City of Palmer

Planning and Zoning Commission Packet

March 17, 2016

PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, MARCH 17, 2016
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org

CHAIRMAN DAN LUCAS
VICE CHAIRMAN DAVID PETTY
COMMISSIONER WILLIAM KERSLAKE, SR.
COMMISSIONER MICHAEL KIRCHER
COMMISSIONER MERRY MAXWELL
COMMISSIONER DOUGLAS CRUTHERS
COMMISSIONER DAVID FULLER

AGENDA

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approval of Agenda

E. Minutes of Previous Meetings
   1. Regular Meeting of January 21, 2016

F. Persons to be Heard

G. Public Hearings

H. Unfinished Business

I. New Business

J. Plat Reviews
   1. IM 16-002: An application for an Interim Materials District (IMD) under MSB 17.28 – Interim Materials District has been submitted for the removal of 12,140,000 cubic yards of material, with extraction activities concluding in 2055 for Tax Parcels D005 & D006 in Section 1, Township 17 North, Range 1 East, Seward Meridian and Tax Parcels A007 & B006 in Section 12, Township 17 North, Range 1 East, Seward Meridian, located outside Palmer city limits.
   2. IM 16-003: Preliminary Plat Review: The request is to create six lots from Parcel #2, MSB Waiver 77-56 recorded as 77-123w, Tax Parcel A29 in Section 32, Township 18 North, Range 2 East, Seward Meridian, to be known as Sunlit Fields, located outside Palmer city limits.
   3. IM 16-004: Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat: The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8); the project begins at the west end of Palmer- Wasilla Hwy at N. Betts Street and ends on the east end at N. Loma Prieta Drive, located outside Palmer city limits.

K. Public Comments

L. Staff Report

M. Commissioner Comments

N. Adjournment

Minutes

PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, JANUARY 21, 2016
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:
The regular meeting of the Planning and Zoning Commission was called to order by Chairman Lucas at 7:00 p.m.

B. ROLL CALL:
Present and constituting a quorum were Commissioners:
Dan Lucas, Chairman
David Petty, Vice Chairman
William Kerslake, Sr.
Michael Kircher
Merry Maxwell
Douglas Cruthers
David Fuller
Excused absence(s):
Also present were:
Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician
Pam Whitehead, Recording Secretary

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Petty.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING:
The minutes of the **November 19, 2015** Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD:
There were no persons wishing to speak on a topic not on the agenda.

G. PUBLIC HEARING(s):
There were no public hearings.

H. UNFINISHED BUSINESS:

1. **IM 15-030**: Report on Matanuska-Susitna Borough On-Street Parking Regulation.

Ms. Garley reported that at the November meeting staff was asked if the Borough had an ordinance against on-street parking. Borough code under Title 10.12.020 Presumption of abandonment, states that any vehicle parked in a public right-of-way longer than 72 hours

could be removed at the owner's expense. Also, under 10.12.100, Vehicles constituting a traffic hazard, if such vehicle constitutes an immediate hazard to the public creating a traffic or safety hazard or impedes the regular flow of traffic, it can be removed immediately without having to wait the 72 hours.

I. NEW BUSINESS:

1. **Tom Healy, Public Works Director**, to discuss sidewalks, water, and sewer service for new subdivision developments.

Mr. Healy provided information on City versus Borough subdivision standards and answered commissioner questions as to whether new subdivisions being developed outside city limits, but using extended city water and/or sewer, can be required to put in sidewalks or meet other City standards for streets. He explained the short answer is no. City water/sewer extension agreements are for the extension of the utility only. The City does not have street standards jurisdiction outside the city and cannot use the mechanism of water/sewer extension to impose other conditions such as adding sidewalks, nor can the City require both water and sewer if the property owner only wants one or the other. An exception might be if the nature of the subdivision is dictated by State standards requiring lot sizes to be no smaller than about an acre or 40,000 sf.

Further questions and discussion concerned water/sewer requirements for properties which have been annexed. Mr. Healy also updated the Commission regarding the City's plans for improvements to the Waste Water Treatment Plant.

2. **Resolution No. 16-001:** A Resolution of the Palmer Planning and Zoning Commission Supporting Matanuska-Susitna Borough Planning Efforts to Develop a Regional Transportation Planning Partnership Process to Ensure Better Communication and Collaboration Between the State of Alaska Department of Transportation and Public Facilities, the Borough, and the Cities of Palmer, Wasilla, and Houston.

Jessica Smith, MSB Transportation Planner, explained the reasons and purpose behind the proposal to develop a transportation planning partnership program to encourage better communication and collaboration among the State of Alaska DOT, the Borough, and the Cities to get together to solve problems in regional planning, managing, and funding transportation improvements. She encouraged the Commission to support the resolution for development of this program. The Borough received a $1 million grant to do regional transportation planning and about $100,000 has been set aside to work on this collaboration project.

There was brief discussion and comments favoring support of the resolution.

Commissioner Cruthers moved, seconded by **Commissioner Fuller**, to adopt Resolution 16-001.
VOTE ON MOTION: Carried Unanimously.

J. PLAT REVIEWS:

1. **IM 15-029: Pre-Application Review** – To divide Tax Parcel B13, Section 32, Township 18 North, Range 2 East, Seward Meridian, into two lots with access for the two new proposed lots to be W. Seth Avery Circle, located outside Palmer City Limits.

Ms. Garley directed attention to map in the packet, page 38, as to parcel location. City staff have all reviewed and had no negative comments or necessary changes. The parcel is large enough to create two lots of adequate size if located within Palmer city limits and the proposed lots will have access from the newly constructed W. Seth Avery Circle.

There were no additional comments from the Commission.

K. PUBLIC COMMENTS:
There were no persons wishing to speak on a topic not on the agenda.

L. STAFF REPORT:
Ms. Garley had no additional staff report.

M. COMMISSIONER COMMENTS:

Commissioner Kerslake wished everyone a Happy New Year and noted it is great to finally see a full commission.

N. ADJOURNMENT:
There being no further business, the meeting was adjourned at 7:40 p.m.

Dan Lucas, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician

DRAFT

Plat Reviews

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-002

SUBJECT: Earth Materials Extraction Application: Tax Parcels D005 & D006 in Section 1, Township 17 North, Range 1 East, Seward Meridian and Tax Parcels A007 & B006 in Section 12, Township 17 North, Range 1 East, Seward Meridian

AGENDA OF: March 17, 2016

ACTION: Review and comment

Attachment(s):
1) Memorandum
2) Earth Materials Extraction Application package and map from MSB Platting Division (**pages 1-4; full copy available on City's website at www.cityofpalmer.org under City Government/Boards & Commissions/Planning & Zoning Commission/Planning & Zoning Commission Meeting Packets)**

Summary: An application for an Interim Materials District (IMD) under MSB 17.28 – Interim Materials District has been submitted for the removal of 12,140,000 cubic yards of material, with extraction activities concluding in 2055 for Tax Parcels D005 & D006 in Section 1, Township 17 North, Range 1 East, Seward Meridian and Tax Parcels A007 & B006 in Section 12, Township 17 North, Range 1 East, Seward Meridian, located outside Palmer city limits.

Recommendation: The staff comments regarding the application packet are attached.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: March 14, 2016
SUBJECT: Earth Materials Extraction Application within Tax Parcels D005 & D006 in Section 1, Township 17 North, Range 1 East, and Tax Parcels A007 & B006 in Section 12, Township 17 North, Range 1 East, Seward Meridian

☐ Inside City Limits ☑ Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: It is located adjacent to the 155 acres that the City of Palmer leases on France Road.
4. Fire Chief: No changes necessary.
5. Public Works: No comments.
6. Planning and Zoning Commission: This application is scheduled to be reviewed at the March 17 Planning and Zoning meeting; any additional comments will be forwarded.

Kimberly McClure

From: Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>
Sent: Wednesday, February 17, 2016 11:59 AM
To: 'allen.kemplen@alaska.gov' (allen.kemplen@alaska.gov); 'kevin.vakalis@alaska.gov' (kevin.vakalis@alaska.gov); 'tucker.hurn@alaska.gov' (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); eric.moore@alaska.gov; 'george.horton@alaska.gov' (george.horton@alaska.gov); 'dave.schade@alaska.gov' (dave.schade@alaska.gov); 'mike.bethe@alaska.gov' (mike.bethe@alaska.gov); mark.fink@alaska.gov; holly.zafian@alaska.gov; usswcd@mtaonline.net; 'mearow@matanuska.com' (mearow@matanuska.com); 'rglenn@mta-telco.com' (rglenn@mta-telco.com); jthompson@mta-telco.com; Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com); Richard Boothby; John McNutt; Elizabeth Weiant; Eric Phillips; Sandra Cook; regpagemaster@usace.army.mil; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Eileen Probasco; Jessica Smith; Frankie Barker; Andy Dean; John Aschenbrenner
Cc: gatewaycommunitycouncil@gmail.com; sdukes@houston-ak.gov; tcopelin@houston-ak.gov; chumble@houston-ak.gov; Kimberly McClure; Sandra Garley; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Matthew Beck
Subject: Request for comment: Central Landfill IMD
Attachments: Central Landfill IMD Application.pdf; Central Landfill IMD Main.pdf; Central Landfill IMD - Request for Comment.pdf

An application for an Interim Materials District (IMD) under MSB 17.28 – Interim Materials District has been submitted for the removal of 12,140,000 cubic yards of material, with extraction activities concluding in 2055. The Planning Commission will conduct a public hearing on this request on April 4, 2016. Return written comments by **March 14, 2016**.

Thank you for your review.

Respectfully,

Mark Whisenhunt, CFM
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

MEMORANDUM

DATE: February 17, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Request for Interim Materials District (IMD)**

TAX ID: 17N01E01D005 & D006, 17N01E12A007 & B006 TAX MAP: WA 09

LOCATION: Central Landfill; within Township 17 North, Range 1 East, Section 1 & 12, Seward Meridian

APPLICANT: Matanuska-Susitna Borough Land Management Division

An application for an Interim Materials District (IMD) under MSB 17.28 – Interim Materials District has been submitted for the removal of 12,140,000 cubic yards of material, with extraction activities concluding in 2055. The Planning Commission will conduct a public hearing on this request on April 4, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

_____ Borough Manager (info only)

_____ Collections

_____ Assessment

_____ Planning Division

_____ Environmental Planning

_____ Platting Division

_____ Pre-Design Division

_____ Community Development

_____ Public Works Director

_____ Right-of-Way Coordinator

_____ Emergency Services Director

_____ Code Compliance

_____ Cultural Resources

Comments: Return written comments by **March 14, 2016**. Thank you for your review.

_____

_____

_____

_____

_____

_____

_____

_____

MATANUSKA-SUSITNA BOROUGH

Received
FEB 17 2016
City of Palmer

Planning and Land Use Department
350 East Dahlia, Palmer, Alaska 99645
(907)861-7822 * fax (907)861-7876
PermitCenter@matsugov.us

APPLICATION
Earth Materials Extraction

Matanuska - Susitna Borough
Development Services
FEB 16 2016
Received

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

THIS APPLICATION IS FOR MATERIALS EXTRACTION THAT DOES NOT OCCUR WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE. IF YOUR PLAN INCLUDES EXTRACTION WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE YOU MUST COMPLETE THE APPLICATION SPECIFIC TO THAT PURPOSE.

Application fee must be attached, check one:

_____ **$100 for Administrative Permit**
_____ **$500 for Conditional Use Permit** > earth materials extraction on sites of 20 acres or less
_____ **$1,000 for Interim Materials District** - earth materials extraction on sites greater than 20 acres

Prior to public hearing, the applicant must also pay for costs of advertising and mailing of public notices.

Subject property Township: 17 North, Range: 01 East, Section: 01 & 12, Meridian____
MSB Tax Account # 17N01E01D005, 17N01E01D006, 17N01E12A007, 17N01E12B006
SUBDIVISION: _____ BLOCK(S): _____, LOT(S): _____
STREET ADDRESS: _____
(US Survey, Aliquot Part, Lat. /Long. etc) _____

** A legal description must be provided for partial-lot Interim Materials Districts**

Ownership If the applicant is different from the owner, then a Letter of Authorization must be included.

Is authorization attached? o Yes o No ✓N/A

Name of Property Owner
Matanuska-Susitna Borough
Address: 350 E. Dahlia Ave.
Palmer, AK 99645
Phone: Hm _____ Fax _____
Wk 907-861-7606 Cell 907-354-2841
E-mail macey.shapiro@matsugov.us

Name of Agent/ Contact for application
Macey Shapiro
Address: 350 E. Dahlia Ave.
Palmer, AK 99645
Phone: Hm _____ Fax _____
Wk 907-861-7606 Cell 907-354-2841
E-mail macey.shapiro@matsugov.us

Description What type(s) of material is being extracted? sand and gravel

Total acreage area of all parcels on which the activity will occur: 440 acres
Total acreage area of earth material extraction activity: 13 acres (Cells 4 to 7 footprint)
Total cubic yards extraction per year: Approximately 133,000 CY per year
Total projected cubic yards to be extracted: 770,000
What is the estimated final year extraction will occur? Approximately 2020

Required information

1. Attach a plan of sufficient detail to demonstrate compliance with the requirements of MSB 17.28.050 and MSB 17.28.060.

Plan of Operation	Attached
Provide seasonal start and end dates	Mining Plan
Provide days of the week operations will take place.	"
Provide hours of operation.	"
Estimated end date of extraction	"
Estimated end date of reclamation	"
Describe all other uses occurring on the site	"
Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control and maintenance of roads	"
Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes and estimated final grade	Appendix A

2. Submit a site plan. Drawings must be detailed and **drawn to scale**. Drawings under seal of an engineer or surveyor are recommended but not required.

SITE PLAN REQUIREMENTS	Attached
Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems.	Appendix A
Depict buffer areas, driveways, dedicated public access easements, and noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds etc.	"
Identify wetlands and waterbodies on site and within one mile	Exhibit 3
Identify existing surrounding land uses within one mile	Appendix A
Identify surrounding property ownership (i.e. public vs. private) within one mile of exterior boundaries	" Exhibit 3
Show entire area intended for gravel/material extraction activity and the boundary of the lot(s) containing the operation. Identify areas used for past and future phases of the activity. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc.	" Appendix A
Road and access plan that includes anticipated routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, traffic standards, a traffic control plan consistent with state regulations may be required	"
Visual screening measures that include a detailed description of the type of visual screening to be utilized. Visual screening may include, but is not limited to, berms, natural vegetation, solid fences, walls, evergreen hedges or other means as approved by the commission	Mining Plan
Noise mitigation measures that include a description of measures to be taken by the applicant to mitigate or lessen noise impacts to surrounding properties. Measures shall include, but not be limited to, hours of operation of noise-producing equipment,	"

erecting noise barriers (i.e., berms a minimum of 10 feet in height) between noise-producing equipment and adjacent uses, location of noise-producing equipment (i.e., below grade in excavated pit areas), and measures to utilize equipment with noise reduction features	
Proposed lighting plan	Mining Plan
Other (as required by MSB Planning Department)	

3. Submit a reclamation plan including the following:

Reclamation Plan	Attached
Provided timeline for reclamation at particular locations	Mining Plan
Provide copy of reclamation financial assurance filed with the State of Alaska(If exempt, provide qualifying documents for exemption)	Exhibits 4 & 5

4. Submit documentation of compliance with borough, state and federal laws:

COMPLIANCE WITH BOROUGH, STATE AND FEDERAL LAWS	Applied for (list file #)	Attached (list file #) or N/A
Mining license as required by the Alaska State Department of Revenue, pursuant to A.S.42.65		~~N/A~~ Exhibit 6
Mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land		Exhibit 6
Reclamation plan as required by ADNR, pursuant to A.S. 27.19		Exhibits 4 & 5
Notice of intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements		Mining Plan
United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes and streams.		Exhibit 7
Others (list as appropriate)		

5. **OWNER'S STATEMENT:** I am owner of the following property:

MSB Tax parcel(s) ID #(s) 17N01E01D005, 17N01E01D006, 17N01E12A007, 17N01E12B006
and,
I hereby apply for approval of material extraction activity on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17. 28, MSB 17.30 and with all other applicable borough, state or federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.28.040.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land.

I understand that changes from the approved operational plan may require further authorization by the borough planning commission or Assembly. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I understand it is my responsibility to provide the borough code compliance division with up to date reports, notification of proposed changes, and contact information for approved person(s) to whom I sell this property and to whom I assign responsibility for daily operations on the site.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance with permit requirements. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

	Eric Phillips	11/16/15
Signature: Property Owner	Printed Name	Date
Signature: Agent	Printed Name	Date

****

MSB USE ONLY: MSB file #_____

Date complete application received: _____, **Approved**, Yes___ No ___

Additional conditions: Yes___ (see attached) No ____ Comments: _____

Planning Commission Action (date):_____ Resolution No.:_____

Assembly Action (date):_____ Ordinance No.:_____

Date permit (circle one) issued or denied: _____

****

TERRY

STRAND

CALERO

LOMA PRIETA

LANI

JOHN HENRY

49TH STATE

LEE ANN

LOMA RICA

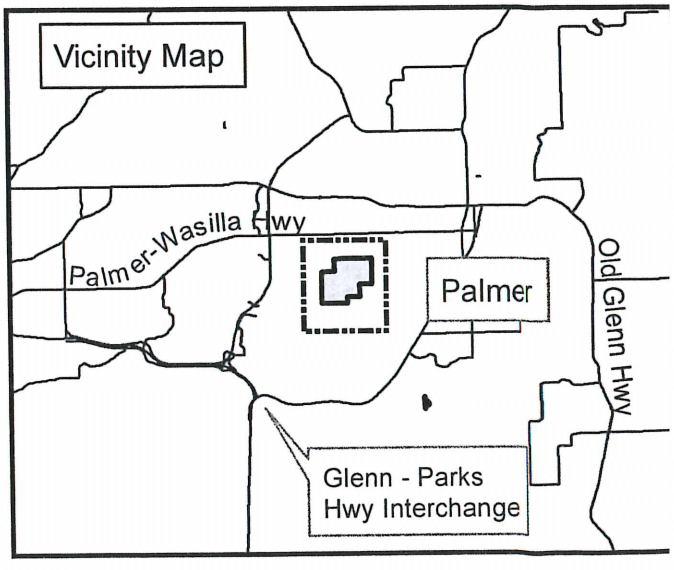
HILDA ROSE

CHANLYUT

Central Landfill Parcels:
17N01E01D005 & D006,
17N01E12A007 & B006

Subject Parcels

Central Landfill Parcels:
17N01E01D005 & D006,
17N01E12A007 & B006



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

MSB Development Services
February 16, 2016

0 1,000 2,000 Feet

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-003

SUBJECT: Preliminary Plat Review: Tax Parcel A29 in Section 32, Township 18 North, Range 2 East, Seward Meridian

AGENDA OF: March 17, 2016

ACTION: Review and comment

Attachment(s):
1) Memorandum
2) Preliminary Plat package from MSB Platting Division

Summary: The request is to create six lots from Parcel #2, MSB Waiver 77-56 recorded as 77-123w, Tax Parcel A29 in Section 32, Township 18 North, Range 2 East, Seward Meridian, to be known as Sunlit Fields, located outside Palmer city limits.

Recommendation: The staff comments regarding the preliminary packet are attached.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: March 23, 2016
SUBJECT: 18N02E32A029

☐ Inside City Limits ☑ Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed lots would exceed the required minimum lot width of 60 feet and required minimum lot area of 8,400 square feet if these lots were located in a residential area inside Palmer city limits. Proposed access will be from the newly created Sunlit Circle.
4. Fire Chief: No changes necessary.
5. Public Works: Water main extension will require a Utility Extension Agreement with the City. This property is a natural drainage course for the area. Developers should design finish grade and drainage structures accordingly. The developer should be advised that this property is the natural drainage course for upland areas and under certain precipitation and/or thaw events (usually in the spring), large amounts of surface water flow across this property in a north-to-south direction. No water plans or Utility Extension Agreement has been submitted to City of Palmer for water to this subdivision.
6. Planning and Zoning Commission:

Received
FEB 19 2016
City of Palmer

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: March 23, 2016

Date: February 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of: Palmer
Community Council:
Fire Service Area: #132 Greater Palmer Consol.
Road Service Area: #16 South Colony
MSB – Borough Attorney
MSB – Emergency Services
MSB – Community Development
MSB – Cultural Resources
MSB – Capital Projects, Engineering
MSB – Public Works, O&M
MSB – Assessments
MSB – Code Compliance
MSB – Planning Division
MSB – Pre-Design Division
MSB – Permit Center
M.E.A.
M.T.A.
Enstar
GCI
Assembly District #2 Matthew Beck

Title:	SUNLIT FIELDS
Location:	SEC 32, T18N, R02E, S.M, AK
Petitioners:	BONNIE B. GROVER – TRUSTEE, BONNIE B. GROVER REVOCABLE TRUST
Address:	PO BOX 2444 PALMER AK 99645-2444
Surveyor:	KEYSTONE SURVEYING, GARY LoRUSSO, PLS
Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create six lots from Parcel #2, MSB Waiver 77-56, recorded as 77-123w, Section 32, Township 18 North, Range 02 East, SM AK, to be known as SUNLIT FIELDS, containing 5+ acres. Access will be from a newly created street, N. Sunlit Circle. Lots will be connected to the City of Palmer water system.

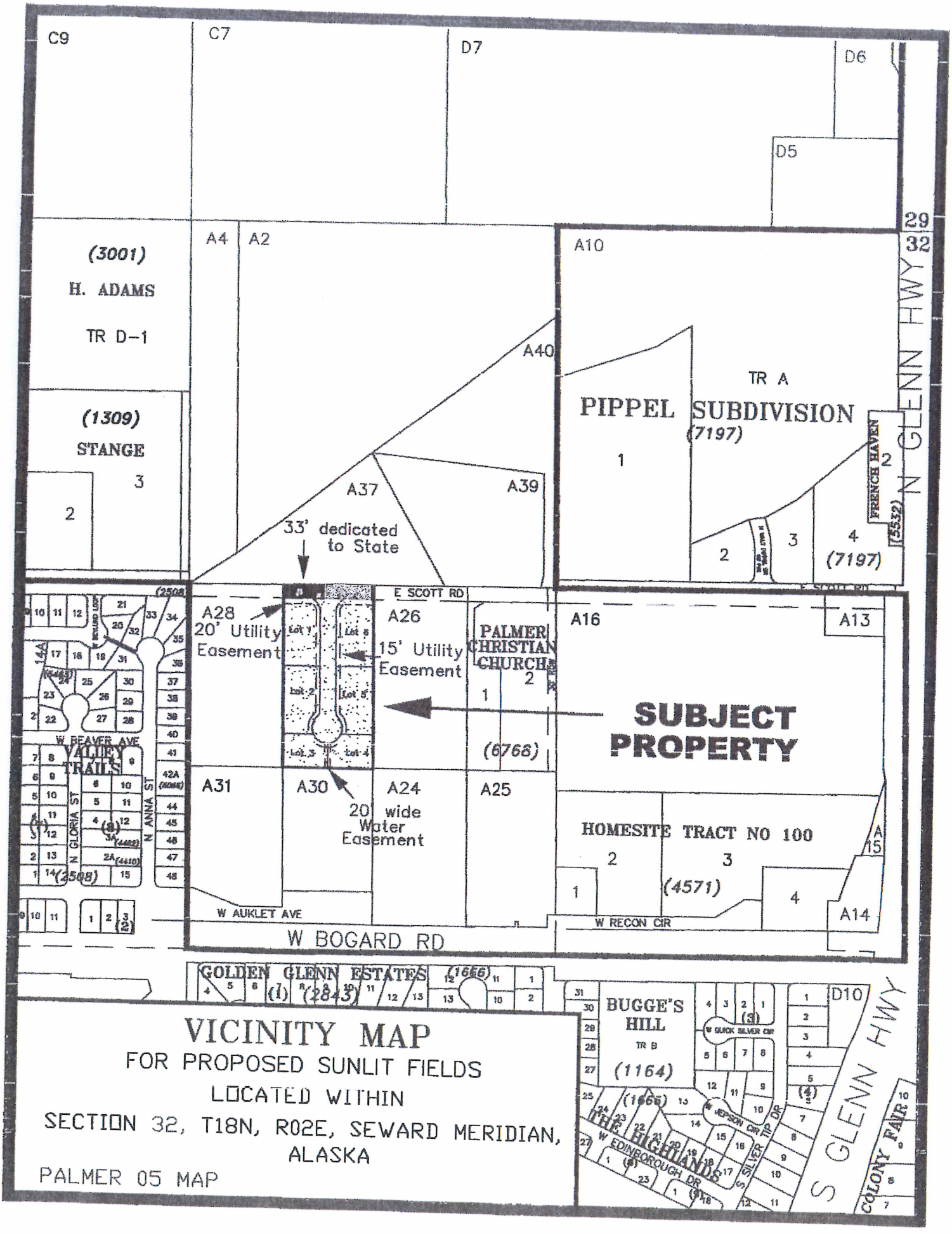
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 23, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 7, 2016.**

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-022 Tax ID: 118N02E32A029 Tax Map #: PA 05 Pre-App Date: 12/17/2015



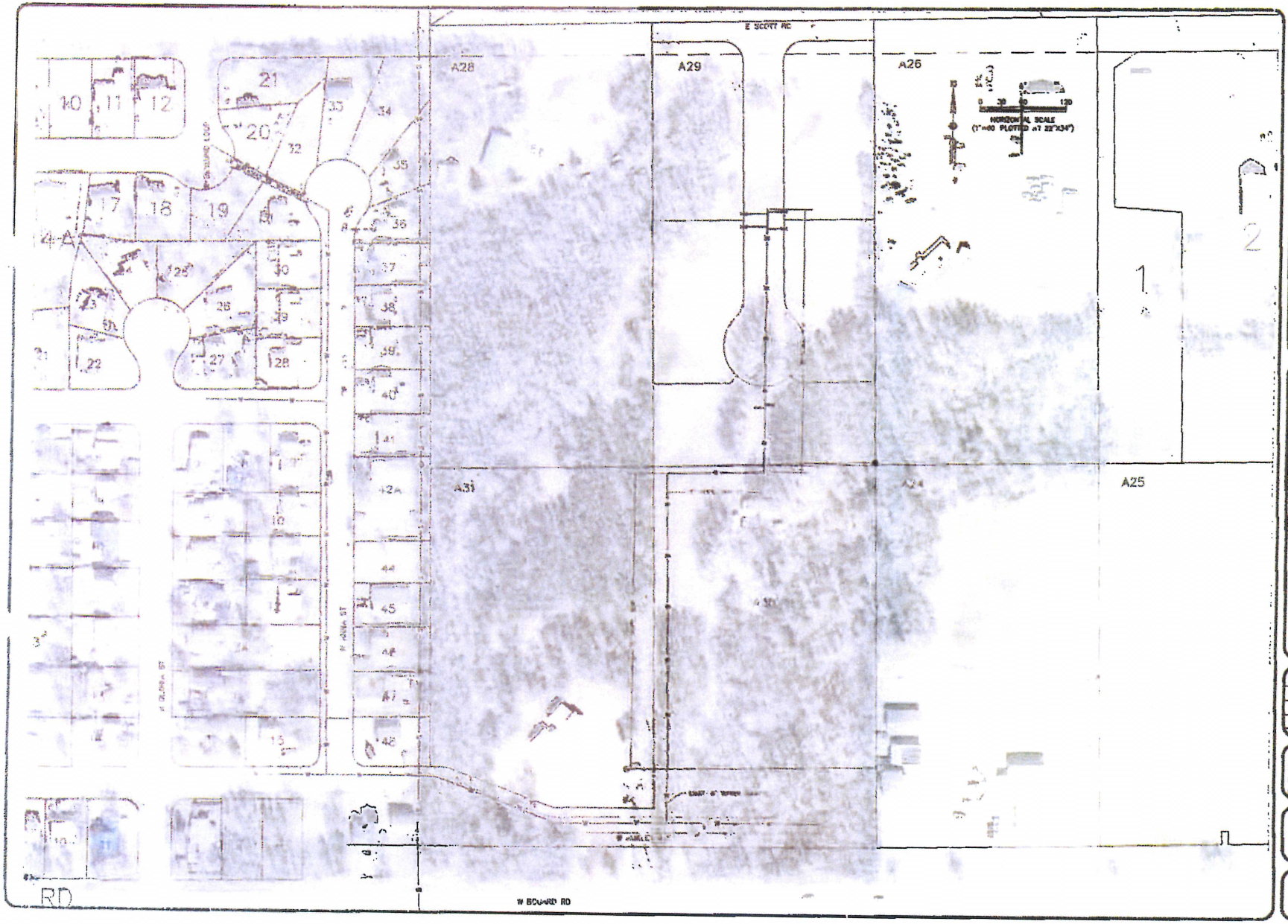
VICINITY MAP

FOR PROPOSED SUNLIT FIELDS

LOCATED WITHIN

SECTION 32, T18N, R02E, SEWARD MERIDIAN, ALASKA

PALMER 05 MAP



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR.
WASILLA, AK 99623
PH: (907) 357-5609
FAX: (907) 357-5608

SUNLIT FIELDS SUBDIVISION
WATER MAIN EXTENSION
PALMER, ALASKA

BY	DATE	REVISIONS

JOB NO.: 16-011
DATE: 2/17/2016
DRAWN: DES
REVIEWED: DES

SHEET TITLE
WATER SYSTEM
OVERALL LAYOUT

SHEET
C0.0

GENERAL NOTES

[illegible]

WATER NOTES

1. CITY OF PALMER AND EMSFRD CONFORMITY SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF WATER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING CUSTOMERS IF THE OUTAGE EXCEEDS 8-HOURS OR IS DEEMED NECESSARY BY THE ENGINEER. THE CONTRACTOR SHALL HAVE A TEMPORARY WATER SERVICE PLAN REVIEWED AND APPROVED BY ADEC.

