

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
Cayman Reynolds



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.** **August 21, 2025**

Ways you can participate in Platting Board meetings:

IN PERSON: 350 E Dahlia Avenue Palmer, Alaska

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 them to the email address above by 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. August 7, 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. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as **BEAR STREET AGAPE**, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.
(Petitioner/Owner: AGAPE Fellowship, Staff: Chris Curlin, Case # 2025-056)

B. **HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as HATCHER CREEK ESTATES, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case # 2025-079)

5. RECONSIDERATIONS/APPEALS

C. **COOPER WOODS PH.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.
(Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)

6. PUBLIC HEARINGS

A. **DENA'INA:** The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) to be known as **DENA'INA**, containing 9.14 acres +/- . The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. (Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)

B. **SHALOM ACRES:** The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as **SHALOM ACRES**, containing 4.0 acres +/- . The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock

Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.
(Petitioner/Owner: Jeffrey & Emily Kewin & Bret & Charissa Matthews, Staff: Matthew Goddard, Case # 2025-095)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(If needed)*

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

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

- September 18, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Three Sisters

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 7, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 7, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 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
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Gillson, District Seat #3
Mr. Robert Hallford, Alternate B

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 McBride 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 the Agenda. Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July 17, 2025.

MOTION: Platting Member Kreger made motion to approve July 17, 2025 Minutes. Platting Member Salmon seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 7, 2025**

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

- A. **TERRA FINA MSP:** The petitioner is requesting an extension of 6 to 8 years for the approved Terra Fina Masterplan Subdivision, MSB Case# 2015-041. Located within Sections 6 & 7, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #2. (Petitioner/Owner: Red Dog Masonry, Staff: Fred Wagner, Case #2015-041)

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

Kayla Smith provided the mailing report:

- Stating that 295 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the extension for Terra Fona MSP.

Platting Member Liebings had questions for staff.

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

The petitioner/petitioner's representative 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, Bryan Aafedt spoke.

MOTION: Platting Member Liebings made a motion to approve the extension preliminary plat of Terra Fina MSP. Platting Member Kreger seconded the motion.

- B. **UTOPIA VIEW II:** The request is to bring the approved Utopia View II before the board to modify Condition of Approval #4a. The request would remove the requirement to construct the proposed E. Joseb Drive. The plat is located directly West of N. Utopia

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

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View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #007. **This case was continued from the June 16th Platting Board Hearing.** (Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case #2025-061)

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

Kayla Smith provided the mailing report:

- Stating that 195 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 2 conditions and 9 findings of facts.

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

The petitioner's representative Terry Nicodemus spoke.

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 did not speak.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Utopia View II. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **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)

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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 approval with 7 conditions and 9 findings of facts.

Platting Members Traxler and Liebing had questions for staff.

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

The petitioner's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Michelle Heun
- Bill Collins
- Ben Owens
- Mike Hinton
- William Burhk
- Fred Blomquist
- Joanne Stephens
- Mary Ellen Osland
- Ed Clawson
- Larry White
- Jackie Clark
- Christine Knapp

There being no one else 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.

Platting Members Chiavetta and Liebing had questions for Grant Matthews with Triad Engineering.

Platting Members Traxler, Kreger and Salmon had questions for Craig Bennett.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Smith Subdivision. Platting Member Salmon seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
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VOTE: The motion passes with Platting Members Bertz and McBride in opposition.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as Hatcher Creek Estates, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case #2025-079)*

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

Kayla Smith provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends a continuance to August 21st Platting Board Hearing.

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

There being no one to be heard Chair Traxler left 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 Sam Nuquil spoke.

MOTION: Platting Member Liebong made a motion to continue the preliminary plat of Hatcher Creek Estates. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

Recess at 2:31pm

Reconvened at 2:47pm

**MATANUSKA-SUSITNA BOROUGH
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- B. **THE ARCHES**: The request is to create 5 lots and one tract from Tract 2, MSB Waiver #2003-259-PWm, recorded at 2003-037481-0, to be known as The Arches, containing 5.63 acres +/- . Proposed Tract A is to serve as a private road, providing access for all proposed lots. The property is located south of E. Pamela Drive, east of N. Wasilla Fishhook Road, and directly west of N. Ahina Circle (Tax ID #18N01E20B024); within the NW ¼ Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Draper, LLC, Staff: Matthew Goddard, Case #2025-080*)

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

Kayla Smith provided the mailing report:

- Stating that 70 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

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

The petitioner's representative Joshua Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Mike Brueggeman
- Brian Dennis
- Tonie Thompson

There being no one else to be heard Chair Traxler closed 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.

Platting Members Traxler and Salmon had questions for the petitioner's representative.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of The Arches. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- C. **STEAM ROW**: The request is to create and dedicate a 60 foot by 3270 foot +/- Right of Way. Tax IDs of lots affected: 17N01W10A017, 8531000T00B, 8531000L001,

**MATANUSKA-SUSITNA BOROUGH
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7622000L002, 9217000U001, 9217000U002, 9217000U003, 9217000U005, & 9217000L000. The proposed Right of Way is located directly west of S. Roberts Street, directly north of E. Palmer-Wasilla Highway, and south of E. Susitna Avenue; located within the SE ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case #2025-082*)

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

Kayla Smith provided the mailing report:

- Stating that 232 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed 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/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the dedication and preliminary plat of Steam ROW. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- D. **LUNKER ESTATES**: The request is to create 4 lots from Tract A, Shaman Subdivision Phase I, Plat #80-97, to be known as Lunker Estates, containing 104.17 acres +/- . The petitioner is proposing the dedication of a Public Use Easement approximately 60'X 662'+/- to provide legal access to tax parcel A3. The property is located east of S. Amundsen Avenue, north and west of Caswell Creek, and directly north and west of S. Shaman Road (Tax ID #1995000T00A); within the NE ¼ Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Thomas Russell, Staff: Matthew Goddard, Case #2025-092*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 7, 2025**

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

Kayla Smith provided the mailing report:

- Stating that 50 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 8 findings of facts.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed 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/petitioner's representative was not present.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Lunker Estates. Platting Member Chiavetta 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 5 cases scheduled for August 21, 2025 Platting Board.
 - Bear Street Agape
 - Hatcher Creek Estates
 - Cooper Woods Phase II Lot 16B Block 1
 - Dena'ina
 - Shalom Acres

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 7, 2025**

9. BOARD COMMENTS.

- Member Liebing – No comment
- Member Bertz – No comment
- Member Kreger - No comment
- Member Traxler – No comment
- Member McBride – No comment
- Member Chiavetta – No comment
- Member Salmon - No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:20 PM**.

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
August 21, 2025

PROJECT NAME: BEAR STREET AGAPE PUBLIC USE EASEMENT VACATION
LEGAL DESCRIPTION: SECTIONS 28, T18N, R01E, SEWARD MERIDIAN, AK
PETITIONER: AGAPE FELLOWSHIP
SURVEYOR: HANSON LAND SOLUTIONS
REVIEWED BY: CHRIS CURLIN CASE #: 2025-056

REQUEST: The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as BEAR STREET AGAPE, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6.

EXHIBITS

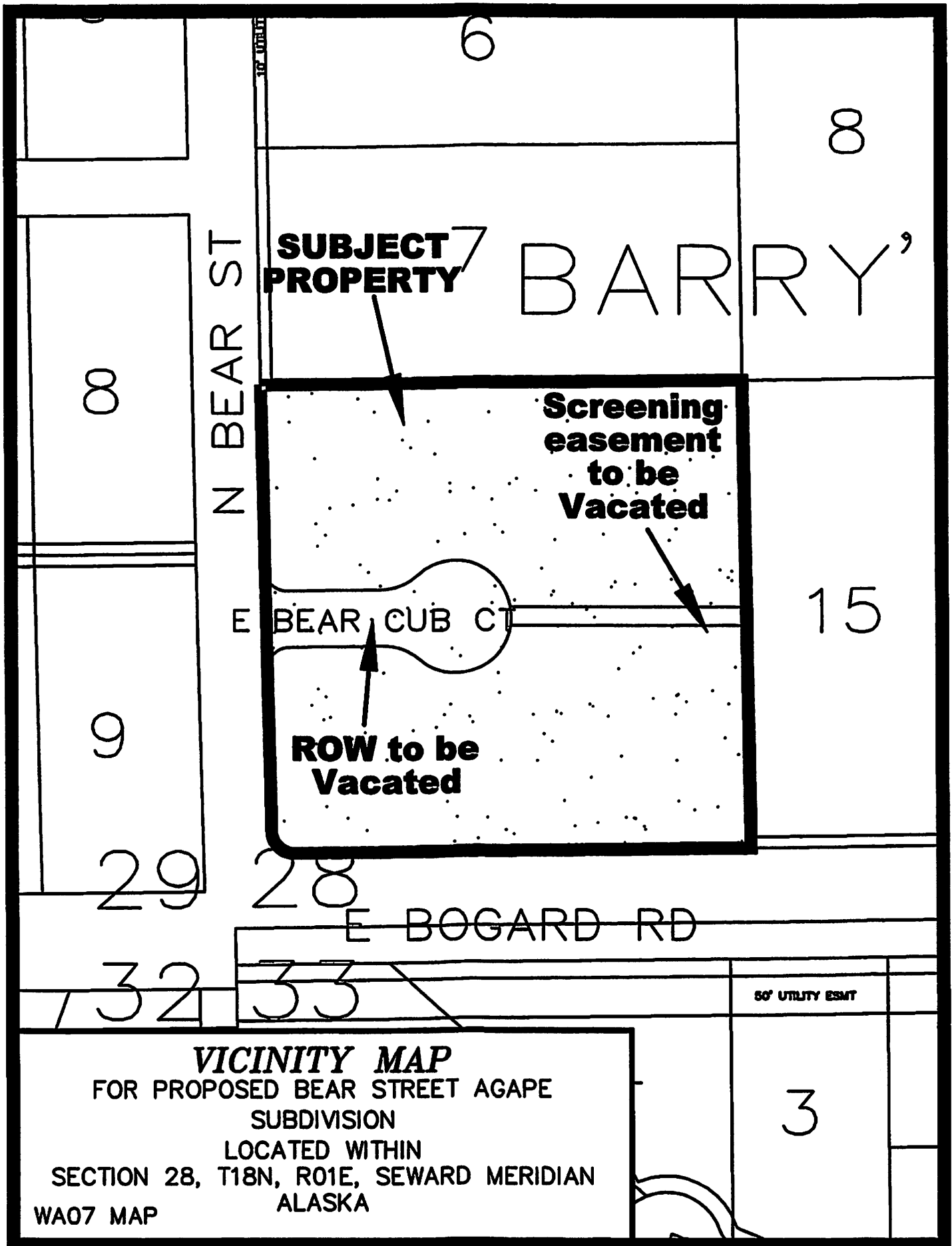
Vicinity Map

EXHIBIT A – 1 pg

DISCUSSION: The petitioner has requested a continuation to September 18, 2025 to allow time to address concerns brought up in the June 19, 2025 hearing.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: I move to approve continuation of the vacation of the ROW for E. Bear Cub Court in Section 28, Township 17 North, Range 01 East, Seward Meridian, Alaska.



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)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.40	20.00	89°56'57"	28.28	S44° 57' 54"E	19.99
(C1)	(31.40)	(20.00)	(89°56'40")	(28.27)		(19.98)

CERTIFICATE OF OWNERSHIP

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

NATHANIEL BUCK (AUTHORIZED SIGNER) DATE
AGAPE FELLOWSHIP
P.O. BOX 865
PALMER, AK 99645

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.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'50.73"N 149°17'49.11"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON APRIL 20, 1958 IN BOOK 25, PAGE 282.



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE

BARRY'S
ACRES
NO. 2
(72-47)

LOT 7

LOT 8

LEGEND

- RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 1/2" REBAR
- ⊕ SET PLASTIC CAP ON 5/8"x30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (84-142)

1 BLOCK NUMBER

RIGHT-OF-WAY
TO BE VACATED

18'x15'
ANCHOR
EASEMENT
(84-142)

15' SCREENING
EASEMENT TO
BE VACATED

E. BEAR CUB CT.

15' UTILITY
EASEMENT
(84-142)

LOT 1
4.10 ACRES±

20' WELL &
WATERLINE
EASEMENT
(BK.642, P.489)
(02/11/1991)

10' UTILITY
EASEMENT
(72-47)

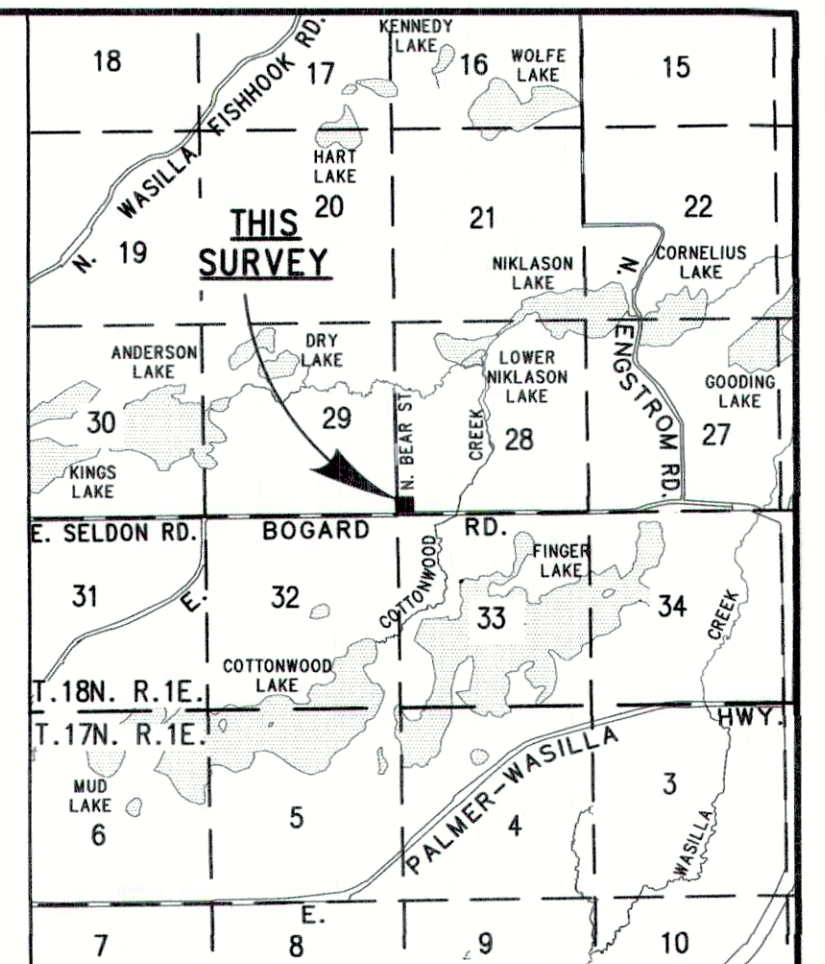
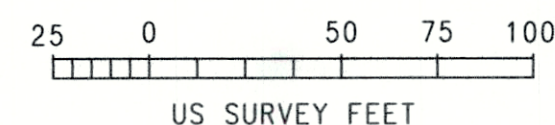
10' UTILITY
EASEMENT
(72-47)

LS 4588

N89° 57' 26"W
(N89°56'20"E)

410.15'
(410.01')

E. BOGARD RD.



SOURCE: MSB TAX MAP WA01, WA02, WA07, WA08, WA09, & WA10 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
Agenda Copy APR 21 2025
PLATTING

A PLAT OF
BEAR STREET AGAPE
A REPLAT OF
LOTS 16A, 16B, 17A, & 17B, BLOCK 2
BARRY'S ACRES No. 2 LOTS 16 & 17, BLOCK 2
(PLAT 84-142)
AND VACATING E. BEAR CUB CT.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 28, T.18N. R.1E. SM, AK
CONTAINING 4.10 ACRES MORE OR LESS

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

FILE: FB24-239 CK: CEH SCALE: 1"=50' 01/27/25 1 OF 1

SDN

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 21, 2025

PRELIMINARY PLAT: HATCHER CREEK ESTATES MSP
LEGAL DESCRIPTION: SEC 3, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: RUVIM SHEVCHUK, DAVID RUDENKIY
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 39.99 ± PARCELS: 37
REVIEWED BY: CHRIS CURLIN CASE #: 2025-79

