MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No. 26-094**

SUBJECT: TO VACATE TWO PUBLIC USE EASEMENTS LOCATED WITHIN PARCEL A3 (S1/2 NE1/4 & SE1/4), LOCATED WITHIN THE E1/2 SECTION 04, TOWNSHIP 24 NORTH, RANGE 04 WEST, SEWARD MERIDIAN, ALASKA. EASEMENTS WERE CREATED BY BENKA LAKE ALASKA SUBDIVISION, PLAT #85-14 TALKEETNA RECORDING DISTRICT AND EASEMENT DOCUMENTATION RECORDED AT BOOK 103, PAGE 997, RECORDED ON NOVEMBER 8, 1984.

AGENDA OF: July 21, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to Assembly for consideration.

Route To:	Signature
Platting Officer	X Tyler Young 7/6/2026 Signed by: Tyler Young
Planning Director	X Alex Strawn 7/6/2026 Signed by: Alex Strawn
Finance Director	X Lyndsey Brisard for CH 7/6/2026 Signed by: Lyndsey Brisard
Borough Attorney	X Nicholas Spiropoulos 7/6/2026 Signed by: Nicholas Spiropoulos
Borough Manager	X MichaelBrown 7/6/2026 Signed by: Mike Brown
Borough Clerk	X Estelle M. Wiese for LM 7/6/2026 Signed by: Estelle Wiese

ATTACHMENT(S):

Fiscal Note	(1p)
Vicinity Map	(1p)
Staff Report Packet	(77pp)
Handout Packet	(4pp)
Platting Authority Action Letter	(3pp)
Platting Board Minutes	(4pp)

SUMMARY STATEMENT: The Platting Board approved the preliminary ASLS 2019-69 subdivision to include the vacation of two public use easements during the July 2, 2016, Platting Board meeting. The easements were created by the Benka Lake Alaska Subdivision, Plat #85-14, in the Talkeetna Recording District, and a public use easement document recorded at Book 103, Page 997, recorded on November 8, 1984. Dedication of right of way following the current E. Hillside Drive is being proposed as equal or better access

pursuant to MSB 43.15.035(B)(1)The Platting Board shall ordinarily approve vacations of public rights-of-way if: (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the Assembly approve the vacation of public use easements as shown on ASLS 2019-69, Platting Case #2026-031.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE
Agenda Date: July 21, 2026

SUBJECT: TO VACATE TWO PUBLIC USE EASEMENTS LOCATED WITHIN PARCEL A3 (S½ NE¼ & SE¼), LOCATED WITHIN THE E½ SECTION 04, TOWNSHIP 24 NORTH, RANGE 04 WEST, SEWARD MERIDIAN, ALASKA. EASEMENTS WERE CREATED BY BENKA LAKE ALASKA SUBDIVISION, PLAT #85-14 TRD AND EASEMENT DOCUMENTATION RECORDED AT BOOK 103, PAGE 997, RECORDED ON NOVEMBER 8, 1984.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES **NO**
AMOUNT REQUESTED No financial impact	FUNDING SOURCE
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 7/6/2026 X Liesel Zanto Signed by: Liesel Zanto	

EXPENDITURES/REVENUES: **(Thousands of Dollars)**

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

FUNDING: **(Thousands of Dollars)**

General Fund						
State/Federal Funds						
Other						
TOTAL						

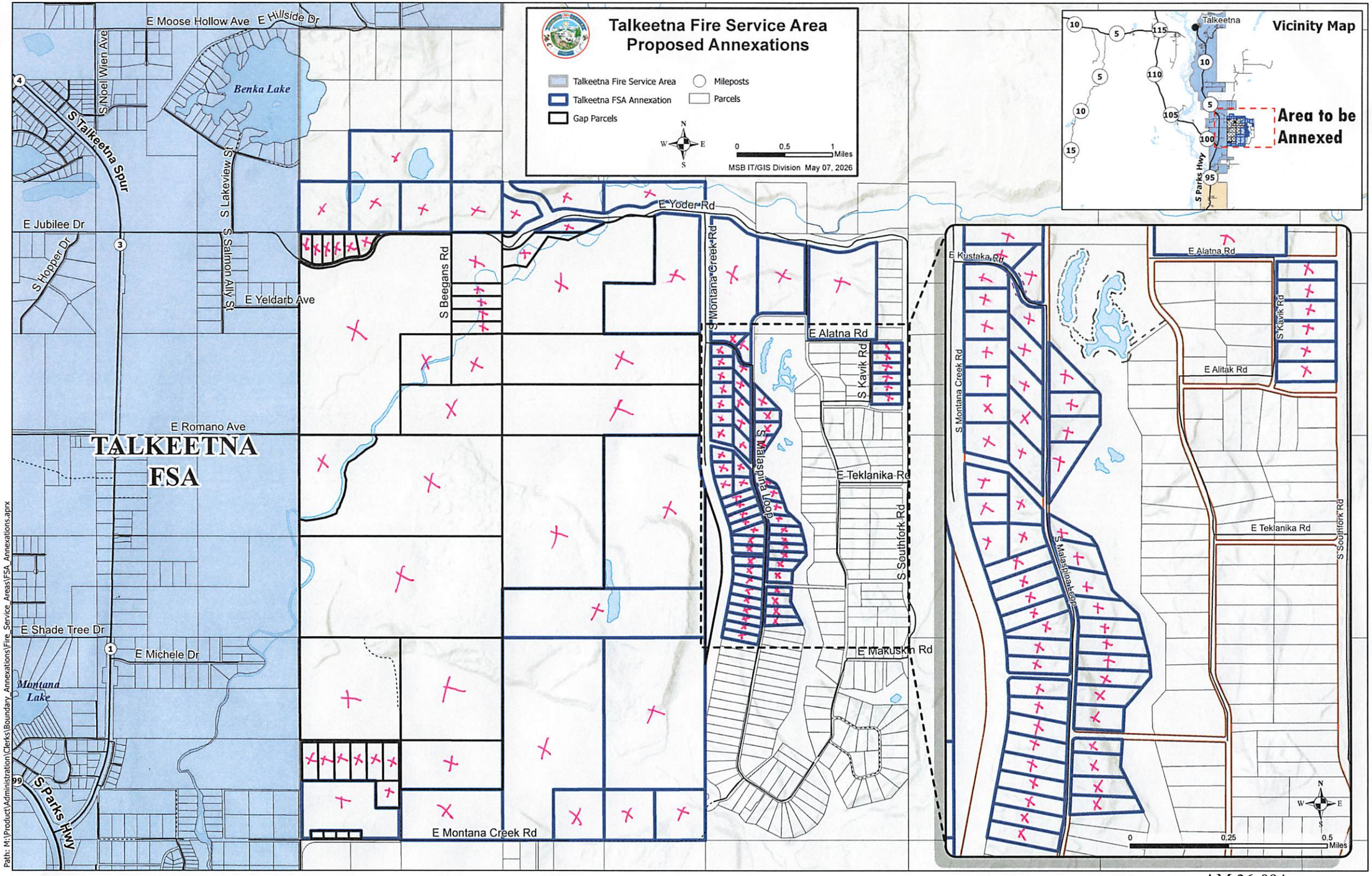
POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	7/6/2026 X Lyndsey Brisard for CH Signed by: Lyndsey Brisard

(insert your legislative numbers here. See Legislation Writing Tips & Tricks for example)


Talkeetna Fire Service Area
Proposed Annexations
Talkeetna Fire Service Area
Talkeetna FSA Annexation
Gap Parcels
Mileposts
Parcels
0 0.5 1 Miles
MSB IT/GIS Division May 07, 2026
Vicinity Map
Talkeetna
Area to be Annexed
TALKEETNA FSA
E Moose Hollow Ave
E Hillside Dr
S Noel Wien Ave
Benka Lake
S Talkeetna Spur
S Lakeview St
S Salmon Ally St
E Jubilee Dr
S Hopper Dr
E Yeldarb Ave
S Beegans Rd
E Yoder Rd
S Montana Creek Rd
E Alatna Rd
S Kavik Rd
E Romano Ave
S Malaspina Loop
E Teklanika Rd
S Southfork Rd
E Shade Tree Dr
E Michele Dr
E Makuskin Rd
Montana Lake
S Parks Hwy
E Montana Creek Rd
E Kustaka Rd
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AM 26-094

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 2, 2026

PRELIMINARY PLAT: ASLS 2019-69 (VAC)

LEGAL DESCRIPTION: SEC 04, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: STATE OF ALASKA DNR

SURVEYOR/ENGINEER: R & K LAND SURVEYING, LLC

ACRES: 238.39 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-031

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E. Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69,** containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S. Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos	**PAGES**	– 1-5
Petition for Vacation of Right-of-Way	**PAGES**	– 6-11
Topographic Narrative	**PAGES**	– 12-14
Section Line Easement Determination	**PAGES**	– 15-33
Posting Affidavit & Photos	**PAGES**	– 34-38
May 21, 2026, Staff Report Packet	**PAGES**	– 39-46
May 21, 2026, Platting Board Action Letter	**PAGE**	– 47
June 18, 2026, Staff Report Packet	**PAGES**	– 48-59
June 18, 2026, Platting Board Action Letter	**PAGE**	– 60
Agenda Plat	**PAGES**	– 71-72

AGENCY COMMENTS

ADOT&PF	**PAGES**	– 61-62
MSB DPW Pre-Design and Engineering Division	**PAGE**	– 63
Development Services	**PAGES**	– 64-65
Utilities	**PAGES**	– 66-70

DISCUSSION: A continuation was granted for ASLS 2019-69 during the May 21, 2026, Platting Board meeting. The continuation was needed to allow the time to meet the public notice requirements of MSB 43.15.065(G). Photos and an affidavit certifying that the posting will be maintained at the site of the vacation

has since been submitted by the Petitioner (**Exhibit Pages 34-38**). At the request of platting staff, a second continuation was granted during the June 18, 2026, Platting Board meeting. This was to meet the requirements of MSB 43.15.035(D). The proposed subdivision is vacating the existing public use easement located in the southeastern corner of proposed Tract A, dedicating right-of-way following the existing E. Hillside Drive, and creating two tracts with Tract B being a utility lot lying south of the new road dedication. A plat note will be required denoting that Tract B is a utility lot and that no onsite sewer systems shall be allowed.

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 will be met once the dedication of right of way following the current alignment of E. Hillside Drive has been completed.

Petition for Vacation of Right-of-Way: A vacation petition was submitted for the following described Public Use Easements:
That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984 located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska.
R&K Land Surveying, on behalf of Robert L. Dawson, the lessee of ADL 22652, a portion of state land located within T24N R4W Section 4, Seward Meridian, Alaska has conducted a field survey of the existing location of E. Hillside Drive. The State of Alaska is willing to vacate all portions of the existing rights-of-way for E. Hillside Drive related to ASLS 2019-69 with the intention of dedicating a new right-of-way that better fits the location of the existing roads.

Topographic Narrative: A topographic narrative was submitted (**Exhibit Pages 12-14**), pursuant to MSB 43.20.281(A)(1)(i)(i). Rick Wentworth, Professional Land Surveyor, notes that the SE1/4 and the S1/2NE1/4 terrain is generally level with three different elevation changes. The northwest corner is essentially the lowest point and areas in the southeast quadrant is the highest, approximately 170 feet higher in elevation. Although Answer Creek does not traverse through the property, low lands associated with the historic water flowing from higher elevations affect the farthest northwest corner of the property. Immediately adjacent to these low lands, the ground rises approximately 35 feet to a second level bench. This bench is heavily wooded with mature birch and spruce trees. The undergrowth is comprised of typical berry bushes, alder, and some devils club. Continuing in a southeasterly direction, there is another 30-foot rise in elevation to the main level area of the property. The majority of the property is at this level near the 510-foot elevation mark. This land is also heavily wooded with mature spruce and birch trees.

Section Line Easement Determination: A section line easement determination was submitted by Rick Wentworth, Professional Land Surveyor (**Exhibit Pages 15-33**) noting the research used to determine the section line easements shown on the agenda plat.

Comments:
ADOT&PF (**Exhibit Pages 61-62)** has no comments.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 63)** notes that the existing number of lots accessing Hillside Drive at this location is close to exceeding 100, which would require a residential collector standard road. Would it be at all possible to provide additional right of way on the inside of the curves to allow for future realignment with 550' radius curves?
Staff notes that as this subdivision is not changing the road classification it would not be required of the petitioner to grant this request. The request from PD&E was forwarded to the petitioner's representative.

Development Services (**Exhibit Pages 64-65**):
Permit Center has no comments.
Code Compliance has no objections.

Utilities: (**Exhibit Pages 66-70**):
ENSTAR has no comments or recommendations.
GCI has no comments or objections.
MEA did not respond.
MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land & Water; ADF&G; US Army Corps of Engineers; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The preliminary plat of ASLS 2019-69 is 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, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of ASLS 2019-69 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The Vacation of that portion of E. Hillside Drive Public Use Easement lying within the proposed ASLS 2019-69 is consistent with MSB 43.15.035 Vacations.
3. A continuation was requested and granted by the Platting Board during the May 21, 2026, Platting Board meeting to meet minimum posting requirements. The petitioner has provided information required pursuant to MSB 43.15.035.
4. A continuation was requested and granted by the Platting Board during the June 18, 2026, Platting Board meeting to allow the time required per 43.15.065(D).
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
6. The lot has the required frontage pursuant to MSB 43.20.320.
7. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land & Water; ADF&G; US Army Corps of Engineers; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain assembly approval of the Vacation within 30 days of Platting Board Approval.
3. 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.
4. Add a plat note stating "Tract B is a utility lot. No onsite sewer systems shall be allowed on Tract B."
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

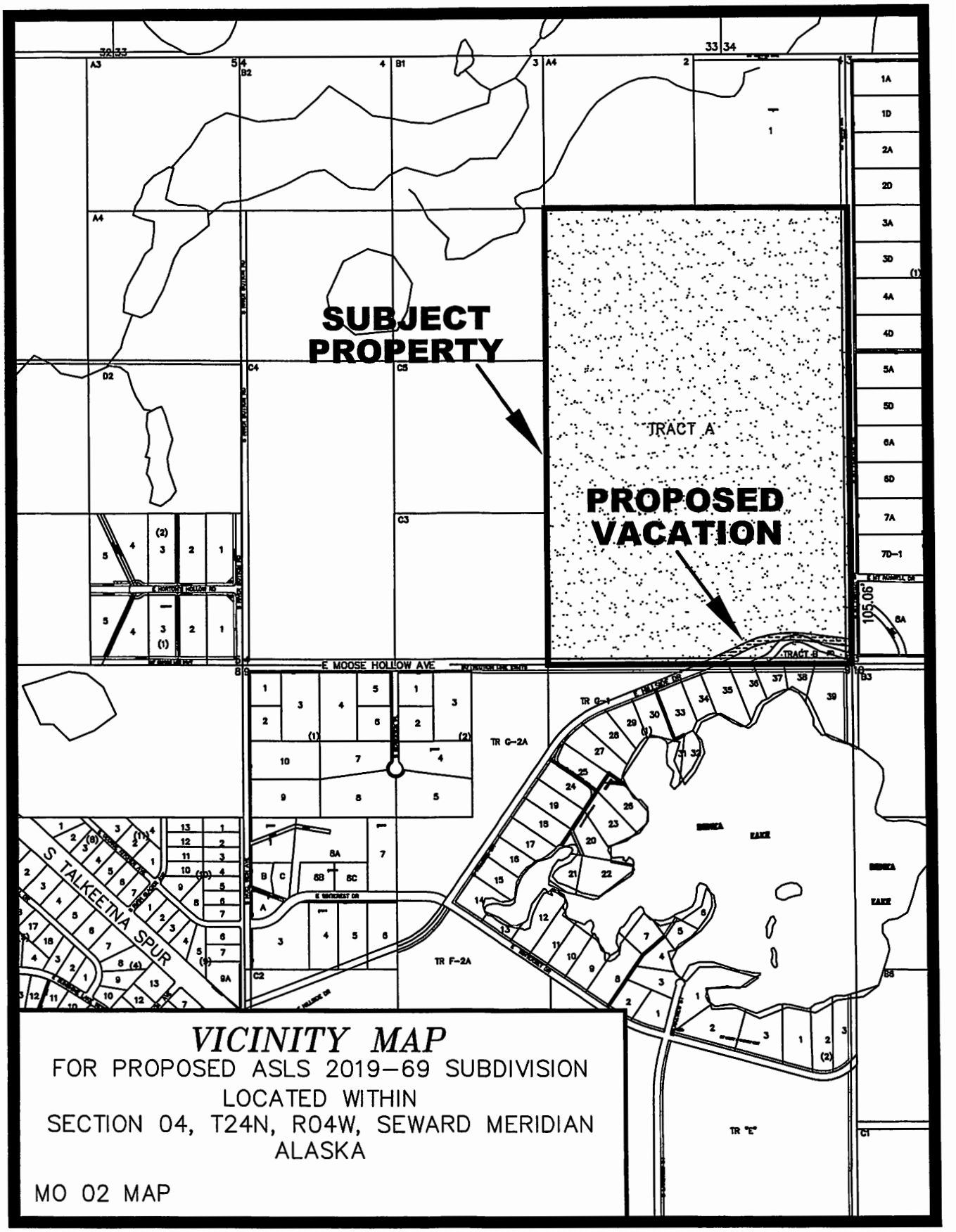
FINDINGS OF FACT FOR THE VACATION OF PUBLIC USE EASEMENTS

1. The vacation of the following public use easements are consistent with MSB 43.15.035 Vacations:
   That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
   The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984, located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska.
2. A continuation was requested and granted by the Platting Board during the May 21, 2026, Platting Board meeting to meet minimum posting requirements. The petitioner has provided information required pursuant to MSB 43.15.035.
3. A continuation was requested and granted by the Platting Board during the June 18, 2026, Platting Board meeting to allow the time required per 43.15.065(D).
4. Pursuant to MSB 43.15.035(E) and MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Public Use Easement.
5. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE, US Postmaster, Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Capital Projects, Assessments, Planning or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. At the time of staff report write-up, there was one objection from the public in response to the Notice of Public Hearing.
9. Vacation of the Public Use Easements are contingent upon recordation of the proposed ASLS 2019-69 subdivision plat.

RECOMMENDATION FOR APPROVAL OF THE VACATION OF THE PUBLIC USE EASEMENT

Suggested motion: I move to approve the vacation of the Public Use Easements described as: That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984, located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska contingent on staff recommendations:

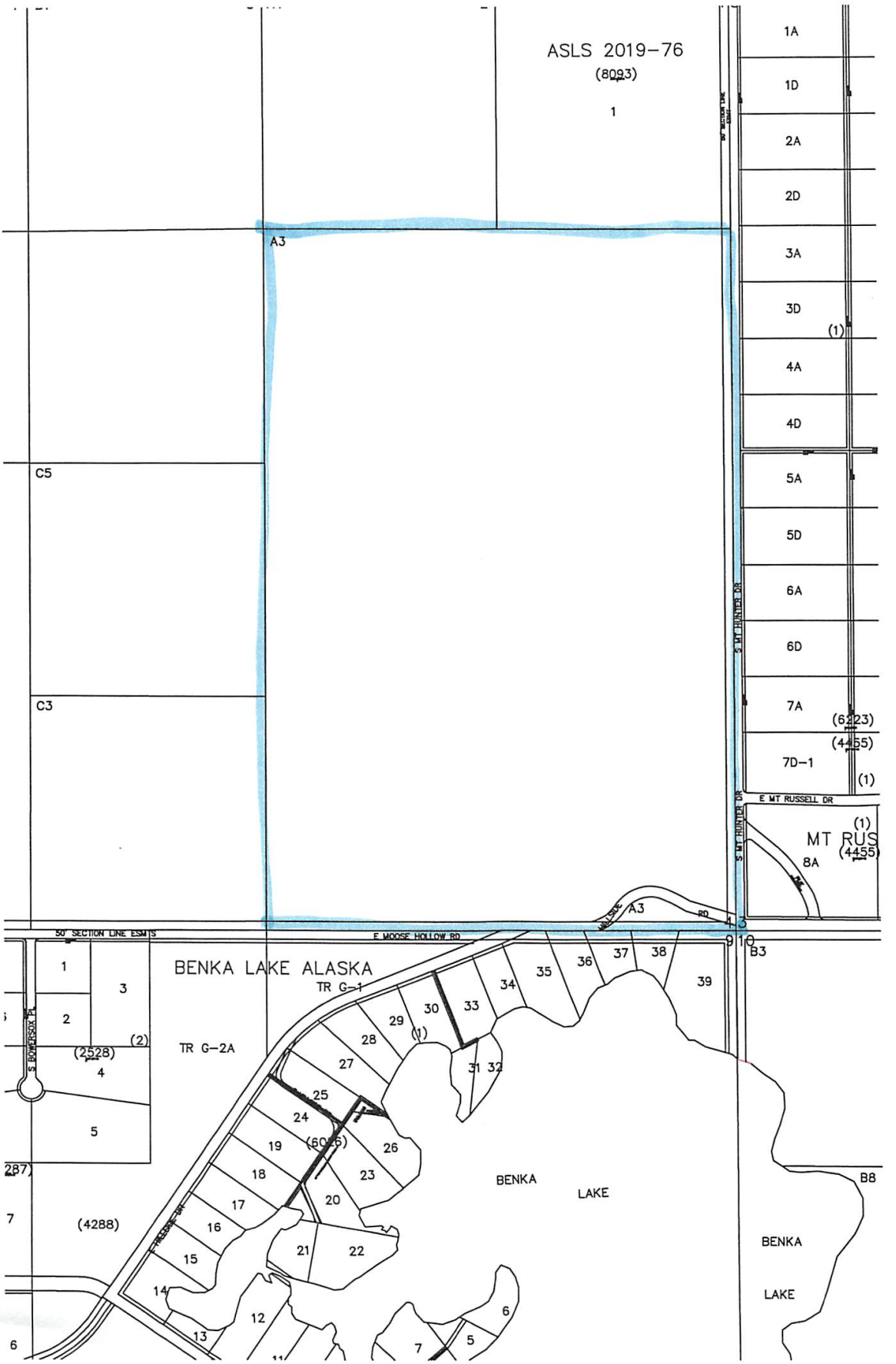
1. Obtain assembly approval of the vacation within 30 days of Platting Board approval.
2. Show the easement vacations on the final mylar of ASLS 2019-69 in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED ASLS 2019–69 SUBDIVISION
LOCATED WITHIN
SECTION 04, T24N, R04W, SEWARD MERIDIAN
ALASKA

MO 02 MAP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BENKA LAKE ALASKA
TR G-1
TR G-2A
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LAKE
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B8