2. WATER SERVICES SHALL BE PLACED NO CLOSER THAN 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEAD. 10 FEET HORIZONTALLY MEASURED TO ANY SANITARY SEWER MAIN, SANITARY SEWER SERVICE, STORM SEWER, ELECTRICAL/TELEPHONE/CABLE BOX, AND 5 FEET HORIZONTALLY MEASURED TO ANY TOP LOT LINE.

   ALL WATER MAINS SHALL BE HDPE, SDR 11 PIPE.

4. ALL WATER SERVICE TRENCHES AND BEDDING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.

5. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 12 FEET OF COVER AT ALL POINTS.

   ALL PIPE BEDDING SHALL BE CLASS I.

7. ALL BENDS, TEES, FIRE HYDRANTS, AND DEAD-ENDS SHALL HAVE RESTRAINED FITTINGS.

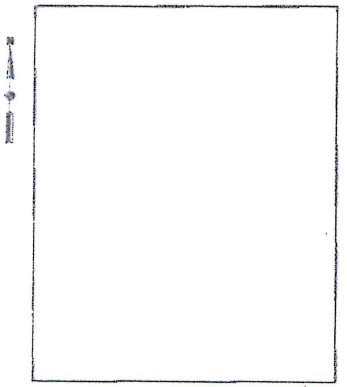
8. RESTRAINT JOINTS SHALL BE MEGALUGS.

9. NO PIPE LENGTH LESS THAN EIGHT (8) FEET SHALL BE INCORPORATED IN THE WATER SYSTEM EXCEPT FOR THOSE NECESSARY FOR FIRE HYDRANTS OR VALVE LOCATIONS UNLESS MEASURED BY USE OF FIELD-LOK GASKETS (OR EQUAL) FOR LESS-THAN FITTINGS (OR EQUAL).

10. THE CONTRACTOR SHALL HAVE THE NEWLY INSTALLED WATER MAIN CHLORINATED BY CITY OF PALMER PRIOR TO INSTALLATION OF WATER SERVICES. PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE.

11. ALL WATER/SEWER PIPE INSULATION SHALL BE FOAM BOARD, HIGH DENSITY EXTRUDED INSULATION, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO 6-20 PER FOOT (4) INCH THICK INSULATION.

12. THE CONTRACTOR SHALL RELOCATE ANY WATER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD DISTANCES PRIOR TO ACCEPTANCE BY CITY OF PALMER.



WATER KEY MAP
1"=500'

ABBREVIATIONS

AB	ASPHALT BITUMINOUS
AWW	ANCHORAGE WATER & WASTEWATER
BOH	BOTTOM OF HOLE
BOP	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
BVC1	BEGIN VERTICAL CURVE - ELEVATION
BVC2	BEGIN VERTICAL CURVE - STATION
COH	CLEVATION
EOP	EDGE OF PAVEMENT
EVC1	END VERTICAL CURVE - ELEVATION
EVC2	END VERTICAL CURVE - STATION
F&I	FURNISH AND INSTALL
FG	FINISHED GRADE
FH	FIRE HYDRANT
GV	GATE VALVE
H	HORIZONTAL
HAA	HIGH ACCOMPLISHED WITH
HV	HOOKUP
HVAC	HEATING VENTILATION AIR CONDITIONING
IE	INVERT ELEVATION
LT	LEFT
MMCS	MUNICIPALITY OF ANCHORAGE STD SPECIFICATIONS
MSL	MEAN SEA LEVEL
OFF	OFFSET
PL	PROPERTY LINE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PVC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RED	REDUCER
RT	RIGHT
RVC	BEGIN OF CURVE
RP	RADIUS POINT
SOP	SEPARATION
SI	STREET INTERSECTION
SP	SANITARY PERMITS
STA	STATION
STD	STANDARD
TOC	TOP CASTING OF CURB
TOP	TOP OF PIPE
TP	TOP OF PAVEMENT
VB	VALVE BOX
VC	VERTICAL CURVE

LEGEND

PROPOSED	EXISTING	
	W	WATER MAIN
		VALVE
		FIRE HYDRANT
W	W	WATER SERVICE
	S	SANITARY SEWER MAIN
		CONTOURS
	X	FENCE
	G	NATURAL GAS
	OHE	OVERHEAD UTILITY
	E	UNDERGROUND ELECTRIC
		PROPERTY LINE
		LOCATION AND DIRECTION
		FIRST FLOOR

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWOGERY DR. PH: (907) 357-5409
WASILLA, AK 99623 FAX: (907) 357-5408

STATE OF ALASKA
DEVON E. STEINER
NOT FOR CONSTRUCTION
PRELIMINARY
2016

SUNLIT FIELDS SUBDIVISION WATER MAIN EXTENSION

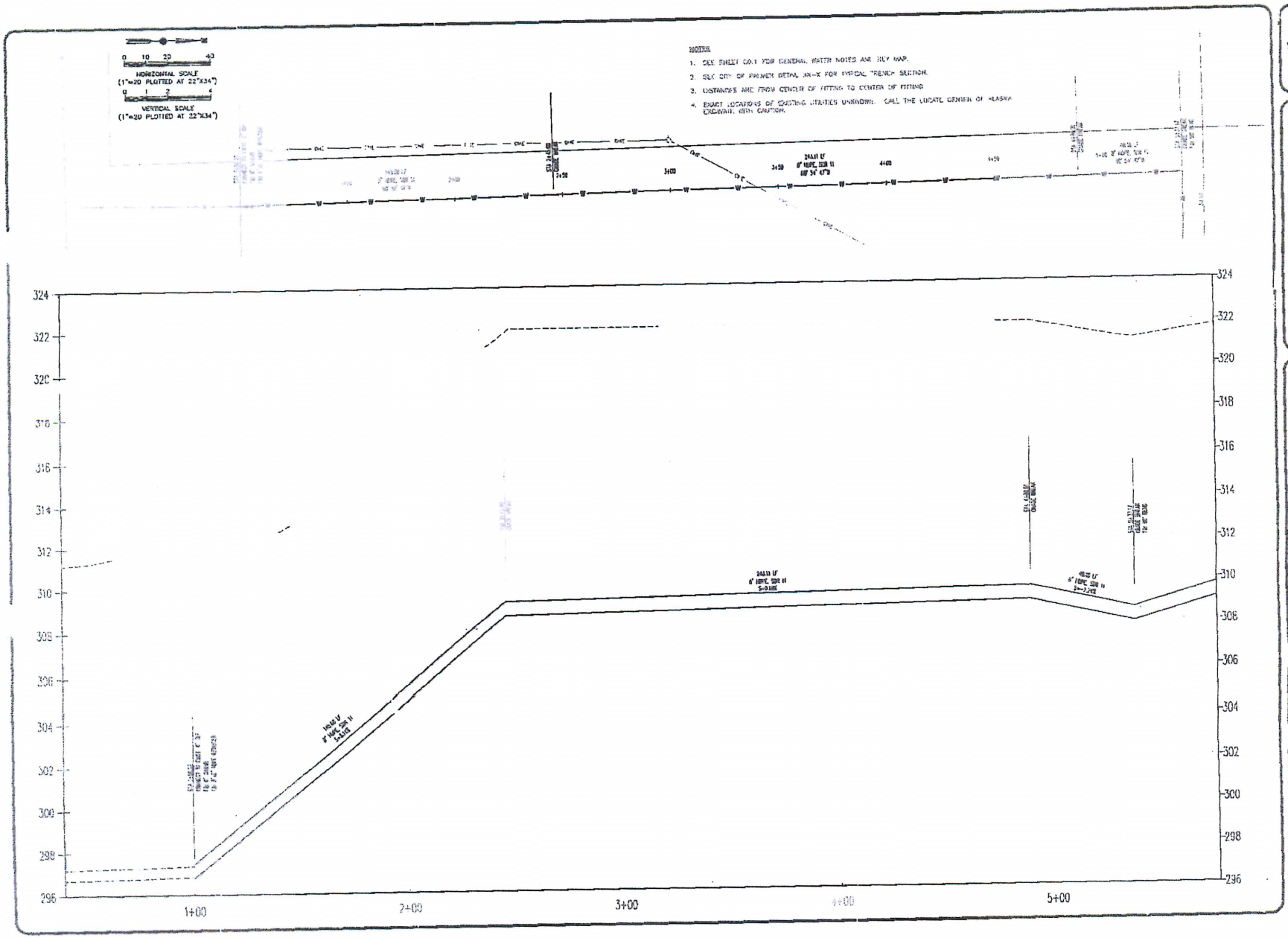
PALMER, ALASKA

BY	DATE	REVISIONS

JOB NO.: 16-011
DATE: 2/17/2016
DRAWN: DES
REVIEWED: DES

SHEET TITLE
LEGEND, KEY MAP
CONSTRUCTION NOTES
CIVIL NOTES

SHEET
C0.1



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

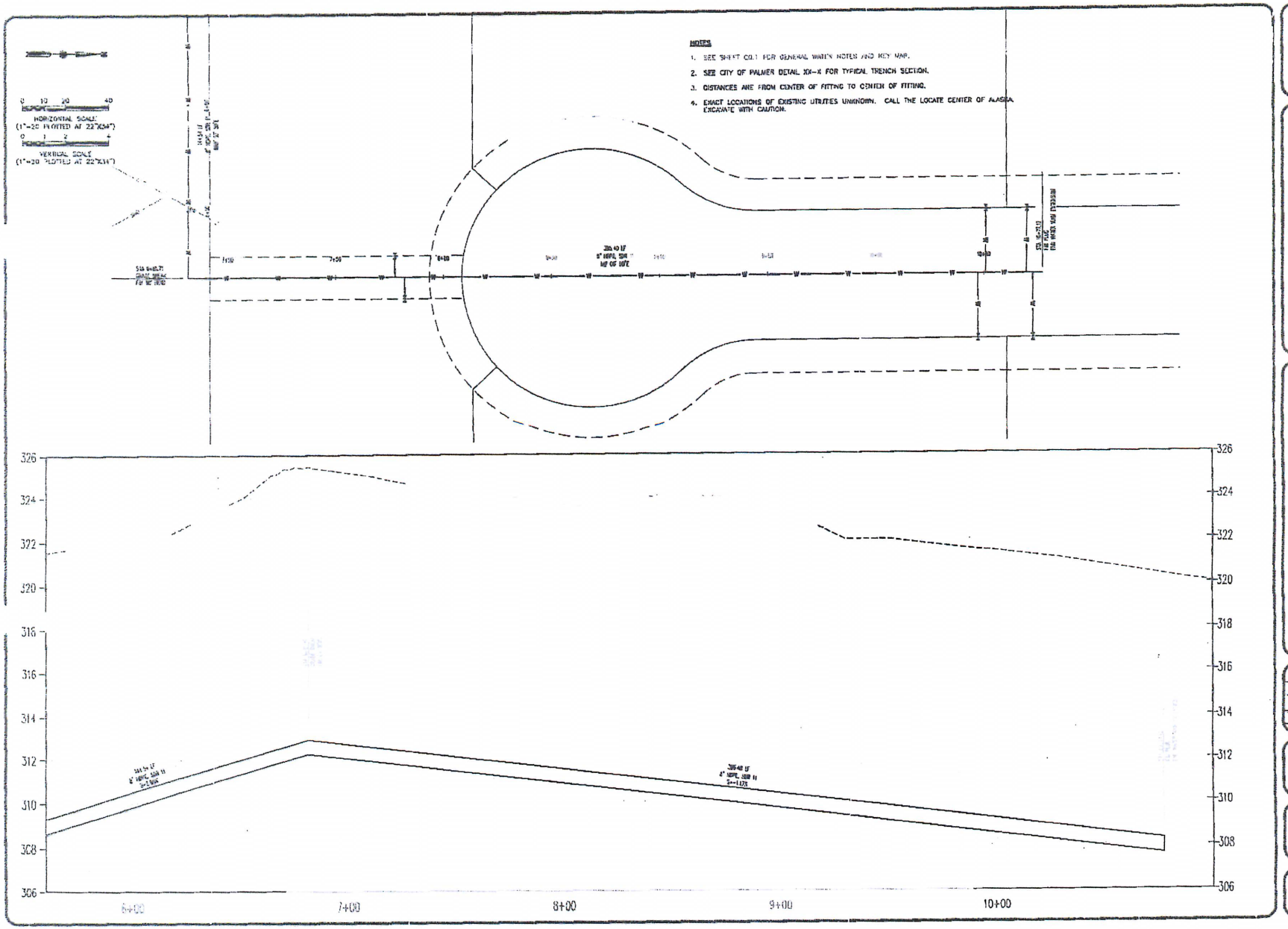
SUNLIT FIELDS SUBDIVISION
WATER MAIN EXTENSION
PALMER, ALASKA

BY	DATE	REVISIONS

JOB NO.: 16-011
DATE: 2/17/2016
DRAWN: DES
REVIEWED: DES

SHEET TITLE
WATER MAIN EXTENSION
START TO STA. 5+60

SHEET
C1.0



NOTES

1. SEE SHEET C0.1 FOR GENERAL WATER NOTES AND KEY MAP.
2. SEE CITY OF PALMER DETAIL XX-X FOR TYPICAL TRENCH SECTION.
3. DISTANCES ARE FROM CENTER OF FITTING TO CENTER OF FITTING.
4. EXACT LOCATIONS OF EXISTING UTILITIES UNKNOWN. CALL THE LOCATE CENTER OF ALASKA. EXCAVATE WITH CAUTION.

STATE OF ALASKA
PRELIMINARY
NOT FOR CONSTRUCTION
CHARLES A. DEWEY
CIVIL
PROFESSIONAL ENGINEER

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH:(907) 357-5609
WASILLA, AK 99623 FAX:(907) 357-5608

SUNLIT FIELDS SUBDIVISION
WATER MAIN EXTENSION

PALMER, ALASKA

BY	DATE	REVISIONS

JOB NO.: 16-011
DATE: 2/17/2016
DRAWN: DES
REVIEWED: DES

SHEET TITLE
WATER MAIN EXTENSION
STA. 5+60 TO END

SHEET
C1.1

HOLLER ENGINEERING
Water, Wastewater & Soils Consulting
3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

February 12, 2016

RECEIVED
FEB 12 2016
PLATTING

Eileen Probasco
Acting Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: ***Sunlit Meadows;*** Useable Areas, Drainage and Road Construction
HE# 16008

Dear Ms. Probasco:

At the request of Byler Contracting, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots and new ROW from an existing 5-acre parcel; a community water system installation is planned. Our soils evaluation included logging 6 testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies part of a gentle bench feature and is relatively level, with one low area near its center. No substantial areas with slopes over 25% were noted on the parcel, but the minimal amount that does exist is delineated on the attached map. Grades generally slope towards the center or southwest portion of the parcel where local low areas are located. The total elevation differential on the provided map is approximately 12'.

Soils & Vegetation. Although the grassy central portion of the parent parcel appeared to have been cleared for farming at some point in the past, the remainder remains undisturbed, with moderate density mature birch, spruce, poplar and cottonwood trees. Receiving soils logged in the 5 testholes were sands and gravels with slight trace amounts of silt, typically under rather thick topsoil layers. The soil types encountered are consistent with our prior experiences on other properties in this area, including just to the east on the same bench. Copies of the logs and a location/topography/useable area map are attached.

Groundwater. Groundwater was encountered at depths between 9 and 11 feet in 3 of the 5 testholes, which were excavated to depths between 11 and 13 feet. Where groundwater was encountered at less than 10', it was logged during the high summer season. Note that testhole 2 did not encounter water but was excavated to a depth of 9'; this is due to the

first round of testholes having a different purpose. Testhole 2 is included as supplemental information, and the other holes are adequate to verify useable area.

Useable Areas. For these proposed lots, areas defined by MSB code as *useable septic area* will be limited by lotlines and areas with grades over 25%. All proposed lots appear to contain enough area to meet the useable area requirements. Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area.***

Preliminary Drainage Plan. Drainage arrows were provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area. Proposed culverts and infiltration points are also shown. Due to the re-grading which will be undertaken for road construction, and the 2' topography contours, the plan will likely be subject to some field modification and improvement during construction. Based on prior experiences, during construction the low grades and gravelly/sandy soils typically will adequately control erosion. Multiple rock-filled infiltration points along the roads are planned, and coupled with the open soil types will provide mitigation to address runoff within the property. Road construction should not negatively impact drainage for adjacent properties, and no concentrated runoff will leave the site. Overall area drainage will be minimally affected by the construction.

Road Construction. The proposed plat will require construction of about 470' of *residential* street, and a cul-de-sac. The developer may elect to upgrade to *residential sub-collector* standards to better facilitate eventual paving. Existing NSF base soils will serve well for a road base, and there is a nearby gravel pit source. Road topping materials will need to be screened onsite or imported during road construction. Based on our calculations, all roads can be designed and constructed with a maximum grade of less than 6% with no significant cut and fill areas. Construction details in all areas will meet shape requirements in the SCM/NELB for *residential subcollector* or *residential* streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with reasonable grades.

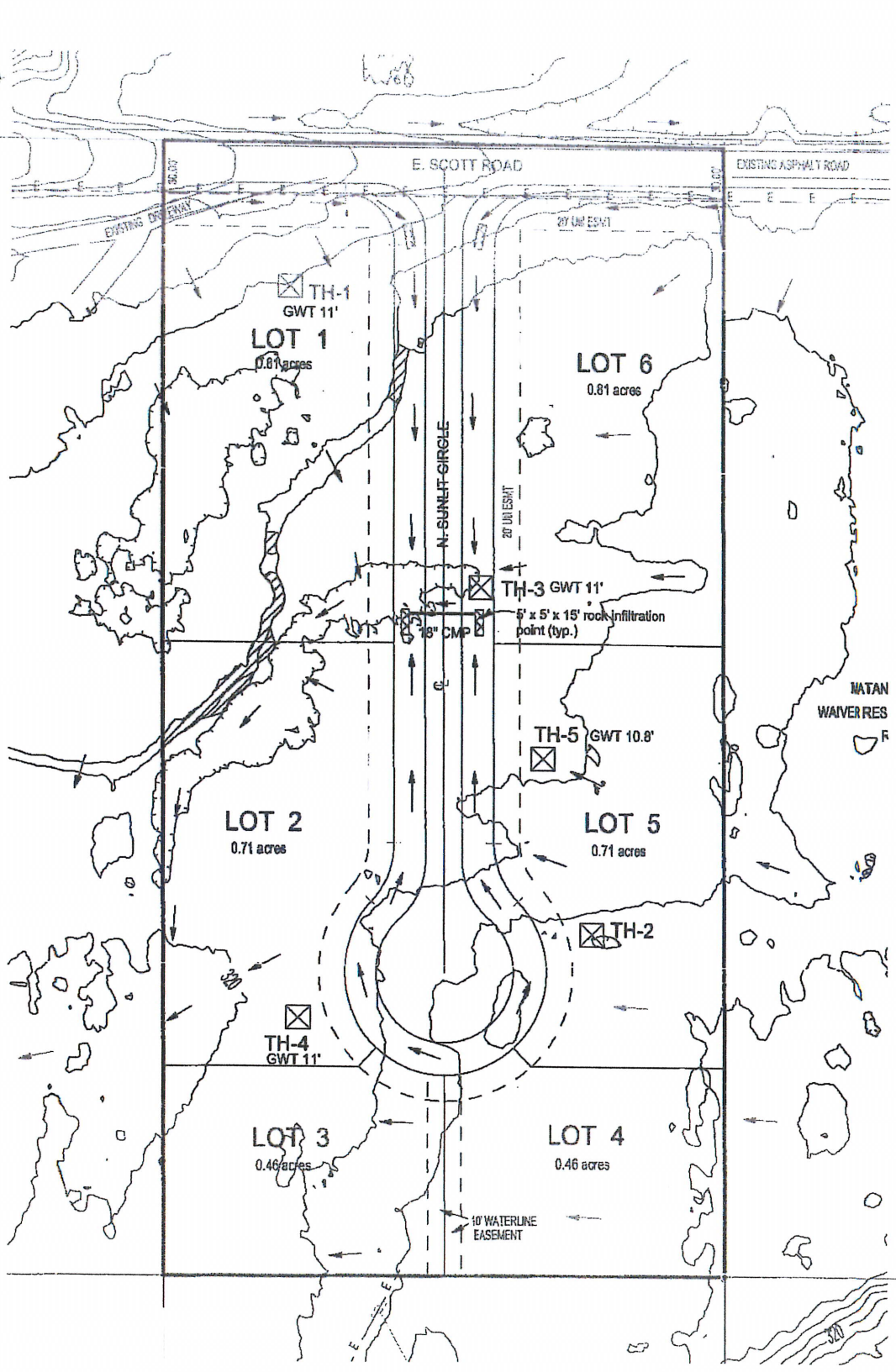
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

Curtis Holler, PE

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

c: Byler Contracting, w/attachments



Notes:

1. Arrows denote apparent drainage patterns.
2. Testhole locations are approximate.
3. Base drawing & 2' LiDAR contours provided by others.
4. Hatched areas have +25% grade.

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

Sunlit Meadows
Topography, Drainage and Testhole Location Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 16008	2-11-16	Scale: 1"=60'

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5

Performed For: Byler Contracting

Legal Description: Sunlit Meadows

Depth, feet	Soil Type
0–1	OL, ROOTS
1–4	ML, W/FEW ROOTS SOFT BROWN LOESS
4–8	SM, FINE SANDS/COARSE SILTS, BROWN, SOFT
8–12	SP-GP to GP-SP ROCK TO 8" (1) 20" BROWN, ROUNDED ROCK MED-COARSE SANDS
12–14	SP-GP W/SILT VARIES TO SM-GM
14	NO GWT/NO SEEPS

Slope

Site Plan

N

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: C. Holler

DATE: 6-26-2013

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5

Performed For: Byler Contracting

Legal Description: Sunlit Meadows

Depth, feet	Soil Type
	OL
1–4	ML, ML-SM SOFT BROWN LOESS SILT & FINE SAND
5–8	SP-GP to GP-SP ROCK TO 8" drive, CLEAN to SL. TRACE SILT, MEDIUM-COARSE SANDS
9–22	NO GWT

Slope

Site Plan

N

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C. Holler

DATE: 6-26-2013

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA 49TH CURTIS E. HOLLER CE 9607 REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5

Performed For: Byler Contracting

Legal Description: Sunlit Meadows

Depth, feet	Soil Type
0–1	OL, TURF
1–2	ML
2–8	ML-SM SOFT BROWN SILT LOESS, SOME SAND
8–11	SP-GP to GP/SP ROCK TO 6"

GWT ▽ 9

Slope

Site Plan

N

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 9.0'

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C. Holler

DATE: 6-26-2013

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5

Performed For: Byler Contracting

Legal Description: Sunlit Meadows

Depth, feet	Soil Type
1–6	SM (LOESS), BROWN COLOR. FROZEN TO 18"
6–13	SP-GP +/- 50%. ROCKS TO 3", FEW TO 5".