REQUEST: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

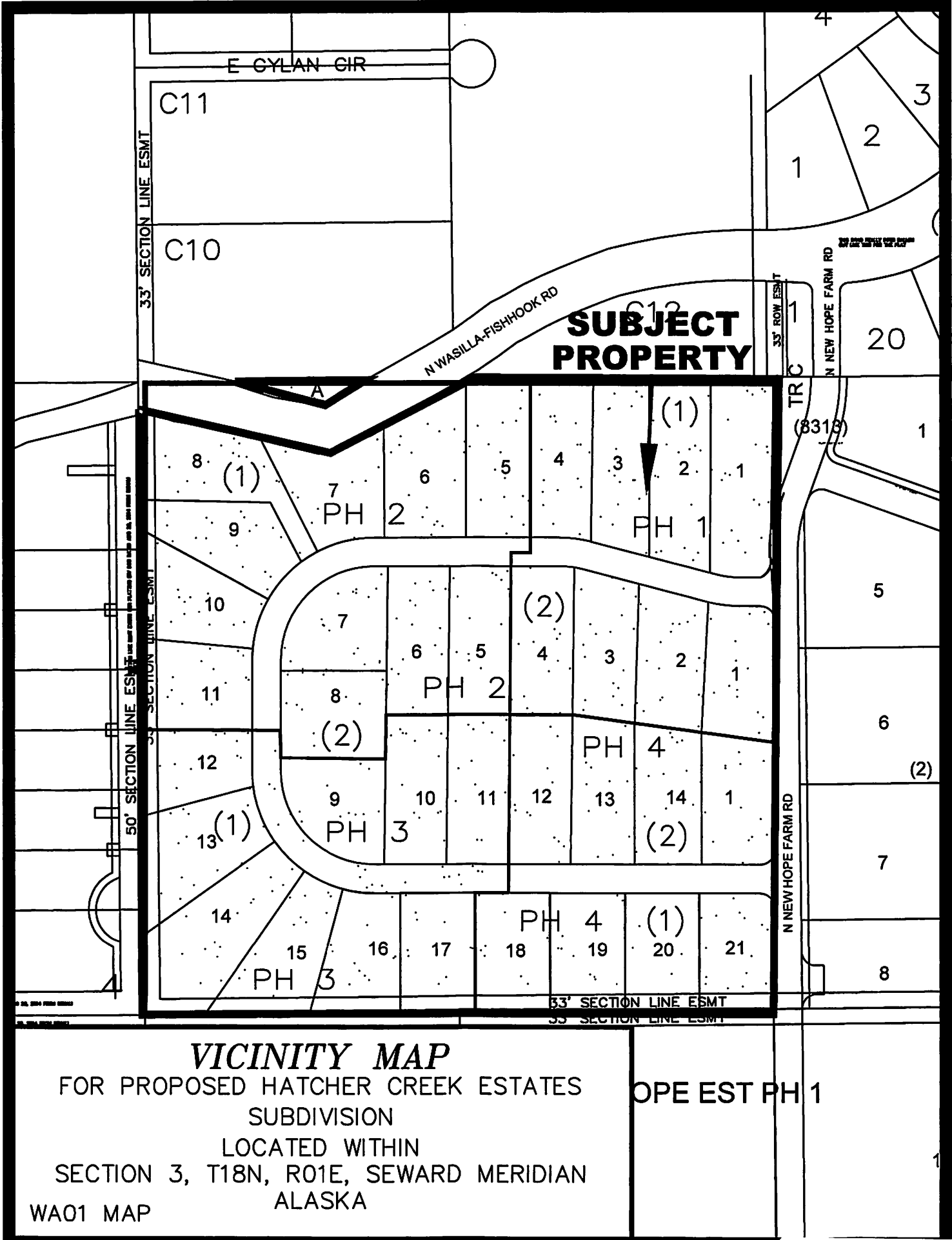
Vicinity Map

EXHIBIT A – 1 pg

The petitioner has requested a continuance to September 3, 2025. The request is for a redesign to address ADOT&PF concerns.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve a continuance of Hatchers Creek Estates, Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:



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)

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

MSB WAIVER
RES. 93-39-PWm
(93-140W)

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID RUDENKIY
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RUVIN SHEVCHUK
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LOT 20
HATCHER VIEW
(77-7)

LOT 1

LOT 5

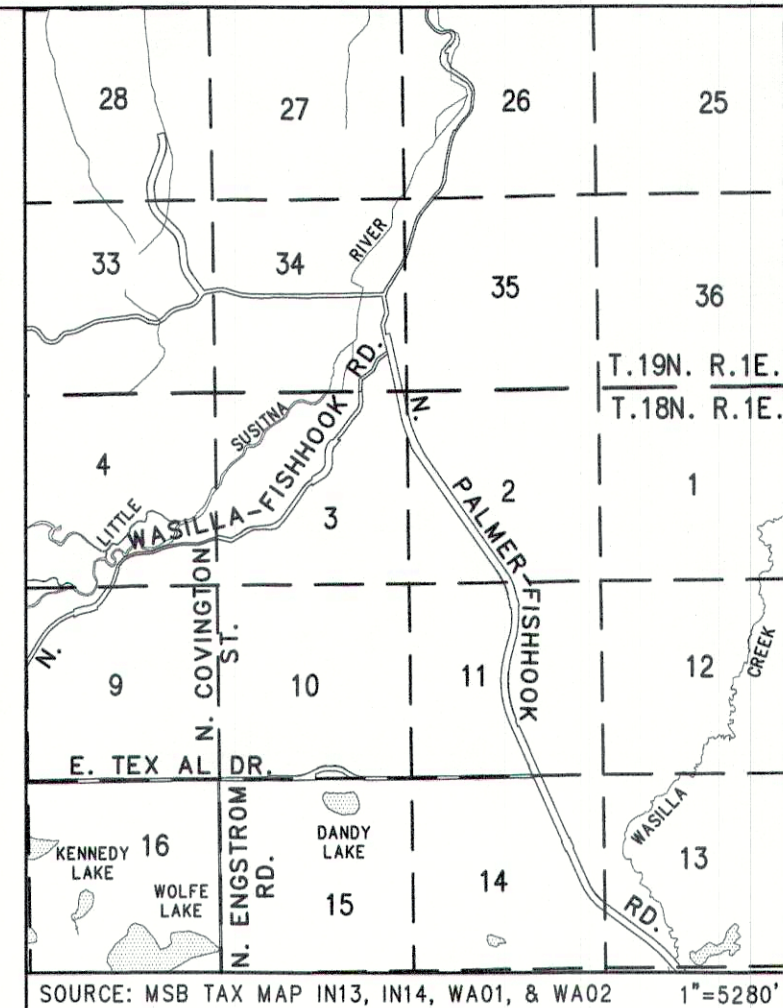
LOT 6

LOT 7

LOT 8

NEW HOPE ESTATES
PHASE 1
(2022-114)

LOT 1



SOURCE: MSB TAX MAP IN13, IN14, WA01, & WA02 1"=5280'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	74.96	N89° 58' 00"W
L2	62.77	N88° 47' 02"E
L3	85.37	S80° 10' 44"E
L4	113.57	S72° 29' 15"E
L5	109.81	S79° 39' 36"E
L6	126.86	N75° 49' 43"E
L7	134.25	N67° 23' 04"E
L8	33.08	N64° 26' 07"E
L9	50.01	N0° 04' 46"E
L10	30.29	N0° 05' 11"E
L11	176.29	S89° 52' 23"E
L12	338.07	N89° 59' 34"W
L13	125.56	S89° 59' 34"E
L14	106.89	S89° 59' 34"E
L15	95.31	S72° 29' 15"E
L16	95.81	S79° 39' 36"E
L17	112.30	N75° 49' 43"E
L18	47.70	N67° 23' 04"E
L19	32.15	N57° 32' 07"E
L20	52.18	N64° 26' 07"E
L21	46.69	S64° 26' 07"W
L22	139.23	S67° 23' 04"W
L23	141.41	N75° 49' 43"E
L24	123.80	S79° 39' 36"E
L25	113.34	S72° 29' 15"E
L26	77.18	S80° 10' 44"E
L27	59.07	N88° 47' 02"E
L28	45.00	S89° 58' 00"E
L29	12.07	S75° 26' 16"E
L30	22.61	N89° 58' 45"W
L31	21.93	S89° 58' 45"E
L32	27.39	S0° 04' 46"W
L33	23.03	N0° 04' 46"E
L34	29.40	S89° 58' 45"E
L35	44.91	S89° 58' 00"E

A MASTER PLAN OF
HATCHER CREEK ESTATES
A SUBDIVISION OF
SW 1/4 SW 1/4 SECTION 3, T. 18N. R. 1E., SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 3, T. 18N. R. 1E. SM, AK
CONTAINING 39.00 ACRES MORE OR LESS

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

FILE: FB24-278 CK: CEH SCALE: 1"=100' 05/21/25 1 OF 1

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	57.05	225.00	14°31'44"	56.90	N82° 42' 08"W	28.68
C2	57.10	225.00	14°32'29"	56.95	N82° 42' 31"W	28.71
C3	353.20	225.00	89°56'29"	318.04	S45° 03' 00"W	224.77
C4	353.66	225.00	90°03'31"	318.36	S44° 57' 00"E	225.23
C5	47.10	30.00	89°57'29"	42.41	N45° 03' 16"E	29.98
C6	49.45	195.00	14°31'44"	49.31	S82° 42' 08"E	24.86
C7	64.72	255.00	14°32'29"	64.54	N82° 42' 31"W	32.53
C8	122.96	255.00	27°37'40"	121.77	S76° 12' 25"W	62.70
C9	40.17	255.00	9°01'29"	40.12	S57° 52' 50"W	20.12
C10	105.18	255.00	23°37'57"	104.43	N41° 33' 07"E	53.35
C11	109.05	255.00	24°30'05"	108.22	N17° 29' 06"E	55.37
C12	22.94	255.00	5°09'18"	22.94	N2° 39' 25"E	11.48
C13	63.27	255.00	14°13'02"	63.11	N7° 01' 45"W	31.80
C14	94.45	255.00	21°13'19"	93.91	N24° 44' 56"W	47.77
C15	88.13	255.00	19°48'04"	87.69	S45° 15' 37"E	44.51
C16	89.06	255.00	20°00'37"	88.61	N65° 09' 58"W	44.99
C17	65.90	255.00	14°48'29"	65.72	N82° 34' 31"W	33.14
C18	47.15	30.00	90°03'17"	42.45	S44° 57' 07"E	30.03
C19	47.15	30.00	90°02'31"	42.44	S44° 56' 44"E	30.02
C20	64.66	255.00	14°31'44"	64.49	S82° 42' 08"E	32.51
C21	20.03	195.00	5°53'10"	20.02	N78° 22' 51"W	10.03
C22	29.46	195.00	8°39'19"	29.43	N85° 39' 06"W	14.76
C23	306.11	195.00	89°56'29"	275.63	N45° 03' 00"E	194.80
C24	306.50	195.00	90°03'31"	275.91	S44° 57' 00"E	195.20
C25	47.10	30.00	89°56'43"	42.41	N45° 02' 53"E	29.97

LEGEND

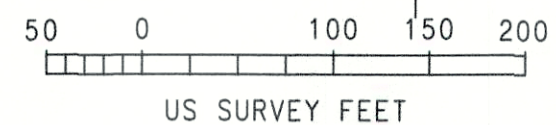
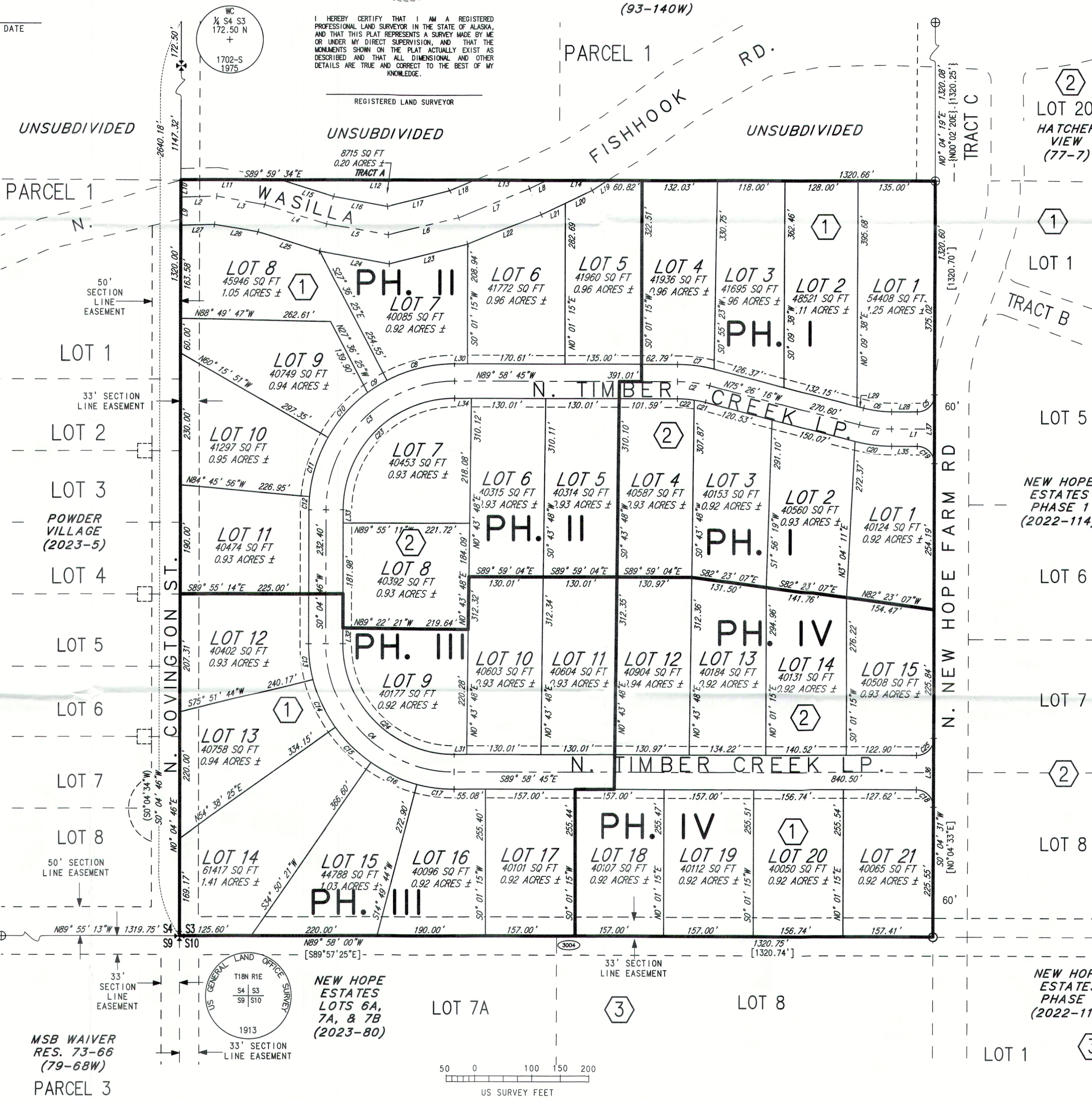
- RECOVERED BLW/GLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM CAP ON 3/4" REBAR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- SET PLASTIC CAP ON 3/4"x30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2023-5)
{N74°45'W} {254.70'} RECORD PER PLAT (2022-114)
{N74°45'W} {254.70'} RECORD PER PLAT (77-7)

- 1 BLOCK NUMBER
- 3004 SURVEY POINT NUMBER

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 17.93"N 149° 15' 56.08"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



RECONSIDERATIONS / APPEALS

5A

Chris Curlin

From: Fred Wagner
Sent: Wednesday, July 30, 2025 9:15 AM
To: Chris Curlin
Subject: Cooper Woods Ph II Lot 16B, Block 1 Case # 2025-051 Reconsideration Request

Mr. Curlin,

As per MSB 43.35.0005 Reconsideration By The Platting Board (A) and (B)(3) I am requesting a reconsideration for the above mentioned case due to newly discovered evidence.