50' SECTION LINE ESMT
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S Mt Hunter Dr
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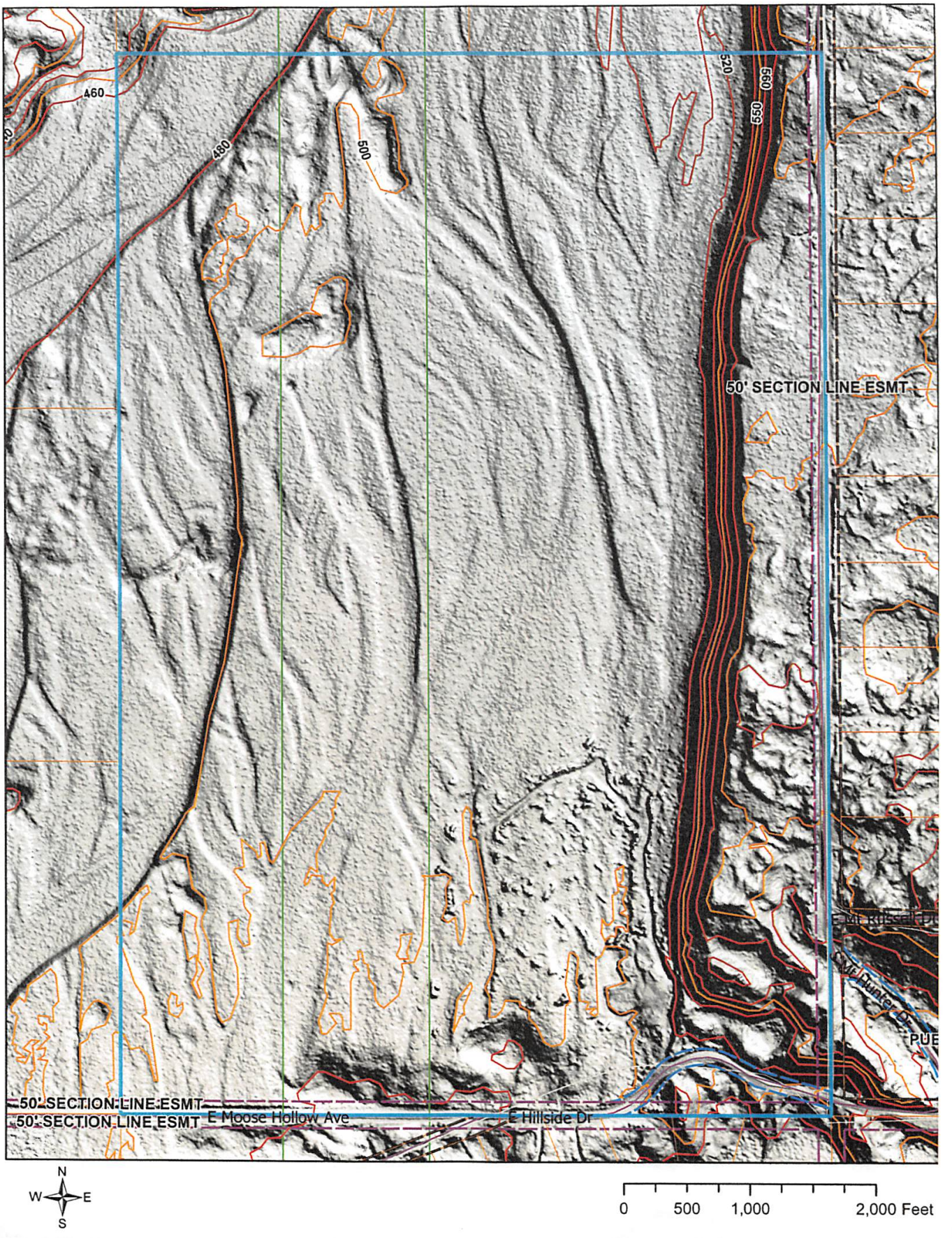
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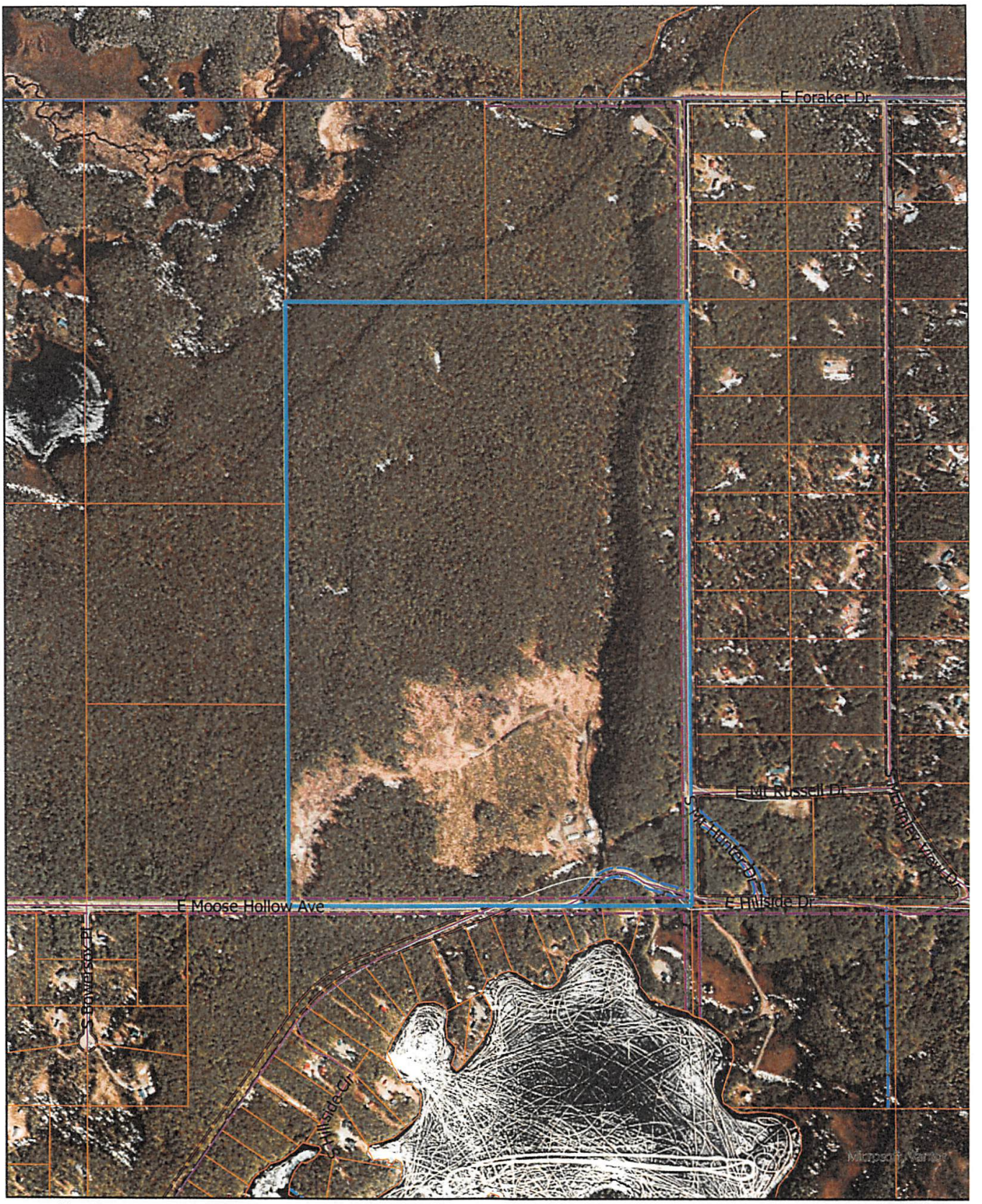


ASLS 2019-69(VAC)
2026-031
Exhibit Page 5 of 70
AM 26-094

RECEIVED
MAR 13 2026
PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

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

SE1/4 T24N R4W Seward Meridian, State of Alaska

Said right-of-way being more fully described as: E. Hillside Drive as shown on plat #85-14, T. R. D. and the 60' PUE recorded in book 103 on page 997, T.R.D.. This vacation will be replaced with a new dedicated ROW following the currently constructed and maintained location of E. Hillside Drive.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

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

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

A requirement of the State of Alaska in order to finish the platting process of ASLS 2019-69

APPLICANT
OR
OWNER

Name: State of Alaska DNR Email: gwen.gervelis@alaska.gov

Mailing Address: 550 West 7th Ave., Ste 650 Anchorage, Alaska Zip: 99501

Contact Person: Gwen Gervelis Phone: 907-269-8516

SURVEYOR

Name (FIRM): R&K Land Surveying, LLC Email: rklandsurveying@gmail.com

Mailing Address: PO Box 606 Willow, Alaska Zip: 99688

Contact Person: Rick Wentworth Phone: 907-495-0047

SIGNATURES OF PETITIONER(S):

Gwen M. Gervelis _____ _____

_____ _____

_____ _____

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

❖❖❖

R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

RECEIVED
MAR 13 2026
PLATTING

July8, 2021

RE: Access Required

State of Alaska
Department of Natural Resources
Division of Land, Mining & Water – Survey Section
550 West 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576
Attn: Elizabeth Anderson

To Whom it Concerns,
On behalf of Robert L. Dawson, current lessee of ADL 22652, a portion of state land located within T24N R4W Section 4, Seward Meridian, Alaska, R & K Land Surveying, LLC has conducted a field survey of the existing location of E. Hillside Drive. The State of Alaska is willing to vacate all portions of the existing rights-of ways for E. Hillside Drive related to ASLS 2019-69 with the intention of dedicating a new right-of-way that better fits the location of the existing road.

Those portions of the existing right-of-way include:

That portion of the 60 foot wide road corridor located in the SE1/4SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.

The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984 located in the SE1/4SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska.

R & K Land Surveying, LLC recommends a new right-of-way for E. Hillside Drive be dedicated. This new right-of-way will conform to the current Matanuska-Susitna Borough Subdivision Construction Manual minimum road design standards. The centerline of the existing gravel road will substantially be located in the center of this new right-of-way as indicated on Exhibit A1 dated July 8, 2021, attached heron. The Platting Department at the Mat-Su Borough has accepted this proposed ROW.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

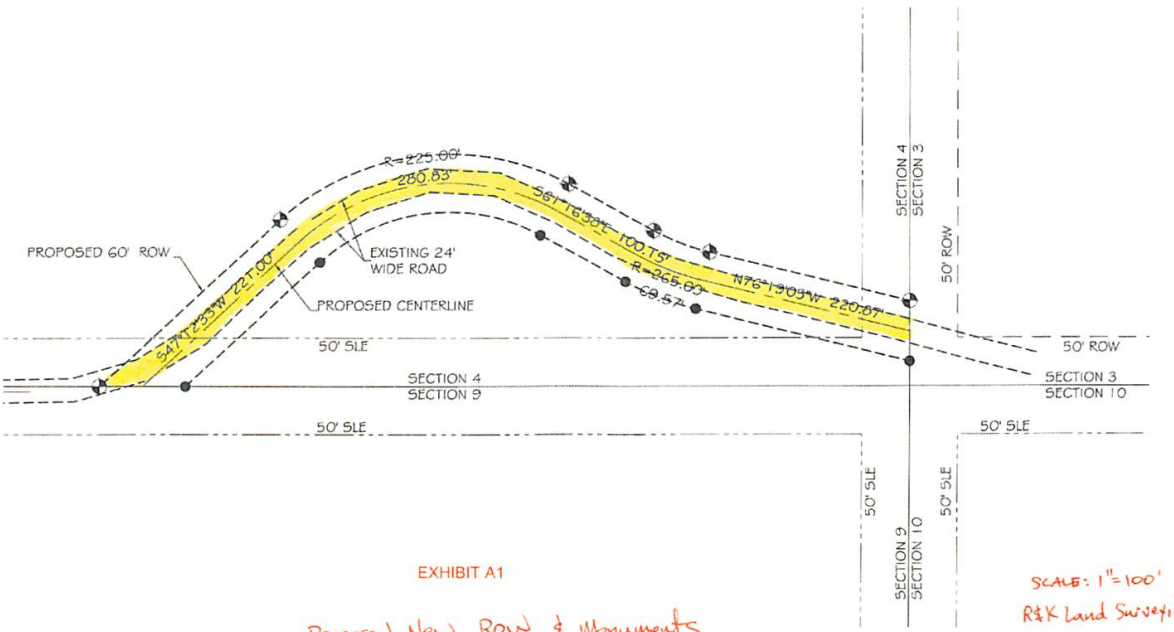


EXHIBIT A1

Proposed New ROW & Monuments

SCALE: 1"=100'

R&K Land Surveying

7/8/2021

R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

March 4, 2026

RE: ASLS 2019-69 Preliminary Plat Submittal
ADL 22652 – Cathie Dawson Agricultural Land Lease

RECEIVED
MAR 13 2026
PLATTING

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave.
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

This letter is being provided regarding the request to vacate certain existing right-of-way (ROW) associated to ASLS 2019-69 on behalf of Cathie Dawson. These ROW's are identified in the Amended Survey Instructions and Survey Plan provided by the State of Alaska dated October 6, 2020 along with the Supplemental Survey Instructions dated July 1, 2021.

SUMMARY

R & K Land Surveying, LLC has prepared submittal documents for the petitioner, State of Alaska and applicant, Cathie Dawson pursuant to ADL 22652, ASLS 2019-69. Cathie Dawson is the current lessee of ADL 22652. This ADL file is related to the purchase of State of Alaska agriculture lands. All required information as required from the State of Alaska Department of Natural Resources have been addressed. All monuments have been placed and accepted as well as all DNR required drafting details.

ROW BACKGROUND

Within the 2020 Amended Survey Instructions, the State of Alaska required a portion of the existing 1965 60-foot-wide ROW for E. Hillside Drive, as shown on plat #65-4 for Benka Lake Alaska Subdivision, be vacated. The historical and current location for E. Hillside Drive is located substantially outside of the original described 1965 ROW. In 1984, Campbell Surveying recorded a 60-foot-wide Public Use Easement (PUE) document (Book 103 on Page 997, Talkeetna Recording Office) in an apparent attempt to capture the existing location of E. Hillside Drive and provide an adequate public access corridor for its ongoing improvements and / or maintenance for the local area residents.

FIELD SURVEY FINDINGS / ROW RECOMMENDATION

In 2020, R & K Land Surveying, LLC as-built the current location of E. Hillside Drive and found that its current location did not entirely coincide with the location as described in the 1984 PUE. The difference in location was enough to spark conversation between the State of Alaska and the Matanuska-Susitna Borough (MSB) in an effort to align the actual location of the roadway with an adequate ROW. I was tasked to draft a short summary of my findings and recommend a solution. This recommendation letter, dated July 8, 2021 was sent to the State and shared with the Borough Platting Officer. The State and the Borough decided that the best course of action was to vacate the entire existing 1965 ROW and the entire 1984 PUE description for E. Hillside Drive and dedicate a new 60-foot-wide ROW to clear any confusion related to ROW location for the

March 4, 2026

roadway. The preliminary plat for ASLS 2019-69 provides a graphic representation of the new ROW to be dedicated and the existing ROW/PUE to be vacated. Within the MSB pre-app dated January 27, 2026, MSB DPW Pre-Design and Engineering Division has no comments on the proposed subdivision.

PETITION TO VACATE ROW

This preliminary plat application includes a petition for vacation of right-of-way. The State of Alaska requires the vacation of existing ROW's and the dedication of a new ROW for this platting action. In 2021, the MSB Platting Department and the State of Alaska decided on a solution to finding that the existing roadway location was not adequate and/or consistent with the existing ROW. There is no visible evidence that the 1965 ROW was ever used and/or developed. 1970 USGS imagery shows E. Hillside Road constructed in its current location. The 1984 PUE, as currently described, is not sufficient to cover the current location of E. Hillside Road.

The proposed ROW dedication provides better legal access than the 1965 ROW since the road is actually constructed and will be located entirely within the proposed ROW. The actual road location only utilized approximately 20% of the existing 1965 ROW and potentially 50% of the 1984 PUE, this is not sufficient to cover all of the constructed roadway. Vacating the existing 1965 ROW and 1984 PUE does not limit public access to the area since these corridors were meant to provide legal access along the same existing roadway. The proposed ROW provides the required legal access along the existing roadway. The proposed ROW is the same width as the existing ROW width and was consistent with the 2020 MSB Subdivision Construction Manual legal access width standards during the conversation with the State and the Borough when proposing a recommendation for new ROW. It is my understanding that the proposed ROW is also consistent with the 2022 MSB Subdivision Construction Manual as the MSB DPW Pre-Design and Engineering Division has no comments regarding the requested vacations or new ROW.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Wentworth

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

October 30, 2025

RECEIVED
MAR 13 2026
PLATTING

RE: ASLS 2019-69 Topographic Narrative

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,
This letter is being provided regarding the preliminary plat submittal for ASLS 2019-69 on behalf of Cathie Dawson. This letter covers the topographic narrative of the parcel.

The SE1/4 and S1/2NE1/4 terrain is generally level with three different elevation changes. The northwest corner is essentially the lowest point and areas in the southeast quadrant is the highest, approximately 170 feet higher in elevation. Although Answer Creek does not traverse through the property, low lands associated with the historic water flowing from higher elevations affect the farthest NW corner of the property. Immediately adjacent to these low lands, the ground rises approximately 35 feet to a second level bench. This bench is heavily wooded with mature Birch and Spruce trees. The undergrowth is comprised of typical berry bushes, alder, and some devils club. Continuing in a southeasterly direction, there is another 30-foot rise in elevation to the main level area of the property. The majority of the property is at this level near the 510-foot elevation mark. This land is also heavily wooded with mature Spruce and Birch trees. This bench has recently been logged near the SW corner of the property adjacent to E. Moose Hollow Avenue. The last bench rises nearly 100 feet and parallels the east boundary line along S. Mt. Hunter Drive.

Sometime between 2004 and 2011, a 25-acre area was logged near the current homesite. This timeline is based on Mat-Su Borough imagery. The homesite is currently located near the SE corner of the property near the area where E. Moose Hollow Avenue turns into E. Hillside Drive, just north of Benka Lake. The highest part of the property is just east of the homesite with an elevation near 608 feet. The current location of E. Hillside Drive in this area traverses along the meandering elevations until the road exists the property and serves as public access to Moose Meadows and Mt. Russell subdivisions.

The following supporting documents are provided:

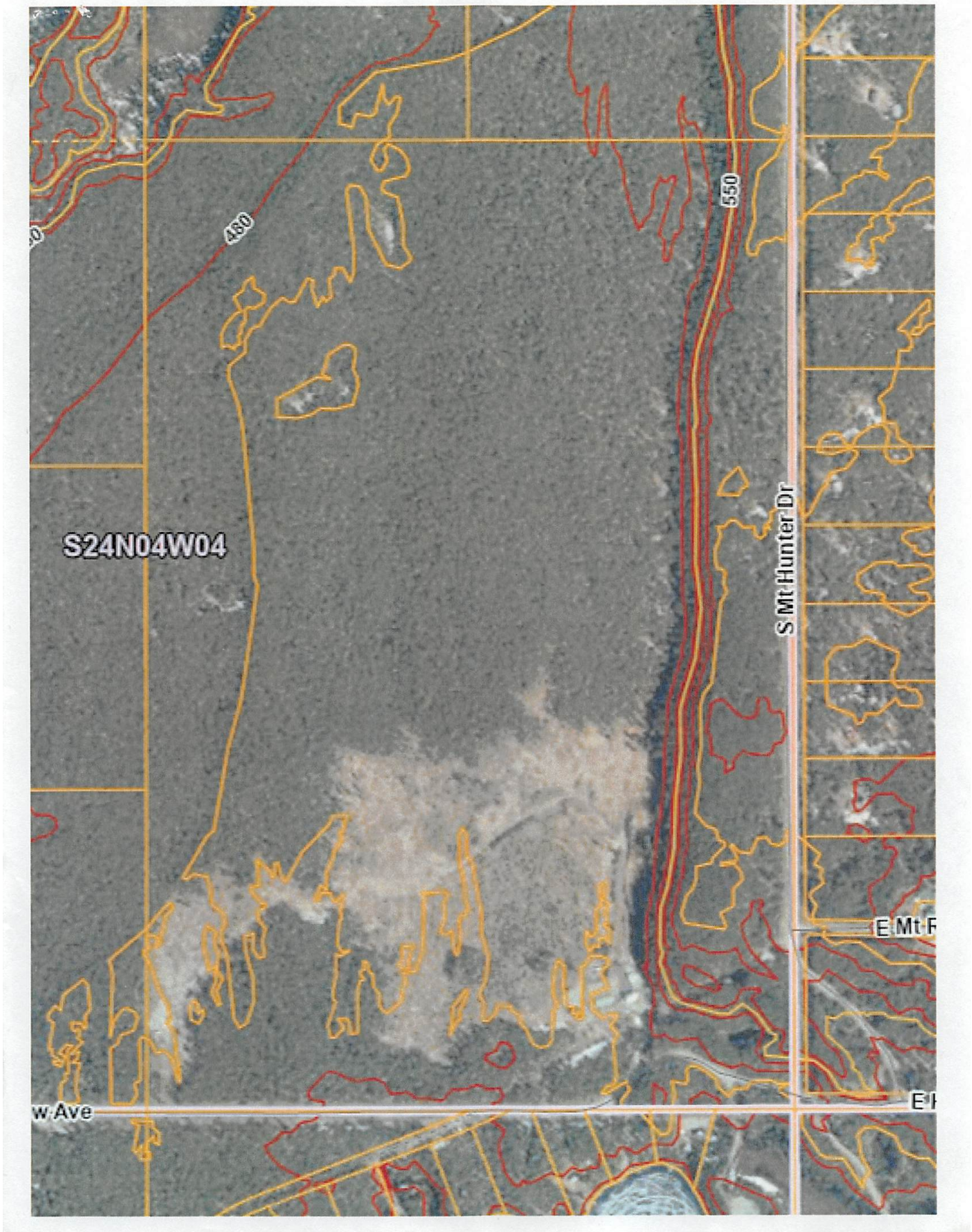
MSB 2011 Contours with 2023 imagery overlay
MSB 2011 Hillshade

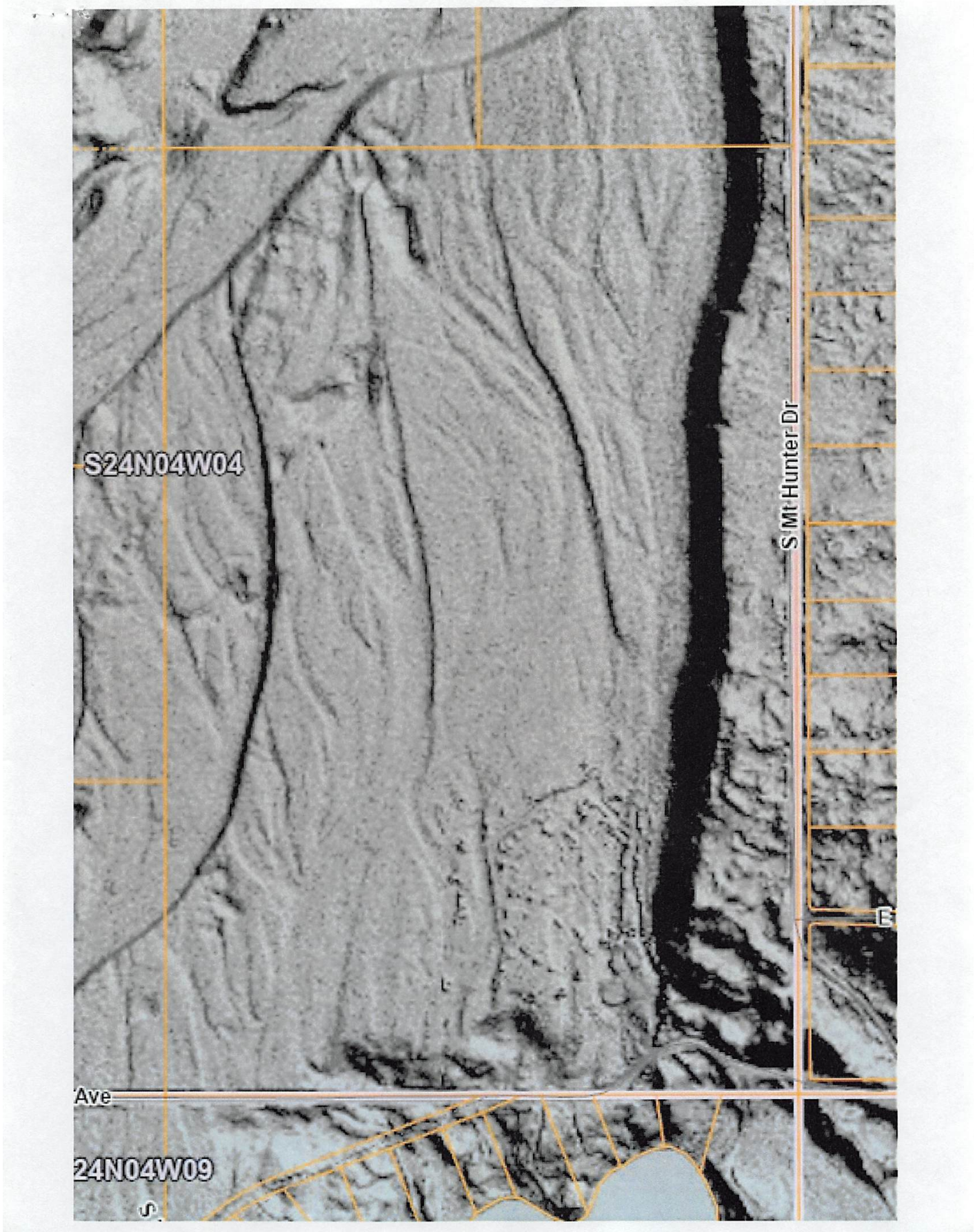
The preliminary plat of ASLS 2019-69 located within T24N R4W Section 4 SE1/4 and S1/2NE1/4, S.M., AK has been approved by the State of Alaska Survey section.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor


480
550
S Mt Hunter Dr
S24N04W04
E Mt F
w Ave


S24N04W04
S Mt Hunter Dr
Ave
24N04W09

March 13, 2026

R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047

RECEIVED
MAR 13 2026
PLATTING

RE: ASLS 2019-69 Preliminary Plat Submittal
ADL 22652 – Cathie Dawson Agricultural Land Lease
Section Line Easement Determination / Opinion

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner, Platting Officer

Mr. Wagner,
This letter is being provided as required regarding the existence of section line easement(s) affecting the proposed purchase and subdivision of State lands near Talkeetna, Alaska as described above. The following documents are provided in support of described determination:

BLM Survey Plat: T24N, R4W, Seward Meridian, Alaska dated April 23, 1918 and officially accepted on October 7, 1918
BLM Master Title Plat: T24N, R4W, Seward Meridian, Alaska dated October 18, 2018
US PATENT 1213622 issued October 17, 1960
Date of Entry/Application was September 3, 1958
US PATENT 1226464 issued April 20, 1962
Date of Entry/Application was September 3, 1958
US PATENT 1226381 issued April 17, 1962
Date of Entry/Application was December 29, 1959
US PATENT 1233113 issued August 23, 1963
Date of Entry/Application was August 19, 1960
Section Line Easement Research datasheets
Statutory Quitclaim Deed dated December 2, 1983
Statutory Quitclaim Deed dated December 21, 1983

The Rectangular Survey Plat for T24N, R4W, Seward Meridian, Alaska, dated April 23, 1918 and officially accepted on October 7, 1918.
The Master Title Plat for T24N, R4W Seward Meridian, Alaska, shows a current date of October 18, 2018.