GWT

Slope

Site Plan

N

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 11.0

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: L. Holler

DATE: 1-15-2016

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA 49TH CURTIS E. HOLLER CE 9607 REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: Byler Contracting

Legal Description: Sunlit Meadows

Depth, feet	Soil Type
1–6	SM (LOESS), BROWN COLOR FROZEN TO 18"
7–12	SP-GP VARIES TO SP W/GP, ROCKS TO 3" W/TRACE SILT TO 10'.

GWT

Slope

Site Plan

N

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 10.8'

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: L. Holler

DATE: 1-15-2016

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please type or print all non-signature items in ink.

PROPOSED SUBMITTAL NAME:

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

RECEIVED
FEB 17 2016
PLATTING

- ☐ Privately owned and that I am the owner.
- ☐ Owned by a sole proprietorship and I am the proprietor.
- ☐ Owned by a partnership of which I am a general partner.
- ☒ Owned by a Trust in which I am a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- ☐ Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Bonnie Grover, Trustee
Original Signature (please sign in ink)

1-14-2016
Date

P.O. Box 854 Palmer, AK 99645
Mailing Address

745-4725
Phone

BONNIE GROVER, TRUSTEE
Name & Official Title (print)

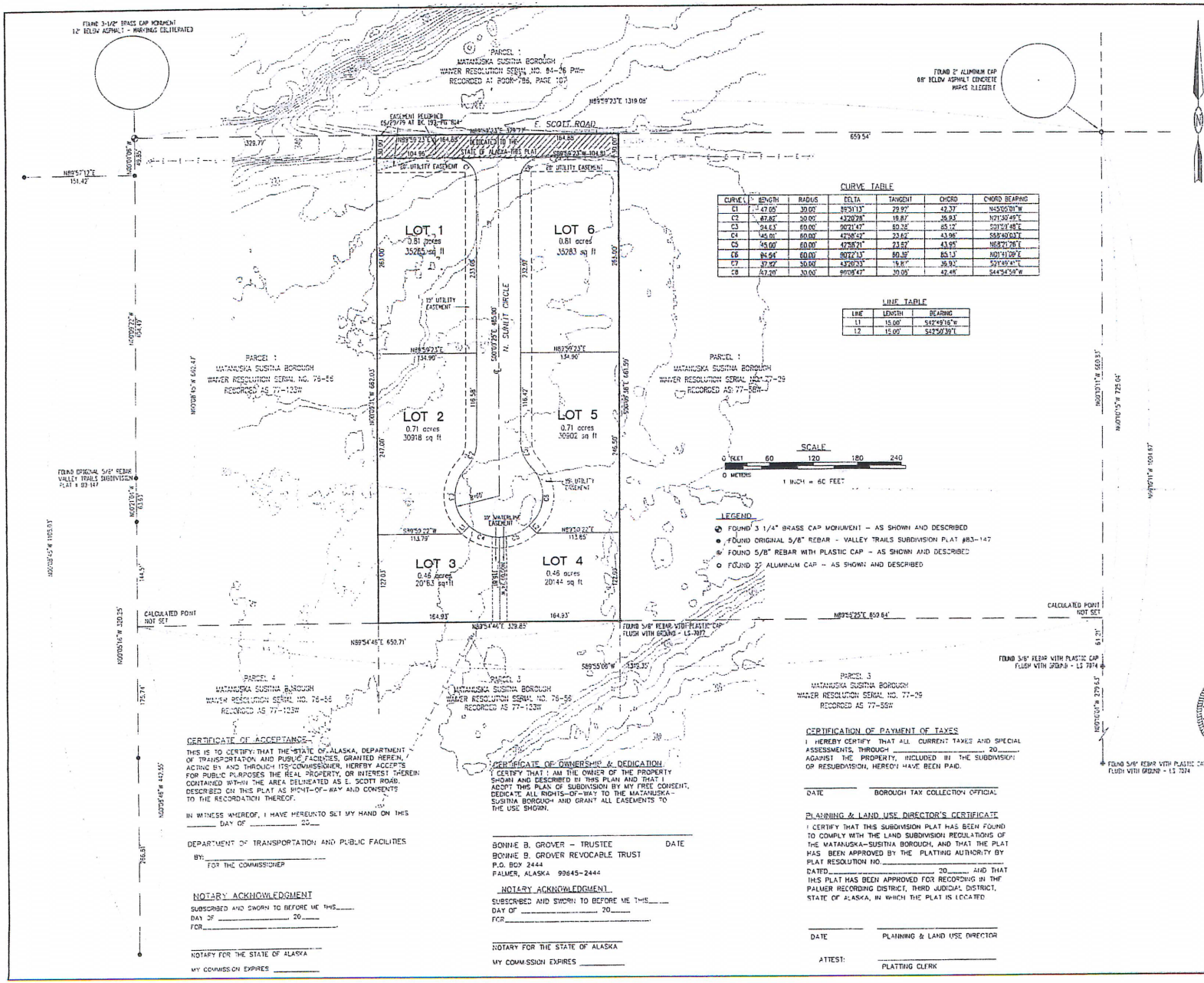
Company or Agency (if applicable)

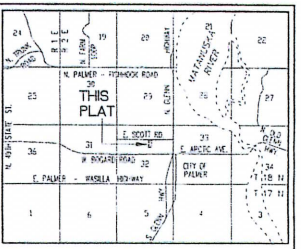
NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 14th day January, 2016

STATE OF ALASKA
NOTARY PUBLIC
Ruth Jacob-Hardage
My Commission Expires: September 16, 2019

Ruth Jacob-Hardage
NOTARY PUBLIC in & for Alaska
My Commission Expires: 9/16/19





VICINITY MAP
SCALE 1" = 1 MILE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.06'	30.00'	89°51'13"	29.97'	42.37'	N45°00'01"W
C2	87.82'	50.00'	432°07'08"	19.87'	35.93'	N21°39'49"E
C3	94.63'	60.00'	90°21'47"	60.35'	85.12'	S01°29'48"E
C4	45.01'	60.00'	42°58'42"	23.62'	43.96'	S58°40'03"E
C5	45.00'	60.00'	42°58'21"	23.62'	43.95'	N58°21'26"E
C6	94.54'	60.00'	90°22'13"	60.39'	85.13'	N01°41'09"E
C7	87.92'	50.00'	432°03'53"	19.91'	35.93'	S21°49'41"E
C8	47.20'	30.00'	90°09'47"	30.05'	42.48'	S44°54'59"W

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S42°49'16"W
L2	15.00'	S42°50'39"E

SCALE
0 FEET 60 120 180 240
0 METERS
1 INCH = 60 FEET

LEGEND
- FOUND 3 1/4" BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND ORIGINAL 5/8" REBAR - VALLEY TRAILS SUBDIVISION PLAT #83-147
- FOUND 5/8" REBAR WITH PLASTIC CAP - AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE N.E. CORNER THIS SUBDIVISION.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
   a) M.E.A. EASEMENT RECORDED SEPTEMBER 29, 196[illegible] AT BOOK: 38, PAGE: 260
   b) M.T.A. EASEMENT RECORDED JUNE 8, 1976 AT BOOK: 117, PAGE: 357
   c) M.T.A. EASEMENT RECORDED APRIL 12, 1996 AT BOOK: 843, PAGE: 862
6. NO DIRECT ACCESS TO E. SCOTT ROAD IS ALLOWED FROM ANY LOT.

RECEIVED
PLATTING

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY: THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS E. SCOTT ROAD, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS _____ DAY OF _____, 20__

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY: _____
FOR THE COMMISSIONER

NOTARY ACKNOWLEDGMENT

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

_____
BONNIE B. GROVER - TRUSTEE DATE
BONNIE B. GROVER REVOCABLE TRUST
P.O. BOX 2444
PALMER, ALASKA 99645-2444

NOTARY ACKNOWLEDGMENT

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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.

_____ _____
DATE BOROUGH TAX COLLECTION OFFICIAL

PLANNING & 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 NO._____
DATED_____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

_____ _____
DATE PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

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

STATE OF ALASKA
LS 7330-S
GARY LeRUSSO
7330-S GARY LeRUSSO
REGISTERED LAND SURVEYOR DATE

A PLAT OF
SUNLIT FIELDS
A SUBDIVISION OF PARCEL 2 OF M.S.B. WAIVER RESOLUTION SERIAL #76-56 RECORDED AS 77-123W
WITHIN THE
SW1/4 NE1/4 SECTION 32, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5 ACRES, MORE OR LESS

KEYSTONE SURVEYING
GARY Le RUSSO, PROFESSIONAL LAND SURVEYOR
POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY CAD/KLynn	DATE 2/1/16	DRAWING 2016-3/SunlitFields
CHECKED BY GLo	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-004

SUBJECT: Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat

AGENDA OF: March 17, 2016

ACTION: Review and comment

Attachment(s):
1) Memorandum
2) Acquisition Plat package from MSB Platting Division & DOT

Summary: The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8); the project begins at the west end of Palmer-Wasilla Hwy at N. Betts Street and ends on the east end at N. Loma Prieta Drive, located outside Palmer city limits.

Recommendation: The staff comments regarding the acquisition plat packet are attached.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: March 21, 2016
SUBJECT: Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat

☐ Inside City Limits ☑ Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: It appears to follow the original Palmer-Wasilla Highway Improvement Plan.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission:

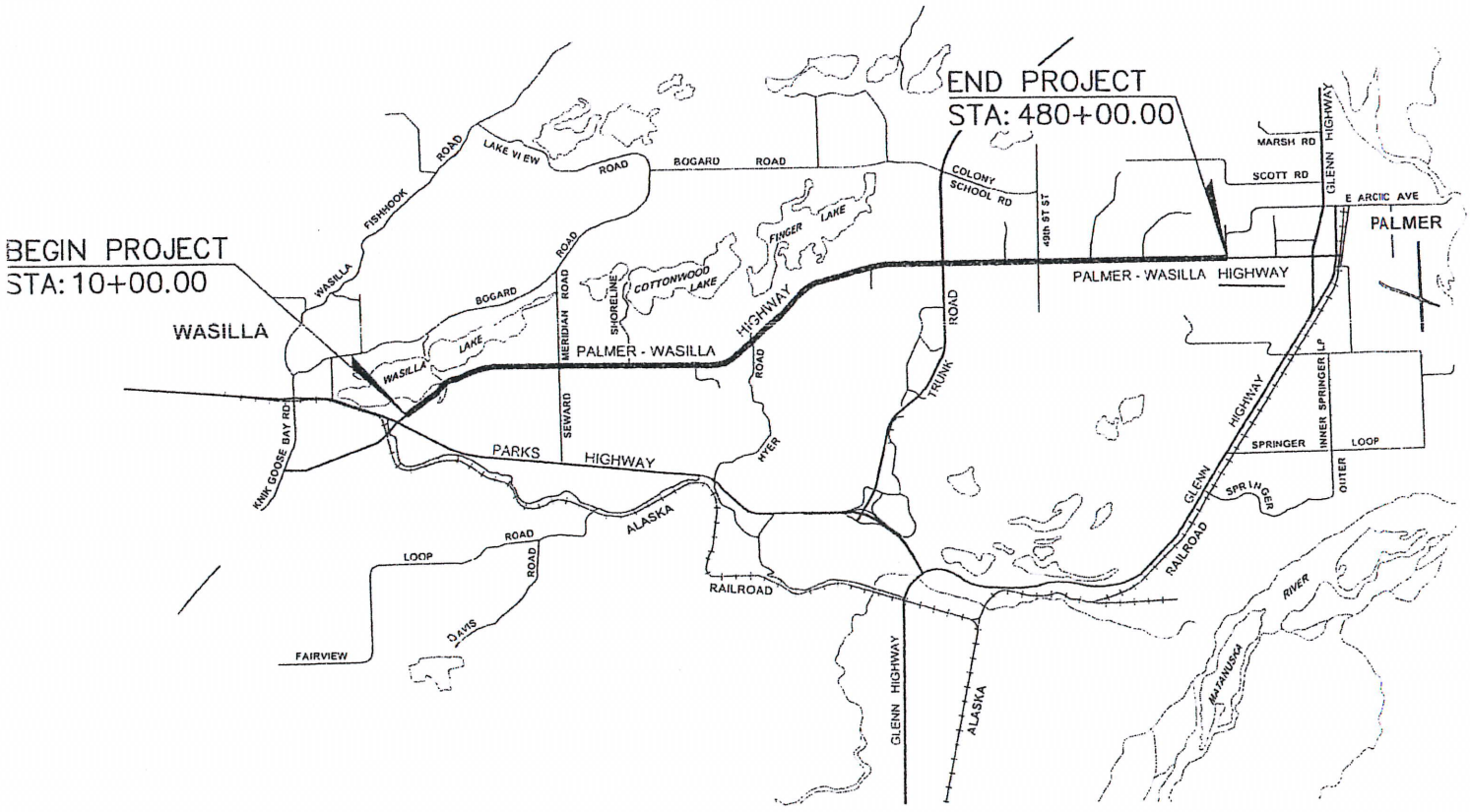
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY MAP

ALASKA PROJECT

HSIP: PALMER - WASILLA HIGHWAY CENTER LEFT TURN LANE WIDENING HHE-0441(8)

Z518290000



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Comments Due: March 21, 2016 **March 1, 2016**

Right-of-Way Acquisition Plat Request for Comments

AK Dept. of Transportation – Anchorage	**MSB – Emergency Services**
AK Dept. of Transportation – Palmer	**MSB – Community Development**
AK Dept. of Transportation – Aviation	**MSB – Cultural Resources**
AK DNR, Division of Mining/Land/Water	**MSB – Capital Projects, Engineering**
AK DNR, Public Access Defense	**MSB – Public Works, O&M**
AK DNR, Division of Agriculture	**MSB – Assessments**
AK DF&G, Habitat Mgmt. & Permitting	**MSB – Code Compliance**
AK DF&G, Division of Sport Fish	**MSB – Planning Division**
AK Railroad, Engineering Department	**MSB – Pre-Design Division**
Corp of Engineers	**MSB – Permit Center**
U.S. Postmaster	**M.E.A.**
City of: Palmer & Wasilla (courtesy copy)	**M.T.A.**
Community Council: South Lakes & Gateway	**Enstar**
Fire Service Area: Various	**GCI**
Road Service Area: Various	**Assembly Districts #1, 2, 3 & 4**
MSB – Borough Attorney	

Title:	Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat
Location:	Sec 1, 11 & 12, T17N, R1W and Sec 1-4, 6 & 7, T17N, R1E, and Sec 34-36, T18N, R1E, S.M, AK
Petitioner:	State of Alaska Department of Transportation and Public Facilities
Address:	PO Box 196900, Anchorage AK 99519-6900

The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8). This project begins at the west end of Palmer-Wasilla Hwy at N. Betts Street and ends on the east end at N. Loma Prieta Drive.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the right-of-way acquisition plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 21, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 30, 2016.**

Kindest Regards,

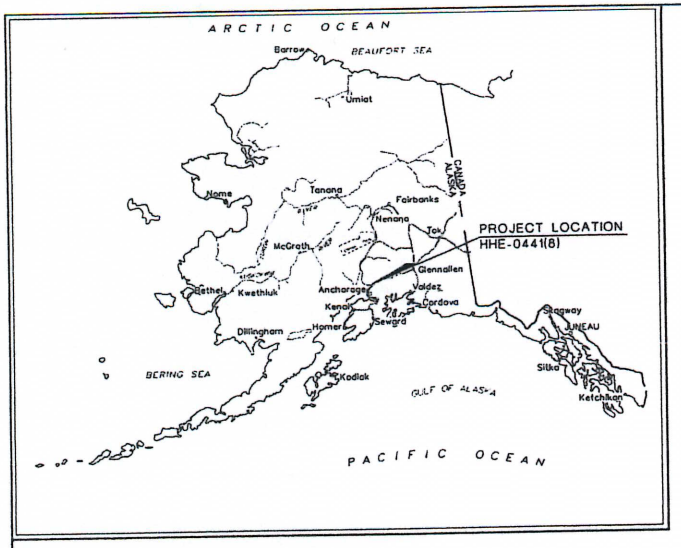
Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Received
MAR 01 2016
City of Palmer

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
HHE-0441(8)	R01	R21

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES



RIGHT OF WAY MAP
ALASKA PROJECT

HSIP: PALMER - WASILLA HIGHWAY CENTER LEFT TURN LANE WIDENING HHE-0441(8)

Z518290000

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THAT THE RIGHT OF WAY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

ATTEST:

PLATTING CLERK

PLANNING & LAND USE DIRECTOR
MATANUSKA-SUSITNA BOROUGH
PLATTING AUTHORITY

DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS, ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE _____ REGISTRATION NUMBER _____

ROBERT M. KEINER

CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MONUMENTS RECOVERED DURING THE DEPARTMENT'S LOCATIONS SURVEY FOR THIS PROJECT.

DATE _____ REGISTRATION NUMBER _____

MARSHALL L. HETLET

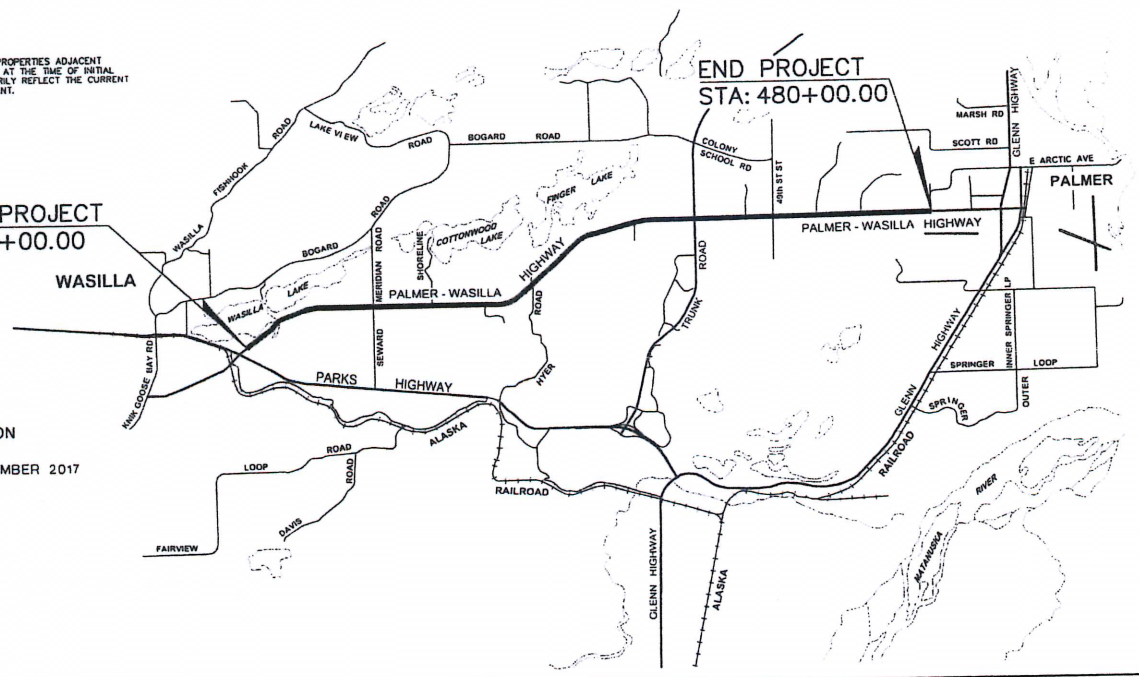
DEPARTMENT OF
TRANSPORTATION & PUBLIC FACILITIES

APPROVED_____, 20____
Date

REGIONAL CHIEF R/W AGENT

SPECIAL GENERAL NOTE

SUBDIVISION NAMES, PLAT NUMBERS AND DEPICTIONS OF PROPERTIES ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREON WERE GENERATED AT THE TIME OF INITIAL PLAN DEVELOPMENT. THIS PLAN SET DOES NOT NECESSARILY REFLECT THE CURRENT STATUS AT THE TIME OF THE RECORDING OF THIS DOCUMENT.



CONSTRUCTION AND ACQUISITION

ACQUISITION: APRIL 2016 - SEPTEMBER 2017

CONSTRUCTION: SUMMER 2018

PROJECT LENGTH 9.091 MI.

SCALE
0 0.5 1 2
Scale in Miles

SECTIONS 1,11 & 12, T17N, R1W
SECTIONS 1-4, 6-7, T17N, R1E
SECTIONS 34-36, T18N, R1E
SEWARD MERIDIAN

PALMER RECORDING DISTRICT

STATE BUSINESS-NO FEE

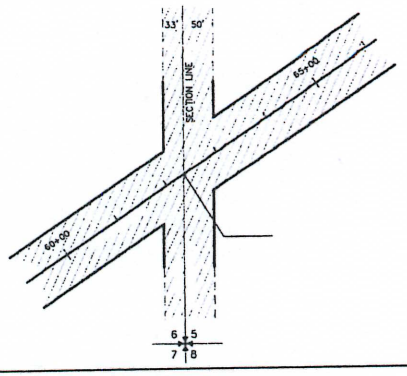
Agenda Copy
RECEIVED
FEB 19 2016
PLATTING
Agenda Copy

PROJECT DESIGNATION		
0001(408)	R02	R21

RIGHT OF WAY

	RECOVERED	SET THIS PROJECT
FED. GOV'T SECTION CORNER	SEC COR	
FED. GOV'T 1/4 SECTION CORNER	1/4 COR	
FED. GOV'T 1/16 SECTION CORNER	1/16 COR	
FED. GOV'T SURVEY MONUMENT		
GOV'T CONTROL STA.		
PRIMARY MONUMENT (BRASS/AL CAP)		
MISC. SECONDARY CORNER		
PRIMARY CENTERLINE MOMUMENT		
SECONDARY CENTERLINE MONUMENT		
CONTROL POINT		
TOWNSHIP & RANGE LINE	T. 13 N. / T. 12 N.	R. 2 W. / R. 3 W.
INTERNATIONAL BOUNDARY LINE	ALASKA / CANADA	
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
CORPORATE or CITY LIMITS		
EXISTING RIGHT-OF-WAY		
RIGHT-OF-WAY OR EASEMENT REQUIRED		
STATION EQUATION	STA. 14+33.22 BK. = STA. 16+90.17 AHD.	
PROJECT CENTERLINE		
EXISTING CENTERLINE		
RAILROAD CENTERLINE		
PROJECT RIGHT-OF-WAY LINE		
EXISTING PROPERTY LINE		
CONTROLLED ACCESS LINE	C/A	
TEMPORARY CONSTRUCTION PERMIT		
TEMPORARY CONSTRUCTION EASEMENT		
EXISTING RIGHT-OF-WAY EASEMENT		

SECTION LINE EASEMENT AND SECTION LINE-CENTERLINE INTERSECTION



RIGHT OF WAY

EXISTING UTILITY EASEMENT

PROPOSED UTILITY EASEMENT

UTILITIES

	EXISTING	PROPOSED
PIPELINES:		
STORM DRAIN		
MANHOLE STORM DRAIN		SD
CURB INLET CATCH BASIN		
FIELD INLET CATCH BASIN		FI
PIPE CULVERT w/ END SECTION		
CLEANOUT		CO
SANITARY SEWER		SS
MANHOLE SANITARY SEWER		SS
SEPTIC VENTS		
WATER		W
FIRE HYDRANT		
WELL		
VALVE OR RISER		
WATER SERVICE CONNECT		
NATURAL GAS		
OIL OR GASOLINE PIPELINE		
ELECTRIC (OVERHEAD)	OE	
ELECTRIC (DIRECT BURY)	E	
ELECTRIC (OVERHEAD)	OE & OT	
UTILITY POLE		
UTILITY POLE WITH LUMINAIRE		
GUY POLE		
GUY WIRE ANCHOR		
TRANSMISSION TOWER [WOOD]		
TRANSMISSION TOWER [STEEL]		
ELECTRICAL PEDESTAL		
ELECTRICAL TRANSFORMER		
ELECTRIC METER		
ELECTRICAL OUTLET		
ELECTRIC MANHOLE		
TELEPHONE (OVERHEAD)	OT	
TELEPHONE (DIRECT BURY)	T	
TELEPHONE (DIRECT BURY)	OT&TV	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
FIBER OPTIC	FO	
FIBER OPTIC MANHOLE		
CABLE TV (OVERHEAD)	OTV	
CABLE TV (DIRECT BURY)	OTV	
CABLE T.V. PEDESTAL		
SATELLITE DISH		
U.G. DUCT (E, T, FO)		

UTILITIES

	EXISTING	PROPOSED
TYPE IA JUNCTION BOX		
TYPE II JUNCTION BOX		
TYPE III JUNCTION BOX		
TYPE IV JUNCTION BOX		
TRAFFIC CONTROLLER		
ELECTROLIER		
HIGHTOWER		
SIGNAL POLE WITH MAST		
PEDESTRIAN PUSH BUTTON		
RURAL BEACON		
SCHOOL ZONE BEACON		

EXISTING TOPOGRAPHY

CONIFER TREE OR TREES	
DECIDUOUS TREE OR TREES	
SHRUB OR SHRUBS	
WETLANDS	
CREEK	
RIVER	
LAKE / POND	LAKE / POND

EXISTING/PROPOSED

DRAINAGE FLOW	
CONTOURS - MAJOR	515
CONTOURS - MINOR	

MISCELLANEOUS

	EXISTING	PROPOSED
BUILDING		
FOUNDATION		
TANKS ABOVE GROUND		
TANKS UNDERGROUND		
PLANTER		
PRIVATE SIGN		
POST/BOLLARDS		
MAILBOX	MB	MB
TRAFFIC SIGN		
TRAFFIC SIGN POST #		#
VENT		
GAS PUMP		
LANDSCAPE LIGHT		