It has been brought to my attention that the deck on the front of the house is attached to the second floor and is therefore considered a part of the structure. The end result is that the approved platting action has not resolved the setback issue.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

RECEIVED
JUL 30 2025
PLATTING

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 21, 2025

PRELIMINARY PLAT: DENA'INA
LEGAL DESCRIPTION: SEC 13, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: KNIK TRIBE
SURVEYOR/ENGINEER: BOUTET
ACRES: 9.14 ± PARCELS: 8
REVIEWED BY: CHRIS CURLIN CASE #: 2025-093

REQUEST: The request is to create 8 lots from Tax Parcel D10 to be known as **DENA'INA**, containing 9.14 acres +/- . The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

EXHIBITS

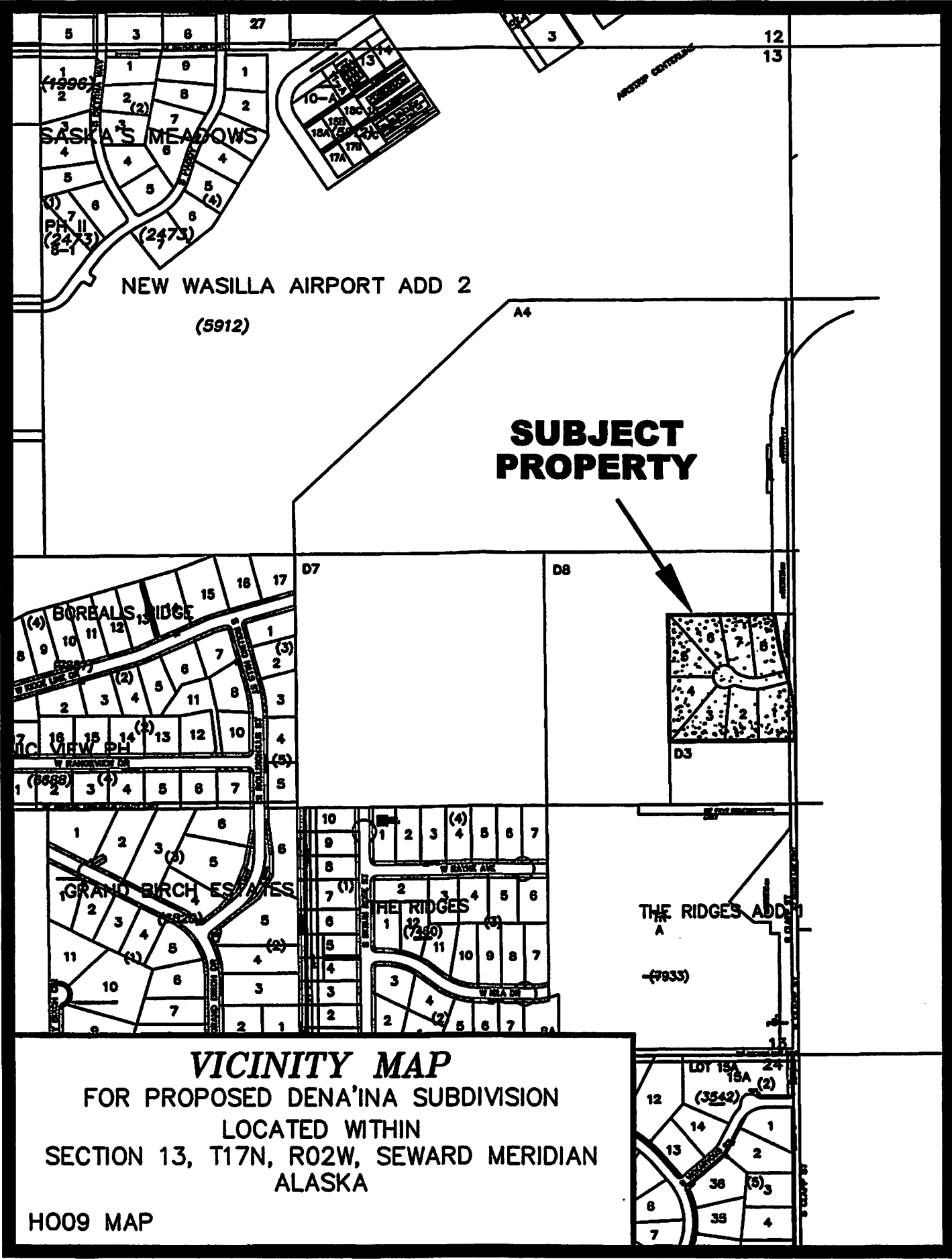
Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

DISCUSSION: The petitioner is requesting a continuation to September 18, 2025, to allow time to address PD&E's concerns.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuation of DENA'INA, Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska.

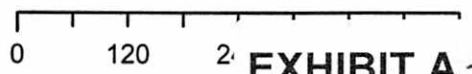


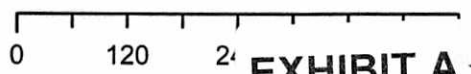
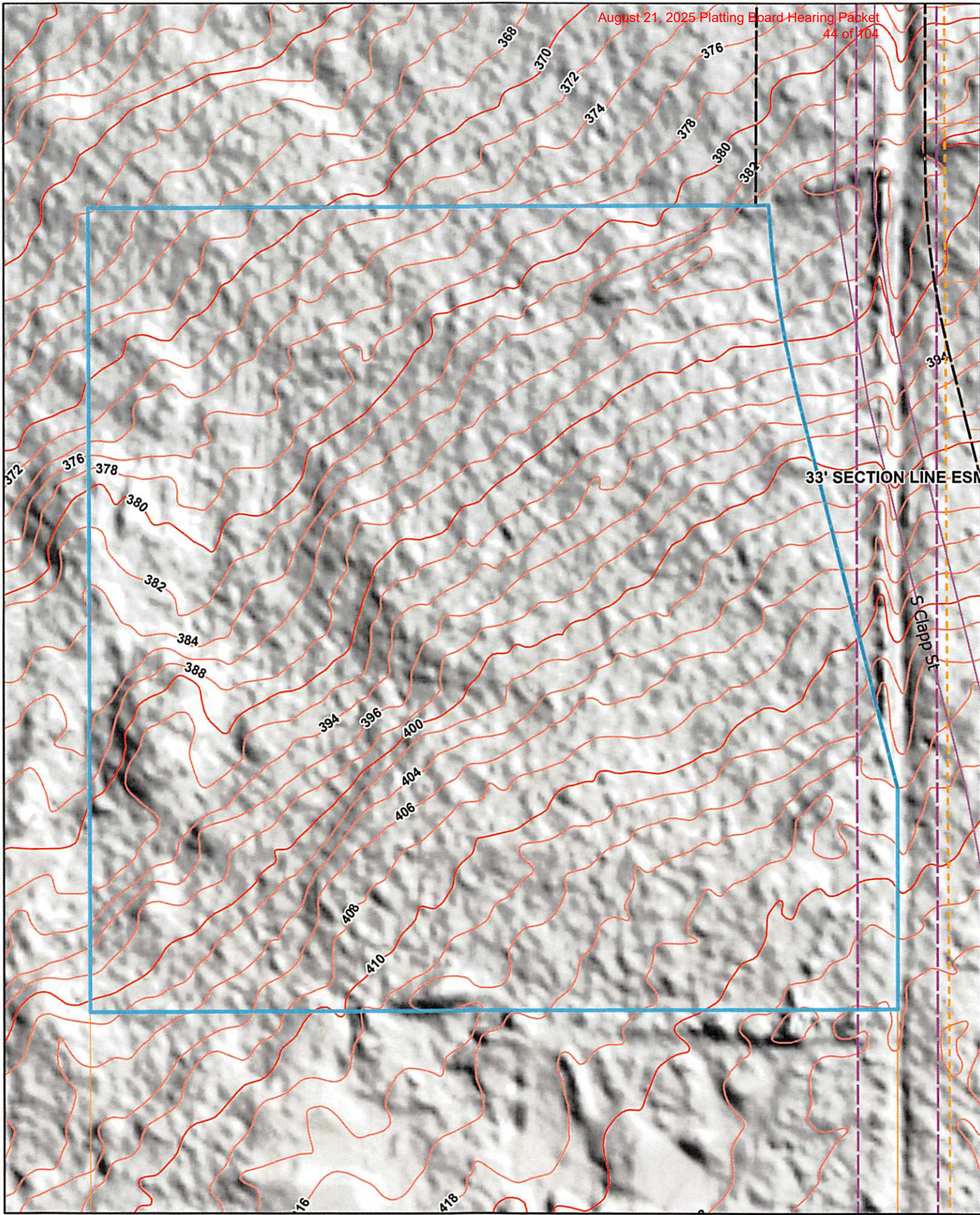


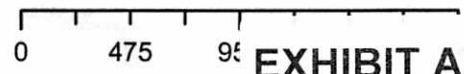
33' SECTION LINE ESM

S Clapp St

Maxar, Microsoft







FLOOD HAZARD INFORMATION

FEMA FIRM Panel #8070
Matanuska-Susitna Borough, Alaska
No Flood Hazard Exists per FEMA FIRM
No Base Flood Elevation has been established

GENERAL NOTES:

- THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RECORDED ON 6/23/2014 AS SERIAL NUMBER 2014-011428-0.
- DIRECT LOT ACCESS ONTO S. CLAPP STREET SHALL BE PROHIBITED.
- 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.
- DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'=30.00').
- 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.
- THE PROPERTY IS SUBJECT TO MEA ESMT-S/N 2024-16974-0. THAT EASEMENT IS PLOTTED AS SHOWN ON THE DRAWING REFERENCED IN THE DOCUMENT (PAGE 2). HOWEVER, THE WRITTEN LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS GRAPHICALLY DEPICTED IN THE RECORDED DOCUMENT.

CERTIFICATE OF OWNERSHIP

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

KNIK TRIBE

DATE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

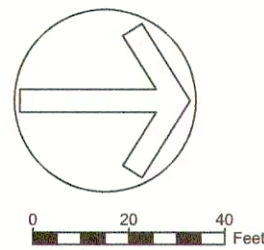
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN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

_____, 20____

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK



LEGEND

- | | |
|-------------|-----------------------|
| TH #6 | TESTHOLE |
| --- 416 --- | CONTOUR (2' INTERVAL) |
| ● | ALUMINUM CAP MONUMENT |
| ● | 5/8" REBAR |
| | ROCK LINED DITCH |
| | CULVERT |
| --- | UGC |
| --- | OE |
| ○ | UTILITY POLE |
| ← | ANCHOR |

CERTIFICATE OF PAYMENT OF TAXES

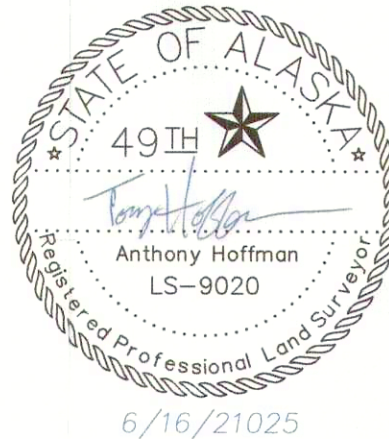
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

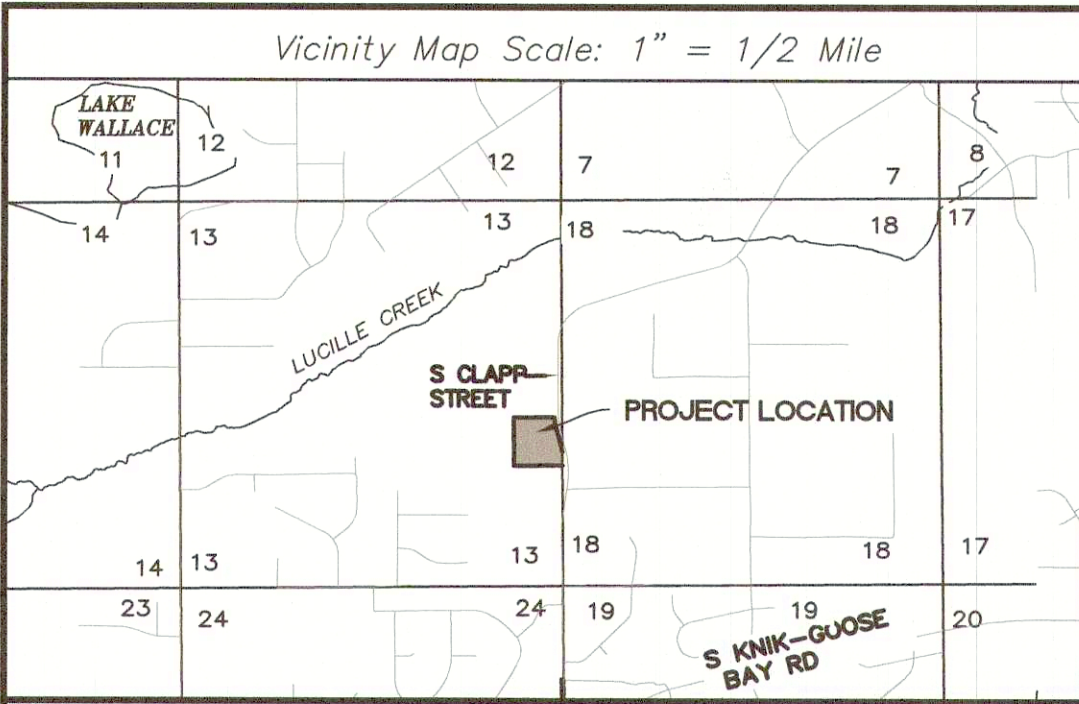
SURVEYORS CERTIFICATE

I, ANTHONY HOFFMAN, LS-9020, 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.



RECEIVED
JUN 20 2025
PLATTING

Agenda Copy



T17N, R2W, S.M., Alaska

Preliminary Plat of:

Dena'ina
Subdivision
Lots 1-8

A Subdivision of the S1/2 NE1/4 NE1/4 SE1/4 and the N1/2 SE1/4 NE1/4 SE1/4 of Section 13, Township 17 North, Range 2 West, Seward Meridian Palmer Recording District, Third Judicial District, State of Alaska.

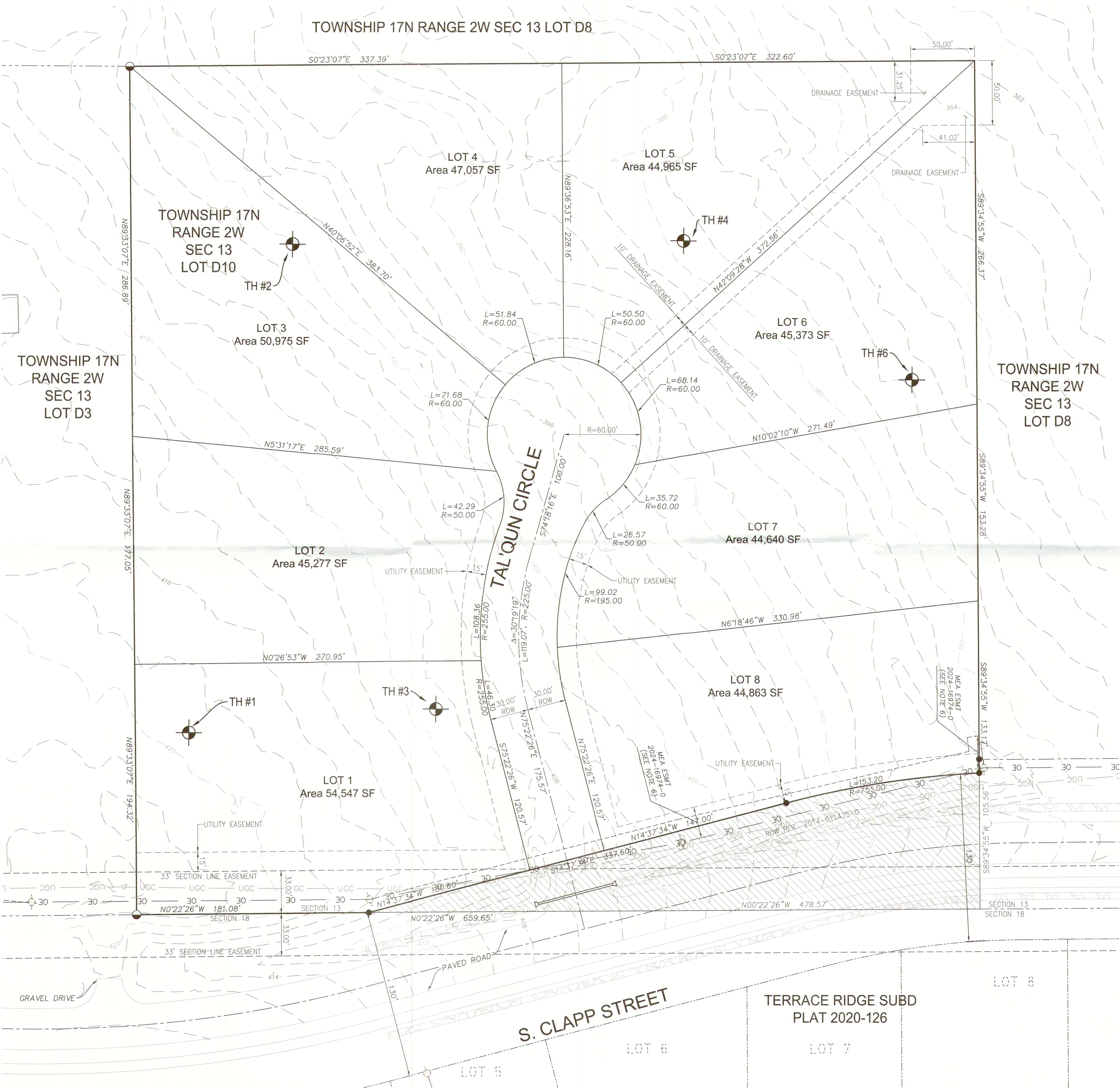
Excepting that portion conveyed to the City of Wasilla as Serial Number 2014-011425-0 Containing 8 Lots in 9.14 Acres.