AFFECTED SECTION LINES:

Located within Township 24 North Range 4 West, Seward Meridian, AK
Section lines common to Sections 4, 3, 10 and 9.

SECTION LINE EASEMENT DETERMINATION / OPINION:

I have reviewed the information from the Bureau of Land Management (BLM) files, including the BLM Historical Index, BLM and / or State of Alaska Patents, Official BLM Survey Plats and BLM case abstract sheets and related conveyance deeds. Using the dates of patent entry from the

March 13, 2026

BLM patents and case abstract sheets, comparing these dates to the BLM Official Survey Plat date of approval and reviewing the status of affected lands, my opinion is as follows:

> The lands underlying the subject section line(s) within the S1/2NE1/4 within Section 4 and Government Lot 1 within Section 9 were conveyed to the State of Alaska by US Patent No. 1213622. The date of entry/application according to the case file abstract for BLM case file AKA 045504 was September 3, 1958, the Patent was issued on October 17, 1960.
>
> The lands underlying the subject section line(s) within the SE1/4 within Section 4 were conveyed to the State of Alaska by US Patent No. 1226464. The date of entry/application according to the case file abstract for BLM case file AKA 045504 was September 3, 1958, the Patent was issued on April 20, 1962.
>
> The lands underlying the subject section line(s) within the SW1/4 within Section 4 and W1/2 within Section 9 were conveyed to State of Alaska by US Patent No. 1226381. The date of entry/application according to the case file abstract for BLM case file AKA 050886 was December 29, 1959, the Patent was issued on April 17, 1962.
>
> The lands underlying the subject section line(s) within Section 3 and Section 10 were conveyed to the State of Alaska by US Patent No. 1233113. The date of entry/application according to the case file abstract for BLM case file AKA 052881 was August 19, 1960, the Patent was issued on August 23, 1963.

Statutory Quitclaim Deed dated December 2, 1983 and recorded on December 12, 1983 in book 98 on page 973 in the Talkeetna Recording District Office conveys Government Lots 1 and 2, S1/2NE1/4 and the SE1/4 within Section 4, selected State of Alaska lands, to the Board of Regents of the University of Alaska. This conveyance satisfies the Act of January 21, 1929 agricultural land grant provisions, but is restricted to provisions stated in AS 14.40.291 and as such state section line easements area not attached to these lands.

Statutory Quitclaim Deed dated December 21, 1983 and recorded on December 28, 1983 in book 99 on page 229 in the Talkeetna Recording District Office conveys Government Lots 1 and 2, S1/2NE1/4 and the SE1/4 within Section 4, Board of Regents of the University of Alaska lands, to the State of Alaska. This conveyance transfers the land to typical State of Alaska public domain status and as such state section line easements attach subject to AS 19.10.010. Recent discussion with the State of Alaska Department of Natural Resources concur with this statement.

Review of the BLM Historical Index indicates that the lands described above were unappropriated and unreserved Federal land and open for entry on or after April 6, 1923. These lands were selected by State of Alaska and entry applications are on file in the BLM land records. ***Surveyed or unsurveyed land owned by the state on or after July 1, 1960, the width, as identified in AS 19.10.010, is 50 feet (11 AAC 51.025 editor's note #7)***.

If you have any questions, please do not hesitate to contact me.

Sincerely,

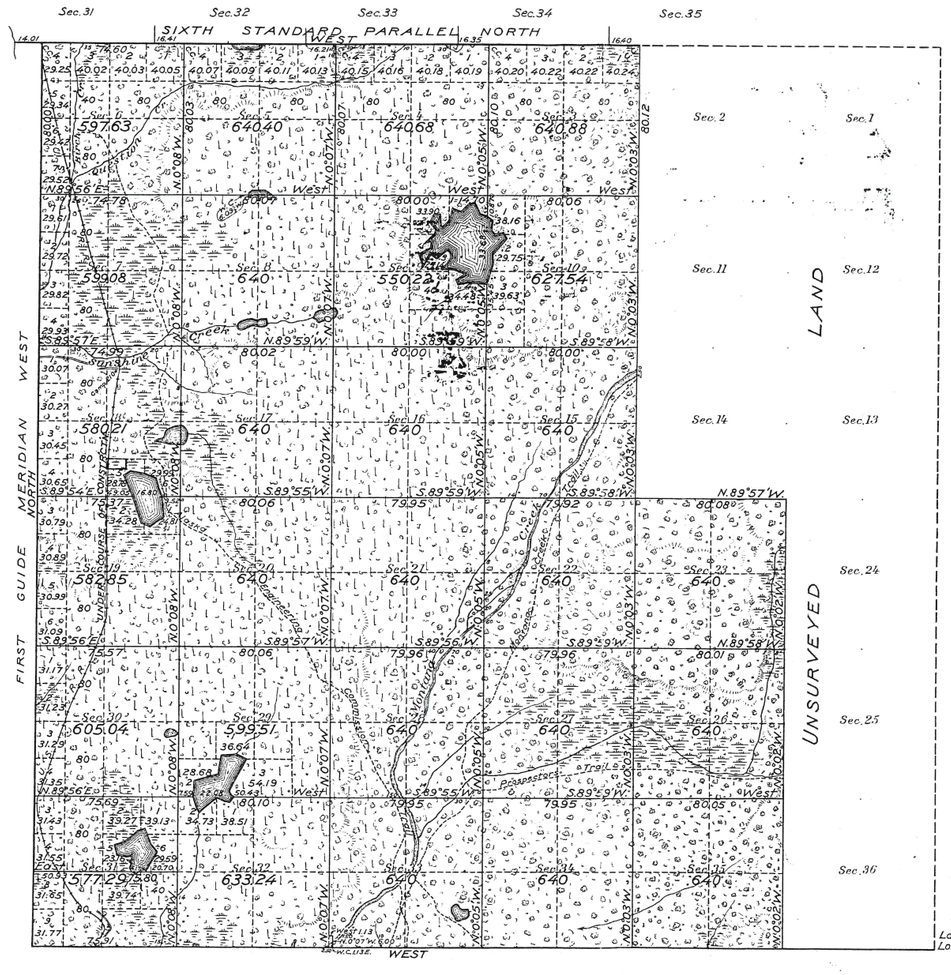
Richard Wentworth

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

(4-675 a)

Township No. 24 North Range No. 4 West of the Seward Meridian, Alaska.

Survey accepted G. L. O.
October 7, 1918. —



Areas in Acres	
Public Land	16834.57
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	220.74
Total Area	17055.31

Lat. 62°07'01"N.
Long. 149°54'54"W.

0 10 20 40 80
Scale 40 Chains to an inch

Mean Magnetic Declination 27°30'E.

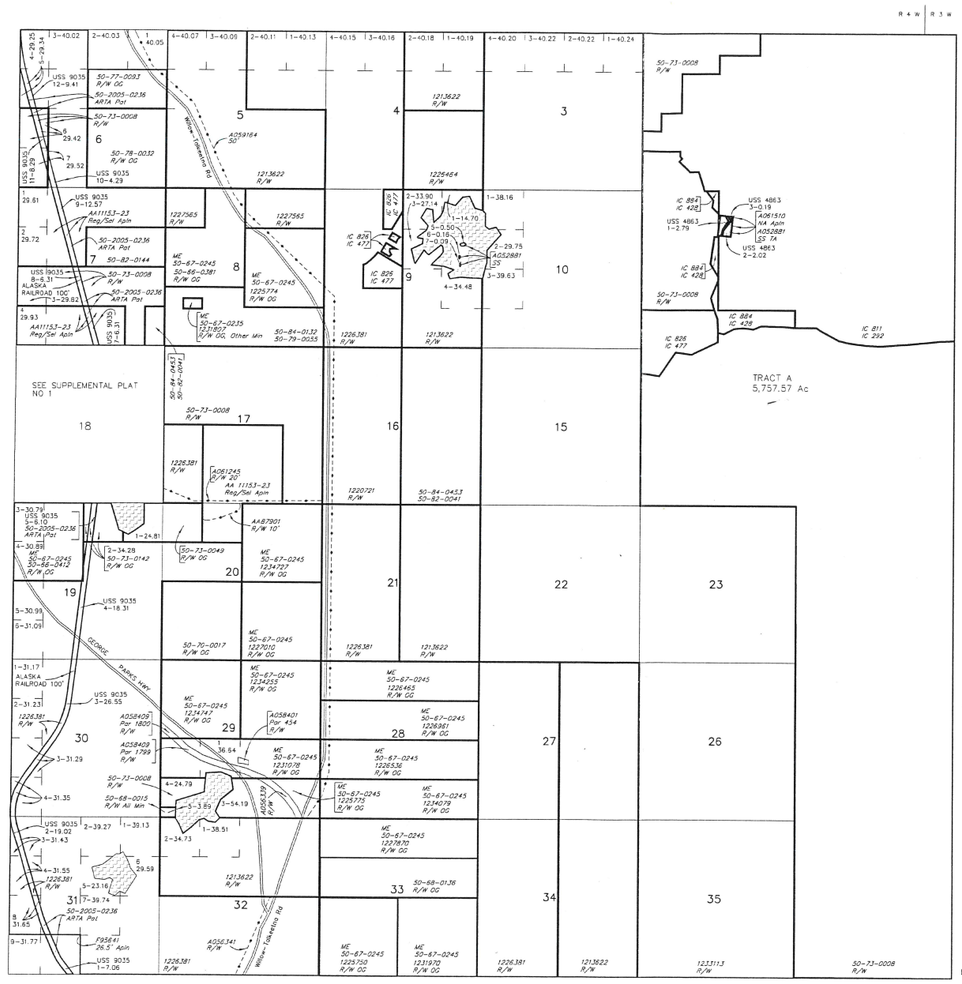
Surveys Designated	By Whom Surveyed	Group No.	Group Date	Amount of Surveys Mls.	Amount of Surveys chs.	Amount of Surveys lks.	When Surveyed Begun	When Surveyed Completed
Sixth Standard Parallel N.		5	June 1, 1917.	3	58	19	June 25, 1917	Sept. 23, 1917
South Boundary			" " "	5	75	91	" " "	" " "
First Guide Meridian W.	V. H. Wilhelm U.S.S.		" " "	6	00	00	" " "	" " "
Subdivisions	E. D. Calvin U.S.T.		" " "	50	52	72	" " "	" " "
Meanders			" " "	5	65	70	" " "	" " "
Connections			" " "	0	65	37	" " "	" " "

The above map of Township No. 24 North Range No. 4 West of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office.
Juneau Alaska, April 23, 1918

Charles E. Davidson
Surveyor General.

SURVEYED TOWNSHIP 24 NORTH RANGE 4 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UNIDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION, MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058730 SS Reserved Min Estate Only

PLO 5184 Will Cl affects Lds/Interests not conveyed

PL 96-487 Sec 1311 Wdl 1 Mile either side of CL Parks Hwy for scenic Hwy study

AA55132 IC PL 97-468
- Sec 6 lots 6 & 7
- Sec 7 NE1/4SW1/4, NW1/4SE1/4
- Sec 18 lots 15-17, NE1/4, NW1/4SE1/4, N1/2 NW1/4SW1/4SE1/4
- Sec 19 W1/2SW1/4NE1/4, E1/2NW1/4, S1/2
- Sec 30
- Sec 31 lots 3, 4 & 8 SE1/4SW1/4, NE1/4SW1/4, SW1/4SE1/4

AA55132 Exclusive Licence PL 97-468
- Sec 6 lots 4 & 5 SE1/4SW1/4
- Sec 7 lots 1 & E1/2NW1/4, SE1/4SW1/4, SW1/4SE1/4
- Sec 18 lot 18
- Sec 19 lot 2
- Sec 30 SE1/4SW1/4

A052881 SS Amdt PL 96-487 Sec 906(a) Top Filed

Lat 62°07'11.45"N
Long 149°54'26.91"W

WARNING:
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records hereon do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

CURRENT TO	
10-18-2018	

Sew Mer
T 24 N
R 4 W
ACAD

4—1043

Anchorage 045504

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 grant of Lands under the Act of January 21, 1929 (45 Stat. 1091), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.

T. 24 N., R. 4 W.,

Sec. 4, Lots 1, 2 and S½NE¼;

Sec. 5, Lots 3, 4, S½ and S½NW¼;

Sec. 9, Lots 1,2,3,4,S½SE¼ and NW¼SE¼;

Sec. 18, Lots 9,10,11,12,13,14,15,16,17,21,22, S½NE¼, SE¼NW¼, NE¼SE¼, W½NW¼SE¼, E½SW¼, E½W½SW¼, NE¼SE¼SE¼ and N½NW¼SW¼SE¼;

Sec. 21, E½;

Sec. 27, E½;

Sec. 32, Lots 1,2, S½NW¼ and NE¼;

Sec. 34, E½.

T. 26 N., R. 5 W.,

Sec. 25, Lots 7,8,29,33,34,37,38,39,40,41,42,43 and 44.

The areas described aggregate 2,573.31 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, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land 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 State of Alaska,and to its assigns forever; subject to 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,

Patent Number 1213622

U. S. GOVERNMENT PRINTING OFFICE 16 57247-2

4—1044
(July 1962)

Anchorage 045504

as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with the Act of March 12, 1914 (38 Stat. 305, 48 U.S.C. Sec. 305).

Excepting however, from this conveyance that certain railroad and all appurtenances thereto, constructed by the United States, through, over, or upon the land herein described, and the right of the United States, its officers, agents, or employees to maintain, operate, repair, or improve the same so long as needed or used for or by the United States.

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), 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.

GIVEN under my hand, in the District of Columbia, the SEVENTEENTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

(SEAL)

For the Director, Bureau of Land Management.

By Ruth W. [illegible]
Chief, Patents Section.

RECORD OF PATENTS: Patent Number 1213622

U. S. GOVERNMENT PRINTING OFFICE 16- 2420-6 2

2.

Anchorage 045504

4—1040
(October 1955)

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 grant of lands under the Act of January 21, 1929 (45 Stat. 1091), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.

T. 24 N., R. 4 W.,

Sec. 4, SE¼.

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, and in conformity with the said Act of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land 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 State of Alaska, and to its assigns forever; subject to 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 there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

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, 48 U. S. C. Sec. 305).

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.

GIVEN under my hand, in the District of Columbia, the TWENTIETH day of APRIL in the year of our Lord one thousand nine hundred and SIXTY-TWO and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

[SEAL]

For the Director, Bureau of Land Management.

By Ruth W. Talley
Chief, Patents Section.

Patent Number 1226161

16—51470-3 U. S. GOVERNMENT PRINTING OFFICE

Anchorage 050886 4—1043

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 grant of lands under Section 6 (b) of the Act of Congress of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.

T. 23 N., R. 4 W.,
Sec. 3, Lots 1, 2, 3, 4, S½N½, N½S½, S½SE¼;
Sec. 4, S½SW¼, NE¼SW¼, SE¼;
Sec. 5, Lot 4, N½SE¼;
Sec. 8, SW¼NE¼, E½SE¼;
Sec. 9, All;
Sec. 10, S½, W½NW¼;
Sec. 15, All;
Sec. 17, SE¼SW¼, SE¼, E½NE¼;
Sec. 18, SE¼SE¼;
Sec. 25, All;
Sec. 26, All;
Sec. 27, All;
Sec. 28, NE¼, N½SE¼;
Sec. 30, SW¼SE¼;
Sec. 31, Lot 4;
Sec. 32, N½N½, E½SE¼, SE¼NW¼, SE¼NE¼;
Sec. 33, All;
Sec. 34, All;
Sec. 35, All;

T. 23 N., R. 5 W.,
Sec. 1, Lots 1 and 2, NE¼NE¼;

T. 24 N., R. 4 W.,
Sec. 4, Lots 3 and 4, S½NW¼, SW¼;
Sec. 5, Lots 1 and 2, S½NE¼;
Sec. 9, W½;
Sec. 17, W½SW¼;
Sec. 18, Lots 7 and 8;
Sec. 19, Lots 5 and 6, E½SW¼, SE¼, S½NE¼;
Sec. 20, S½NW¼;
Sec. 21, W½;
Sec. 27, W½;
Sec. 30, Lots 1, 2, 3, 4, E½W½, E½;
Sec. 31, Lots 1, 2, 3, 4, 5, 6, 7 and 8, E½NW¼, S½SE¼, NE¼SE¼, NE¼SW¼;
Sec. 32, S½;
Sec. 34, W½.

6

Patent Number 1226881

U. S. GOVERNMENT PRINTING OFFICE 16—37247-2

Anchorage 050886

Seward Meridian, Alaska.
T. 24 N., R. 5 W.,
Sec. 1, Lots 1, 2, 3 and 4;
Sec. 11, Lot 1;
Sec. 23, Lot 3;
Sec. 24, Lot 1;
Sec. 25, Lots 1, 2, 3 and 4, E½.

The areas described aggregate 12,029.94 acres, according to the Official Plats of the Surveys of the said Lands, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tracts of Land 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 State of Alaska, and to its assigns forever; subject to 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 there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

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, 48 U. S. C. sec. 305).

Except that this patent shall not convey the oil and gas rights as to the S½SW¼, NE¼SW¼, SE¼, Sec. 4, All Sec. 9, in oil and gas lease Anchorage 043013; Lot 4, N½SE¼ Sec. 5, SW¼NE¼, E½SE¼ Sec. 8, in oil and gas lease Anchorage 044546;

1226381

Anchorage 050886 4—1044 (July 1963)

SE¼SW¼, SE¼, E½NE¼ Sec. 17, N½N½, SE¼NE¼, SE¼NW¼, E½SE¼ Sec. 32, in oil and gas lease Anchorage 047294; N½SE¼, NE¼ Sec. 28, in oil and gas lease Anchorage 044114, all in T. 23 N., R. 4 W.; W½SW¼ Sec. 17, SE¼, S½NE¼, E½E½SW¼ Sec. 19; S½NW¼ Sec. 20, Lots 7 and 8 Sec. 18, in oil and gas lease Anchorage 044544; Lots 1, 2, 3, 4, E½W½, E½ Sec. 30, Lots 1, 2, 3, 4, 5, 6, 7, 8, E½NW¼, S½SE¼, NE¼SE¼, NE¼SW¼ Sec. 31, in oil and gas lease Anchorage 044545, all in T. 24 N., R. 4 W.; Lots 1, 2, 3, 4 Sec. 1, Lot 1, Sec. 11, in oil and gas lease Anchorage 041345; and Lot 3, Sec. 23, Lot 1 Sec. 24, in oil and gas lease Anchorage 041346, all in T. 24 N., R. 5 W., until said leases shall terminate or be relinquished, but upon such termination or relinquishment of the said leases, all the rights and interests to the oil and gas deposits in the above described lands shall automatically vest in the patentee.

As to the S½SW¼, NE¼SW¼, SE¼ Sec. 4, All Sec. 9, Lot 4, N½SE¼ Sec. 5, SW¼NE¼, E½SE¼ Sec. 8, SE¼SW¼, SE¼, E½NE¼ Sec. 17, N½N½, SE¼NE¼, SE¼NW¼, E½SE¼ Sec. 32, N½SE¼, NE¼ Sec. 28, all in T. 23 N., R. 4 W.; W½SW¼ Sec. 17, SE¼, S½NE¼, E½E½SW¼ Sec. 19, S½NW¼ Sec. 20, Lots 7 and 8 Sec. 18, Lots 1, 2, 3, 4, E½W½, E½ Sec. 30, Lots 1, 2, 3, 4, 5, 6, 7, 8, E½NW¼, S½SE¼, NE¼SE¼, NE¼SW¼ Sec. 31, all in T. 24 N., R. 4 W., Lots 1, 2, 3, 4, Sec. 1, Lot 1 Sec. 11, and Lot 3 Sec. 23, Lot 1 Sec. 24, all in T. 24 N., R. 5 W., 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 lands as is required for mining operations, without compensation to the patentee for damages resulting from proper mining operations, for the duration of oil and gas leases Anchorage 043013, 044546, 047294, 044114, 044544, 044545, 041345 and 041346, and any authorized extension of said leases.

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), 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 the District of Columbia, the SEVENTEENTH day of APRIL in the year of our Lord one thousand nine hundred and SIXTY-TWO and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

For the Director, Bureau of Land Management.

By Elizabeth B. Hughes
Acting Chief, Patents Section.

RECORD OF PATENTS: Patent Number 1226381

U. S. GOVERNMENT PRINTING OFFICE 16—28220-2

4—1043

Anchorage 052881

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 grant of lands under Section 6 (b) of the Act of Congress of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.

T. 24 N., R. 4 W.,
Sec. 3, Lots 1, 2, 3, 4, S½N½, S½;
Sec. 10, Lots 1, 2, 3, SW¼SW¼, E½W½, E½;
Sec. 15, All;
Sec. 22, All;
Sec. 23, All;
Sec. 26, All;
Sec. 35, All.

The area described contains 4,468.42 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, and in conformity with the said Act of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land 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 State of Alaska, and to its assigns forever; subject

ent Number 1233113

30236

Anchorage 052881 4—1044 (July 1932)

to 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 there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

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, 48 U. S. C. sec. 305).

The E½, E½SW¼, NW¼SW¼, SW¼NW¼ said Sec. 22, W½W½, SE¼SW¼ said Sec. 23 are subject to the terms of an existing timber sale contract, Anchorage 059116, issued to the Northern Birch Veneer Company, pursuant to the Act of July 31, 1947 (61 Stat. 681; 30 U.S.C. 601-604).

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), 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.

GIVEN under my hand, in the District of Columbia, the TWENTY-THIRD day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-THREE and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

(SEAL)

For the Director, Bureau of Land Management.

By Elizabeth B. Hucke
Chief, Patents Section.

RECORD OF PATENTS: Patent Number 1233113

SECTION LINE EASEMENT RESEARCH

Legal Description				Patent Serial Number	Date of Entry	Issue Date	Date of BLM Survey	Patent from US or AK?
Aliqout Part(s)	Sec	Twn	Rng					
Gov't Lot 1 & S1/2NE1/4	4	24N	4W	1213622	9/3/58	10/17/60	10/7/1918	US
Gov't Lots 1 & 2	9	24N	4W	1213622	9/3/58	10/17/60	10/7/1918	US
SE 1/4	4	24N	4W	1226464	9/3/58	4/20/62	10/7/1918	US
SW 1/4	4	24N	4W	1226381	12/29/59	4/17/62	10/7/1918	US
W 1/2	9	24N	4W	1226381	12/29/59	4/17/62	10/7/1918	US
ALL	3	24N	4W	1233113	8/19/60	8/23/63	10/7/1918	US
ALL	10	24N	4W	1233113	8/19/60	8/23/63	10/7/1918	US

COMPILED BY: Rick Wentworth DATE: 3/5/2026

SLE Research Form_RKLS.xlsx

98 - 923

STATUTORY QUITCLAIM DEED

The GRANTOR, STATE OF ALASKA, pursuant to Sections 2 and 3, Chapter 22, SLA 1983, and for good and valuable consideration, conveys and quitclaims, subject to valid existing rights, to the GRANTEE, BOARD OF REGENTS OF THE UNIVERSITY OF ALASKA, as trustee for the University of Alaska, whose mailing address is 3354 College Road, Fairbanks, Alaska 99701, all interest it has, if any, in the following described real property located in the Talkeetna Recording District of the State of Alaska:

TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 4: GLO LOTS 1, 2, S1/2NE1/4, SE1/4.