ROADWAY

	EXISTING	PROPOSED
ROADWAY OBLITERATION		
LIMIT OF CUT SLOPE		
LIMIT OF FILL SLOPE		
EDGE OF PAVEMENT		
CONCRETE CURB		
CONCRETE CURB & GUTTER		
SIDEWALK		
DRIVEWAY APPROACH		
GRAVEL EDGE		
PATH / TRAIL		
BRIDGE		
TUNNEL		
NOISE BARRIER		
FENCE		
STONE FENCE		
RETAINING WALL		
HEAD & WINGWALLS		
GUARDRAIL		
END SECTION		
PARALLEL GUARDRAIL SECTION		
SPECIAL DITCH		
BOTTOM OF DITCH		
RIPRAP		
BOULDER OR BOULDERS		

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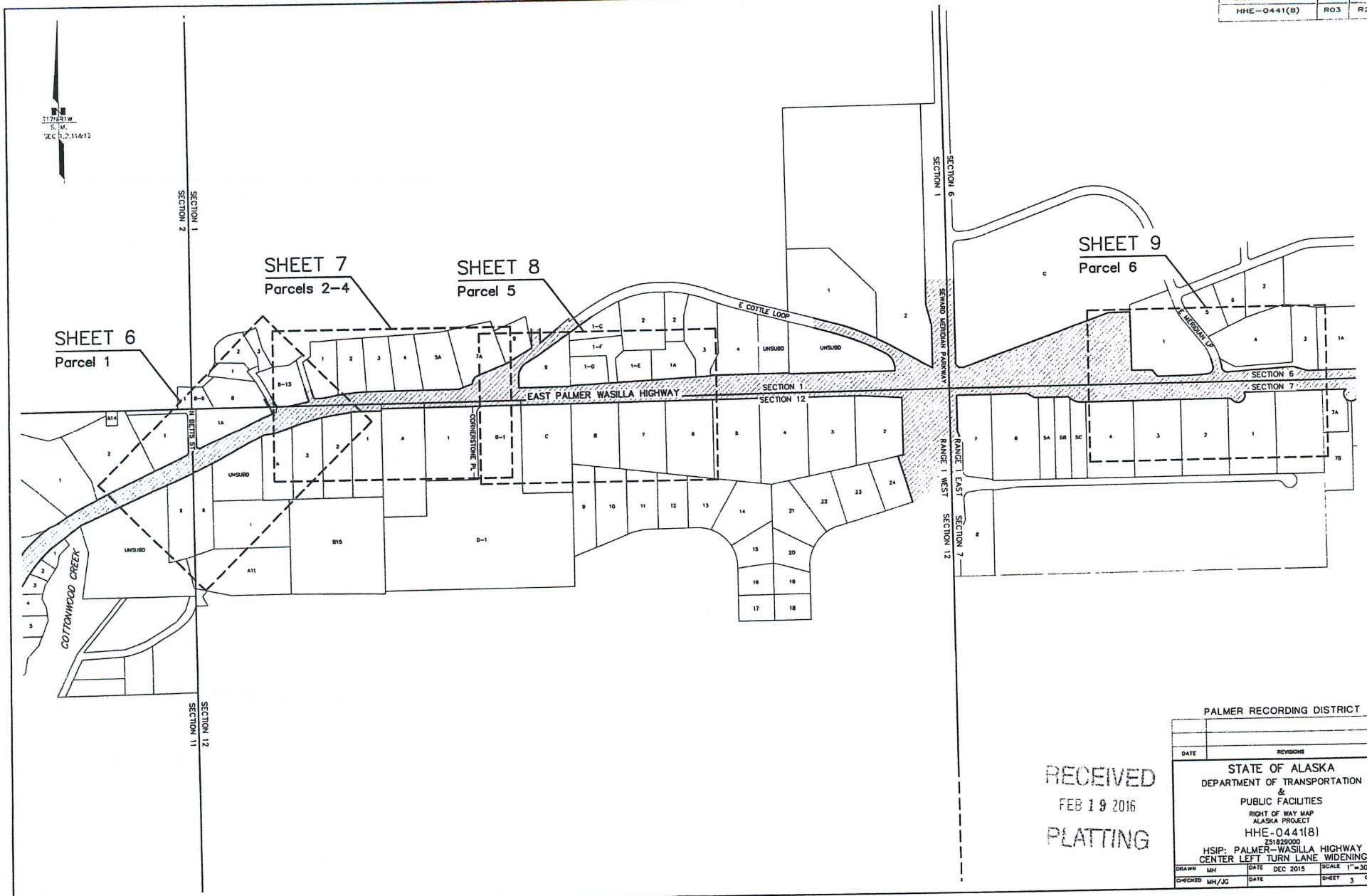
PALMER RECORDING DISTRICT

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE	
CHECKED MH/JG	DATE	SHEET 2 OF 21	

PROJECT DESIGNATION		
HHE-0441(8)	R03	R21



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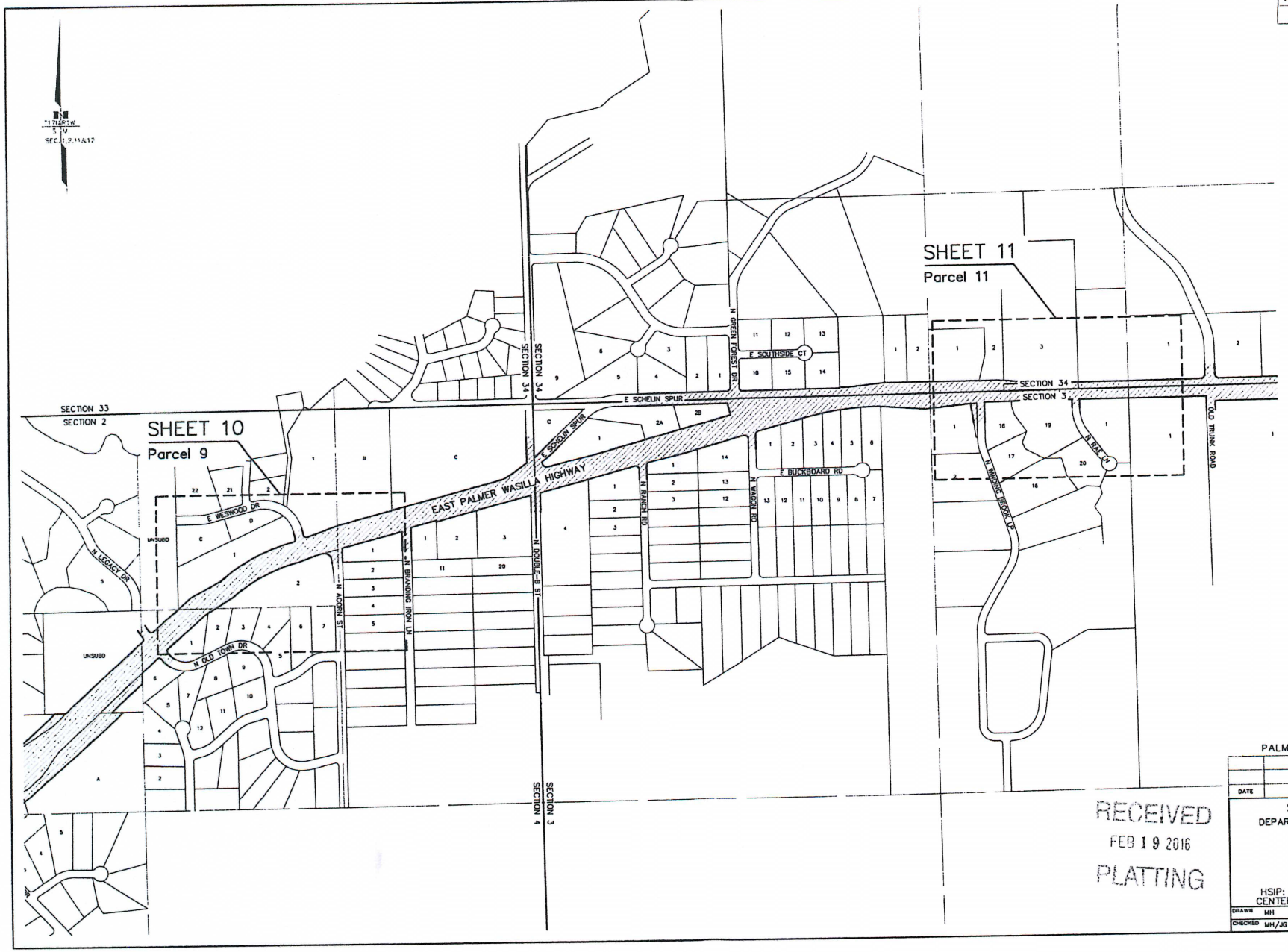
PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE 1"=300'
CHECKED MH/JG	DATE	SHEET 3 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R04	R21



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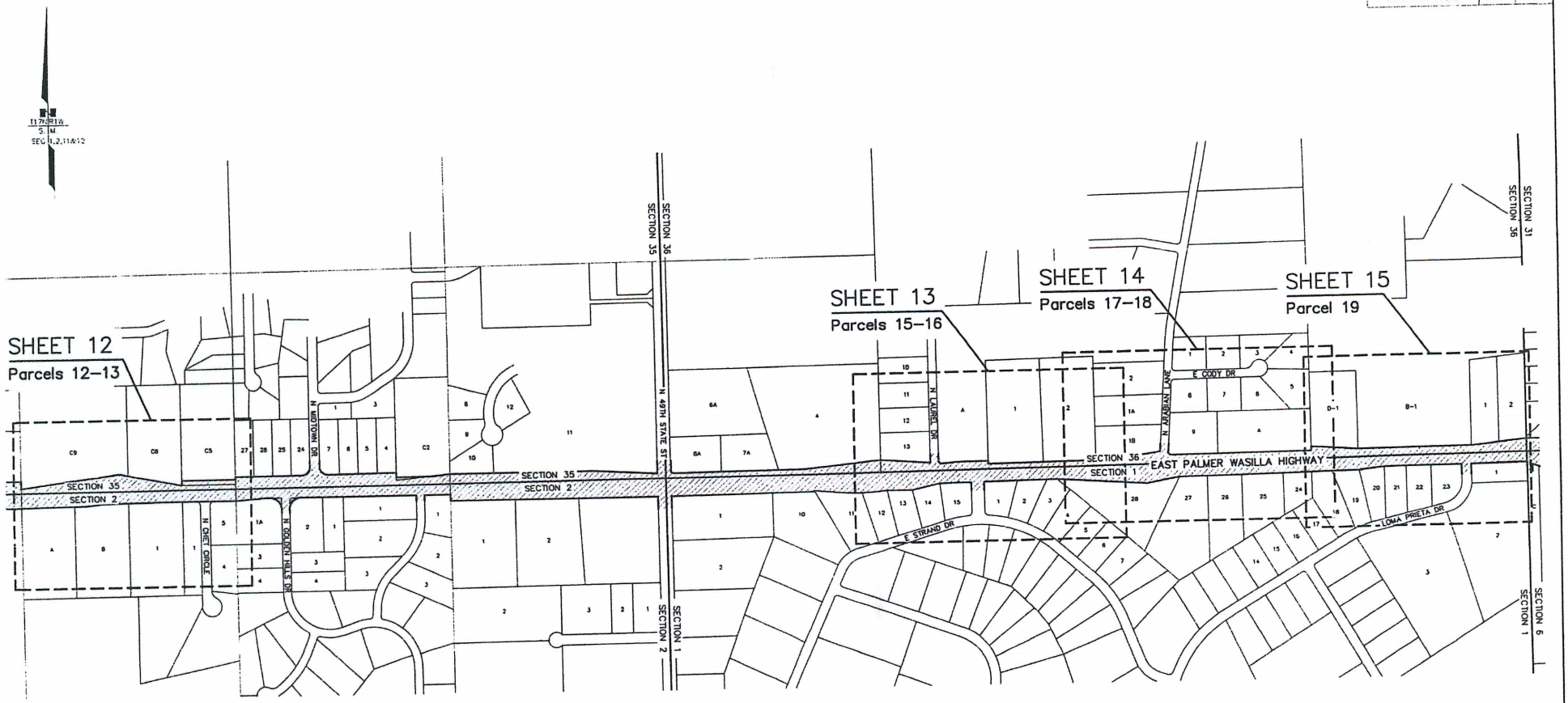
PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE 1"=300'
CHECKED MH/JG	DATE	SHEET 4 OF 21

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
HHE-0441(8)	R05	R21



PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

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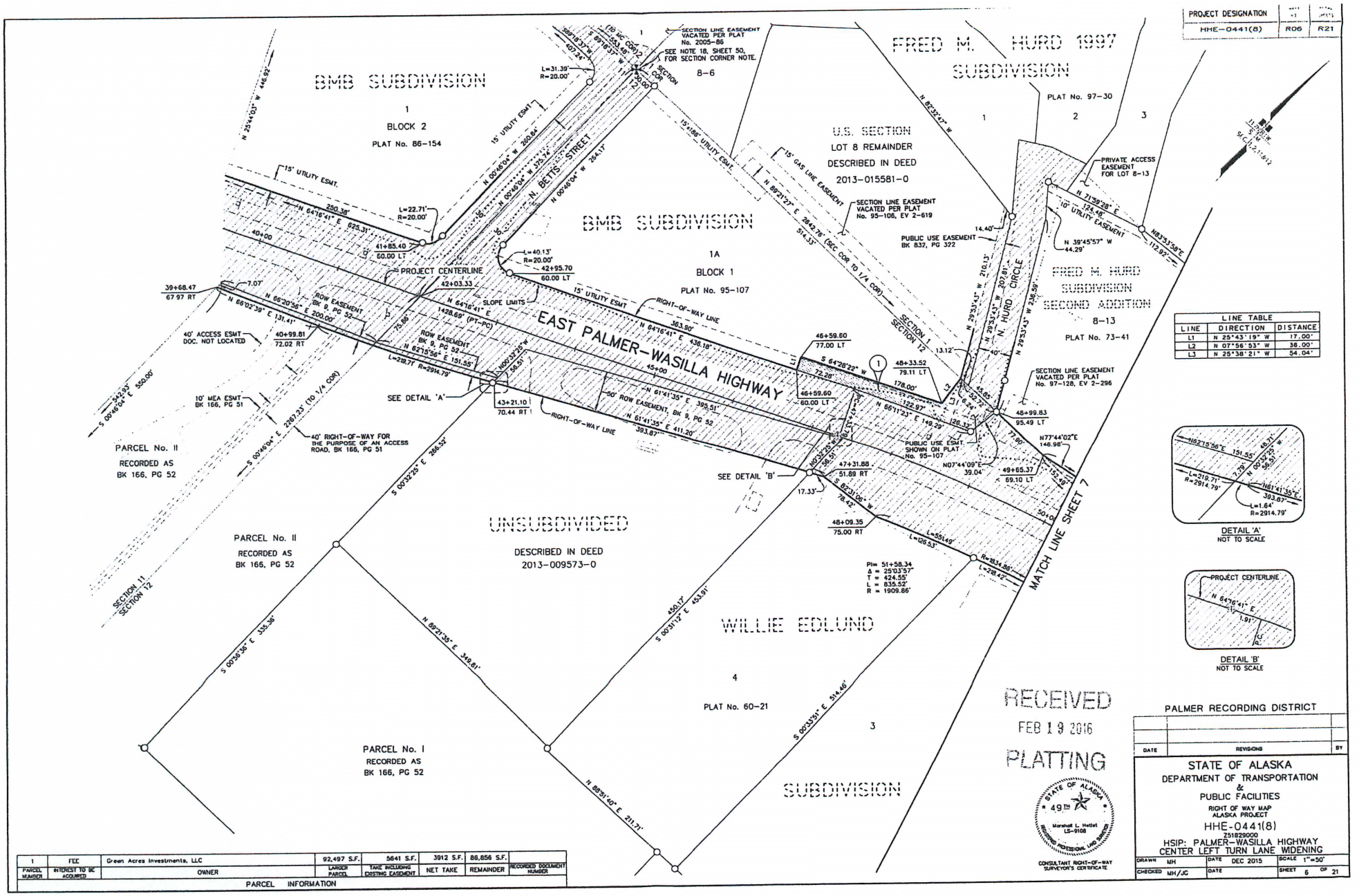
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE 1"=300'
CHECKED MH/JG	DATE	SHEET 5 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R06	R21



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 25°43'19" W	17.00'
L2	N 07°56'53" W	38.00'
L3	N 25°38'21" W	54.04'

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STATE OF ALASKA
49TH
Marshall L. Hetlet
LS-9108
REGISTERED PROFESSIONAL LAND SURVEYOR
CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

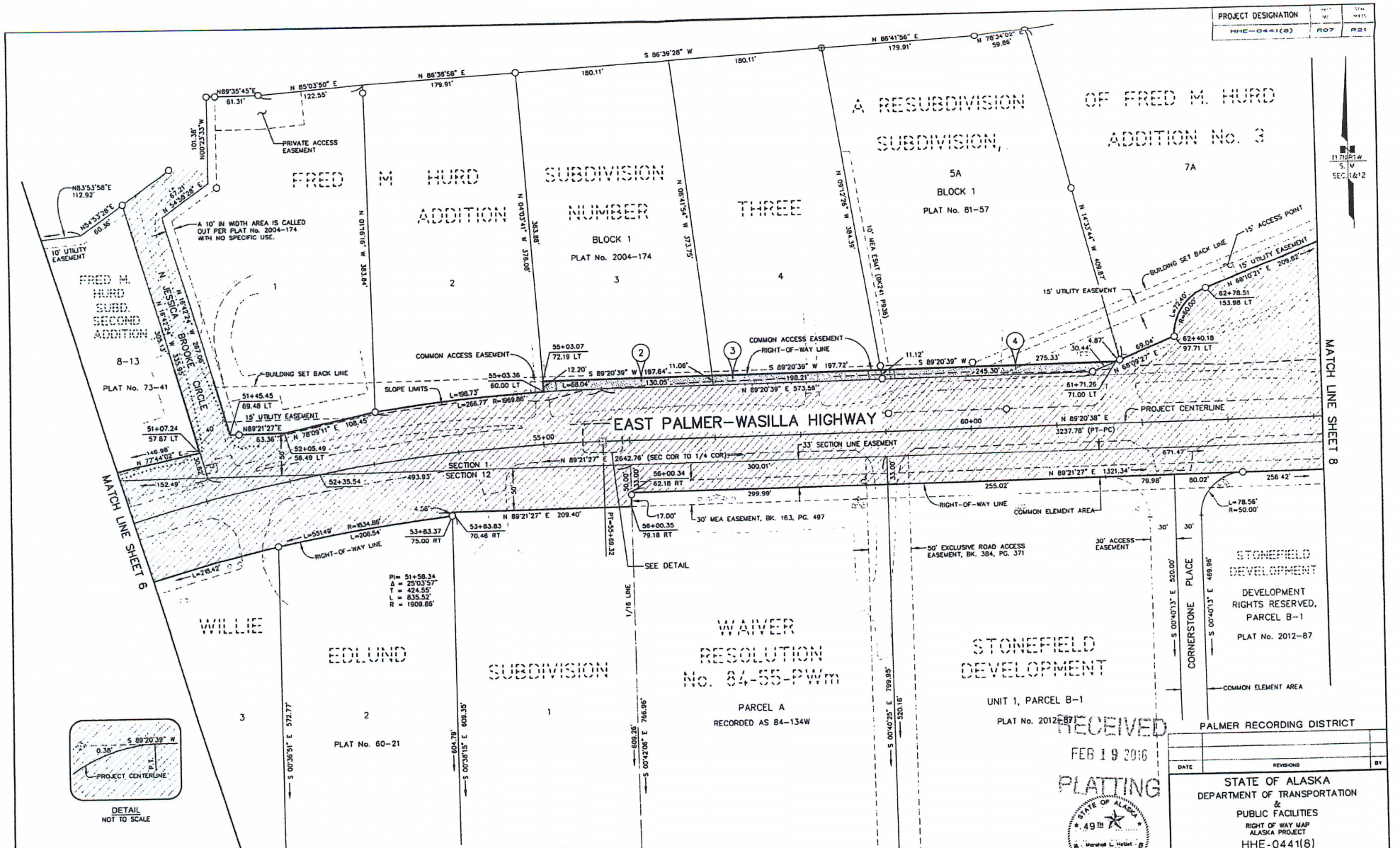
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z518290GO
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN	MH	DATE	DEC 2015	SCALE	1"=50'
CHECKED	MH/JC	DATE		SHEET	6 OF 21

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
1	FEE	Green Acres Investments, LLC	92,497 S.F.	5641 S.F.	3912 S.F.	88,856 S.F.	

PARCEL INFORMATION

PROJECT DESIGNATION		
HHE-0441(8)	R07	R21



PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
4	FEE	Wesley D. Tegeler	103,996 S.F.	2864 S.F.	2864 S.F.	101,132 S.F.	
3	FEE	Larry and Karen Walters	73,357 S.F.	2178 S.F.	2178 S.F.	71,179 S.F.	
2	FEE	Dennis M. and Elizabeth C. Anderson	71,698 S.F.	2204 S.F.	2204 S.F.	69,494 S.F.	

PARCEL INFORMATION

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FEB 19 2016
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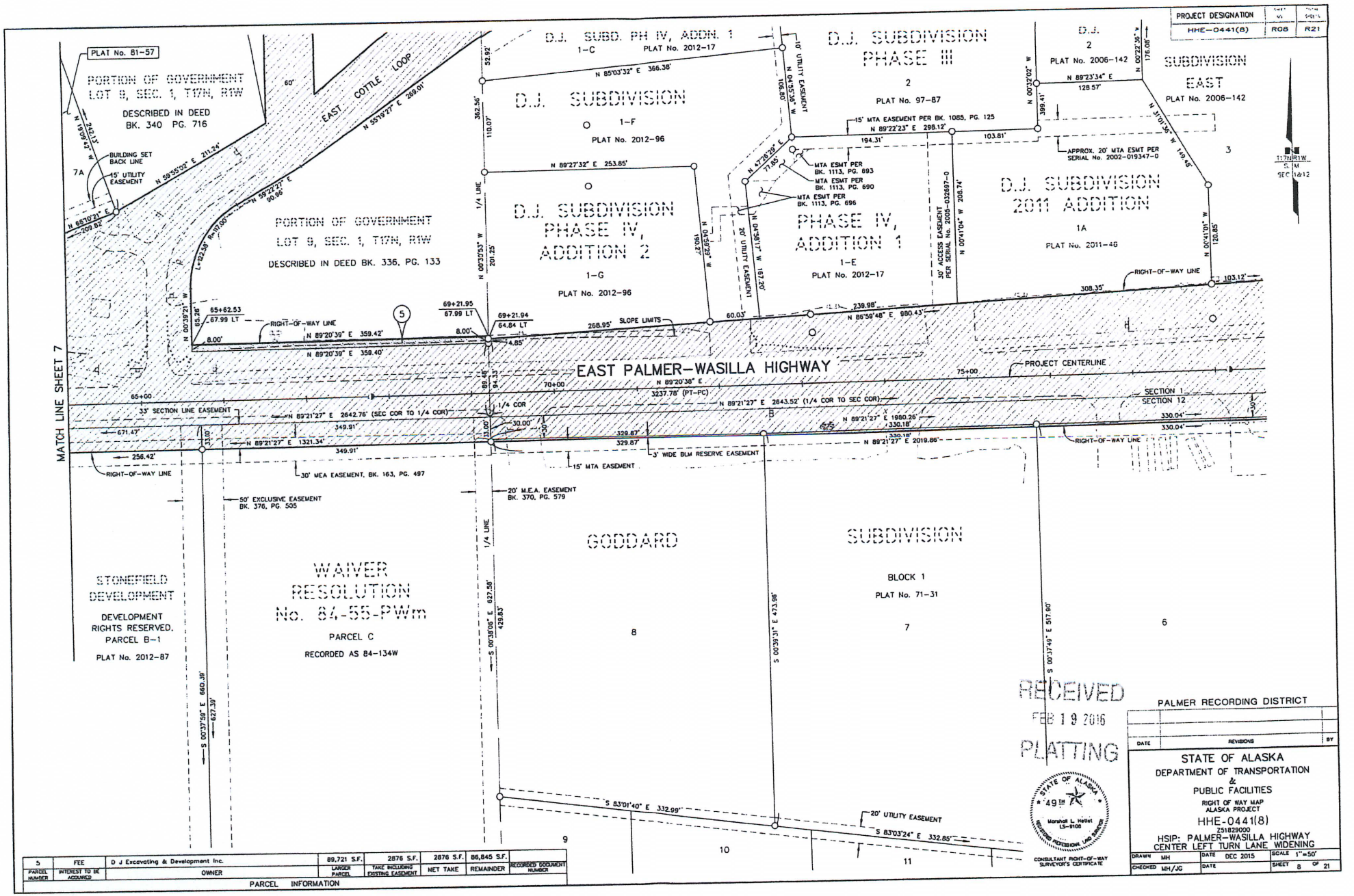
CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

