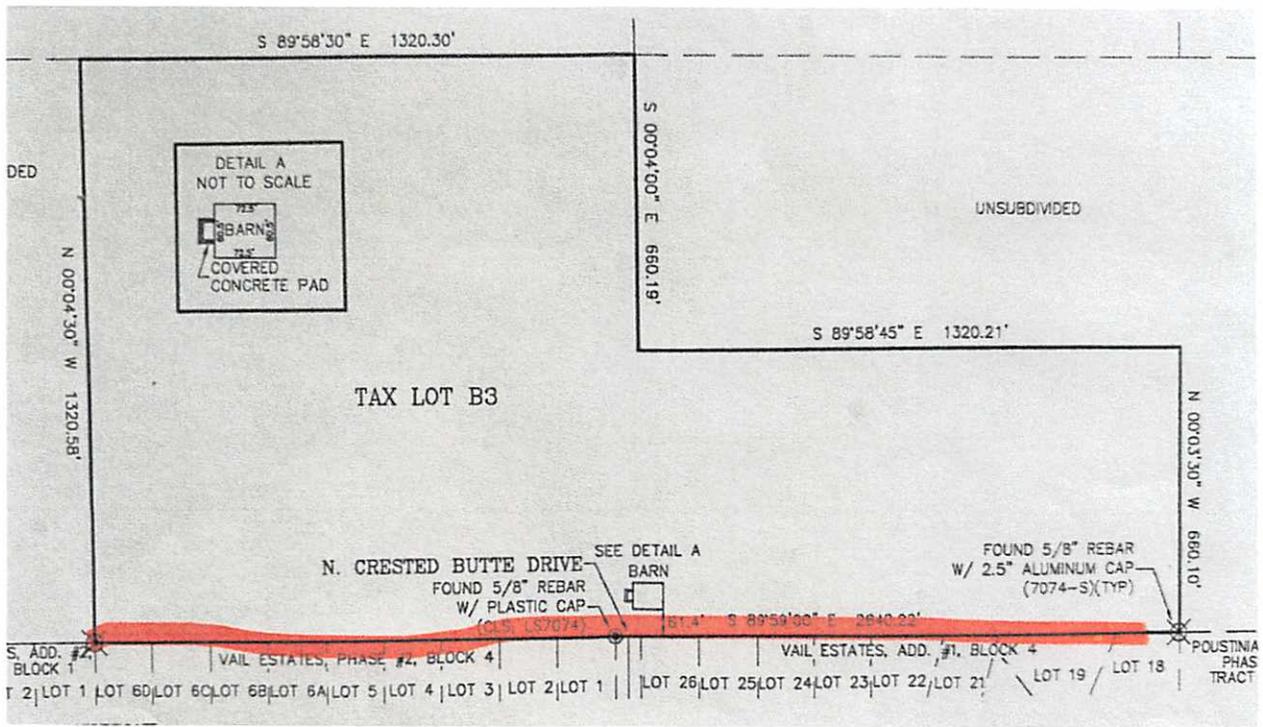
8288 E. Wolf Creek Road Wasilla, AK

Date:

05/17/25

Legal Description

Vail Estates
Add. #1, Block 4
Lot 25



RECEIVED
MAY 19 2025
PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Printed Name:

Lynah Campbell

Lynah Campbell

Address:

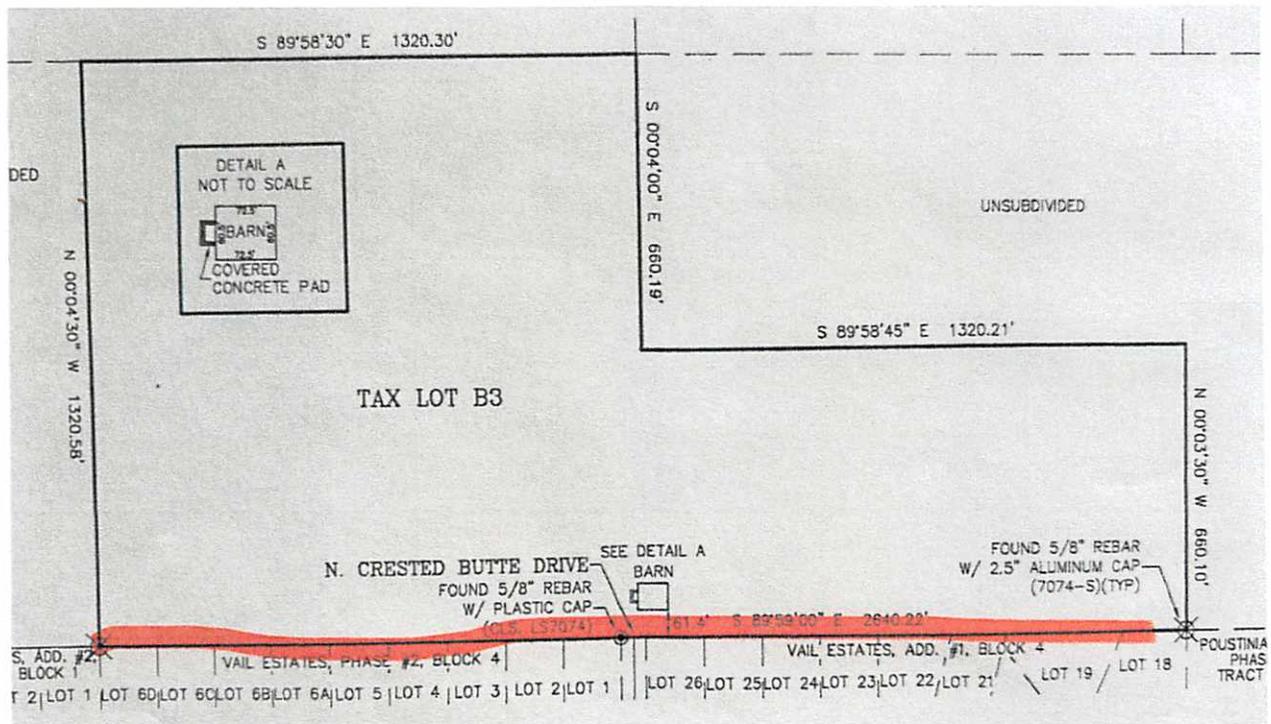
Date:

258 E Wolf Creek Rd

17 May 2025

Legal Description

Vail Estates, Add. #1, Block 4, Lot 24



RECEIVED

MAY 19 2025

PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

[Handwritten Signature]

Printed Name:

ADAM EARL/Monica Earl

Address:

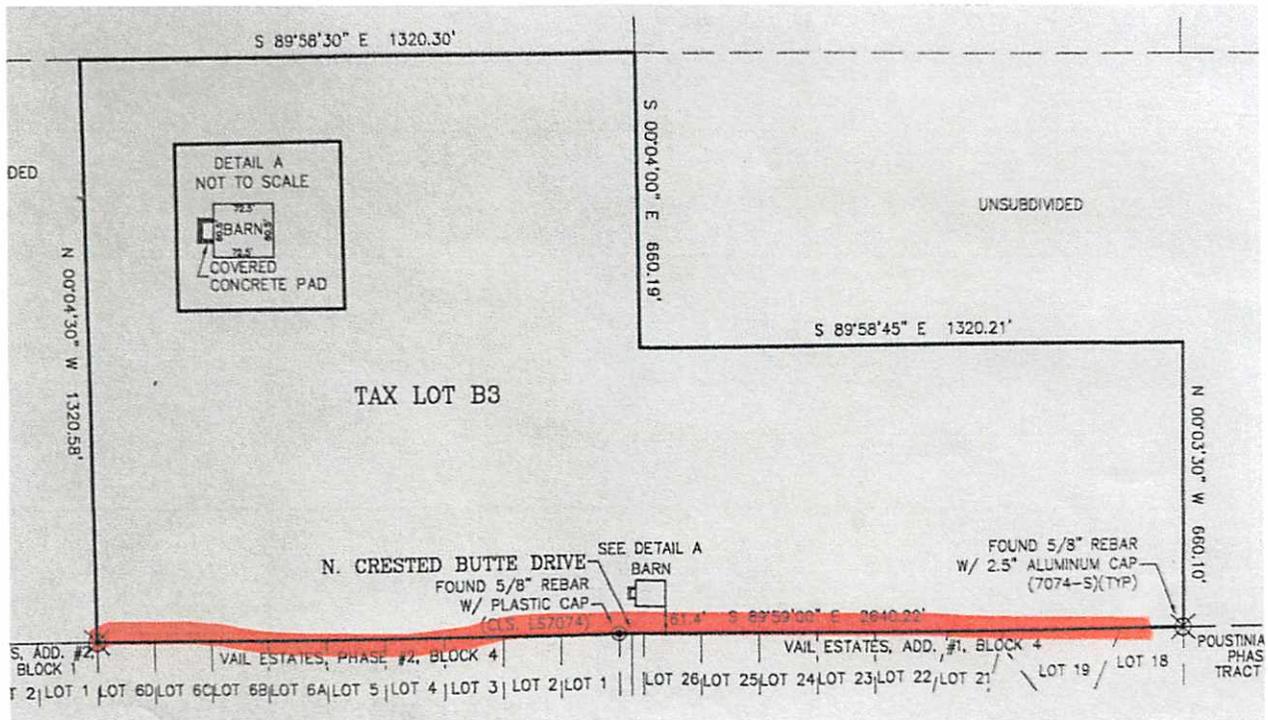
8226 E. WOLF CREEK RD.

Date:

5/17/25

Legal Description

Vail Estates, Add #1, Block 4, Lot 23



RECEIVED

MAY 19 2025

PLATTING

May 15, 2025

Harry Davidson, owner of Ag Parcel D-3 described as "The South one-half of the Southwest one-quarter of the Northwest one-quarter (S1/2 SW1/4 NE1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4), Section 15, Township 18 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska," is petitioning the Matanuska-Susitna Borough to Vacate the Right of Way for public use for the construction of a public road across the entire south 50 feet of said parcel. To agree with this Petition to Vacate the Right of Way, please sign below.

Signature:

Cheyenne Qualls

Printed Name:

Cheyenne Qualls

Address:

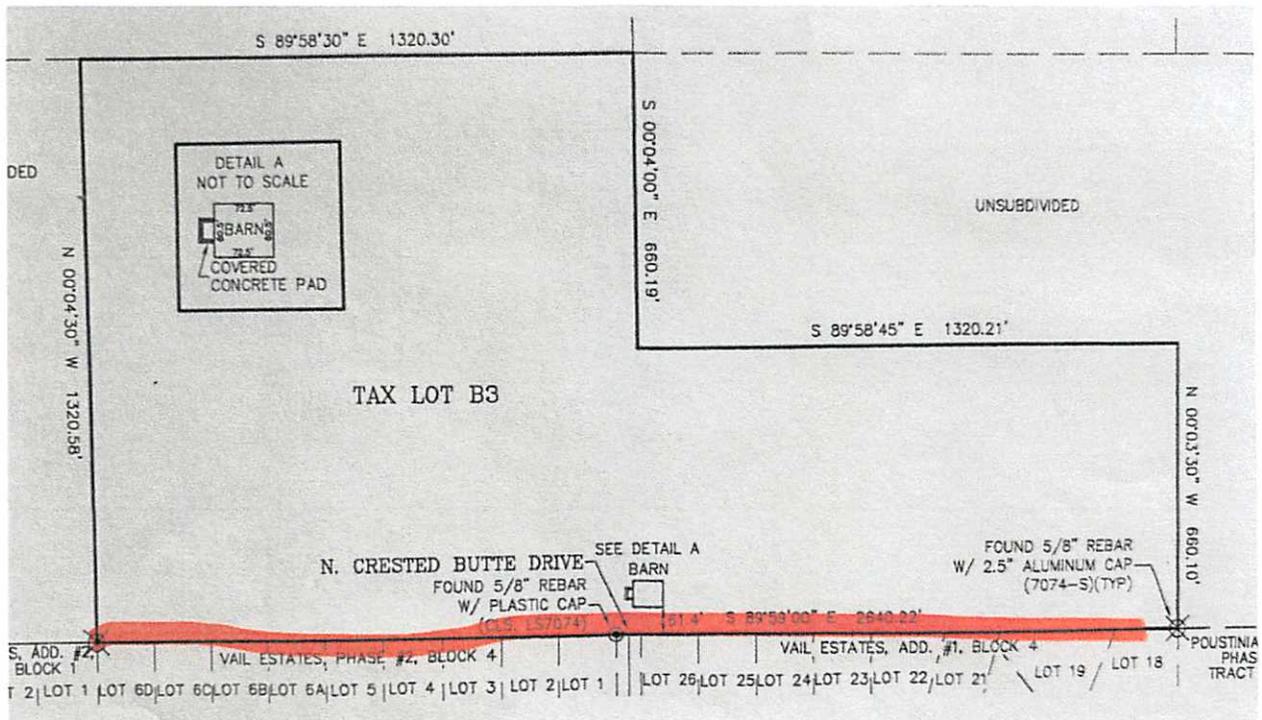
8196 east wolf creek drive

Date:

5/17/25

Legal Description

Vail Estates, Add. #1, Block 4, Lot 22



RECEIVED

MAY 19 2025

PLATTING

May 15, 2025

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Signature:

Printed Name:

Harry Davidson

Harry Davidson

Address:

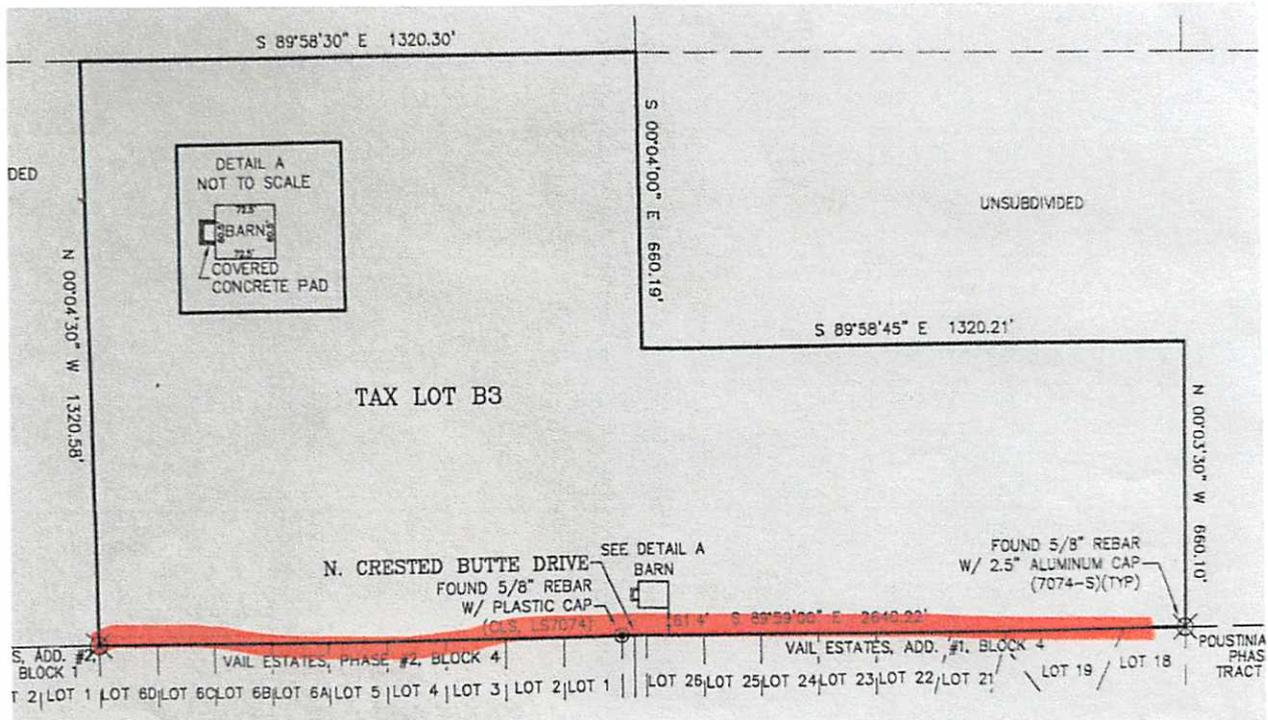
Date:

5916 N Telluride Cir
99654

5-17-2025

Legal Description

Vail Estates, Add #1, Block 4, Lot 19



Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 27, 2025 2:59 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Davidson PUE Vacation (CC)

Hello,

If the subject 50' ROW is found to be invalid, PD&E has no objection to the vacation.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 23, 2025 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; 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>
Subject: RFC Davidson PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Davidson PUE Vacation.

Please ensure all comments have been submitted by June 12, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Davidson PUE VAC](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Tuesday, May 27, 2025 9:28 AM
To: Chris Curlin
Subject: RE: RFC Davidson PUE Vacation (CC)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other 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: Friday, May 23, 2025 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; 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>
Subject: RFC Davidson PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Davidson PUE Vacation. Please ensure all comments have been submitted by June 12, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Davidson PUE VAC](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Mireya Armesto <MArmesto@gci.com>
Sent: Tuesday, June 10, 2025 10:13 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Davidson PUE Vacation (CC)
Attachments: PUE VAC DRAWING (1).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: Friday, May 23, 2025 3:07 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaldistrict1@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>

Subject: RFC Davidson PUE Vacation (CC)

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

Hello,

The following link is a request for comments for the proposed Davidson PUE Vacation.

Please ensure all comments have been submitted by June 12, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Davidson PUE VAC](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, June 9, 2025 11:27 AM
To: Chris Curlin
Subject: RE: RFC Davidson PUE Vacation (CC)

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

Hi Chris,

MTA has facilities placed in this PUE, placed on MSB permit U16132. We would need to get an easement.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 23, 2025 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaldistrict1@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>
Subject: RFC Davidson PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Davidson PUE Vacation.

Please ensure all comments have been submitted by June 12, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.



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

May 29, 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.

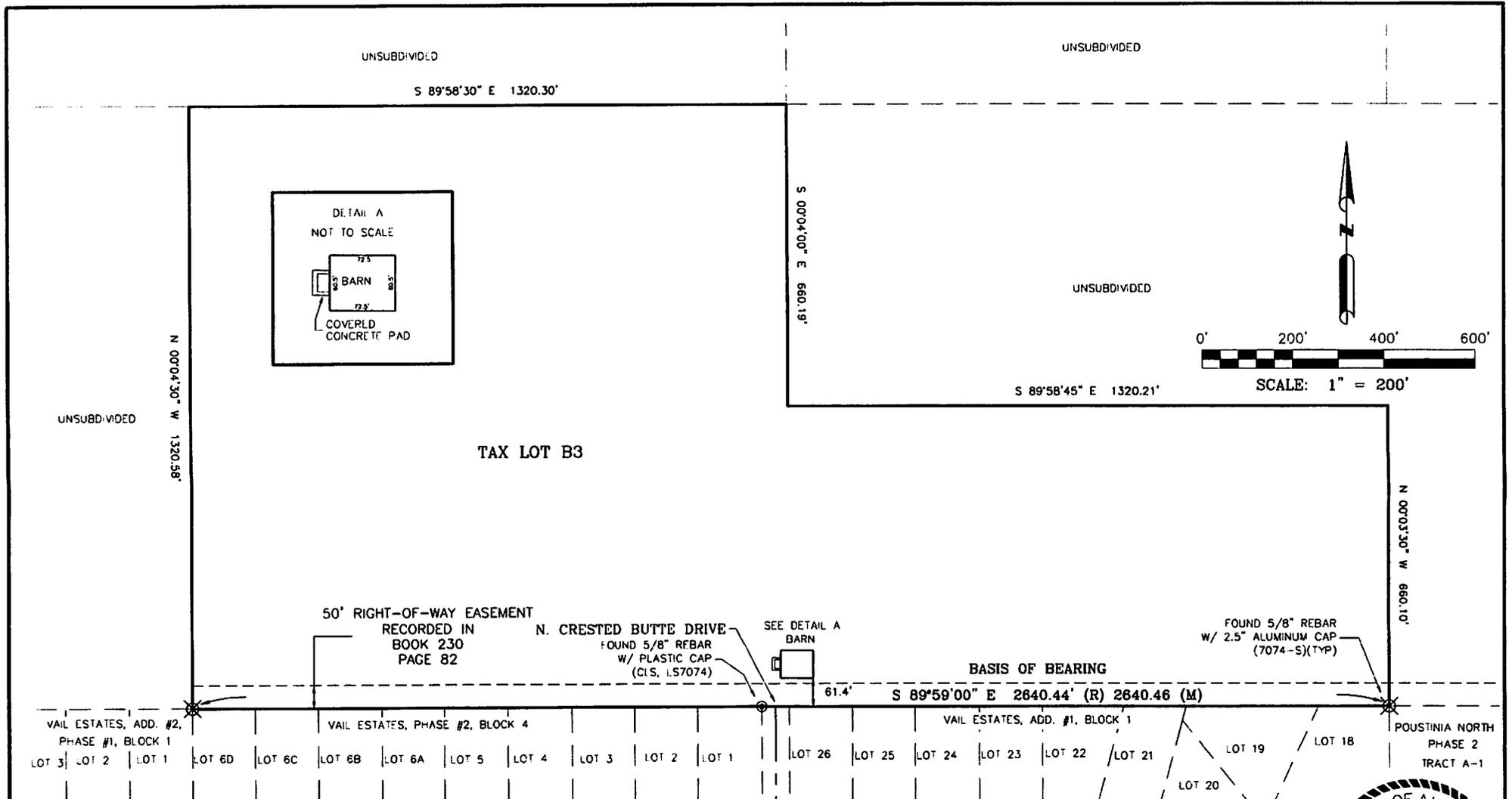
- **DAVIDSON PUE VACATION**
(MSB Case # 2025-072)

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 cursive script that reads "James Christopher".

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



MAP OF SURVEY
TAX LOT B3, TOWNSHIP 18N, RANGE 1E, SECTION 15

PALMER RECORDING DISTRICT, ALASKA
BULL MOOSE SURVEYING LLC
 LICENSE #200746
 0 HYGRADE LANE, WASILLA, ALASKA 99654
 (77) 357-6957 office@bullmoosesurveying.com
 VISIT US AT WWW.BULLMOOSESURVEYING.COM

SOURCE DOCUMENT: PLATS #2015-121 #2015-30		
DRAWN BY: EAM	DATE OF SURVEY: 7/25/2024	
CHECKED BY: TGC/RSB	SECTION 15	TWP. RANGE 17N 1E S.M.

NOTES:
 1. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
 2. ALL BEARINGS AND DISTANCES SHOWN ARE (M) MEASURED, (R) RECORD, (C) COMPUTED, OR (P) PROPORTIONED.

SCALE: 1"=200'	ADD ROW REVISION #1	TGC BY	5/13/2025 DATE	PREPARED FOR:	HARRY DAVIDSON
-------------------	------------------------	-----------	-------------------	------------------	-----------------------

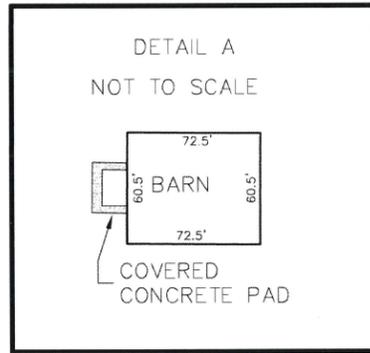


EXHIBIT G-4

UNSUBDIVIDED

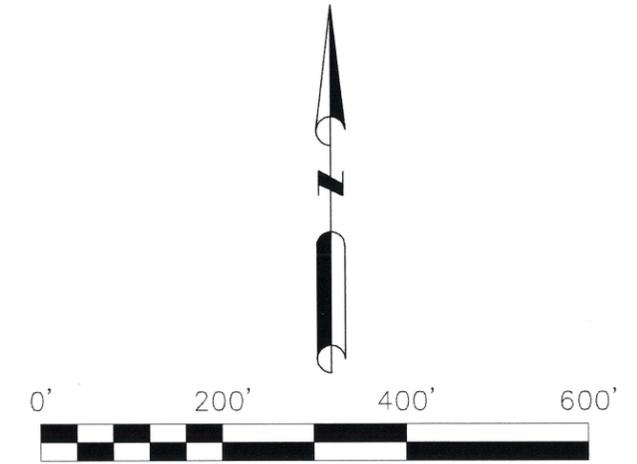
UNSUBDIVIDED

S 89°58'30" E 1320.30'



S 00°04'00" E 660.19'

UNSUBDIVIDED



S 89°58'45" E 1320.21'

SCALE: 1" = 200'

UNSUBDIVIDED

N 00°04'30" W 1320.58'

TAX LOT B3

N 00°03'30" W 660.10'

50' RIGHT-OF-WAY EASEMENT
RECORDED IN
BOOK 230
PAGE 82

N. CRESTED BUTTE DRIVE
FOUND 5/8" REBAR
W/ PLASTIC CAP
(CLS, LS7074)

SEE DETAIL A
BARN

FOUND 5/8" REBAR
W/ 2.5" ALUMINUM CAP
(7074-S)(TYP)

BASIS OF BEARING

61.4' S 89°59'00" E 2640.44' (R) 2640.46 (M)

VAIL ESTATES, ADD. #2,
PHASE #1, BLOCK 1

VAIL ESTATES, PHASE #2, BLOCK 4

VAIL ESTATES, ADD. #1, BLOCK 1

POUSTINIA NORTH
PHASE 2
TRACT A-1



MAP OF SURVEY
TAX LOT B3, TOWNSHIP 18N, RANGE 1E, SECTION 15

PALMER RECORDING DISTRICT, ALASKA

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE, WASILLA, ALASKA 99654
(907) 357-6957 office@bullmoosesurveying.com
VISIT US AT WWW.BULLMOOSESURVEYING.COM

SOURCE DOCUMENT: PLATS #2015-121 #2015-30	
DRAWN BY: EAM	DATE OF SURVEY: 7/25/2024
CHECKED BY: TGC/RSH	SECTION TWP. RANGE 15 17N 1E S.M.

NOTES:

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- ALL BEARINGS AND DISTANCES SHOWN ARE (M) MEASURED, (R) RECORD, (C) COMPUTED, OR (P) PROPORTIONED.

SCALE: 1"=200'	ADD ROW	TGC	5/13/2025	PREPARED FOR:
	REVISION #1	BY	DATE	HARRY DAVIDSON