SECTION 5: GLO LOT 4, S1/2SE1/4, SE1/4NW1/4.

ACCORDING TO THE SURVEY PLAT OF TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE AT JUNEAU, ALASKA ACCEPTED APRIL 23, 1918.

SECTION 18: BLM LOT 21, NE1/4SE1/4, NE1/4SE1/4SE1/4.

ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT OF TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JUNE 6, 1955.

SECTION 21: NW1/4SE1/4.

SECTION 27: SE1/4.

SECTION 32: GLO LOT 1, NE1/4NE1/4, S1/2NE1/4, SE1/4NW1/4.

ACCORDING TO THE SURVEY PLAT OF TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE AT JUNEAU, ALASKA ACCEPTED APRIL 23, 1918.

LOTS 3, 5, 9, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37 AND 39, BLOCK 1; AND LOTS 1, 2 AND 3, BLOCK 2, BENKA LAKE ALASKA SUBDIVISION, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT OF BENKA LAKE ALASKA SUBDIVISION, SITUATED IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE PALMER RECORDING DISTRICT ON OCTOBER 28, 1966 AS PLAT SERIAL NO. 66-2390. (PALMER PLAT NO. 66-42).

CONTAINING 995.523 ACRES, MORE OR LESS.

TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 20: NE1/4, N1/2SE1/4, SE1/4SE1/4, NE1/4SW1/4.

ACCORDING TO THE SURVEY PLAT OF TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE AT JUNEAU, ALASKA ON JANUARY 15, 1919.

SECTION 29: SW1/4NE1/4, N1/2SE1/4.

ACCORDING TO THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MARCH 15, 1967.

CONTAINING 440.00 ACRES, MORE OR LESS.

QCD No. 585
ADL No. 214785

98 914

TOWNSHIP 26 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

SECTION 25: GLO LOTS 29, 33, 34, 37, 38, 41 AND 42.

ACCORDING TO THE DEPENDENT RESURVEY AND SUPPLEMENTAL PLAT OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON APRIL 2, 1956.

CONTAINING 28.58 ACRES, MORE OR LESS.

CONTAINING AN AGGREGATE OF 1,464.103 ACRES, MORE OR LESS.

Excluding all land underlying navigable waters and any interest in land transferred to the grantor by the quitclaim deed dated June 30, 1959, executed by the Secretary of Commerce under the authority of the Alaska Omnibus Act, Public Law 86-70 (73 Stat. 141).

Dated this 21st day of October, 1983

STATE OF ALASKA

By: Warner T. May
Warner T. May
For Director
Division of Technical Services
Department of Natural Resources

STATE OF ALASKA)
)ss.
Third Judicial District)

This is to certify that on the 21st day of October, 1983, appeared before me WARNER T. MAY, who is known to me to be the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public in and for
the State of Alaska

My Commission Expires

QCD No. 585
ADL No. 214785

98 · 975

Acceptance

Grantee hereby accepts title to the above described real property.

Dated this 3rd day of Dec, 1983

By: Donald B. Able, Jr.
President of the Board of Regents
University of Alaska

STATE OF ALASKA)
)ss.
Third Judicial District)

This is to certify that on the 3rd day of Dec, 1983, appeared before me DONALD B. ABLE, JR., who is known to me to be the President of the Board of Regents of the University of Alaska; that he accepted said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public in and for
the State of Alaska

My Commission Expires: 4/30/87

83-003600
14
RECEIVED-FILED
PALMER
RECORDING DIST.
Dec 12 1 30 PM '83
REQUESTED BY Statewide Office of Land
ADDRESS 3151 College Investment
Rd, AK
attn: Mac Freeman

QCD No. 585
ADL No. 214785

Page 3 of 3

BOOK 99 PAGE 229

STATUTORY QUITCLAIM DEED

The GRANTOR, the BOARD OF REGENTS OF THE UNIVERSITY OF ALASKA, as trustee for the University of Alaska, whose address of record is 3354 College Road, Fairbanks, Alaska 99701, for good and valuable consideration, conveys and quitclaims, subject to valid existing rights, to the GRANTEE, the STATE OF ALASKA, whose address of record is Department of Natural Resources, Division of Technical Services, Pouch 107035, Anchorage, Alaska 99510, all interest it has, if any, in the following described real property located in the Talkeetna Recording District of the State of Alaska:

TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 4: GLO LOTS 1, 2, S1/2NE1/4, SE1/4.

SECTION 5: GLO LOT 4, S1/2SE1/4, SE1/4NW1/4.

ACCORDING TO THE SURVEY PLAT OF TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE AT JUNEAU, ALASKA ACCEPTED APRIL 23, 1918.

SECTION 18: BLM LOT 21, NE1/4SE1/4, NE1/4SE1/4SE1/4.

ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT OF TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JUNE 6, 1955.

SECTION 21: NW1/4SE1/4.

SECTION 27: SE1/4.

SECTION 32: GLO LOT 1, NE1/4NE1/4, S1/2NE1/4, SE1/4NW1/4.

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LOTS 3, 5, 9, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37 AND 39, BLOCK 1; AND LOTS 1, 2 AND 3, BLOCK 2, BENKA LAKE ALASKA SUBDIVISION, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT OF BENKA LAKE ALASKA SUBDIVISION, SITUATED IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE PALMER RECORDING DISTRICT ON OCTOBER 28, 1966 AS PLAT SERIAL NO. 66-2390. (PALMER PLAT NO. 66-42).

CONTAINING 995.523 ACRES, MORE OR LESS.

TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 20: NE1/4, N1/2SE1/4, SE1/4SE1/4, NE1/4SW1/4.

ACCORDING TO THE SURVEY PLAT OF TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE AT JUNEAU, ALASKA ON JANUARY 15, 1919.

SECTION 29: SW1/4NE1/4, N1/2SE1/4.

ACCORDING TO THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MARCH 15, 1967.

CONTAINING 440.00 ACRES, MORE OR LESS.

BOOK 99 PAGE 230

TOWNSHIP 26 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

SECTION 25: GLO LOTS 29, 33, 34, 37, 38, 41 AND 42.

ACCORDING TO THE DEPENDENT RESURVEY AND SUPPLEMENTAL PLAT OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON APRIL 2, 1956.

CONTAINING 28.58 ACRES, MORE OR LESS.

CONTAINING AN AGGREGATE OF 1,464.103 ACRES, MORE OR LESS.

Excluding all land underlying navigable waters and also excluding any interest in land transferred to the State of Alaska by the quitclaim deed dated June 30, 1959, executed by the secretary of Commerce under the authority of the Alaska Omnibus Act, Public Law 86-70 (73 Stat. 141).

Dated this 2nd day of December, 1983.

GRANTOR
Board of Regents of the
University of Alaska

Donald B. Abel, Jr., President
Board of Regents
University of Alaska

ACKNOWLEDGMENTS

STATE OF ALASKA)
: ss
Third Judicial District)

THIS IS TO CERTIFY that on this 2nd day of Dec, 1983, before me, the undersigned Notary Public, in and for the State of Alaska, duly commissioned and sworn as such, personally appeared to me DONALD B. ABEL, JR., to me known to be the President of the Board of Regents of the University of Alaska, a constitutional corporation organized and existing under the laws of the State of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation, as presiding officer thereof, by authority of its Board of Regents, as the voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public in and for Alaska
My Commission Expires: 7/20/87

Page 2 of 3

99 231

Acceptance

Grantee hereby accepts title to the above described real property.

Dated this 21 day of December 1983.

By James R. Anderson
James R. Anderson, Director
Division of Technical Services
Dept. of Natural Resources

STATE OF ALASKA)
: ss
Third Judicial District)

THIS IS TO CERTIFY that on the 21 day of December, 1983, before me appeared JAMES R. ANDERSON, known to me to be the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

WITNESS my hand and official seal the day and year in this certificate first above written.

Gayle Quisley
Notary Public in and for Alaska
My Commission Expires: My Commission Expires February 2, 1987

83-3707

RECORDED - FILED
Talkeetna REC. DIST.
DATE 12-28, 1983
TIME 3:05 PM
Requested by DNR/DNR
Address Pouch 7035
Anch. 99510-7035

Page 3 of 3

RECEIVED
MAY 18 2026
PLATTING

RIGHT-OF-WAY OR PUBLIC USE EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and ~~have~~ will maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Date Posted: 5/13/2026

Platting Case #: 2026-031

Cathie Dawson
Printed Name

Signature

HC 89 Box 8302 / 17697 E. Hillside Dr
Mailing Address

907-733-4035
Phone Number

Talkeetna, AK 99676

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 14th day of May
20 26, by Cathie Dawson
(name of signers(s))

(signature and seal of notary)
My commission expires: 02/19/2029

OFFICIAL SEAL
Anita Hill
Notary Public-State of Alaska
My Comm. Expires: 02/19/2029

Matthew Goddard

From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Thursday, May 14, 2026 9:04 AM
To: Matthew Goddard
Cc: 'cat dawson'
Subject: RE: ASLS 2019-69 Posting
Attachments: Public Notice_2.JPG

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Here is another notice posting photo.

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor

R & K Land Surveying, LLC
Office (907) 495-0047

NOTICE: This message is for the sole use of the intended individual or entity to whom it is addressed and may contain information that is private and exempt from disclosure under applicable law. You are hereby notified that any dissemination, distribution, or duplication of this information by someone other than the intended addressee or its designee is not allowed. However, please notify sender immediately if you have received this message in error and please retain no hard copies. The recipient shall hold harmless the sender of any liability resulting from information sent unintentionally. Taxes within applicable city limits will apply and be added at time of invoicing. There may be a cancellation fee to those projects cancelled less than 3 days prior to scheduled work date.

From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Thursday, May 14, 2026 8:54 AM
To: 'Matthew Goddard' <Matthew.Goddard@matsugov.us>
Cc: 'cat dawson' <mollycat1@live.com>
Subject: RE: ASLS 2019-69 Posting

Matthew,
We posted the Public Notice yesterday, see attached photo. Cat will be getting the posting affidavit notarized this week and will mail it directly to you. Please let me know when you receive it.

Thank you,

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor

R & K Land Surveying, LLC
Office (907) 495-0047

NOTICE: This message is for the sole use of the intended individual or entity to whom it is addressed and may contain information that is private and exempt from disclosure under applicable law. You are hereby notified that any dissemination, distribution, or duplication of this information by someone other than the intended addressee or its designee is not allowed. However, please notify sender immediately if you have received this message in error and please retain no hard copies. The recipient shall hold harmless the sender of any liability resulting from information sent

unintentially. Taxes within applicable city limits will apply and be added at time of invoicing. There may be a cancellation fee to those projects cancelled less than 3 days prior to scheduled work date.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, May 11, 2026 9:47 AM
To: R&K Land Surveying <rklandsurveying@gmail.com>
Subject: ASLS 2019-69 Posting

Good morning Rick,

As a follow up to our conversation this morning, I have drafted the continuation request to the June 18th, 2026, Platting Board meeting.
To keep this date, the notice will need to be posted at the site no later than May 18th, 2026 (the sooner the better of course).
Please submit photos of the posted signs, this can be by email. The photos will be in the staff report packet and the affidavit will be a handout once the 30 days have passed.

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

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 21, 2026

PRELIMINARY PLAT:	**ASLS 2019-69 (VAC)**
LEGAL DESCRIPTION:	**SEC 04, T24N, R04W, SEWARD MERIDIAN AK**
PETITIONERS:	**STATE OF ALASKA DNR**
SURVEYOR/ENGINEER:	**R & K LAND SURVEYING, LLC**
ACRES: 238.39 ±	**PARCELS: 2**
REVIEWED BY:	**MATTHEW GODDARD** **CASE #: 2026-031**

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

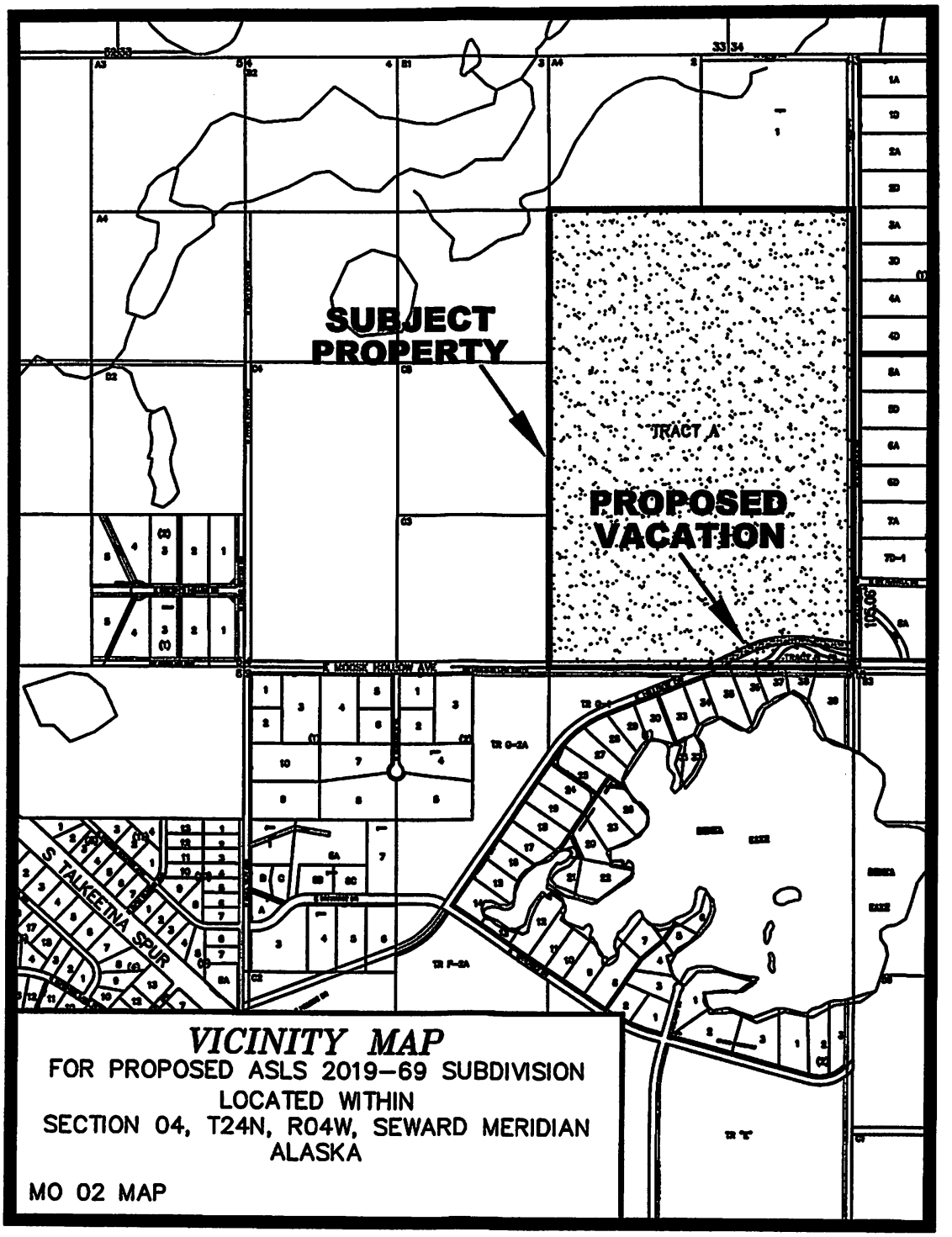
EXHIBITS:

Vicinity Map and Aerial Photos	**PAGES – 1-5**
Agenda Plat	**PAGES – 6-7**

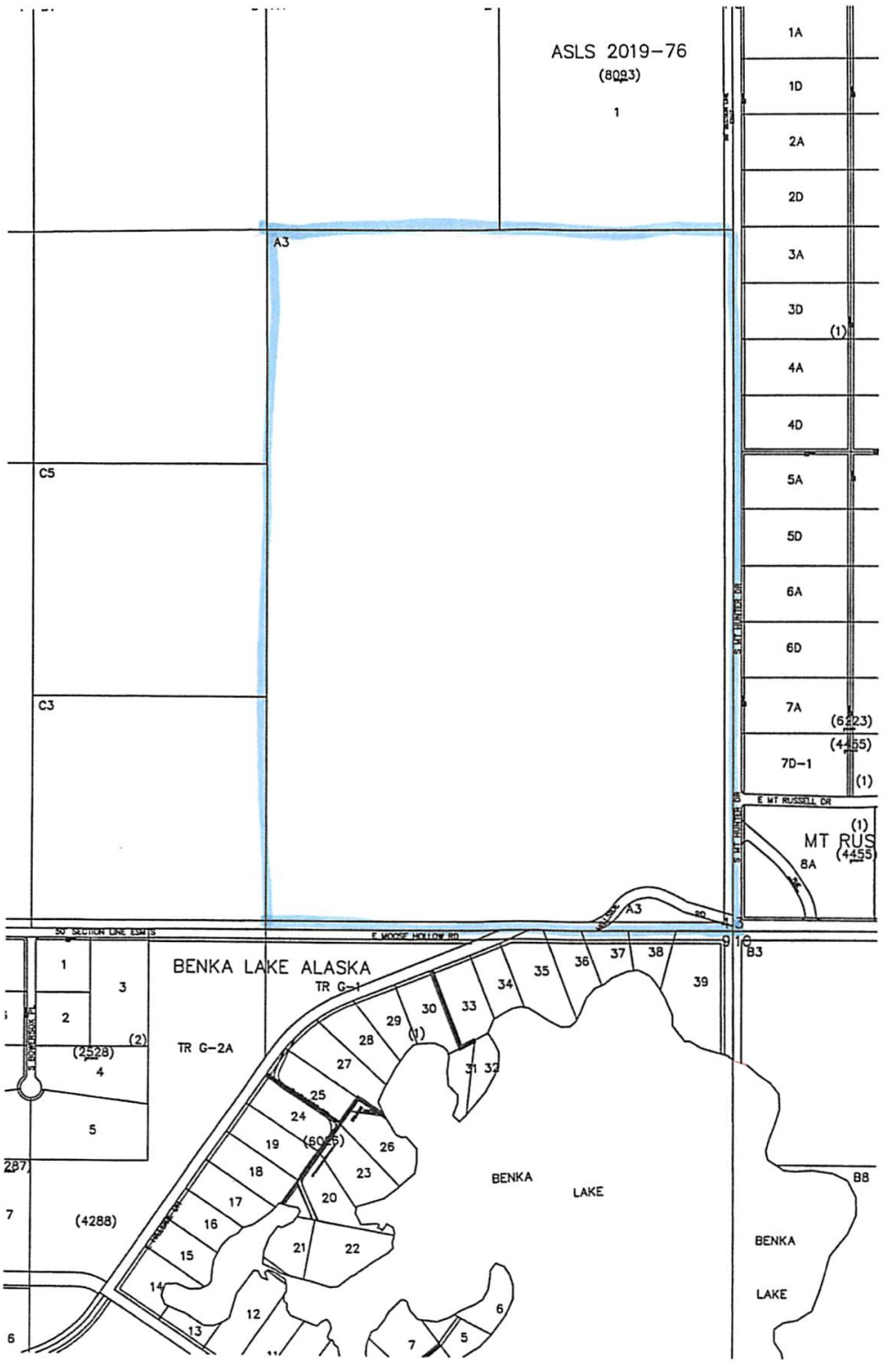
DISCUSSION: Staff is requesting the proposed ASLS 2019-69 be continued to the June 18, 2026 Platting Board meeting. The request is to give the petitioner the time required to meet the public posting requirements as seen in MSB 43.10.065(G) Notice of right-of-way, public use easement, section line easement, or RS-2477 easement vacation requests shall be posted and maintained by the applicant 30 days prior to the public hearing. The notices shall state the date, time, and place of the public hearing and be located in a manner clearly visible to the public. These notices must be posted along the boundary of the property at all common points of access to that portion of the easement or right-of-way that is subject of the application. The notices shall be in the format approved by the platting officer. The applicant shall submit an affidavit verifying that this posting has been made.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

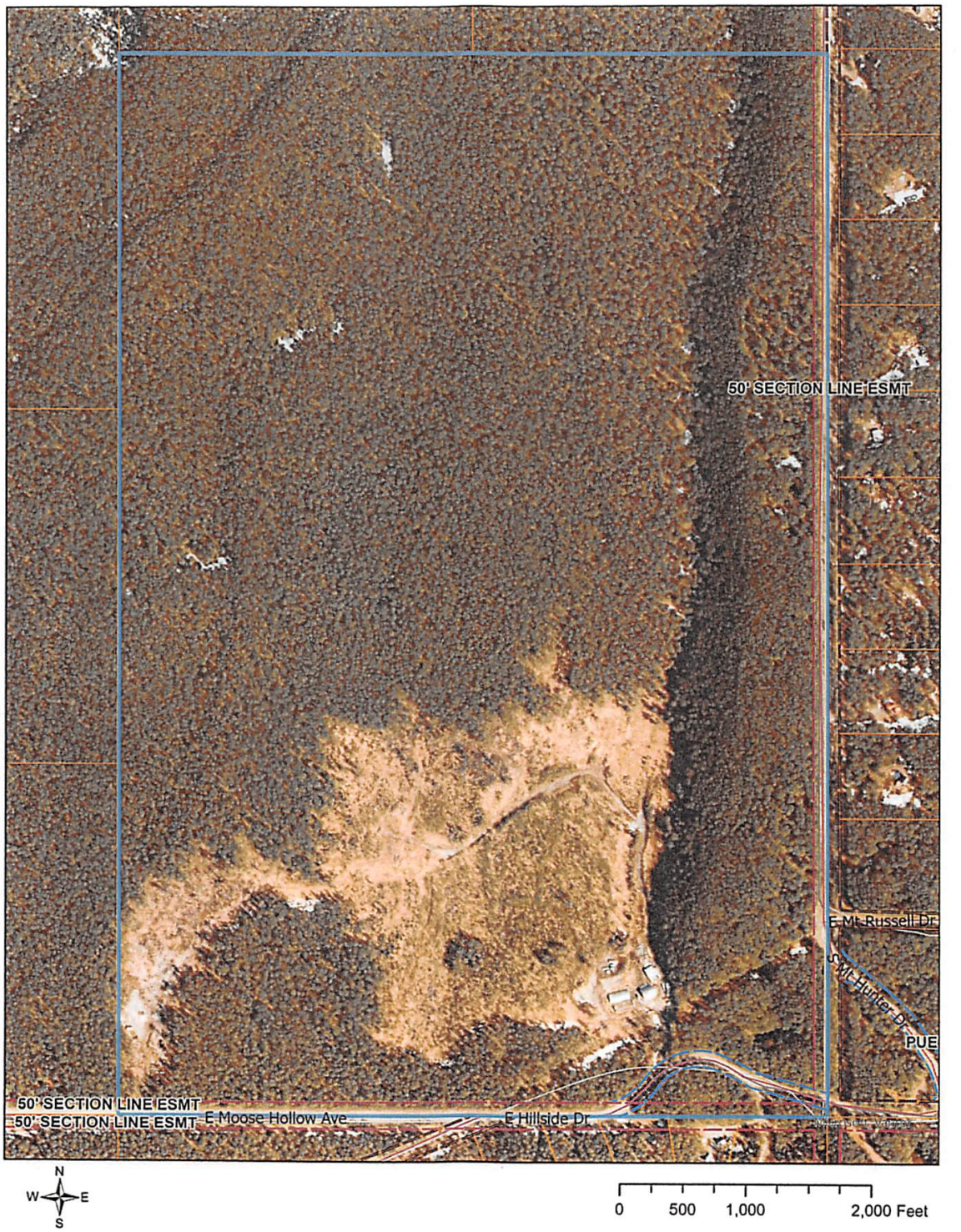
Suggested motion: I move to approve continuation of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, to the June 18th, 2026, Platting Board Meeting.