PALMER RECORDING DISTRICT

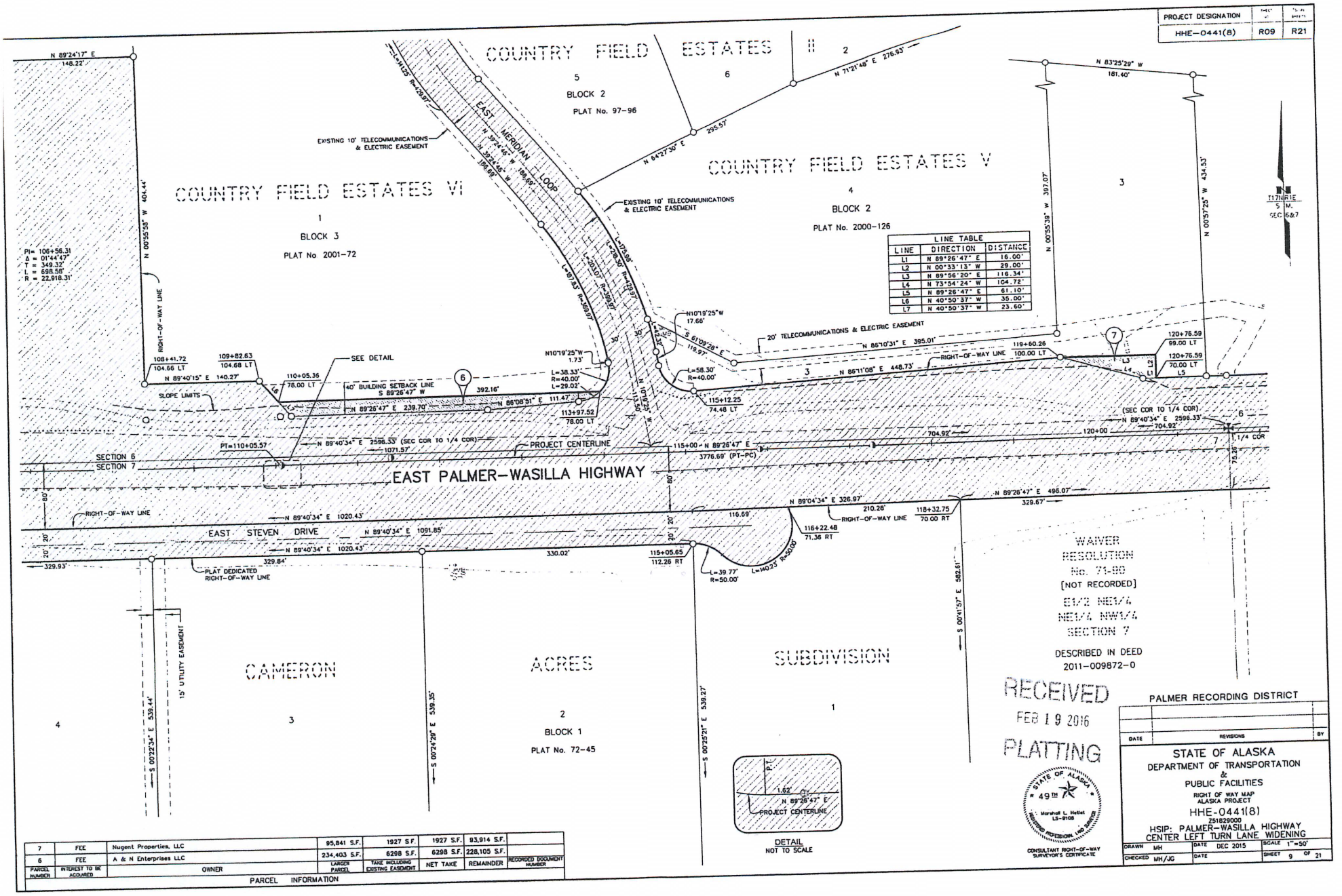
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY CENTER LEFT TURN LANE WIDENING

DRAWN	MH	DATE	DEC 2015	SCALE	1"=50'
CHECKED	MH/JG	DATE		SHEET	7 OF 21


PROJECT DESIGNATION
HHE-0441(8)
R08
R21
PLAT No. 81-57
PORTION OF GOVERNMENT LOT 9, SEC. 1, T17N, R1W
DESCRIBED IN DEED BK. 340 PG. 716
EAST COTTLE LOOP
PORTION OF GOVERNMENT LOT 9, SEC. 1, T17N, R1W
DESCRIBED IN DEED BK. 336, PG. 133
D.J. SUBD. PH IV, ADDN. 1
1-C
PLAT No. 2012-17
D.J. SUBDIVISION
1-F
PLAT No. 2012-96
D.J. SUBDIVISION PHASE IV, ADDITION 2
1-G
PLAT No. 2012-96
D.J. SUBDIVISION PHASE III
2
PLAT No. 97-87
PHASE IV, ADDITION 1
1-E
PLAT No. 2012-17
D.J. 2
PLAT No. 2006-142
SUBDIVISION EAST
PLAT No. 2006-142
D.J. SUBDIVISION 2011 ADDITION
1A
PLAT No. 2011-46
EAST PALMER-WASILLA HIGHWAY
PROJECT CENTERLINE
RIGHT-OF-WAY LINE
SLOPE LIMITS
MATCH LINE SHEET 7
STONEFIELD DEVELOPMENT
DEVELOPMENT RIGHTS RESERVED. PARCEL B-1
PLAT No. 2012-87
WAIVER RESOLUTION No. 84-55-PWm
PARCEL C
RECORDED AS 84-134W
GODDARD SUBDIVISION
BLOCK 1
PLAT No. 71-31
RECEIVED
FEB 19 2016
PLATTING
PALMER RECORDING DISTRICT
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING
DRAWN MH
DATE DEC 2015
SCALE 1"=50'
CHECKED MH/JG
SHEET 8 OF 21
CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
PARCEL INFORMATION
5 | FEE | D J Excavating & Development Inc. | 89,721 S.F. | 2876 S.F. | 2876 S.F. | 86,845 S.F.
PARCEL NUMBER | INTEREST TO BE ACQUIRED | OWNER | LARGER PARCEL | TAKE INCLUDING EXISTING EASEMENT | NET TAKE | REMAINDER | RECORDED DOCUMENT NUMBER

PROJECT DESIGNATION	SHEET	TOTAL SHEETS
HHE-0441(8)	R09	R21

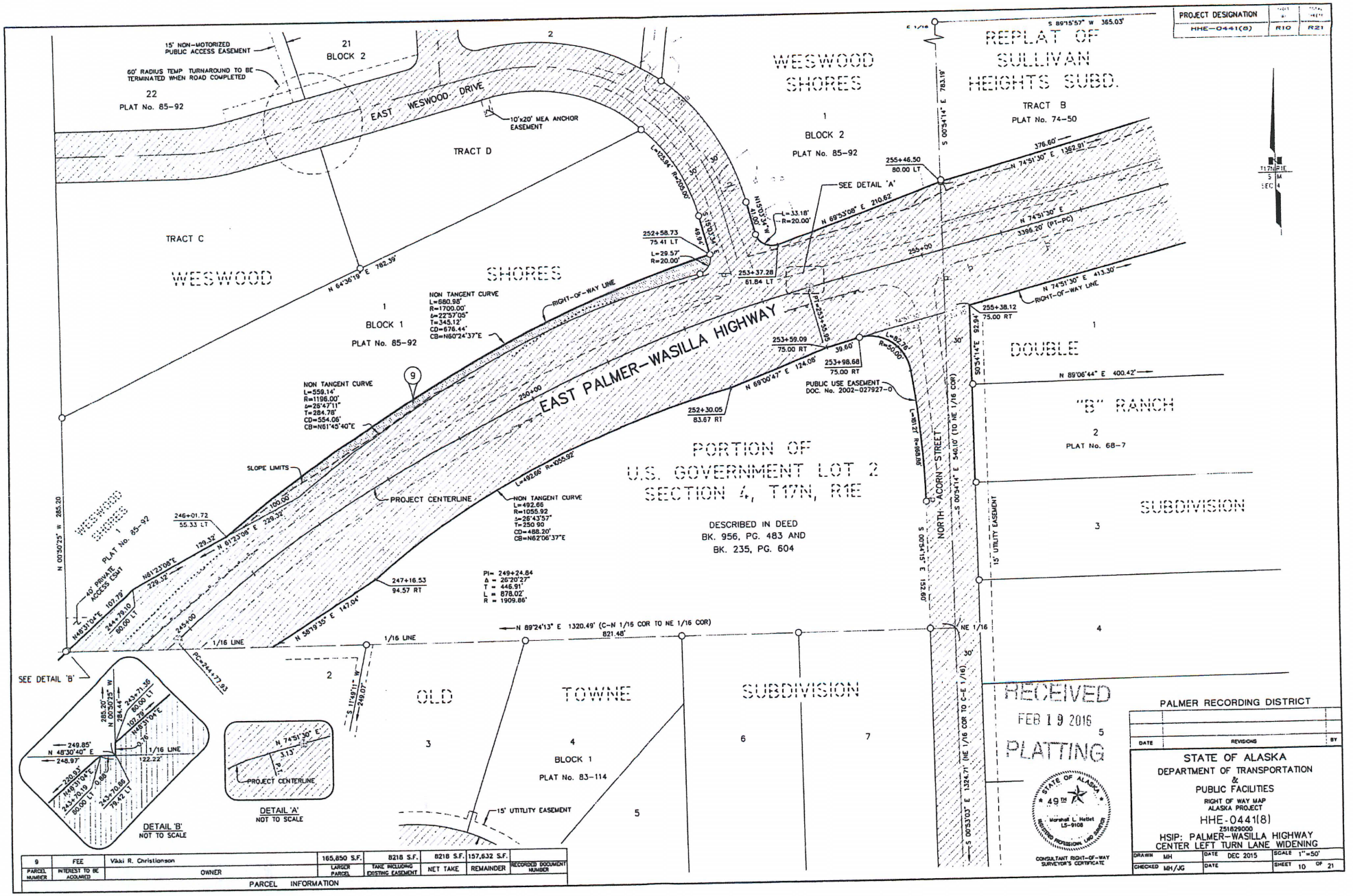


LINE	DIRECTION	DISTANCE
L1	N 89°26'47" E	16.00'
L2	N 00°33'13" W	29.00'
L3	N 89°56'20" E	116.34'
L4	N 73°54'24" W	104.72'
L5	N 89°26'47" E	61.10'
L6	N 40°50'37" W	35.00'
L7	N 40°50'37" W	23.60'

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
7	FEE	Nugent Properties, LLC	95,841 S.F.	1927 S.F.	1927 S.F.	93,914 S.F.	
6	FEE	A & N Enterprises LLC	234,403 S.F.	6298 S.F.	6298 S.F.	228,105 S.F.	

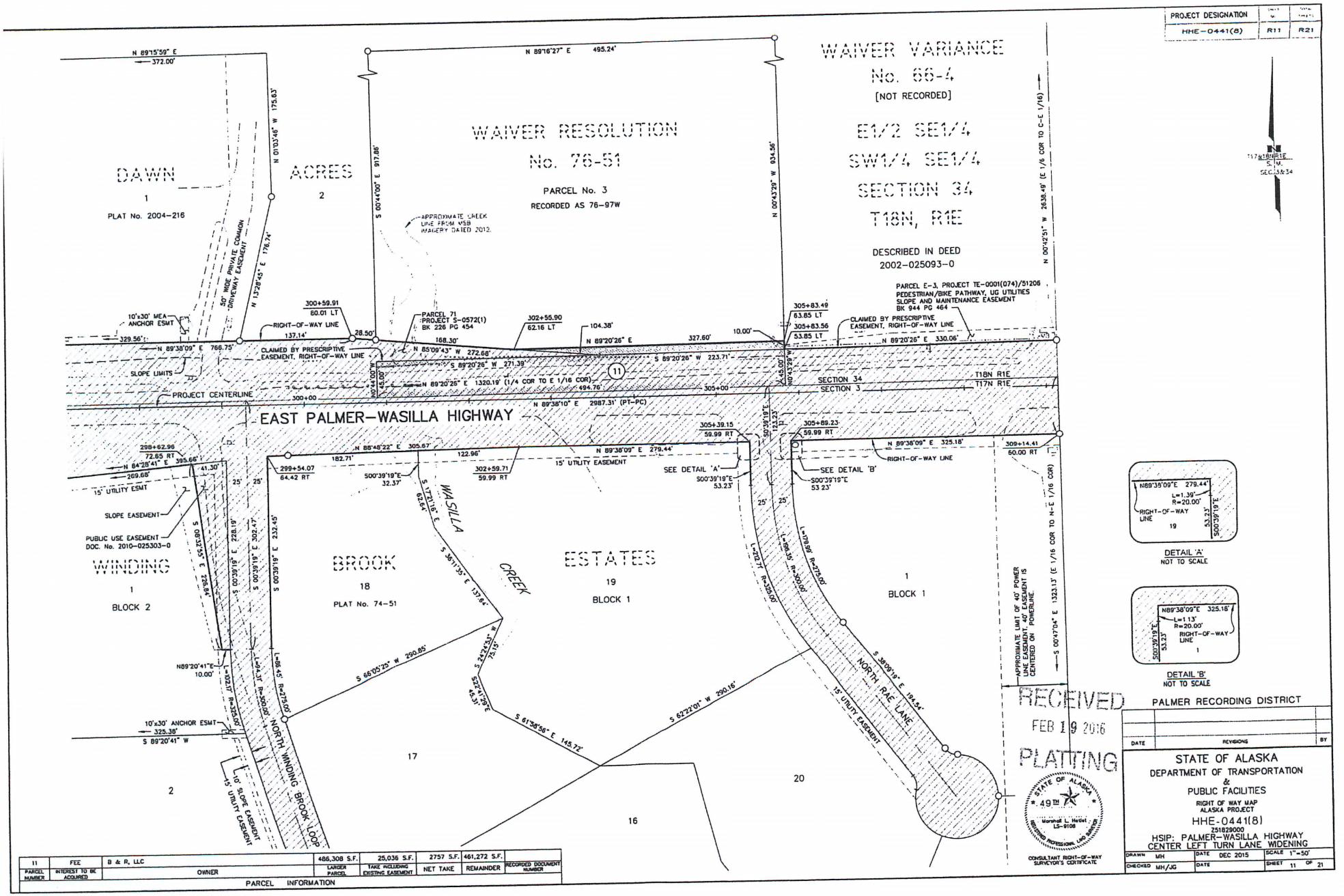
PARCEL INFORMATION

PROJECT DESIGNATION		
HHE-0441(8)	R10	R21



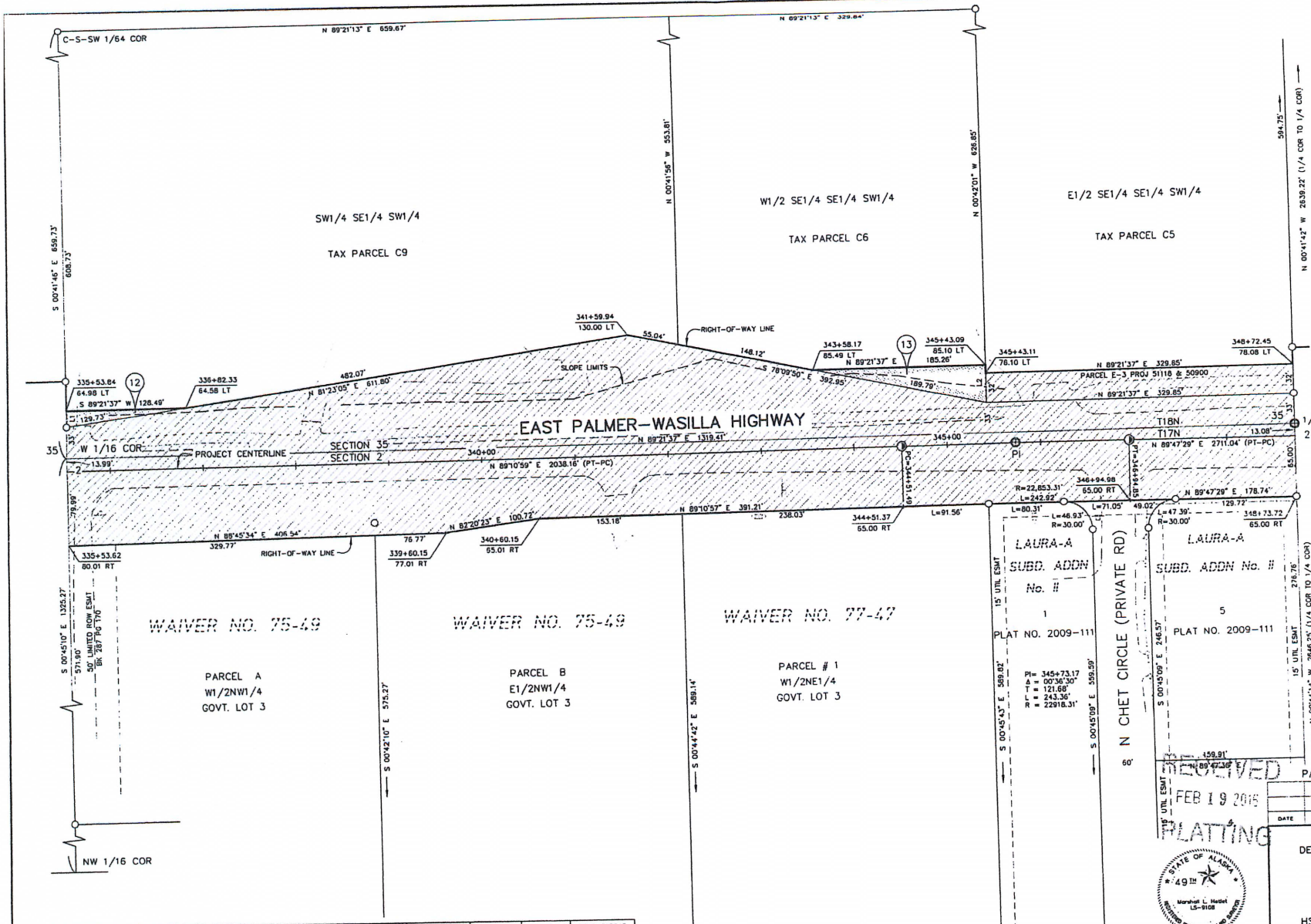
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
9	FEE	Vikki R. Christianson	165,850 S.F.	8218 S.F.	8218 S.F.	157,632 S.F.	

PARCEL INFORMATION



PROJECT DESIGNATION
HHE-0441(8)
R11
R21
WAIVER VARIANCE
No. 66-4
[NOT RECORDED]
E1/2 SE1/4
SW1/4 SE1/4
SECTION 34
T18N, R1E
DESCRIBED IN DEED
2002-025093-0
WAIVER RESOLUTION
No. 76-51
PARCEL No. 3
RECORDED AS 76-97W
DAWN
1
PLAT No. 2004-216
ACRES
2
WINDING
1
BLOCK 2
BROOK
18
PLAT No. 74-51
ESTATES
19
BLOCK 1
1
BLOCK 1
EAST PALMER-WASILLA HIGHWAY
WASILLA CREEK
NORTH WINDING BROOK LOOP
NORTH RAE LANE
PROJECT CENTERLINE
SECTION 34
SECTION 3
T18N R1E
T17N R1E
SEE DETAIL 'A'
SEE DETAIL 'B'
DETAIL 'A'
NOT TO SCALE
DETAIL 'B'
NOT TO SCALE
PALMER RECORDING DISTRICT
RECEIVED
FEB 19 2016
PLATTING
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
251829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING
DRAWN MH
DATE DEC 2015
SCALE 1"=50'
CHECKED MH/JG
SHEET 11 OF 21
11 | FEE | B & R, LLC | 486,308 S.F. | 25,036 S.F. | 2757 S.F. | 461,272 S.F.
PARCEL NUMBER | INTEREST TO BE ACQUIRED | OWNER | LARGER PARCEL | TAKE INCLUDING EXISTING EASEMENT | NET TAKE | REMAINDER | RECORDED DOCUMENT NUMBER
PARCEL INFORMATION

PROJECT DESIGNATION		
HHE-0441(8)	R12	R21



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 00°41'46" W	18.00'
L2	N 00°42'01" W	41.00'

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
13	FEE	Estate of Ruth B. Sandvik	194,715 S.F.	3798 S.F.	3798 S.F.	190,917 S.F.	2013-012345
12	FEE	Estate of Delores B. McNeese	383,509 S.F.	1157 S.F.	1157 S.F.	382,352 S.F.	2013-012345

PARCEL INFORMATION

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PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

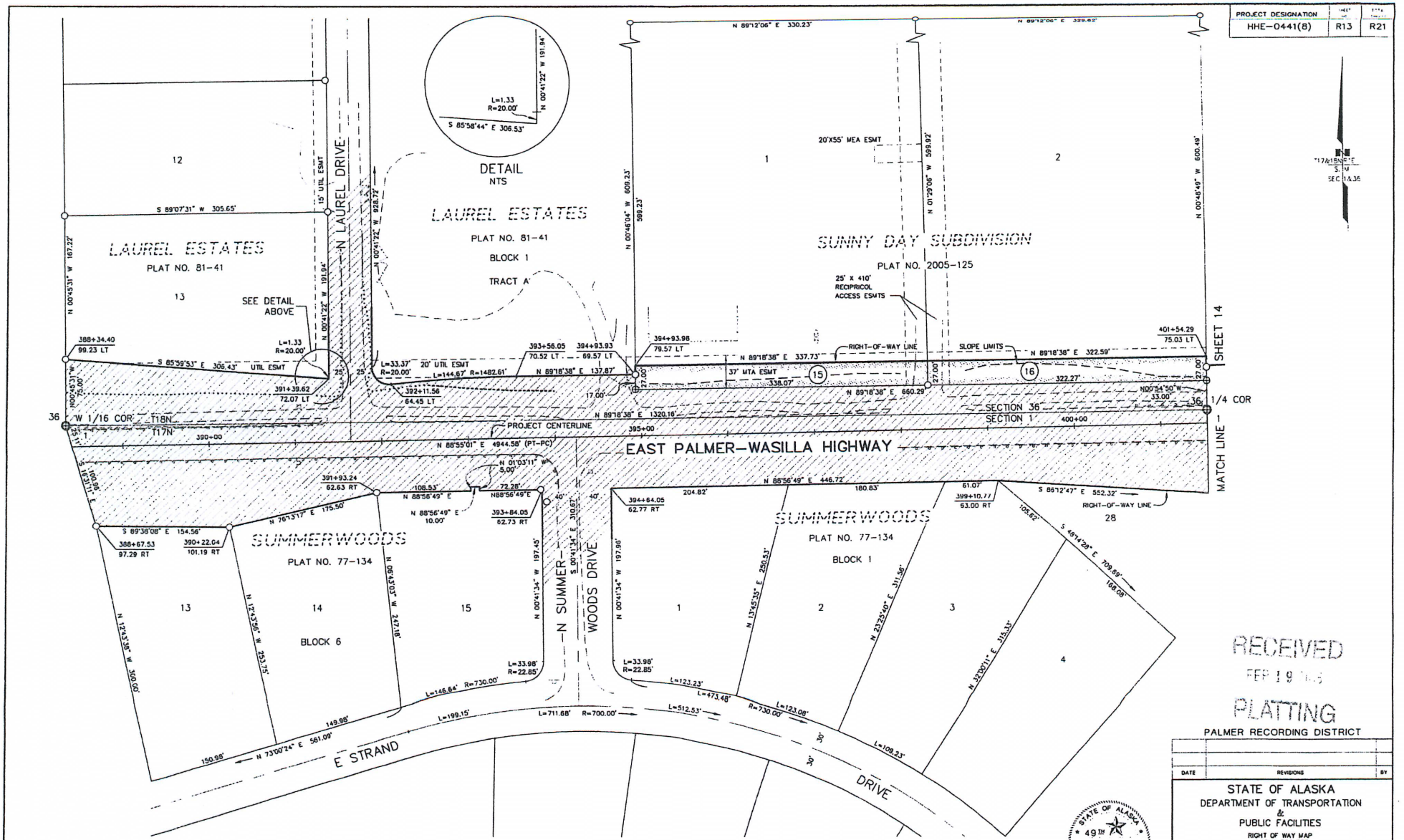
STATE OF ALASKA
49TH
Marshall L. Hellet
LS-9108
REGISTERED PROFESSIONAL LAND SURVEYOR

CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN	MH	DATE	DEC 2015	SCALE	1"=50'
CHECKED	MH/JG	DATE		SHEET	12 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R13	R21



PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
16	FEE	ASC Real Estate Holdings, LLC	204,427 S.F.	8706 S.F.	8706 S.F.	195,721 S.F.	
15	FEE	Lawrence and Clara Tallman	209,361 S.F.	9124 S.F.	9124 S.F.	200,237 S.F.	

PARCEL INFORMATION

STATE OF ALASKA 49TH
Marshall L. Hellet
LS-9108
REGISTERED PROFESSIONAL LAND SURVEYOR
CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

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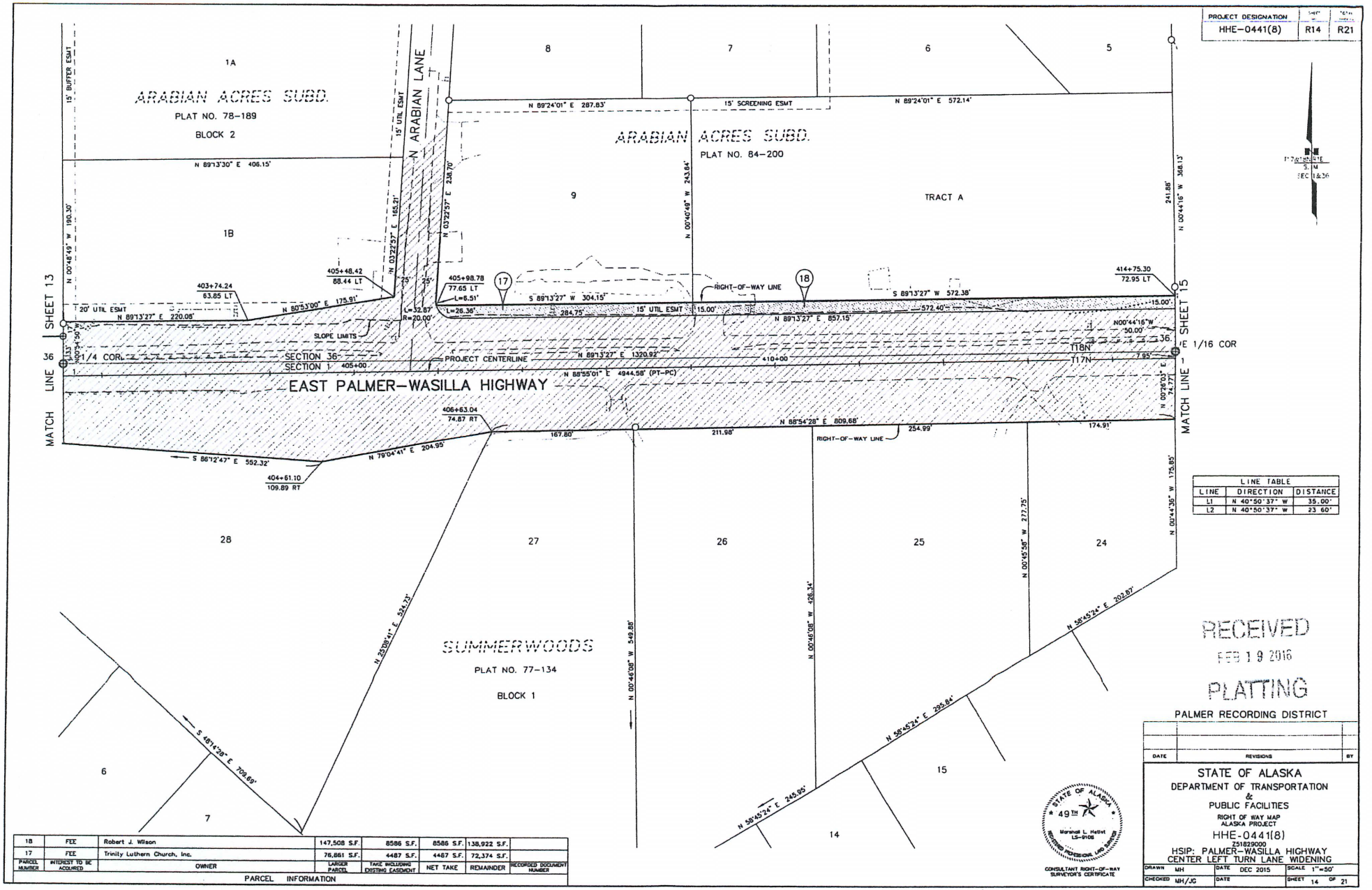
FEB 19
PLATTING
PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE 1"=50'
CHECKED MH/JG	DATE	SHEET 13 OF 21

PROJECT DESIGNATION	SHEET	TOTAL
HHE-0441(8)	R14	R21



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 40°50'37" W	35.00'
L2	N 40°50'37" W	23.60'

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
18	FEE	Robert J. Wilson	147,508 S.F.	8586 S.F.	8586 S.F.	138,922 S.F.	
17	FEE	Trinity Luthern Church, Inc.	76,861 S.F.	4487 S.F.	4487 S.F.	72,374 S.F.	