Case No:
FB/PG: 2025-1/46
Grid:
Scale: 1"=40'
Drawn By: th
Checked: TA
Date: 6/16/25

SHEET: 1 of 1



The Boutet Co.
1075 Check Street #211
Wasilla, Alaska, 99654
PHONE (907) 357-6770 FAX (907) 357-6750



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 21, 2025

PRELIMINARY PLAT: SHALOM ACRES

LEGAL DESCRIPTION: SEC 27, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: JEFFREY KEWIN

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / PIONEER ENGINEERING

ACRES: 4.0 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-095

REQUEST: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as **SHALOM ACRES**, containing 4.0 acres +/- . The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Topographic Map and As-Built	PAGE – 6
Geotechnical Report	PAGES – 7-10
Variance Application	PAGES – 11-15
Driveway Easement Documentation	PAGES – 16-29
Section Line Easement Determination	PAGES – 30-39

AGENCY COMMENTS

MSB Department of Public Works Pre-Design and Engineering Division	PAGE – 40
MSB Planning Department	PAGE – 41
MSB Development Services	PAGE – 42
Utilities	PAGES – 43-47

DISCUSSION: The proposed subdivision is creating two lots from Tract B, Antoni Estates Addition 1. The petitioner is requesting a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The request is due to Propose Lot 1 not having the required legal and physical access to a Borough standard street. If the variance were approved, proposed Lot 1 would take access through a private driveway easement located on Lot 3, Antoni Estates Addition 2, accessing N. Dartmoor Street. Platting staff notes that the variance will need to apply to MSB 43.20.100 Access Required and 43.20.320 Frontage as this design will not meet these sections of Title 43.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are currently met for proposed Lot 2. The petitioner has requested a variance to Legal and physical access for proposed Lot 1.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 7-10**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, notes that a soils investigation was performed in coordination with the owners and Lavender Surveying. Two new test holes were dug on May 13, 2025. For both test holes, well-graded sand (SW) was encountered throughout each test hole. Groundwater was noted at 8.75 feet in test hole #1 and 9' in test hole #2.

“based on the available soils and 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.”

An as-built and topographic mapping were submitted and can be found at **Exhibit Page 6**.

Variance Application: The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit pages 11-15**) The request is from MSB 43.20.120 Physical Access and MSB 43.20.140 Legal Access for proposed Lot 1. If approved, Proposed Lot 1 will also need a Variance from MSB 43.20.100 Access Required and MSB 43.20.320 Frontage.

Variance Request Description:

We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

- A. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

- B. The variance request is based upon conditions of the property that are atypical to other properties.

The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

A letter explaining the reasons for the variance request was submitted by the petitioner as a part of the variance application, this letter is at **Exhibit Pages 14-15**.

A copy of the recorded private driveway easement was submitted and is at **Exhibit Pages 16-29**.

Section Line Easement Determination (SLE): A section line easement determination was submitted and is at **Exhibit Pages 30-39**.

Comments:

Department of Public Works Pre-Design and Engineering Division (**Exhibit Page 40**) objects to the variance to legal and physical access. The private driveway easement could be revoked, leaving proposed lot 1 landlocked. Since the parent parcel has legal and physical access, there are options to subdivide it in a way that provides legal and physical access to each of the lots, which may require road construction. This is not an atypical situation for subdividing in the MSB. With a flagpole design for Lot 1, it would not be necessary to construct a physical driveway in the flagpole.

Planning Department (**Exhibit Page 41**) staff strongly objects to the request for a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The petitioner's variance fails to meet the requirements of MSB 43.15.075 in all three instances:

(1). *The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.* The granting of this variance request will result in a property that is land locked which would be injurious to adjacent property. A private driveway easement fails to meet the requirements of MSB 43.20.100 Access required as it would create a lot that has no legal physical access as defined by code. It also fails to meet the requirements of MSB 43.20.120 Legal Access as there is no right-of-way connecting the proposed lot to an unrestricted, public right-of-way. The private driveway easement cannot be considered "unrestricted." This also fails to meet the requirements of MSB 43.20.140 Physical Access as the private driveway easement does not conform to the requirements of the Subdivision Construction Manual and is not located within a dedicated or legal right-of-way. Lastly this request also fails to meet the requirements of MSB 43.20.320 Frontage as the proposed lot has no frontage.

(2) *The Variance request is based upon conditions of the property that are atypical to other properties.* There is nothing atypical about this property. It is a typical 4 acre parcel that has the same restrictions as most properties within the Matanuska-Susitna Borough. This lot could easily be subdivided in a manner that meets all aspects of the MSB Title 43 Subdivisions by constructing the road and providing a flag lot to the southern portion of the lot. Poor planning by the petitioner's should not be used as an excuse to provide a variance from code that the rest of the borough's citizenry must follow.

(3) *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.* There is nothing preventing the petitioner from constructing the road to provide for access for a flag portion on the southern boundary of the parent parcel. The loss of economic benefit has been uniformly rejected as a basis for a variance.

Development Services (**Exhibit Page 42**) has no specific comments.

Utilities: (**Exhibit Pages 43-47**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MTA requests a 15' utility easement be granted to serve/access Lot 1. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.

CONCLUSION: A variance was submitted pursuant to MSB 43.15.075. If the variance is approved the preliminary plat of Shalom Acres will be consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, or utilities. There were objections received from MSB Department of Public Works, Pre-Design and Engineering Division and MSB Planning Department. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lot 2, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for proposed Lot 2 exists, pursuant to MSB 43.20.320 Frontage. A variance from Frontage, Legal Access and Physical access was requested for proposed Lot 1. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT FOR APPROVAL OF THE VARIANCE:

1. The petitioner submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit Pages**).

We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

A. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is

sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

B. The variance request is based upon conditions of the property that are atypical to other properties. The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

2. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was requested for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. There were two objections received from Borough departments.
10. 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 OF THE VARIANCE:

Suggested motion: I move to approve the variance being requested as a part of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

FINDINGS OF FACT FOR DENIAL OF THE VARIANCE:

1. The petitioner submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit Pages**).

We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

- E. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

- F. The variance request is based upon conditions of the property that are atypical to other properties. The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

- G. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

- H. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

2. The plat of Shalom Acres is not consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was applied for and denied by the Platting Board for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.

9. Objections to the variance were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department.
10. The private driveway easement does not meet the requirements of MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, and MSB 43.20.320 Frontage as it would create a lot that has no legal and physical access as defined by code.
11. The property is not atypical and could be subdivided in such a way that code requirements can be met.
12. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT FOR APPROVAL OF SHALOM ACRES WITH THE VARIANCE:

1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance from MSB 43.20.120 and MSB 43.20.140 was applied for and approved by the Platting Board to allow for Lot 1 to be created without the required Legal and Physical access to a Borough standard road.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was applied for and approved by the Platting Board for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. Objections were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department for the Variance from Legal and Physical access requirements.
10. 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 OF SHALOM ACRES WITH THE VARIANCE:

Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Grant a 15' wide utility easement to Lot 1 sufficient to provide utility access.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

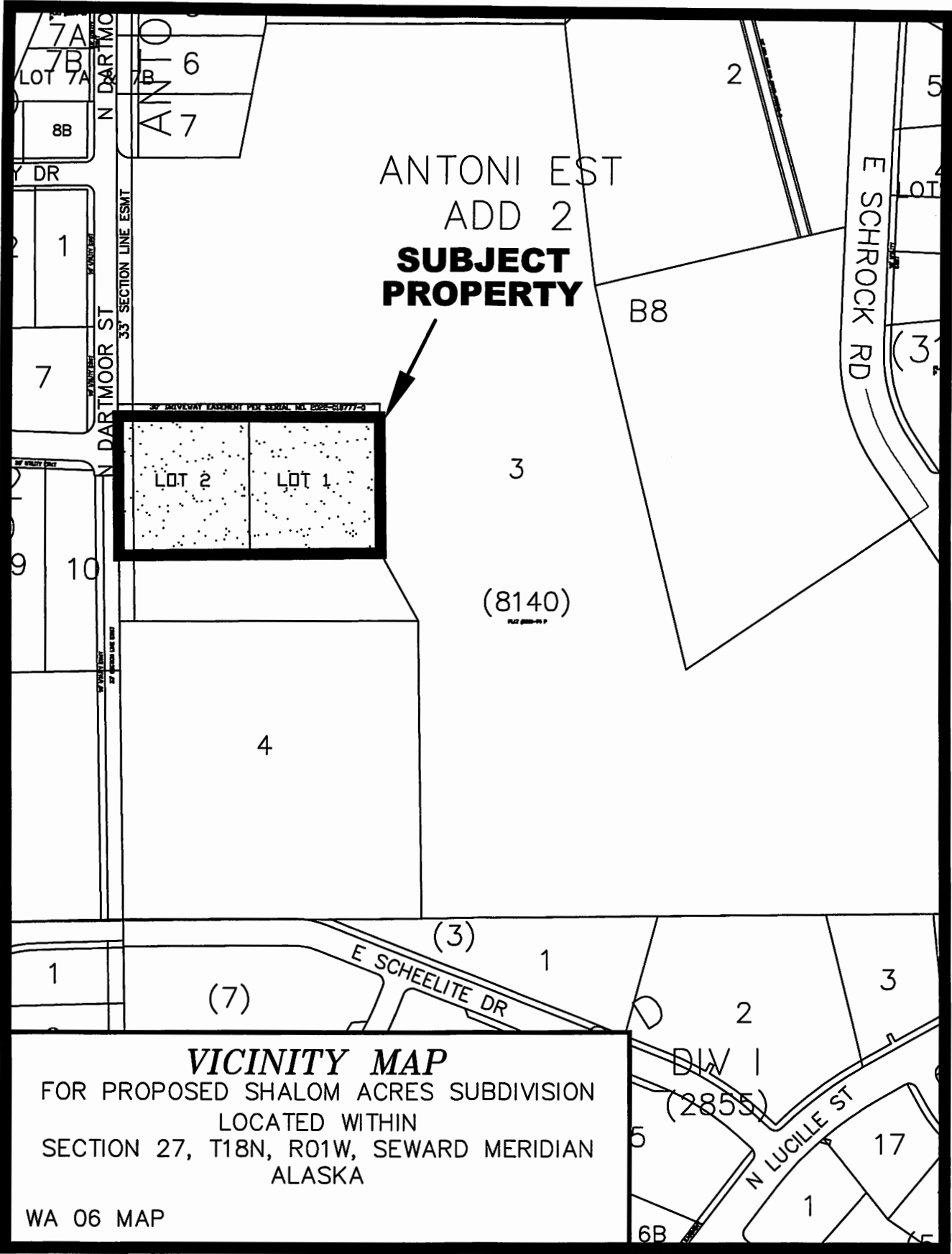
FINDINGS OF FACT FOR APPROVAL OF SHALOM ACRES WITHOUT THE VARIANCE TO LEGAL AND PHYSICAL ACCESS:

1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance request to Legal and Physical Access was denied by the Platting Board.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. The 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 ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
6. There were no objections from any federal or state agencies, or utilities.
7. Objections to the variance were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department.
8. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

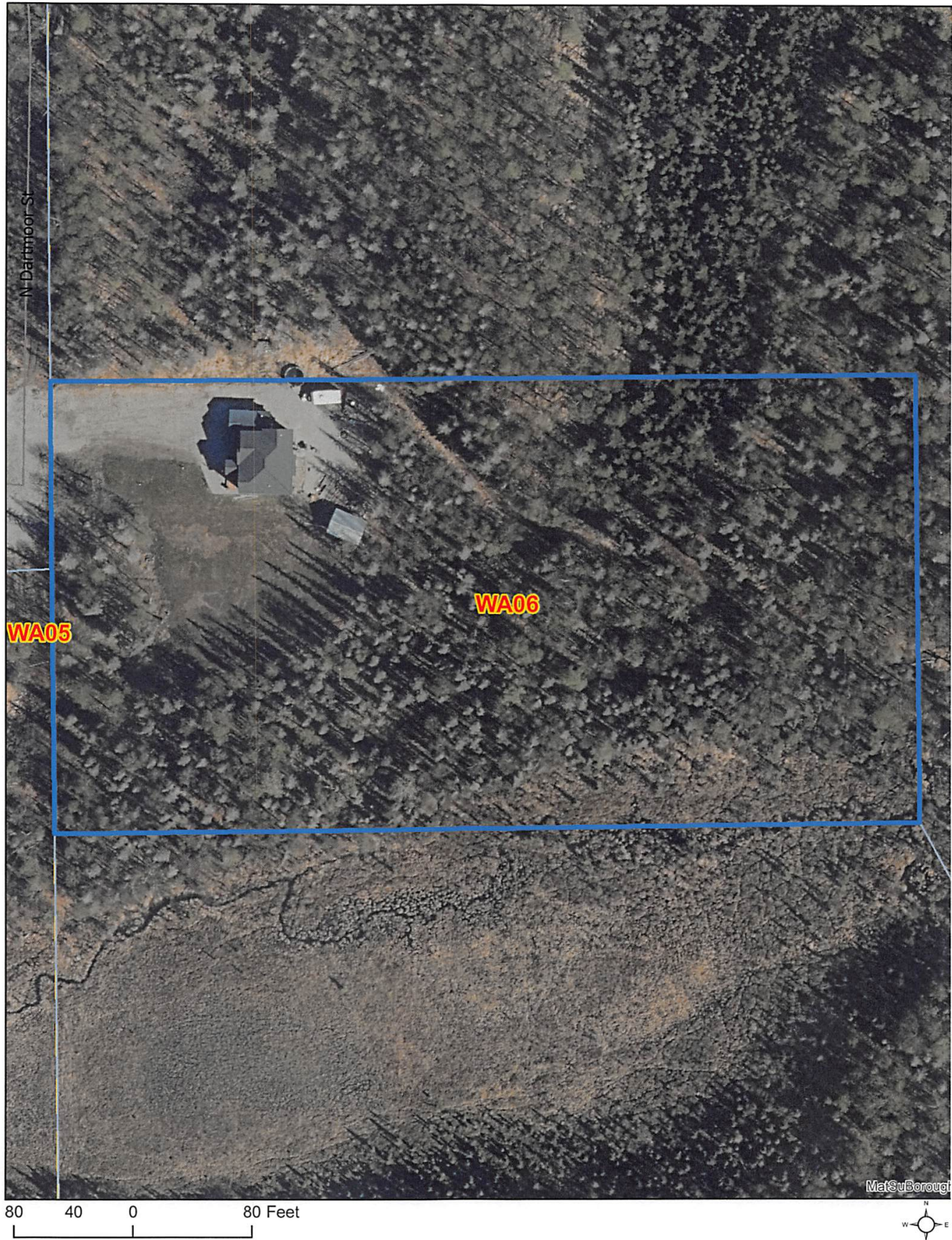
RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF SHALOM ACRES WITHOUT THE VARIANCE TO LEGAL AND PHYSICAL ACCESS:

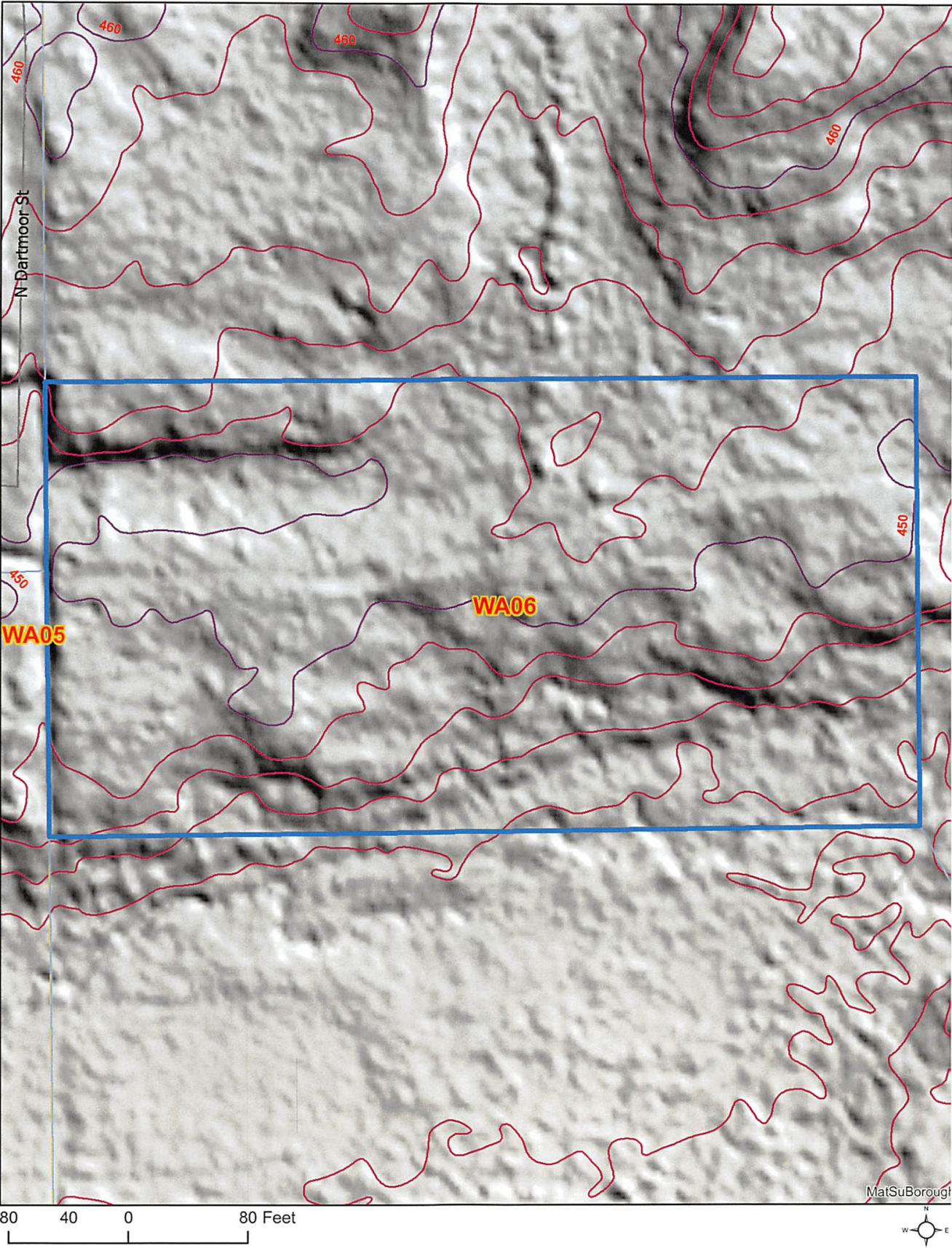
Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

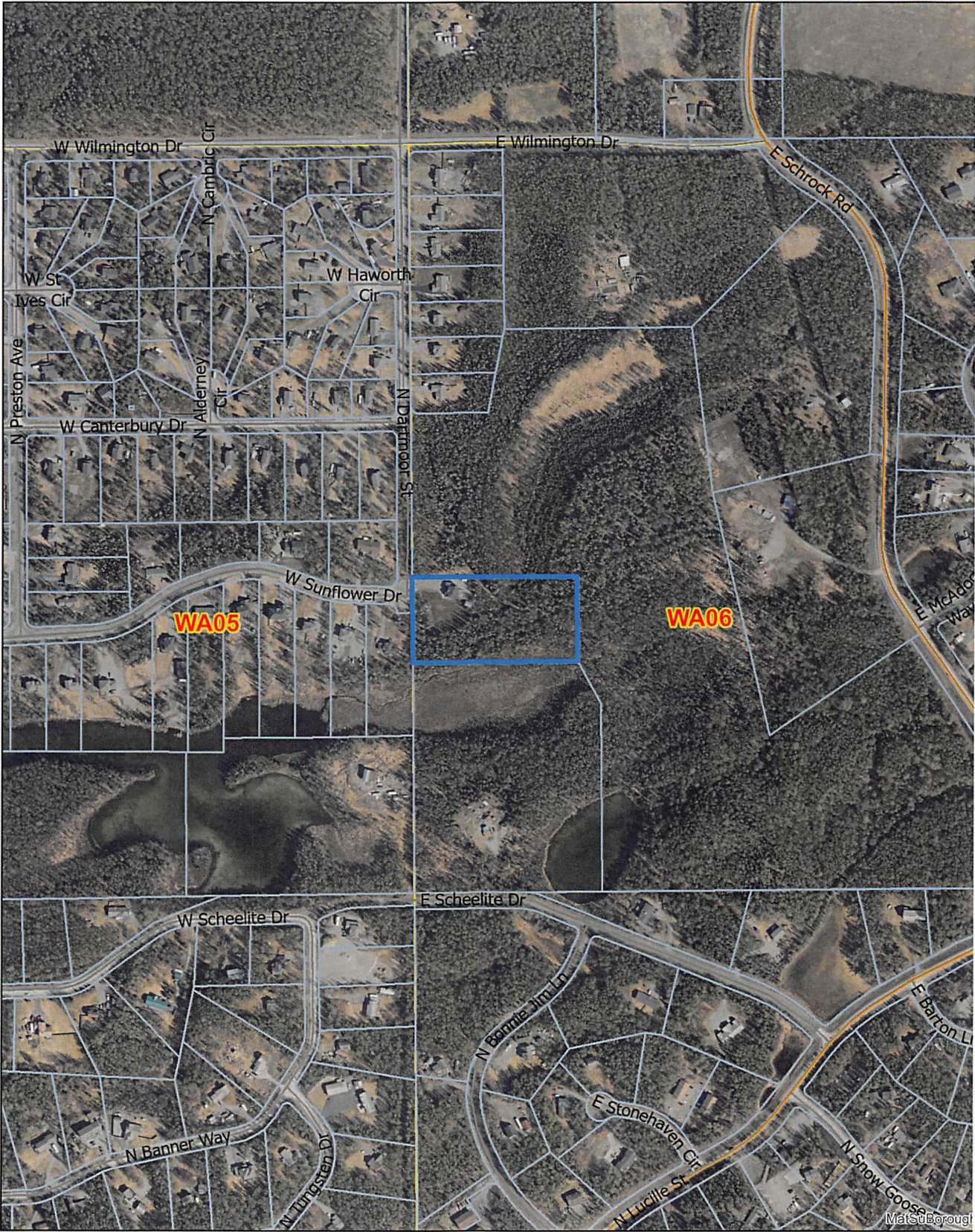
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Redesign proposed lots to include a 40' flagpole portion for proposed Lot 1, running along the southern boundary of the parent parcel.
5. Construct N. Dartmoor Street to the southern property boundary. Dedicate and construct a temporary cul-de-sac at the southern boundary of the parent parcel. Construct that portion of N. Dartmoor Street lying between the newly created cul-de-sac and the currently certified portion of N. Dartmoor Street.
6. Construct the access road and cul-de-sac to a minimum pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.





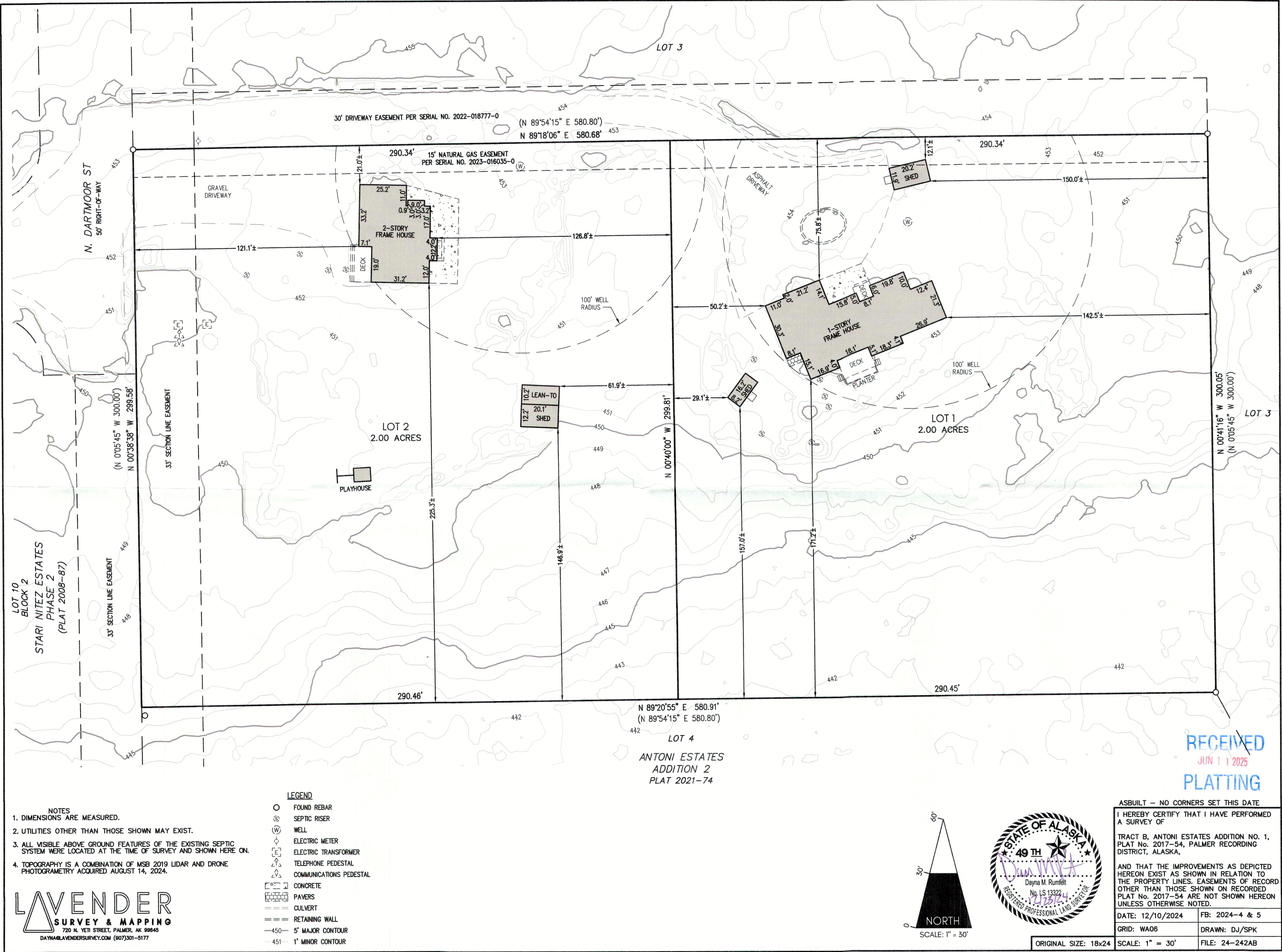






425 212.5 0 425 Feet







Pioneer Engineering LLC
Professional, Reliable, Local

June 25, 2025

RE: Usable Area Report
Antoni Estates Addition 1, Tract B
101 & 105 W Sunflower Drive

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

Dear Mr. Wagner,

RECEIVED
JUN 25 2025
PLATTING

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 3.77 acre parent parcel into 2 lots.

Test Holes:

Two new test holes were dug on 5-13-25. For both test holes, well-graded sand (SW) was encountered throughout each test hole. No percolation tests were warranted. A copy of the soil logs are attached. Groundwater was noted at 8.75 feet in test hole #1 and at 9' in test hole #2.

Useable Area: The proposed lots 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



SOIL LOG

Job Number: 2024-SW-211

Project Location: Antoni Estates Addition #1 Tract B
105 W Sunflower Drive

Logged By: Jac Dietze

Date: 5-13-25

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Well-graded sand (SW)
2	
3	
4	
5	
6	
7	
8	
9	Groundwater @ 8.75'
10	Well-graded sand (SW)
11	
12	Bottom of test hole
13	
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: 2024-SW-211

Project Location: Antoni Estates Addition #1 Tract B
101 W Sunflower Drive

Logged By: Jac Dietze Date: 5-13-25

TEST HOLE NO. 2

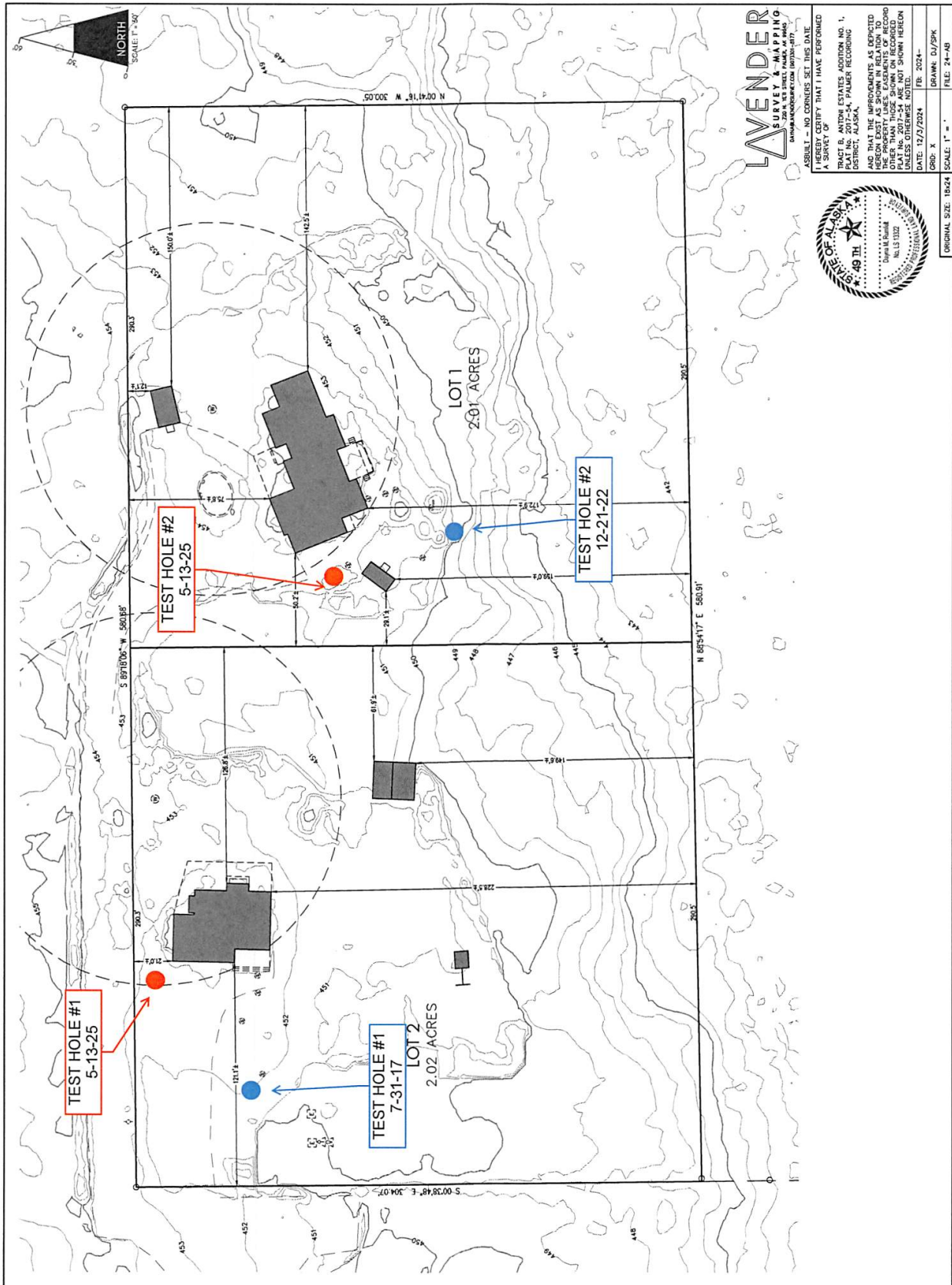
Depth (feet)	Description
0	
1	
2	
3	
4	Well-graded sand (SW)
5	
6	
7	
8	
9	
10	Groundwater @ 9'
11	Well-graded sand (SW)
12	Bottom of test hole
13	
14	
15	
16	
17	
18	
19	
20	
21	



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.



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Tract B, Antoni Estates Addition 1

RECEIVED

JUN 11 2025

PLATTING

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, JEFF KEWIN the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.120/.140 of the Borough Code in order to allow:
Legal and Physical access to be via recorded 30' Driveway Easement and approved driveway permit.

See Attached

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

kawins@gci.net

**APPLICANT
OR
OWNER**

Name: JEFF KEWIN Email: KEWIN@GCI.NET
Mailing Address: 105 W Sunflower Dr, Wasilla, AK Zip: 99654
Signature: [Signature] Phone: 907-229-2358

SURVEYOR

Name (FIRM): Lavender Survey & Mapping Email: dayna@lavendersurvey.com
Mailing Address: 720 N Yeti St, Palmer, AK Zip: 99645
Contact Person: Dayna Rumfelt Phone: 907-301-5177

VARIANCE APPLICATION (Legal Access – 43.20.120 and Physical Access 43.20.140)

Legal Description of Property:

Tract B, Antoni Estates Addition 1

Variance Request Description:

We request a variance from **MSB 43.20.120 – Legal Access Requirements**, which generally require a minimum 50' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a **recorded 30-foot driveway easement**. A **driveway permit** has been issued and approved for this access point.

A. Public Health, Safety, and Welfare

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

B. Atypical Property Conditions

The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

C. Undue Hardship from Strict Application

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3—whose property lies adjacent to the access corridor—are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and

permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

Matanuska-Susitna Borough, Platting Board
350 East Dahlia Avenue
Palmer, Alaska 99645

Dear Members of the Platting Board,

This letter accompanies our application for a variance to subdivide the co-owned 4-acre property located in Wasilla, AK. We seek to divide this property into two equal lots. When the Kewins and Matthews purchased the property, it included one established house located on the northwest corner. Since then, a second home has been constructed on the eastern half, aligning with their long-term intent to create two separate lots, enabling independent decisions regarding future changes and needs.

As outlined in the current plat, the placement of the original home created significant challenges in constructing a driveway to the back portion of the property. With the home situated approximately 22 feet from the northern boundary, constructing a driveway around the western and southern borders to access the back lot was prohibitively expensive and impractical. To address this, the Kewins reached an agreement with the owners of the adjoining 46-acre parcel, Sean and Jennifer Sullivan, to purchase a strip of land measuring approximately one-third of an acre (800 feet along the northern boundary). Although the Sullivans were unwilling to formally subdivide this portion of their property, they agreed to an easement purchase, which the Kewins secured at full market value.

The existing driveway, constructed along the most logical and efficient route using the purchased easement, was permitted by the Borough under Permit #21037, with the final inspection completed in September 2024. This confirms its compliance with Borough standards and regulations.

We are now prepared to proceed with the subdivision but must address a variance request due to discrepancies between the legal easement access and the Borough's driveway requirements. While the property has established physical access via the permitted driveway, concerns remain regarding the legal technicalities of easement recognition.

We respectfully request a variance based on the following:

- The Borough has already permitted, inspected, and approved the existing driveway.
- The easement was purchased from the neighboring property owners and is recognized as a formal driveway.
- The proposed subdivision ensures functional and fair use of both lots without undue tax or practical burdens.

We believe a flag plot design is unnecessary. The current driveway, built using the easement, is fully functional and compliant. Implementing the flagpole design would reduce the legally usable land of the front lot, impose additional tax burdens on the back lot, and provide no practical benefits to any parties involved.

We understand the Borough's preference for both legal and physical access to ensure emergency services, school buses, and general accessibility. We firmly believe that the existing permitted driveway and easement fulfill these requirements and should be recognized as compliant.

We appreciate your time and consideration of our variance request.

Sincerely,

Jeffery & Emily Kewin

Joshua & Charissa Matthews

101 & 105 W Sunflower Dr

Wasilla, Alaska, 99654

kewins@gci.net, Joshua.b.matthews44@gmail.com

Kewins cell:(907)-229-2358

Matthews cell:(405)-326-3852

RECEIVED
JUN 11 2025
PLATTING

A
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A
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K
A

2022 – 025529 – 0

Recording District 311 Palmer

CC

11/03/2022 02:30 PM

Page 1 of 6



**THIS COVER SHEET IS ADDED AS
THE FIRST PAGE OF THE DOCUMENT
TO PROVIDE SPACE FOR RE-RECORDING TO
INCLUDE THE ATTACHED EXHIBIT A.**

RECORD IN THE PALMER RECORDING DISTRICT

RETURN TO:
JEFFREY B. KEWIN & EMILY L. KEWIN
10360 SCHNEITER DR.,
ANCHORAGE, AK. 99507

A
L
A
S
K
A

2022-018777-0

Recording District 311 Palmer

CC

08/15/2022 09:00 AM

Page 1 of 4



EASEMENT FOR DRIVEWAY

This easement for driveway is made this 8th day of August, 2022, by SEAN R. SULLIVAN and JENNIFER D. SULLIVAN, husband and wife, whose address is 6474 N. Kettle Drive, Palmer, AK. 99645, "GRANTORS" and JEFFREY B. KEWIN and EMILY L. KEWIN, husband and wife, whose address is 10360 Schneiter Dr., Anchorage, AK. 99507, "GRANTEES".

This agreement is based upon the following premises:

A. The parties are the owners of adjoining real estate parcels:

GRANTORS own:

LOT 3, ANTONI ESTATES ADDITION 2, according to the official plat thereof, filed under Plat No. 2021-74, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

GRANTEES own:

Tract B, ANTONI ESTATES ADDITION 1, according to the official plat thereof, filed under Plat No. 2017-54, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

B. GRANTORS wish to grant access for ingress and egress over and along a certain strip of property across GRANTORS' parcel for use as a driveway for the use and benefit of GRANTEES' parcel. This easement area is described on the attached Exhibit A.

NOW THEREFORE, in exchange for mutual promises and other valuable consideration, the receipt whereof is hereby acknowledged, the parties do hereby establish an easement for a driveway on said GRANTORS' parcel, for the use and benefit of GRANTEES' parcel as set forth on Exhibit A. GRANTORS give GRANTEES exclusive use and enjoyment of the easement area for driveway purposes and shall not impair or

EASEMENT FOR DRIVEWAY
PAGE 1 OF 4



Page 2 of 6

311-2022-025529-0

impede that use in any respect.

It is agreed and understood between the owners of both parcels that the benefit and burden of this easement shall run with the lands described herein and such easement is to be appurtenant to and run with ownership of the parcels.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year hereinabove set forth.

GRANTORS:

8/11/2022
DATE


SEAN R. SULLIVAN

8/11/22
DATE


JENNIFER D. SULLIVAN

GRANTEES:

8/8/2022
DATE


JEFFREY B. KEWIN


8/8/2022
DATE


EMILY L. KEWIN

EASEMENT FOR DRIVEWAY
PAGE 2 OF 4

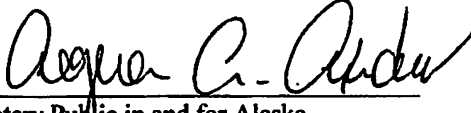
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 11th day of August, 2022, by SEAN R. SULLIVAN.


Notary Public in and for Alaska
My Commission Expires: 12-25-2022

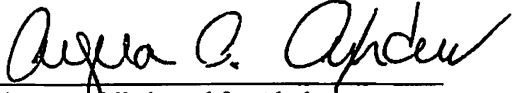
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 11th day of August, 2022, by JENNIFER D. SULLIVAN.


Notary Public in and for Alaska
My Commission Expires: 12-25-2022

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by JEFFREY B. KEWIN.



Notary Public in and for Alaska
My Commission Expires: 12-25-2022

EASEMENT FOR DRIVEWAY
PAGE 3 OF 4



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by EMILY L. KEWIN.


Reyna A. Aphdeev
Notary Public in and for Alaska
My Commission Expires: 12-25-2022

RECORD IN THE PALMER RECORDING DISTRICT
RETURN TO: JEFFREY B. KEWIN AND EMILY L. KEWIN
10360 SCHNEITER DR., ANCHORAGE, AK. 99507

EASEMENT FOR DRIVEWAY
PAGE 4 OF 4



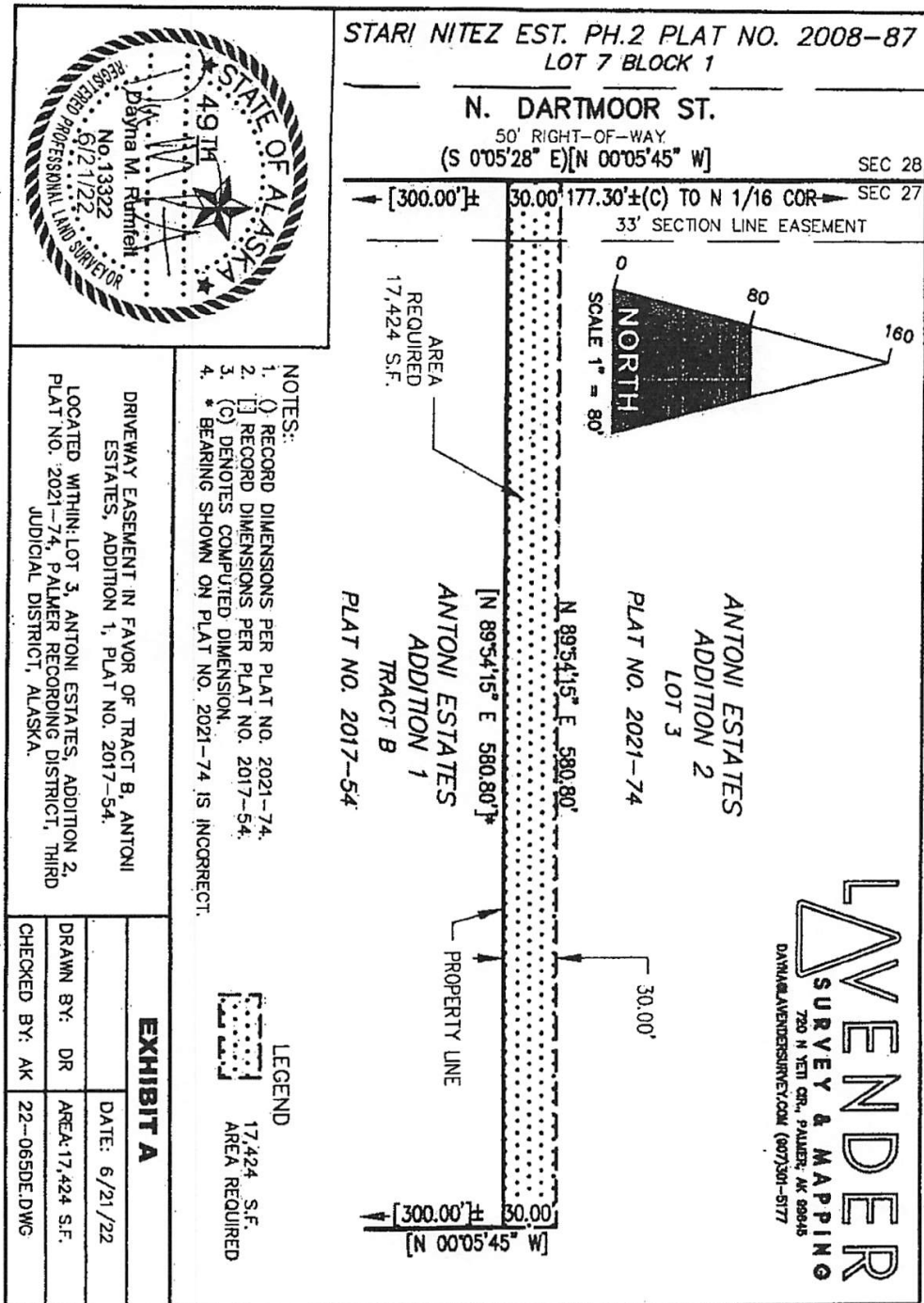
Page 5 of 6

311-2022-025529-0



Page 4 of 4

311-2022-018777-0



Driveway Permit Approval | Tax ID: 8140000L003

Permit Center <Permit.Center@matsugov.us>

Thu 11/30/2023 2:11 PM

To:seansullivan30@gmail.com <seansullivan30@gmail.com>

RECEIVED
JUN 11 2025
PLATTING

DRIVEWAY PERMIT

PERMIT # **28982**

Tax ID # **8140000L003**

The Matanuska-Susitna Borough has performed the Final Inspection of the existing driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. **Your Approved Driveway Permit Number is listed above.**

Please keep this letter.

Any changes in land use or modifications of the driveway may require additional permitting. It is the property owner's responsibility to keep the culvert ends clear of rocks and debris. If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

Sincerely,

Michelle Olsen, CFM
Right-of-Way Coordinator



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645

(907) 861-7822 Fax (907) 861-8158

E-mail: PermitCenter@matsugov.us

Driveway Permit Application

RECEIVED
AUG 10 2017

PERMIT CENTER

021037

Permit Fee \$50

PERMIT NO. DO17359

Property Owner: (Name) <u>Sumner Company</u>			Applicant/Agent: (Name)		
Mailing Address <u>P.O. Box 872992</u>			Mailing Address		
City <u>WASILLA</u>	State <u>AK</u>	Zip Code <u>99687</u>	City	State	Zip Code
Phone <u>376-8398</u>	Cell (optional)	Fax (optional)	Phone	Cell (optional)	Fax (optional)
E-mail (optional) <u>ea.sumnercompany@hotmail.com</u>			E-mail (optional)		
Site Address: <u>101 Sunflower</u>			Driveway Location Will Be Marked With: <u>SPRAY PAINT</u>		
Property Tax ID #: <u>7646000T00B (7/4200T00B)</u>			Expected Completion Date <u>11/2017</u>		
Applying for Access Onto: <u>W. Sunflower Dr</u>			Driveway Surface Type <u>ASPHALT</u>		
IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2' MINIMUM					
OFFICE USE ONLY					
Driveway Inspector Approval Date: <u>9/11/17</u>			Tax Map: <u>TR</u> <u>S</u> <u>A</u>		
Right-of-Way Coordinator Approval Date: <u>1</u>					
Is Culvert Needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Distances:		
Culvert Length: <u>12"</u> Size: <u>installed</u>			Left: <u>1</u> Width: <u>1</u> Right: <u>1</u>		
Culvert Type: <u>2-3</u> Ditch Depth: <u>2-3</u>					
Special Provisions Upon Approval: <u>Drive slopes away from Rd</u>					Inspection #'s <u>33497</u>

The Permittee certifies that he/she is the owner, lessee, or authorized agent of the property, that the conditions, restrictions and regulations of the borough will be complied with and that he/she will maintain the driveway in accordance with the provisions and standards attached to this permit, and any applicable code. I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the applicant or agent of the same as stated in the attached documentation. By signing this permit I acknowledge and agree to accept the Driveway Standards and Provisions attached to this permit..

PERMITEE: [Signature]
Signature of Permittee

DATE: 8/10/2017

PERMIT GRANTED BY: _____
Borough Representative

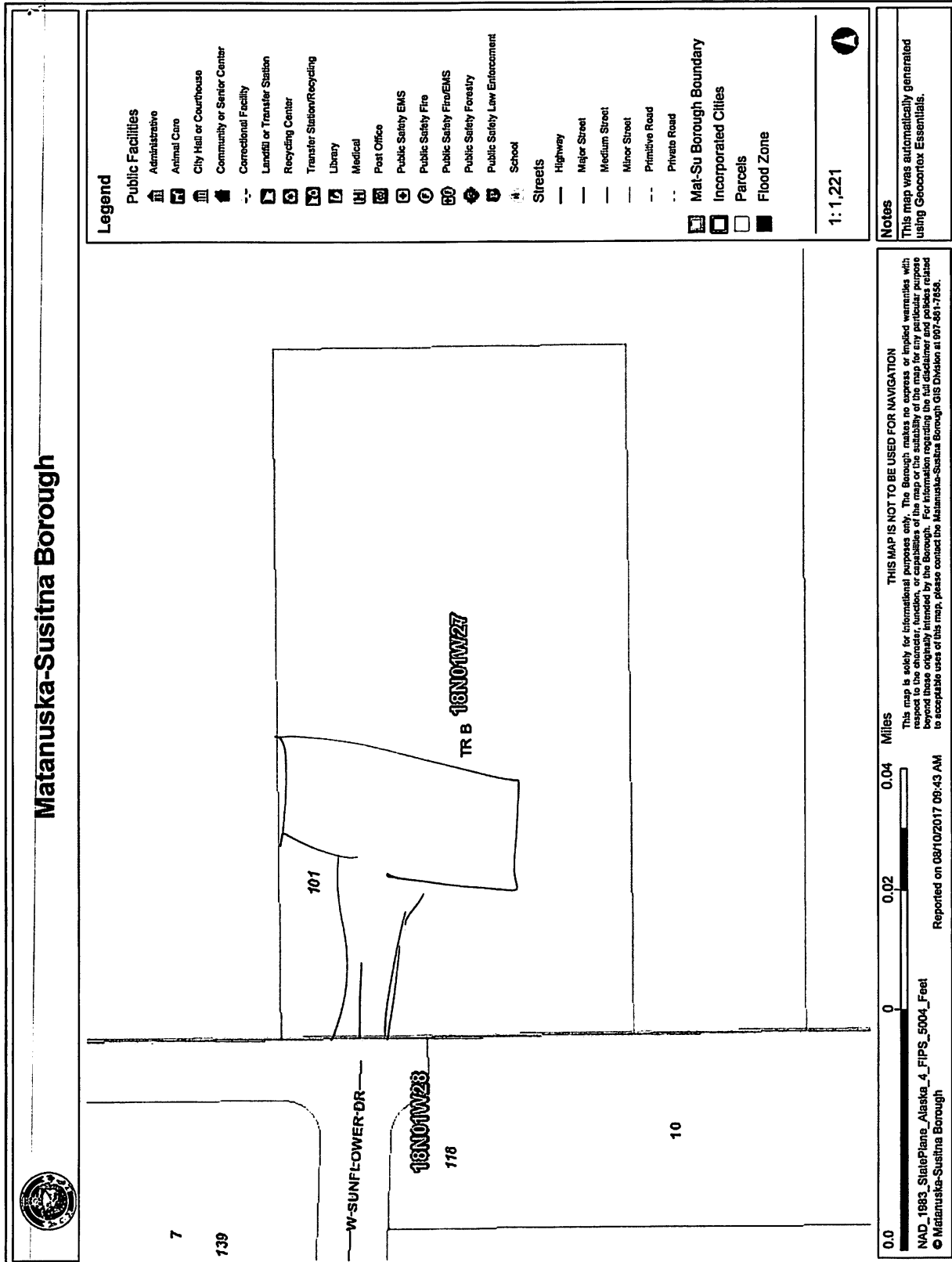
DATE: _____

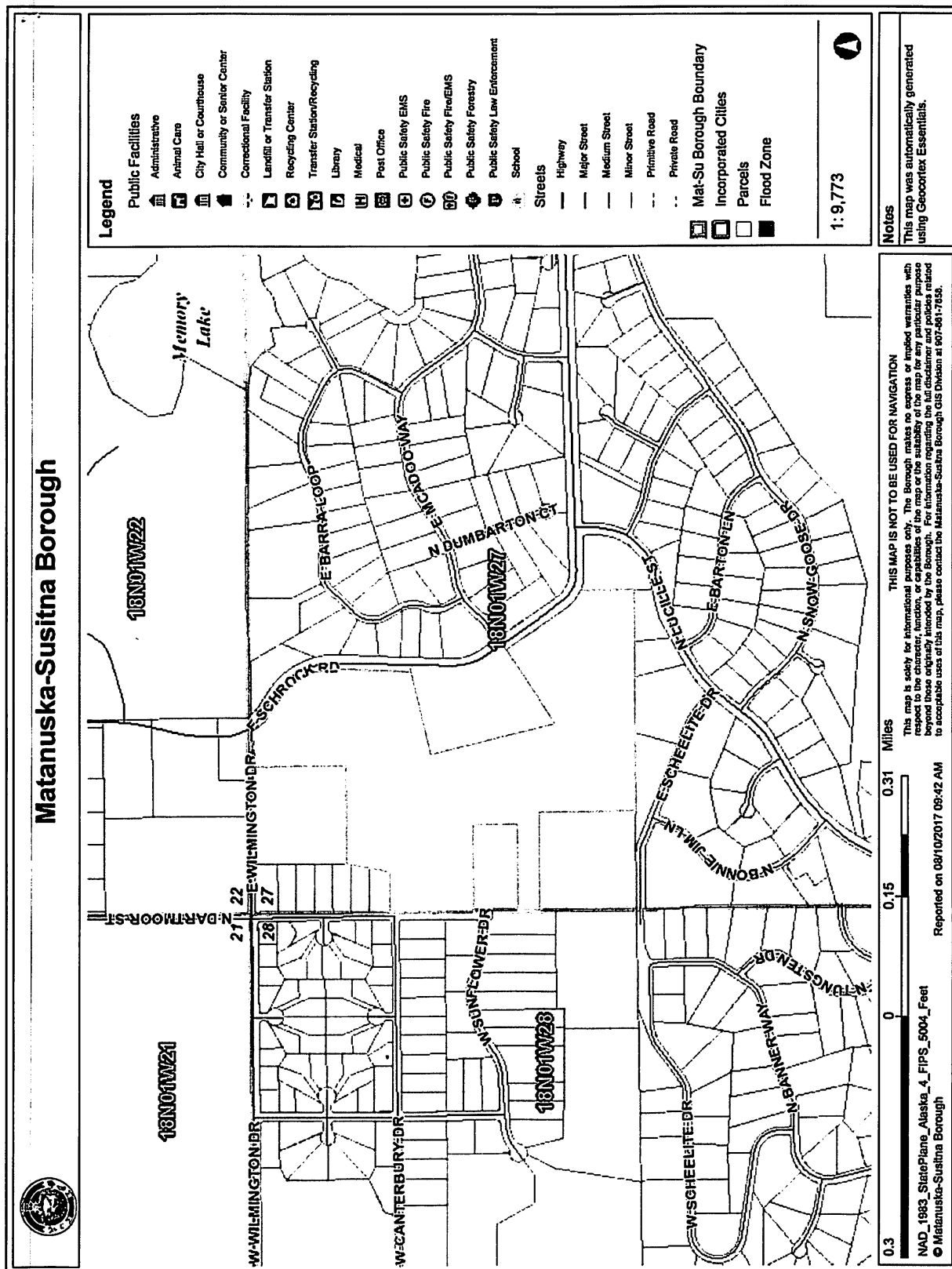
Revised 6/30/15

CMP-7-6-3-4543

PLN - DVS - Permits - 7142000T00A - Driveway -

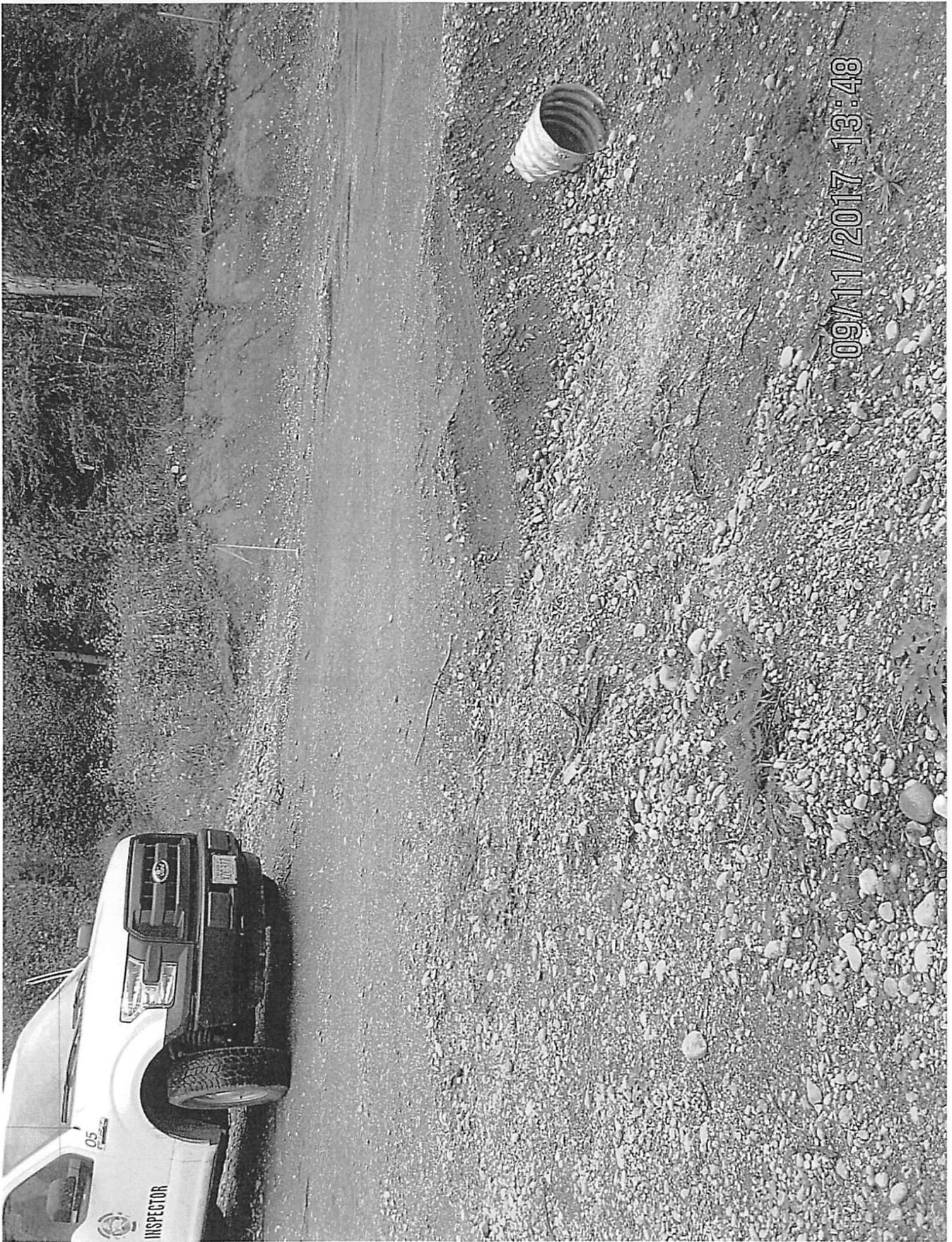
SCANNED













MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue □ Palmer, AK 99645

Phone (907) 861-7822 □ permitcenter@matsugov.us

AUTHORIZATION TO CONSTRUCT DRIVEWAY

PERMIT #I017359

TAX PARCEL ID # 57646000T00B

September 27, 2017

The Matanuska Susitna Borough has authorized the construction of your driveway. Please construct your driveway in accordance with the conditions below, and provisions and standards listed on the Acknowledgement of Application. Please reference these provisions to determine required culvert size and type.

This authorization to construct your driveway will expire one year from the date of this letter. If you are unable to construct the driveway within that time frame, please call the office to request an extension of the permit.

Please be aware that if this property is in a Special Flood Hazard Area a Flood Plain Development Permit is required. Please contact the Permit Center to help determine if you are in a designated Special Flood Hazard Area.

When driveway construction is complete, please call the Inspection Request Line at 861-7822 option 2 or email PermitCenter@matsugov.us to request a final inspection. Be sure to reference the permit number shown above.

CULVERT REQUIRED

NOTES:

Driveways must be located a minimum of 40 from the return radius of a roadway intersection. Presently, the maximum width allowed for a driveway at the property line is 25ft. and a 10ft. minimum, if a larger or smaller width is needed an engineer approved and stamped drawing must be submitted to permitting. If the driveway is to be paved, then 3 foot of gravel shoulder past the width of pavement is allowed. The first 2 foot of the driveway along the roadway must be paved if the roadway is paved. A 6ft. min. to a 20ft. max turnout radii are allowed at the roadway, run-off must not drain into the roadway, a negative 2% grade away from roadway for the first 10ft. of driveway or a swale is needed to allow drainage away from our roadway. Driveways surfaces need to be a gravel mix with fines to facilitate compaction at the first 10ft. from the roadway to stop tracking out into the roadway.

Culvert must be a minimum 16 gage corrugated metal pipe with a 12" minimum diameter with 12" non-frost susceptible gravel coverage or culvert will collapse. Hydrology engineering for determining larger culvert size and maintenance costs are the permittees' expense. 1ft. of culvert should be exposed from both sides of the driveway. Ditch and culvert ends must be clear of large rocks and debris to receive a final, only Corrugated Metal Pipe (CMP) culverts are allowed in the Mat Su Borough. Any dented culvert ends must be opened to original shape for efficient working capacities.

Please call for final inspection when completed.

If you have any questions or concerns you may contact the Permit Center at 861-7822.

Sincerely,


Michelle Olsen, CFM
Permit Technician



RECEIVED
JUN 11 2025
PLATTING

720 N Yeti Street
Palmer, AK 99645

December 23, 2024

Re: Section Line Determination for Tract B Antoni Estates Addition No. 1

Mr. Goddard,

The following is the results of my research on Section Line Easements along the west boundary of the SW $\frac{1}{4}$ Section 27, Township 18 North, Range 1 West, Seward Meridian.

SW $\frac{1}{4}$ Section 27:

Survey approved: May 3, 1915

Data of Entry: December 08, 1959

Patent No.: 50-66-0149

Patented from Federal Government to Antoni on October 14, 1965.

33' SECTION LINE EASEMENT

SE $\frac{1}{4}$ Section 28:

Survey approved: May 3, 1915

Data of Entry: June 20, 1957

Patent No.: 50-78-0069

Patented from Federal Government to Jones on June 29, 1978.

33' SECTION LINE EASEMENT

Current Plats 2017-54, 2021-74 and 2008-87 also show a 33' section line easement on both sides of this section line.

Sincerely,

A handwritten signature in purple ink, appearing to read "Dan MPA", with a long horizontal line extending to the right.

Dayna Rumpfelt, PLS CFedS
Lavender Survey & Mapping
Owner

Form 1860-22
(June 1964)
(formerly 4-1212)
Anchorage 048282

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of May 20, 1862 (12 Stat. 392), and the acts supplemental thereto, the claim of John A. Antoni

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 18 N., R. 1 W.,

Sec. 27, NW $\frac{1}{4}$.

The area described contains 160.00 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 43 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all the coal, oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 3, 1922 (42 Stat. 415).

This entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570) and the patent is issued subject to the rights of prior permittees or lessees to use so much of the surface of said land as is required for mining operations without compensation to the patentee for damages resulting from proper mining operations.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL] GIVEN under my hand, in Anchorage, Alaska the
FOURTEENTH day of OCTOBER in the year of our
Lord one thousand nine hundred and SIXTY-FIVE and of the
Independence of the United States the one hundred and NINETIETH.

By *Barbara L. Sullivan*
Alaska State Director

Patent Number 50-66-0149

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 048282

Case Serial Num: AKA 048282 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49
Case Status: Closed Box Num: 625 of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 14-OCT-1965 Location Code: RIP

Customer Data

Custid: 000023871 Int Rel: Applicant Pct Int: 0.0000
Cust Name: ANTONI JOHN A
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
06-APR-1959	001 Application Filed	--	--	AJA	LH
04-JUL-1959	906 Location Date	--	--	AJA	LH
09-NOV-1959	006 Apln Rej/Denied	--	--	AJA	LH
08-DEC-1959	176 Authorization Issued	ENTRY ALLOWED	--	AJA	LH
28-SEP-1964	244 Final Proof Filed	--	--	AJA	LH
02-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
16-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
14-OCT-1965	879 Patent Issued	--	PA0050660149	PSA	MER
14-OCT-1965	970 Case Closed	TITLE TRSF	--	AJA	LH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	027 NW	- -	- - - -	- -	- -	AA	170	07	PA		160.0000
Doc ID: PA0050660149					14-OCT-1965	USR: 105 145 570 754							
Patented:					160.0000	Conveyed:					160.0000		

Total Case Acres:												160	

End of Case: AKA 048282

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

official land status information.

Reports are generated from a replicated database. Information can be one week old.
--

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information
and can be released in whole.

Form 1860-9
(March 1965)
(formerly 4-1043)

Anchorage 034339

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

Lyle Travis Jones

is entitled to a Land Patent pursuant to the Homestead Laws,
Revised Statute 2291, as amended and supplemented; 43 U.S.C.
164 (1970), for the following described land:

Seward Meridian, Alaska

T. 18 N., R. 1 W.

Sec. 28, SE¼.

Containing 160.00 acres.

NOW KNOW YE, that there is, therefore, granted by the
UNITED STATES, unto the above named claimant the land above
described; TO HAVE AND TO HOLD the said land with all the
rights, privileges, immunities, and appurtenances, of what-
soever nature, thereunto belonging, unto the said claimant,
his successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals
constructed by the authority of the United
States. Act of August 30, 1890, 26 Stat. 391;
43 U.S.C. 945;
2. A right-of-way thereon for the construction of
railroads, telegraph, and telephone lines, as
prescribed and directed by the Act of March 12,
1914, 38 Stat. 305; and

Patent Number

50-78-0069

Form 1860-10
(July 1975)

Anchorage 034339

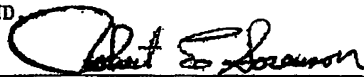
3. All the coal, oil and gas in the land so patented,
and to it, or persons authorized by it, the right to
prospect for, mine, and remove such deposits from the
same upon compliance with the conditions and subject
to the provisions and limitations of the Act of
March 8, 1922, 42 Stat. 415, as amended and supplemented.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the
Bureau of Land Management, in accordance with the provisions
of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the
United States, caused these letters to be made Patent, and the
Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-NINTH day of JUNE in the year
of our Lord one thousand nine hundred and SEVENTY-EIGHT
and of the Independence of the United States the two hundred
and SECOND

By



Chief, Branch of Lands
and Minerals Operations

Patent Number

50-78-0069

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 034339

Case Serial Num: AKA 034339 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49810092
Case Status: Closed Box Num: 001 of 006
Case Status Actn: Case Closed Disp Date:
Case Status Date: 29-JUN-1978 Location Code: 14/05/12(1)

Customer Data

Custid: 000009005 Int Rel: Applicant Pct Int: 0.0000
Cust Name: JONES LYLE TRAVIS
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
16-MAY-1957	001 Application Filed	--	--	PSA	JT
20-JUN-1957	176 Authorization Issued	ENTRY ALLOWED	--	PSA	JT
20-JUN-1957	906 Location Date	--	--	AJA	LH
18-MAY-1960	700 Appeal Filed	--	--	AJA	LH
07-APR-1966	700 Appeal Filed	--	--	AJA	LH
22-JAN-1976	244 Final Proof Filed	--	--	AJA	LH
29-JUN-1978	879 Patent Issued	--	PA0050780069	AJA	RE
29-JUN-1978	970 Case Closed	TITLE TRSF	--	AJA	LH
16-JUN-1981	962 Case Sent To Nara	--	--	DAL	GDH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	028 SE	- -	- - - -	- -	- -	AA	170	07	PA		160.0000
Doc ID: PA0050780069					29-JUN-1978	USR: 105 570 754							
Patented:					160.0000	Conveyed:					160.0000		
-----													-
Total Case Acres:												160	

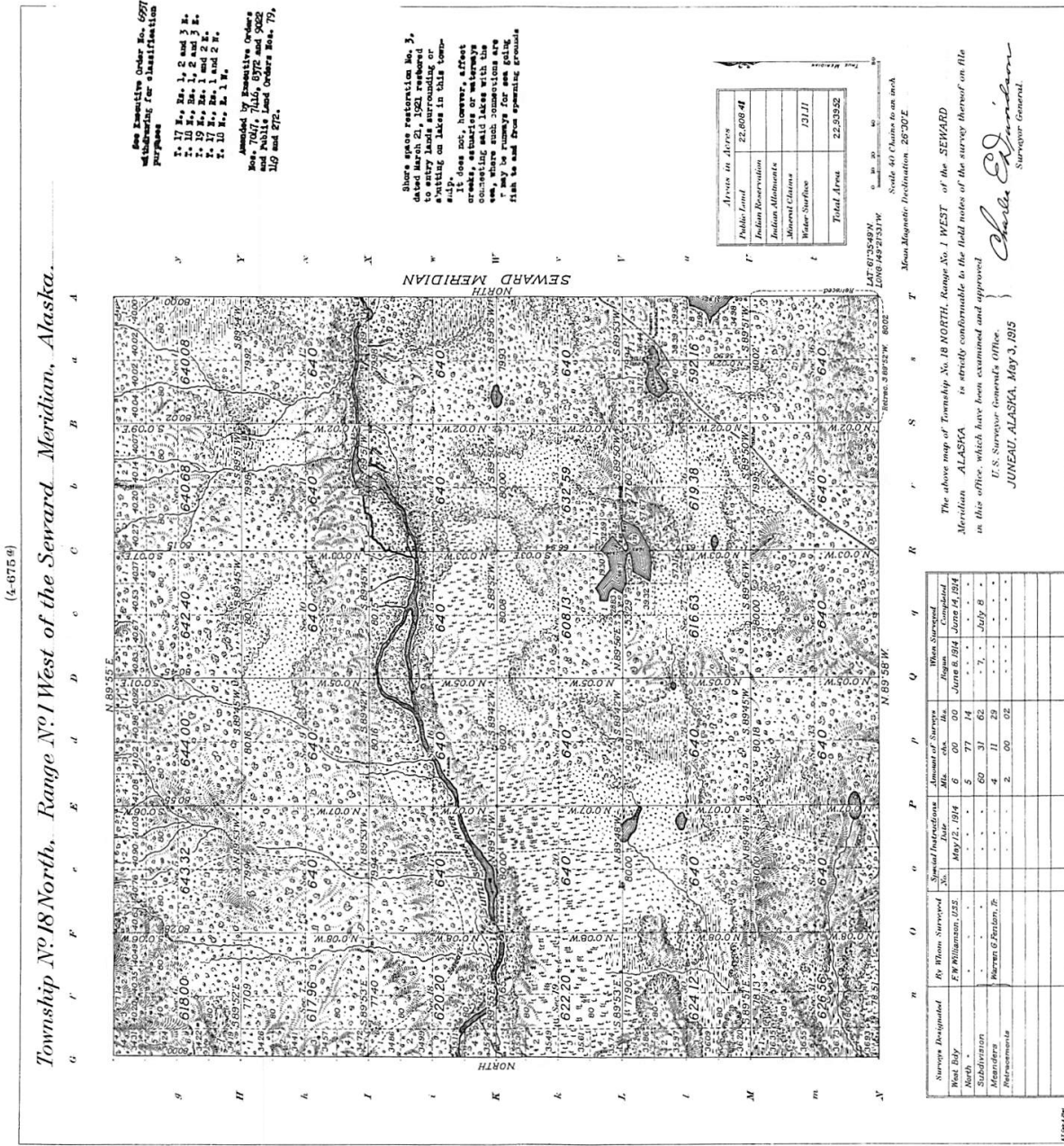
End of Case: AKA 034339

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

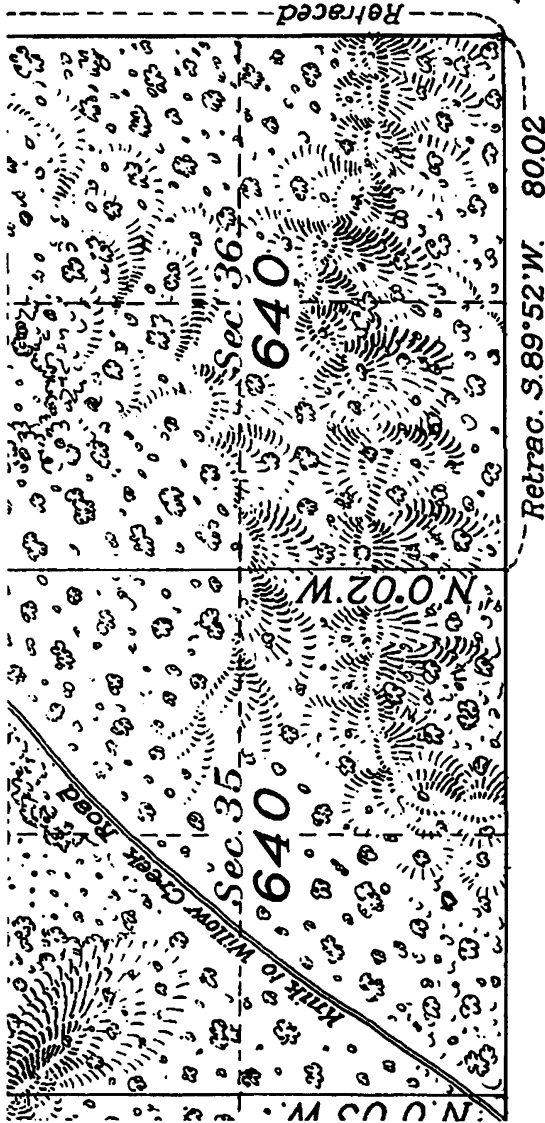
official land status information.

Reports are generated from a replicated database. Information can be one week old.
--

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This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information
and can be released in whole.



Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	2



Scale 40 Chai

Mean Magnetic Declination 26

T

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r

R

The above map of Township No. 18 NORTH, Range No. 1 WEST of the SEM
Meridian ALASKA is strictly conformable to the field notes of the surve
in this office, which have been examined and approved

U.S. Surveyor General's Office.

JUNEAU, ALASKA, May 3, 1915

Charles E. J.
Surveyor

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, July 8, 2025 3:18 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons
Subject: Re: RFC Shalom Acres (MG)

Hi Matthew,

PD&E objects to the variance to legal and physical access. The private driveway easement could be revoked, leaving proposed lot 1 landlocked. Since the parent parcel has legal and physical access, there are options to subdivide it in a way that provides legal and physical access to each of the lots, which may require road construction. This is not an atypical situation for subdividing in the MSB. With a flagpole design for lot 1, it would not be necessary to construct a physical driveway in the flagpole.

Thank you,
PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:20 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com <mschoming@crweng.com>; Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RFC Shalom Acres (MG)

Hello,

The following link is a request for comments for the proposed Shalom Acres.
Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Shalom Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Fred Wagner
Sent: Wednesday, August 6, 2025 10:02 AM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

Planning staff strongly objects to the request for a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

The petitioner's variance fails to meet the requirements MSB 43.15.075 in all three instances:

(1) *The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.* The granting of this variance request will result in a property that is land locked which would be injurious to adjacent property. A private driveway easement fails to meet the requirements of MSB 43.20.100 Access required as it would create a lot that has no legal physical access as defined by code. It also fails to meet the requirements of MSB 43.20.120 Legal Access as there is no right-of-way connecting the proposed lot to an unrestricted, public right-of-way. The private driveway easement cannot be considered "unrestricted." This also fails to meet the requirements of MSB 43.20.140 Physical Access as the private driveway easement does not conform to the requirements of the Subdivision Construction Manual and is not located within a dedicated or legal right-of-way. Lastly this request also fails to meet the requirements of MSB 43.20.320 Frontage as the proposed lot has no frontage.

(2) *The Variance request is based upon conditions of the property that are atypical to other properties.* There is nothing atypical about this property. It is a typical 4 acre parcel that has the same restrictions as most properties within the Matanuska-Susitna Borough. This lot could easily be subdivided in a manner that meets all aspects of the MSB Title 43 Subdivisions by constructing the road and providing a flag lot to the southern portion of the lot. Poor planning by the petitioner's should not be used as an excuse to provide a variance from code that the rest of the borough's citizenry must follow.

(3) *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.* There is nothing preventing the petitioner from constructing the road to provide for access for a flag portion on the southern boundary of the parent parcel. The loss of economic benefit has been uniformly rejected as a basis for a variance.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

Matthew Goddard

From: Permit Center
Sent: Thursday, June 26, 2025 11:23 AM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

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.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

Hello,

The following link is a request for comments for the proposed Shalom Acres.
Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Shalom Acres](#)

Feel free to contact me if you have any questions.



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

July 2, 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.

- **SHALOM ACRES**
(MSB Case # 2025-095)

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, July 15, 2025 6:28 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Shalom Acres (MG)
Attachments: Agenda Plat (51).pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

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

Hello,

The following link is a request for comments for the proposed Shalom Acres.

Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Shalom Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, July 2, 2025 2:33 PM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

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

Hi Matthew,

MTA has reviewed Shalom Acres and would like to request a 15' UE in order to serve/access lot 1.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacomunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

Hello,

The following link is a request for comments for the proposed Shalom Acres.

Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

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

JEFFREY B. KEWIN _____ DATE _____
105 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

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

EMILY L. KEWIN _____ DATE _____
105 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

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

JOSHUA BRETT MATTHEWS _____ DATE _____
101 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

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

CHARISSA LYNN MATTHEWS _____ DATE _____
101 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

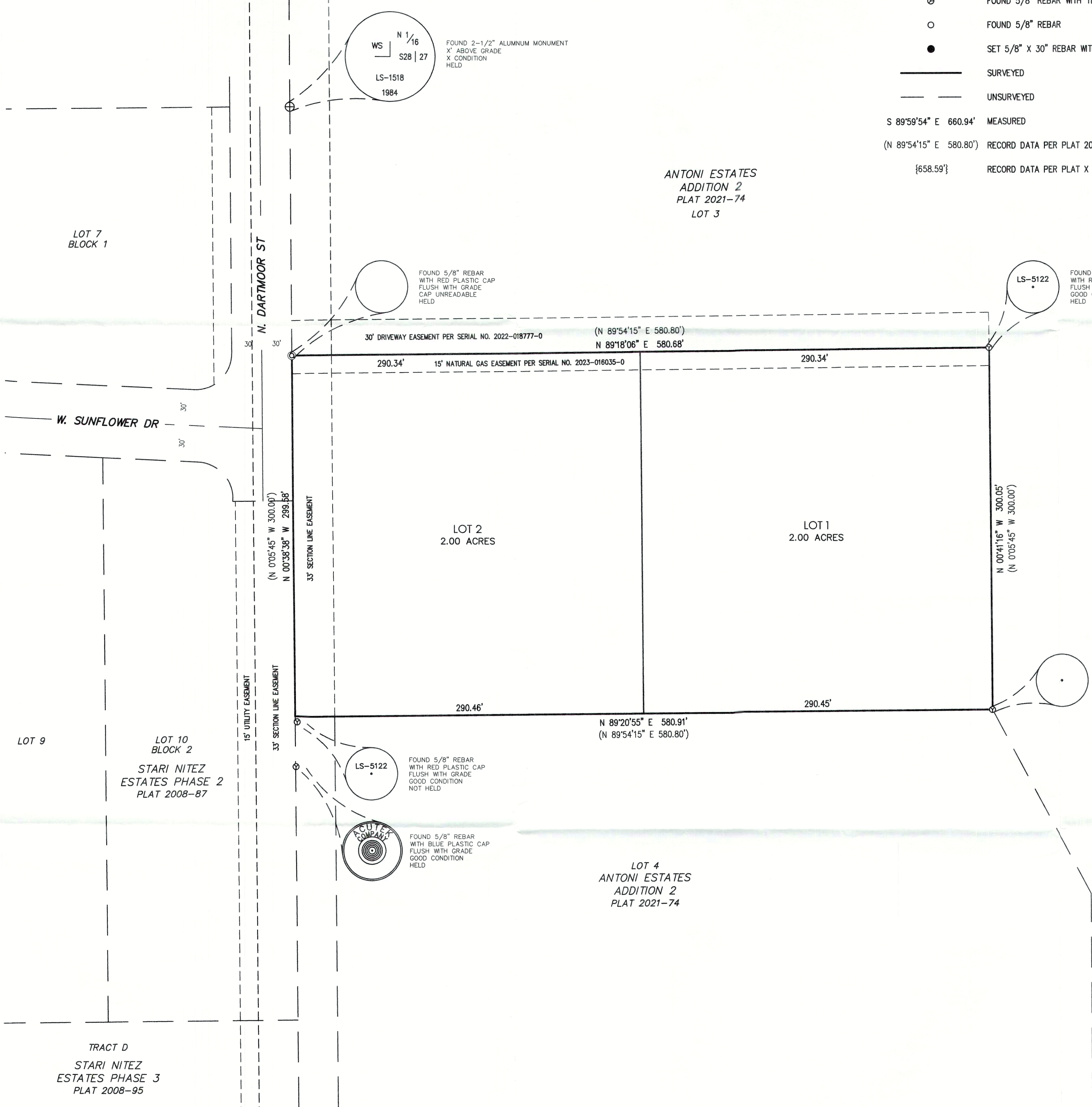
ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSTITNA BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERTY REGISTERED 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 EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

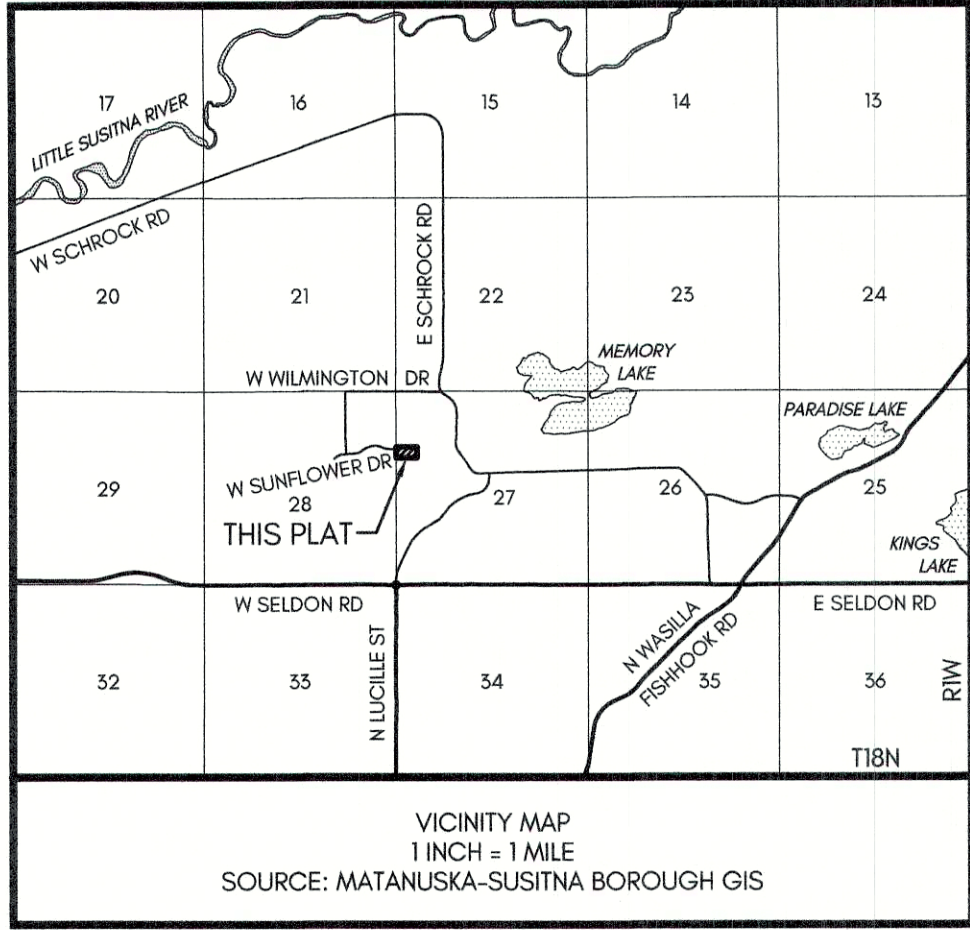
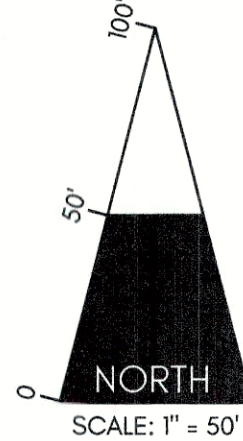
DATE: _____ REGISTRATION No. 13322



LEGEND

- ⊕ FOUND 2" ALUMINUM CAP
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- UNSURVEYED
- S 89°59'54" E 660.94' MEASURED
- (N 89°54'15" E 580.80') RECORD DATA PER PLAT 2017-54
- {658.59'} RECORD DATA PER PLAT X

LAVENDER
13322-S



NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM THE PLAT 2017-54, EXCEPT WHERE OTHERWISE NOTED.
- 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
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON FEBRUARY 17, 1960, IN BOOK 29 AT PAGE 4.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON OCTOBER 15, 1985, IN BOOK 439 AT PAGE 878.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON SEPTEMBER 14, 2017, AT SERIAL NUMBER 2017-018418-0.
- 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.

RECEIVED
JUN 11 2025
Agenda Copy
PLATTING

PLAT OF SHALOM ACRES			
A RESUBDIVISION OF TRACT B, ANTONI ESTATES ADDITION 1, PLAT 2017-54, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA			
LOCATED WITHIN NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA			
CONTAINING 4.0 ACRES, MORE OR LESS.			
LAVENDER SURVEY & MAPPING 720 N. YETI STREET, PALMER, AK 99645 DAYNA@LAVENDERSURVEY.COM (907)301-5177			
DRAWN BY: SPK	GRID: WA05	FB: 2024-5/6	DATE: 12/12/2024
CHECKED BY: DMR	FILE: 24-242	SCALE: 1" = 50'	SHEET: 1 OF 1