ASLS 2019-69 (VAC)
2026-031
Exhibit Page 1 of 7

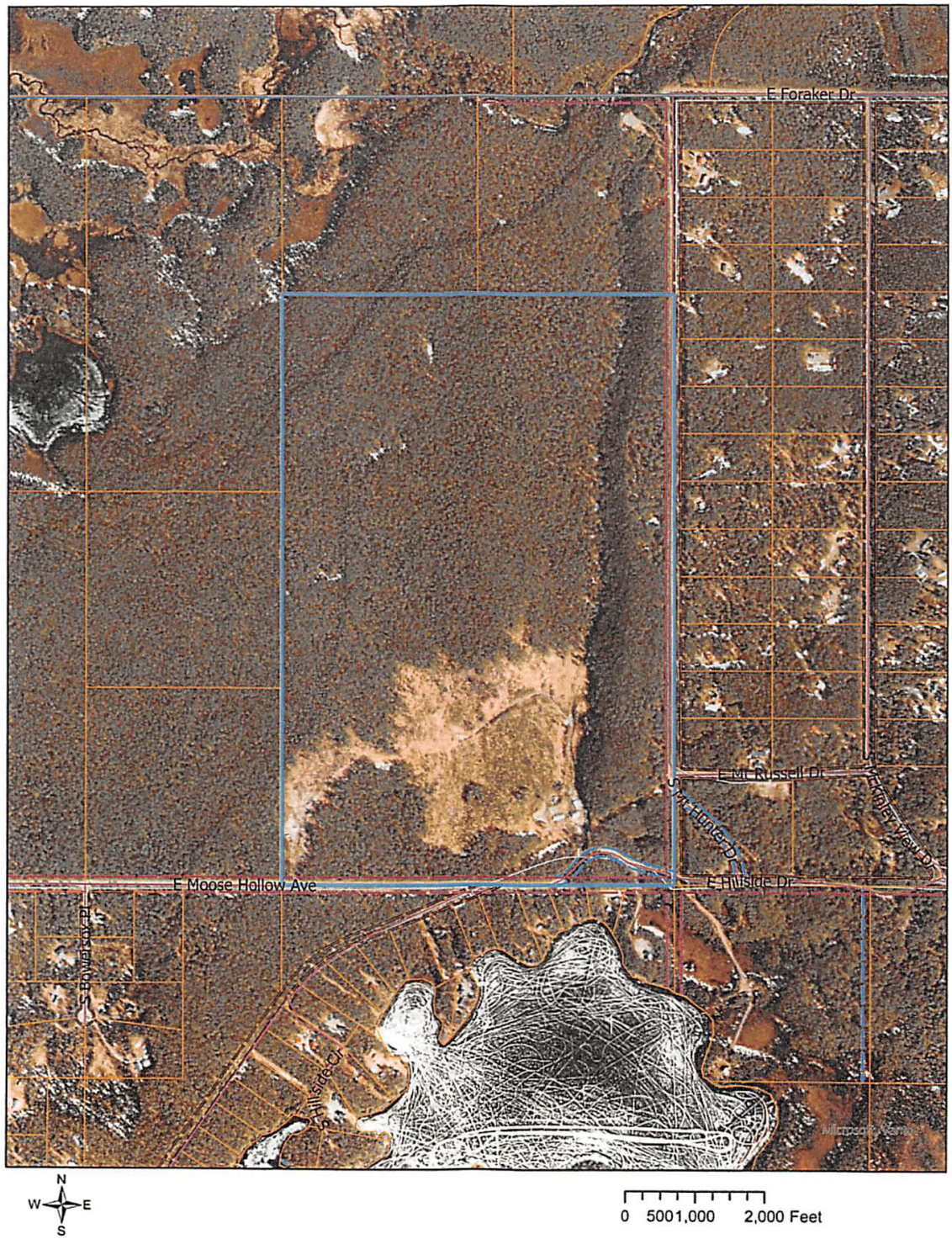


ASLS 2019-69 (VAC)
2026-031
Exhibit Page 2 of 7

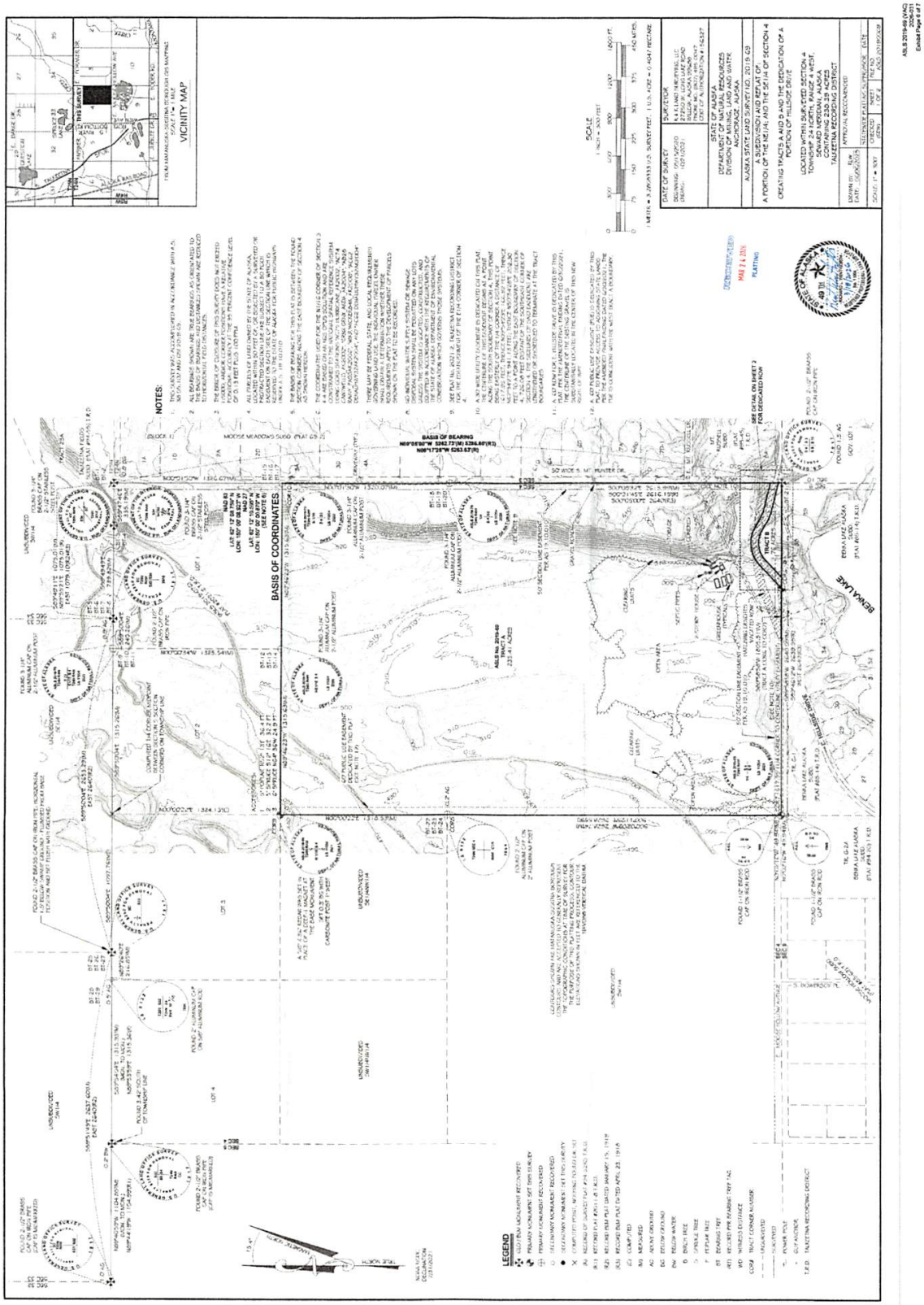


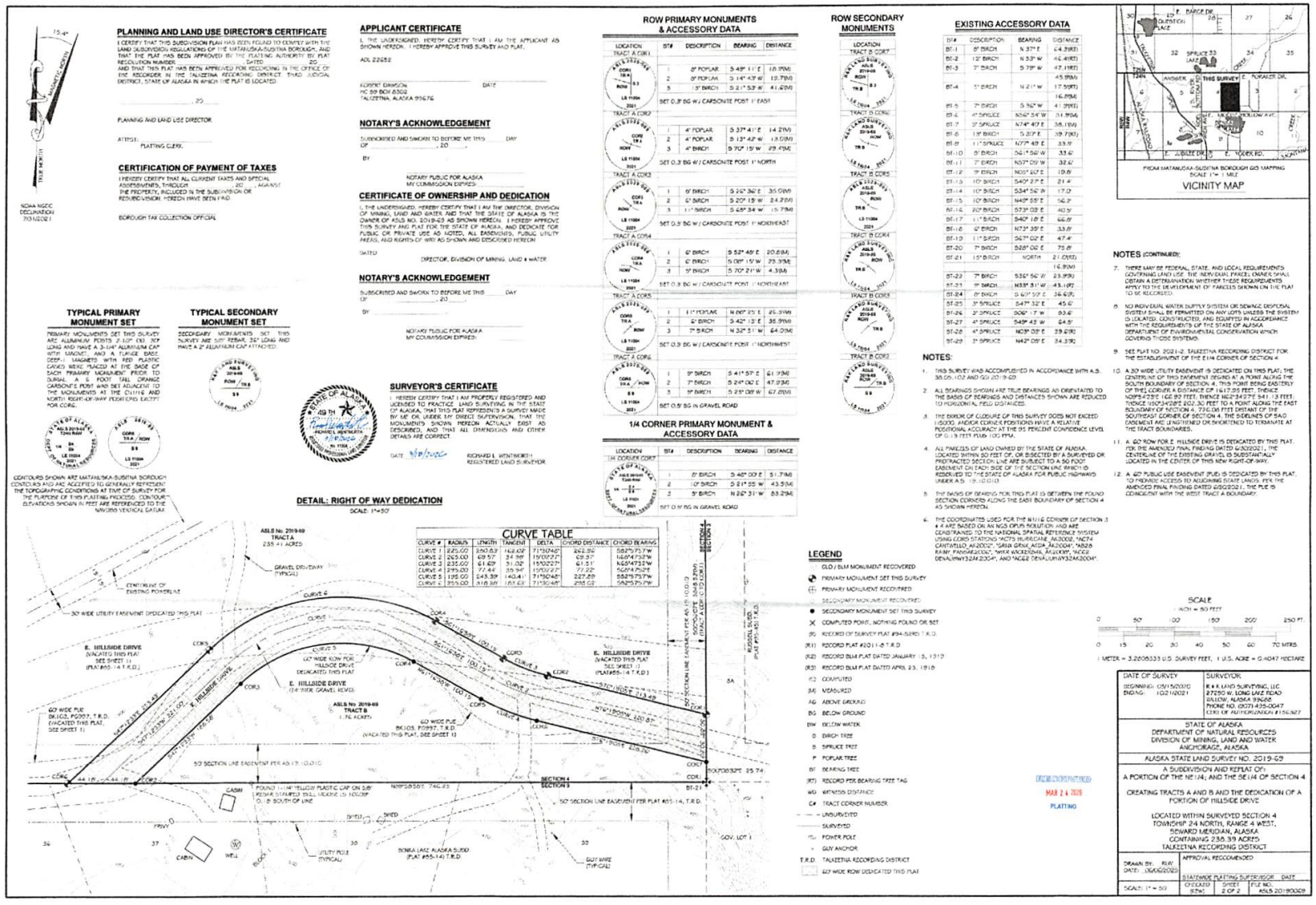
ASLS 2019-69 (VAC)
2026-031
Exhibit Page 3 of 7

ASLS 2019-69 (VAC)
2026-031
Exhibit Page 4 of 7



ASLS 2019-69 (VAC)
2026-031
Exhibit Page 5 of 7




PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.
_____, 20__
PLANNING AND LAND USE DIRECTOR
ATTEST: _____
PLATTING CLERK
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20__, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
BOROUGH TAX COLLECTION OFFICIAL
NOAA NGDC DECLINATION 7/31/2021
APPLICANT CERTIFICATE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL 22652
ROBERT DAWSON
HC 89 BOX 8302
TALKEETNA, ALASKA 99676
DATE
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.
BY _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2019-69 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.
DATED _____
DIRECTOR, DIVISION OF MINING, LAND & WATER
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.
BY _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: 8/9/2021
RICHARD L. WENTWORTH
REGISTERED LAND SURVEYOR
STATE OF ALASKA
RICHARD L. WENTWORTH
LS 11004
8/9/2021
TYPICAL PRIMARY MONUMENT SET
PRIMARY MONUMENTS SET THIS SURVEY ARE ALUMINUM POSTS 2-1/2" OD, 30" LONG AND HAVE A 3-1/4" ALUMINUM CAP WITH MAGNET, AND A TUNGSTEN BASE, DEEP-1 MAGNETS WITH RED PLASTIC CAPS WERE PLACED AT THE BASE OF EACH PRIMARY MONUMENT. PRIOR TO SURVEY A 6 FOOT TALL ORANGE CARSONITE POST WAS SET ADJACENT TO THE MONUMENTS AT THE CW1/16 AND NORTH RIGHT-OF-WAY POSITIONS EXCEPT FOR CORS.
TYPICAL SECONDARY MONUMENT SET
SECONDARY MONUMENTS SET THIS SURVEY ARE 5/8" REBAR, 36" LONG AND HAVE A 2" ALUMINUM CAP ATTACHED.
CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REFLECT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.
DETAIL: RIGHT OF WAY DEDICATION
SCALE: 1"=50'
ASLS No. 2019-69 TRACTA 235.41 ACRES
TRACT B 1.76 ACRES
GRAVEL DRIVEWAY (TYPICAL)
CENTERLINE OF EXISTING POWERLINE
30' WIDE UTILITY EASEMENT DEDICATED THIS PLAT
E. HILLSIDE DRIVE (VACATED THIS PLAT SEE SHEET 1) (PLAT #85-141 T.R.D.)
E. HILLSIDE DRIVE (60' WIDE GRAVEL ROAD)
60' WIDE ROW FOR HILLSIDE DRIVE DEDICATED THIS PLAT
60' WIDE PUE (VACATED THIS PLAT, SEE SHEET 1)
50' SECTION LINE EASEMENT PER AS 19.10.010
50' SECTION LINE EASEMENT PER PLAT #85-141, T.R.D.
CURVE TABLE
CURVE # | RADIUS | LENGTH | TANGENT | DELTA | CHORD DISTANCE | CHORD BEARING
CURVE 1 | 225.00 | 350.63 | 168.40' | 71°30'40" | 263.56' | S82°57'57"W
CURVE 2 | 265.00 | 69.57' | 34.99' | 15°02'27" | 69.37' | N64°47'43"W
CURVE 3 | 235.00 | 61.69' | 31.02' | 15°02'27" | 61.51' | N64°47'43"W
CURVE 4 | 295.00 | 77.44' | 38.96' | 15°02'27" | 77.22' | S64°47'43"E
CURVE 5 | 195.00 | 243.39' | 140.41' | 71°30'40" | 227.89' | S82°57'57"W
CURVE 6 | 355.00 | 418.98' | 241.68' | 71°30'40" | 396.02' | S82°57'57"W
SECTION 4 / SECTION 5
SECTION LINE EASEMENT PER AS 19.10.010 (TRACT A DEDICATED THIS PLAT) (LOS CORE 1)
RUSSELL SLOUGH (PLAT #85-141 T.R.D.)
S00°06'32"E 25.74'
N89°58'51" 740.23'
FOUND 1/2" NPT YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "ELL LICENSE LS 10008" 0.1' S SOUTH OF LINE
N89°58'51" 740.23'
SECTION 4 / SECTION 9
BT-21
CABIN
SHED
PRIVY
WELL
BURN BOX
UTILITY POLE (TYPICAL)
BONNA LAKE ALASKA SUBD (PLAT #85-141 T.R.D.)
GUY WIRE (TYPICAL)
GOV. LOT 1
ROW PRIMARY MONUMENTS & ACCESSORY DATA
LOCATION | BT# | DESCRIPTION | BEARING | DISTANCE
TRACT A CORI
1 | 8" POPLAR | S 49° 11' E | 18.19(M)
2 | 8" POPLAR | S 14° 43' W | 19.78(M)
3 | 18" BIRCH | S 21° 53' W | 41.42(M)
SET 0.3' BG W/ CARSONITE POST 1' EAST
TRACT A COR2
1 | 4" POPLAR | S 37° 41' E | 14.2(M)
2 | 4" POPLAR | S 13° 42' W | 13.0(M)
3 | 4" BIRCH | S 70° 15' W | 29.4(M)
SET 0.3' BG W/ CARSONITE POST 1' NORTH
TRACT A COR3
1 | 6" BIRCH | S 26° 36' E | 35.5(M)
2 | 6" BIRCH | S 20° 15' W | 24.2(M)
3 | 11" BIRCH | S 48° 34' W | 15.7(M)
SET 0.3' BG W/ CARSONITE POST 1' NORTHEAST
TRACT A COR4
1 | 6" BIRCH | S 52° 48' E | 20.6(M)
2 | 6" BIRCH | S 09° 15' W | 23.3(M)
3 | 5" BIRCH | S 70° 21' W | 4.3(M)
SET 0.3' BG W/ CARSONITE POST 1' NORTHEAST
TRACT A COR5
1 | 11" TOTEM | N 80° 15' E | 26.3(M)
2 | 6" BIRCH | S 42° 13' E | 35.9(M)
3 | 7" BIRCH | N 32° 51' W | 64.0(M)
SET 0.3' BG W/ CARSONITE POST 1' NORTHWEST
TRACT A COR6
1 | 9" BIRCH | S 41° 57' E | 61.9(M)
2 | 7" BIRCH | S 24° 06' E | 47.0(M)
3 | 9" BIRCH | S 29° 09' W | 67.0(M)
SET 0.5' BG IN GRAVEL ROAD
1/4 CORNER PRIMARY MONUMENT & ACCESSORY DATA
LOCATION | BT# | DESCRIPTION | BEARING | DISTANCE
1/4 CORNER CORT
1 | 8" BIRCH | S 48° 00' E | 51.7(M)
2 | 10" BIRCH | S 21° 55' W | 43.5(M)
3 | 9" BIRCH | N 26° 31' W | 53.2(M)
SET 0.5' BG IN GRAVEL ROAD
ROW SECONDARY MONUMENTS
LOCATION
TRACT B CORT
TRACT B COR1
TRACT B COR2
TRACT B COR3
TRACT B COR4
TRACT B COR5
TRACT B COR6
EXISTING ACCESSORY DATA
BT# | DESCRIPTION | BEARING | DISTANCE
BT-1 | 8" BIRCH | N 37° E | 64.3(RT)
BT-2 | 12" BIRCH | N 53° W | 46.4(RT)
BT-3 | 7" BIRCH | S 78° W | 47.1(RT)
BT-4 | 11" BIRCH | N 21° W | 45.9(M)
17.59(T)
16.8(M)
BT-5 | 7" BIRCH | S 76° W | 41.3(RT)
BT-6 | 47" SPRUCE | N56° 54' W | 31.9(M)
BT-7 | 9" SPRUCE | N74° 40' E | 38.1(M)
BT-8 | 18" BIRCH | S 20° E | 39.7(RT)
BT-9 | 11" SPRUCE | N77° 48' E | 33.9
BT-10 | 5" BIRCH | S41° 56' W | 33.6'
BT-11 | 7" BIRCH | N57° 09' W | 32.6'
BT-12 | 9" BIRCH | N05° 40' E | 19.8'
BT-13 | 10" BIRCH | S40° 27' E | 21.4'
BT-14 | 10" BIRCH | S34° 56' W | 17.0'
BT-15 | 10" BIRCH | N42° 55' E | 56.2'
BT-16 | 20" BIRCH | S73° 08' E | 40.5'
BT-17 | 11" BIRCH | S40° 18' E | 66.8'
BT-18 | 6" BIRCH | N73° 39' E | 33.9'
BT-19 | 11" BIRCH | S67° 02' E | 47.4'
BT-20 | 7" BIRCH | S26° 00' E | 75.8'
BT-21 | 15" BIRCH | NORTH | 21.0(RT)
16.9(M)
BT-22 | 7" BIRCH | S36° 56' W | 23.9'(R)
BT-23 | 9" BIRCH | N39° 31' W | 49.1(RT)
BT-24 | 8" BIRCH | S 60° 50' E | 36.6(R)
BT-25 | 3" SPRUCE | S47° 32' E | 45.6'
BT-26 | 3" SPRUCE | S06° 17' W | 83.4'
BT-27 | 4" SPRUCE | S49° 43' W | 64.5'
BT-28 | 4" SPRUCE | N03° 08' E | 39.0(R)
BT-29 | 3" SPRUCE | N42° 09' E | 34.3(R)
NOTES:
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 30.05.102 AND 12 AAC 20.189.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:15000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.1 FEET PLUS 100 PPM.
4. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA LOCATED WITHIN 50 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE ARE SUBJECT TO A 50 FOOT EASEMENT ON EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
5. THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN THE FOUND SECTION CORNERS ALONG THE EAST BOUNDARY OF SECTION 4 AS SHOWN HEREON.
6. THE COORDINATES USED FOR THE N1/16 CORNER OF SECTION 3 & 4 ARE BASED ON AN NGS OPUS SOLUTION AND ARE GEOSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS 'AC75 HURRICANE' (AI3002), 'AC74 CANTWELL' (AI2002), 'GRAB GRAE_ACGA' (AJ2004), 'AB28 RAINY PASS(ZEOS)', 'AK69 WILDERNESS' (AJ2009), 'AC22 DENALI(HWY32)' (AI2004), AND 'AC22 DENALI(HWY32)' (AI2004).
NOTES (CONTINUED):
7. 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.
8. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOTS UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
9. SEE PLAT NO. 2021-2, TALKEETNA RECORDING DISTRICT, FOR THE ESTABLISHMENT OF THE E1/4 CORNER OF SECTION 4.
10. A 30' WIDE UTILITY EASEMENT IS DEDICATED ON THIS PLAT, THE CENTERLINE OF THIS EASEMENT BEING AT A POINT ALONG THE SOUTH BOUNDARY OF SECTION 4. THIS POINT BEING EASTERLY OF THE CORS #1, A DISTANCE OF 1417.85 FEET; THENCE N09°54'28"E 168.82 FEET; THENCE N62°34'27"E 541.13 FEET; THENCE N50°43'09"E 202.30 FEET TO A POINT ALONG THE EAST BOUNDARY OF SECTION 4, 729.04 FEET DISTANT OF THE SOUTHEAST CORNER OF SECTION 4. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE TRACT BOUNDARIES.
11. A 60' ROW FOR E. HILLSIDE DRIVE IS DEDICATED BY THIS PLAT. FOR THE AMENDED FINAL FINDING DATED 6/3/2021, THE CENTERLINE OF THE EXISTING GRAVEL IS SUBSTANTIALLY LOCATED IN THE CENTER OF THIS NEW RIGHT-OF-WAY.
12. A 60' PUBLIC USE EASEMENT (PUE) IS DEDICATED BY THIS PLAT, TO PROVIDE ACCESS TO ADJOINING STATE LANDS. PER THE AMENDED FINAL FINDING DATED 6/3/2021, THE PUE IS CONSISTENT WITH THE WEST TRACT A BOUNDARY.
LEGEND
GLO / BLM MONUMENT RECOVERED
PRIMARY MONUMENT SET THIS SURVEY
PRIMARY MONUMENT RECOVERED
SECONDARY MONUMENT RECOVERED
SECONDARY MONUMENT SET THIS SURVEY
COMPUTED POINT, NOTHING FOUND OR SET
(R) RECORD OF SURVEY PLAT #94-52 RD T.R.D.
(R1) RECORD PLAT #2011-6 T.R.D.
(R2) RECORD BLM PLAT DATED JANUARY 15, 1910
(R3) RECORD BLM PLAT DATED APRIL 23, 1918
(C) COMPUTED
(M) MEASURED
AG ABOVE GROUND
BG BELOW GROUND
BW BELOW WATER
B BIRCH TREE
S SPRUCE TREE
P POPLAR TREE
BT BEARING TREE
(BT) RECORD PER BEARING TREE TAG
WD WITNESS DISTANCE
C# TRACT CORNER NUMBER
UNSURVEYED
SURVEYED
POWER POLE
GUY ANCHOR
T.R.D. TALKEETNA RECORDING DISTRICT
60' WIDE ROW DEDICATED THIS PLAT
RECEIVED MAR 24 2026 PLATTING
SCALE
INCH = 50 FEET
0 50 100 150 200 250 FT.
0 15 20 30 40 50 60 70 MTRS.
1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE
DATE OF SURVEY
BEGINNING: 05/15/2020
ENDING: 10/21/2021
SURVEYOR:
R & K LAND SURVEYING, LLC
27250 W. LONG LAKE ROAD
WILLOW, ALASKA 99688
PHONE NO. (907) 495-0047
CERT. OF AUTHORIZATION #156,827
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY NO. 2019-69
A SUBDIVISION AND REPLAT OF:
A PORTION OF THE NE1/4; AND THE SE1/4 OF SECTION 4
CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE
LOCATED WITHIN SURVEYED SECTION 4
TOWNSHIP 24 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 236.39 ACRES
TALKEETNA RECORDING DISTRICT
DRAWN BY: RWK
DATE: 05/05/2020
APPROVAL RECOMMENDED
STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1" = 50'
CHECKED BY(S)
SHEET 2 OF 2
FILE NO. ASLS 2019-0069
FROM MATANUSKA-SUSITNA BOROUGH GIS MAPPING
SCALE 1" = 1 MILE
VICINITY MAP
E. PARKER DR.
E. HILLSIDE DR.
E. JUDGE DR.
E. WICK RD.
SPRUCE 33 LANE
ANDREW DR.
THIS SURVEY
E. PORADER DR.
E. HILLSIDE DRIVE
HILLSIDE DRIVE
ROW WIDTH VARIES
CREEK
POND
ASLS 2019-69 (VAC) 2026-031 Exhibit Page 7 of 7