PARCEL INFORMATION

STATE OF ALASKA
49TH
Marshall L. Hallint
LS-9108
REGISTERED PROFESSIONAL LAND SURVEYOR
CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

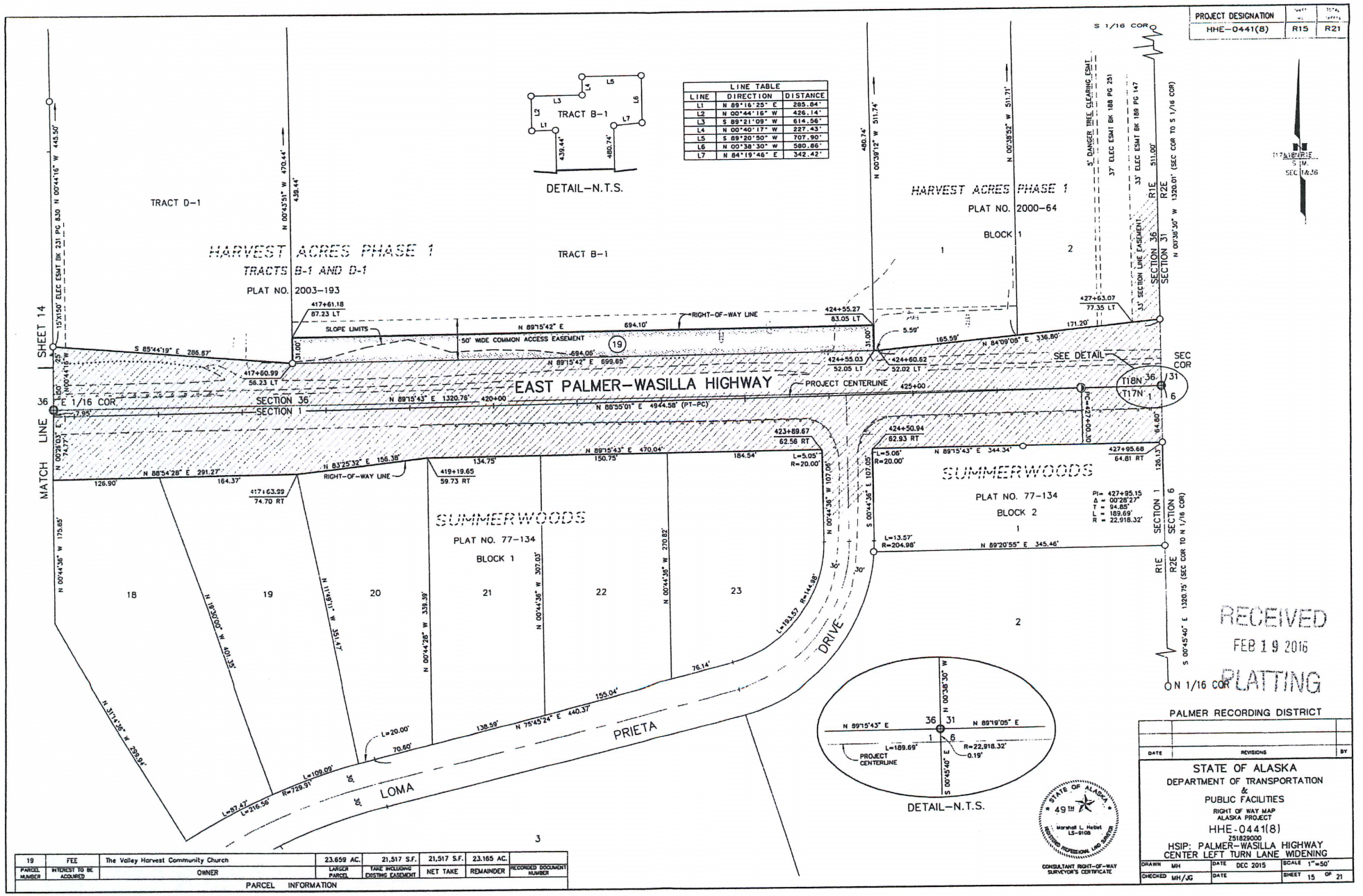
RECEIVED
FEB 19 2016
PLATTING
PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN	MH	DATE	DEC 2015	SCALE	1"=50'
CHECKED	MH/JG	DATE		SHEET	14 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R15	R21



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 89°16'25" E	285.84'
L2	N 00°44'16" W	426.14'
L3	S 89°21'09" W	614.56'
L4	N 00°40'17" W	227.43'
L5	S 89°20'50" W	707.90'
L6	N 00°38'30" W	580.66'
L7	N 84°19'46" E	342.42'

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
19	FEE	The Valley Harvest Community Church	23.659 AC.	21,517 S.F.	21,517 S.F.	23.165 AC.	

PARCEL INFORMATION

DATE	REVISIONS	BY

PROJECT DESIGNATION		
HHE-0441(8)	R16	R21

HORIZONTAL CONTROL STATEMENT

COORDINATE SYSTEM:

THIS PROJECT IS LOCATED ENTIRELY WITHIN THE MATANUSKA-SUSITNA VALLEY SV-1 CORS ADJUSTMENT, A NAD83 (CORS96 EPOCH 2003.00) LOCAL SURFACE GRID SYSTEM IN U.S. SURVEY FEET, DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION.

BASIS OF COORDINATES:

THE BASIS OF COORDINATES IS GPS PALM. GPS PALM IS A A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) MOUNTED ON THE AKDOT&PF MAINTENANCE BUILDING IN PALMER, ALASKA. SAID STATION HAS SV-1 CORS GEODETIC COORDINATES OF 61° 35' 08.60645" N, 149° 07' 08.43473" W AND LOCAL COORDINATES OF 147896.4806' N, 481573.6333' E. PLEASE NOTE THAT PALM IS NOT AN OFFICIAL NGS CORS STATION.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS A LOCAL GRID BEARING BETWEEN GPS PALM AND GPS SV-1. THESE VALUES WERE ESTABLISHED BY STATIC GPS OBSERVATIONS. GPS SV-1 IS A USC&GS BRASS CAP LOCATED NEAR THE INTERSECTION OF THE PARKS HIGHWAY AND KINIK GOOSE BAY ROAD. THE GEODETIC COORDINATE USED FOR GPS SV-1 FOR THIS SURVEY WAS 61° 34' 49.75493" N, 149° 26' 30.24349" W AND LOCAL COORDINATES OF 145,360.8065' N, 425,361.0406' E.

TRANSLATION PARAMETERS:

TO CONVERT THE LOCAL COORDINATES TO NAD83 (COORS96 EPOCH 2003), ALASKA STATE PLANE ZONE 4, U.S. SURVEY FEET COORDINATES, TRANSLATE USING +2624946.5706' N, +1312508.8943' E, AND SCALE USING 0.9998690458.

GENERAL NOTES

1. THE RIGHT-OF-WAY SURVEY WAS PERFORMED BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES LOCATIONS SECTION. CORNER POSITIONS WERE INCORPORATED INTO THIS PROJECT FROM VARIOUS PROJECTS ALONG THE PALMER-WASILLA HIGHWAY AND FIELD CHECKS USING STATIC AND RTK GPS WERE PERFORMED TO ENSURE ALL COORDINATES ARE IN THE SAME COORDINATE SYSTEM.

2. THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT-OF-WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS. SURVEY DATA, INCLUDING MONUMENTATION AND TOPOGRAPHIC FEATURES, WAS ACQUIRED BY ADOT&PF SURVEYS.

3. ALL DOCUMENTS NOTED IN THIS PLAN SET AND REFERENCED BY INSTRUMENT NUMBER OR BOOK AND PAGE ARE RECORDED IN THE PALMER RECORDING DISTRICT (P.R.D.), UNLESS OTHERWISE NOTED.

4. TITLE REPORTS WERE NOT ACQUIRED FOR PROPERTIES SHOWN ALONG THE PALMER-WASILLA HIGHWAY ALIGNMENT OTHER THAN THOSE PROPERTIES WITH ACQUISITION. ALTHOUGH A CONCERTED EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES, EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS RIGHT-OF-WAY BASE MAP. NUMEROUS BLANKET UTILITY EASEMENTS THAT EXIST ALONG THE PALMER-WASILLA HIGHWAY ARE NOT IDENTIFIED ON THIS RIGHT-OF-WAY BASE MAP.

5. ALL DIMENSIONS AND COORDINATES SHOWN ARE IN U.S. SURVEY FEET.

6. RIGHT-OF-WAY BASE MAPPING WAS PREPARED BY WHPACIFIC JULY 2013 THROUGH SEPTEMBER 2014 AND REFLECTS THE PROPERTIES AND SUBDIVISIONS OF RECORD AS OF MAY 1, 2014.

7. CONSULT RECORDED PLATS FOR ADDITIONAL RESTRICTIONS AND NOTES RELATING TO PROPERTIES SHOWN HEREON. MANY OF THE PLATS ALONG THE PALMER WASILLA HIGHWAY CORRIDOR INCLUDE A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES FOR THE PURPOSE OF PROVIDING AND MAINTAINING LATERAL SUPPORT OF CONSTRUCTED STREETS.

8. MOST SUBDIVISION LOTS FRONTING THE PALMER-WASILLA HIGHWAY HAVE ACCESS FROM ANOTHER SOURCE AND HAVE PLAT RESTRICTIONS. CHECK THE RESPECTIVE PLATS FOR EACH INDIVIDUAL LOT RESTRICTION.

9. REFER TO MONUMENT SUMMARY SHEETS FOR SURVEY MONUMENT LOCATIONS.

10. FOR ADDITIONAL SURVEY CONTROL INFORMATION, REFER TO THE SURVEY CONTROL DIAGRAM RECORD OF SURVEY PREPARED BY LOUNSBURY AND ASSOCIATES, INC. AND RECORDED AS RECORD OF SURVEY No. 2014-45 IN THE PALMER RECORDING DISTRICT.

11. ALL SECTION LINES BOUNDED BY STATE LAND ARE SUBJECT TO A 50' SECTION LINE EASEMENT ON EACH SIDE OF THE SECTION LINE AND RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.

12. RECOVERED EXISTING CENTERLINE MONUMENTS WERE USED TO DEFINE THE TANGENTS OF THE CENTERLINE OF THE PALMER-WASILLA HIGHWAY. RECORD RADII WERE THEN USED TO COMPUTE THE CENTERLINE CURVES BETWEEN THE TANGENTS. THE MONUMENTS MAY NOT BE AT THE ACTUAL PC'S OR PT'S OF THE CURVES. DIFFERENCES ARE NOTED AND SHOWN IN THE DETAILS ON EACH RIGHT-OF-WAY BASE MAP SHEET.

13. THE PALMER-WASILLA HIGHWAY HAS BEEN AN IMPORTANT ROAD FOR A LONG TIME. CONNECTING PALMER WITH FINGER LAKES, WASILLA, BIG LAKE AND BEYOND THE ROAD HAS BEEN RECONSTRUCTED AND UPGRADED ON NUMEROUS OCCASIONS. IT WAS UPGRADED IN THE 1950'S BY THE ALASKA ROAD COMMISSION. PUBLIC LAND ORDER (PLO) 601 EFFECTIVE 8/10/1949 CREATED A LOCAL ROAD (50' EACH SIDE) RIGHT-OF-WAY ACROSS ANY LAND THAT HAD NOT ALREADY BEEN ENTERED. SECRETARIAL ORDER (SO) NO. 2665 IN 1951 CLASSIFIED THE HIGHWAY A FEEDER ROAD (100' EACH SIDE) AND CALLED IT PALMER TO FINGER LAKE TO WASILLA ROAD. SO NO. 2665 AMDT. 2 IN 1956 RE-CLASSIFIED THE ROAD TO A THROUGH ROAD (150' EACH SIDE) AND RENAMED IT THE PALMER-WASILLA-WILLOW ROAD. IT UNDERWENT MAJOR RECONSTRUCTION BY THE DOT&PF IN THE 1980'S WITH THE ACQUISITION OF APPROX. 130 PARCELS (WASILLA TO PALMER PROJECT S-0572(1)). FOR THIS MAPPING PROJECT ACQUIRED AND EXISTING HIGHWAY RIGHTS WERE DETERMINED AND ACCURATELY LOCATED. THEY ARE DEPICTED HEREON AND ARE REFERENCED IN THE EXISTING RIGHT-OF-WAY SOURCE DOCUMENT TABLE.

14. WHETHER LISTED OR NOT, UNLESS OTHERWISE NOTED, ALL MONUMENTS OR PROPERTY MARKERS/CORNERS OR ACCESSORIES WHICH WILL BE DISTURBED OR BURIED SHALL BE REFERENCED AND RE-ESTABLISHED IN THEIR ORIGINAL POSITION (A.S. 19.10.260) AND RECORDED (A.S. 34.65.040).

15. THE RIGHT-OF-WAY SURVEY FOR THIS PROJECT (TRUNK TO AKRR) INCLUDES SURVEYS FROM THE FOLLOWING PROJECTS: PALMER-WASILLA SECTION CORNER RELOCATION (MAY & JUNE 1972), PALMER-WASILLA HIGHWAY SECTION CORNER TIES (1977), PALMER-WASILLA PATHWAY & REHAB (1995), TRUNK ROAD PROPERTY CORNERS (2003), GLENN 34-42 R.O.W. (2005-2006), PALMER-WASILLA HWY SIGNALIZATION (2006), PALMER-WASILLA HWY ROW (2006-2010), PALMER-WASILLA HWY COUPLET (2008). THE PRIMARY FILED SURVEYS RESPONSIBLE FOR THE MAJORITY OF THE CORNER POSITIONS DEPICTED ON THESE MAPS BEGAN OCTOBER 25, 2006 THRU JANUARY 19, 2007, JUNE 10, 2008 THRU JULY 11, 2008 AND FEBRUARY 25, 2010 THRU APRIL 7, 2010. 548 MARKERS ARE IDENTIFIED IN THE MONUMENT SUMMARY TABLES OF THIS PLAN SET. SOME MARKER POSITIONS FROM PREVIOUS SURVEYS WERE COMPUTED IN THIS COORDINATE SYSTEM, COMPARED AND ANALYZED IN THE DEVELOPMENT OF THIS PROJECT. CAUTION, BECAUSE YEARS HAVE PASSED SINCE THE COLLECTION OF THE DATA HEREIN BEGAN THERE IS NO ASSERTION THAT ALL OF THE MARKERS STILL EXIST AND RESIDE AT THE PUBLISHED LOCATION.

16. THE FOLLOWING ADOT&PF FIELD BOOKS CONTAIN INFORMATION RELATING TO THE RECOVERED CORNERS FOR THE TRUNK TO AKRR SECTION OF THE PLAN SET: 70.07.02, 70.07.03, 77.09.05, 95.07.01, 2002.04.05, 2002.04.07, 2005.10.04, 2005.10.05, 2005.10.06, 2006.05.01, 2006.19.01, 2006.19.02, 2006.19.03, 2006.19.04, 2008.16.01, 2008.16.02, 2008.16.03.

GENERAL NOTES (CONTINUED)

17. IN SOME CASES, THE SUBDIVISION PLATS PORTRAY DIFFERENT MATHEMATICAL CENTERLINES THAN THE 1980'S S-0572(1) MAPPED RIGHT-OF-WAY CENTERLINE. SUCH CASES OCCUR ON BRENTWOOD ESTATES, COLONIAL PARK SUBDIVISION, AND SHENANDOAH SUBDIVISION AND IN THESE CASES THE PLATTED RIGHT-OF-WAY LINES REPRESENT THE CORRECT RIGHT-OF-WAY LIMITS, AS THE SUBDIVISIONS WERE PLATTED PRIOR TO THE 1980'S S-0572(1) RIGHT-OF-WAY MAP.

18. AT THE CORNER OF SECTIONS 1, 2, 11, AND 12, T17N, R1W, A SECOND BLM BRASS CAP CORNER BEARS N28°35'30"E 0.21' AND IS STAMPED GENERAL LAND OFFICE. BLM ALUMINUM CAP 1985 CORNER WAS SET, BUT NO RECORD WAS FOUND OF IT BEING SET IN BLM RECORDS. THEORY IS THAT THIS CORNER WAS UPGRADED IN 1985, DURING BLM RAILROAD SURVEY, US SURVEY 9026, AND ORIGINAL CORNER BURIED NEXT TO NEW ALUMINUM CAP. EXCAVATION IN THE AREA, RECOVERED BOTH CORNERS AND BOTH CORNERS WHERE REPLACED NEXT TO EACH OTHER IN THE GROUND WHEN EXCAVATION WAS FINISHED. SINCE 1985, ALMOST ALL TIES ARE TO THE 1985 BLM CORNER AND THIS CORNER APPEARS TO BE IN HARMONY WITH SURROUNDING CORNERS.

19. PRESCRIPTIVE ROW EASEMENT AREAS NOTED ON THIS PLAN SET REPRESENT A CLAIM OF PRESCRIPTIVE EASEMENT BY THE ADOT&PF ON BEHALF OF THE PUBLIC. THE ROAD HAS LONG BEEN USED BY THE PUBLIC AND MAINTAINED BY THE PUBLIC AGENCIES SUCH AS THE ALASKA ROAD COMMISSION, THE TERRITORIAL BOARD OF COMMISSIONERS, AND THE STATE DOT&PF. ADDITIONALLY A PRESCRIPTIVE EASEMENT IS CLAIMED FOR EXISTING CULVERTS, SIGNS AND OTHER APPURTENANCES REQUIRED TO MAINTAIN AND SAFELY OPERATE IN AND NEAR THE ROAD CORRIDOR. THE DIMENSIONS SHOWN ARE BASED ON DOCUMENTS LOCATED IN THE FILES OF CENTRAL REGION DOT&PF RIGHT-OF-WAY ENGINEERING.

20. IT APPEARS THERE WAS AN EFFORT MADE TO DISPOSE OF TWO PARCELS X-55 (R-572-002-1) AND X-57 (R-572-007-1) AFTER CONSTRUCTION WAS COMPLETED ON PROJECT S-0572(1). DOCUMENTS RETRIEVED FROM THE ADOT&PF CENTRAL REGION RIGHT-OF-WAY SECTION INDICATE THAT A PROCESS OF DISPOSAL WAS UNDERTAKEN IN THE EARLY 1980'S. NO RECORD OF A COMMISIONER'S DEED TRANSFERRING OWNERSHIP FOR EITHER PARCEL HAS BEEN LOCATED. IN DISCUSSIONS WITH THE DOT&PF PROPERTY MANAGEMENT STAFF THEY CONCLUDED THE RELINQUISHMENTS DID NOT TAKE PLACE.

21. SECRETARIAL ORDER 2665, EFFECTIVE OCTOBER 16, 1951, WAS THE SECRETARIAL ORDER THAT CLASSIFIED THE PALMER TO FINGER LAKE TO WASILLA ROAD (NOW THE PALMER-WASILLA HIGHWAY) AS A FEEDER ROAD WITH A 100' EACH SIDE OF CENTERLINE OF THE EXISTING ROAD.

22. SECRETARIAL ORDER 2665 AMENDMENT No. 2, EFFECTIVE SEPTEMBER 15, 1956, WAS THE SECRETARIAL ORDER THAT RECLASSIFIED THE "PALMER TO FINGER LAKE TO WASILLA ROAD" TO A THROUGH ROAD WITH A 150' EACH SIDE OF CENTERLINE OF THE EXISTING ROAD, BASED ON DATE OF ENTRY.

23. ALL FINAL JUDGEMENTS ON THE PALMER-WASILLA HIGHWAY, PROJECT S-0572(1), WERE COMPARED WITH RECORDED DECLARATION OF TAKING DOCUMENTS AND ALL DOCUMENTS AGREE. ONLY THE DECLARATION OF TAKINGS ARE RECORDED IN THE PALMER RECORDING DISTRICT, WITH FINAL JUDGEMENTS ON FILE WITH AKDOT&PF.

24. A DISCREPANCY WAS IDENTIFIED ALONG THE N-S E 1/16 LINE IN SECTION 31. THE ADOT&PF ORIGINALLY RECOVERED A RAILROAD SPIKE KNOWN TO HAVE BEEN SET BY JACK O'MALLEY (LS 500-S) AT A LOCATION PRESERVING THE LOCATION OF THE ORIGINAL E1/16 COR SEC 31/SEC 6 T18N/T17N R2 E. THE BRASS CAP MONUMENT IN A CASE THAT MARKS THE LOCATION TODAY WAS VERIFIED FROM EXISTING REFERENCES THAT WERE USED IN THE ORIGINAL SURVEY AND FOUND TO BE AT THE ORIGINAL ADOT&PF LOCATION. THE SURVEYS AND SUBDIVISIONS LYING EASTERLY OF THIS LINE RECOGNIZES THE ADOT&PF CORNER. THE SUBDIVISIONS TO THE WEST DO NOT. AS A RESULT THERE IS A PIE SHAPED PIECE OF LAND, 2.71 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE THAT WAS NOT INCLUDED IN THE SUBDIVISIONS AND IS DEPICTED ON SHEET 43 HEREON.

25. ORTNER SUBDIVISION IN SECTION 36, SHOWN ON SHEET 37, HAS A DISCREPANCY BETWEEN THE ORIGINAL PLAT NO. 84-150 AND A REPLAT, PLAT NO. 2006-56. THE NEWER SUBDIVISION FOUND WHAT APPEARED TO BE ORIGINAL REBAR IN A STRAIGHT LINE AND ACCEPTED THEM AS FORMING THE LINE BETWEEN LOTS 4 AND 7 OF THE ORIGINAL SUBDIVISION. THE NEWER SUBDIVISION CALLS FOR THIS LINE 20 FEET EASTERLY ALONG THE SOUTHERLY SUBDIVISION BOUNDARY FROM THE ORIGINAL SUBDIVISION POSITION SHOWN ON THE PLAT. IT IS ASSUMED THAT PLAT NO. 2006-56 WAS CORRECT WHEN THEY RECOVERED WHAT APPEAR TO BE ORIGINAL CORNERS IN A STRAIGHT LINE. AFTER THE ORIGINAL RECORDING OF RECORD OF SURVEY NO. 2012-80 FOR THIS PLAN THE DOT&PF SURVEYORS RETURNED TO THIS PROJECT TO RECOVER AND TIE ADDITIONAL CORNERS. THOSE CORNERS ARE GENERALLY NOT SHOWN ON THIS PLAN EXCEPT WITHIN ORTNER SUBDIVISION OR IN CLOSE PROXIMITY WERE ADDED TO ASSIST IN LOCATING AND DRAWING CONCLUSIONS RELATIVE TO THIS DISCREPANCY. THE SURVEYORS SEARCHED AT PRECISELY COMPUTED POSITIONS FROM THE ORIGINAL PLAT 84-150 LOOKING FOR ANY EVIDENCE OF CORNERS AND FOUND NOTHING. THE BOUNDARY SHOWN ON PLAT NO. 2006-56 IS BEING ACCEPTED ON THIS PLAN.

26. LOT 7A, BLOCK 3, LUCAS SUBDIVISION, PLAT No. 81-215 AND NAKAME SUBDIVISION, PLAT No. 71-41 WHICH WAS SUPERSEDED BY GREATLAND TERRACE SUBD. (PHASE 1), PLAT No. 78-151 ALL INCLUDED THE ENTIRE 20' OF THE RIGHT OF WAY (ROW) OF THE VACATED ALLEY WITHIN BLOCKS 3, 4 & 9, LUCAS SUBDIVISION, PLAT No. 1948-5-65. TITLE TO HALF OF THE VACATED ROW SHOULD HAVE BEEN SHOWN TO GO TO THE OWNERS OF THE SUBDIVISION LOTS LYING TO THE EAST. THE OWNER BEING THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT&PF). THE DOT&PF DID NOT OBJECT TO THE VACATIONS AND LIKELY WAS NOT AWARE OF THEIR OWNERSHIP. THIS AREA IS NOT BEING SHOWN AS ROW ON SHEET 48. THERE MAY BE ADDITIONAL ROW REQUIRED ALONG THE PALMER-WASILLA HIGHWAY FOR THE GLENN HIGHWAY MP 34-42 PROJECT. IF NECESSARY OWNERSHIP IN THE VACATED ALLEY WILL BE CLEANED UP AT THAT TIME. COPIES OF THE RIGHT OF WAY VACATION FILES WERE OBTAINED FROM THE MATANUSKA-SUSITNA BOROUGH. THESE FILES WERE SCANNED AND A DIGITAL IMAGE IS INCLUDED IN THE PROJECT FILE AT THE DOT&PF.

27. IN 2015 LOUNSBURY & ASSOCIATES COMBINED THE EXISTING ROW BASEMAPS FOR THE PALMER-WASILLA HIGHWAY, PLATS 2014-82 AND 2014-121 TO CREATE THIS ROW MAP SET FOR ACQUISITION ALONG THE CORRIDOR.

RECEIVED
FEB 19 2015
PLATTING
PALMER RECORDING DISTRICT

STATE OF ALASKA 49TH Marshall L. Hettiet LS-9108 REGISTERED PROFESSIONAL LAND SURVEYOR

CONSULTANT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY MAP
ALASKA PROJECT

HHE-0441(8)
Z51829000

HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH	DATE DEC 2015	SCALE
CHECKED MH/JG	DATE	SHEET 16 OF 21

PROJECT DESIGNATION	SHT. NO.	TOTAL SHTS.
HHE-0441(8)	R17	R21

MONUMENT SUMMARY SHEET

RECOVERED CORNERS – SHEET 6

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
SW COR PARCEL NO. 1, BK 166, PG 52	REBAR/PC [LS-9106]	146099.4925	434474.1252	40+65.48	616.22 RT
OOP SW COR PARCEL NO. 1, BK 166, PG 52	REBAR	146100.3543	434474.7737	40+66.44	615.73 RT
SE PNT LOT 1 BLK 2, BMB SUBDIVISION	REBAR	146761.1729	434288.4973	41+85.42	60.45 LT
SW COR SECTION 12, LOT B004, DOC# 2013-009573-0	REBAR	146432.9163	434468.9100	42+05.49	313.58 RT
SE LINE LOT 1 BLK 2, BMB SUBDIVISION	REBAR	146784.1084	434299.9530	42+05.70	76.14 LT
SW PNT LOT 1A BLK 1, BMB SUBDIVISION	REBAR	146826.7673	434359.2741	42+77.65	88.83 LT
SW PC LOT 11, BMB SUBDIVISION	REBAR	146808.9805	434387.9200	42+95.74	60.37 LT
NE PNT LOT 1 BLK 2, BMB SUBDIVISION	REBAR	147039.7949	434296.5745	43+13.62	307.96 LT
NE COR PARCEL NO. 2, BK 166, PG 52	REBAR	146700.8645	434466.1660	43+19.31	70.99 RT
SECTION COR S1|S2/S11|S12 *T17N R1W SM	BRASS CAP [BLM] IN MON CASE	147090.1841	434325.8305	43+61.85	340.68 LT
NW COR LOT 1A BLK 1, BMB SUBDIVISION	REBAR/PC IN MON CASE	147090.5273	434355.8563	43+89.05	327.94 LT
WCMC COR S1|S2 *T17N R1W SM	BRASS CAP [GLO]	147243.4287	434324.6199	44+27.26	479.25 LT
SW COR LOT 4, WILLIE EDLUND SUBDIVISION	AXLE	146437.0017	434818.4143	45+22.14	461.58 RT
NE COR PARCEL NO. 1, BK 166, PG 52	REBAR/PC [LS-7074]	146438.4012	435000.5162	46+86.80	539.35 RT
SW COR LOT 3,WILLIE EDLUND SUBDIVISION	REBAR	146438.7663	435029.6487	47+13.21	551.67 RT
NW COR LOT 4, WILLIE EDLUND SUBDIVISION	REBAR	146888.5855	434814.3154	47+14.43	52.97 RT
C/L PC 56+72.48, PALMER WASILLA HIGHWAY	BRASS CAP [DOH] IN MON CASE	146943.8747	434807.0463	47+31.88	0.00 RT
SE COR LOT B-12, FRED M. HURD SUBDIVISION	IRON PIPE	147276.5237	434773.4215	48+30.03	317.11 LT
NW COR LOT B-13, FRED M. HURD SUBDIVISION SECOND ADDITION	REBAR	147336.0281	434776.5936	48+51.81	370.87 LT
SE COR LOT 1A BLK 1, BMB SUBDIVISION	REBAR	147058.4209	434917.6170	48+76.80	60.73 LT
W LINE LOT B-13, FRED M. HURD SUBDIVISION SECOND ADDITION	IRON PIPE	147131.1079	434903.5136	48+89.35	133.59 LT
SW COR LOT B-13, FRED M. HURD SUBDIVISION SECOND ADDITION	REBAR	147095.9852	434922.8529	48+94.86	94.79 LT
NE COR LOT 4, WILLIE EDLUND SUBDIVISION	REBAR/PC	146953.6068	435025.0356	49+41.03	75.05 RT
SE COR LOT 3, FRED M. HURD 1997 SUBDIVISION	REBAR	147374.4849	434895.4061	49+56.42	365.03 LT

RECOVERED CORNERS – SHEET 7

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
1/4 COR S1|S2 *T17N R1W SM	BRASS CAP [GLO]	149727.3381	434303.5507	50+41.12	2786.85 LT
NE COR LOT B-13, FRED M. HURD SUBDIVISION SECOND ADDITION	REBAR	147421.2314	435056.6427	50+97.45	362.80 LT
E PNT LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147460.3966	435112.2280	51+50.46	387.34 LT
SW'LY COR LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147149.5767	435190.3808	51+55.28	66.89 LT
NE COR LOT 3, WILLIE EDLUND SUBDIVISION	REBAR/PC	147014.1952	435234.7661	51+68.39	74.98 RT
NW'LY ANGLE PNT LOT 1 BLK 1, FRED M. HURD SUBD ADDITION NO 3	REBAR/PC	147436.8887	435168.2087	51+92.28	354.14 LT
NW COR LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147545.5045	435157.4535	52+01.62	460.70 LT
NW'LY COR LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	IRON PIPE	147545.4478	435167.4607	52+09.51	458.64 LT
SECTION COR S35|S36/S2|S1 *T18N|17N R1E|1W SM	BRASS CAP [GLO]	152371.9773	434280.3253	52+32.79	5365.76 LT
N ANG LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR/PC [LS-4049]	147546.1333	435218.4211	52+50.05	449.73 LT
SE COR LOT 2, WILLIE EDLUND SUBDIVISION	REBAR/PC [LS-7071]	146443.3471	435445.1164	52+92.07	675.49 RT
SE COR LOT 1 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR/PC	147172.6830	435349.5733	53+10.87	59.91 LT
NW POL LOT 2 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147546.4847	435341.0786	53+48.61	431.40 LT
NE COR LOT 2, WILLIE EDLUND SUBDIVISION	REBAR	147048.1608	435438.3858	53+83.37	74.94 RT
NW COR LOT 3 BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147566.9976	435520.4614	54+95.74	435.98 LT
C/L PT 65+09.88, PALMER WASILLA HIGHWAY	BRASS CAP [DOH] IN MON CASE	147133.8198	435615.4041	55+68.94	0.00 LT
SE COR LOT 1, WILLIE EDLUND SUBDIVISION	REBAR/PC [LS-7074]	146445.7857	435654.8620	56+00.51	688.44 RT
NW COR PARCEL A, WILLIE EDLUND SUBDIVISION	REBAR	147069.3174	435647.8175	56+00.61	64.87 RT
SW COR PARCEL A, WAIVER RES. 84-55-PWM	REBAR/PC [LS-7330]	146305.1060	435657.0643	56+01.11	829.14 RT
SE COR TAX PARCEL B15 SECTION 12, BK 1151, PG 412	REBAR/PC [LS-7074]	145766.4586	435663.4818	56+01.35	1367.82 RT
NW 1/16 COR S12 *T17N R1W SM	IRON PIPE	145784.1079	435663.5536	56+01.63	1350.17 RT
SW COR PARCEL D-1, WAIVER RES. 1999-31 PWM	REBAR/PC [LS-7330]	145785.3867	435727.0195	56+65.10	1349.62 RT
NW COR LOT 5A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	ALUMINUM MON [LS-4118]	147587.9974	435880.0602	58+38.78	451.12 LT
SW BLDG SETBACK LOT 5A BLK 1, FRED M. HURD SUBD ADDITION NO 3	SPIKE	147213.1185	435941.3170	58+95.74	75.56 LT
SW COR LOT 5A BLK 1, FRED M. HURD SUBDIVISION ADDITION 3	REBAR/PC [LS-2071]	147198.1066	435943.0958	58+97.34	60.53 LT
SE COR PARCEL A, WAIVER RES. 84-55-PW	REBAR/PC [LS-7074]	146308.4717	435956.5054	59+00.57	829.20 RT
FORMER SE COR LOT 4 BLK 1, FRED M. HURD SUBD ADDITION NO 3	REBAR	147158.1417	435950.0211	59+03.81	20.49 LT
SE BLDG SETBACK LOT 5A BLK 1, FRED M. HURD SUBD ADDITION NO 3	SPIKE	147214.4211	436049.5725	60+04.00	75.62 LT
N ANG LOT 5A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147598.3572	436059.6766	60+18.50	459.42 LT
FORMER SW ANG LOT 5A BLK 1, FRED M. HURD SUBD ADDITION NO 3	REBAR	147159.7595	436088.1946	60+42.00	20.52 LT
NW COR LOT 7A, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147610.2512	436118.3386	60+77.30	470.64 LT
E POL LOT 5A|7A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147416.4078	436168.6700	61+25.40	276.23 LT
SE ROW ANG PNT LOT 5A BLK 1, FRED M. HURD SUBD ADDITION NO 3	REBAR/PC [LS-2071]	147200.6911	436189.5268	61+43.79	60.29 LT
SE COR LOT 5A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR/PC [LS-2071]	147213.4860	436221.4094	61+75.82	72.72 LT
S'LT PNT LOT 7A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147238.8553	436285.6867	62+40.38	97.35 LT
S'LY PC LOT 7A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147295.9209	436323.1676	62+78.51	153.98 LT
S'LY PC LOT 7A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147296.0773	436323.1728	62+78.52	154.14 LT
NW PT PARCEL B-1, STONEFIELD DEVELOPMENT	REBAR/PC [LS-7330]	147079.9282	436362.6112	63+15.48	62.45 RT
NE COR LOT 7A BLK 1, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147670.2133	436414.9980	63+74.62	527.20 LT

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FEB 19 2016
PLATTING

STATE OF ALASKA
49TH
ROBERT M. KEINER
LS - 11549
DEPARTMENT LOCATIONS SURVEYORS CERTIFICATE

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN	MH/NR	DATE	DEC 2015	SCALE
CHECKED	MH/JG	DATE		SHEET 17 OF 21

MONUMENT SUMMARY SHEET

RECOVERED CORNERS – SHEET 8

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
NW COR MINNICK PAR. EXCEPTION, BK 165, PG 678	REBAR/PC [LS-4094]	147602.6810	436438.5488	63+97.40	459.40 LT
SE COR LOT 7A, FRED M. HURD SUBDIVISION ADDITION NO 3	REBAR	147373.9358	436517.9489	64+74.17	229.76 LT
SW COR PARCEL C, WAIVER RES. NO. 84-55-PWM	REBAR/PC [LS-7330]	146455.2416	436625.8806	65+71.58	690.11 RT
NW COR PARCEL C, WAIVER RES. NO. 84-55-PWM	REBAR/PC [LS-7330]	147082.8714	436619.0109	65+71.90	62.44 RT
C/L BOP 5012+00.00, PALMER WASILLA HIGHWAY	REBAR	147147.8118	436824.7599	67+78.38	0.14 LT
C-N 1/16 COR S12 *T17N R1W SM	REBAR	145799.0340	436982.1383	69+20.30	1350.35 RT
SE COR PARCEL C, WAIVER RES. NO. 84-55-PWM	REBAR	146459.2743	436974.8828	69+20.60	690.07 RT
C 1/4 COR S12 *T17N R1W SM	BRASS CAP [LS-7233]	144479.8307	436997.6853	69+20.73	2669.65 RT
SW COR LOT 9 BLK 1, GODDARD SUBDIVISION	BRASS CAP	146010.5542	436980.8800	69+21.46	1138.83 RT
SW COR LOT 8 BLK 1, GODDARD SUBDIVISION	REBAR	146660.0261	436973.4840	69+21.50	489.32 RT
SW COR LOT 1-G, D.J. SUBDIVISION ADDITION 2	REBAR/PC [LS-10615]	147214.1950	436967.4680	69+21.83	64.89 LT
NW COR LOT 8 BLK 1, GODDARD SUBDIVISION	REBAR/ALUMINUM CAP	147086.7350	436968.9406	69+21.85	62.58 RT
SW COR LOT 1B, D.J. SUBDIVISION	ALUMINUM CAP [LS-4588]	147209.3206	436967.6172	69+21.93	60.01 LT
NW COR LOT 1-G, D.J. SUBDIVISION PHASE IV ADDITION 2	REBAR/PC [LS-10615]	147415.3955	436965.8323	69+22.50	266.09 LT
SW COR LOT 1-C, D.J. SUBDIVISION PHASE IV, ADDITION 1	REBAR/PC	147525.4753	436964.9038	69+22.84	376.18 LT
1/4 COR S 36/S1 *T18N|T17N R1W SM	BRASS CAP [LS-2234]	152400.5009	436920.9711	69+34.74	5251.38 LT
FORMER ANG PNT LOT 1A, D.J. SUBDIVISION PHASE IV, ADDITION 1	REBAR/PC	147470.0642	437090.2369	70+47.53	319.33 LT
FORMER SW COR LOT 1A, D.J. SUBDIVISION PHASE IV, ADDITION 1	REBAR/PC	147395.7924	437091.1306	70+47.57	245.06 LT
NE ANG PNT LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147741.1598	437207.6408	71+68.03	589.07 LT
NE COR LOT 1-G, D.J. SUBDIVISION PHASE IV ADDITION 2	REBAR/PC [LS-10615]	147417.7921	437219.6036	71+76.28	265.58 LT
SE COR LOT 1-G, D.J. SUBDIVISION PHASE IV ADDITION 2	REBAR/PC	147228.5167	437235.9109	71+90.42	76.13 LT
NW'LY ANG PNT LOT 1-E, D.J. SUBDIVISION PHASE IV	REBAR/PC [LS-4588]	147397.9612	437281.5267	72+37.98	245.04 LT
NE COR LOT 8 BLK 1, GODDARD SUBDIVISION	REBAR	147092.9323	437298.6102	72+51.57	60.16 RT
SE COR LOT 8, BLK 1, GODDARD SUBDIVISION	REBAR	146620.0600	437304.0452	72+51.59	533.06 RT
N ROW ANG PNT LOT 1-C, D.J. SUBDIVISION PHASE IV	REBAR/PC [LS-10615]	147788.4190	437296.2422	72+57.16	635.31 LT
NW COR LOT 2, D.J. SUBDIVISION PHASE III	REBAR/PC [LS-2234]	147793.3205	437309.4221	72+70.40	640.06 LT
SE COR LOT 1-C, D.J. SUBDIVISION PHASE IV, ADDITION 1	REBAR/PC [LS-10615]	147557.0211	437329.7657	72+88.05	403.54 LT
SW COR LOT 2, D.J. SUBDIVISION PHASE III	REBAR/PC [LS-2234]	147450.6175	437338.9631	72+96.01	297.04 LT
SW COR 15' MTA ESMT, D.J. SUBDIVISION PHASE IV	MAG NAIL	147435.8884	437339.6430	72+96.52	282.30 LT
ROW PNT LOT 1-E, D.J. SUBDIVISION PHASE IV ADDITION 1	REBAR/PC	147234.8570	437357.7087	73+12.29	81.08 LT
SE COR LOT 1B, D.J. SUBDIVISION	REBAR/PC [LS-2234]	147213.8032	437359.5613	73+13.90	60.00 LT
N ROW ANG PNT LOT 2, D.J. SUBDIVISION PHASE III	REBAR/PC [LS-4588]	147821.9334	437383.6441	73+44.94	667.82 LT
N ROW ANG PNT LOT 2, D.J. SUBDIVISION PHASE III	REBAR/PC [LS-4588]	147843.5033	437474.4069	74+35.95	688.35 LT
NE COR LOT 1-E, D.J. SUBDIVISION PHASE IV ADDITION 1	REBAR/PC [LS-2234]	147452.8553	437533.3240	74+90.39	297.05 LT
N ROW ANG PNT LOT 2, D.J. SUBDIVISION PHASE III	IRON PIPE	147850.0918	437534.0861	74+95.70	694.25 LT
SE COR LOT 7 BLK 1, GODDARD SUBDIVISION	REBAR	146579.6662	437634.4552	75+81.51	577.24 RT
NE COR LOT 7 BLK 1, GODDARD SUBDIVISION	REBAR	147097.3188	437628.7611	75+81.75	59.56 RT
SE COR LOT 2, D.J. SUBDIVISION PHASE III	REBAR/PC	147453.8793	437637.0697	75+94.14	296.89 LT
SW COR LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147507.6881	437636.6318	75+94.32	350.70 LT
NW COR LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147853.2716	437633.3486	75+94.99	696.29 LT
N ROW ANG PNT LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147853.7849	437676.5682	76+38.21	696.31 LT
E ANG PNT LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147685.1261	437764.0318	77+23.74	526.66 LT
NE COR LOT 2, D.J. SUBDIVISION EAST	REBAR/PC [LS-2234]	147832.8917	437800.8688	77+62.27	674.00 LT
E ANG PNT LOT 1A|LOT 3, D.J. SUBDIVISION 2011 ADDITION	REBAR	147380.9574	437842.2367	77+98.46	221.62 LT
SW COR LOT 3, D.J. SUBDIVISION EAST	REBAR/ALUMINUM CAP [DOT]	147260.3179	437843.6761	77+98.51	100.97 LT
FORMER SE COR LOT 1, D.J. SUBDIVISION	REBAR/PC [LS-2234]	147219.3642	437844.2856	77+98.65	60.01 LT
C/L PI 5022+38.44, PALMER WASILLA HIGHWAY	REBAR/ALUMINUM CAP [DOT]	147160.0973	437863.2305	78+16.92	0.53 LT

RECOVERED CORNERS – SHEET 9

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
NW COR LOT 1 BLK 3, COUNTRY FIELD ESTATES PHASE VI	REBAR	147706.2050	440879.9580	108+35.19	559.50 LT
NW ROW PNT LOT 1 BLK 3, COUNTRY FIELD ESTATES	REBAR/PC [LS-7074]	147655.7670	440880.8830	108+36.02	509.06 LT
SW COR LOT 1 BLK 3, COUNTRY FIELD ESTATES PHASE VI	REBAR/ALUMINUM CAP [DOT]	147251.3839	440887.4661	108+41.72	104.66 LT

RECOVERED CORNERS – SHEET 9

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
FORMER SW COR LOT 1, COUNTRY FIELD ESTATES PHASE VI	REBAR/PC [LS-7074]	147206.9048	440888.3418	108+42.48	60.18 LT
NE COR LOT 4 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	147036.3899	440892.1993	108+45.89	110.34 RT
SE COR LOT 4 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	146497.1757	440896.3893	108+48.55	649.57 RT
NE'LY PT TRACT C, COUNTRY FIELD ESTATES PHASE VI	REBAR	148234.3677	440985.9995	109+47.75	1087 16 LT
SW ROW PNT LOT 1 BLK 3, COUNTRY FIELD ESTATES	REBAR/ALUMINUM CAP [DOT]	147252.1894	441027.7307	109+82.63	104.68 LT
C/L PT 114+46.90, PALMER WASILLA HIGHWAY	IRON PIPE	147147.7343	441053.2011	110+07.19	0.00 RT
FORMER PNT LOT 1, COUNTRY FIELD ESTATES PHASE VI	REBAR/PC [LS-7074]	147207.7028	441052.6641	110+07.23	59.97 LT
SW ROW PNT LOT 1 BLK 3, COUNTRY FIELD ESTATES	REBAR/ALUMINUM CAP [DOT]	147207.8430	441066.0683	110+20.64	59.98 LT
NE COR LOT 1 BLK 3, COUNTRY FIELD ESTATES PHASE VI	REBAR/PC [LS-7074]	147801.0590	441148.7880	111+09.09	652.37 LT
C/L PC 5055+62.82, PALMER WASILLA HIGHWAY	REBAR/ALUMINUM CAP [DOT]	147153.7606	441187.3013	111+41.34	4.73 LT
SW'LY PT TRACT B, COUNTRY FIELD ESTATES PHASE III	REBAR/PC [LS-7074]	147701.0303	441186.1930	111+45.51	551.99 LT
SE COR LOT 3 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	146499.2096	441226.5212	111+74.24	650.17 RT
NE COR LOT 3 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	147038.7104	441222.6797	111+75.61	110.66 RT
NW PRC LOT 5 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR/PC [LS-7074]	147722.2336	441242.4729	112+02.01	572.64 LT
S ROW PNT LOT 1 BLK 3, COUNTRY FIELD ESTATES	REBAR	147210.2299	441305.7372	112+60.32	60.05 LT
NW PC LOT 5 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR/PC [LS-7074]	147617.4418	441302.9445	112+61.46	467 27 LT
SE PC LOT 1 BLK 3, COUNTRY FIELD ESTATES PHASE IV	REBAR/PC [LS-7074]	147435.1979	441375.1237	113+31.88	284.34 LT
SE PT LOT 1, COUNTRY FIELD ESTATES PHASE VI	REBAR/PC [LS-7074]	147217.6641	441416.9102	113+71.56	66.41 LT
SW COR LOT 5 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR	147473.2510	441421.4641	113+78.58	321.94 LT
E'LY PT LOT 1, COUNTRY FIELD ESTATES PHASE VI	REBAR/PC [LS-7074]	147266.5224	441453.2331	114+08.35	114.92 LT
SE PC LOT 1, COUNTRY FIELD ESTATES PHASE VI	REBAR	147264.7510	441453.5921	114+08.69	113.14 LT
NW COR LOT 4 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC	147318.4362	441502.6504	114+58.27	166.35 LT
W'LY PC LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-4388]	147277.2265	441512.2764	114+67.50	125.05 LT
SW PT LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147259.7672	441515.4224	114+70.47	107.56 LT
SE COR LOT 2 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	146501.2545	441556.6722	115+04.39	651.32 RT
NE COR LOT 2 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	147040.2993	441552.7189	115+05.65	112.26 RT
SW PC LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147227.0839	441557.4724	115+12.21	74.47 LT
SE COR LOT 5 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR/PC [LS-7074]	147541.7431	441564.8659	115+22.64	389.05 LT
SW PNT LOT 4 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147260.5260	441607.8050	115+62.86	107.43 LT
C/L PT 5060+12.45, PALMER WASILLA HIGHWAY	REBAR/ALUMINUM CAP [DOT]	147153.6234	441636.9332	115+90.95	0.25 LT
SW COR LOT 2 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR/PC [LS-7074]	147600.5762	441688.1996	116+46.54	446.68 LT
C/L PI 5061+49.56, PALMER WASILLA HIGHWAY	REBAR/ALUMINUM CAP [DOT]	147154.8839	441773.9546	117+27.98	0.18 LT
SE COR LOT 1 BLK 1, CAMERON ACRES SUBDIVISION	REBAR	146503.0037	441886.5103	118+34.23	652.75 RT
SE COR LOT 2 BLK 2, COUNTRY FIELD ESTATES PHASE II	REBAR/PC	147689.0730	441950.6082	119+09.79	532.64 LT
NW COR LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147684.1084	441995.5096	119+54.64	527 24 LT
SE COR LOT 4 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC	147286.8760	442001.9400	119+57.23	129.97 LT
ROW PNT LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR	147257.0264	442005.2595	119+60.26	100.09 LT
ROW PNT LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147227.9612	442105.5256	120+60.24	70.05 LT
NE COR LOT 3 BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147662.9774	442175.7204	121+34.64	504.37 LT
SW COR LOT 1A BLK 2, COUNTRY FIELD ESTATES PHASE V	REBAR/PC [LS-7074]	147228.7722	442182.9732	121+37.69	70.12 LT
1/4 COR S6/7 *T17N R1E SM	BRASS CAP [DOH]	147164.1525	442208.0661	121+62.16	5.26 LT

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DEPARTMENT LOCATIONS SURVEYORS CERTIFICATE

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH/NR	DATE DEC 2015	SCALE
CHECKED MH/JG	DATE	SHEET 18 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R19	R21

MONUMENT SUMMARY SHEET

RECOVERED CORNERS - SHEET 10

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
SW COR LOT 1 BLK 1, WESWOOD SHORES	REBAR/PC [LS-9106]	151236.2858	452956.5413	243+70.20	80.91 LT
SW COR LOT 1 BLK 1, WESWOOD SHORES	REBAR/PC [LS-2234]	151237.1084	452958.4368	243+72.16	80.27 LT
NW COR LOT 9 BLK 4, OLD TOWNE SUBDIVISION	REBAR/PC [LS-4588]	150933.5926	453280.4361	244+12.34	360.40 RT
SW COR LOT 3 BLK 1, OLD TOWNE SUBDIVISION	REBAR	150994.4736	453268.8408	244+43.98	307.11 RT
MC S33/S4 *T13N[T17N R1E SM	BRASS CAP [GLO]	152551.6837	451897.3289	244+47.98	1767.96 LT
C/L PC 254+18.22, PALMER WASILLA HIGHWAY	BRASS CAP [DOH] IN MON CASE	151248.5145	453092.5172	244+80.16	0.00 LT
NW COR LOT 2 BLK 1, OLD TOWNE SUBDIVISION	REBAR/PC	151208.2420	453158.5283	245+03.94	73.73 RT
NW COR LOT 1 BLK 1, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	151521.0981	452954.4998	245+46.65	297.06 LT
NW COR LOT 3 BLK 1, OLD TOWNE SUBDIVISION	REBAR/PC [LS-4588]	151239.3747	453320.0912	246+59.04	149.68 RT
NW COR LOT 4 BLK 1, OLD TOWNE SUBDIVISION	REBAR/PC [LS-4588]	151241.4623	453510.9487	248+38.60	252.99 RT
SW COR TRACT D BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	151693.5893	453317.6486	248+95.65	235.47 LT
NW COR LOT 6 BLK 1, OLD TOWNE SUBDIVISION	REBAR/PC [LS-4588]	151243.4295	453699.8844	250+37.78	339.12 RT
NE COR LOT 6 BLK 1, OLD TOWNE SUBDIVISION	REBAR/PC [LS-4588]	151245.0265	453840.0186	251+98.90	390.79 RT
NE COR LOT 1 BLK 1, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	151656.1102	453660.1995	252+32.93	245.38 LT
SE PT LOT 1 BLK 1, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	151679.4843	453728.1029	252+39.97	56.31 LT
SE PC LOT 1 BLK 1, WESWOOD SHORES	REBAR	151703.3987	453740.6614	252+58.77	75.06 LT
E LINE PT LOT 1 BLK 1, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	151751.5725	453727.6385	252+61.17	124.89 LT
SE COR LOT 5 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP	151912.6062	453685.2461	252+69.32	291.17 LT
SW PC S COR LOT 1 BLK 2, WESWOOD SHORES	REBAR	151727.5291	453796.1721	253+16.56	81.70 LT
SW PC N COR LOT 1 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP	151767.3265	453785.5253	253+17.47	122.89 LT
C/L PT 262+97.58, PALMER WASILLA HIGHWAY	BRASS CAP [DOH] IN MON CASE	151660.6178	453860.0711	253+59.09	0.00 RT
WEST ANG PNT LOT 1 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	152253.8204	453722.4497	253+81.19	608.56 LT
NE COR LOT 7 BLK 1, OLD TOWNE SUBDIVISION	REBAR	151246.8294	453999.0042	253+85.11	435.71 RT
WEST ANG PNT LOT 1 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	152411.5900	453694.9290	253+95.83	768.04 LT
NE PC PORTION OF GOV'T LOT	REBAR/PC [LS-7330]	151598.9046	453919.0681	253+99.91	74.98 RT
E LINE ROW ANG PNT PORTION OF GOV'T LOT 2	REBAR/PC [LS-7330]	151399.3932	453996.7425	254+22.78	287.85 RT
SW COR LOT 3, DOUBLE B RANCH SUBDIVISION,	IRON PIPE	151302.0815	454058.5129	254+56.99	397.92 RT
NW COR LOT 3, DOUBLE B RANCH SUBDIVISION	REBAR/PC [LS-6925]	151422.2037	454056.9900	254+86.89	281.57 RT
NW COR LOT 2, DOUBLE B RANCH SUBDIVISION	REBAR/PC [LS-6925]	151542.0783	454055.2246	255+16.50	165.40 RT
NW WC MC LOT 1 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP [LS-6267]	152579.7033	453800.2799	255+41.44	902.80 LT
SE COR LOT 1 BLK 2, WESWOOD SHORES	REBAR/ALUMINUM CAP	151786.7327	454020.8051	255+47.18	79.75 LT
SE COR LOT 1 BLK 2, WESWOOD SHORES	REBAR	151788.8115	454020.8498	255+47.77	81.75 LT
E 1/16 COR S33|S4 *T18N[T17N R1E SM	BRASS CAP	152569.8873	454007.7315	257+39.13	839.13 LT
SE COR LOT 2, DOUBLE B RANCH SUBDIVISION	REBAR	151428.5662	454456.6152	258+74.31	379.82 RT
SE COR LOT 1, DOUBLE B RANCH SUBDIVISION	IRON PIPE	151548.2742	454455.0707	259+04.08	263.86 RT
SE COR TRACT B, REPLAT OF SULLIVAN HEIGHTS SUBDIVISION	REBAR/PC [LS-10615]	151887.1394	454382.2862	259+22.34	82.25 LT
SE COR TRACT B, REPLAT OF SULLIVAN HEIGHTS SUBDIVISION	REBAR	151886.9040	454384.1941	259+24.12	81.53 LT
SW COR LOT 11, DOUBLE B RANCH SUBDIVISION	REBAR	151429.1374	454516.5073	259+32.27	394.91 RT
SE COR LOT 1 BLK 1, FINGER COVE ESTATES	REBAR	152573.4221	454231.8235	259+56.36	784.01 LT
NW COR LOT 11, DOUBLE B RANCH SUBDIVISION	REBAR/PC [LS-5122]	151549.3505	454515.3556	259+62.56	278.57 RT
S 1/16 COR S4|S3 *T17N R1E SM	ALUMINUM MON [LS-2233]	148622.7471	455385.9728	260+38.51	3330.98 RT
NW COR TRACT B, REPLAT OF SULLIVAN HEIGHTS SUBDIVISION	REBAR	152574.6735	454372.7340	260+92.71	748.41 LT

RECOVERED CORNERS - SHEET 11

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
NE COR LOT 6 BLK 3, WINDING BROOK ESTATES	REBAR	150822.5278	458265.8450	298+77.13	1794.69 RT
NE PT LOT 7 BLK 3, WINDING BROOK ESTATES	REBAR	150415.5723	458270.3786	298+79.08	2201.67 RT
SE COR LOT 2, DAWN ACRES	REBAR/PC [LS-2234]	152697.5794	458299.6047	299+22.79	80.11 LT
EAST ANGLE PNT LOT 1, DAWN ACRES	REBAR/PC [LS-2284]	152869.3504	458340.7768	299+65.05	251.61 LT
SW COR LOT 18 BLK 1, WINDING BROOK ESTATES	REBAR	152236.2066	458348.9196	299+69.18	381.57 RT
NW COR LOT 18 BLK 1, WINDING BROOK ESTATES	REBAR/PC	152553.7828	458356.6443	299+78.92	64.05 RT
SW COR LOT 17 BLK 1, WINDING BROOK ESTATES	REBAR	152009.0849	458425.5094	300+44.32	609.17 RT
ROW ANGLE PNT LOT 2, DAWN ACRES	REBAR/PC [LS-2234]	152698.3852	458436.8873	300+60.08	80.04 LT
NE COR LOT 2, DAWN ACRES	REBAR/PC [LS-2284]	153613.7642	458453.2550	300+82.26	995.30 LT
OPP NE COR LOT 2, DAWN ACRES	REBAR	153614.4026	458454.0540	300+83.06	995.93 LT
SE COR LOT 2, DAWN ACRES	REBAR/PC [LS-2234]	152695.9412	458465.0356	300+88.21	77.42 LT
NE COR PORTION SW1/4 SE1/4 SECTION 34 *T18N R1E SM	REBAR	153620.0054	458948.6740	305+77.70	998.39 LT
OPP NW COR LOT 1 BLK 1, WINDING BROOK ESTATES	REBAR	152555.6488	458972.0249	305+94.30	65.89 RT
W PC LOT 1 BLK 1, WINDING BROOK ESTATES	REBAR	152341.0354	459026.2729	306+47.18	281.04 RT
SW PT LOT 1 BLK 1, WINDING BROOK ESTATES	REBAR	152187.9864	459146.5419	307+66.48	434.85 RT
SW PC LOT 1 BLK 1, WINDING BROOK ESTATES	REBAR	152180.3529	459161.5922	307+81.48	442.58 RT
SW COR LOT 1 BLK 1, WINDING BROOK ESTATES	REBAR	152130.8062	459210.0082	308+29.58	492.44 RT
SW COR LOT 6, LARKSPUR	REBAR/PC [LS-2234]	155272.0230	459216.3350	308+55.85	2648.68 LT
C-E 1/16 COR S34 *T18N R1E SM	REBAR/ALUMINUM CAP	155272.6050	459258.2410	308+97.76	2648.99 LT
NW COR LOT 1 BLK 2, FOUR CORNERS	REBAR/PC	153109.2672	459284.8346	309+10.62	485.53 LT
SE COR of E1/2 SE1/4 SW1/4 SE1/4 S34 *T18N R1E SM	REBAR/PC	152679.3291	459290.5918	309+13.64	55.56 LT
NE COR LOT 1 BLK 1, WINDING BROOK ESTATES	FD REBAR	152563.9044	459291.9940	309+14.31	59.87 RT
NE 1/16 COR S3 *T17N R1E SM	BRASS CAP [LS-1702]	151311.3202	459309.2399	309+23.60	1312.54 RT
C-E 1/16 COR S3 *T17N R1E SM	BRASS CAP [LS-1702]	149987.7384	459327.9226	309+33.88	2636.21 RT
GPS GPS SHELL	SET REBAR/ALUMINUM CAP[DOT]	152691.0740	459751.5340	313+74.65	64.38 LT
1/4 COR S34|S35 *T18N R1E SM	BRASS CAP [GLO]	155288.6556	460579.4184	322+19.01	2656.65 LT
S1/16 S34|S35 *T18N R1E-TRUNK ROAD-866	PPM FD AM[4588]	153968.7899	460595.2936	322+26.51	1336.71 LT
SECTION COR S34|S35/S3|S2 *T18N[T17N R1E SM	BRASS CAP [DOH] IN MON CASE	152649.5625	460611.2080	322+34.04	17.41 LT
1/4 COR S2|S3 *T18N R1E SM	ALUMINUM MON [LS-7074]	150003.9419	460647.1398	322+51.00	2628.39 RT
SECTION COR S3|S2/S10|S11 *T17N R1E SM	BRASS CAP [GLO]	147365.6871	460680.2251	322+62.51	5266.82 RT
C/L PI 34+60.79 *T18N R1E SM	BRASS CAP [DOH] IN MON CASE	152632.7363	460699.9386	323+22.66	0.16 RT
FD BRASS CAP/BX[DOT] *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152664.8024	462950.2194	345+73.17	0.32 LT
1/4 COR S35|S2 *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152678.9775	463250.0025	348+73.00	13.08 LT
GPS GPS UNKNOW	SET REBAR/ALUMINUM CAP[DOT]	152935.9463	476469.6720	480+95.78	79.24 LT

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STATE OF ALASKA
49TH
ROBERT M. KERNER
LS - 11547
DEPARTMENT LOCATIONS SURVEYORS CERTIFICATE

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
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&
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RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
25829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN	MH/NR	DATE	DEC 2015	SCALE
CHECKED	MH/JG	DATE		SHEET 19 OF 21

PROJECT DESIGNATION		
HHE-0441(8)	R20	R21

MONUMENT SUMMARY SHEET

RECOVERED CORNERS – SHEET 12

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
CENTER E, LINE GOV'T LOT 4	FD REBAR/PC[4588-S]	151998.4195	461939.5370	335+53.09	651.90 RT
SE FRONTAGE RD, MIDTOWN ESTATES PHASE I	FD REBAR/PC[4588]	152697.2686	461930.2791	335+53.80	47 01 LT
C-S-SW1/16 S35 *T18N R1E SM	PPM FD AM	153323.9287	461922.6634	335+55.12	673.71 LT
NE COR, TAX PARCEL B7	FD HUB	152002.1744	462268.6630	338+82.24	652.84 RT
NW COR, TAX PARCEL B7	FD REBAR/PC[4588-S]	152590.6024	462261.4465	338+83.41	64.37 RT
NW COR LOT 2, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2234-S]	152006.0721	462646.7336	342+60.33	654.34 RT
NW COR E1/2 SE1/4 SE1/4 SW 1/4, TAX PARCEL C5	PMC FD REBAR	153335.0918	462912.1067	345+41.97	670.95 LT
NW COR LOT 1, LAURA-A SUBDIVISION ADDITION 2	FD IRON PIPE	152599.2924	462920.8980	345+43.18	64.90 RT
SW COR LOT 1, LAURA-A SUBDIVISION ADDITION 2	FD REBAR	152009.4291	462928.7434	345+45.03	654.82 RT
FD BRASS CAP/BX[DOT] *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152664.8024	462950.2194	345+73.17	0.32 LT
N PC E LINE LOT 1, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152600.0789	463001.0965	346+23.61	64.80 RT
N PC E LINE LOT 1, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152570.3821	463031.4693	346+53.91	94.68 RT
NE LOT 2, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152010.7298	463038.7602	346+58.29	654.36 RT
ANG PNT E LINE LOT 2, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	151935.8516	463039.8764	346+59.03	729.25 RT
N PC W LINE LOT 5, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152570.6787	463091.4099	347+14.02	94.64 RT
NW COR LOT 4, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152371.7142	463093.9974	347+15.88	293.61 RT
NW COR LOT 4, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152323.5782	463094.6232	347+16.33	341.75 RT
SW COR LOT 4, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152034.2711	463098.4488	347+19.10	631.07 RT
RAD PNT N CHER CIR, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	151936.4805	463099.7396	347+20.04	728.86 RT
W PC N LINE LOT 5, LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	152600.7686	463121.0243	347+43.74	64.66 RT
S PC E LINE, CHER CIR LAURA-A SUBDIVISION ADDITION 2	FD REBAR/PC[2269-S]	151990.2544	463126.3335	347+46.83	675.17 RT
SW COR LOT 27 BLK 12, MIDTOWN ESTATES PHASE I	FD REBAR	152762.1097	463248.7766	348+72.08	96.22 LT

RECOVERED CORNERS – SHEET 13

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
W 1/16 COR S36|S1 *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152723.5360	467210.2255	388+33.87	24.10 LT
NW COR LOT 13 BLK 6, SUMMERWOODS SUBDIVISION	FD REBAR	152602.8026	467246.1666	388+67.52	97.29 RT
NW COR LOT 14 BLK 6, SUMMERWOODS SUBDIVISION	FD REBAR/PC	152601.8194	467400.7220	390+22.03	101.19 RT
SE COR LOT 11 BLK 3, LAUREL ESTATES II	FD REBAR	153120.6192	467509.6767	391+40.77	415.45 LT
SE COR LOT 12 BLK 3, LAUREL ESTATES II	FD REBAR	152970.5327	467512.8237	391+41.08	265 33 LT
NW COR LOT 15 BLK 6, SUMMERWOODS SUBDIVISION	FD REBAR/PC[609]	152643.6174	467571.1686	391+93.24	62.63 RT
N PC LOT 15 BLK 6, SUMMERWOODS SUBDIVISION	FD REBAR	152647.2034	467760.4280	393+82.53	62.62 RT
E PC LOT 15 BLK 6, SUMMERWOODS SUBDIVISION	FD SPIKE	152632.4156	467767.5014	393+69.32	77.54 RT
SW COR LOT 1, SUNNY DAY SUBDIVISION	FD AM[5202]	152754.5205	467869.5260	394+93.83	52.62 LT
S COR TR A, LAUREL ESTATES II	FD REBAR/PC[LS7330]	152781.4365	467869.5798	394+94.20	69.53 LT
NW COR LOT 1, SUNNY DAY SUBDIVISION	REBAR	153390.6499	467861.1338	394+97.27	678.79 LT
NE COR LOT 1, SUNNY DAY SUBDIVISION	REBAR/PC[5202]	153395.0589	468191.3324	398+27.50	676.96 LT
SW COR LOT 2, SUNNY DAY SUBDIVISION	FD REBAR/PC	152768.5372	468207.5735	398+31.89	50.24 LT
NE COR LOT 2, SUNNY DAY SUBDIVISION	PCMC FD REBAR/PC[7330]	153399.8441	468520.9162	401+57.11	675.51 LT

RECOVERED CORNERS – SHEET 14

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
1/4 COR S36|S1 *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152739.4222	468530.2934	401+54.00	15.03 LT
SE COR LOT 2, SUNNY DAY SUBDIVISION	FD AM[5202]	152772.4205	468529.7388	401+54.07	48.03 LT
SW COR LOT 1B BLK 2, ARABIAN ACRES	FD REBAR	152787.3911	468529.7019	401+54.32	63.00 LT
SW COR LOT 8 BLK 1, ARABIAN ACRES	PMC FD REBAR	153055.1754	468987.2700	406+16.87	322.09 LT
NW COR LOT 26 BLK 1, SUMMERWOODS SUBDIVISION	FD REBAR/PC	152664.7299	469211.1535	408+33.33	72.52 RT
NE COR LOT 9 BLK 1, ARABIAN ACRES	PMC FD REBAR/PC[2234]	153058.1644	469275.0303	409+04.63	319.64 LT
POL W LINE TRACT D-1, HARVEST ACRES PHASE 1	PMC FD REBAR/PC[7380]	153125.4100	469846.3134	414+77.08	376.07 LT
SE COR 1/16 S36 *T17N[T18N R1E SM	FD REBAR	154077.6169	469833.1851	414+81.96	1328.36 LT

RECOVERED CORNERS – SHEET 15

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
E 1/16 COR S36|S1 *T17N[T18N R1E SM	FD BRASS CAP/BX[DOT]	152757.3088	469851.0920	414+74.90	7.95 LT
SW COR TR D-1, HARVEST ACRES PHASE 1	FD REBAR/PC	152832.2713	469850.1689	414+75.40	82.91 LT
NW COR TRACT D-1, BELMONT CIRCLE EQUESTRIAN ACRES PHASE 2	PMC FD REBAR/PC	153277.7615	469844.3580	414+78.02	528.43 LT
SE COR TR D-1, HARVEST ACRES PHASE 1	FD REBAR/PC	152810.9604	470136.2051	417+60.98	56.20 LT
NE POL TRACT D, HARVEST ACRES PHASE 1	PMC FD REBAR/PC[7380]	153128.9995	470132.0286	417+62.82	374.26 LT
NE COR TRACT D-1, BELMONT CIRCLE EQUESTRIAN ACRES PHASE 2	PMC FD REBAR/PC	153281.3860	470130.2052	417+63.87	526.66 LT
SW COR LOT 1 BLK 2, SUMMERWOODS SUBDIVISION	FD REBAR	152579.2792	470828.3568	424+48.63	188.52 RT
NW COR LOT 1 BLK 1, HARVEST ACRES PHASE 1	PMC FD REBAR/PC[10609]	153331.6373	470824.3708	424+58.85	563.78 LT
N LINE ANG PNT LOT 1 BLK 2, SUMMERWOODS SUBDIVISION	FD REBAR	152708.1236	471006.2700	426+28.91	65.07 RT
NE COR LOT 1 BLK 1, HARVEST ACRES PHASE 1	PMC FD REBAR/PC[10609]	153365.4685	471165.0844	427+97.65	591.37 LT

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ROBERT M. KERNER
LS - 11547
DEPARTMENT LOCATIONS
SURVEYORS CERTIFICATE

PALMER RECORDING DISTRICT

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DRAWN	MH/NR	DATE	DEC 2015	SCALE
CHECKED	MH/JG	DATE		SHEET 20 OF 21

PROJECT DESIGNATION	SHEET	TOTAL SHEETS
HHE-0441(8)	R21	R21

MONUMENT SUMMARY SHEET

PROJECT CENTERLINE MONUMENT TABLE

LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET
PALMER-WASILLA HIGHWAY BOP 10+00.00	SET SECONDARY MONUMENT	144839.8602	431810.0285	10+00.00	0.00 RT
PALMER-WASILLA HIGHWAY PC 17+81.39	FD ALUM CAP IN CASE [DOT]	145242.5540	432479.6652	17+81.73	0.00 RT
PALMER-WASILLA HIGHWAY PT 24+54.10	FD BRASS CAP IN CASE [DOT]	145709.5339	432955.2786	24+53.70	0.00 RT
PALMER-WASILLA HIGHWAY PC 27+44.97	FD BRASS CAP IN CASE [DOT]	145956.0129	433109.7186	27+45.82	0.00 RT
PALMER-WASILLA HIGHWAY PT 33+05.10	FD BRASS CAP IN CASE [DOT]	146324.6459	433521.6411	33+04.97	0.00 RT
PALMER-WASILLA HIGHWAY PC 47+33.79	FD BRASS CAP IN CASE [DOT]	146944.7038	434808.7673	47+31.88	0.00 RT
PALMER-WASILLA HIGHWAY PT 55+69.32	FD BRASS CAP IN CASE [DOT]	147133.8241	435615.7805	55+68.94	0.00 RT
PALMER-WASILLA HIGHWAY PC 88+07.10	FD IRON PIPE	147170.9040	438853.3504	88+12.16	0.02 RT
PALMER-WASILLA HIGHWAY PT 95+46.67	FD BRASS CAP IN CASE [DOT]	147167.4411	439592.8841	95+55.98	0.03 LT
PALMER-WASILLA HIGHWAY PC 103+06.99	FD BRASS CAP IN CASE [DOT]	147151.6143	440353.0360	103+04.45	0.01 LT
PALMER-WASILLA HIGHWAY PT 110+05.57	FD IRON PIPE	147147.7187	441051.5826	110+07.19	0.00 RT
PALMER-WASILLA HIGHWAY PC 147+82.26	SET SECONDARY MONUMENT	147184.2159	444828.0928	147+82.26	0.00 RT
PALMER-WASILLA HIGHWAY PT 148+21.03	SET SECONDARY MONUMENT	147184.6235	444866.8646	148+21.03	0.00 RT
PALMER-WASILLA HIGHWAY PC 164+36.01	FD BRASS CAP IN CASE [DOT]	147202.9625	446481.7394	164+37.07	0.00 RT
PALMER-WASILLA HIGHWAY PT 171+40.51	FD BRASS CAP IN CASE [DOT]	147246.8758	447184.3599	171+40.45	0.00 RT
PALMER-WASILLA HIGHWAY PC 182+82.71	FD BRASS CAP IN CASE [DOT]	147376.1757	448319.4240	182+82.39	0.00 RT
PALMER-WASILLA HIGHWAY PT 192+21.32	FD BRASS CAP IN CASE [DOT]	147754.7029	449162.0756	192+21.30	0.00 RT
PALMER-WASILLA HIGHWAY PC 211+49.78	SET SECONDARY MONUMENT	149042.0926	450597.8910	211+49.78	0.00 RT
PALMER-WASILLA HIGHWAY PT 213+08.96	SET SECONDARY MONUMENT	149147.9450	450716.7754	213+08.96	0.00 RT
PALMER-WASILLA HIGHWAY PC 244+77.93	FD BRASS CAP IN CASE [DOT]	151247.0359	453090.8449	244+80.16	0.00 RT
PALMER-WASILLA HIGHWAY PT 253+55.95	FD BRASS CAP IN CASE [DOT]	151659.8001	453857.0491	253+59.09	0.00 RT
PALMER-WASILLA HIGHWAY PC 287+52.15	FD BRASS CAP IN CASE [DOT]	152546.9035	457135.3434	287+53.89	0.00 RT
PALMER-WASILLA HIGHWAY PT 292+44.74	FD BRASS CAP IN CASE [DOT]	152613.1688	457622.0805	292+45.91	0.00 RT
PALMER-WASILLA HIGHWAY PC 322+32.06	SET SECONDARY MONUMENT	152632.1379	460609.3341	322+32.06	0.00 RT
PALMER-WASILLA HIGHWAY PT 324+13.33	SET SECONDARY MONUMENT	152634.0057	460790.5915	324+13.33	0.00 RT
PALMER-WASILLA HIGHWAY PC 344+51.49	SET SECONDARY MONUMENT	152663.0673	462828.5482	344+51.49	0.00 RT
PALMER-WASILLA HIGHWAY PT 346+94.85	SET SECONDARY MONUMENT	152665.2454	463071.9022	346+94.85	0.00 RT
PALMER-WASILLA HIGHWAY PC 374+05.90	SET SECONDARY MONUMENT	152675.1147	465782.9267	374+05.90	0.00 RT
PALMER-WASILLA HIGHWAY PT 377+55.72	SET SECONDARY MONUMENT	152679.0579	466132.7258	377+55.72	0.00 RT
PALMER-WASILLA HIGHWAY PC 427+00.30	SET SECONDARY MONUMENT	152772.5266	471076.4220	427+00.30	0.00 RT
PALMER-WASILLA HIGHWAY PT 428+89.99	SET SECONDARY MONUMENT	152775.3275	471266.0898	428+89.99	0.00 RT
PALMER-WASILLA HIGHWAY PC 431+48.53	SET SECONDARY MONUMENT	152778.0751	471524.6190	431+48.53	0.00 RT
PALMER-WASILLA HIGHWAY PT 439+23.14	FD BRASS CAP IN CASE [DOT]	152799.3304	472298.8946	439+24.17	0.00 RT
PALMER-WASILLA HIGHWAY PC 442+34.48	FD BRASS CAP IN CASE [DOT]	152813.1065	472609.9305	442+39.43	0.00 RT
PALMER-WASILLA HIGHWAY PT 454+09.30	FD BRASS CAP IN CASE [DOT]	152834.5331	473784.4264	454+11.81	0.00 RT
PALMER-WASILLA HIGHWAY PC 458+28.06	FD BRASS CAP IN CASE [DOT]	152831.4394	474203.1741	458+41.03	0.00 RT
PALMER-WASILLA HIGHWAY PT 463+02.42	FD BRASS CAP IN CASE [DOT]	152832.8440	474677.5244	463+10.23	0.00 RT
PALMER-WASILLA HIGHWAY EOP 480+00.00	SET SECONDARY MONUMENT	152855.4380	476374.9450	480+00.00	0.00 RT

NOTE: THE COORDINATES SHOWN ARE FOR THE ACTUAL PC AND PT POSITIONS ON THE ALIGNMENT. FOR COORDINATES OF THE EXISTING MONUMENTS SEE PREVIOUS MONUMENT SUMMARY SHEETS. SEE ALSO PLATS 2014-82 AND 2014-121.

RECEIVED
FEB 19 2016
PLATTING

STATE OF ALASKA
49TH
ROBERT M. KERNER
LS - 11547
DEPARTMENT LOCATIONS SURVEYORS CERTIFICATE

PALMER RECORDING DISTRICT

DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
HHE-0441(8)
Z51829000
HSIP: PALMER-WASILLA HIGHWAY
CENTER LEFT TURN LANE WIDENING

DRAWN MH/NR	DATE DEC 2015	SCALE
CHECKED MH/JG	DATE	SHEET 21 OF 21