MATANUSKA-SUSITNA BOROUGH
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

May 27, 2026

State of Alaska DNR
Gwen Gervelis
550 West 7th Ave., STE 650
Anchorage, AK 99501

Case #: **2026-031**

Case Name: **ASLS 2019-69**

Action taken by the Platting Board on May 21, 2026 is as follows:

THE PRELIMINARY PLAT FOR ASLS 2019-69 WAS CONTINUED TO JUNE 18th 2026

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Tyler Young
Platting Officer

ks
cc:

R & K Land Surveying, LLC
Rick Wentworth
P.O. Box 606
Willow, AK 99688

Additional Plat Reviews After 2nd Final are $100.00 Each

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 02, 2026

PRELIMINARY PLAT:	ASLS 2019-69 (VAC)
LEGAL DESCRIPTION:	SEC 04, T24N, R04W, SEWARD MERIDIAN AK
PETITIONERS:	STATE OF ALASKA DNR
SURVEYOR/ENGINEER:	R & K LAND SURVEYING, LLC
ACRES: 238.39 ±	PARCELS: 2
REVIEWED BY:	MATTHEW GODDARD CASE #: 2026-031

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69,** containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

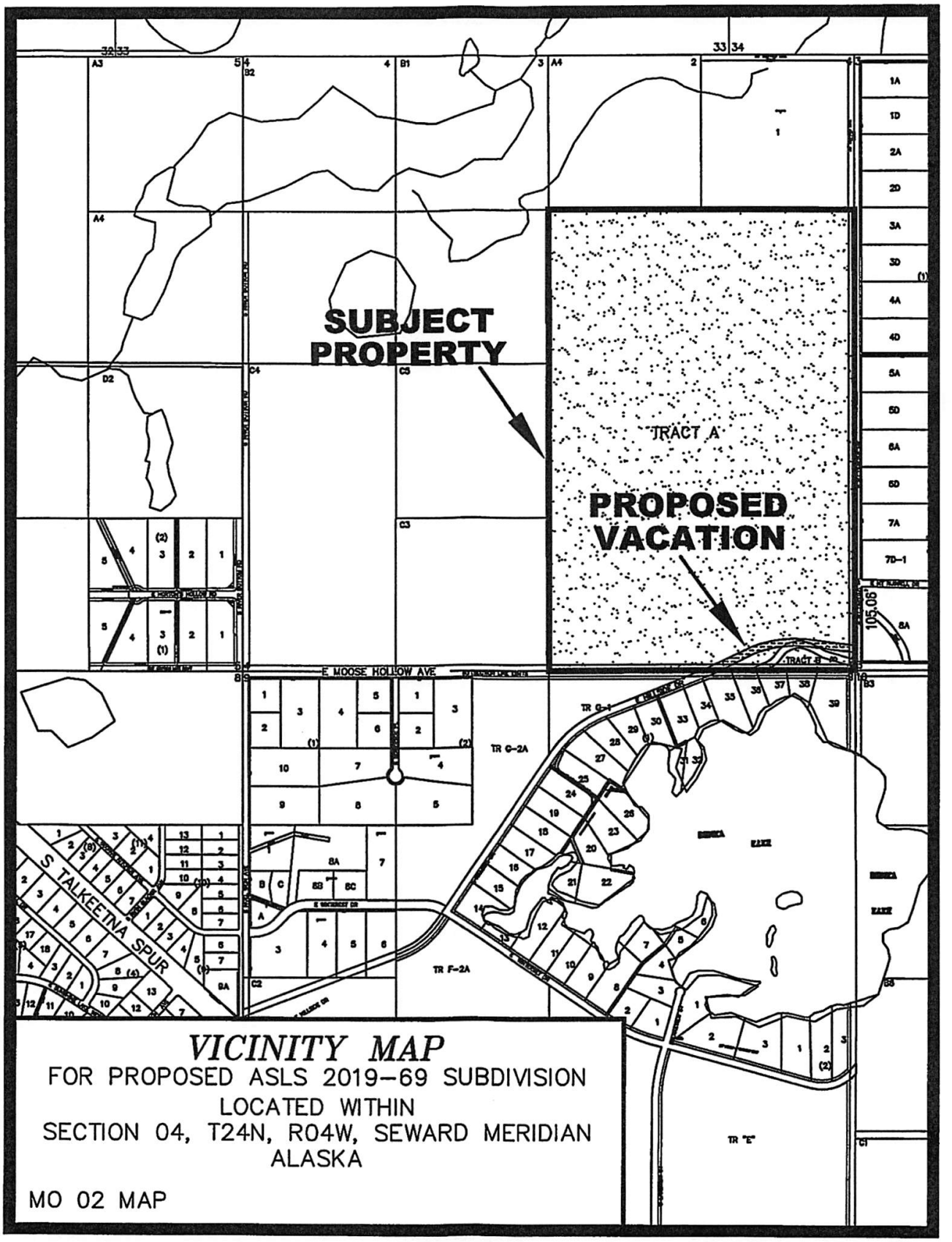
EXHIBITS:

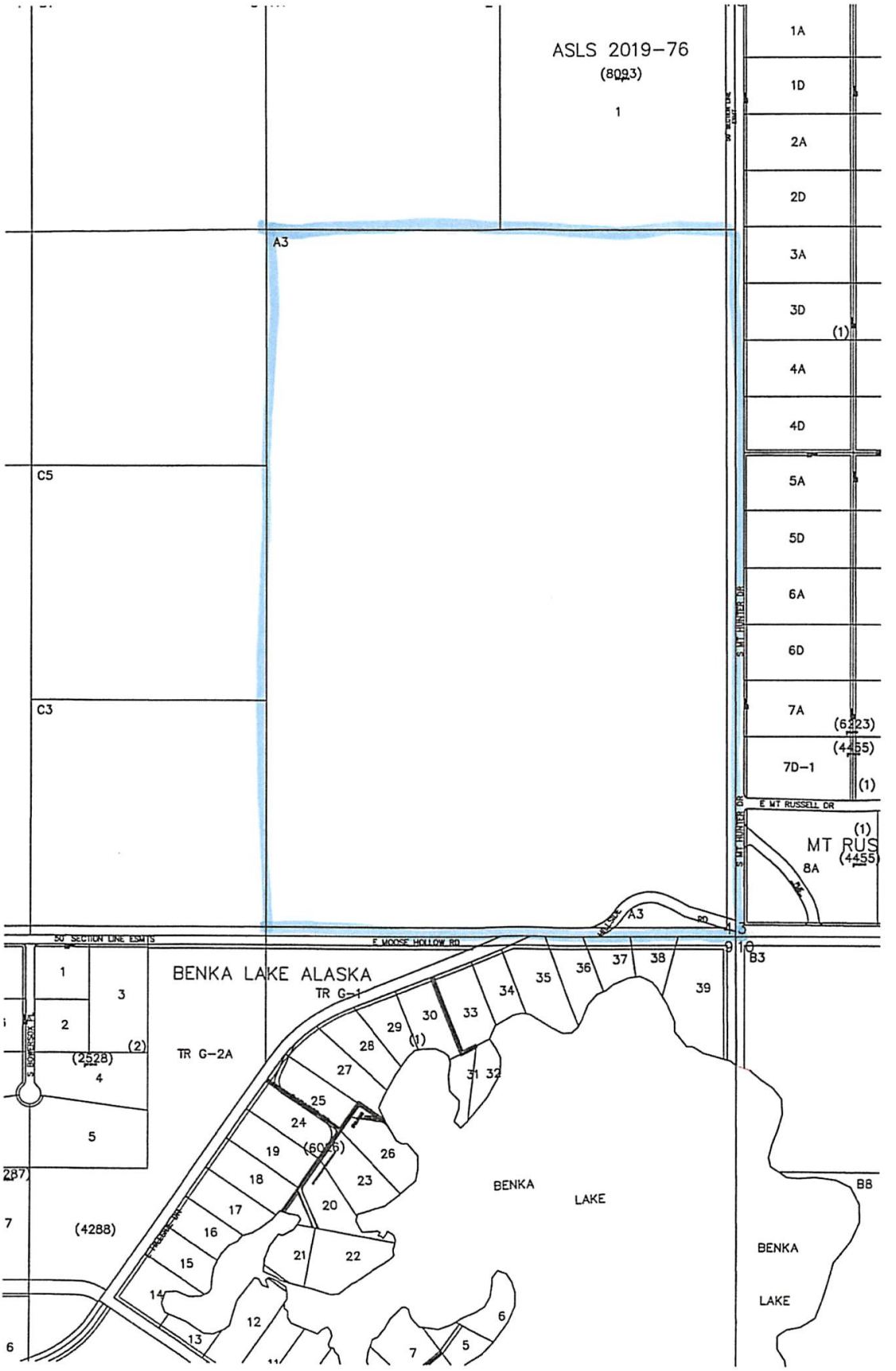
Vicinity Map and Aerial Photos	**PAGES** – 1-5
Agenda Plat	**PAGES** – 6-7
Public Comments	**PAGES** – 8-13

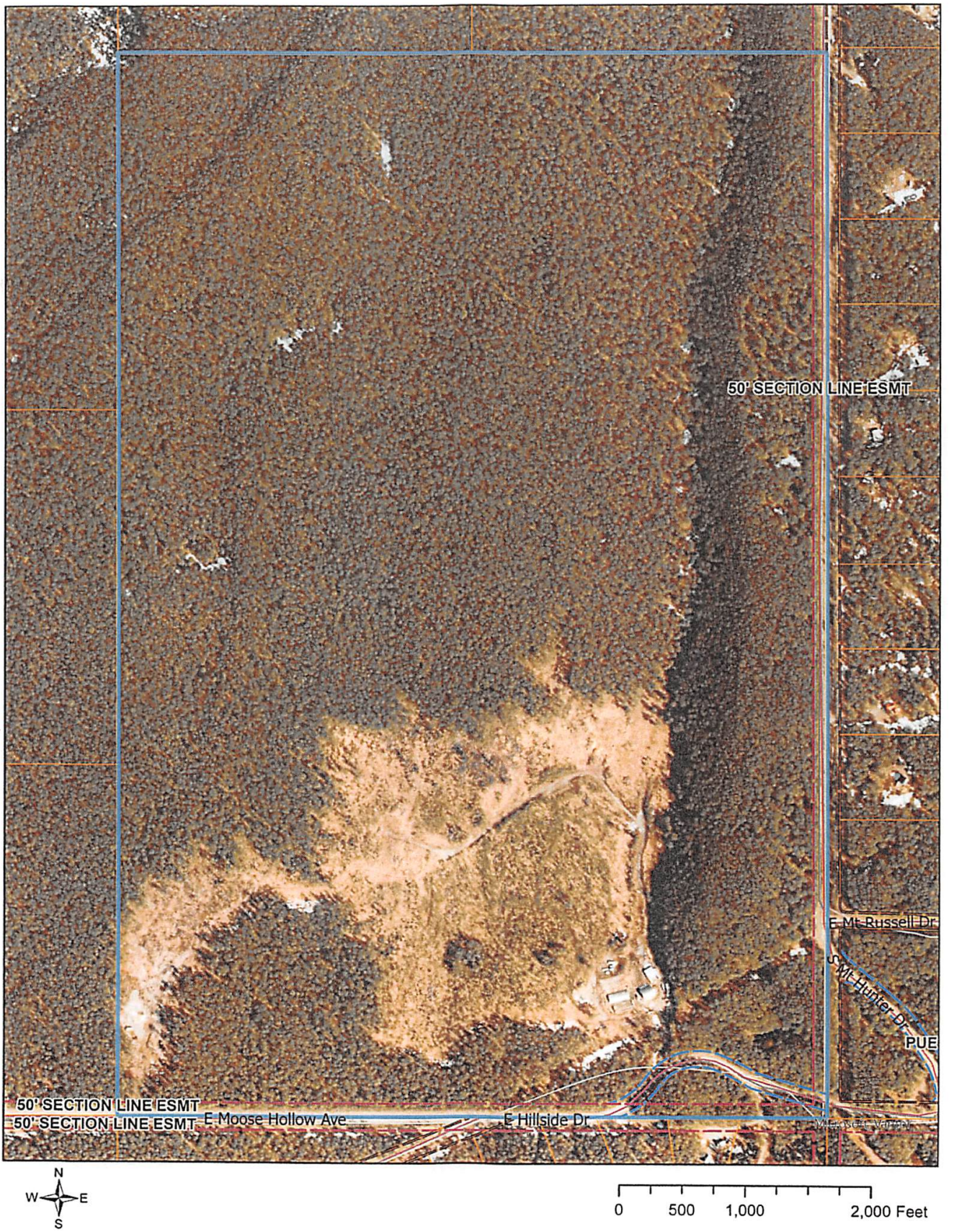
DISCUSSION: Staff is requesting the proposed ASLS 2019-69 be continued to the July 02, 2026, Platting Board meeting to be able to meet the requirements of MSB 43.15.035(D) "The Platting Board shall immediately give notice to the council or Assembly of a vacation which is approved. The council or Assembly shall have 30 days from the date of notice to either consent to the vacation or veto it." If the vacation were approved by the Platting Board during the June 18th, 2026, meeting, the next available Assembly meeting would not take place for another 33 days.

RECOMMENDED MOTION:

Suggested motion: I move to approve continuation of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, to the July 2nd, 2026, Platting Board Meeting.


SUBJECT PROPERTY
PROPOSED VACATION
TRACT A
E MOOSE HOLLOW AVE
S TALKEETNA SPUR
105.06'
TR C-2A
TR F-2A
TR "E"
TR G-1
VICINITY MAP
FOR PROPOSED ASLS 2019-69 SUBDIVISION
LOCATED WITHIN
SECTION 04, T24N, R04W, SEWARD MERIDIAN
ALASKA
MO 02 MAP


ASLS 2019-76
(8083)
1
A3
C5
C3
1A
1D
2A
2D
3A
3D
(1)
4A
4D
5A
5D
6A
6D
7A
(6223)
(4455)
7D-1
(1)
E MT RUSSELL DR
S MT HUNTER DR
(1)
MT RUS
(4455)
8A
A3
50' SECTION LINE ESMTS
E MOOSE HOLLOW RD
BENKA LAKE ALASKA
TR G-1
TR G-2A
B3
1
2
3
4
5
(2)
(2528)
S ROMFERSON PL
(4288)
(6026)
BENKA
LAKE
BENKA
LAKE
B8
TABOR DR


50' SECTION LINE ESMT
E Mt Russell Dr
S Mt Hunter Dr
PUE
50' SECTION LINE ESMT
50' SECTION LINE ESMT
E Moose Hollow Ave
E Hillside Dr
N
W
E
S
0
500
1,000
2,000 Feet

460
480
500
520
560
550
50' SECTION LINE ESMT
CMI Russell Dr
CMI Hunter Dr
PUE
50' SECTION LINE ESMT
50' SECTION LINE ESMT
E Moose Hollow Ave
E Hillside Dr
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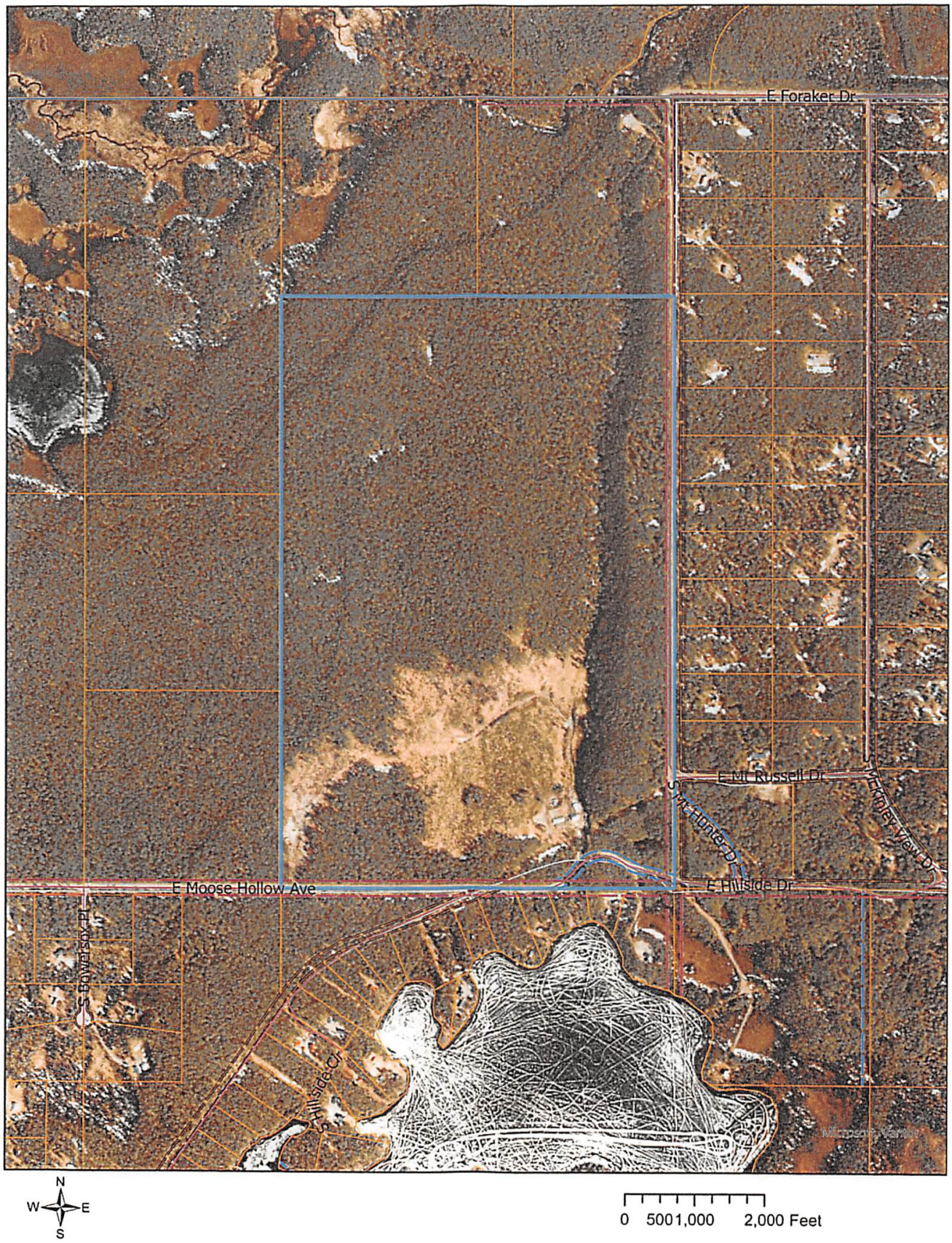
2,000 Feet



ASLS 2019-69(VAC)
2026-031
Exhibit Page 53 of 70
AM 26-094

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

RECEIVED
MAY 05 2026
PLATTING

56026B01L031 1
BISCHOFF DIANE T TRE
BISCHOFF DEC OF TRUST
10036 CHICKALOON ST
EAGLE RIVER, AK 99577

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69,** containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision.** The public hearing is scheduled for **May 21, 2026,** starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, ***Matthew Goddard*** at (907) 861-7881.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [ ] Objection [X] Concern

Name: DIANE BISCHOFF *Address:* 10036 CHICKALOON ST. EAGLE RIVER, AK 99577

Comments: (OWNER BONKA LK AK BLOCK 1 LOT 32, 31, 33) NOTE: AS LONG AS IT DOES NOT IMPACT ACCESS TO MOOSE HOLLOW AND ADJACENT PROPERTIES. ALSO: DOES NOT ALTER UTILITY ACCESS.
ALSO: IF ANY PROPERTY PRIVATELY OWNED, IS LOST: COMPENSATION THAT IS FAIR TO THOSE PROPERTY OWNERS.

Diane T Bischoff 5/1/2026

Case # PLAT-2026-000031 MG *Note: Vicinity map Located on Reverse Side*

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

RECEIVED
MAY 1 1 2026
PLATTING

56026B01L039 28
HINRICHS ERIC A
LECY KRISTIN D
8502 PECK AVE
ANCHORAGE, AK 99504

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69,** containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

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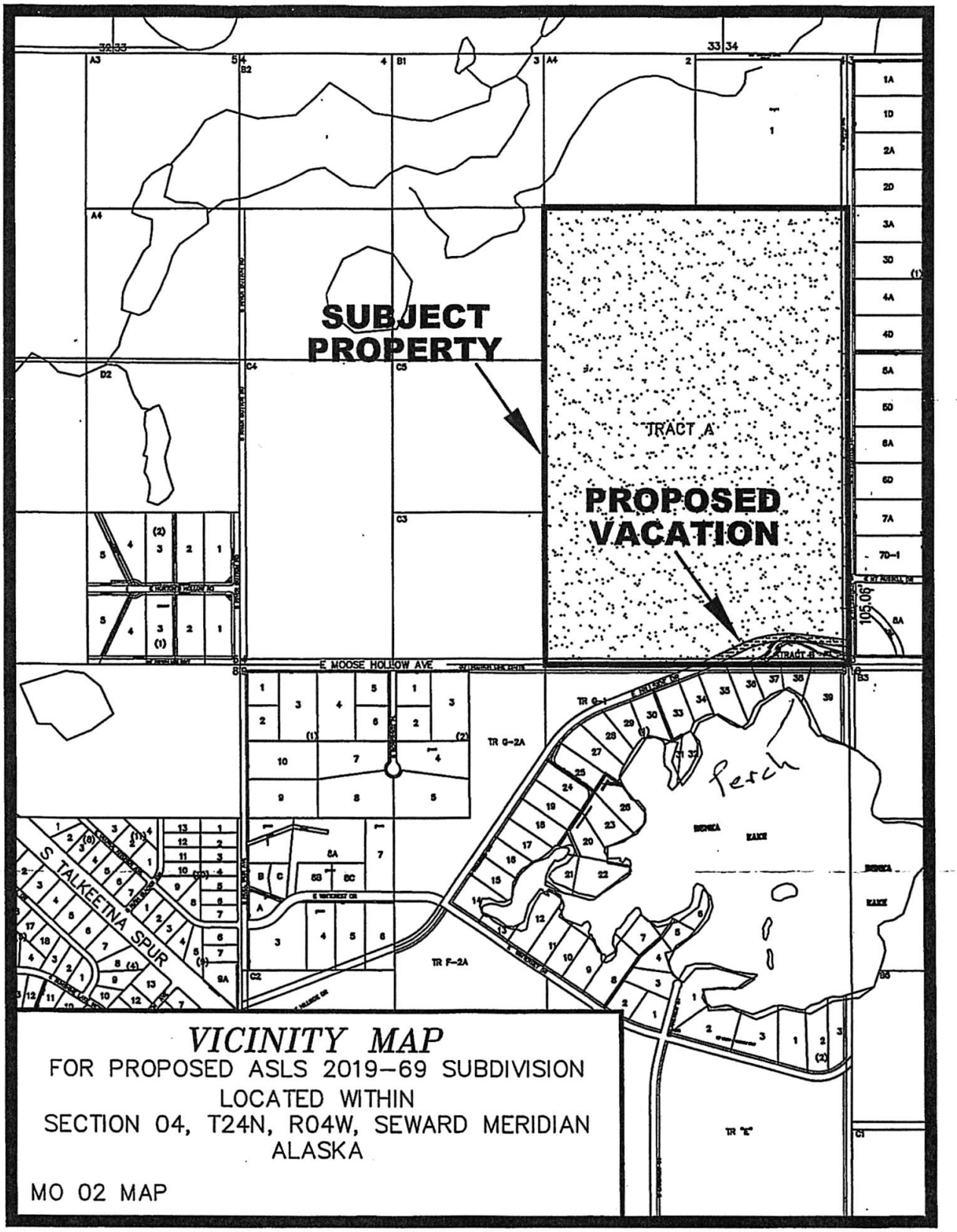
[ ] No Objection [ ] Objection [X] Concern

Name: Eric Hinrichs/Kristin Lecy *Address:* 17816 Hillside Dr.

Comments: Not against the proposed vacation, as long as all parties affected are compensated at Mrkt rate and any disturbances in land are returned to pre-disturbance condition. Would also like new as-built maps/plat map/legal document sent to affected parties.

Case # PLAT-2026-000031 MG *Note: Vicinity map Located on Reverse Side*



VICINITY MAP
FOR PROPOSED ASLS 2019-69 SUBDIVISION
LOCATED WITHIN
SECTION 04, T24N, R04W, SEWARD MERIDIAN
ALASKA

MO 02 MAP

Subject: Public Comment – Record of Concern: ASLS 2019-69 (State of Alaska DNR)

Matanuska-Susitna Borough Platting Board Attn: Matthew Goddard, Platting Technician

Dear Members of the Platting Board and MSB Staff,

Buddy Two Investments LLC is a land holding company that has owned the property comprising the proposed Talkeetna Mountain Estates (Preapp-2025-000222) since 2012. As long-term private landowners, we have a vested interest in the primary access corridor utilized by the State of Alaska's application for ASLS 2019-69 (specifically Noel Wien Avenue and E. Moose Hollow Avenue). While we do not strictly object to the State of Alaska creating these 2 new lots, we are submitting this written testimony to formally register a **Concern** regarding the existing traffic capacity of this corridor.

We request that the following facts and discrepancies be entered into the official administrative record for this corridor:

1. Correction of the Borough's Traffic Assumptions During our recent Pre-Application Conference (Preapp-2025-000222), the MSB Department of Public Works provided official notes stating: *"On preliminary count, Noel Wien Ave. already provides access to approximately 50 lots."*

This assumption severely underestimates the actual traffic load relying on this egress route. Our project's traffic engineer, Curt Holler, has completed a traffic mapping of this specific corridor. The study indicates a total of **124 existing, platted lots**. While the MSB may be correct that there are approximately 50 lots located directly on Noel Wien Avenue, there are dozens of additional lots located geographically past our property. Because this road network has limited other viable outlets (Birch Creek Landing), most *of these lots are forced to use Noel Wien Avenue and E. Moose Hollow Avenue to exit the neighborhood*.

2. Acknowledgment of Ongoing DPW Compromise Discussions We want to formally acknowledge and express our appreciation for recent discussions held on May 14, 2026, between our engineering team and MSB DPW regarding a potential path forward for this corridor. DPW indicated a willingness to consider certifying Noel Wien Avenue under the 1991 Subdivision Construction Manual standards, while also appropriately factoring in the recreational/weekend use of existing cabins to mitigate the mathematical ADT. We are actively working with our engineer to field-measure the road to explore this highly reasonable compromise.

However, because our field measurements will not be complete prior to today's hearing, we must submit the remainder of this testimony to preserve our factual baseline and constitutional rights on the administrative record, should the road fail to meet the 1991 certification.

3. Arbitrary Enforcement and Constitutional Proportionality Should the aforementioned 1991 SCM compromise fail to materialize, we must note that by continuing to process applications like the State of Alaska's ASLS 2019-69, the Borough is actively allowing cumulative traffic to be added to an over-capacity road. The Borough is allowing the State to

subdivide without requiring them to structurally rebuild the corridor to modern Residential Collector standards.

If the Borough accepts the road's current physical condition as sufficient for the State of Alaska to add new lots, it must apply that standard equally to private property owners. It is unconstitutional and a violation of the *Nollan/Dolan* standard of "rough proportionality" for the Borough to exempt the State from road improvements, only to later demand that a single private landowner fund 100% of a massive structural upgrade to cure a pre-existing municipal infrastructure deficit caused by the 124 lots the Borough previously approved.

4. Proposed Equitable Solution We ask the Platting Board to formally acknowledge on the record today that this total corridor already serves appx. 124 lots that must use it for egress. We urge the Borough to continue collaborating with us on the mitigated 1991 SCM certification, or alternatively, to initiate a proportional funding solution—such as a Local Improvement District (LID)—so that all utilizing properties, including the State of Alaska, existing homeowners, and future landowners, share the cost of upgrading this corridor fairly.

Thank you for your time and for entering this data into the public record.

Sincerely,

Buddy Two Investments LLC

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

56026B01L037 11
QUINN KEVIN
DARINGER CHERYL
2350 HEATHERBROOK CIR
ANCHORAGE, AK 99504

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING

REQUEST: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69,** containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision.** The public hearing is scheduled for **May 21, 2026,** starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, ***Matthew Goddard*** at (907) 861-7881.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [ ] Objection [✓] Concern

Name: Kevin Quinn *Address:* 2350 Heatherbrook Cr, Anchorage AK 99504

Comments: As long as any adjacent lots do not lose ~~Eas~~ Road Access we have no objection.

Case # PLAT-2026-000031 MG *Note: Vicinity map Located on Reverse Side*

MATANUSKA-SUSITNA BOROUGH
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

June 18, 2026

State of Alaska DNR
Gwen Gervelis
550 West 7th Ave., STE 650
Anchorage, AK 99501

Case #: **2026-031**

Case Name: **ASLS 2019-69**

Action taken by the Platting Board on June 18, 2026 is as follows:

THE VACATION OF PUE FOR THE PRELIMINARY PLAT FOR ASLS 2019-69 WAS CONTINUED TO JULY 2nd 2026

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Tyler Young
Platting Officer

ks
cc:

R & K Land Surveying, LLC
Rick Wentworth
P.O. Box 606
Willow, AK 99688

Additional Plat Reviews After 2nd Final are $100.00 Each

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

April 2, 2026

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Plat Case Number: 2026-031; ASLS 2019-69 (Hillside Dr)**

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

- **Preapplication-2026-000042; PLT-21-8-3419; PA 14 Dunyon-Lentz; (Bodenburg Loop)**
  - No objection to either proposed lot divisions.
  - Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Reapply for driveway permit for existing access to Bodenburg Loop. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Plat Case Number: 2026-030; MSB Waiver 93-13-PWm; Hale Estates; PA 06 Hale; (Clark Wolverine Road, Wolverine Rd)**
  - No objection to the proposed lot division.
  - Ensure that access to Clark-Wolverine Road for the western lot can meet driveway standards per section 1190 of the Alaska Highway Preconstruction Manual. Access must go through the technical review process through DOT&PF ROW Property Management access permitting. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact

Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing eastern lot access to Wolverine Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

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

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Alex Strawn, Planning Director, MSB
Chris Post, Acting Highway Design Chief, DOT&PF

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, April 21, 2026 2:54 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC ASLS 2019-69 (MG)

Hello Matthew,

PD&E comments that it has been brought to our attention the existing number of lots accessing Hillside Drive at this location is close to exceeding 100, which would require a residential collector standard road. Would it be at all possible to provide additional right of way on the inside of the curves to allow for future realignment with 550' radius curves?

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 31, 2026 5:10 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; eric.chappell@matsugov.us; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@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 ASLS 2019-69 (MG)

Hello,

The following link is a request for comments for the proposed ASLS 2019-69.
Please ensure all comments have been submitted by April 21, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

ASLS 2019-69

Matthew Goddard

From: Permit Center
Sent: Wednesday, April 1, 2026 10:19 AM
To: Matthew Goddard
Subject: RE: RFC ASLS 2019-69 (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 31, 2026 5:10 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; eric.chappell@matsugov.us; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@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 ASLS 2019-69 (MG)

Hello,

The following link is a request for comments for the proposed ASLS 2019-69.
Please ensure all comments have been submitted by April 21, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

ASLS 2019-69

Feel free to contact me if you have any questions.

Thank you,

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Code Compliance Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 745-9876
E-mail: ccb@matsugov.us

MEMORANDUM

DATE: April 14, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Preliminary Plat 2026-031

Code Compliance does not have any open/active cases on the existing lot or easement that is in the Preliminary Plat request for ASLS 2019-69.

No objections with moving forward to vacate the existing PUE and dedicate an easement in line with the existing developed right-of-way.

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

20 April 2026

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 plats and has no comments or recommendations.

- **ASLS 2019-69**
  (MSB Case # 2026-031)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 20, 2026 3:48 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC ASLS 2019-69 (MG)
Attachments: Agenda Plat.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

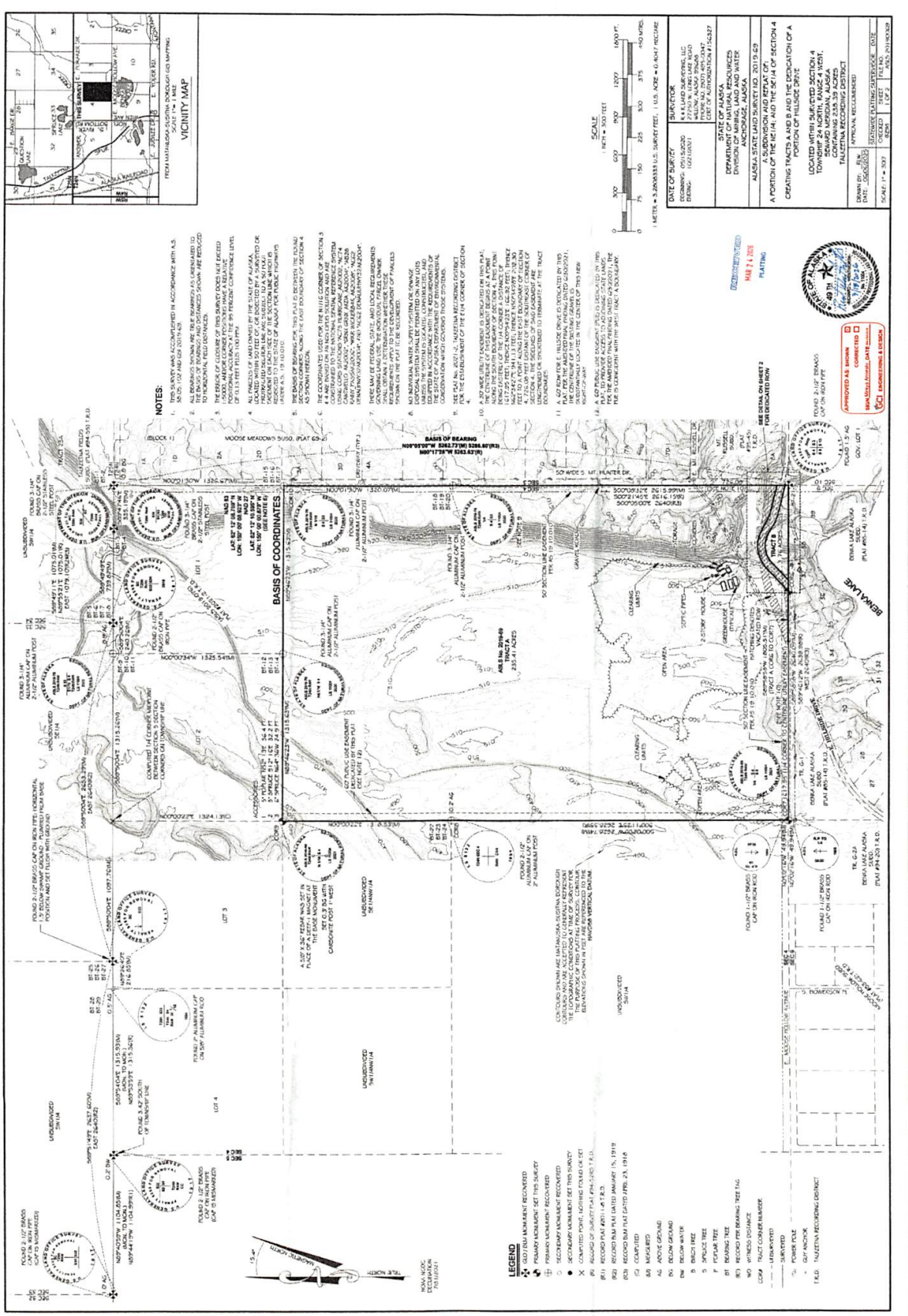
From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 31, 2026 5:10 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; eric.chappell@matsugov.us; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@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 ASLS 2019-69 (MG)

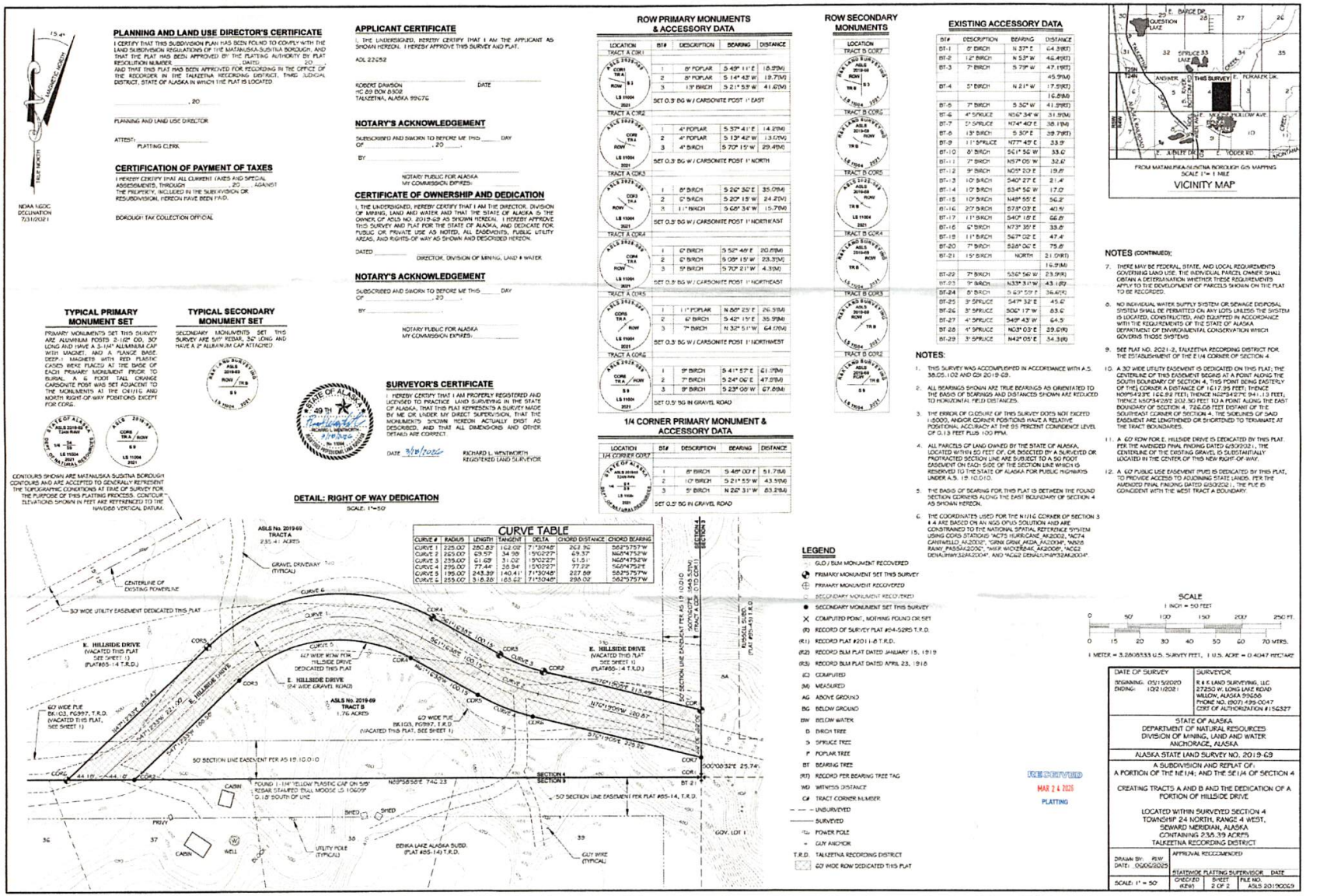
[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments for the proposed ASLS 2019-69.
Please ensure all comments have been submitted by April 21, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

ASLS 2019-69


VICINITY MAP
NOTES:
LEGEND
BASIS OF COORDINATES
BASIS OF BEARING
BENKA LAKE
TRACT B
TRACT A
MT. HUNTER DR.
HILLSIDE DRIVE
SURVEYOR'S CERTIFICATE
APPROVED AS SHOWN
CORRECTED
APPROVAL RECOMMENDED
STATEWIDE PLATTING SUPERVISOR
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY NO. 2019-69
A SUBDIVISION AND REPLAT OF:
A PORTION OF THE NE1/4, AND THE SE1/4 OF SECTION 4
CREATING TRACTS A AND B AND THE DEDICATION OF A
PORTION OF HILLSIDE DRIVE
LOCATED WITHIN SURVEYED SECTION 4
TOWNSHIP 24 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 28.32 ACRES
TALKEETNA RECORDING DISTRICT


PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20__.
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.
_____, 20__
PLANNING AND LAND USE DIRECTOR
ATTEST: _____
PLATTING CLERK
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20__, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
BOROUGH TAX COLLECTION OFFICIAL
NOAA NGDC DECLINATION 7/31/2021
APPLICANT CERTIFICATE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL 22652
ROBERT DAWSON DATE
HC 89 BOX 8308
TALKEETNA, ALASKA 99676
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.
BY _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2019-69 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF WAY AS SHOWN AND DESCRIBED HEREON.
DATED _____
DIRECTOR, DIVISION OF MINING, LAND & WATER
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.
BY _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____
ROW PRIMARY MONUMENTS & ACCESSORY DATA
ROW SECONDARY MONUMENTS
EXISTING ACCESSORY DATA
TYPICAL PRIMARY MONUMENT SET
PRIMARY MONUMENTS SET THIS SURVEY ARE ALUMINUM POSTS 2-1/2" OD, 30" LONG AND HAVE A 3-1/4" ALUMINUM CAP WITH MAGNET AND A FLANGE BASE, DEEP-1 MAGNETS WITH RED PLASTIC CASES WERE PLACED AT THE BASE OF EACH PRIMARY MONUMENT PRIOR TO BURIAL. A 6 FOOT TALL ORANGE CARSONITE POST WAS SET ADJACENT TO THE MONUMENTS AT THE ORIENTING AND NORTH RIGHT-OF-WAY POSITIONS EXCEPT FOR CORS.
TYPICAL SECONDARY MONUMENT SET
SECONDARY MONUMENTS SET THIS SURVEY ARE 5/8" REBAR, 32" LONG AND HAVE A 2" ALUMINUM CAP ATTACHED
CONTOURS SHOWN ARE MATANUSKA SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE 3/10/2022 RICHARD L. WENTWORTH REGISTERED LAND SURVEYOR
1/4 CORNER PRIMARY MONUMENT & ACCESSORY DATA
DETAIL: RIGHT OF WAY DEDICATION
SCALE: 1"=50'
CURVE TABLE
NOTES:
NOTES (CONTINUED):
LEGEND
VICINITY MAP
SCALE
DATE OF SURVEY
SURVEYOR
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY NO. 2019-69
A SUBDIVISION AND REPLAT OF: A PORTION OF THE NE1/4; AND THE SE1/4 OF SECTION 4
CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE
LOCATED WITHIN SURVEYED SECTION 4 TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 235.39 ACRES TALKEETNA RECORDING DISTRICT
APPROVAL RECOMMENDED
STATEWIDE PLATTING SUPERVISOR DATE
RECEIVED MAR 2 4 2020 PLATTING

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, April 3, 2026 2:52 PM
To: Matthew Goddard
Subject: RE: RFC ASLS 2019-69 (MG)

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

MTA has no comments.

Thank you for the opportunity to comment.

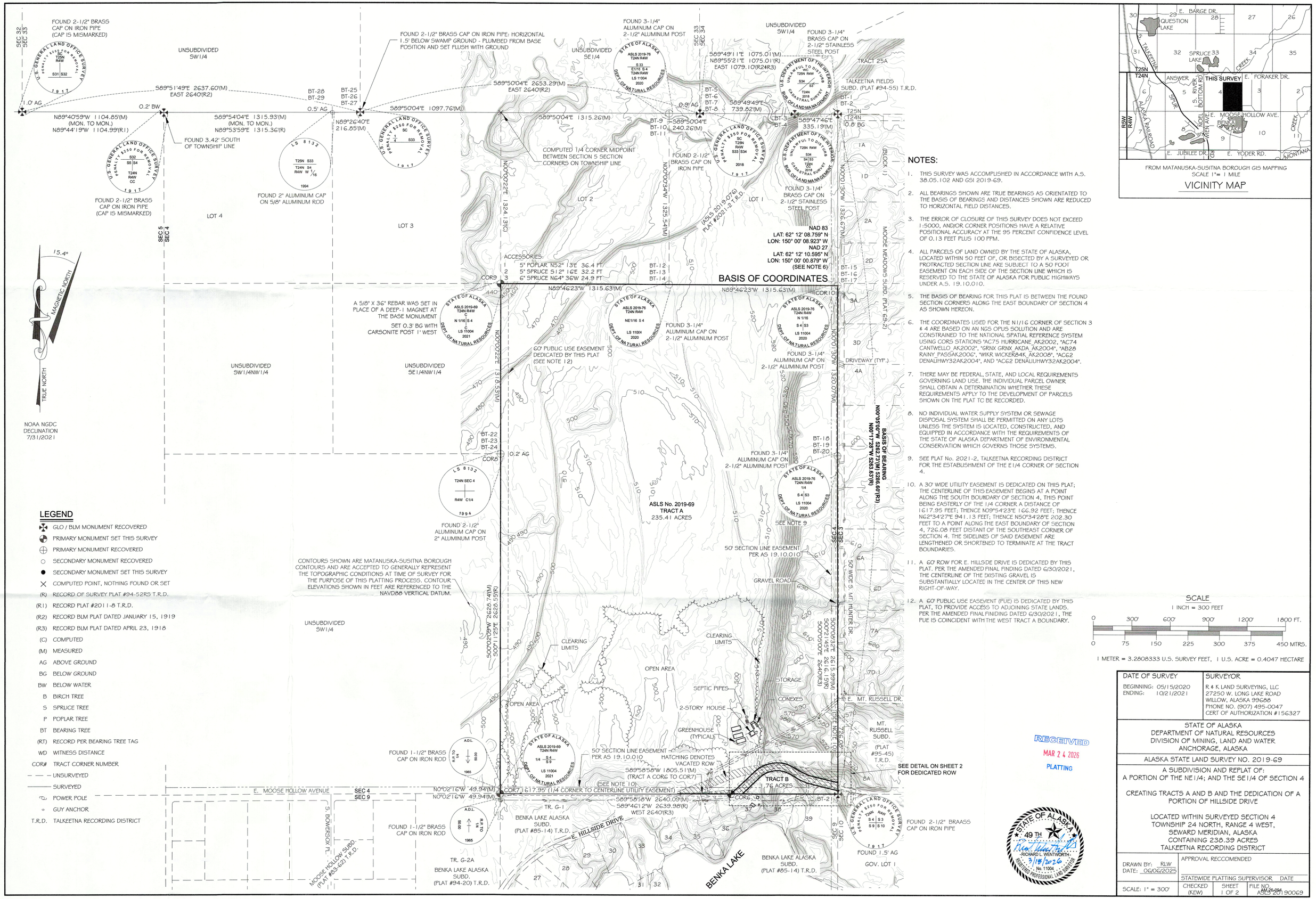
Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, March 31, 2026 5:10 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; eric.chappell@matsugov.us; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@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 ASLS 2019-69 (MG)

Hello,

The following link is a request for comments for the proposed ASLS 2019-69.



LEGEND

- GLO / BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- COMPUTED POINT, NOTHING FOUND OR SET
- (R) RECORD OF SURVEY PLAT #94-52RS T.R.D.
- (R1) RECORD PLAT #2011-8 T.R.D.
- (R2) RECORD BLM PLAT DATED JANUARY 15, 1919
- (R3) RECORD BLM PLAT DATED APRIL 23, 1918
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- T.R.D. TALKEETNA RECORDING DISTRICT

FROM MATANUSKA-SUSITNA BOROUGH GIS MAPPING
SCALE 1"= 1 MILE

VICINITY MAP

NOTES:

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.102 AND GSI 2019-69.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
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4. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE ARE SUBJECT TO A 50 FOOT EASEMENT ON EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
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6. THE COORDINATES USED FOR THE N1/16 CORNER OF SECTION 3 & 4 ARE BASED ON AN NGS OPUS SOLUTION AND ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS 'AC75 HURRICANE AK2002', 'AC74 CANTWELL AK2002', 'GRNX GRNX AKDA AK2004', 'AB28 RAINY PASSAK2006', 'WIKR WICKERSHAM AK2008', 'AC62 DENALIHWY32AK2004', AND 'AC62 DENALIHWY32AK2004'.
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9. SEE PLAT No. 2021-2, TALKEETNA RECORDING DISTRICT FOR THE ESTABLISHMENT OF THE E1/4 CORNER OF SECTION 4.
10. A 30' WIDE UTILITY EASEMENT IS DEDICATED ON THIS PLAT; THE CENTERLINE OF THIS EASEMENT BEGINS AT A POINT ALONG THE SOUTH BOUNDARY OF SECTION 4, THIS POINT BEING EASTERLY OF THE 1/4 CORNER A DISTANCE OF 1617.95 FEET; THENCE N09°54'23"E 166.92 FEET, THENCE N62°34'27"E 941.13 FEET; THENCE N50°34'28"E 202.30 FEET TO A POINT ALONG THE EAST BOUNDARY OF SECTION 4, 726.08 FEET DISTANT OF THE SOUTHEAST CORNER OF SECTION 4. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE TRACT BOUNDARIES.
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12. A 60' PUBLIC USE EASEMENT (PUE) IS DEDICATED BY THIS PLAT, TO PROVIDE ACCESS TO ADJOINING STATE LANDS. PER THE AMENDED FINAL FINIDING DATED 6/30/2021, THE PUE IS COINCIDENT WITH THE WEST TRACT A BOUNDARY.

SCALE
1 INCH = 300 FEET
0 300' 600' 900' 1200' 1800 FT.
0 75 150 225 300 375 450 MTRS.

1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY	SURVEYOR
BEGINNING: 05/15/2020 ENDING: 10/21/2021	R & K LAND SURVEYING, LLC 27250 W. LONG LAKE ROAD WILLOW, ALASKA 99688 PHONE NO. (907) 495-0047 CERT OF AUTHORIZATION #156327

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2019-69

A SUBDIVISION AND REPLAT OF:
A PORTION OF THE NE1/4; AND THE SE1/4 OF SECTION 4

CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE

LOCATED WITHIN SURVEYED SECTION 4
TOWNSHIP 24 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 238.39 ACRES
TALKEETNA RECORDING DISTRICT

RECEIVED
MAR 24 2026
PLATTING

STATE OF ALASKA 49TH
RICHARD L. WENTWORTH
No. 11004
REGISTERED PROFESSIONAL LAND SURVEYOR
3/18/2026

DRAWN BY: RLW DATE: 06/06/2025	APPROVAL RECCOMENDED STATEWIDE PLATTING SUPERVISOR DATE		
SCALE: 1" = 300'	CHECKED (KEW)	SHEET 1 OF 2	FILE NO. ASLS 2019069 AM 26-094

NOAA NGDC
DECLINATION
7/31/2021

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 TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____, 20_____

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

_____
BOROUGH TAX COLLECTION OFFICIAL

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 22652

_____ _____
ROBERT DAWSON DATE
HC 89 BOX 8302
TALKEETNA, ALASKA 99676

NOTARY'S ACKNOWLEDGEMENT

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

BY _____.

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2019-69 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF WAY AS SHOWN AND DESCRIBED HEREON.

DATED _____ _____
DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

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

BY _____.

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 3/18/2026 RICHARD L. WENTWORTH
REGISTERED LAND SURVEYOR

STATE OF ALASKA · 49TH · RICHARD L. WENTWORTH · 3/18/2026 · No. 11004 · REGISTERED PROFESSIONAL LAND SURVEYOR

TYPICAL PRIMARY MONUMENT SET

PRIMARY MONUMENTS SET THIS SURVEY ARE ALUMINUM POSTS 2-1/2" OD, 30" LONG AND HAVE A 3-1/4" ALUMINUM CAP WITH MAGNET, AND A FLANGE BASE. DEEP-1 MAGNETS WITH RED PLASTIC CASES WERE PLACED AT THE BASE OF EACH PRIMARY MONUMENT PRIOR TO BURIAL. A 6 FOOT TALL ORANGE CARSONITE POST WAS SET ADJACENT TO THE MONUMENTS AT THE CN1/16 AND NORTH RIGHT-OF-WAY POSITIONS EXCEPT FOR COR6.

TYPICAL SECONDARY MONUMENT SET

SECONDARY MONUMENTS SET THIS SURVEY ARE 5/8" REBAR, 36" LONG AND HAVE A 2" ALUMINUM CAP ATTACHED.

CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

ROW PRIMARY MONUMENTS & ACCESSORY DATA

LOCATION	BT#	DESCRIPTION	BEARING	DISTANCE
TRACT A COR1				
	1	8" POPLAR	S 49° 11' E	18.9'(M)
	2	8" POPLAR	S 14° 43' W	19.7'(M)
	3	13" BIRCH	S 21° 53' W	41.6'(M)
	SET 0.3' BG W / CARSONITE POST 1' EAST			
TRACT A COR2				
	1	4" POPLAR	S 37° 41' E	14.2'(M)
	2	4" POPLAR	S 13° 42' W	13.0'(M)
	3	4" BIRCH	S 70° 15' W	29.4'(M)
	SET 0.3' BG W / CARSONITE POST 1' NORTH			
TRACT A COR3				
	1	8" BIRCH	S 26° 36' E	35.0'(M)
	2	6" BIRCH	S 20° 15' W	24.2'(M)
	3	11" BIRCH	S 68° 34' W	15.7'(M)
	SET 0.3' BG W / CARSONITE POST 1' NORTHEAST			
TRACT A COR4				
	1	6" BIRCH	S 52° 48' E	20.8'(M)
	2	6" BIRCH	S 08° 15' W	23.3'(M)
	3	5" BIRCH	S 70° 21' W	4.3'(M)
	SET 0.3' BG W / CARSONITE POST 1' NORTHEAST			
TRACT A COR5				
	1	11" POPLAR	N 88° 25' E	26.5'(M)
	2	6" BIRCH	S 42° 15' E	35.9'(M)
	3	7" BIRCH	N 32° 51' W	64.0'(M)
	SET 0.3' BG W / CARSONITE POST 1' NORTHWEST			
TRACT A COR6				
	1	9" BIRCH	S 41° 57' E	61.9'(M)
	2	7" BIRCH	S 24° 06' E	47.9'(M)
	3	9" BIRCH	S 23° 08' W	67.8'(M)
	SET 0.5' BG IN GRAVEL ROAD			

1/4 CORNER PRIMARY MONUMENT & ACCESSORY DATA

LOCATION	BT#	DESCRIPTION	BEARING	DISTANCE
1/4 CORNER COR7				
	1	8" BIRCH	S 48° 00' E	51.7'(M)
	2	10" BIRCH	S 21° 55' W	43.5'(M)
	3	5" BIRCH	N 26° 31' W	83.2'(M)
	SET 0.5' BG IN GRAVEL ROAD			

ROW SECONDARY MONUMENTS

LOCATION
TRACT B COR7
TRACT B COR6
TRACT B COR5
TRACT B COR4
TRACT B COR3
TRACT B COR2

EXISTING ACCESSORY DATA

BT#	DESCRIPTION	BEARING	DISTANCE
BT-1	8" BIRCH	N 37° E	64.3'(RT)
BT-2	12" BIRCH	N 53° W	46.4'(RT)
BT-3	7" BIRCH	S 79° W	47.1'(RT)
			45.9'(M)
BT-4	5" BIRCH	N 21° W	17.5'(RT)
			16.8'(M)
BT-5	7" BIRCH	S 36° W	41.9'(RT)
BT-6	4" SPRUCE	N56° 34' W	31.9'(M)
BT-7	5" SPRUCE	N74° 40' E	38.1'(M)
BT-8	13" BIRCH	S 30° E	39.7'(RT)
BT-9	11" SPRUCE	N77° 49' E	33.9'
BT-10	8" BIRCH	S61° 56' W	33.6'
BT-11	7" BIRCH	N57° 05' W	32.6'
BT-12	9" BIRCH	N05° 20' E	19.8'
BT-13	10" BIRCH	S40° 27' E	21.4'
BT-14	10" BIRCH	S34° 56' W	17.0'
BT-15	10" BIRCH	N49° 55' E	56.2'
BT-16	20" BIRCH	S73° 03' E	40.5'
BT-17	11" BIRCH	S40° 18' E	66.8'
BT-18	6" BIRCH	N73° 35' E	33.8'
BT-19	11" BIRCH	S67° 02' E	47.4'
BT-20	7" BIRCH	S28° 06' E	75.8'
BT-21	15" BIRCH	NORTH	21.0'(RT)
			16.9'(M)
BT-22	7" BIRCH	S36° 56' W	23.9'(R)
BT-23	9" BIRCH	N33° 31' W	43.1'(R)
BT-24	8" BIRCH	S 69° 59' E	36.6'(R)
BT-25	3" SPRUCE	S47° 32' E	45.6'
BT-26	3" SPRUCE	S06° 17' W	83.6'
BT-27	4" SPRUCE	S49° 43' W	64.5'
BT-28	4" SPRUCE	N03° 03' E	39.6'(R)
BT-29	3" SPRUCE	N42° 05' E	34.3'(R)

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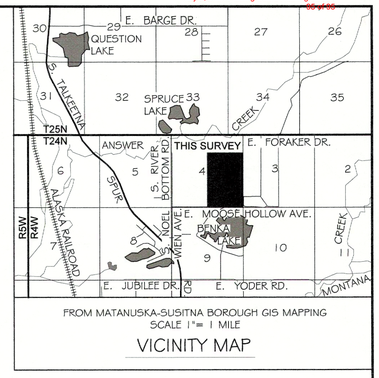

FROM MATANUSKA-SUSITNA BOROUGH GIS MAPPING
SCALE 1"= 1 MILE

VICINITY MAP

NOTES (CONTINUED):

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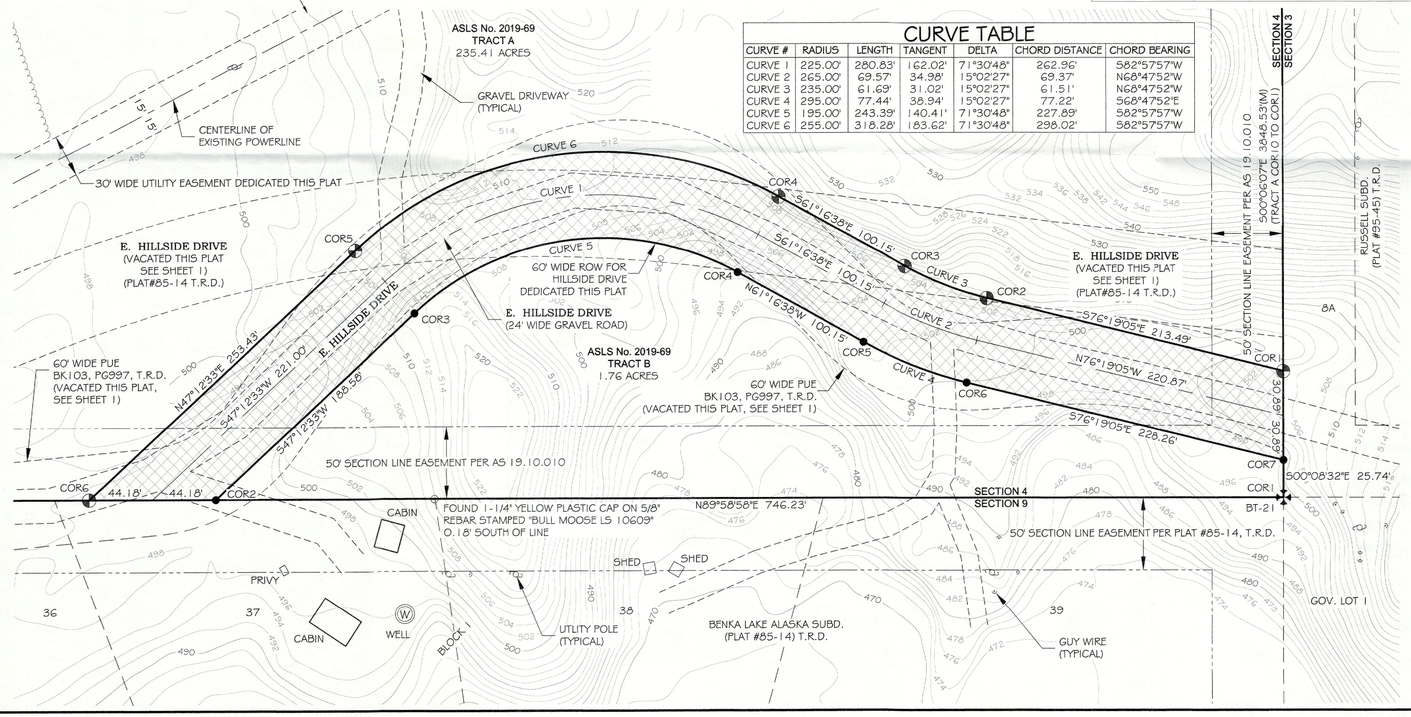
DETAIL: RIGHT OF WAY DEDICATION

SCALE: 1"=50'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	TANGENT	DELTA	CHORD DISTANCE	CHORD BEARING
CURVE 1	225.00'	280.83'	162.02'	71°30'48"	262.96'	S62°57'57"W
CURVE 2	265.00'	69.57'	34.98'	15°02'27"	69.37'	N68°47'52"W
CURVE 3	235.00'	61.69'	31.02'	15°02'27"	61.51'	N68°47'52"W
CURVE 4	295.00'	77.44'	38.94'	15°02'27"	77.22'	S68°47'52"E
CURVE 5	195.00'	243.39'	140.41'	71°30'48"	227.89'	S62°57'57"W
CURVE 6	255.00'	318.28'	183.62'	71°30'48"	298.02'	S62°57'57"W



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- C# TRACT CORNER NUMBER
- — — — UNSURVEYED
- ——— SURVEYED
- POWER POLE
- GUY ANCHOR
- T.R.D. TALKEETNA RECORDING DISTRICT
- 60' WIDE ROW DEDICATED THIS PLAT

SCALE

1 INCH = 50 FEET

0 50' 100' 150' 200' 250 FT.
0 15 20 30 40 50 60 70 MTRS.

1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

RECEIVED
MAR 24 2026
PLATTING

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SCALE: 1" = 50'	CHECKED (KEW)	SHEET 2 OF 2	FILE NO. ASLS 20190069

AM 26-094

MONTANA CREEK NATIVE ASSOCIATION INC.
PO BOX 131
TALKEETNA, ALASKA 99676
907-315-0261/JOHN-RICE@WILLIWAW.US

Matanuska-Susitna Borough
Platting Department
Attn; Tyler Young, Matthew Goddard
Palmer, Alaska
6/26/2026

RE: ASLS 2019-69 – MSB Case # 2026-031

The Montana Creek Native Association (MCNA) objects to the vacation of the existing right of way unless certain conditions are met.

MCNA owns **thousands of acres** of land east of this proposed vacation. Vacating this right of way and replacing it with a dedication over the existing road that barely meets the standard for a Borough Residential Road (minimum 225' radius curves) is unconscionable. Moose Hollow Road at this location is already at the point where a Collector Road is necessary. MCNA (and any of the other landowners east of this proposed vacation) would be shut off from ANY future development of our lands. Associated damages to the value of our lands and additional costs for development of our lands due to this vacation should not to be discounted.

MCNA, and many other land owners affected by this vacation, did not receive notice of this proposal do to the fact that we and others are beyond the limits of Public Noticing. That does not change the effect of this proposal on the thousands of acres owned by MCNA and others.

MCNA and all residents of the Borough need to assured that the Borough will retain and increase options for access. Not limit or remove them. Even when other access is available, removing one access increases the burden on whatever access remains if any. Connectivity is affected as well.

HANDOUT #1 PAGE 1 OF 2
ASLS 2019-69 (VAC)
CASE # 2026-031
MEETING DATE: July 02, 2026

The conditions that would remove our objection are:

1) A registered Civil engineer provides a certified design for a minimum Collector Standard Road along the section line easement that abuts the southerly boundary of this parcel.
2) Where the construction as designed would extend beyond the limits of the existing section line easement then the applicant/ petitioner shall provide a Public Use Easement to accommodate future road construction that includes proposed slopes and 5 feet beyond the proposed slope limits.
3) The Public Use Easement is in place prior to (or simultaneously with) the vacation of the right of way as is being proposed.

Sincerely,

John M. Rice

Montana Creek Native Association Inc.
By John Rice, Business Manager

CONCLUSION: The preliminary plat of ASLS 2019-69 is 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, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of ASLS 2019-69 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The Vacation of that portion of E. Hillside Drive Public Use Easement lying within the proposed ASLS 2019-69 is consistent with MSB 43.15.035 Vacations.
3. A continuation was requested and granted by the Platting Board during the May 21, 2026, Platting Board meeting to meet minimum posting requirements. The petitioner has provided information required pursuant to MSB 43.15.035.
4. A continuation was requested and granted by the Platting Board during the June 18, 2026, Platting Board meeting to allow the time required per 43.15.065(D).
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
6. The lot has the required frontage pursuant to MSB 43.20.320.
7. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land & Water; ADF&G; US Army Corps of Engineers; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain assembly approval of the Vacation within 30 days of Platting Board Approval.
3. 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.
4. Add a plat note stating "Tract B is a utility lot. No onsite sewer systems shall be allowed on Tract B." This note is not required if Tract B is dedicated as right of way.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

FINDINGS OF FACT FOR THE VACATION OF PUBLIC USE EASEMENTS

1. The vacation of the following public use easements are consistent with MSB 43.15.035 Vacations:
   That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
   The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984, located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska.
2. A continuation was requested and granted by the Platting Board during the May 21, 2026, Platting Board meeting to meet minimum posting requirements. The petitioner has provided information required pursuant to MSB 43.15.035.
3. A continuation was requested and granted by the Platting Board during the June 18, 2026, Platting Board meeting to allow the time required per 43.15.065(D).
4. Pursuant to MSB 43.15.035(E) and MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Public Use Easement.
5. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE, US Postmaster, Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Capital Projects, Assessments, Planning or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. At the time of staff report write-up, there was one objection from the public in response to the Notice of Public Hearing.
9. Vacation of the Public Use Easements are contingent upon recordation of the proposed ASLS 2019-69 subdivision plat.

RECOMMENDATION FOR APPROVAL OF THE VACATION OF THE PUBLIC USE EASEMENT

Suggested motion: I move to approve the vacation of the Public Use Easements described as: That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
The 60 foot wide Public Use Easement as described in Book 103, Page 997, recorded on November 8, 1984, located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska contingent on staff recommendations:

1. Obtain assembly approval of the vacation within 30 days of Platting Board approval.
2. Show the easement vacations on the final mylar of ASLS 2019-69 in full compliance with Title 43.
3. Submit a plan and profile drafted by a civil engineer certifying the constructability of a MSB Collector Standard Street within the existing and/or proposed rights of way connecting E. Hillside Drive on the southern and eastern boundaries of the parent parcel. If the proposed/existing rights of way are not sufficient to construct a collector standard street, grant additional public use easement as needed to construct a collector standard road.
   Alternatively, dedicate Proposed Tract B as dedicated right of way.

MATANUSKA-SUSITNA BOROUGH

Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

June 30, 2026

State of Alaska DNR
Gwen Gervelis
550 West 7th Ave., STE 650
Anchorage, AK 99501

Case #: **2026-031**

Case Name: **ASLS 2019-69**

Action taken by the Platting Board on July 2, 2026 is as follows:

THE VACATION OF PUBLIC USE EASEMENTS AND DEDICATION OF RIGHT OF WAY AND THE PRELIMINARY PLAT FOR ASLS 2019-69 WAS APPROVED AND WILL EXPIRE ON JULY 2, 2032 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39.

Recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Tyler Young
Platting Officer, PLS

ks
cc:

R & K Land Surveying, LLC
Rick Wentworth
P.O. Box 606
Willow, AK 99688

Additional Plat Reviews After 2nd Final are $110.00 Each

FINDINGS of FACT:

1. The plat of ASLS 2019-69 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
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8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for ASLS 2019-69 contingent upon the following:

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. Obtain assembly approval of the Vacation within 30 days of Platting Board Approval.
3. 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.
4. Add a plat note stating "Tract B is a utility lot. No onsite sewer systems shall be allowed on Tract B."
   This note is not required if Tract B is dedicated as right of way.
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8. At the time of staff report write-up, there was one objection from the public in response to the Notice of Public Hearing.
9. Vacation of the Public Use Easements are contingent upon recordation of the proposed ASLS 2019-69 subdivision plat.

RECOMMENDATION FOR APPROVAL OF THE VACATION OF THE PUBLIC USE EASEMENT

Suggested motion: I move to approve the vacation of the Public Use Easements described as: That portion of the 60' wide road corridor located in the SE1/4 SE1/4 of Section 4 of T24N R4W, Seward Meridian, Alaska as shown on the Benka Lake Alaska Subdivision, recorded as plat #85-14 in the Talkeetna Recording District.
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3. Submit a plan and profile drafted by a civil engineer certifying the constructability of a MSB Collector Standard Street within the existing and/or proposed rights of way connecting E. Hillside Drive on the southern and eastern boundaries of the parent parcel. If the proposed/existing rights of way are not sufficient to construct a collector standard street, grant additional public use easement as needed to construct a collector standard road. Alternatively, dedicate Proposed Tract B as dedicated right of way.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 2, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Steve Kevan, District seat #6
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Cayman Reynolds, 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 Chiavetta made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- June 18, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented. Platting Member Carney seconded.

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. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

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

Kayla Smith provided the mailing report:

- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with findings and conditions as written.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner's representative Rick Wentworth spoke.

Platting Member Carney had questions.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Gary LoRusso

Discussion ensued

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.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of ASLS 2019-69. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Chiavetta made a motion to approve the vacation of Public Use Easements of the preliminary plat of ASLS 2019-69. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS
(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS
A. Adjudicatory (*if needed*)
B. Upcoming Platting Board Agenda Items
Platting Officer Tyler Young mentioned some new dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 9 cases for July 16, 2026 Platting Board.
  - Primrose Point Phase 4
  - Alaska Sunrise
  - Fairview Parks MSP
  - Montana Sunshine
  - Starlight
  - Sunshine Meadows Phase 2
  - Shadow Mountain PUE
  - Treasure Trove
  - Shadow Mountain Estates

DRAFT

9. BOARD COMMENTS.

(None)

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:59** PM.

DRAFT

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk