

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith
Lacie Olivieri, Alternate

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



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

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

PLATTING BOARD MEETING **1:00 P.M.** **October 2, 2025**

Ways you can participate in Platting Board meetings:

IN PERSON: 350 E Dahlia Avenue Palmer, Alaska

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. **APPROVAL OF MINUTES**

A. September 18, 2025

3. **AUDIENCE PARTICIPATION & PRESENTATIONS**

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

4. **UNFINISHED BUSINESS**

(None)

5. **RECONSIDERATIONS/APPEALS**

(None)

6. **PUBLIC HEARINGS**

- A. **YORKSHIRE ESTATES:** The request is to create 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-112)
- B. **CENTENNIAL SHORES:** The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Keystomne Surveying & Mapping/Matthew Marletto & Dieffenderfer Trust, Staff: Matthew Goddard, Case # 2025-116)
- C. **MCCULLOUGH ESTATES PHASE 1 THRU 3:** The request is to create 14 lots by a three-phase master plan from Tracts B & C, McCullough Estates, (Plat# 2022-6), (Tax ID's 8282000T00B & 8282000T00C), to be known as **MCCULLOUGH ESTATES PHASE 1 THRU 3**, containing 56.40 acres +/- . The property is located directly east of S. Salmon Alley Street and directly north & south of E. Yeldarb Avenue; within the NW ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (Petitioner/Owner: Sam McCullough, Staff: Chris Curlin, Case # 2025-113)
- D. **KIMBERLY'S LAKESIDE ESTATES:** The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake,

northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Jeffrey & Trisha Wyrick, Staff: Matthew Goddard, Case # 2025-118*)

- E. PEACEFUL VIEW ESTATES MSP:** The request is to create 21 lots Parcels 1 and 4, MSB Waiver #82-46-PWm, Recorded as 82-59w to be known as PEACEFUL VIEW ESTATES MSP, containing 25.58 acres +/- . The petitioner is proposing the dedication and construction of internal streets to provide access for the proposed lots. The property is located west of N. Nichols Drive, north and east of W. Parks Highway, and south of W. King Arthur Drive (Tax ID #s 18N03W27D008 & 18N03W27D011); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Gary Miller / Mustard Seed Development Trust, Staff: Matthew Goddard, Case # 2025-120*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

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

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

- October 16, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Wet Beaver Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 18, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Ms. Amanda Salmon, District Seat #4

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Lacie Olivieri, Planning Department Admin
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made a motion to move Cooper Woods Ph II to number 5 Reconsiderations and appeals on the agenda. The motion was seconded by Platting Member Chiavetta

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- August 21, 2025.

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PLATTING BOARD MINUTES**

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MOTION: Platting Member Chiavetta made a motion to approve the August 21, 2025, Minutes. The motion was seconded by Platting Member Hallford.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as Bear Street Agape, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was continued from the June 19th 2025 Platting Board Hearing.** (Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056)

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

Lacie Olivieri provided the mailing report:

- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends Approval based on 7 findings of fact and 8 conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Rod Hanson with North Lakes Community Council spoke in favor.

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

The petitioner's representative, Craig Hanson, spoke.

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MOTION: Platting Member Liebing made a motion to approve the vacation of screening easement and right-of-way contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

VOTE: The motion passed without objection.

B. **HATCHER CREEK ESTATES**: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as HATCHER CREEK ESTATES, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case # 2025-079)

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

Lacie Olivieri provided the mailing report:

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

Staff gave an overview of the case:

- Staff recommends approval with 5 findings of fact and 9 conditions of approval.

Discussion ensued.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Patricia Sikes spoke about road maintenance and access.

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

The petitioner's representative, Craig Hanson, spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary masterplan for Hatcher Creek Estates contingent on staff recommendations one through nine. Platting Member Chiavetta seconded the motion.

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VOTE: The motion passed without objection.

- C. **DENA'INA**: The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) to be known as DENA'INA, containing 9.14 acres +/- . The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)

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

Lacie Olivieri provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary masterplan for Dena'ina with 6 findings of fact and 8 conditions of approval.

Board members asked questions of staff.

Chair Traxler inquired if board members had any questions for staff.

The petitioner and their representative both spoke

Chair Traxler opened the public hearing for public testimony.

Dan Steiner, the civil engineer for Alliance Estates, spoke in regards to intersection spacing between the two subdivisions.

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

The petitioner's representation spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Dena'ina contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

Discussion ensued.

VOTE: The motion passed without objection.

D. **SHALOM ACRES**: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as SHALOM ACRES, containing 4.0 acres +/- . The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Jeffrey & Emily Kewin, Staff: Chris Curlin, Case # 2025-095)

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

Lacie Olivieri provided the mailing report:

- Stating that 78 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of Shalom Acres with 9 findings of fact and 6 conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative, Dayna Rumfelt, spoke.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Shalom Acres contingent on staff recommendations one through six. The motion was seconded by Platting Member Liebing

MOTION: Platting Member Chiavetta made an amendment to remove finding number 8. The motion was seconded by Platting Member Liebing.

VOTE: The amendment passed without objection

VOTE: The main motion passed as amended without objection.

5. RECONSIDERATIONS/APPEALS

- A. COOPER WOODS PHASE II LOT 16B BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was heard at the July 17th 2025 Platting Board Hearing.** (Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case #2025-051)

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

Lacie Olivieri provided the mailing report:

- Stating that 102 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary plat for Cooper Woods with 7 findings of fact and 9 Conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative, Craig Hanson, spoke.

The petitioner, MaryLu Lavine, spoke.

MOTION: Platting Member Liebing made a motion to approve the vacation for Cooper Woods contingent on staff recommendations one through nine. The motion was seconded by Platting Member Gillson

Discussion ensued.

Platting Member Chiavetta objected to the motion.

VOTE: The motion failed with Platting members Traxler and Chiavetta opposed and Platting Members Liebing, Gillson, and Hallford in favor.

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
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**REGULAR MEETING
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- A. **THREE SISTERS**: The request is to create three lots from Tax Parcel C25 (Parcel 1 of MSB waiver 87-14-PWM, recorded as Plat Number 87-25W)(Tax ID# 17N03W25C025) and Tax Parcel D2 (NW ¼ SE ¼ SEC 25) (Tax ID# 6399S25D002), to be known as THREE SISTERS, containing 55.01 acres +/- . The lots will take access from a proposed turn-around to be dedicated on W. Arctic Orchid Lane and W. Tofson Avenue. The subject property is located directly north of W. Tofson Avenue and directly south of W. Arctic Orchard Lane; within Section 25, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. (Petitioner/Owner: Jacob & Kimberly Snedecker, Staff: Chris Curlin, Case # 2025-107)

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

Lacie Olivieri provided the mailing report:

- Stating that 12 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative, Dayna Rumfelt, spoke.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Three Sisters contingent on staff recommendations one through seven. The motion was seconded by Platting Member Chiavetta

VOTE: The motion passed with no objections.

- B. **ALLIANCE ESTATES**: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as ALLIANCE ESTATES, containing 24.07 acres +/- . Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Tima Baletskiy, Staff: Chris Curlin, Case # 2025-111)

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

Lacie Olivieri provided the mailing report:

- Stating that 72 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 findings of fact and 9 Conditions of approval.

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

The petitioner's representative, Owen Dicks, spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard, Chair Traxler closed the public hearing

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Alliance Estates contingent on staff recommendations one through nine. The motion was seconded by Platting Member Chiavetta.

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There are 5 cases scheduled for October 2, 2025 Platting Board.
 - Yorkshire Estates
 - McCullough Estates Phase 1-3
 - Centennial Shores B/2 L/1 B/1 L/8 (VAC)
 - Kimberlys Lakeside Estates (VAC) (UE)
 - Peaceful View Estates

Fred introduced the new Platting Tech, Cayman Reynolds and announced that Kayla had her baby. Lacie Olivieri introduced herself as Kayla's temporary replacement.

9. BOARD COMMENTS.

- Member Liebinger - No comment
- Member Traxler – No comment

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- Member Gillson – No comment
- Member Chiavetta – No comment
- Member Hallford – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:55 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 2, 2025

PRELIMINARY PLAT: YORKSHIRE ESTATES MSP
LEGAL DESCRIPTION: SEC 10, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WM CONSTRUCTION
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 20.00 ± PARCELS: 17
REVIEWED BY: CHRIS CURLIN CASE #: 2025-112

REQUEST: The request is to create 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES MSP**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Topography
Average Daily Traffic Count
Preliminary Drainage Plan

EXHIBIT A – 4 pgs
EXHIBIT B – 16 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg

AGENCY COMMENTS

MSB Pre-Design & Engineering
MSB Permit Center
Utilities
Public

EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 4 pgs
EXHIBIT I – 2 pgs

DISCUSSION: The proposed Yorkshire Estates MSP is creating 17 lots ranging in size from .92 acres to 1.76 acres. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from N. Covington Street, a Borough owned road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 6 test holes dug to a depth of twelve feet. No groundwater was encountered in any of the test holes. Soil specifications for each test hole are noted on the Soil Inspection Log Sheets. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

Topography is at **Exhibit C**.
Average Daily Traffic (ADT) count is at **Exhibit D**.
Preliminary drainage plan is at **Exhibit E**.

Comments:

MSB PD&E: (Exhibit F) The ADT estimate should be updated to include Morning Light Subdivision. Please define the dashed lines on Lots 6 & 7, Block 2.

Please provide a site distance evaluation for access onto Covington Street.

Ensure road profile and drainage are designed to provide for positive drainage away from the road at low points in the ditch. This may entail moving the culvert and low point at 8+50 to 11+00.

Staff notes the dashed line will be identified on the final plat. A site distance and evaluation will be in the handouts or discussed in the pre-construction meeting. A new ADT will be in the handouts. Road profile and drainage concerns will be addressed in the pre-construction meeting.

MSB Permit Center: (Exhibit G) They'll need a DW permit as shown.

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

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

No other comments from the Permit Center.

Utilities: (Exhibit H) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA & MEA did not respond.

Public: (Exhibit I) At the time this report was written there were two public comments received. Chris & Rita Quail have no objection and some questions.

Natalie & Quinn Owens are overwhelmingly opposed.

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

CONCLUSION: The preliminary master plan of Yorkshire Estates MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

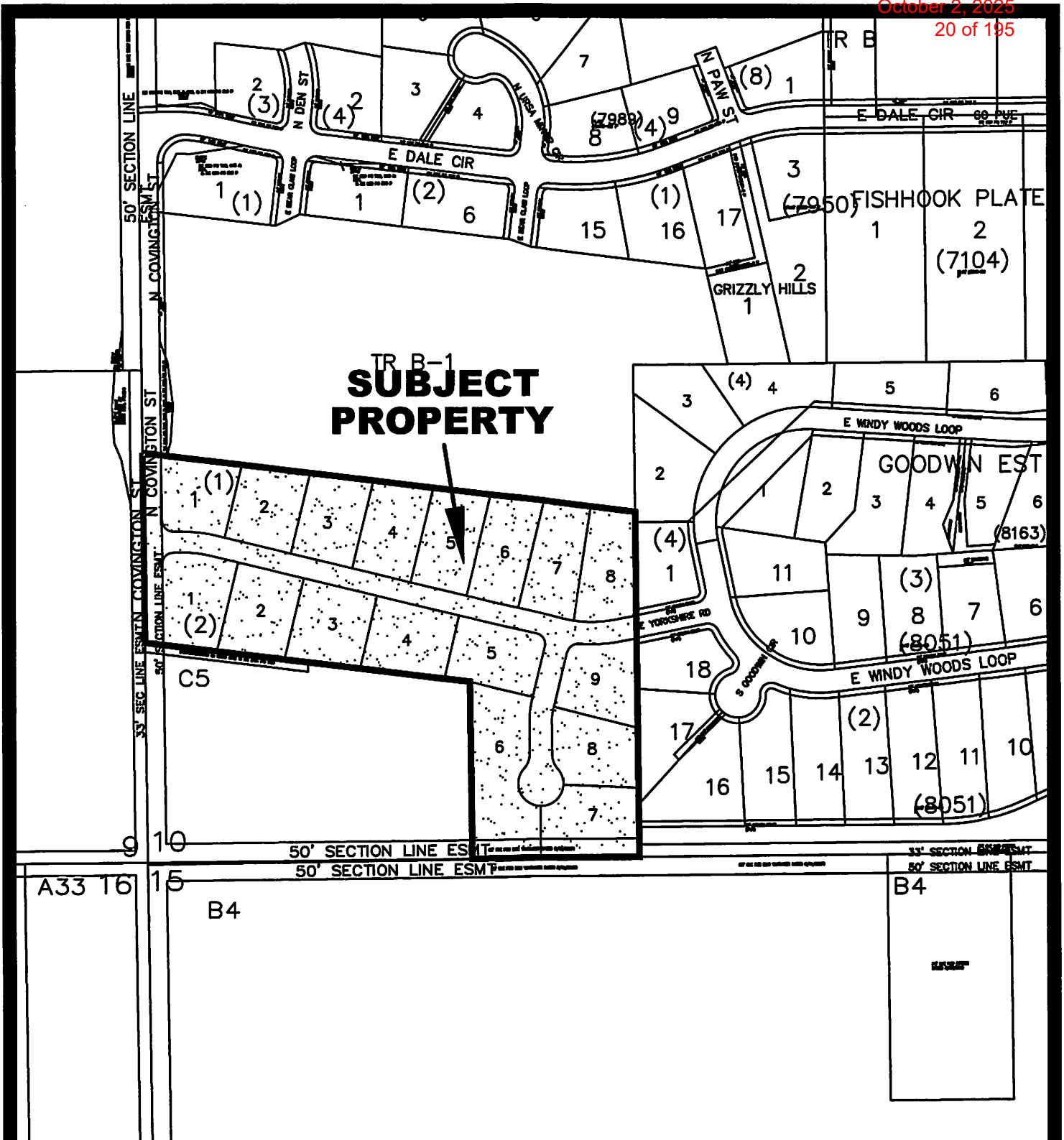
1. The plat of Yorkshire Estates MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.

4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Community Development or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Yorkshire Estates MSP, Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Provide platting staff with a driveway permit application or remove existing driveway.
6. Show all easements of record on final plat for each phase of the master plan.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
8. Submit plat in full compliance with Title 43 for each phase of the master plan.



VICINITY MAP

FOR PROPOSED YORKSHIRE ESTATES
SUBDIVISION

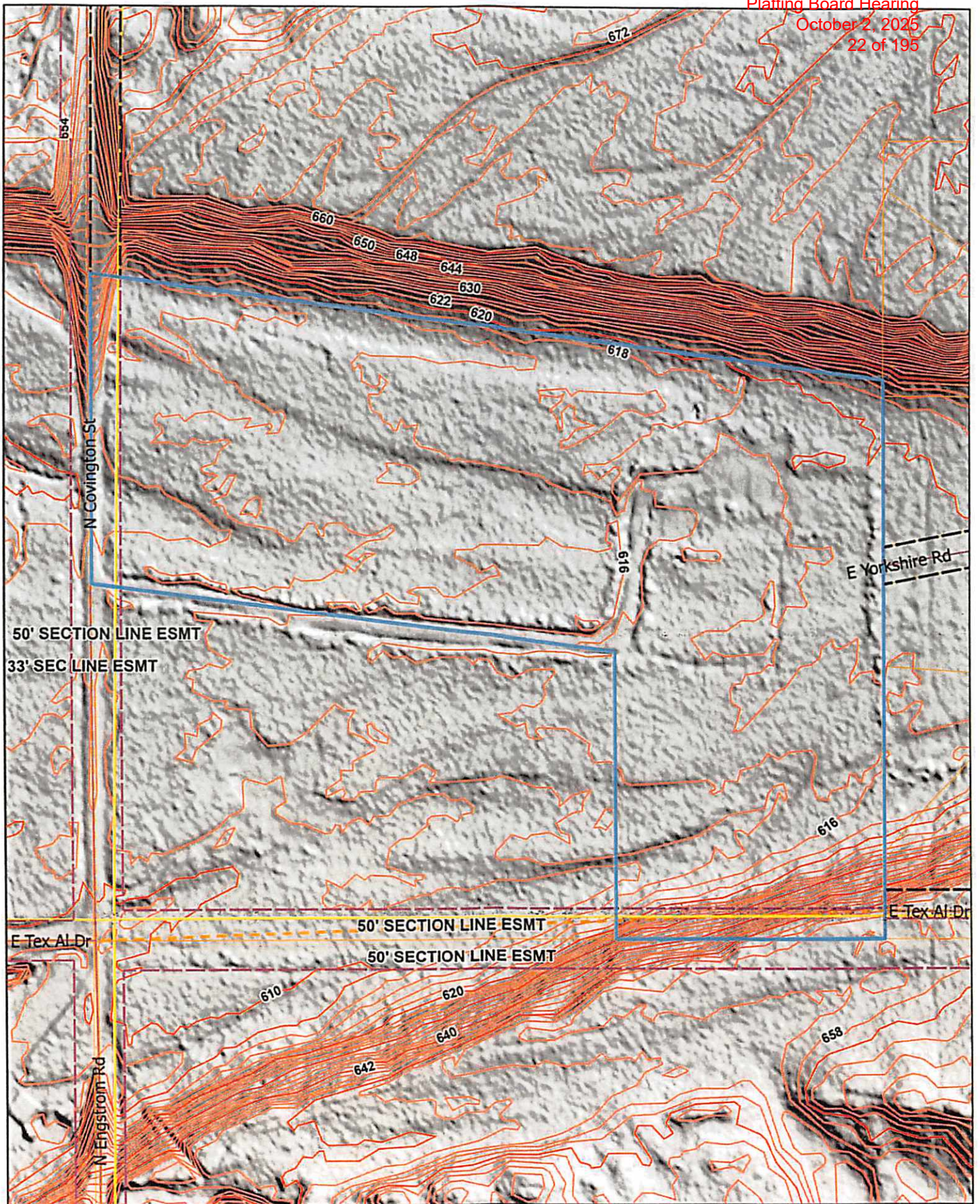
LOCATED WITHIN

SECTION 10, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA01 MAP



0 245 490 980 Feet



0 245 490 980 Feet



HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
JUL 31 2025
PLATTING

USEABLE AREA CERTIFICATION

YORKSHIRE ESTATES

A SUBDIVISION OF

PARCEL 4A MSB WAIVER RES. 2007-096-Pwm (2007-019476-0)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
- | | | | |
|------------------|------------|------------------|---------|
| (GW) TEST HOLES: | 5 | (GP) TEST HOLES: | 1, 2, 3 |
| (SW) TEST HOLES: | 1, 4, 5, 6 | (SP) TEST HOLES: | 1, 5 |
- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
- | | | | |
|------------------|--|------------------|--|
| (GM) TEST HOLES: | | (SM) TEST HOLES: | |
|------------------|--|------------------|--|
- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
- | | | |
|---|-------------|--|
| <input type="checkbox"/> Monitoring Test Holes May through October: | TEST HOLES: | |
| <input type="checkbox"/> Soil Mottling or Staining Analysis: | TEST HOLES: | |
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

William Klebesadel 7-24-25
WILLIAM KLEBESADEL P.E. Date
Professional Engineer




GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	YORKSHIRE ESTATES	TEST HOLE NO.	Date:	5-23-25
Insp. By:	PIONEER	1	Job #	25-188

EXHIBIT B3

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	YORKSHIRE ESTATES	TEST HOLE NO.	Date:	5-23-25
Insp. By:	PIONEER	2	Job #	25-188

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP												
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached												
2ft															
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST												
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop							
5ft			1												
6ft			2												
7ft			3												
8ft			4												
9ft			5												
10ft			6												
11ft			7												
12ft			8												
	9														
	10														
	11														
	12														
13ft			Perc. Hole Diam. (in.):												
14ft			Test Run Between:												
15ft			ft	and	ft	Deep									
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17ft															
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19ft															
20ft															
Depth 12ft Total Depth of Test Hole None Depths where Seeps encountered None Depths where Ground Water encountered None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered No Monitor Tube Installed?			COMMENTS:												
			WATER LEVEL MONITORING <table border="1"> <thead> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>			Date	WATER LEVEL								
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HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	YORKSHIRE ESTATES	TEST HOLE NO.	Date:	5-23-25
Insp. By:	PIONEER	3	Job #	25-188

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HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	YORKSHIRE ESTATES	TEST HOLE NO.	Date:	5-23-25
Insp. By:	PIONEER	4	Job #	25-188

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																												
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HANSON Surveying

5-23-25

Yorkshire Est Rd

TH #1

0-22

00-ml

20-40

GP

40-60

SP

60-120

SW

TH #2

0-20

00-ml

20-120

GP

TH #3

0-15

00-ml

15-120

GP

TH #5

0-30

00-ml

30-50

GW

50-80

SP

80-120

SW

TH #6

0-25

00-ml

25-120

SW

TH #4

0-20

00-ml

20-120

SW

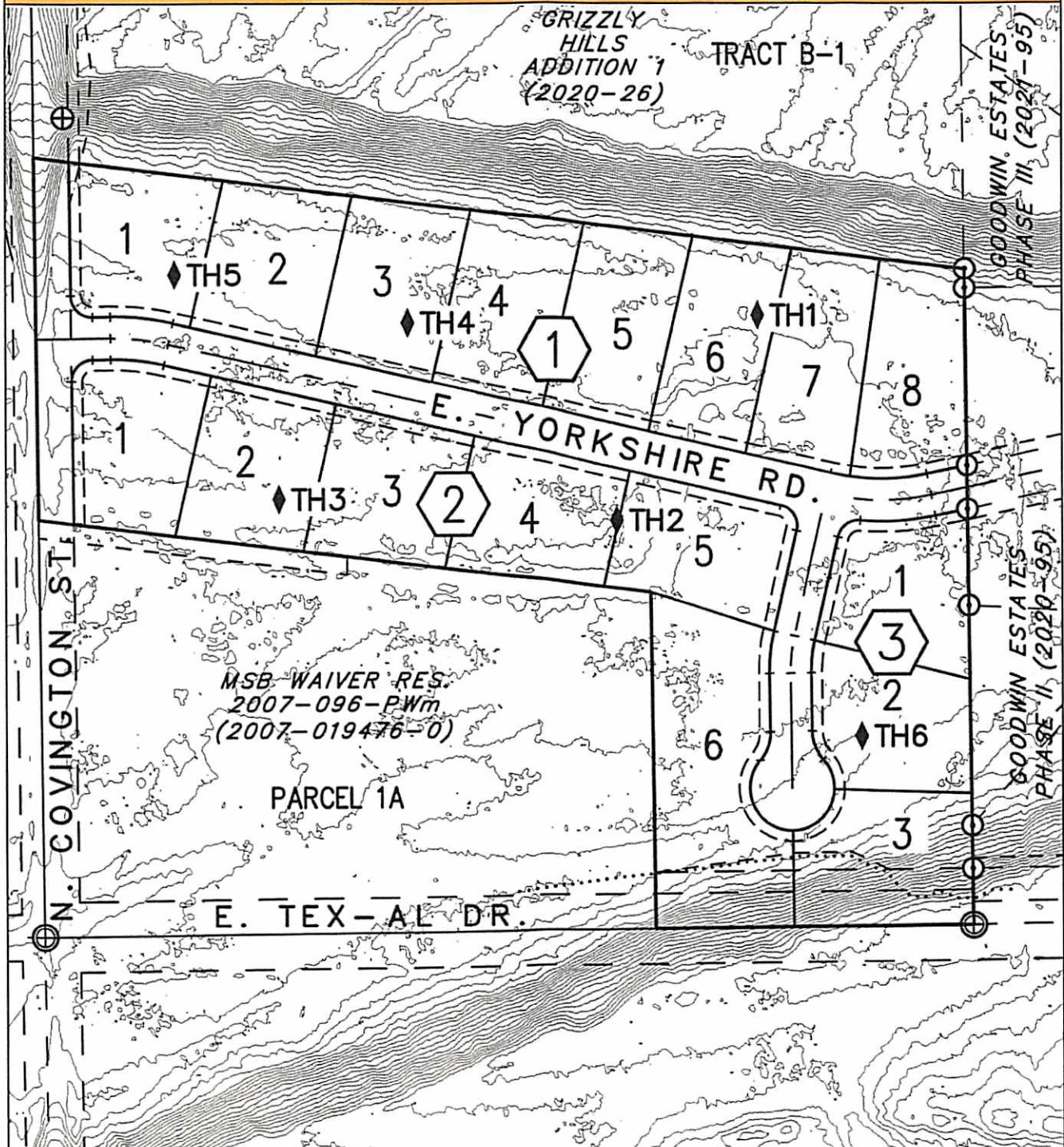
EXHIBIT B9

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

YORKSHIRE ESTATES

FILE: 25-188

DRAWN: SDN

06/12/25

EXHIBIT A

Page 1 of 1

EXHIBIT B10





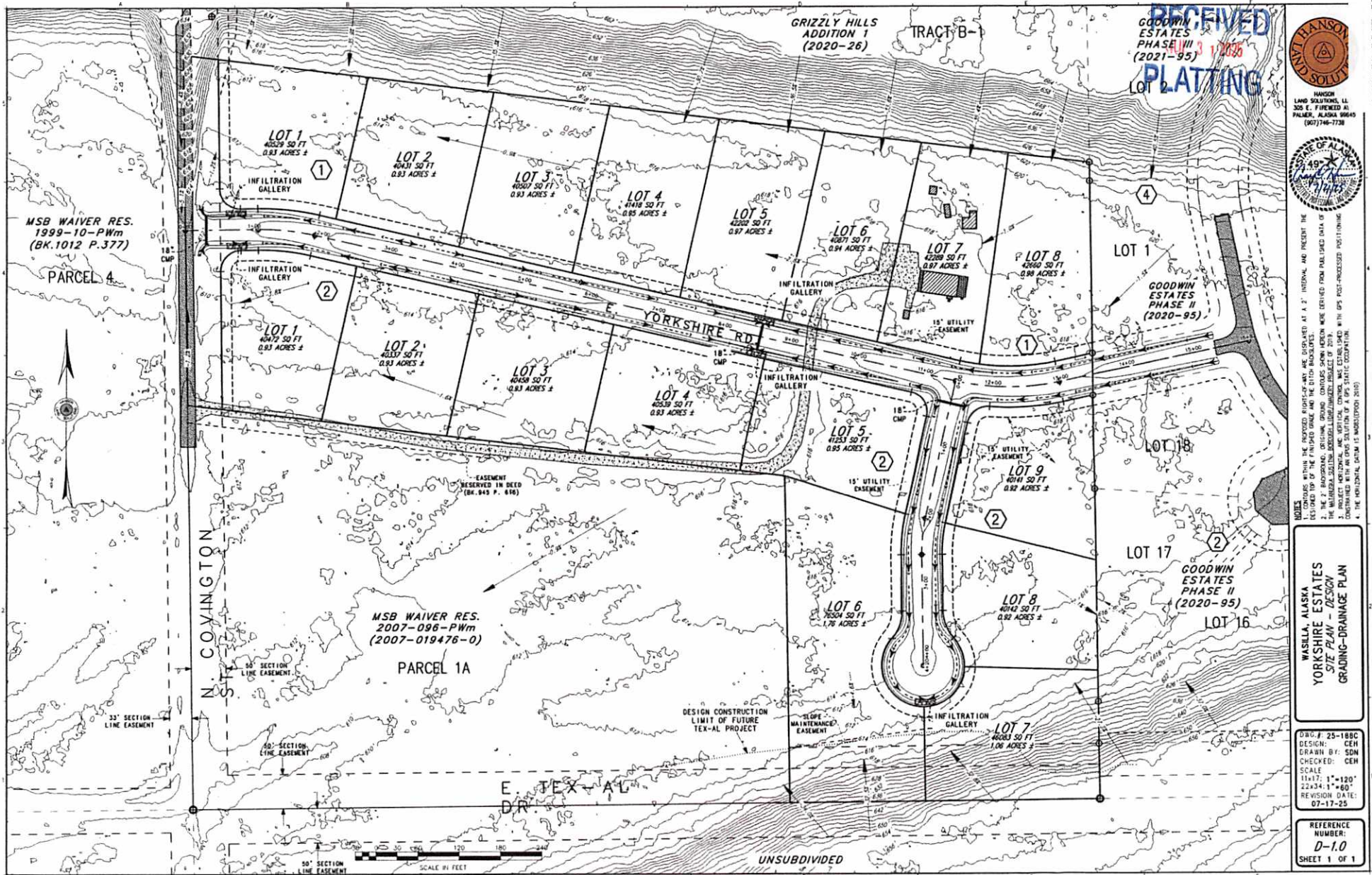


NOTES

PALMER, ALASKA
YORKSHIRE ESTATES
ANTICIPATED AVERAGE
DAILY TRAFFIC

DWG.#: 25-188
DESIGN: CE
DRAWN BY: LS
CHECKED: CE
SCALE
11x17: 1"=300
22x34: 1"=150
REVISION DATE
07/23/25

REFERENCE
NUMBER:
C-2.0
SHEET 2 OF 2



Chris Curlin

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 4:12 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Yorkshire Estates (CC)

Hello,

The ADT estimate should be updated to include Morning Light Subdivision.

Please define the dashed lines on Lots 6 & 7, Block 2.

Please provide a site distance evaluation for access onto Covington Street.

Ensure road profile and drainage are designed to provide for positive drainage away from the road at low points in the ditch. This may entail moving the culvert and low point at 8+50 to 11+00.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, August 7, 2025 10:00 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com
Subject: RFC Yorkshire Estates (CC)

Hello,

The following link contains a Request for Comments for Yorkshire Estates, MSB Case 2025-000112. Comments are due by August 25, 2025.

 [Yorkshire Estates](#)

Chris Curlin

From: Permit Center
Sent: Thursday, August 7, 2025 4:33 PM
To: Chris Curlin
Subject: RE: RFC Yorkshire Estates (CC)
Attachments: Screenshot 2025-08-07 163046.png

They'll need a DW permit as shown.

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

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

No other comments from the Permit Center.

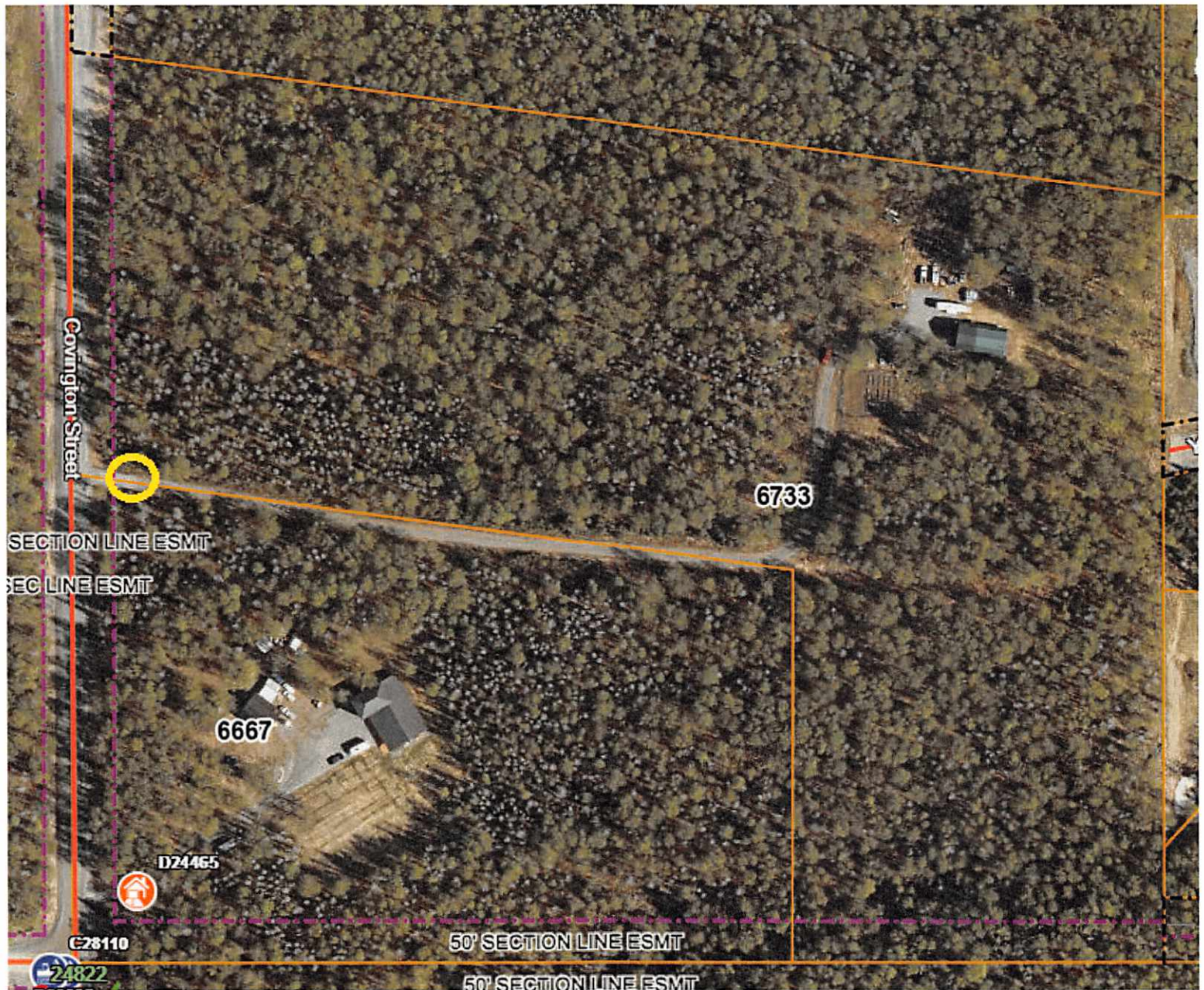
Brandon Tucker
Permit Technician
Matanuska-Susitna Borough Permit Center
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, August 7, 2025 10:00 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com
Subject: RFC Yorkshire Estates (CC)

Hello,

The following link contains a Request for Comments for Yorkshire Estates, MSB Case 2025-000112. Comments are due by August 25, 2025.

 Yorkshire Estates





ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 8, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **YORKSHIRE ESTATES**
(MSB Case # 2025-112)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: (PLATTING CLERK) _____

LEGEND

- ① RECOVERED 2" ALUMINUM POST MONUMENT
- ② RECOVERED ALUMINUM CAP ON "N" REBAR
- ③ RECOVERED PLASTIC CAP ON "N" REBAR
- ④ RECOVERED BL/OLIO BRASS CAP ON IRON PIPE
- MEASURED DATA
- ⑤ 20'x54'x11'x20' 255.45' RECORD PER PLAT (2020-05)
- ⑥ 20'x45'x11'x20' 254.70' RECORD PER PLAT (2020-05)
- ⑦ 20'x45'x11'x20' 254.70' RECORD PER PLAT (2020-26)
- ⑧ 20'x45'x11'x20' 254.70' RECORD PER RECORD OF SURVEY (97-89)

SURVEYOR'S CERTIFICATE



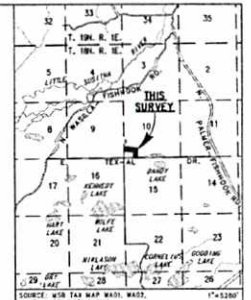
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND CORNER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

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

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. WE DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE BOROUGH.

TOM COVINGTON, JR. (OWNER) _____ DATE _____
P.O. BOX 260 (ADDRESS)
PALMER, AK 99645

ROBIN W. COVINGTON (OWNER) _____ DATE _____
P.O. BOX 260 (ADDRESS)
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO before me this _____

DAY OF _____, 20____

FOR _____

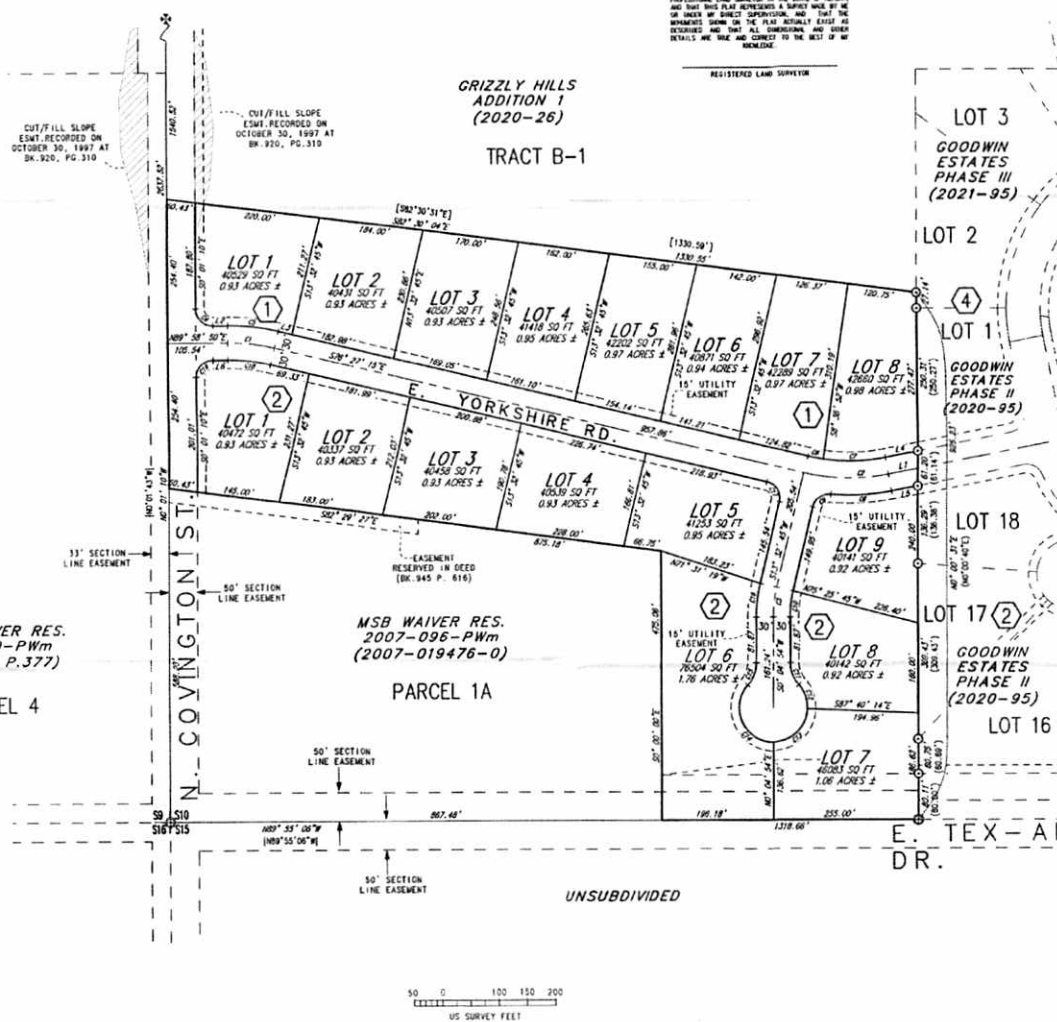
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy JUL 3 2025
PLATTING

A PLAT OF
YORKSHIRE ESTATES
A SUBDIVISION OF
PARCEL 4A
MSB WAIVER RES. 2007-096-PWm
(2007-019476-0)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 10, T.18N., R.1E., S.4W.,
CONTAINING 20.00 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738
FILE: F102-1000-01-001 SCALE: 1"=100' 07/18/25 1 of 1

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	62.86	350.00	13.354°	62.87	S83°14'13"E	41.63
C2	150.45	350.00	24.374°	149.29	S88°46'07"E	76.40
C3	52.87	225.00	17.275°	52.75	S6°48'49"W	26.56
C4	47.12	30.00	90°00'00"	42.43	S45°06'19"E	30.00
C5	86.97	380.00	17.354°	86.76	S83°14'13"E	45.25
C6	27.54	320.00	4°50'32"	27.53	S78°55'12"E	13.78
C7	110.01	320.00	19°46'50"	109.47	N88°45'56"E	55.55
C8	107.53	280.00	18°29'00"	107.18	N87°09'24"E	54.17
C9	42.72	30.00	81°23'06"	36.20	N54°20'18"E	25.89
C10	45.82	195.00	17.275°	45.72	S6°48'49"W	23.02
C11	43.36	60.00	81°24'35"	42.43	S20°37'24"E	22.68
C12	45.72	60.00	43°29'27"	44.62	S19°28'58"E	24.03
C13	91.89	60.00	87°45'08"	83.17	S48°12'20"W	57.69
C14	137.61	60.00	130°24'32"	126.37	N24°12'48"W	132.82
C15	43.36	60.00	81°24'35"	42.43	N02°47'11"E	22.68
C16	59.92	250.00	13.775°	59.79	N0°46'49"E	30.10
C17	47.12	30.00	90°00'00"	42.43	N83°27'15"W	30.00
C18	75.76	320.00	12.354°	75.59	N83°14'13"W	36.96
C19	47.12	30.00	90°00'00"	42.43	S44°56'50"W	30.00

LINE #	LENGTH	BEARING
L1	31.89	N78°55'01"E
L2	25.54	N89°56'50"E
L3	24.57	S78°27'15"E
L4	57.77	N78°55'01"E
L5	46.01	N78°55'01"E
L6	25.54	S81°56'50"W



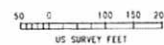
MSB WAIVER RES.
1999-10-PWm
(BK.1012 P.377)

PARCEL 4

MSB WAIVER RES.
2007-096-PWm
(2007-019476-0)

PARCEL 1A

UNSUBDIVIDED



NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, A ALUMINUM POST MONUMENT WITH A NETWORK CNST. GEODETIC POSITION OF 61°52'22.58"N 148°15'52.22"E.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

EXHIBIT H-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 25, 2025 10:18 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Yorkshire Estates (CC)
Attachments: Agenda Plat (64).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Chris,

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

Thanks,

GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, August 7, 2025 10:00 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com
Subject: RFC Yorkshire Estates (CC)

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

Hello,

The following link contains a Request for Comments for Yorkshire Estates, MSB Case 2025-000112. Comments are due by August 25, 2025.

 [Yorkshire Estates](#)

Chris Curlin

From: Rita Quail <ritamquail@gmail.com>
Sent: Tuesday, September 16, 2025 12:03 PM
To: Platting
Subject: Yorkshire Estates

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

Hello,

We received your letter about the new subdivision to be build by WM Construction and have no objection.

Just a couple questions and comments from those who currently live in the area.

Should this pass without objections, it would make sense the traffic in, through and around the neighborhood will increase. Is it possible for the borough to recognize this, and punch Tex-Al completely through, to help traffic?

Second question, is it possible for the borough to finish paving the surrounding neighborhood roads? It goes from Paved - dirt- paved - dirt etc from parts of Tex-Al to Aussie Dog and unsure as to why. If these nice new houses are being built can we please help keep the road in good condition by Paving the areas linking up to this new neighborhood?

I understand these concerns might be shifted toward the borough and not necessarily this company, just wanted to bring it up.

Thank you.

Chris and Rita Quail

Chris Curlin

From: Natalie <natalieanne24@hotmail.com>
Sent: Tuesday, September 16, 2025 12:21 PM
To: Platting
Cc: Quinn Owens
Subject: Comments | YORKSHIRE ESTATES (TAX ID: 18N01E10C006)

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

Hello,

As the current home owners located at 6703 N Goodwin Cir. Palmer AK 99645 (Lot 17 in Goodwin Estates), my husband and I are overwhelmingly opposed to the allotment of Yorkshire Estates as it would place 3 separate lots against our property. We purchased this property was purchased in 2021 due to the privacy at the back of a sequestered cul-de-sac and the privacy provided to us with the trees behind the lot. Creating these lots would abolish that level of privacy, and ruin potential value of the property for re-sale. Not only are we concerned about our privacy,& property value, this would introduce a heavy amount of traffic that does not currently exist in a small backroad bustling with children and no street lights. I am a daily commuter, and this neighborhood has tons of families, dogs, and children riding their bikes and walking with no designated street lights, stop signs or road signs. The addition of this new neighborhood would make Goodwin Estates much less safe. We moved here due to the quietness, and calmness of the quaint feel and space to roam.

This is not a subdevelopment that needs to be built, nor do we or any of our neighbors want it.

Please take our request into consideration.

Thank you,

Natalie Owens (Michajla) and Quinn Owens
6703 N Goodwin Cir. Palmer AK 99645 (Lot 17)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: (PLATTING CLERK) _____

LEGEND

- ① RECOVERED 26" ALUMINUM POST MONUMENT
 - ② RECOVERED ALUMINUM CAP ON "N" REBAR
 - ③ RECOVERED PLASTIC CAP ON "N" REBAR
 - ④ RECOVERED BLUE/BLACK BRASS CAP ON IRON PIPE
- NOV 20' 11" W 225.45' MEASURED DATA
(N74°45' N) (254.70') RECORD PER PLAT (2020-05)
(N74°45' N) (254.70') RECORD PER PLAT (2020-26)
(N74°45' N) (254.70') RECORD PER RECORD OF SURVEY (97-89)

SURVEYOR'S CERTIFICATE



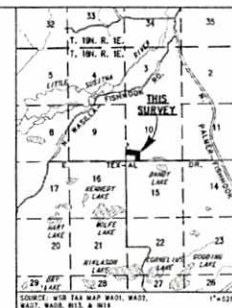
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DETAILLED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

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

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TOM COVINGTON, JR. (OWNER) DATE _____
P.O. BOX 260 (ADDRESS)
PALMER, AK 99645

ROBIN W. COVINGTON (OWNER) DATE _____
P.O. BOX 260 (ADDRESS)
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy JUL 2 1205
PLATTING

A PLAT OF
YORKSHIRE ESTATES
A SUBDIVISION OF
MSB WAIVER RES. 2007-096-PWm
(2007-019476-0)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 10, T.18N., R.1E., S.4, AK
CONTAINING 20.00 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738
FILE: 1802-1802-01; CEN SCALE: 1"=100' (07/18/25) 1 OF 1

CHORD #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	DANGENT
C1	82.86	350.00	133.54°	82.87	S82°14'13"E	41.63
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C3	52.87	225.00	132.75°	52.75	S67°48'08"E	26.56
C4	47.12	30.00	90.00°	42.43	S45°01'19"E	30.00
C5	86.87	380.00	133.54°	86.76	S82°14'13"E	43.25
C6	77.54	320.00	45.50°	77.53	S78°55'12"E	13.78
C7	110.01	320.00	184.54°	109.47	N88°45'56"E	55.55
C8	127.51	380.00	161.52°	127.18	N87°01'24"E	54.13
C9	42.72	30.00	80.52°	36.20	N54°20'18"E	25.88
C10	45.82	195.00	132.75°	45.72	S87°48'08"E	23.02
C11	43.36	90.00	41.24°	42.43	S29°37'24"E	27.68
C12	45.72	90.00	43.39°	44.82	S19°29'58"E	24.03
C13	81.88	90.00	87.45°	83.17	S46°12'20"E	51.99
C14	137.61	90.00	131.24°	126.37	N24°12'49"E	132.92
C15	43.36	90.00	41.24°	42.43	N29°37'11"E	22.68
C16	59.92	255.00	133.75°	59.79	N47°48'49"E	30.10
C17	47.12	30.00	90.00°	42.43	N67°27'15"W	30.00
C18	75.76	320.00	133.54°	75.59	N82°14'13"W	38.08
C19	47.12	30.00	90.00°	42.43	S44°58'50"W	30.00

MSB WAIVER RES.
1999-10-PWm
(BK.1012 P.377)

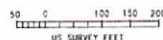
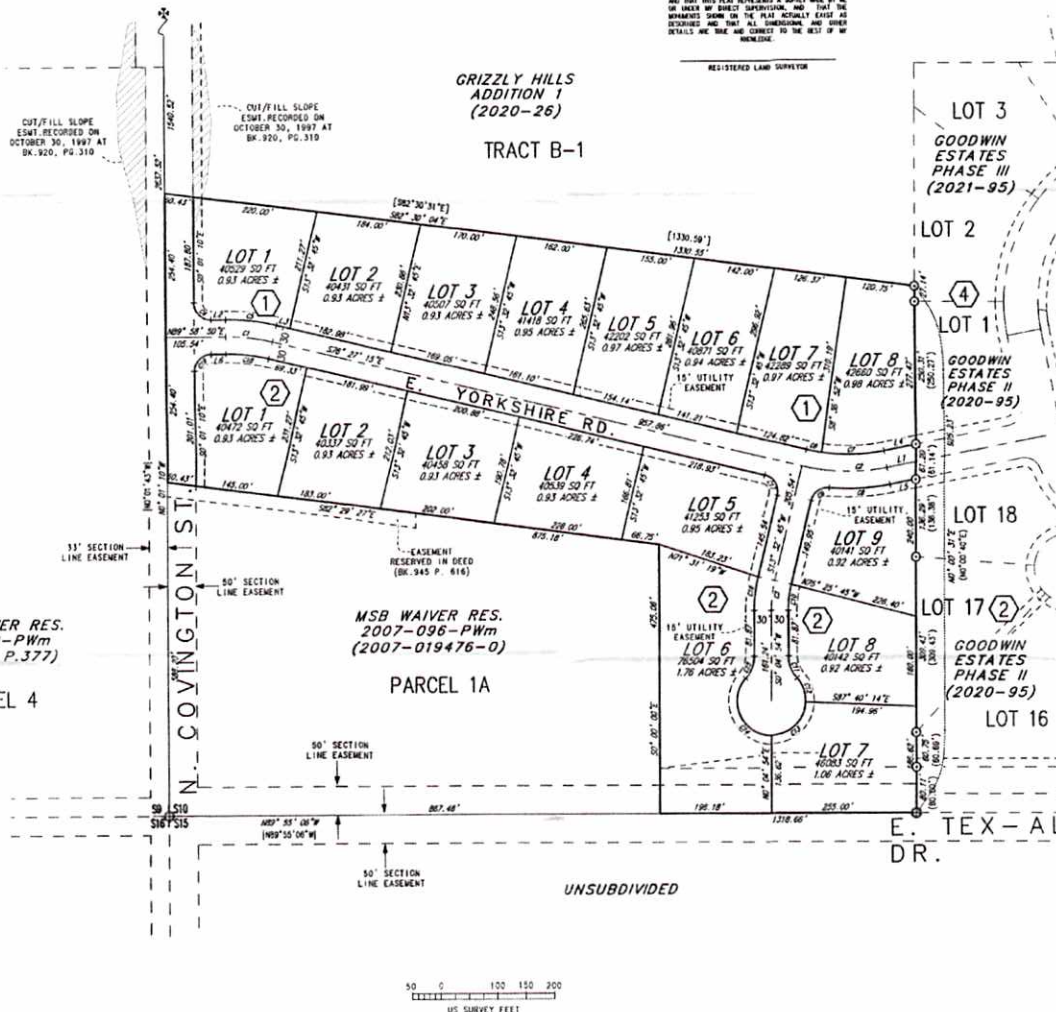
PARCEL 4

MSB WAIVER RES.
2007-096-PWm
(2007-019476-0)

PARCEL 1A

GRIZZLY HILLS
ADDITION 1
(2020-26)

TRACT B-1



NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2 BLOCK 3, A ALUMINUM POST MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°52'12.24"N 152°15'42.22"W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Arnesmo DATE 08/25/2025
GCI ENGINEERING & DESIGN

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 2, 2025

PRELIMINARY PLAT: CENTENNIAL SHRS B/2, L/1 & B/1, L/8 (VAC)
LEGAL DESCRIPTION: SEC 04, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: MATTHEW MARLETTO & DIEFFENDERFER TRUST
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
ACRES: N/A ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-116

REQUEST: The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
As-Built	PAGE – 6
Community Development Letter	PAGE – 7
Section Line Easement Determination	PAGES – 8-14
Vacation Petition	PAGES – 15-24

AGENCY COMMENTS

USACE	PAGE – 25
MSB DPW Pre-Design & Engineering Division	PAGE – 26
MSB Development Services	PAGES – 27-28
Utilities	PAGES – 29-31

DISCUSSION: The proposed vacation is for a 33' wide section line easement on the northern boundary of Lot 1, Block 2, and Lot 8, Block 1, Centennial Shores, Plat #89-22. Based on the supplied section line easement determination, this easement did not exist prior to the recordation of Centennial Shores Subdivision, as such is not managed by the State of Alaska Department of Natural Resources. In Lieu of providing equal or better access as noted in MSB 43.15.035(B)(1)(a), the petitioner is proposing the installation of a dock at the canoe portage between Finger and Cottonwood Lakes to improve access to the portage.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access exists for both lots exists and will not be affected by the proposed vacation.

Section Line Easement Determination: A section line easement determination was supplied and is at **Exhibit Pages 8-14**. Based on the supplied documentation, the section line easement did not exist prior to the recordation of Centennial Shores Subdivision.

As-Built: An as-built was supplied (**Exhibit Page 6**) pursuant to MSB 43.15.032(B)(2)(d)(i)(aa). If approved, no setback violations will exist after recordation of the section line easement vacation.

Community Development Letter: (**Exhibit Page 7**) MSB Community Development supports the vacation and proposed dock improvement.

Petition for Vacation of Right-of-Way: (**Exhibit Pages 15-24**) A petition for the vacation of Right of Way was submitted pursuant to MSB 43.15.035 Vacations.

Comments:

US Army Corps of Engineers (**Exhibit Page 25**) notes that a Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

MSB DPW Pre-Design & Engineering Division (**Exhibit Page 26**) notes the petitioner shall continue to work with MSB Community Development of the improvements to be constructed for the exchange of the vacation (**Recommendation #4**).

PD&E requests clarification on the right-of-way to be vacated to ensure the right-of-way of Legacy Lane is not being affected (**Recommendation #5**).

MSB Development Services (**Exhibit Pages 27-28**) has no objections to the proposed vacation. Code Compliance notes that the vacation of the 33ft section line easement would rectify setback issues for two structures on the parcel known as Block 1, Lot 8. Both structures are in violation of the 25ft setback from a right of way line.

Utilities: (**Exhibit Pages 29-31**)

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

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; DNR Public Access Defense; ADF&G; Community Council #3 South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

CONCLUSION: The preliminary plat of Centennial Shrs B/2, L/1 & B/1, L/8 (VAC) is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.035 Vacations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exist for both lots involved in the vacation request, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. Installation of a dock at the canoe portage between Finger and Cottonwood Lakes to improve access to the portage is being proposed in lieu of alternate dedication.

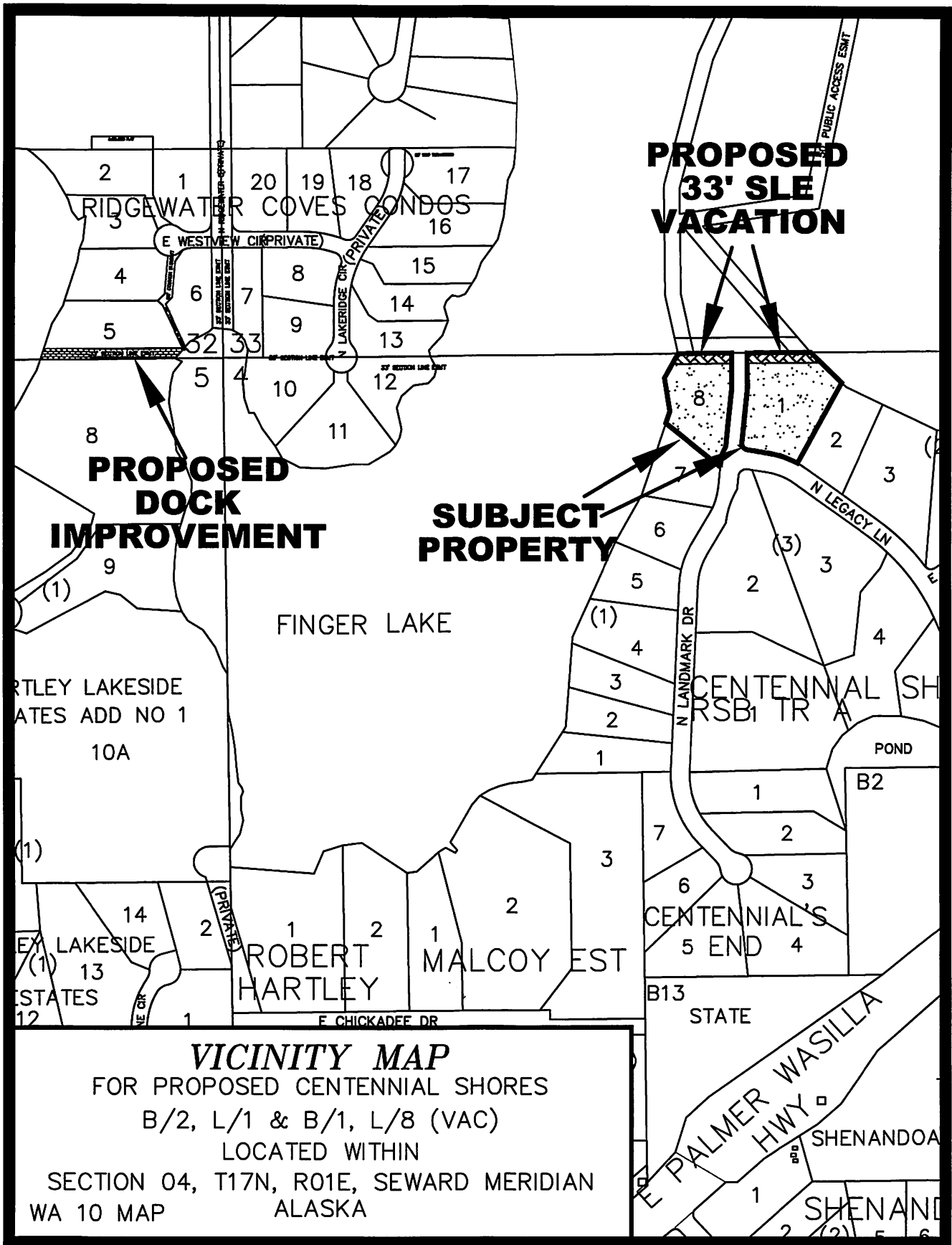
FINDINGS OF FACT

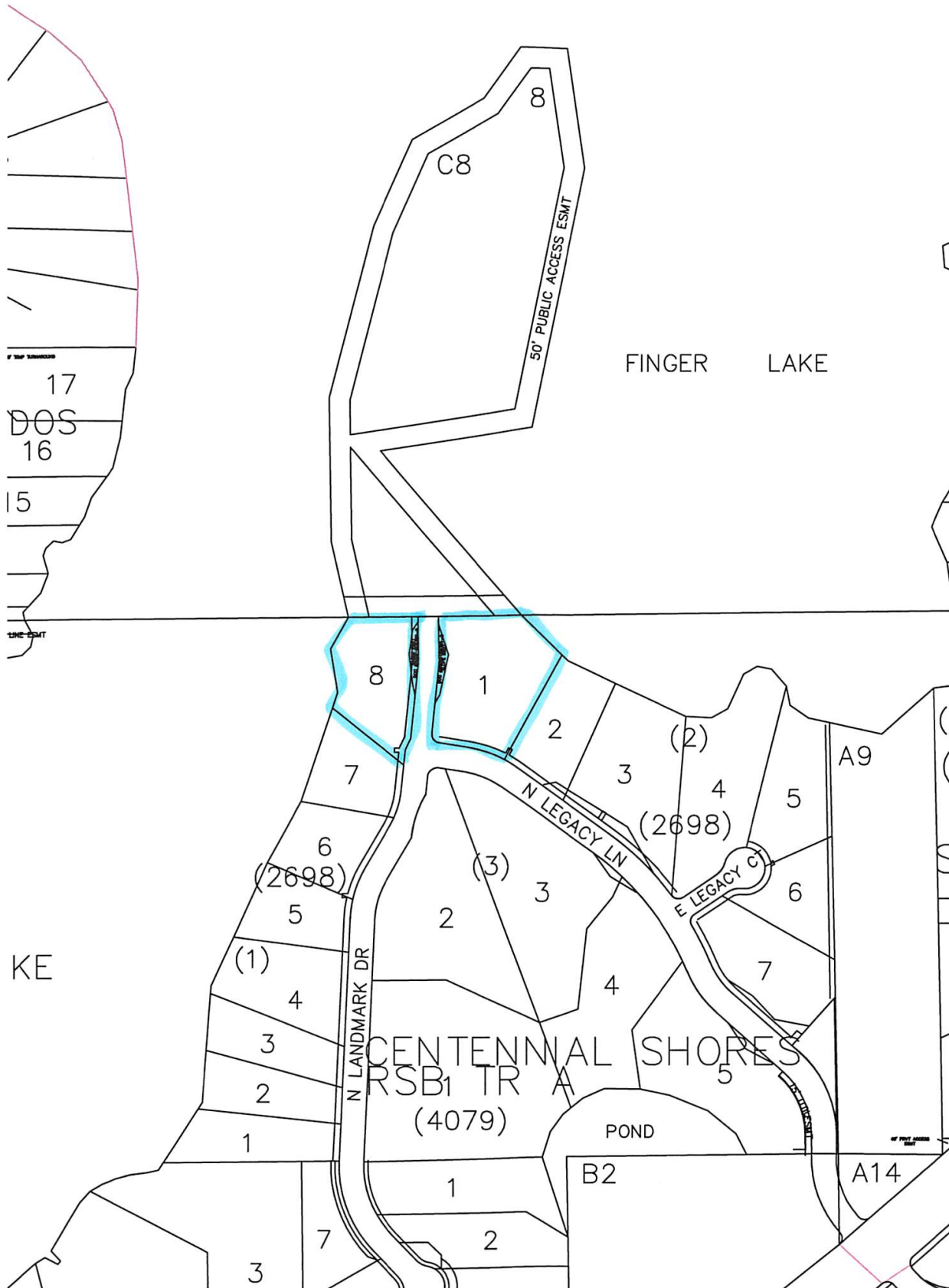
1. The preliminary plat of Centennial Shrs B/2, L/1 & B/1, L/8 (VAC) is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.035 Vacations and MSB 43.15.016 Preliminary Plats.
2. Both lots have the required frontage pursuant to MSB 43.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; DNR Public Access Defense; ADF&G; Community Council #3 South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
4. The 33' section line easement was granted by recordation of Centennial Shores subdivision, Plat #89-22
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Centennial Shrs B/2, L/1 & B/1, L/8 (VAC), Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain Assembly approval of the vacation within 30 days of Platting Board approval.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Coordinate with MSB Land Management to finalize plans to improve public access at the existing public portage, petitioner to construct agreed upon improvements.
5. Ensure right of way of N. Legacy Lane is not included in final vacation documentation.
6. Pay postage and advertising fees.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit vacation documentation in full compliance with Title 43.

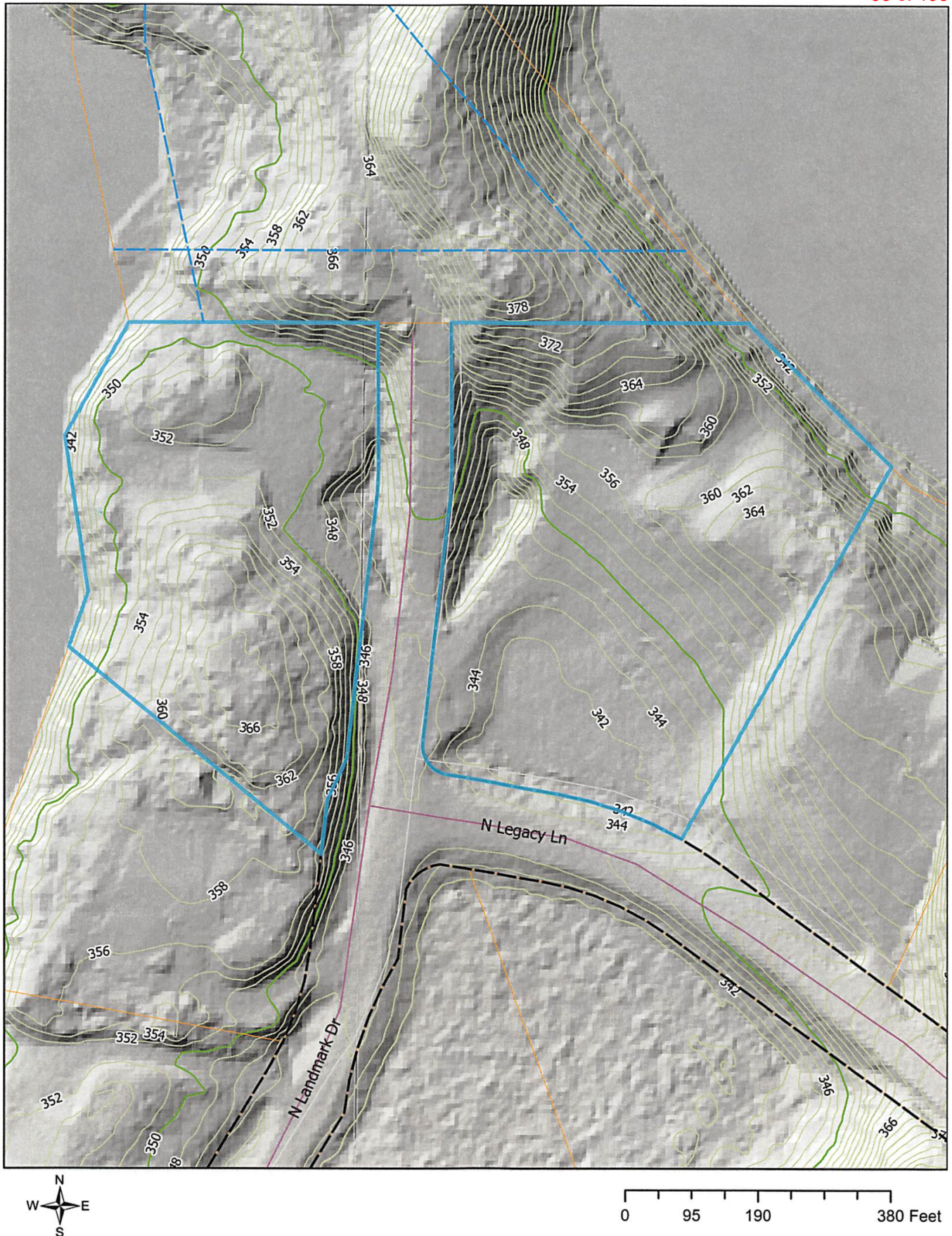




Centennial Shores B/2, L/1 & B/1, L/1 (VA)
Exhibit Page 2 of 31



0 95 190 380 Feet



Centennial Shores B/2, L/1 & B/1, L/1 (VA)
Exhibit Page 4 of 31



Centennial Shores B/2, L/1 & B/1, L/1 (VA)
Exhibit Page 5 of 31



MATANUSKA-SUSITNA BOROUGH

Community Development

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

<http://www.matsugov.us>

To: Daniel Dahms PE, Civil Engineer, Department of Public Works

From: Jillian Morrissey, Community Development Director

Date: January 15, 2025

RE: Canoe Access

RECEIVED
MAY 13 2025
PLATTING

The Community Development Department received correspondence relating to a request to abandon the Platted Easement located South of a lot located at Township 18N Range 1E Section 33 Lot C8, and, North of; Lot 1 Block 2 and Lot 8 Block 1 of the Centennial Shores Subdivision. The Community Development Department has no objection to the request to abandon the above-mentioned Platted Easement.

Further, the Borough is in receipt of a proposal from current landowners listed above to install a dock at the canoe portage between Finger and Cottonwood Lakes (see attached map) to improve access to the portage. We appreciate the landowner's gesture and commitment to the improving the resource.

If I can be of any further assistance, please contact me at your earliest convenience.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

P.O. Box 2216, Palmer, Alaska

99645

Email: garyl@mtaonline.net

Phone: (907) 376-7811

SECTION LINE EASEMENT RESEARCH

CENTENNIAL SHORES SUBDIVISION

PLAT # 89-22

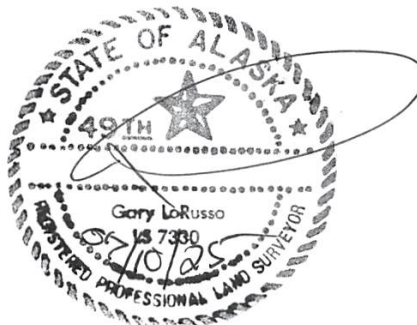
**TOWNSHIP 17 NORTH, RANGE 01 EAST
SECTION 4, GOVERNMENT LOT 3**

The section line for the above-mentioned section was first surveyed for and established by the Township survey. The Township survey was approved by the U.S. Surveyor General's Office on June 11, 1914. The remainder of the section lines for Section 4 itself were approved by the U.S. Surveyor General's Office on January 28, 1915.

The subject parcel, Government Lot 3 in Section 4, was patented to William A. Perry on May 31, 1922, by Federal Patent # 865356. The entry date was August 9, 1915. Both the entry date and the Patent date precede the effective date for the creation of Section Line Easements. That effective date is April 5, 1923. There is not federally created Section Line easement on this parcel.

On May 16, 1989, the plat of CENTENNIAL SHORES SUBDIVISION was recorded as PLAT # 89-22. This plat incorrectly labeled the north property line as having a 33' wide section line easement attached to it. Though there was NOT a section line easement created by the federal government there is a pseudo section line easement in place created by the plat and the Dedication Certificate placed thereon. This Dedication Certificate signed by the owners at the time, and the acceptance by the Matanuska-Susitna Borough, transferred section line easement like rights to the Matanuska-Susitna Borough and no other agency. It is not an actual Section Line Easement in the federal sense, but it has been said that it has transferred the same rights to the Matanuska-Susitna Borough that a section line easement holder would possess if it was created through the federal process.

Gary LoRusso
Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Email: garyl@mtaonline.net





GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216, Palmer, Alaska
99645*

*Email: garyl@mtaonline.net
Phone: (907) 376-7811*

SECTION LINE EASEMENT RESEARCH

CENTENNIAL SHORES SUBDIVISION

PLAT # 89-22

**TOWNSHIP 17 NORTH, RANGE 01 EAST
SECTION 4, GOVERNMENT LOT 3**

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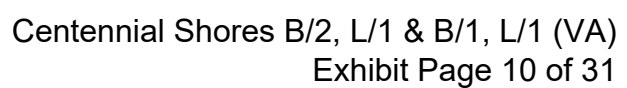
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Gary LoRusso
Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Email: garyl@mtaonline.net

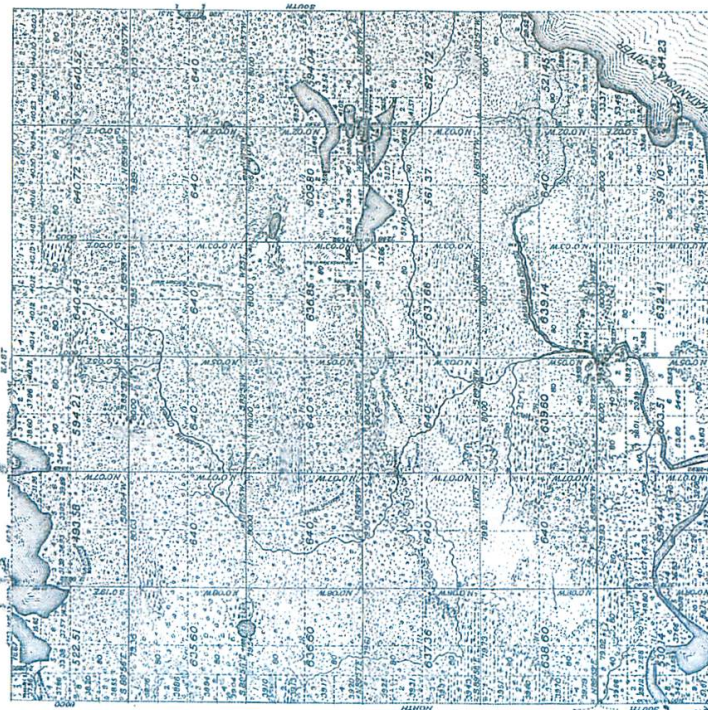


03/15/25

RECEIVED
MAY 13 2025
PLATTING



Township No 17 North, Range No 1 East of the Seward Meridian, Alaska.



See Executive Order No. 6957
withdrawing for classification
purposes

	50	60	70	80	90	100
50	100	90	80	70	60	50
60	90	100	90	80	70	60
70	80	90	100	90	80	70
80	70	80	90	100	90	80
90	60	70	80	90	100	90
100	50	60	70	80	90	100

T. 13 N., E. 1 N.

shore zone restoration No. 3, dated March 21, 1981, restricted to entry lands surrounding or abutting on lakes in this township.

Public Land	21,225.64
Indian Reservations	
Indian Allotments	
Mineral Rights	
Water Rights	674.85
Total Land	22,900.49

19. 101 201 211
 22. 101 201 211
 23. 101 201 211

Newly 400 Charles A. ...
... 26-20-26

The above map of Township No. 17 NORTH, Range No. 1 EAST of the SEWARD Meridian ALASKA is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

L. N. SARGENT, Surveyor General's Office.

Charles E. Davidson
Sergeant, General

[illegible]

Juneau 02457

4-1002-R.

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Juneau, Alaska, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of William A. Perry has been established and duly consummated, in conformity to law, for the Lots two and three and the southwest quarter of the northeast quarter of Section four in Township seventeen north and the Lots nine and ten of Section thirty-three in Township eighteen north all in Range one east of the Seward Meridian, Alaska, containing one hundred seventy-three and seventy-six-hundredths acres,

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. And there is, also, reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

IN TESTIMONY WHEREOF, I, Warren G. Harding,

President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTY-FIRST

(SEAL)

day of MAY In the year of our Lord one thousand nine hundred and TWENTY-TWO and of the Independence of the United States the one hundred and FORTY-SIXTH.

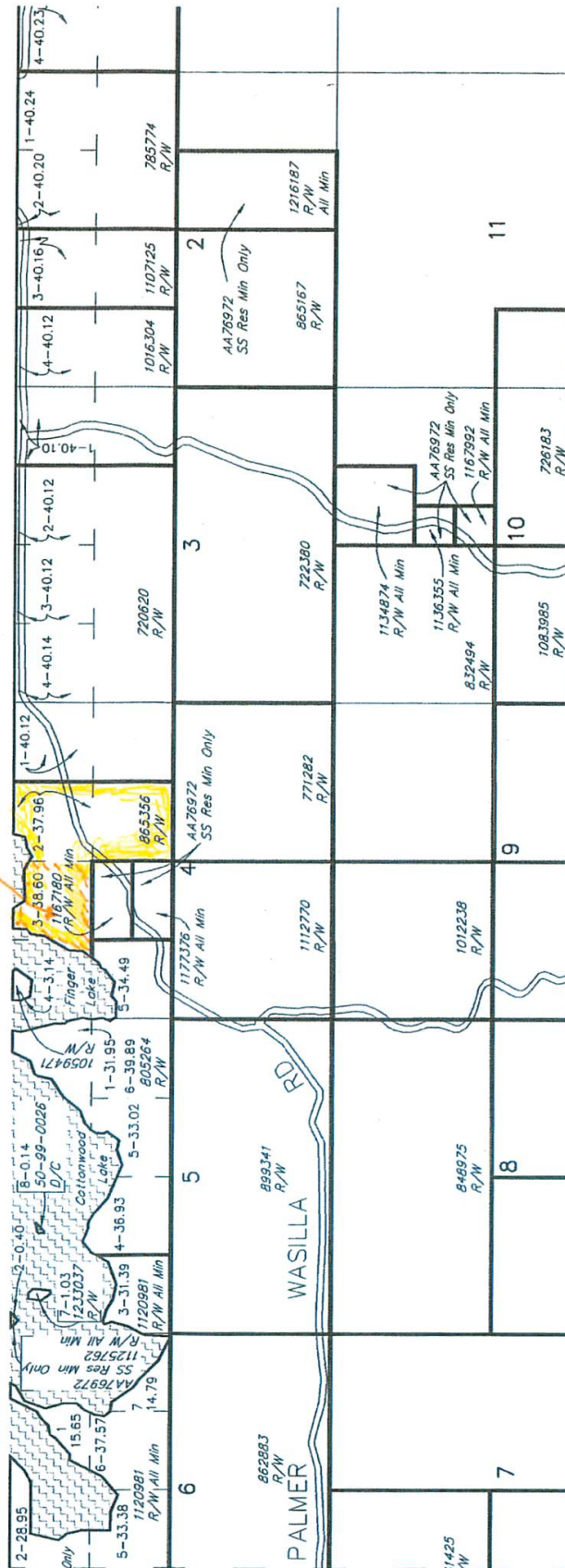
By the President: *Warren G. Harding*
By *Viola G. Engel*, Secretary.
W. P. Le Roy
Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number.....865356

4-1001

SURVEYED TOWNSHIP 17 NORTH RANGE 1 EAST OF THE SE

CENTENNIAL SHORES





GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216, Palmer, Alaska
99645*

Email: garyl@mtaonline.net

Phone: (907) 376-7811

Fred Wagner
Platting Chief
Platting Department
Matanuska Susitna Borough

RE: Centennial Shores Easement Vacation

Mr. Wagner,

Please find attached the forms and information to begin the process of vacating an erroneously created "Section Line Easement". The Section Line Easement report is attached.

Over the past few months the applicants have been working with Borough staff to find an option to vacate that helps both the applicants and the public. Since there is no available area on the subject parcels for alternate access the discussion has centered on the applicants improving public access to both Finger and Cottonwood lakes at the existing public portage between the two lakes (see attached letter from Community Development). This approach has been used in the past when an unused Section Line Easement needed to be vacated. One particular case that I was involved with was on Big Beaver Lake.

The final details on what the improvements to the existing portage will consist of will be finalized. At this time we need to obtain preliminary approval to vacate so that the applicants and the Borough can then finalize those improvements as a Condition Of Approval to vacate. Suggested wording of the COA would be "the applicants and the Borough finalize plans to improve public access at the existing public portage, and the applicants construct said improvements".

Respectfully,

A handwritten signature in blue ink, appearing to read 'Gary LoRusso', is written over a light blue oval-shaped background. The signature is fluid and cursive.

Gary LoRusso
Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Email: garyl@mtaonline.net

Matanuska-Susitna Borough
Telephone (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, DIEFFENDERFER TRUST — and - MATTHEW MARLETTO and petitions the Matanuska-Susitna Borough to amend a plat lying within the following described property, to-wit:

CENTENNIAL SHORES SUBDIVISION – PLAT # 89-22 --- LOT 1, BLOCK 2 & LOT 8, BLOCK 1

Said right-of-way being more fully described as: THE ERRONEOUSLY PLATTED "SECTION LINE EASEMENT" AS SHOWN ON THE PLAT OF CENTENNIAL SHORES SUBDIVISION

Submitted herewith are the following:

- 1. A copy of the plat showing the right-of-way to be vacated; or
- 2. A recorded public easement creating the public right-of-way; and
- 3. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s):

SEE ATTACHED – APPLICANTS WILL BE IMPROVING EXISTING PORTAGE BETWEEN FINGER AND COTTONWOOD LAKES

OWNERS & PETITIONERS:

Name: DIEFFENDERFER TRUST – 1750 N. LANDMARK DR., PALMER, ALASKA -(907) 841-5900 & (907) 795-4020 alaskaflyboy@icloud.com --- sdieffenderfer@me.com

Name: MATT MARLETTO – 5953 E. BLUE LUPINE DR., PALMER, ALASKA 99645 – (907) 841-386 7hpmatt@hotmail.com

Contact Person: RUSSELL JOYCE - Phone: 907 232-4895

SURVEYOR

Name (FIRM): KEYSTONE SURVEYING Email: garyl@mtaonline.net

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY Phone: 907 376-7811

SIGNATURES OF PETITIONER(S):

 03/15/25

GARY LORUSSO FOR PETITIONERS

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

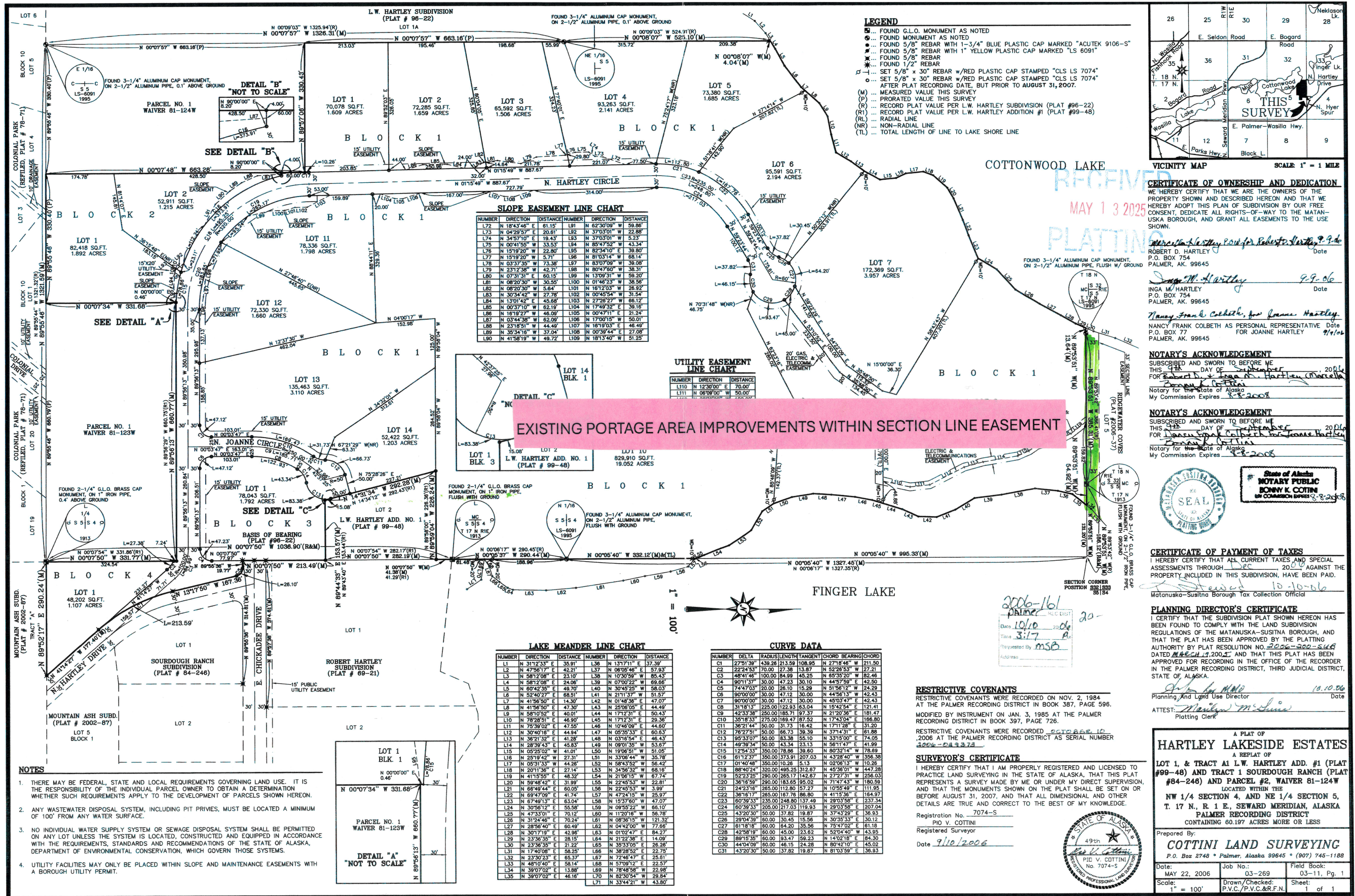
THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

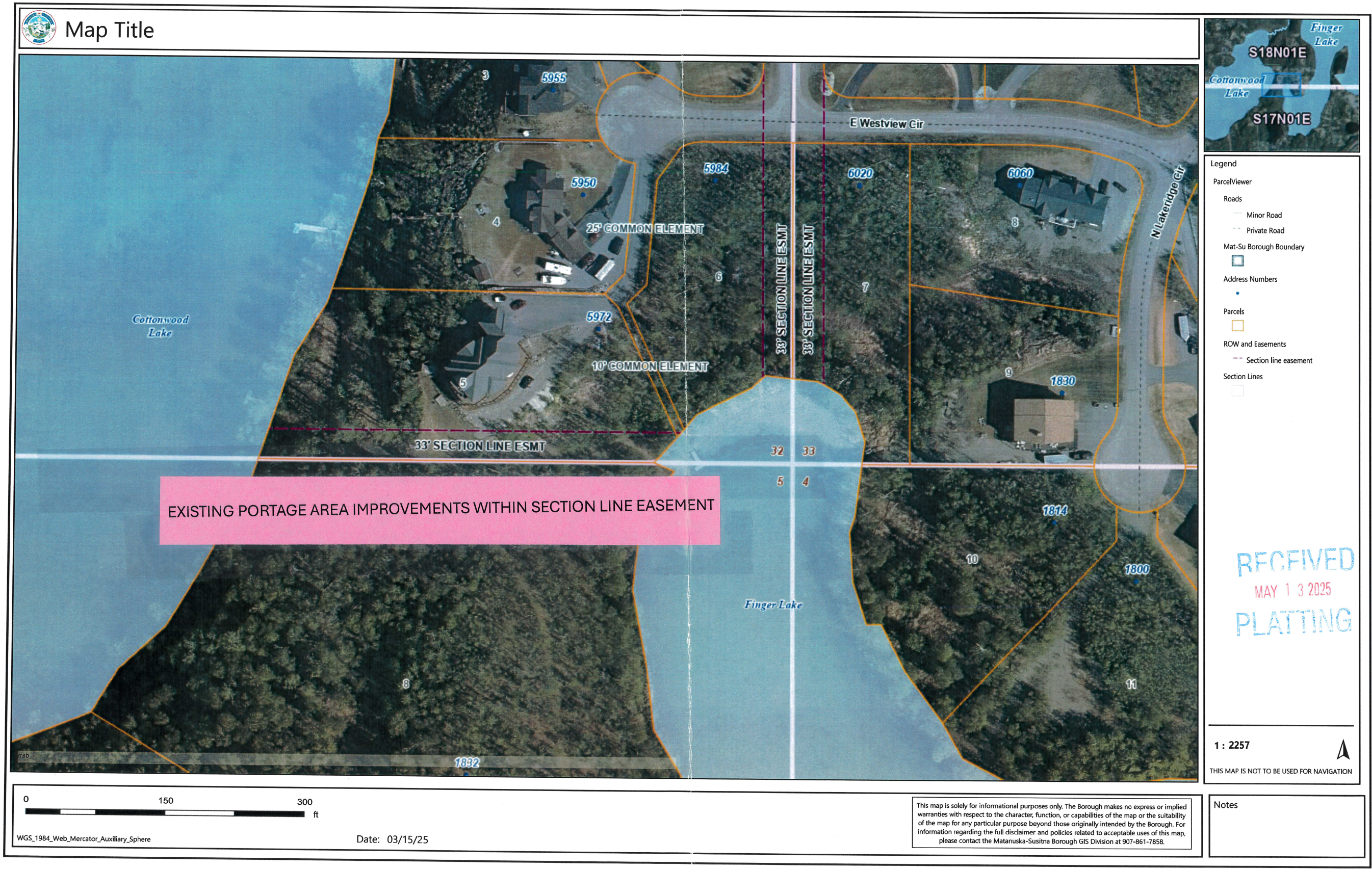
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

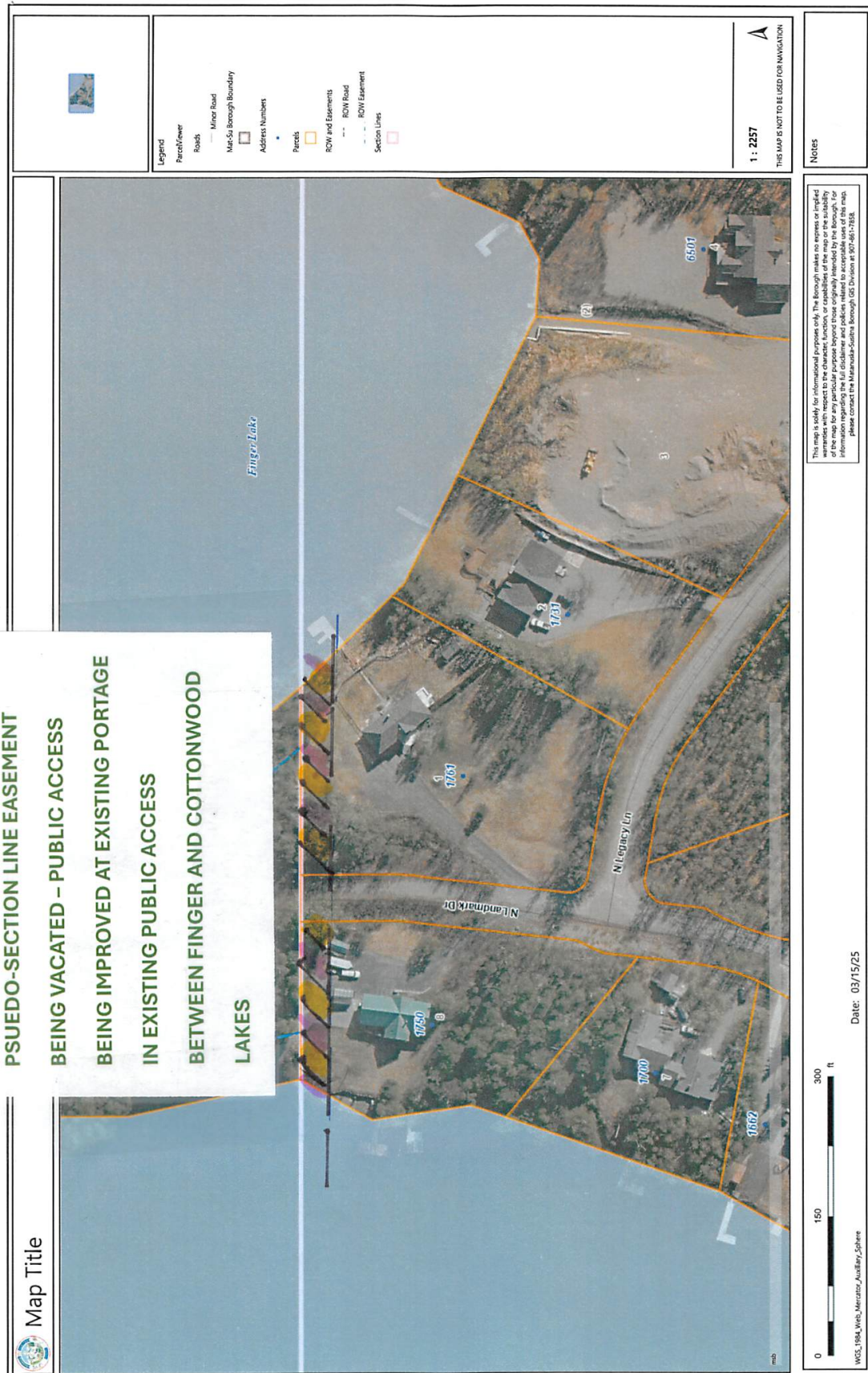
August 7, 2025
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: October 2, 2025







1 8°F Mostly do

5/15/89 Revised Book and P&E ON EASEMENT PL

CENTENNIAL SHORES SUBDIVISION

A SUBDIVISION OF U.S. GOVERNMENT LOT,
SECTION 4, T.17N., R.1E.

CONTAINING 39.57 ACRES MORE OR LESS



Silvers
Engineering

ENGINEERS · PLANNERS · SURVEYORS PH (907) 376-
P.O. BOX 872
WASILLA, AK

NO 83-18251	SCALE 1"=100'	DATE OCT 19
DRAFTED P.S.	CHECKED A.D.	SHEET 1 OF

CERTIFICATE

WE, CERTIFY THAT I
AND SURVEYOR, THAT
AND CORRECT RE-
INDS SURVEYED BY
DIRECT SUPERVISION,
S AND BEARINGS
TLY AND THE ERROR
FIELD TRAVERSE
ONE PART IN 5000,
R. MONUMENTS, AND
BEEN SET AND

[Signature]
DATE 2/21/89

vs Photo Viewer

Open

VICINITY MAP

1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON HEREBY DEDICATE TO THE MATANUSKA-SUSITNA BOROUGH AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, THOROUGHFARES, PARKS AND OTHER PUBLIC AREAS IN HEREON.

WE HEREBY AGREE TO THE PLAT, AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY RESTRICTIONS OR COVENANTS SHALL BE BINDING ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THE SUBDIVIDED PROPERTY.

Kathleen G. Leattinger

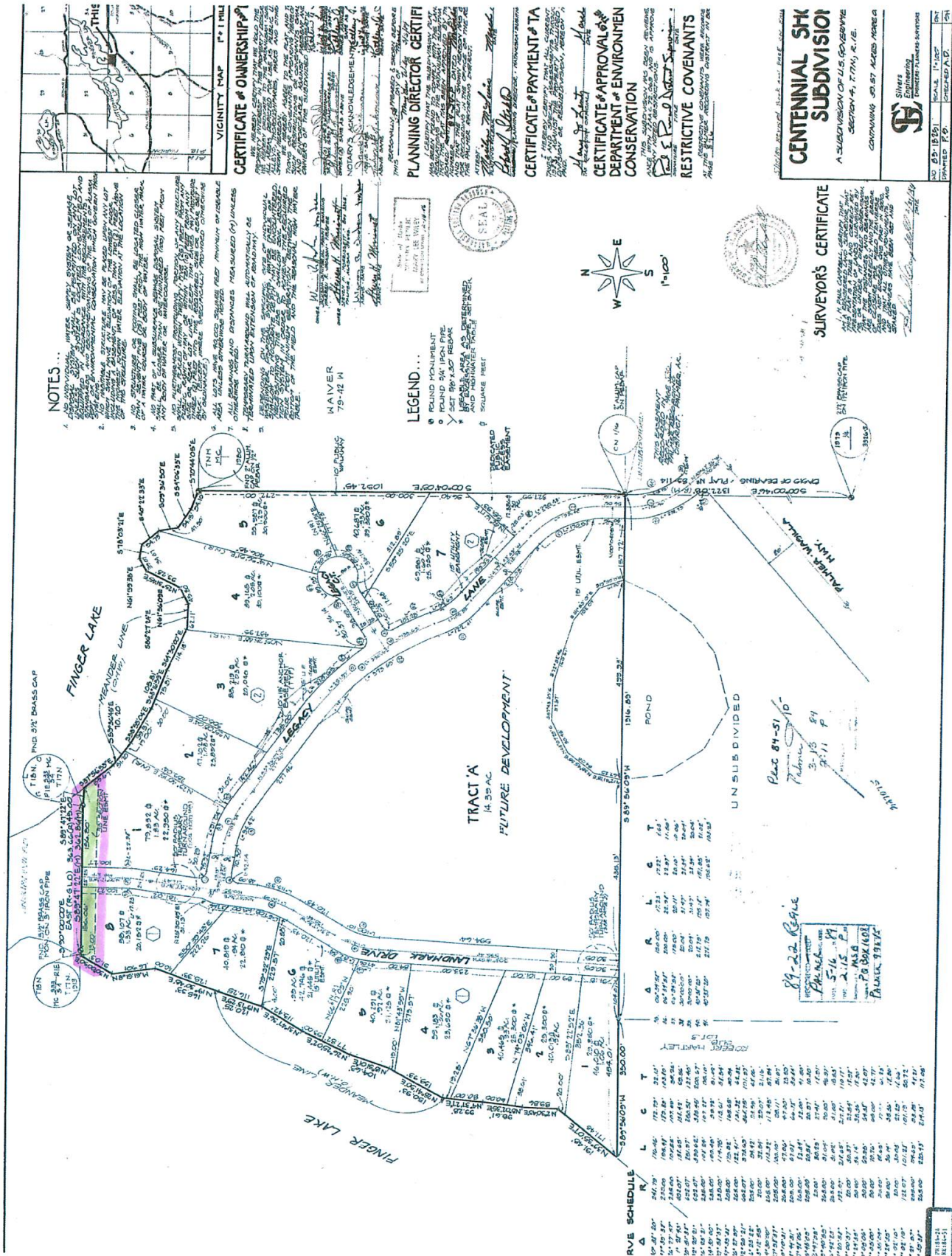
Subject to existing Easements
OWNER (S) LAWRENCE J. PRAXINGER
SEA BOX 1574-T - ANCHORAGE, AK.

James S. Rehmann
OWNER (S) J. REHMANN
BOX 1692-T - ANCHORAGE AK.
99507

Kathleen G. Leattinger
OWNER KATHLEEN A. LEATTINGER
SAME AS ABOVE

Page 1 of 4





Matthew Goddard

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Wednesday, August 13, 2025 3:43 AM
To: Matthew Goddard
Subject: RE: RFC Centennial Shores (VAC) (MG)

Good morning Matthew,

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The owner is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you or the land owner have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Matthew Goddard

From: Tammy Simmons
Sent: Monday, August 18, 2025 2:48 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Centennial Shores (VAC) (MG)

Hello,

The petitioner shall continue to work with MSB Community Development for the improvements to be constructed for the exchange of the vacation.

PD&E requests clarification on the right-of-way to be vacated to ensure the right-of-way of Legacy Lane is not being affected.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 8, 2025 1:26 PM
To: Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Centennial Shores (VAC) (MG)

Hello,

The following link is a request for comments for the proposed vacation of a section line easement created by Centennial Shores Subdivision.

Please ensure all comments have been submitted by September 1, 2025, so they can be incorporated into the staff report that will be presented during the public hearing.

 [Centennial Shrs B2 L1 B1 L8 \(VAC\)](#)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 8/19/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting Action for Centennial Shores – Case #2025-116

Vacation of the 33ft section line easement would rectify setback issues for two structures on parcel known as Block 1 Lot 8. Both structures are in violation of the 25ft setback from a right-of-way line (section line falls in this definition by being a strip of land reserved, used, or to be used for a street, alley, walkway, airport, or other public or private purpose.

There is a 50ft public access easement to the north of the 33ft section requested to be vacated.

Code Compliance does not object to the vacation of the 33ft section line easement.

Matthew Goddard

From: Brandon Tucker
Sent: Friday, August 8, 2025 3:06 PM
To: Matthew Goddard
Subject: RE: RFC Centennial Shores (VAC) (MG)

Matthew, please disregard. Turns out they each already have a permit, they just didn't show up in the old permit app...

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

From: Permit Center
Sent: Friday, August 8, 2025 3:03 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: RE: RFC Centennial Shores (VAC) (MG)

They'll each need a DW permit as shown.

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

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

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 8, 2025 1:26 PM
To: Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>;



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 11, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **CENTENNIAL SHORES BLOCK 2, LOT 1 & BLOCK 1, LOT 8 SECTION LINE
VACATION
(MSB Case # 2025-116)**

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 3, 2025 3:59 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Centennial Shores (VAC) (MG)
Attachments: AsBuilt and Exhibit SIG.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 8, 2025 1:26 PM
To: Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@southlakescc.org; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Centennial Shores (VAC) (MG)

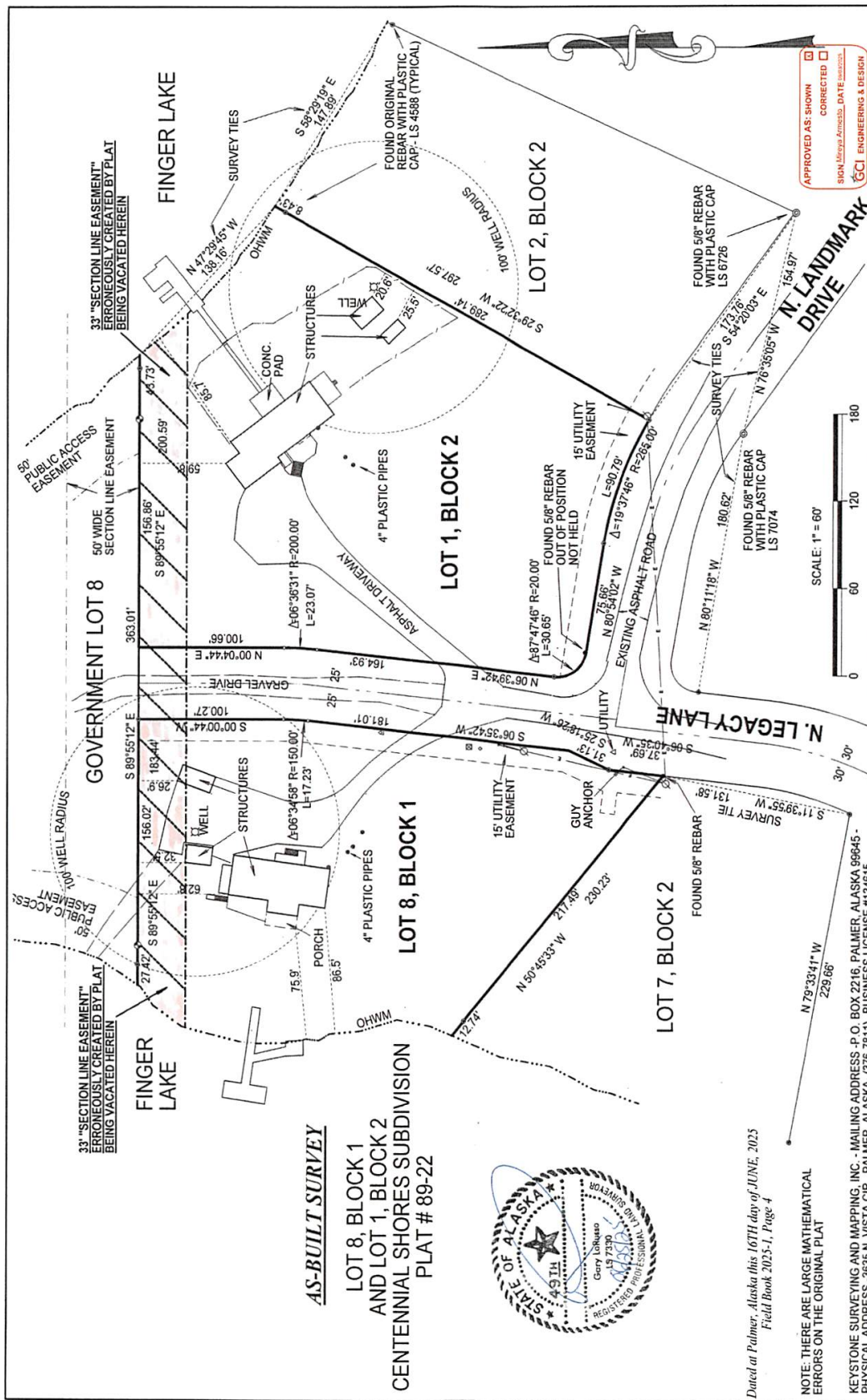
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

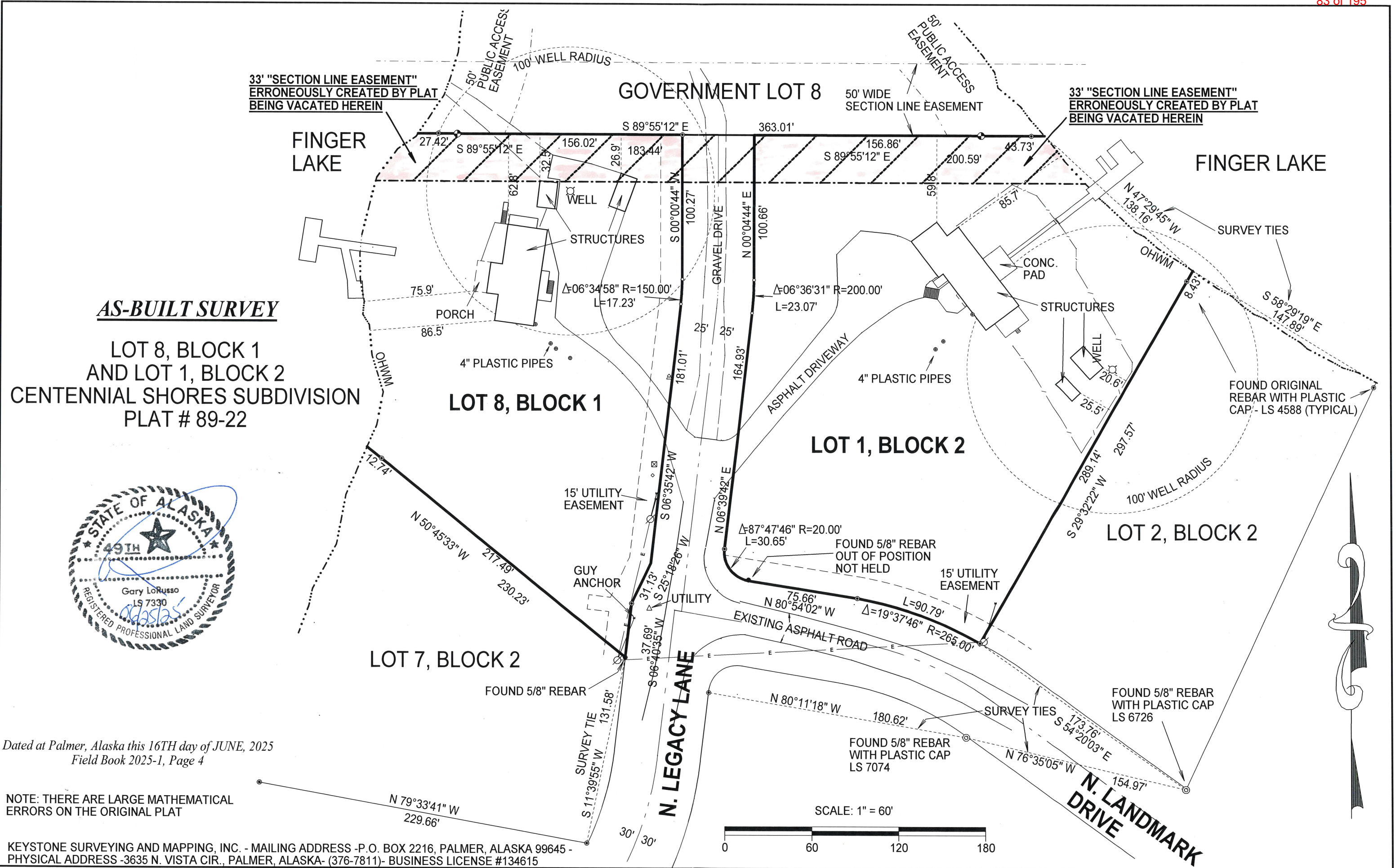
Hello,

The following link is a request for comments for the proposed vacation of a section line easement created by Centennial Shores Subdivision.

Please ensure all comments have been submitted by September 1, 2025, so they can be incorporated into the staff report that will be presented during the public hearing.

☐ [Centennial Shrs B2 L1 B1 L8 \(VAC\)](#)





6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 2, 2025

PRELIMINARY PLAT: MCCULLOUGH ESTATES MSP
LEGAL DESCRIPTION: SEC 16, T24N, R04W, SEWARD MERIDIAN AK
PETITIONERS: SAM MCCULLOUGH
SURVEYOR/ENGINEER: R&K LAND SURVEYING
ACRES: 56.54 ± PARCELS: 14
REVIEWED BY: CHRIS CURLIN CASE #: 2025-113

REQUEST: The request is to create 14 lots by a three-phase master plan from Tracts B & C, McCullough Estates, (Plat# 2022-6) to be known as **MCCULLOUGH ESTATES MSP**, containing 56.40 acres +/- . The property is located directly east of S. Salmon Ally Street and directly north & south of E. Yeldarb Avenue; within the NW ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report

EXHIBIT A – 4 pgs
EXHIBIT B – 14 pgs

AGENCY COMMENTS

USACE
MSB Pre-Design & Engineering
MSB Permit Center
Utilities

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

DISCUSSION: The proposed MCCULLOUGH ESTATES MSP is creating 14 lots by a three-phase master plan. Lot sizes will range from 1.96 acres to 5.27 acres. Access for all lots will be from S. Salmon Ally Street & E. Yeldarb Avenue.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre S, P.E. notes the soils investigation was performed on May 30, 2021. The weather was overcast, 50°F, no rain. Ten test pits were dug with a Cat 120C excavator. Test pits were spread throughout the subject parcel and dug to a depth of 12'. Data logged from all test pits showed similar gravel/sand composition, classified mostly as GW or SW. Test pits 2, 4, 5, 9 & 10 had grey colored sands and gravels, while the remaining test pits had brown, or orange tinted soils. Test pit 6, was identified as boney, a larger portion of rocks and cobbles to 8", with the thickest organic/loam strata of 3'. All test pits: dry, no water nor impervious layers were logged. All test pits were observed and logged by Pierre Stragier, PE.

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems and can support either a bed or trench system. Topography is such to allow for 10,000sf of usable septic area for each of the proposed lots, per MSB 43.20.281. See Appendix A for test hole locations, and Appendix B for test hole logs.

Comments:

US Army Corps of Engineers (Exhibit C) A cursory review of publicly available information including the Mat Su Wetlands Viewer indicates that there are no wetlands or other waters present at the proposed McCullough Estates development site. Hence, no authorization from the U.S. Army Corps of Engineers Regulatory Division is necessary for construction of the proposed project.

MSB PD&E: (Exhibit D) PD&E has no comments.

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

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

No other comments from the Permit Center.

Utilities: (Exhibit F) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA & MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #12 Susitna; Road Service Area #29 Greater Talkeetna; MSB Community Development or Assessments; MEA or MTA.

CONCLUSION: The preliminary master plan of MCCULLOUGH ESTATES MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

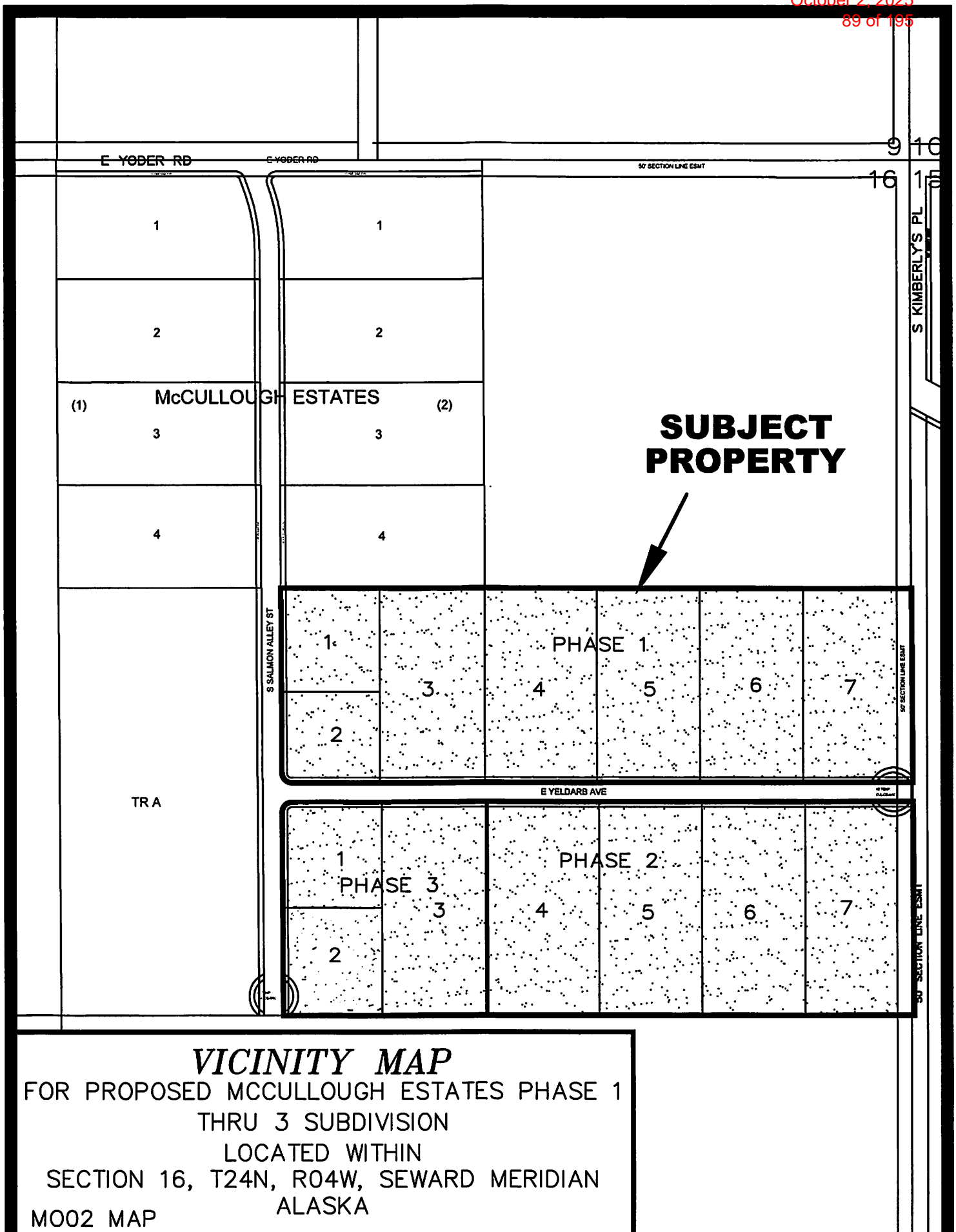
FINDINGS OF FACT

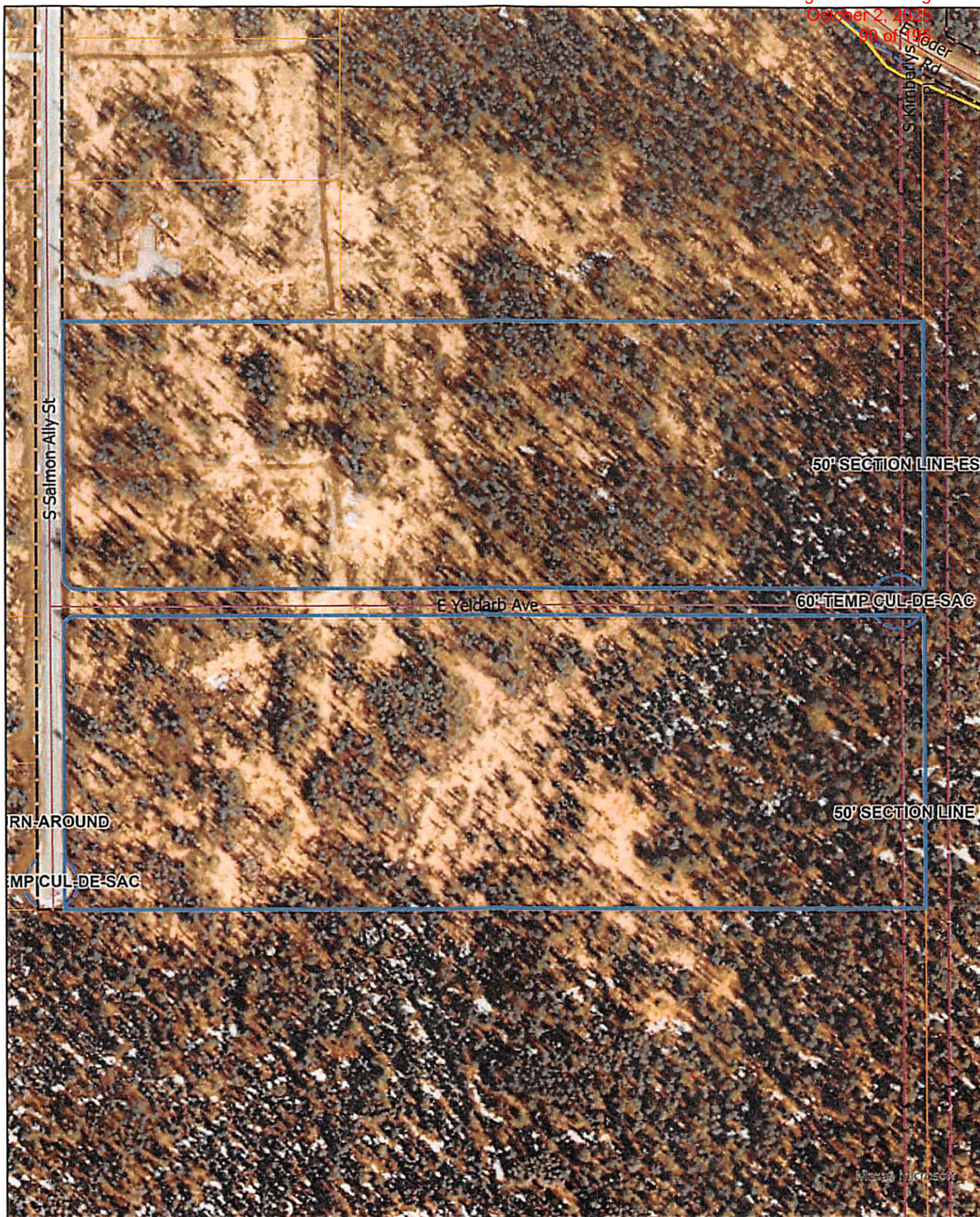
1. The plat of MCCULLOUGH ESTATES MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #12 Susitna; Road Service Area #29 Greater Talkeetna; MSB Community Development or Assessments; MEA or MTA.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of MCCULOUGH ESTATES MSP, Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

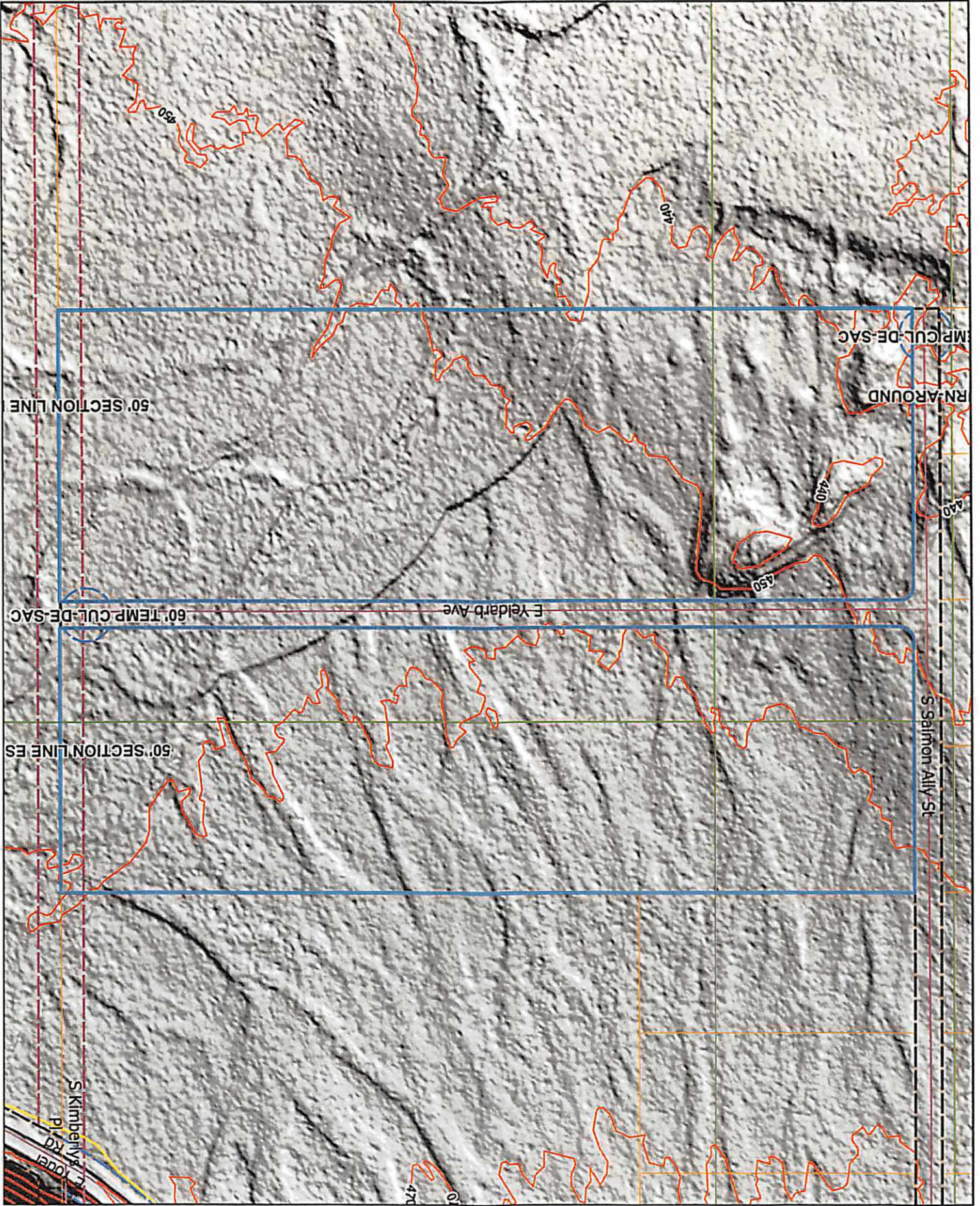
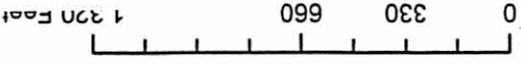
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

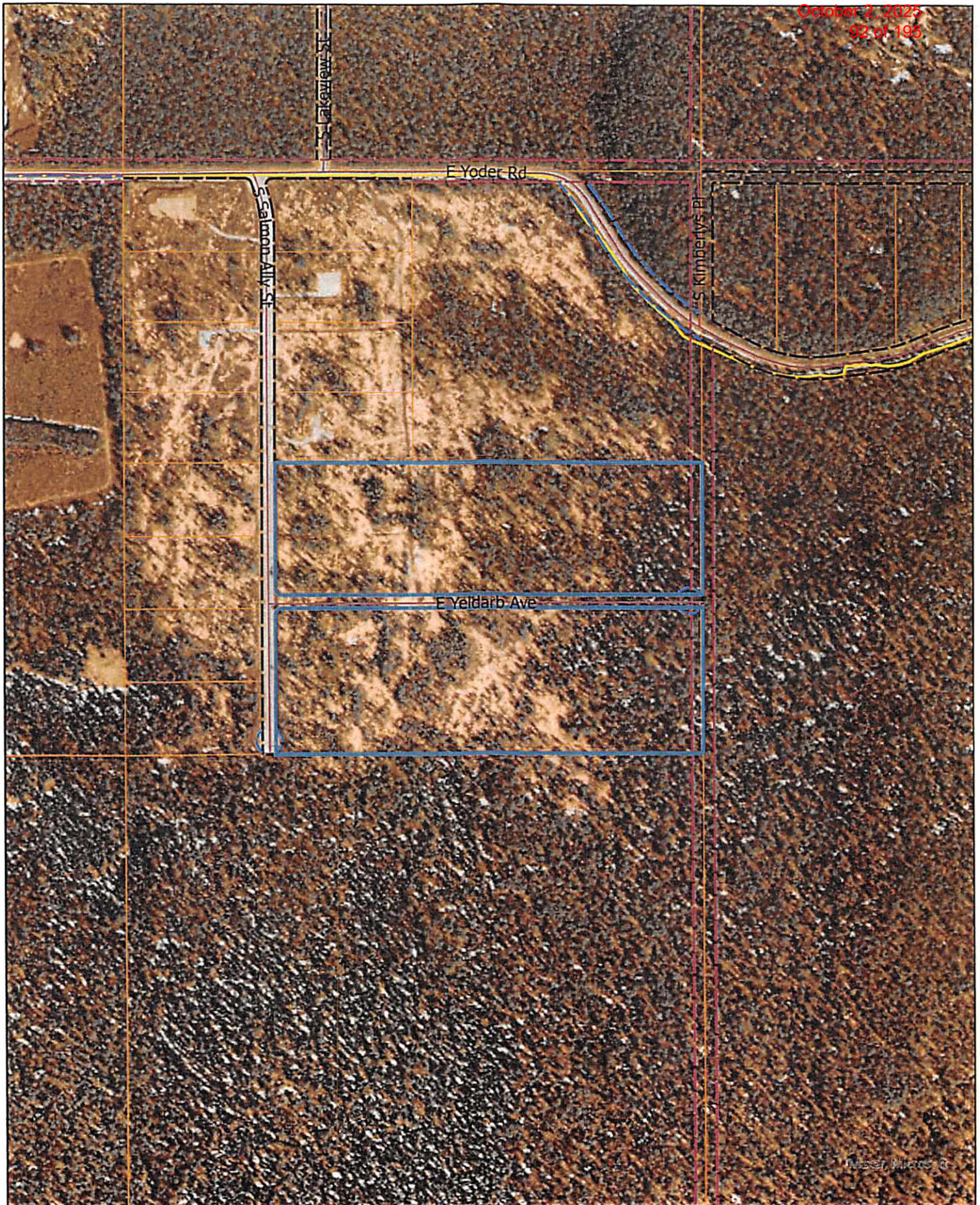




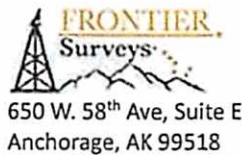
0 330 660 990 Feet

EXHIBIT A - 2





0 500 1,000 2 000 Feet



Page 1
21-466SR

**Soils Investigation
T24N, R4W, S16, SM
NW1/4NE1/4 & S1/2NE1/4**

RECEIVED
JUL 31 2025
PLATTING

Introduction:

A Soils Investigation was requested for NW1/4NE1/4 & S1/2NE1/4, T24N, R4W, S16, SM to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) *"Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System....."*. The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). The parcel is very flat with sparse tree density (parcel logged recently) and medium to heavy undergrowth. The parcel can be accessed via E. Yoder Rd, mile 3 of the Talkeetna Spur Rd.

Investigation:

The soils investigation was performed on May 30, 2021. The weather was overcast, 50°F, no rain. Ten test pits were dug with a Cat 120C excavator. Test pits were spread throughout the subject parcel and dug to a depth of 12'. Data logged from all test pits showed similar gravel/sand composition, classified mostly as GW or SW. Test pits 2, 4, 5, 9 & 10 had grey colored sands and gravels, while the remaining test pits had brown, or orange tinted soils. Test pit 6, was identified as boney, a larger portion of rocks and cobbles to 8", with the thickest organic/loam strata of 3'. All test pits: dry, no water nor impervious layers were logged. All test pits were observed and logged by Pierre Stragier, PE.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems and can support either a bed or trench system. Topography is such to allow for 10,000sf of usable septic area for each of the proposed lots, per MSB 43.20.281. See Appendix A for test hole locations, and Appendix B for test hole logs.



Page 1
21-466SR.docx

EXHIBIT B1

Appendix A – Test Hole Locations

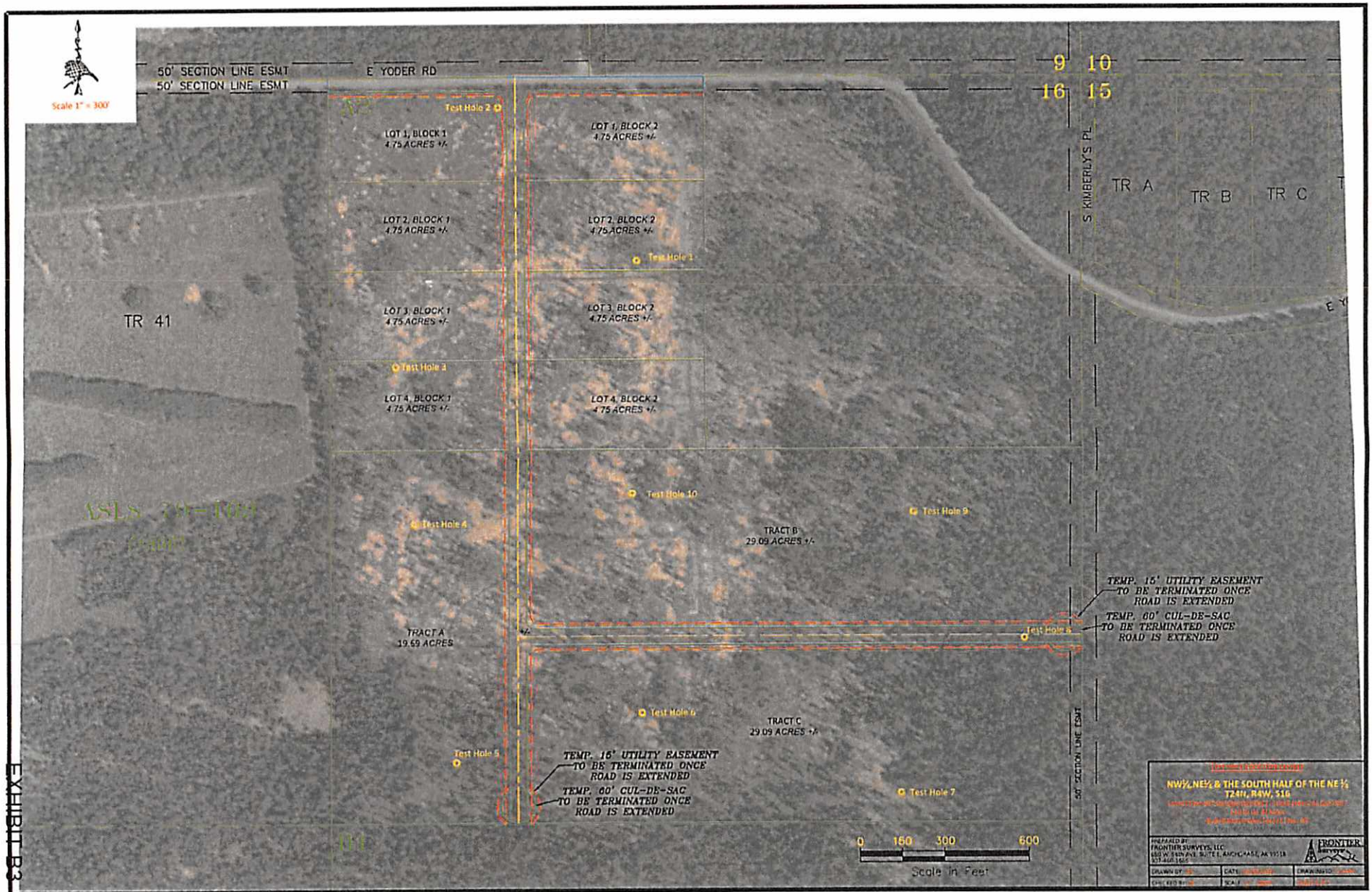


EXHIBIT B3

Appendix B – Test Hole Logs

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: *FRONTIER SURVEYS, LLC*

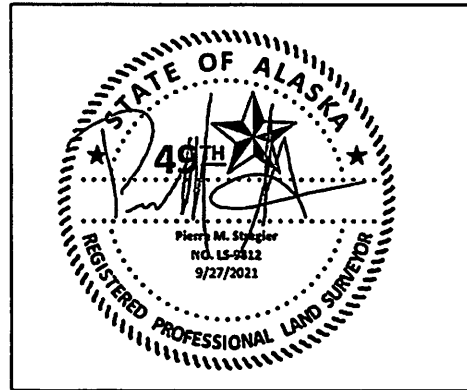
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragler, PE

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	1'-6': ORANGE, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 12", DRY
4	
5	
6	
7	6'-12': GREY, GW, GRAVEL WELL GRADED, INTERSPERSED W/SAND, SW COBBLES TO 6"
8	
9	
10	
11	
12	
13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
14	
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22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location SE corner L2, B2

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

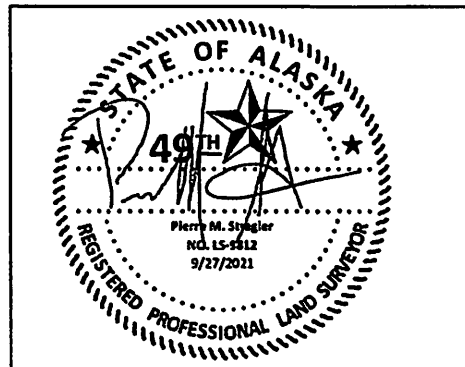
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-3': GREY, SW, SAND WELL GRADED DRY
3	
4	3'-12': GREY, GW, GRAVEL WELL GRADED, POCKETS OF GREY SAND, SP, COBBLES TO 8", DRY
5	
6	
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8	
9	
10	
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12	
13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
14	
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22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-36.874

Long: -150-00-54.378

COMMENTS:

- John Deere 120C
- Sample location NE corner L1, B1

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: *FRONTIER SURVEYS, LLC*

Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 3

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-12': BROWN/GREY, GW, GRAVEL WELL GRADED DRY 3" MINUS, COBBLES TO 6"
3	
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13	BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER
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21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-28.04

Long: -150-00-58.42

COMMENTS:

- John Deere 120C
- Sample location south half L3, B1

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: FRONTIER SURVEYS, LLC

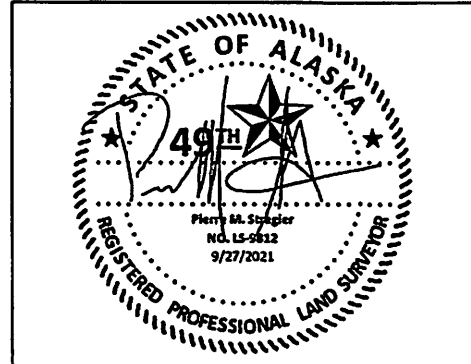
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 4

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-12': GREY, GW, GRAVEL WELL GRADED, DRY 2" MINUS, COBBLES TO 12"
3	
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13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
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PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-19.166

Long: -150-00-54.121

COMMENTS:

- John Deere 120C
- Sample location north half Tr A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 5

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-12': GREY, GP, GRAVEL POORLY GRADED, DRY 2" MINUS, POCKETS SAND, SP, COBBLES TO 8"
3	
4	
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13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
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PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-19.602

Long: -150-00-39.681

COMMENTS:

- John Deere 120C
- Sample location south half Tr A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

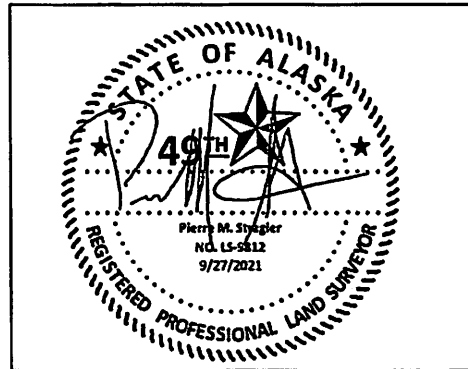
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 6

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-3': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	
4	3'-12': GREY BONY GP, GRAVEL POORLY GRADED, 4" MINUS, DRY, COBBLES TO 12"
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6	
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10	
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13	BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER
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PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location NW corner Tr C

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

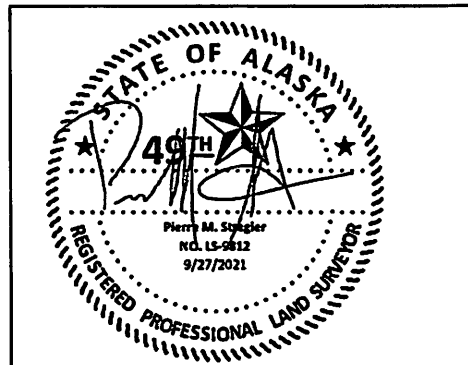
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 7

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	2'-7': GREY/BROWN, GP, GRAVEL POORLY GRADED, DRY, 2" MINUS
4	
5	
6	
7	
8	7'-12': GREY, GW. GRAVEL WELL GRADED, DRY COBBLES TO 12"
9	
10	
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13	BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER
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PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-20.154

Long: -150-00-18.649

COMMENTS:

- John Deere 120C
- Sample location SE corner Tr C

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

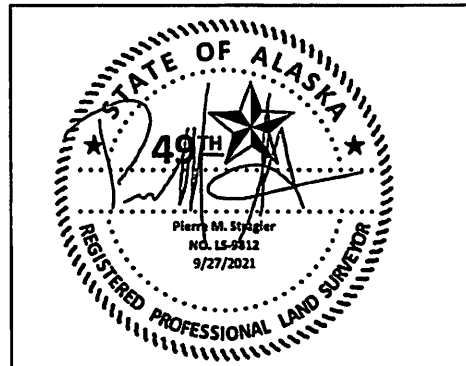
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 8

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-12': GREY/BROWN, GW, GRAVEL WELL GRADED 2" MINUS, DRY, COBBLES TO 6"
3	
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13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
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PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-00-24.178

COMMENTS:

- John Deere 120C
- Sample location NW corner Tr B

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION
SAMPLED & RECORDED BY: FRONTIER SURVEYS, LLC

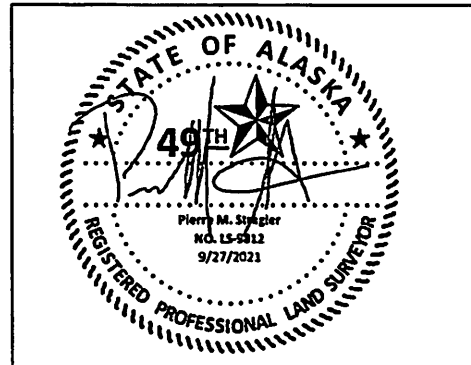
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 9

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	2'-12': GREY, SP, SAND POORLY GRADED, W/POCKETS OF GRAVEL, GW, 2" MINUS, DRY, COBBLES TO 8"
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER
14	
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-22.223

Long: -150-00-41.777

COMMENTS:

- John Deere 120C
- Sample location SW corner Tr B

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

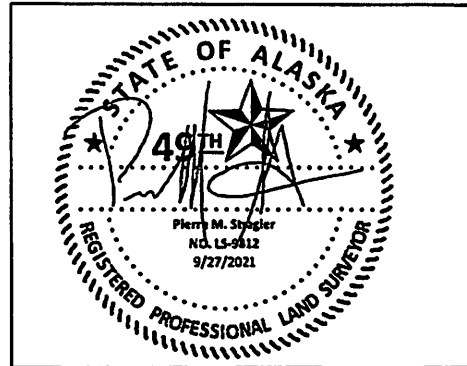
Legal Description:	NW1/4, NE1/4, S16, T24N, R4W, SM		
Soil Log Date:	07-30-2021	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 10

FRONTIER WORK ORDER #: 21-466

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	2'-12': GREY, SP, SAND POORLY GRADED, W/POCKETS OF GRAVEL, GW, 2" MINUS, DRY, COBBLES TO 10"
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
14	
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location centroid L4,B2

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Tuesday, August 12, 2025 6:12 PM
To: Chris Curlin
Subject: RE: Link to McCullough

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

Thanks, that worked!

I'm responding to the request for comments on the proposed McCullough Estates Phase 1 thru 3 project. Department of the Army authorization from the U.S. Army Corps of Engineers Regulatory Division is required for placement of dredged and/or fill material into waters of the U.S. including wetlands as regulated by Section 404 of the Clean Water Act and/or performing work in waters as regulated by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

A cursory review of publicly available information including the Mat Su Wetlands Viewer indicates that there are no wetlands or other waters present at the proposed McCullough Estates development site. Hence, no authorization from the U.S. Army Corps of Engineers Regulatory Division is necessary for construction of the proposed project.

V/r, Greg



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
beta REQUEST
SYSTEM

Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, August 12, 2025 4:47 PM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: [Non-DoD Source] Link to McCullough

Try this one.

☐ [McCullough Estates Phase 1 thru 3](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Tammy Simmons
Sent: Monday, August 18, 2025 2:52 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC McCullough Estates Phase 1 thru 3 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, August 11, 2025 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC McCullough Estates Phase 1 thru 3 (CC)

Hello,

The following link contains a Request for Comments for McCullough Estates Phase 1 thru 3, MSB Case 2025-000113.

Comments are due by September 4, 2025.

 [McCullough Estates Phase 1 thru 3](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Tuesday, August 12, 2025 8:25 AM
To: Chris Curlin
Subject: RE: RFC McCullough Estates Phase 1 thru 3 (CC)

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

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

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, August 11, 2025 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC McCullough Estates Phase 1 thru 3 (CC)

Hello,

The following link contains a Request for Comments for McCullough Estates Phase 1 thru 3, MSB Case 2025-000113.

Comments are due by September 4, 2025.

☐ McCullough Estates Phase 1 thru 3

Sincerely,



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 12, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

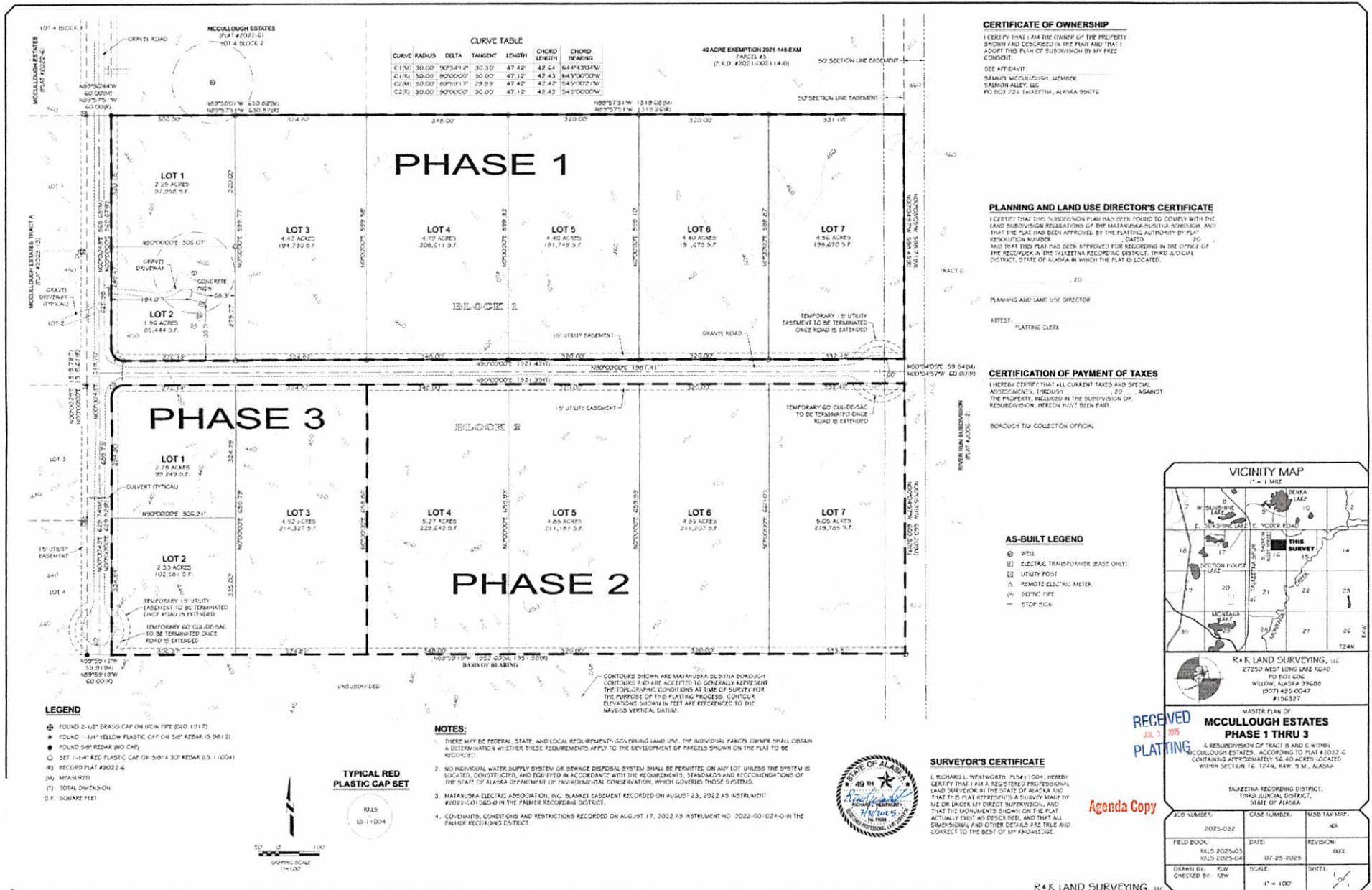
- **MCCULLOUGH ESTATES PHASE 1 THRU 3**
(MSB Case # 2025-113)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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



Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 4, 2025 6:32 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC McCullough Estates Phase 1 thru 3 (CC)
Attachments: Agenda Plat (67).pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, August 11, 2025 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC McCullough Estates Phase 1 thru 3 (CC)

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

Hello,

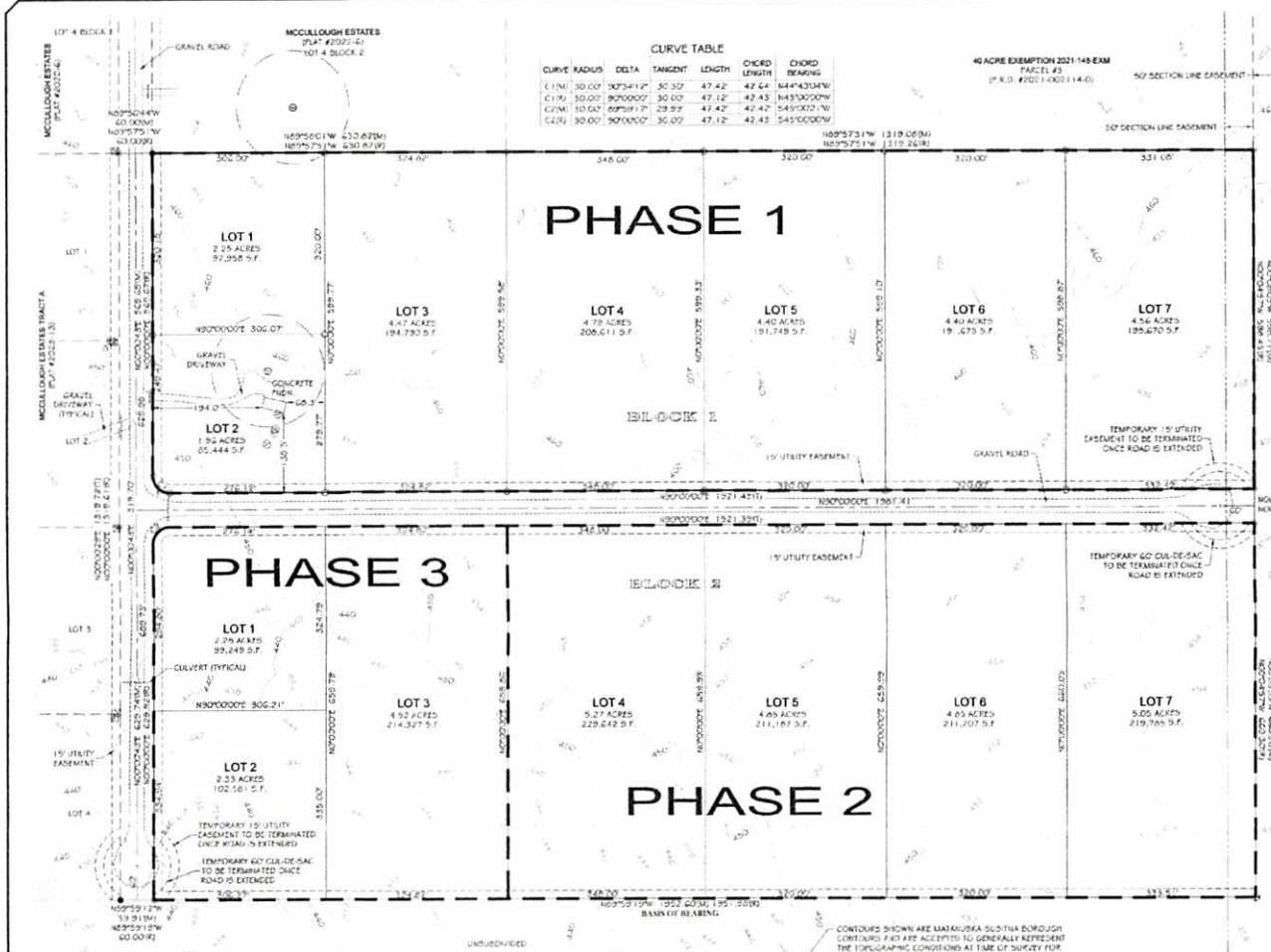
The following link contains a Request for Comments for McCullough Estates Phase 1 thru 3, MSB Case 2025-000113.

Comments are due by September 4, 2025.

☐ [McCullough Estates Phase 1 thru 3](#)

Sincerely,

Chris Curlin



CERTIFICATE OF OWNERSHIP

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

SEE APPENDIX

BRANDY MCCULLOUGH, MEMBER

SALMON ALLEY, LLC

PO BOX 222 TALKEETNA, ALASKA 99676

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____.

AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAN IS LOCATED.

CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

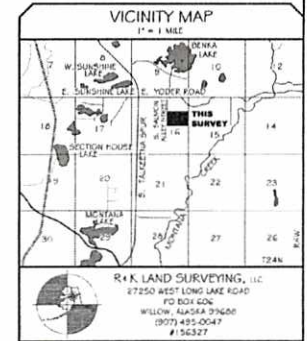
AS-BUILT LEGEND

- ⊙ WELL
- ⊞ ELECTRIC TRANSFORMER (BASE ONLY)
- ⊞ UTILITY POST
- ⊞ REMOTE ELECTRIC METER
- ⊞ SEPTIC PILE
- ⊞ STOP SIGN



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLM # 1004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS INDICATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



RECEIVED
JUL 3 2025
PLATTING

Agenda Copy

MASTER PLAN OF MCCULLOUGH ESTATES PHASE 1 THRU 3			
A RESUBDIVISION OF TRACTS B AND C WITHIN MCCULLOUGH ESTATES, ACCORDING TO PLAT #2022-03 CONTAINING APPROXIMATELY 56.40 ACRES, LOCATED WITHIN SECTION 16, T24N, R4W, 5M, ALASKA			
TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA			
JOB NUMBER:	2025-032	CASE NUMBER:	NA
FIELD BOOK:	RKLS 2025-03 RKLS 2025-04	DATE:	07-25-2025
REVISION:	XXXX	REVISION:	XXXX
DRAWN BY:	R.W.	SCALE:	1" = 100'
CHECKED BY:	K.W.	SHEET:	1 OF 1

R.K. LAND SURVEYING, LLC

EXHIBIT F-4

6D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 2, 2025

PRELIMINARY PLAT: KIMBERLY'S LAKESIDE ESTATES L/2 (VAC)(UE)

LEGAL DESCRIPTION: SEC 23, T19N, R05W, SEWARD MERIDIAN AK

PETITIONERS: JEFFREY & TRISHA WYRICK

SURVEYOR/ENGINEER: R & K LAND SURVEYING

PARCELS: 1

REVIEWED BY: MATTHEW GODDARD

CASE #: 2025-118

REQUEST: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake, northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Petition for Elimination or Modification of Utility Easement	PAGES – 6-7
Petition for Vacation of Right-of-Way	PAGES – 8-9
Agenda Exhibit	PAGES – 10
Letters of Non-Objection	PAGES – 11-14

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division	PAGES – 15
MSB Development Services	PAGES – 16-17
Utilities	PAGES – 18-19
Public Comments	PAGES – 20

DISCUSSION: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both lots with frontage to the 50' wide public access easement have equal or better access to borough standard roads.

Access: Legal and physical access exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140. Access requirements will not be affected for any surrounding lot.

Letters of Non-Objection (Exhibit Pages 11-14) were received for GCI, MEA, & MTA (Exhibit Pages 11-14). A letter of non-objection was not required from ENSTAR as they do not provide service in this area.

Comments:

Department of Public Works Pre-Design and Engineering Division (Exhibit Page 15) has no objections to the proposed vacation and utility easement relocation.

Development Services (Exhibit Pages 16-17) has no comments or objections.

Utilities: (Exhibit Pages 18-19) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

Public Comments: (Exhibit Page 20) Art and Diana Maioriello support the proposed platting action.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #8 Willow; Fire Service Area #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

CONCLUSION: The vacation of the 50' public access easement and modification of the 20' telephone and electric easement are consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, And Screening Easements, and MSB 43.15.035 Vacations. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will still exist for all lots fronting the proposed vacation, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage exists, pursuant to MSB 43.20.320 Frontage.

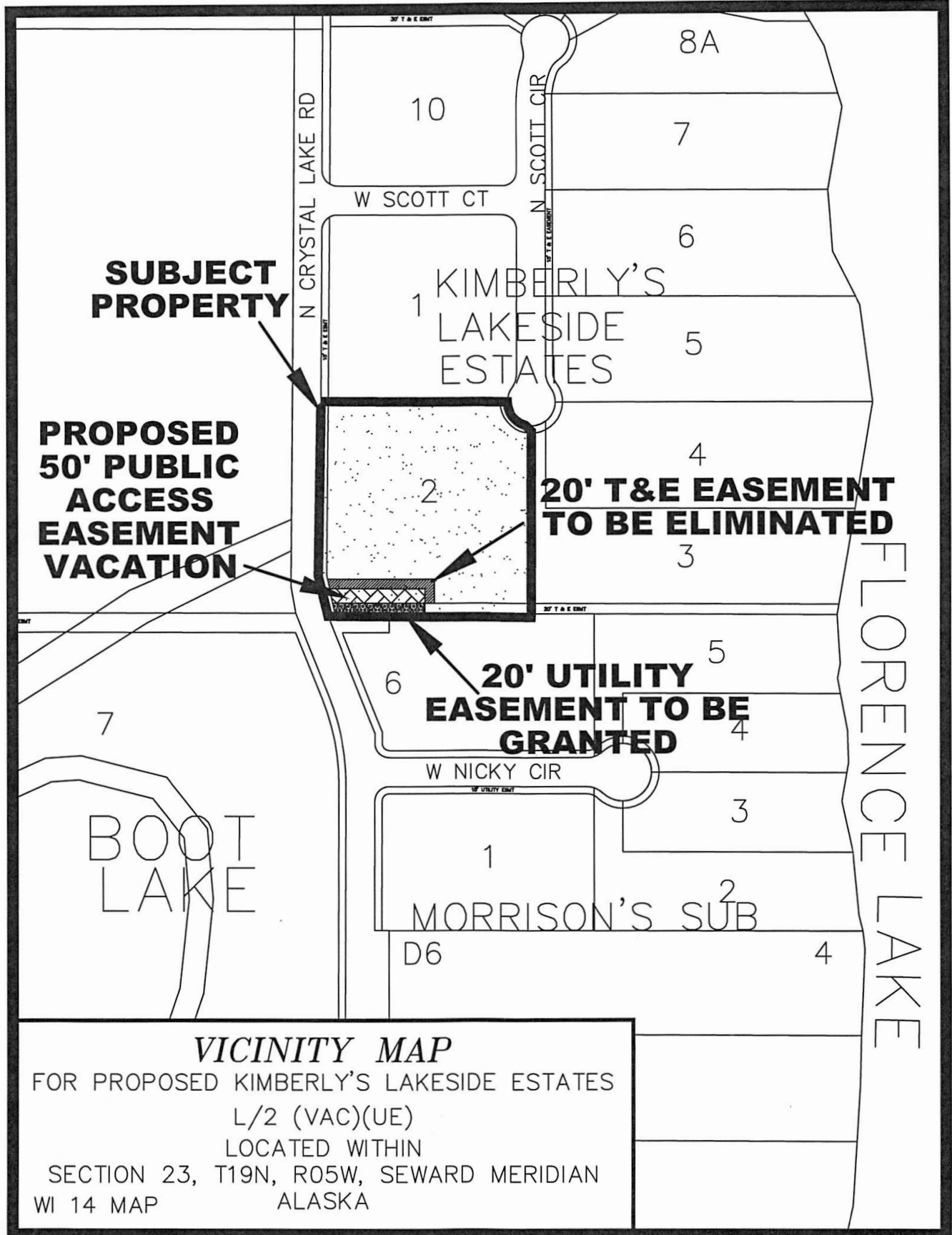
FINDINGS OF FACT

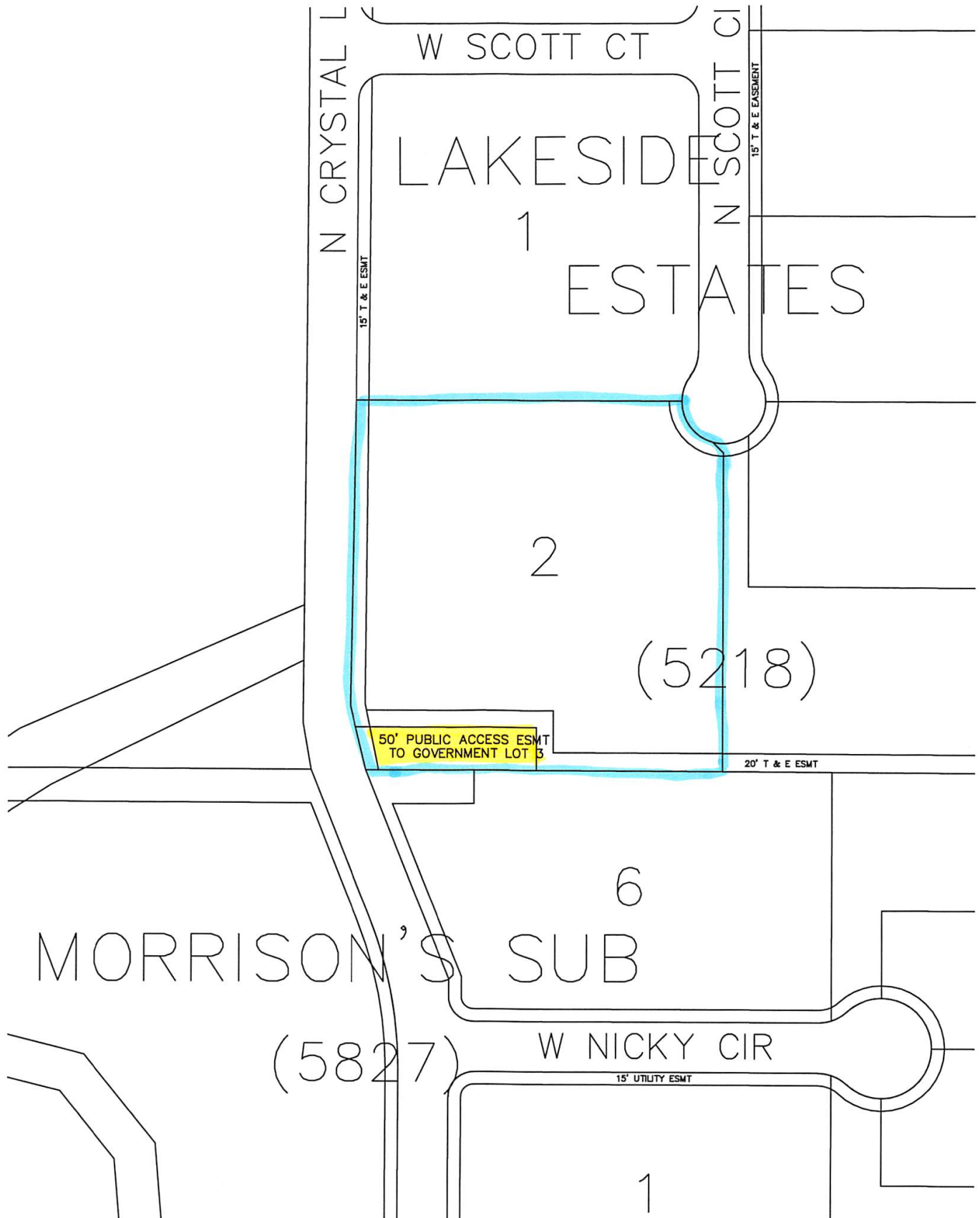
1. The vacation of the 50' public access easement and modification of the 20' telephone and electric easement are consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, And Screening Easements, and MSB 43.15.035 Vacations
2. Frontage for the affected lots will remain pursuant to MSB 43.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #8 Willow; Fire Service Area #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the vacation of the 50' public access easement and modification of the 20' telephone and electric easement, Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska, contingent on staff recommendations

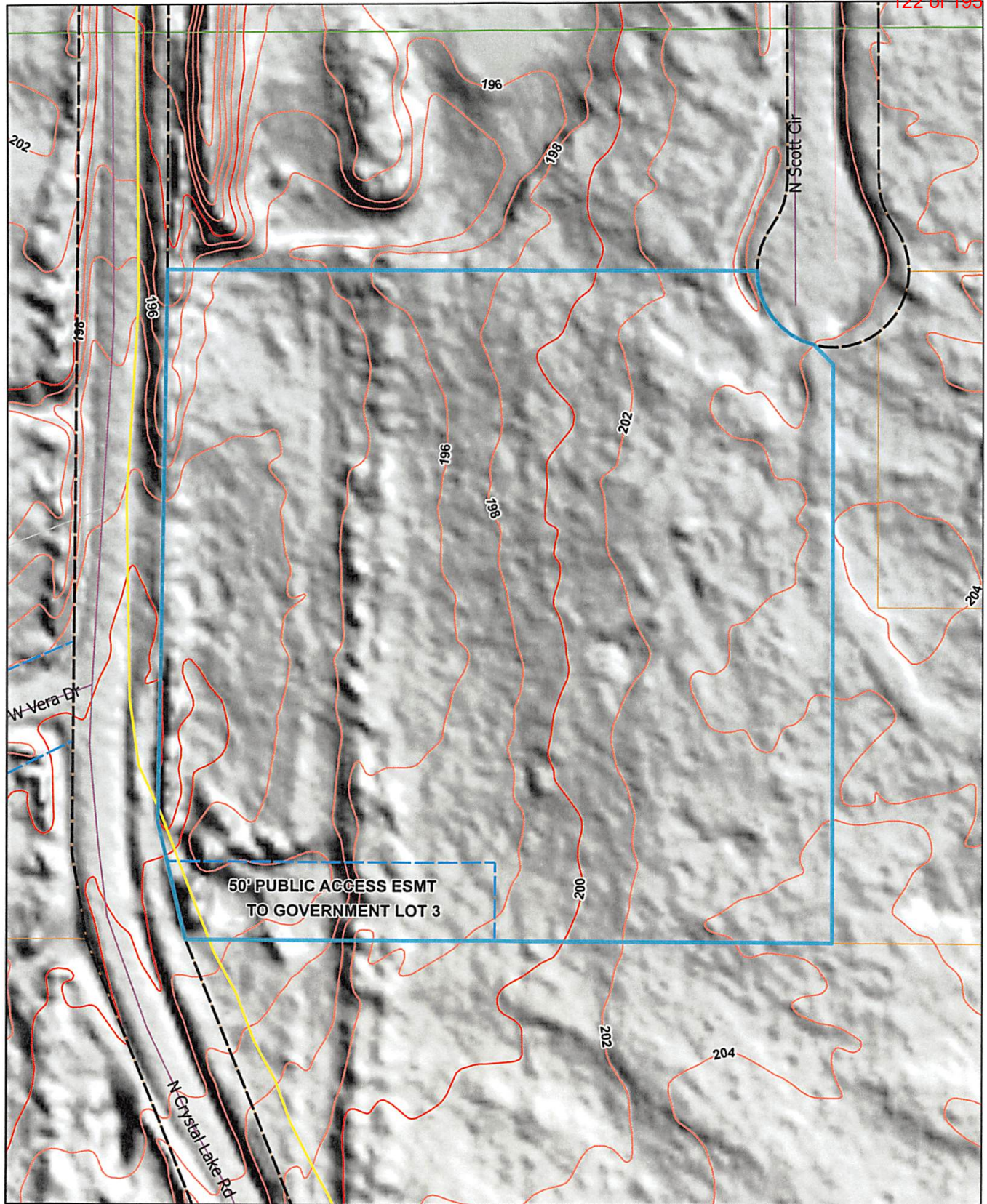
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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







0 95 190 380 Feet



0 95 190 380 Feet



0 380 760 1,520 Feet

RECEIVED
AUG 05 2025
PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, Trisha Wyrick, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s)* lying within the following described property, to-wit:
Kimberly's Lakeside Estates Lot 2. (Plat #2002-38)

Said easement(s) being more fully described as:

20' T&E Easement along the south boundary of Lot 2 and along the east and north boundary of the 50' PUE within Lot 2.

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified(if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

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

To make better use of the property. The 50' PUE will be apart of a vacation process since other public access is available and the 50' PUE is no longer needed.

APPLICANT Name: Trisha Wyrick Email: wyricktrisha@gmail.com

OR Mailing Address: PO Box 205 Willow, AK Zip: 99688

OWNER Contact Person: Trisha Wyrick Phone: 907-917-9170

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

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

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

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):

Joshua & Wynuck _____

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

August 14, 2025 _____ Matthew Hubbard _____
DATE PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: October 2, 2025 _____

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

RECEIVED
AUG 05 2025
PLATTING

PETITION FOR VACATION OF RIGHT-OF-WAY

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

Kimberly's Lakeside Estates Lot 2. (Plat #2002-38)

Said right-of-way being more fully described as: 50' PUE shown near the SW corner of Lot 2 on Plat #2002-38

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

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

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

To make better use of the property as this PUE is no longer needed with other public access being provided as shown on plat #2005-227 for Morrison's Subdivision.

APPLICANT Name: Trisha Wyrick Email: wyricktrisha@gmail.com

OR Mailing Address: PO Box 205 Willow, AK Zip: 99688

OWNER Contact Person: Trish Wyrick Phone: 907-917-9170

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

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

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

SIGNATURES OF PETITIONER(S):

Joshua J. Wojcik _____

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

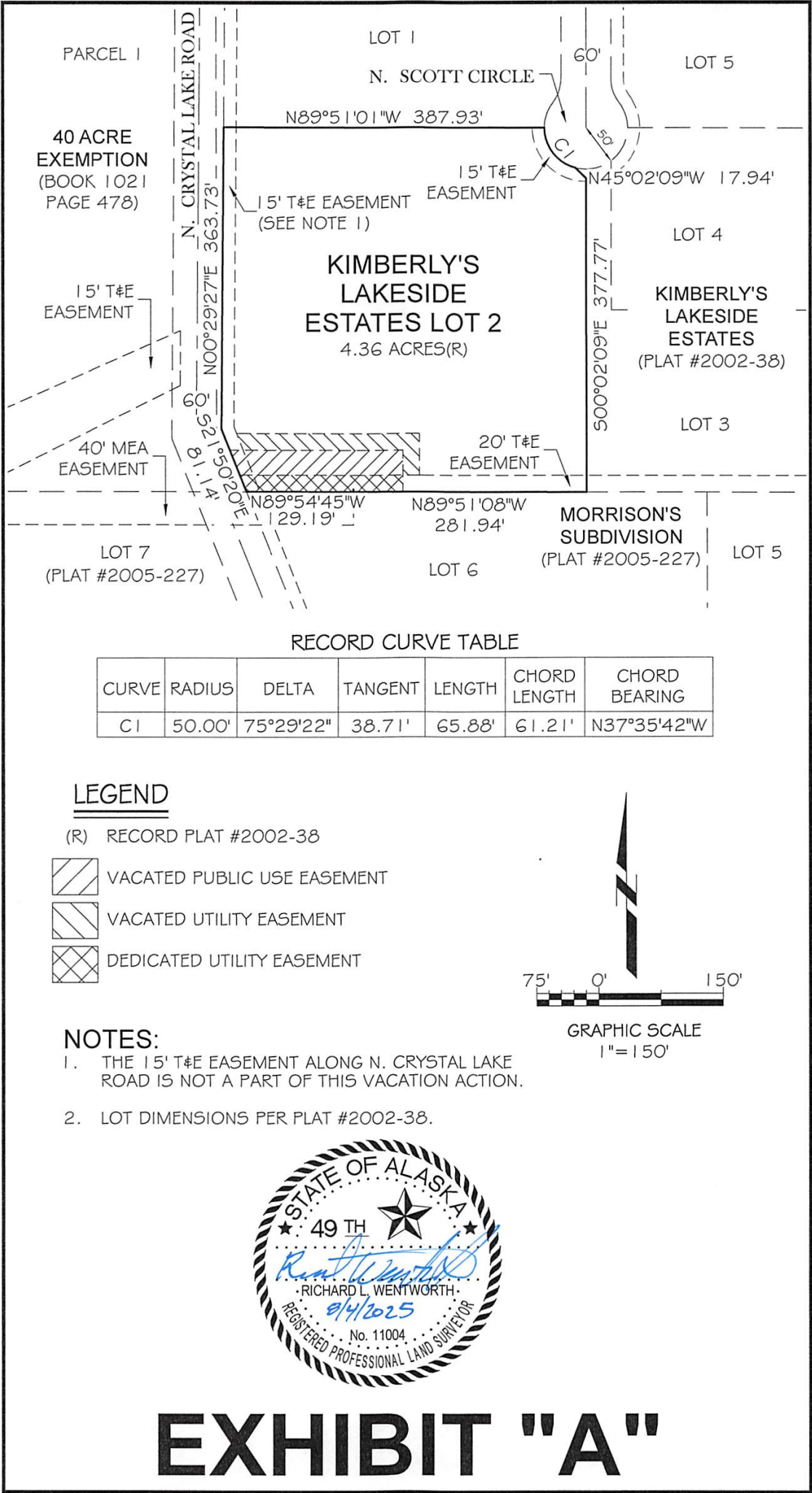
THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

August 14, 2025
DATE

Matthew Gaddard
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: October 2, 2025





NON-OBJECTION TO EASEMENT
ENCROACHMENT DOCUMENT

RECEIVED
AUG 05 2025
PLATTING

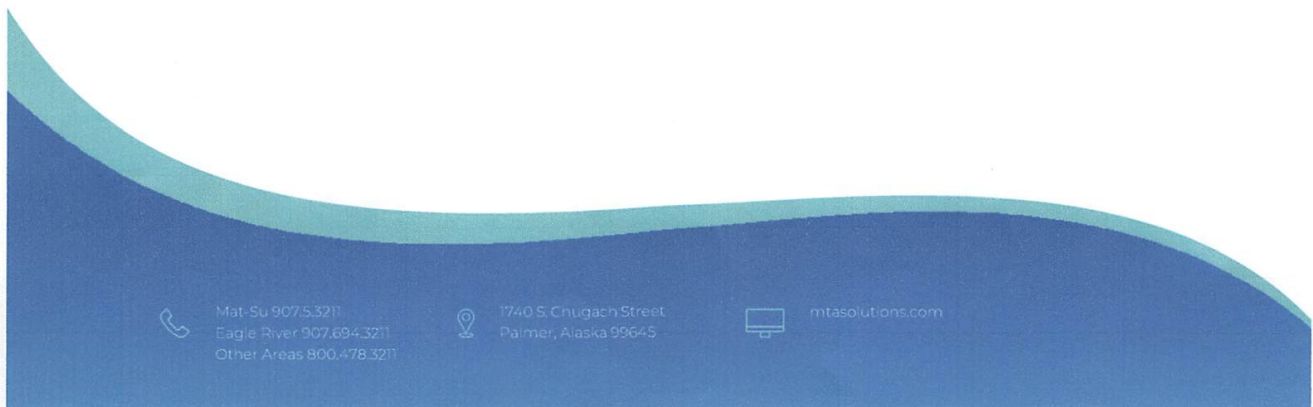
By this document Matanuska Telecom Association, Inc. (MTA) declares that it has no objection to vacating the Public Use Easement and relocating the platted 20' T&E Easement to the south boundary of Lot 2, Kimberly's Lakeside Estates, filed as Plat Number 2002-38 in the Palmer Recording District, State of Alaska as shown on the attached Exhibit A.

Please be advised that MTA through the issuance of this document does not forfeit any of its rights to the use of the area cited. In the exercise of these rights MTA will, if needed, upgrade, maintain, repair, and/or replace buried or aerial telecommunications facilities within the easement. Any repairs that may be required to the encroachment as a result of utility construction will be borne by the property owner of record. This document does not authorize the placement of any additional encroachments within the easement area. Property owners are required to obtain utility locates before doing any kind of work in the utility easements and will be liable for any damages caused by their construction work in the easements.

This document is in no way an agreement to vacate any portion of the utility easement and should not be interpreted as such.

Issued for Matanuska Telecom Association, Inc. this 25th day of July 2025 by

Holly Sparrow Holly Sparrow, Senior Right of Way Agent,
Matanuska Telecom Association, Inc.



Docusign Envelope ID: EC1D9D02-0800-46FC-BC1D-283429CAE340



July 21, 2025

Trisha Wyrick
12002 N Scott Circle
Willow, AK 99688

To whom it may concern,

GCI Communication Corp has no objections vacating the platted 50' Public Access easement in the Southwest corner of the lot, eliminate 20' Telecommunication & Electric easement following the 50'PUE or the granting of a new 20' Utility easement following the Southern boundary located within Section 23, T19N, R5W in Seward Meridian KIMBERLY'S LAKESIDE ESTATES LOT 2, also known as 12002 N Scott Cir, GCI WO# 25-0002-19, filed in the Matanuska-Susitna Recording District, State of Alaska.

Sincerely,

DocuSigned by:
Alex Slavens
019DEE38DD07489...

ALEX SLAVENS

GCI | OSP Design Data Management Delivery Engineering
907-868-1049



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AUG 05 2025
PLATTING

MATANUSKA ELECTRIC ASSOCIATION, INC.
LETTER OF NON-OBJECTION

Date: August 4th, 2025

Jeffrey Wyrick & Trisha Wyrick
PO Box 205
Willow, AK 99688

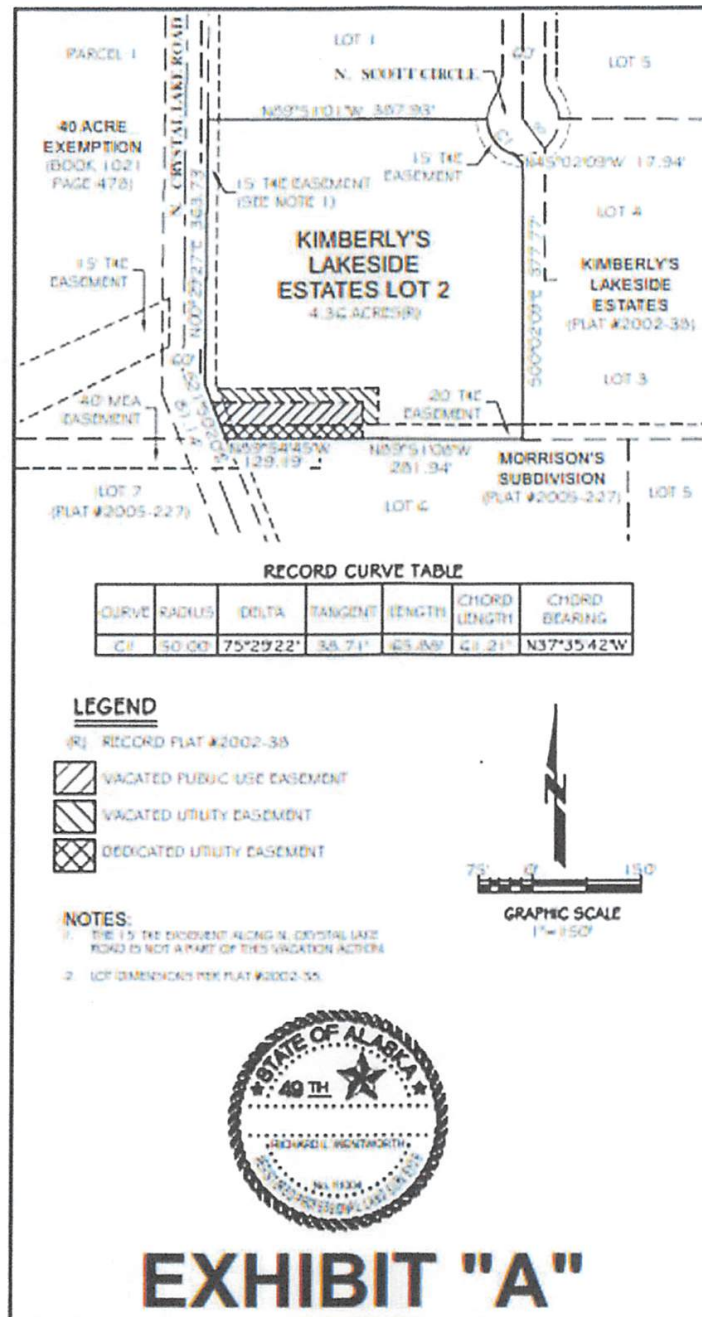
Re: Letter of non-objection request for vacation of 50ft Public Use Easement and relocation of 20ft T&E Easement on Lot 2, Kimberly's Lakeside Estates Subdivision, Plat No. 2002-38, T 19 N, R 5 W, Sec 23, S.M., Palmer Recording District

Dear Jeffrey and Trisha Wyrick,

MEA has no objection to the application to MSB for vacation of the 50ft Public Use Easement and the relocation of the 20ft T&E Easement on Lot 2, Kimberly's Lakeside Estates Subdivision, Plat No. 2002-38, within Township 19 North, Range 5 West, Section 23, as it pertains to MEA facilities, and subject to the underlying landowners approval, new location of the T&E Easement will follow the southern lot line of Lot 2, Kimberly's Lakeside Estates Subdivision as shown in the drawing labeled Exhibit "A", on page 2.

Sincerely,

Sarah Brandt,
Land Services Manager



Return to: MEA, PO Box 2929, Palmer, AK 99645
CT ID# 2197871
MEA EASE#

Page 2

Matthew Goddard

From: Tammy Simmons
Sent: Monday, August 18, 2025 2:57 PM
To: Matthew Goddard
Subject: RE: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

Hello,

PD&E has no objection to the proposed vacation and relocation of the T&E easement.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 15, 2025 2:10 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

Hello,

The following link is a request for comments for the proposed Kimberly's Lakeside Estates Lot 2 Vacation and Utility Easement Modification.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kimberly's Lakeside Estates L2 VAC UE](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Permit Center
Sent: Friday, August 15, 2025 3:58 PM
To: Matthew Goddard
Subject: RE: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

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

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

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 15, 2025 2:10 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

Hello,

The following link is a request for comments for the proposed Kimberly's Lakeside Estates Lot 2 Vacation and Utility Easement Modification.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kimberly's Lakeside Estates L2 VAC UE](#)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 9/8/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Kimberly's Lakeside Estates L2 Vac UE

Code Compliance does not have any open or outstanding violations in relation to this parcel or the area in question for the vacations.

No objection to the vacation of the Utility or PUE.



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 18, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **KIMBERLY'S LAKESIDE ESTATES L/2 (VAC)(UE)**
(MSB Case # 2025-118)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 4, 2025 7:11 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

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

Matthew,

In review GCI has no comments or objections to the easement vacation.

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, August 15, 2025 2:10 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Kimberly's Lakeside Est L/2 (VAC)(UE) (MG)

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

Hello,

The following link is a request for comments for the proposed Kimberly's Lakeside Estates Lot 2 Vacation and Utility Easement Modification.

Please ensure all comments have been submitted by September 5, 2025, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kimberly's Lakeside Estates L2 VAC UE](#)

Feel free to contact me if you have any questions.

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

5218000L006 17
MAIORIELLO FAMILY TR MAIORIELLO ARTHUR & DIANA TRES
PO BOX 684
WILLOW, AK 99688

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NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JEFFREY & TRISHA WYRICK

REQUEST: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake, northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

The Matanuska-Susitna Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for October 2, 2025, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

☒ No Objection [] Objection [] Concern

Name: ARTHUR & DIANA MAIORIELLO Address: 12087 N. SLOTT C.R. WILLOW, AK 99688

Comments: _____

PLEASE APPROVE REQUEST.

[Signature]

Case # 2025-118 MG

Note: Vicinity map Located on Reverse Side

6E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 2, 2025

PRELIMINARY PLAT: PEACEFUL VIEW ESTATES MSP

LEGAL DESCRIPTION: SEC 27, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: GARY MILLER – MUSTARD SEED DEVELOPMENT TRUST

SURVEYOR/ENGINEER: R & K LAND SURVEYING

ACRES: 25.58 ± PARCELS: 21

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-120

REQUEST: The request is to create 21 lots Parcels 1 and 4, MSB Waiver #82-46-PWm, Recorded as 82-59w to be known as **PEACEFUL VIEW ESTATES MSP**, containing 25.58 acres +/- . The petitioner is proposing the dedication and construction of internal streets to provide access for the proposed lots. The property is located west of N. Nichols Drive, north and east of W. Parks Highway, and south of W. King Arthur Drive (Tax ID #s 18N03W27D008 & 18N03W27D011); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

EXHIBITS

SUPPORTING DOCUMENTS

Vicinity Map and Aerial Photos	EXHIBIT PAGES – 1-5
Geotechnical Report	EXHIBIT PAGES – 6-21
Drainage & Road Plan	EXHIBIT PAGES – 22-23
Section Line Easement Determination	EXHIBIT PAGES – 24-33
Average Daily Traffic Calculation (ADT)	EXHIBIT PAGE – 34

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division	EXHIBIT PAGES – 35-42
MSB Development Services	EXHIBIT PAGES – 43-44
Utilities	EXHIBIT PAGES – 45-50

DISCUSSION: The proposed Peaceful View Estates Master Plan would create 21 lots by a 2-phase master plan. Dedication and construction of internal streets is being proposed to serve as access for all lots. Access to the proposed subdivision is from N. Gallagher Circle, a City of Houston maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 6-21**), pursuant to MSB 43.20.281(A). Paul Pinard, Registered Professional Engineer, notes that nine testholes were excavated and inspected on November 1, 2025. The locations of the testholes were selected to provide representative coverage of the 21 proposed lots. None of the testholes revealed the presence of a water table or an impermeable soil strata.

All soils were classified under the Unified Soils Classification System. The subsurface soils were found to be extremely consistent throughout the area of the proposed property and are very suitable for use with conventional septic systems. Receiving soils were classified as SW/SP. Each lot being created contains 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of buildable area.

A drainage and Road plan was submitted and is at **Exhibit Pages 22-23**.

A section line easement determination was submitted and is at **Exhibit Pages 24-33**.

An average daily traffic calculation was submitted (**Exhibit Page 34**). Based on the supplied ADT, all proposed internal streets and cul-de-sacs will need to be constructed to Residential Street Standards.

Comments:

MSB DPW Pre-Design and Engineering Division (Exhibit Pages 35-42). Notes that the curve alignment would need a variance for a less than 100-foot tangent. Upon receipt of DPW's comments the petitioner's engineer has submitted a revised curve alignment meeting the requirements of the 2022 Subdivision Construction Manual. Upon review of the updated materials, PD&E has no further comments.

MSB Development Services (Exhibit Pages 43-44) has no comments or objections.

City Of Houston Public Works: Upon conversation with Melissa Sonnek, Director of the City of Houston Public Work department, the City of Houston has no concerns or comments for the proposed Peaceful View Estates Master Plan.

Utilities: (Exhibit Pages 45-50) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; AKRR; USACE; MSB Emergency Services, Community Development, Assessments, or Planning Division; MEA or MTA.

CONCLUSION: The preliminary master plan of Peaceful View Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

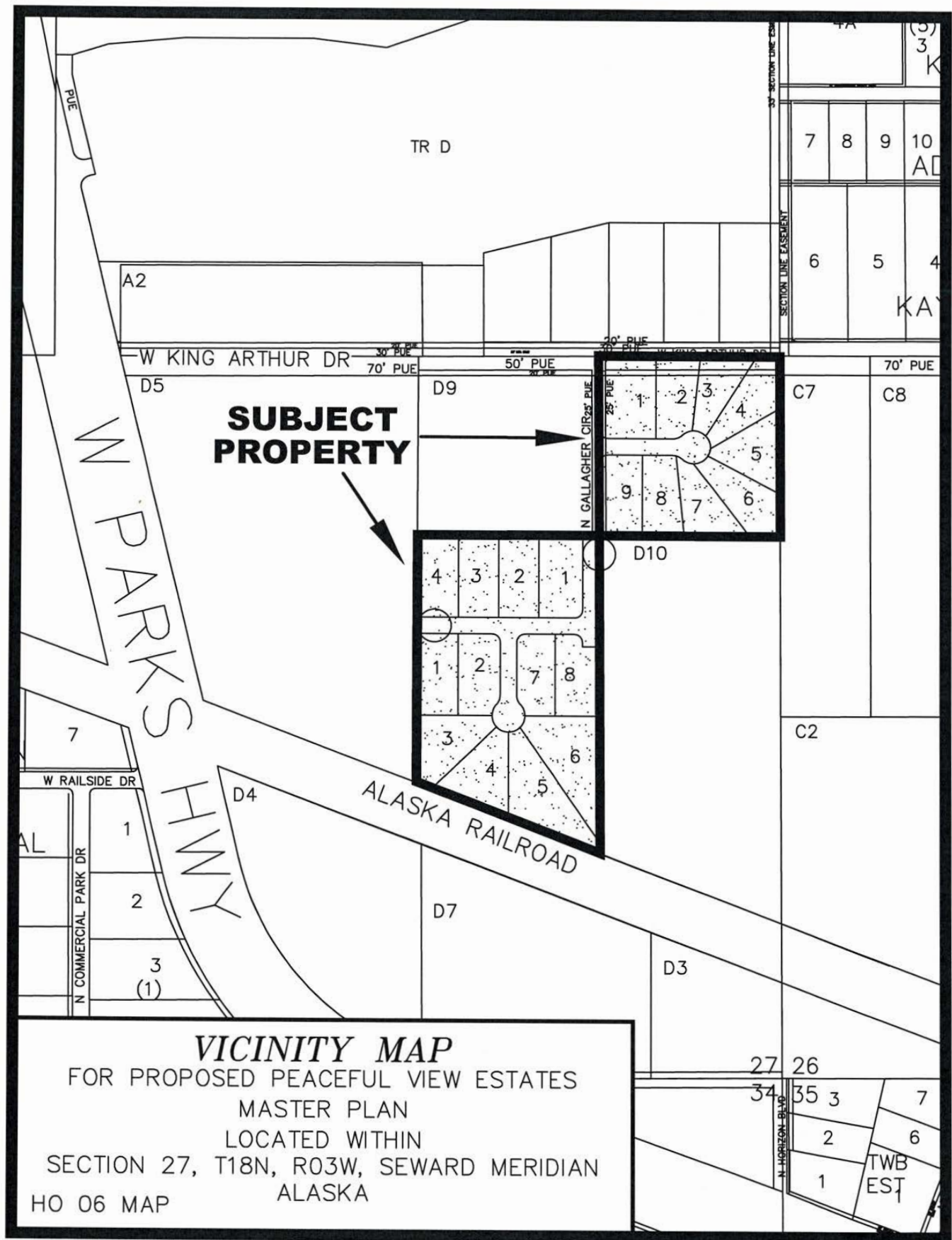
1. The master plan of Peaceful View Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The subdivision is located within the City of Houston city limits.
3. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot will have the required frontage pursuant to MSB 43.20.320.

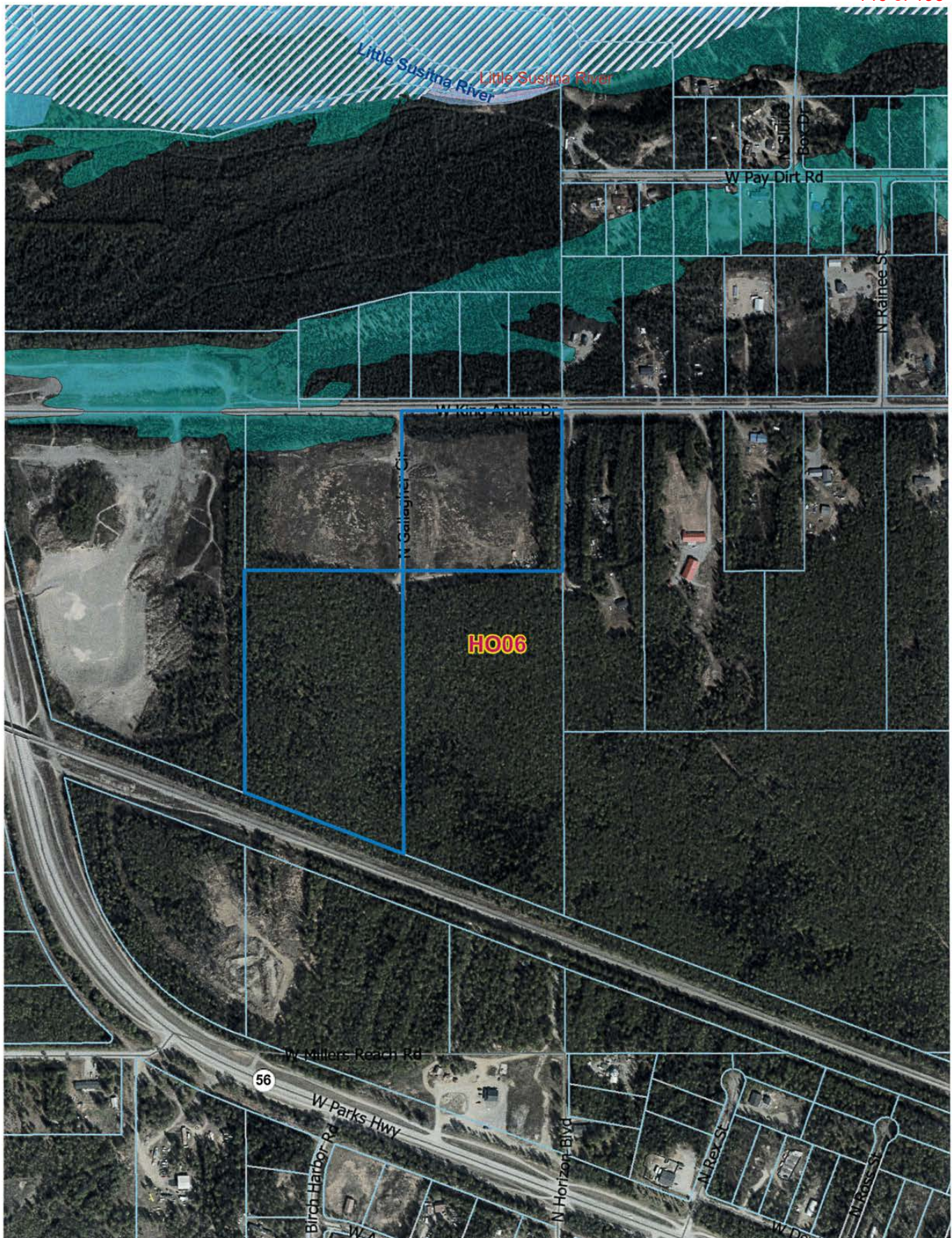
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; AKRR; USACE; MSB Emergency Services, Community Development, Assessments, or Planning Division; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

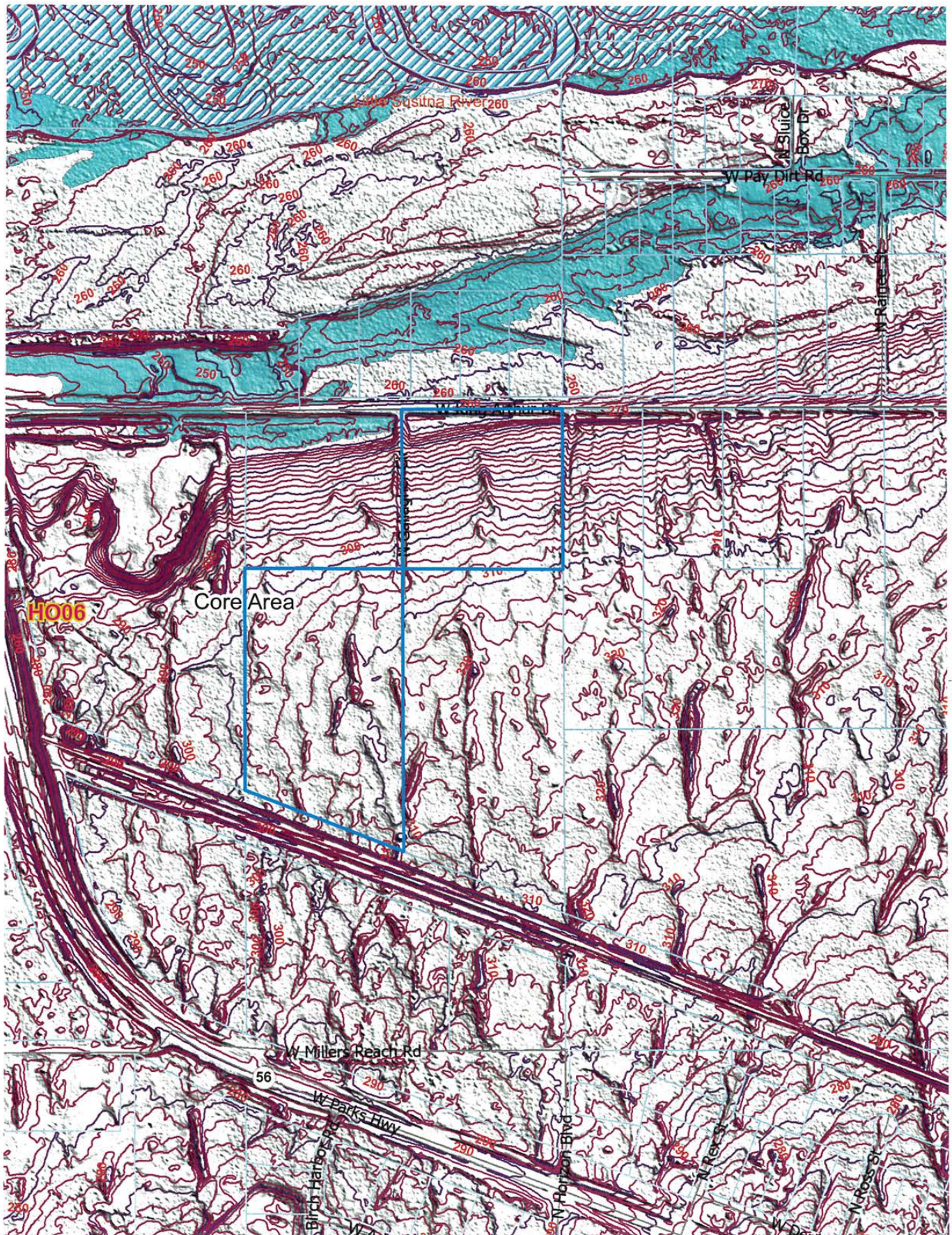
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

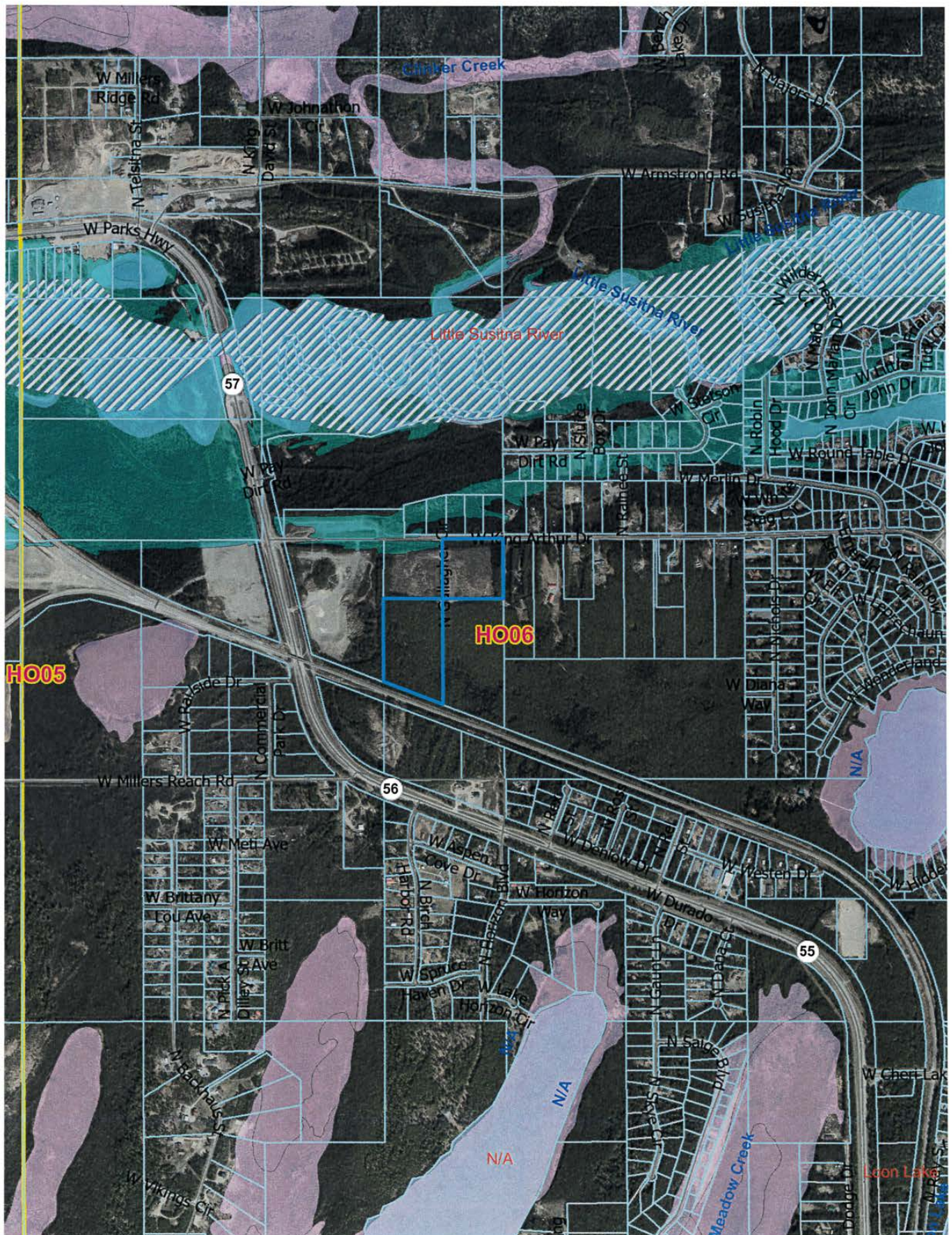
Suggested motion: I move to approve the preliminary master plan of Peaceful View Estates, Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to pioneer standard according to the 2022 Subdivision Construction Manual (SCM) for each phase:
 - a) Submit drainage report and other construction plans to City of Houston (COH) Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with COH DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with COH DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff and the COH once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Show all easements of record on final plat for each phase.
6. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase.
7. Submit final plat in full compliance with Title 43 for each phase.







Peaceful View Estates Master Plan
Exhibit Page 5 of 50



PINARD ENGINEERING

Paul E. Pinard
Registered Engineer/AK & ID
P.O. Box 871347, Wasilla, Ak 99687
(907) 357-ENGR(3647)

RECEIVED
AUG 11 2025
PLATTING



Matthew Goddard
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645

August 11, 2025

RE: Soils & Usable Area Report for the Proposed "Peaceful View Estates"

Dear Mr. Goddard:

Reference is made to my report of April 16, 2025, which provided the results of my investigation and evaluation of the soil conditions and the available "usable area" for lots comprising the proposed Peaceful View Estates. In summary, within the closing of the Conclusions and Recommendations portion of my report, I had stated the following:

"In specifically addressing the Borough's usable area requirement, at least 10,000 square feet of usable area is available for a WWDS (septic system) and another 10,000 square feet is also available for a building site on each proposed lot.

Your recent email to me of August 1, 2025, advised me that it was necessary to revise my wording to reflect the required useable area statement from MSB 43.20.281(A)(1), While I feel that the same finding exists between my report and the required language from the Borough, noting from my report it was stated that the areas were contiguous, I do acknowledge that the wording is not an exact match with the Borough's.

As such, please consider the following as a revision to the language in my report:
"Each lot being created contains 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of buildable area."

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

cc Gary Miller
RK Land Surveying

Paul E. Pinard, P.E.



**SOILS INVESTIGATION
&
USABLE AREA DETERMINATION
for**

RECEIVED
APR 25 2025
PLATTING

PEACEFUL VIEW ESTATES

a resubdivision of

**MSB TAX PARCELS 1 & 4
of
MSB Resolution 82-46-PW
Located Within
SE1/4, SECTION 27, T18N, R3W, S.M.**

Prepared for

**Gary Miller, Trustee
Mustard Seed Development Trust
PO Box 940127
Houston, Alaska 99694**

by

**Paul Pinard, P.E.
Pinard Engineering
PO Box 871347
Wasilla, Alaska 99687
(907) 232-1347**

Project 24-038

April 16, 2025

General

The proposed "Peaceful View Estates", is located within the SE1/4, Section 27, T18N, R3W, S.M.. This property is located east of the Parks Highway, east of the Alaska Railroad, and north of Big Lake Road, in Houston, Alaska. The northern portion of this property, specifically the proposed Phase 1, is located adjacent to and on the south side of King Arthur Drive. It is accessed from this roadway. Two (2) existing parcels, totaling approximately twenty-five and one half (25.6) acres, are proposed to be subdivided into twenty one (21) lots, as shown on the attached preliminary plat by R & K Land Surveying (Attachment #1). The proposed lots range from 0.92 (40,000 sf) to 1.62 (70,400 sf) acres in size, meeting the Borough's minimum lot size requirement of 40,000 square feet for development with on-lot water supply and wastewater disposal systems (WWDS).

It should be noted that a testhole location map has been incorporated into the preliminary plat. The approximate locations of the testholes that had been excavated for evaluation of soil and watertable conditions on this property, have been shown on it. The proposed subdivision is to be developed in two (2) phases, the first with nine (9) lots. Phase 2 of this proposed subdivision, in the southwest portion of the property, would consist of twelve (12) lots.

Topographic Features

Topographic mapping available for this property and shown as an overlay to the preliminary plat/testhole location map, was reviewed for an evaluation of possible problems with excessive groundslopes. Specifically, the mapping was reviewed for this evaluation in order to determine if excessive (>25%) groundslopes exist and, if so, what impact they would have to "usable" lot areas. In addition, my review of this mapping was supplemented with a field investigation of the property. Review of the mapping and my field investigation revealed that slopes on this property range from fairly flat to moderately steep. It was apparent that only a very few lots had any areas with slopes that approached or met the 25% criteria. These areas were limited to the northern portion of some lots in Phase 1. Specifically, the impact of the slope criteria is limited to small areas in the northern portion of Lots 2, 3 & 4. None of these limited areas steep slopes are extensive enough (4,000, 6,000 & 2,500 sf, respectively) to reduce the usable lot areas below the required minimum requirement.

Soil and Groundwater Conditions

The subsurface soils on this property were exposed in nine (9) deep testholes excavated and inspected on November 1, 2024. The locations of the testholes were selected to provide representative coverage of the twenty one (21) proposed lots. This exposure of soil conditions in the excavations at the selected testhole locations, was felt to provide a very good representation of conditions in the area of the proposed subdivision. These testholes were used to evaluate soil and watertable conditions on this property in determining the suitability of the property for subsequent development with on-lot wastewater disposal (septic) systems. None of the testholes revealed the presence of a watertable or an impermeable soil strata. All soils were classified under the Unified Soils Classification System. Logs for the nine (9) testholes are provided in Attachment #2.

The subsurface soils were found to be extremely consistent throughout the area of the proposed property and are very suitable for use with conventional septic systems. In particular, the soils exposed in the testhole excavations clearly supported the suitability for use in conventional on-lot septic systems, ie those utilizing soil absorption fields for treatment and disposal of residential wastewater. Generally, the vast majority of the project area was found to have subsurface soils consisting of sands and/or sandy gravel, with little to no silt. These types of soils are generally quite permeable and are considered to be very suitable for development of the proposed lots with conventional systems. Because of the lack of, or extremely limited silt content in these soils, it was determined that percolation tests were not necessary to confirm their suitability. This is consistent with the approach of the Alaska Department of Environmental Conservation in their oversight of the installation of septic systems which are to serve residential properties.

Field Investigation

The field investigation of the project area, performed in October 2024, entailed walking a substantial portion of the area of the proposed lots, noting the surficial features and selecting locations for the testhole excavations which were felt to be representative of this property. As has been noted, based on the subsurface soils exposed, the need for the use of percolation tests, as a means of verifying the suitability of the subsurface soils for on-lot wastewater disposal (septic) systems, was not warranted. .

The testholes used in evaluating conditions, were each excavated to a minimum depth of 16 feet bgs, significantly in excess of the minimum depth required by the Borough. Neither a watertable nor water seeps were encountered in any of the nine (9) testholes. Examination of the sidewalls of the testholes did not reveal any signs of mottling, which would be indicative of higher watertable levels from seasonal fluctuations. The locations of the testhole excavations were selected as being representative of the project site to assess the suitability of the subsurface soils and groundwater conditions on the proposed lots for conventional wastewater disposal (septic) systems. The locations of these testholes are shown on the attached Testhole Location Map/Preliminary Plat (Attachment #1). Subsurface soils exposed in excavations, subsequent to the initial field investigation, were found to be extremely consistent throughout this property and are very suitable for soil absorption systems.

Geologic logs of the testhole excavations, describing the subsurface conditions, are attached to this report (Attachment #2). In summary, the soils encountered in the testholes, consisted of sands and/or sandy gravels to the full depth of the testholes. These substratum soils were clean, having little to virtually no silt present. As such, they are quite permeable, allowing for the rapid movement of wastewater down through the soil strata. The observed quality of these soils, clearly supported a finding that percolation tests were not necessary as a means to evaluate the suitability and absorption rates of these soils.

Conclusions and Recommendations

Based on the findings during my field investigation, it appears that a large majority, if not all of the land within each of the twenty one (21) lots in the proposed subdivision, as shown on the preliminary plat/testhole location map, would be considered suitable for subsequent development with conventional on-site wastewater disposal systems (septic tank and drainfield). I have evaluated impacts to the twenty one (21) lots, based on topography, depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that each lot provides the minimum required "usable" area for development with conventional on-site wastewater disposal systems. In particular, each of these lots provide at least 20,000 square feet of contiguous useable area, as defined by suitable soils, a depth to seasonal high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having ground slopes less than 25 percent and being located outside the

100 foot setback from surface water and the minimum protective radii of any public water supply wells.

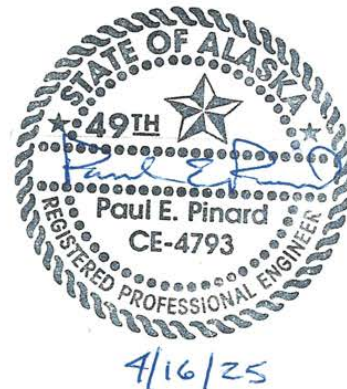
In specifically addressing the Borough's usable area requirement, at least 10,000 square feet of usable area is available for a WWDS (septic system) and another 10,000 square feet is also available for a building site on each proposed lot.

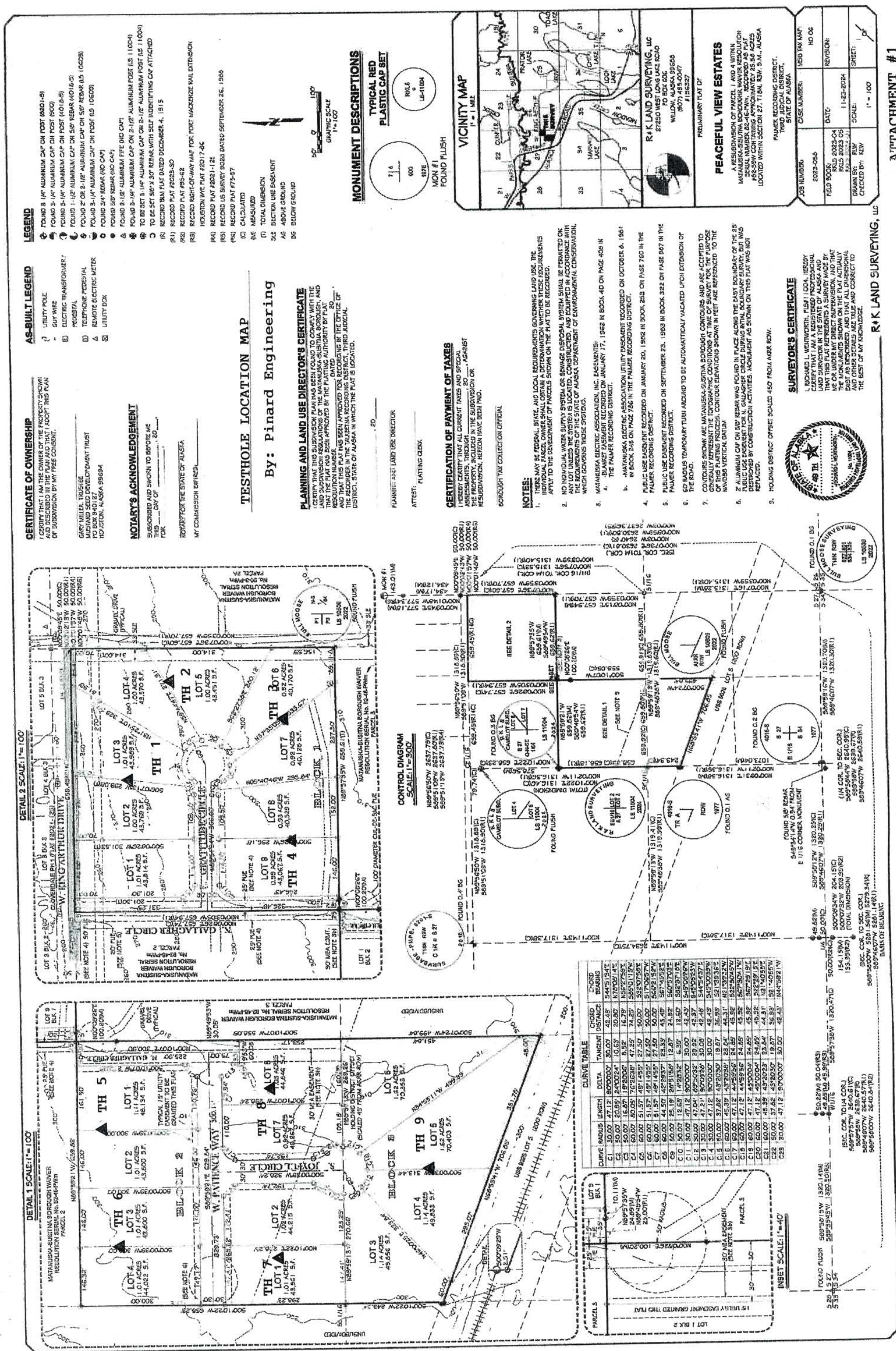
If you modify the sizes or the lot configurations from that shown on the preliminary plat and described in this report, these changes and their possible impact to usable areas should be evaluated. It should be recognized that soil conditions may vary and as a first step to any subsequent development or further improvement of these lots, it is recommended that soil conditions be verified on each, in the area desired for use with on-site wastewater disposal systems.

If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

Paul E. Pinard, PE

2 Attachments (as)
cc: Rick Wentworth, PLS, w/attach.
Gary Miller, w/attach.





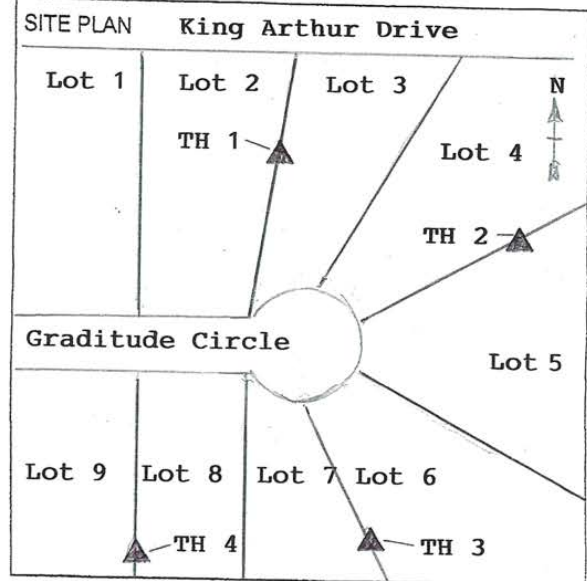
P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



SLOPE

Fairly Flat

A diagram showing a horizontal line on the left and a line sloping upwards to the right. The slope is labeled "1%".



If YES, Depth to Ground Water.

	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments
9					
10					
11					
12					
13					

COMMENTS: _____



Peaceful View Estates Master Plan
Exhibit Page 13 of 50

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)

TEST HOLE # 2 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

Fairly Flat

SOIL TYPE

OL

SW/SP - Sandy Gravel
& Sand

SLOPE

5%

King Arthur Drive

/

Lot 4

TH 2-

Lot 5

Gratitude Circle

Lot 7A

Lot 6

-TH-

△ — T

If YES, Depth to Ground Water.

[illegible]

COMMENTS:

BOH



Peaceful View Estates Master Plan
Exhibit Page 14 of 50

P.O. Box 871347 Wasilla, AK 99687
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SLOPE
Fairly Flat

SLOPE

If YES, Depth to Ground Water.

[illegible]

COMMENTS: _____



Peaceful View Estates Master Plan
Exhibit Page 15 of 50

TEST HOLE # 4 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

Fairly Flat

SOIL TYPE

OL

SW/SP - Sandy Gravel
& Sand

SLOPE

 $\frac{3}{8}$

King Arthur Drive

TH 2

N

5

Lot 7

Lot 6

—THE

Was Ground Water Encountered? Yes / (No)

If YES, Depth to Ground Water.

[illegible]

PERCOLATION RATE _____ min/inch

PERC HOLE DIAMETER

TEST RUN BETWEEN _____ FT
and _____ FT in DEPTH

COMMENTS:

16.5

 BOH 

Peaceful View Estates Master Plan
Exhibit Page 16 of 50

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE # 5 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

Fairly Flat

SOIL TYPE

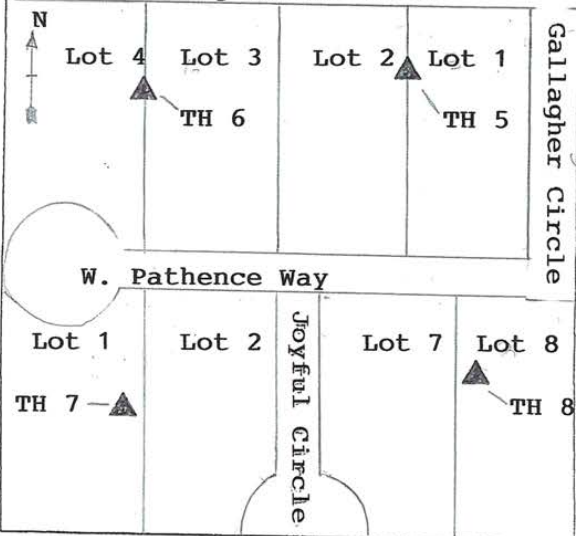
OL

SW/SP - Sandy Gravel
& Sand

SLOPE

Fairly Level

King Arthur Drive



Was Ground Water Encountered? Yes / No

If YES, Depth to Ground Water.

[illegible]

PERCOLATION RATE _____ min/inch

PERC HOLE DIAMETER

TEST RUN BETWEEN _____ FT
and _____ FT in DEPTH

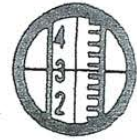
COMMENTS:

 BOH 

ATTACHMENT #2-5



PINARD ENGINEERING
P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 6 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

SLOPE

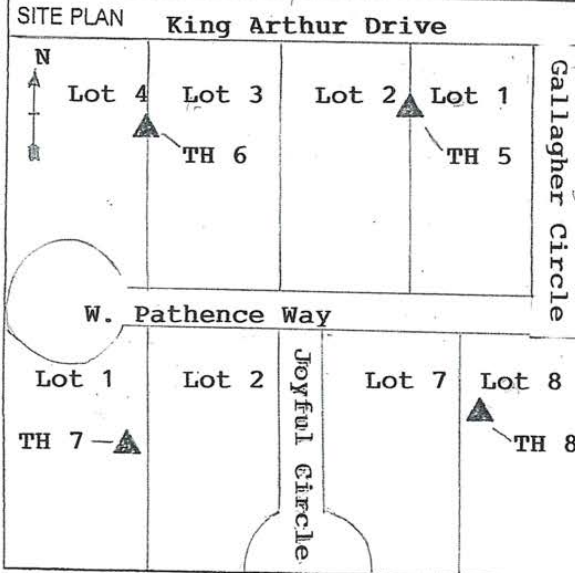
Fairly Flat

DEPTH, FEET

SOIL TYPE

1	PT
2	OL
3	
4	
5	SW/SP - Sandy Gravel & Sand
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	

SLOPE
Fairly Level



Was Ground Water Encountered? Yes ☒ No

If YES, Depth to Ground Water. _____

PERCOLATION TEST DATA

Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments

PERCOLATION RATE _____ min/inch

PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT
and _____ FT in DEPTH

COMMENTS: _____

BOH



ATTACHMENT #2-6



PINARD ENGINEERING
P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 7 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

SLOPE

Fairly Flat

DEPTH, FEET

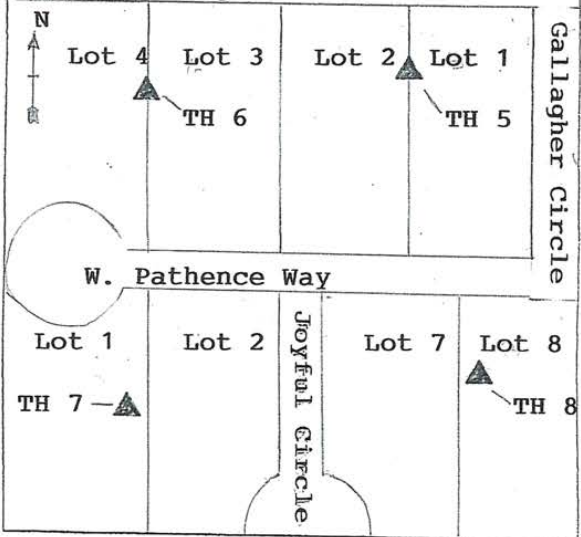
SOIL TYPE

1	PT
2	OL
3	
4	
5	SW/SP - Sandy Gravel & Sand
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	

SLOPE
Fairly Level

SITE PLAN

King Arthur Drive



Was Ground Water Encountered? Yes ☒ No

If YES, Depth to Ground Water. _____

PERCOLATION TEST DATA

Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments

PERCOLATION RATE _____ min/inch

PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT
and _____ FT in DEPTH

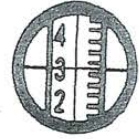
COMMENTS: _____

BOH



ATTACHMENT #2-7

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE # 8 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

Fairly Flat

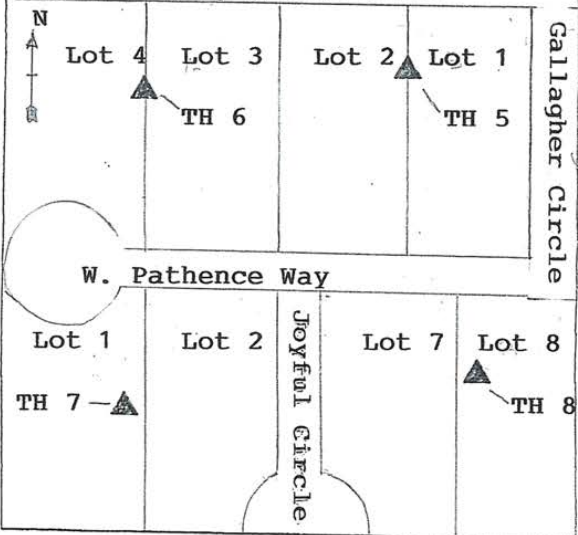
SOIL TYPE

OL

SW/SP - Sandy Gravel
& Sand

Fairly Level

King Arthur Drive



If YES, Depth to Ground Water.

[illegible]

COMMENTS:

 BOH 

ATTACHMENT #2-8

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE # 9 DATE: 11-1-24
JOB NUMBER: 24-038
LOCATION: Proposed Peaceful View Est
FIELD STAFF: PJ Pinard

Fairly Flat

SOIL TYPE

PT

OL

SW/SP - Sandy Gravel
& Sand

SLOPE _____ Fairly Flat

SITE PLAN

△-TH 7

TH 8

Lot 1

Lot 2

Lot 7

Lot 8

Lot 3

Lot 4

Lot 5

Lot 6

TH 9 — 

ALASKA RAILROAD

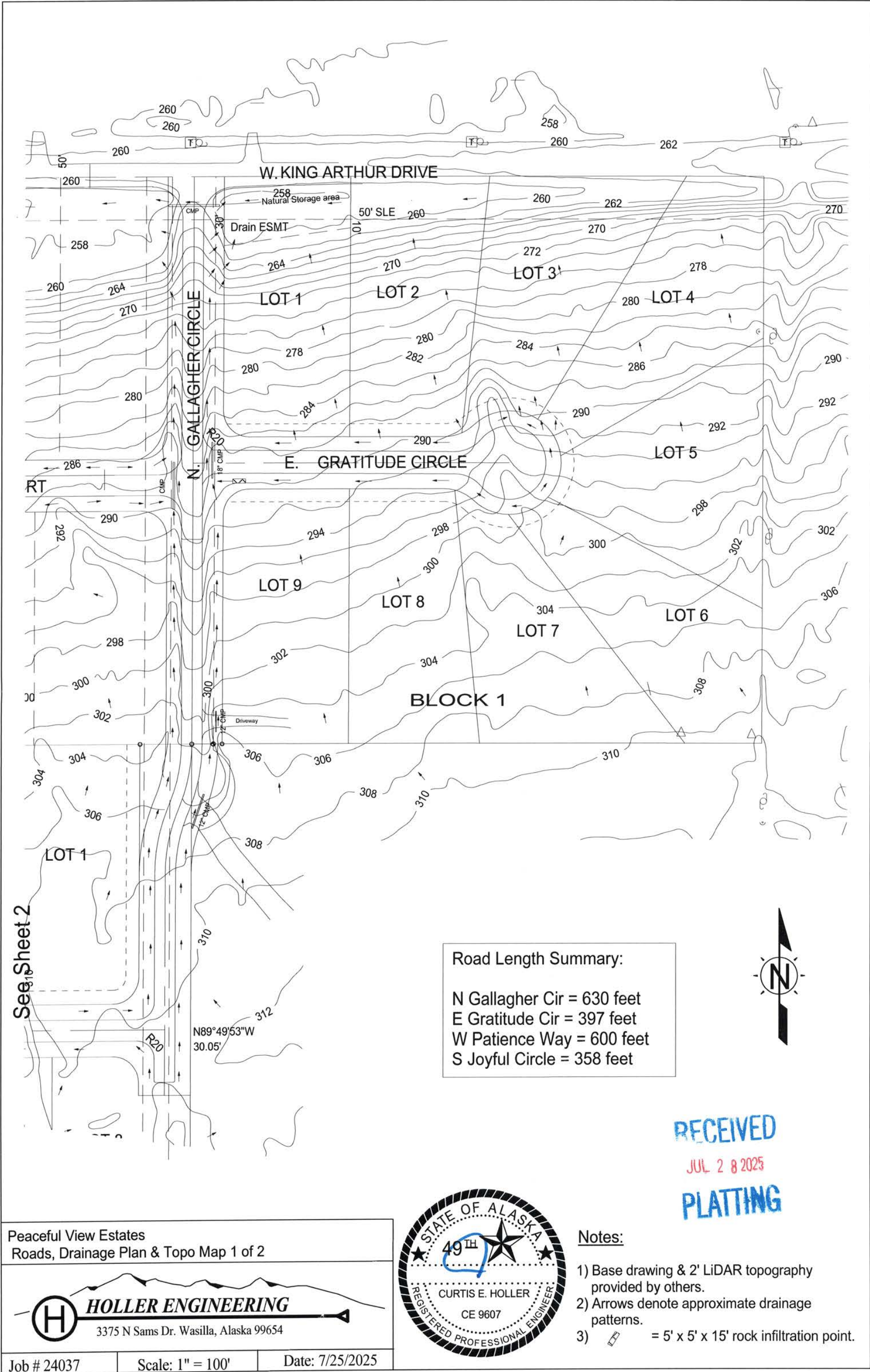
If YES, Depth to Ground Water.

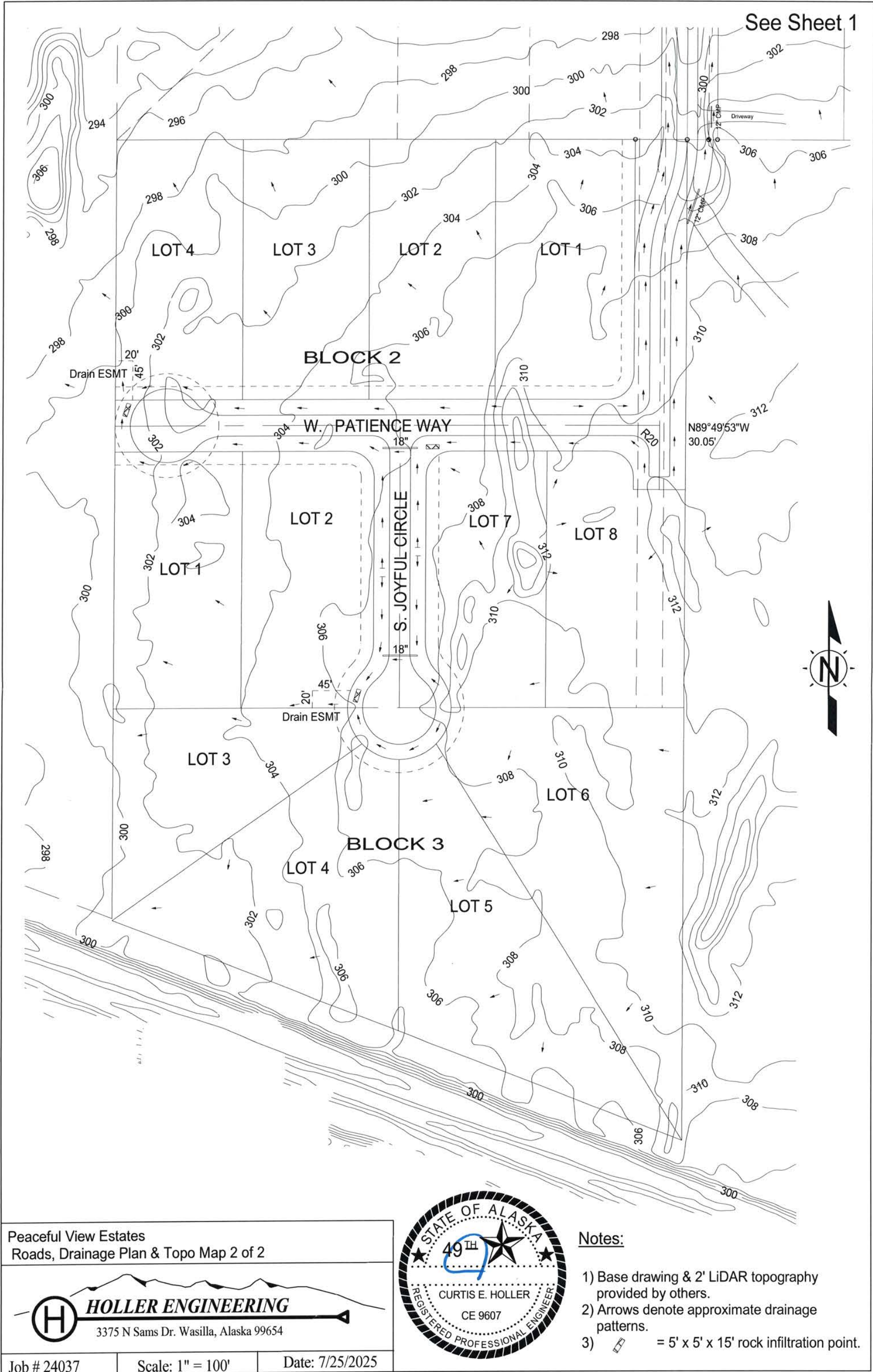
[illegible]

COMMENTS: _____

BOH

Peaceful View Estates Master Plan
Exhibit Page 21 of 50





April 25, 2025



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

RE: Proposed Peaceful View Estates Master Plan
Matanuska Susitna Borough Waiver Resolution Serial No. 82-46-PWm Parcel 1 and 4
(within a portion of T18N R3W Section 27 E1/2 SE1/4 Seward Meridian, Alaska)
Section Line Easement Determination / Opinion Research

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

RECEIVED
APR 25 2025
PLATTING

Mr. Wagner,

This letter is being provided as required regarding the existence of section line easement(s) affecting the proposed Master Plan for Peaceful View Estates in Houston, Alaska as described above. The following documents are provided in support of described determination:

BLM Survey Plat: T18N, R3W, Seward Meridian, Alaska dated December 4, 1915
BLM Master Title Plat: T18N, R3W, Seward Meridian, Alaska dated December 11, 2019
US PATENT 1177372 issued December 9, 1957
Date of Entry/Application was April 27, 1953
US PATENT 1189124 issued December 10, 1958
Date of Entry/Application was November 18, 1954 (within Section 26)
Date of Entry/Application was June 2, 1955 (within Section 27)
US PATENT 1234055 issued November 7, 1963
Date of Entry/Application was February 25, 1959
US PATENT 50-67-0530 issued May 24, 1967
Date of Entry/Application was June 27, 1963
Section Line Easement Research datasheets

The Rectangular Survey Plat for T18N, R3W, Seward Meridian, Alaska, dated December 4, 1915.
The Master Title Plat for T18N, R3W Seward Meridian, Alaska, shows a current date of December 11, 2019

AFFECTED SECTION LINES:

Located within Township 18 North Range 3 West, Seward Meridian, AK
Section line common to Section 27 and Section 26.

SECTION LINE EASEMENT DETERMINATION / OPINION:

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

1 | Page

April 25, 2025

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

The lands underlying the subject section line(s) within the NE1/4 within Section 27 were conveyed to Norwood Allen Long by US Patent No. 1177372. The date of entry/application according to the case file abstract for BLM case file AKA 023963 was April 27, 1953, the Patent was issued on December 9, 1957.

The lands underlying the subject section line(s) within the S1/2 SW1/4 within Section 26 and E1/2 SE1/4 within Section 27 were conveyed to Martha Nurdell Wood by US Patent No. 1189124. The date of entry/application according to the case file abstract for BLM case file AKA 028332 was November 18, 1954 for that portion within Section 26 and June 2, 1955 for that portion within Section 27, the Patent was issued on December 10, 1958.

The lands underlying the subject section line(s) within the N1/2 SW1/4 within Section 26 were conveyed to Christian Alexander Beckles by US Patent No. 1234055. The date of entry/application according to the case file abstract for BLM case file AKA 047596 was February 25, 1959, the Patent was issued on November 7, 1963.

The lands underlying the subject section line(s) within the NW1/4 within Section 26, were conveyed to Mitchel Andrew Webber by US Patent No. 50-67-0530. The date of entry/application according to the case file abstract for BLM case file AKA 059379 was June 27, 1963, the Patent was issued on May 24, 1967.

Review of the BLM Historical Index indicates that the lands described above were unappropriated and unreserved Federal land on or after April 6, 1923. These lands were available for Federal Homestead entry and entry applications are on file in the BLM land records. ***Surveyed federal land that was unappropriated and unreserved at any time on or after March 21, 1953 through December 14, 1968, the width identified in ch. 35, SLA 1953 for any section line easement, is 33 feet (11 AAC 51.025 editor's note #6).***

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

Sincerely,



Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

SLE

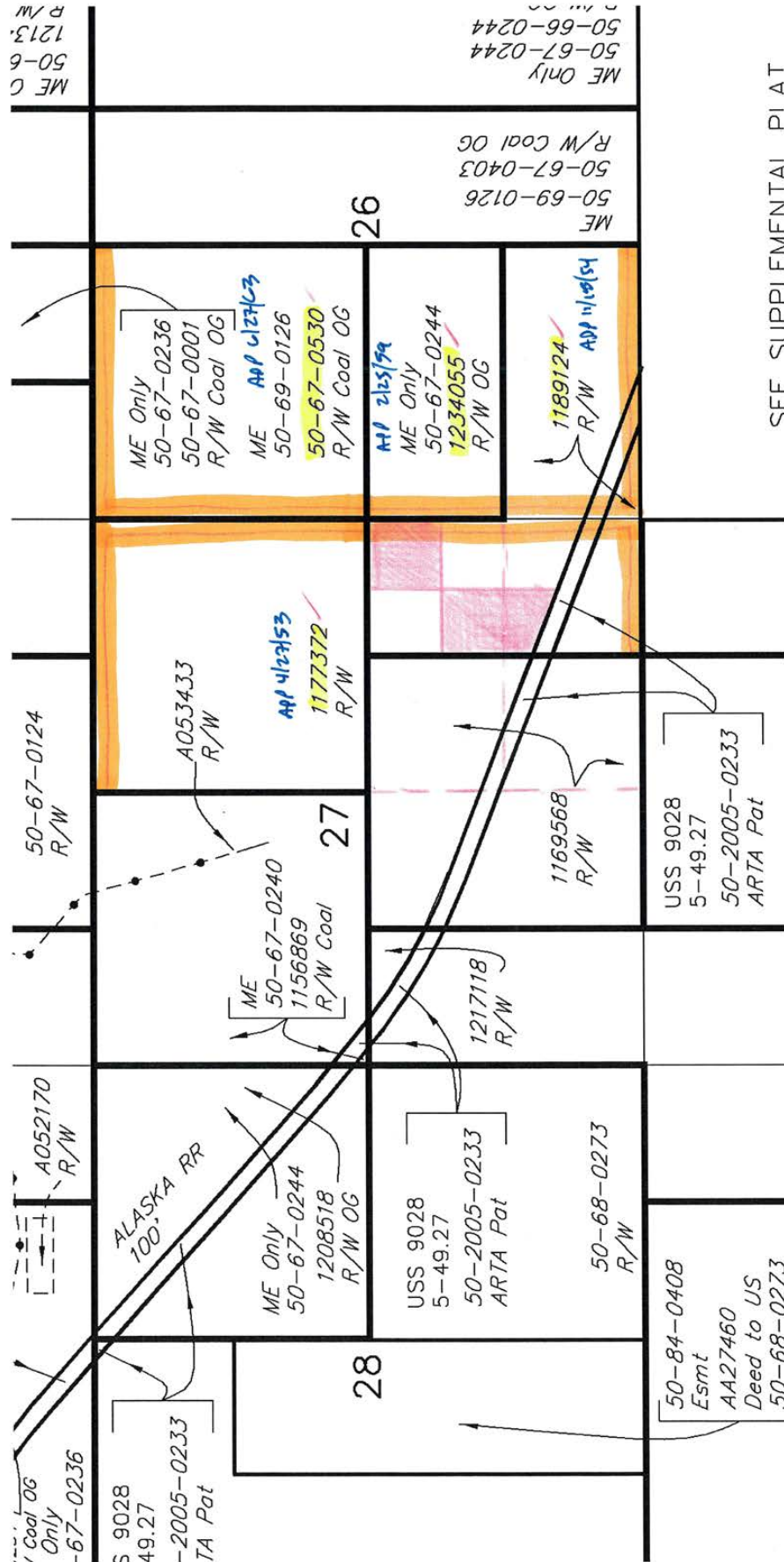
[illegible]

COMPILED BY: Rick Wentworth DATE: 5/13/2024

SLE Research Form_RKLS.xlsx

T18N R3W
 Current: 12/11/19

33' SUE



SFF SUIPPIMFNTAI PI AT

Form 1860-8
(January 1965)
(formerly 4-1040)
Anchorage 059379

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS

Mitchel Andrew Webber

is entitled to a Land Patent pursuant to the Homestead Laws, Revised Statute 2291, as amended and supplemented; 43 U. S. C. 164 (1964), for the following described lands:

Seward Meridian, Alaska.

T. 18 N., R. 3 W.,

Sec. 26, NW $\frac{1}{4}$.

containing 160.00 acres:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, his successors and assigns, forever; subject, however, to any vested and accrued rights therein;

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U. S. C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.
3. All the coal, oil, and gas in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 3, 1922, 42 Stat. 415, as amended and supplemented.

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

(SEAL)

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-FOURTH day of MAY in the
year of our Lord one thousand nine hundred and SIXTY-
SEVEN and of the Independence of the United States the
one hundred and NINETY-FIRST.

By 
Manager, Anchorage Land Office

Patent Number 50-67-0530

16-78541-1 GPO
850-748

Form 4-1212
(Feb. 1957)

Anchorage 023963

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **May 20, 1862 (12 Stat. 392)**,

and the acts supplemental thereto, the claim of **Norwood Allen Long**,

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

Seward Meridian, Alaska.

T. 18 N., R. 3 W.,

Sec. 27, NE¹.

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

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305). **Except that this patent shall not convey the oil and gas rights in the above described land until oil and gas lease Anchorage 019319 shall terminate or be relinquished but upon such termination or relinquishment of the said lease, all the rights and interests to the oil and gas deposits in the above described lands shall automatically vest in the patentee his successors and assigns.**

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

GIVEN under my hand, in the District of Columbia, the **FIFTH** day of **DECEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-SEVEN** and of the Independence of the United States the one hundred and **EIGHTY-SECOND**.

[SEAL]

For the Director, Bureau of Land Management.

By *Rose M. Beall*

Chief, Patents Section.

Patent Number **1177372**

U. S. GOVERNMENT PRINTING OFFICE 16-60832-4

Form 1-1212
(Feb. 1957)

Anchorage 028332 and 030398

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **May 20, 1862 (12 Stat. 392)**,

and the acts supplemental thereto, the claim of **Martha Murdell Wood**

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

Seward Meridian, Alaska.

**T. 18 N., R. 3 W.,
Sec. 26, S½SW¼;
Sec. 27, E½SE¼.**

The area described contains **160** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305) **Except that this patent shall not convey the oil and gas rights as to the S½SW¼ said Sec. 26, in oil and gas lease Anchorage 019425, and as to the E½SE¼ said Sec. 27, in oil and gas lease Anchorage 019317, until said leases shall terminate or be relinquished, but upon such termination or relinquishment of the said leases, all the rights and interests to the oil and gas deposits in the above described lands shall automatically vest in the patentee, her successors and assigns. This entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570), and the patent is issued subject to the rights of prior permittees or lessees, to use so much of the surface of said lands as is required for mining operations, without compensation to the patentee for damages resulting from proper mining operations, for the duration of oil and gas leases Anchorage 019425 and 019317 and any authorized extension of the leases.**

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

GIVEN under my hand, in the District of Columbia, the **TENTH** day of **DECEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-EIGHT** and of the Independence of the United States the one hundred and **EIGHTY-THIRD**.

[SEAL]

For the Director, Bureau of Land Management.

By _____
Chief, Patents Section.

Patent Number **1189121**

U. S. GOVERNMENT PRINTING OFFICE 16-66532-4

Form 4-1212
(April 1949)

Anchorage 047596

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **May 20, 1862 (12 Stat. 392)**, and the acts supplemental thereto, the claim of **Christian Alexander Beckles** has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 18 N., R. 3 W.,

Sec. 26, N $\frac{1}{2}$ SW $\frac{1}{4}$.

The area described contains **80** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305).

Excepting and reserving, also, to the United States all the oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat. 415). This entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570), and the patent is issued subject to the rights of prior permittees or lessees to use so much of the surface of said lands as is required for mining operations, without compensation to the patentee for damages resulting from proper mining operations.

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

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

[SEAL]

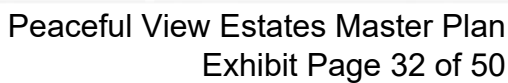
For the Director, Bureau of Land Management.

By

Elizabeth B. Hucks

Chief, Patents Section.

Patent Number 1234055



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

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

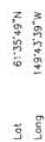
A058730 SS Reserved Min Estate Only

PL 92-203 WB AA8485

PLO 5184 Will C affects Lds/interests not conveyed

AA2036 SS Amdt PL 96-487 Sec 906(e) Top Filed

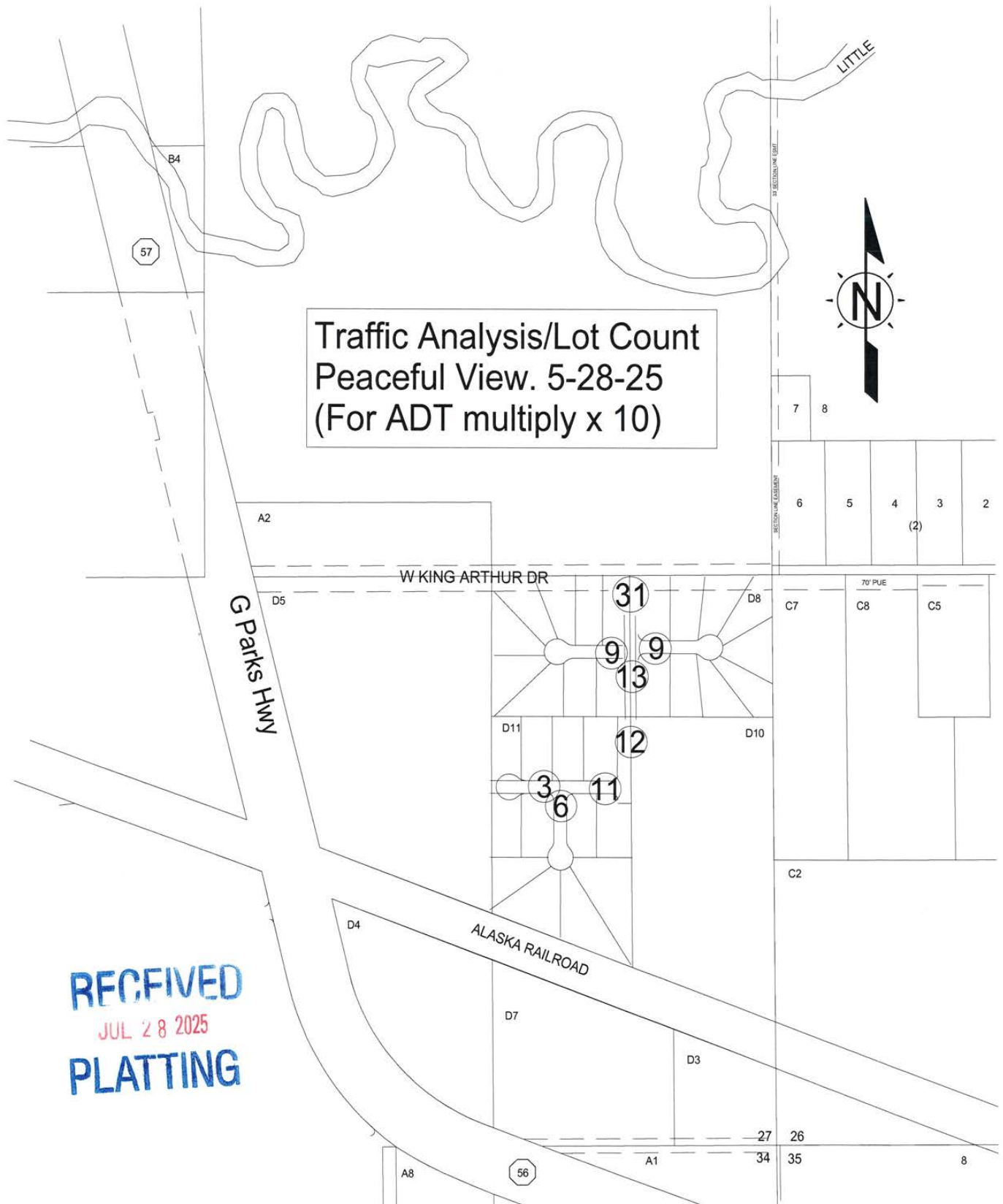
Group Survey 1199, approved 2/28/2017, affects



SCALE in chains

CURRENT TO	Sew Mer
12-11-2019	T 18 N
	R 3 W

ACA



RECEIVED
JUL 28 2025
PLATTING

Matthew Goddard

From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Wednesday, September 17, 2025 4:16 PM
To: 'Curt Holler'; Jamie Taylor
Cc: Matthew Goddard
Subject: RE: Peaceful View S curves

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

I had, at one time, staked the centerline with 190' radii for Gary, but it was with the much shorter tangent. Basically, Gary had some sort of guideline to construct this area.

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor

R & K Land Surveying, LLC

Office (907) 495-0047



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

From: Curt Holler <holler@mtaonline.net>
Sent: Wednesday, September 17, 2025 4:10 PM
To: 'Jamie Taylor' <Jamie.Taylor@matsugov.us>
Cc: 'Matthew Goddard' <Matthew.Goddard@matsugov.us>; 'RK Land Surveying' <rklandsurveying@gmail.com>
Subject: RE: Peaceful View S curves

Hi Jamie- Rick can locate what is there now and we can adjust accordingly if needed, thinking it won't be much. Thanks, Curt

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, September 17, 2025 3:54 PM
To: Curt Holler <holler@mtaonline.net>
Cc: Matthew Goddard <Matthew.Goddard@matsugov.us>; RK Land Surveying <rklandsurveying@gmail.com>
Subject: Re: Peaceful View S curves

Hi Curt -

This looks good. A variance will not be required. Since the road is already constructed, will it need to be moved to follow this alignment?

Thank you,

Jamie Taylor, PE (she/her)

Civil Engineer

Matanuska-Susitna Borough

Department of Public Works

t: 907-861-7765 c: 907-355-9810

jamie.taylor@matsugov.us

<http://www.matsugov.us/>

From: Curt Holler <holler@mtaonline.net>
Sent: Monday, September 15, 2025 11:30 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Cc: Matthew Goddard <Matthew.Goddard@matsugov.us>; RK Land Surveying <rklandsurveying@gmail.com>
Subject: Peaceful View S curves

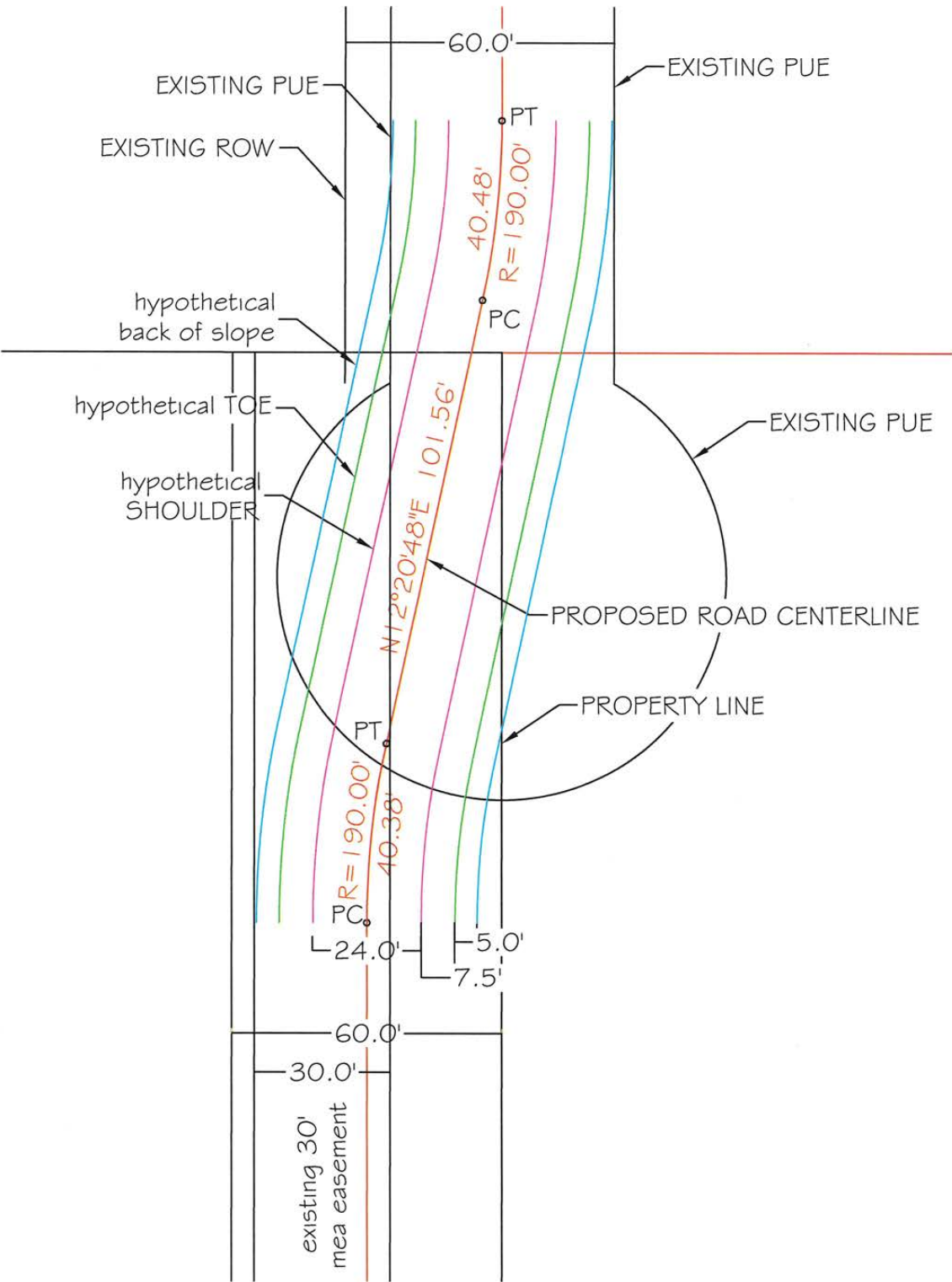
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Jamie-

This is latest version of road, with R190 curves, 100' tangent, seems to fit well in ROW/PUE. It is fairly flat through there, no cut or anything to make it wider. This has 24' road, 3:1 FS, 2:1 BS. Hopefully this will negate the need for a variance.

Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla AK 99654
(907) 376-0410
(907) 232-0510



Matthew Goddard

From: R&K Land Surveying <rklandsurveying@gmail.com>
Sent: Friday, September 12, 2025 6:28 PM
To: Curt Holler; Business Email
Cc: Matthew Goddard
Subject: Re: RFC Peaceful View Estates MSP (MG)

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

Curt,

Sounds like DPW will require this variance, are you going to work with Gary to get one submitted? It also sounds like the October 2 public hearing date will be kicked back a couple weeks to allow for public comments to be received.

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor
R & K Land Surveying, LLC
(907) 495-0047 office
(907) 715-0047 mobile

On Sep 12, 2025, at 5:20 PM, RK Land Surveying <rklandsurveying@gmail.com> wrote:

Thank you for the details.

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor

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



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From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, September 12, 2025 5:11 PM
To: RK Land Surveying <rklandsurveying@gmail.com>; Matthew Goddard <Matthew.Goddard@matsugov.us>

Cc: 'Curt Holler' <holler@mtaonline.net>
Subject: Re: RFC Peaceful View Estates MSP (MG)

Hi Rick,

The Subdivision Construction Manual is incorporated by reference into Title 43 (see 43.05.015(B)(3)). The SCM allows DPW to approve a centerline radius down to 190 feet on Residential roads. There is not a similar provision for DPW to approve a less than 100-foot tangent between curves. Therefore, you will need to apply for a variance from 43.20.140 Physical Access, which requires roads used for access and internal circulation to conform to the Subdivision Construction Manual.

Thank you,
Jamie

From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Friday, September 12, 2025 4:58 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: 'Curt Holler' <holler@mtaonline.net>
Subject: RE: RFC Peaceful View Estates MSP (MG)

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

This one is a new one for me, what part of code are we required to request a variance from? I just thought this was a part of the SCM and that was different from actual code.

For my knowledge why is the radius less important than the tangent distance therefore requiring other approval methods?

Rick Wentworth, PLS, CFedS
Owner/Land Surveyor

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



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From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, September 11, 2025 4:35 PM
To: RK Land Surveying <rklandsurveying@gmail.com>; Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: 'Curt Holler' <holler@mtaonline.net>
Subject: Re: RFC Peaceful View Estates MSP (MG)

Hi Rick,

Thank you for supplying the curve information. I can approve the 190-foot radii, but you will need to get a variance for the less than 100-foot tangent.

Jamie

From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Wednesday, September 10, 2025 4:52 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>; 'Curt Holler' <holler@mtaonline.net>
Subject: RE: RFC Peaceful View Estates MSP (MG)

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

Matthew,

See attached quick CAD sketch showing the curve information. I am also attaching the conversation with Jamie trying to get a solution to fit the transition into the ROW.

Curt,

Do you have anything to add, correct or clarify?

Rick Wentworth, PLS, CFedS

Owner/Land Surveyor

R & K Land Surveying, LLC

Office (907) 495-0047



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From: RK Land Surveying <rklandsurveying@gmail.com>
Sent: Wednesday, September 10, 2025 3:47 PM
To: 'Matthew Goddard' <Matthew.Goddard@matsugov.us>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>; 'Curt Holler' <holler@mtaonline.net>
Subject: RE: RFC Peaceful View Estates MSP (MG)

Mattyhew,

I will gather this information and share. I had several emails with Jamie at DPW regarding this transition (from Phase 1 to Phase 2), I am not positive it complies with true 2022 SCM requirements, but we have an approval from that department to continue.

Rick Wentworth, PLS, CFedS

Owner/Land Surveyor

R & K Land Surveying, LLC

Office (907) 495-0047



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From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 10, 2025 3:07 PM
To: RK Land Surveying <rklandsurveying@gmail.com>
Subject: FW: RFC Peaceful View Estates MSP (MG)

Good afternoon Rick,

I received the comment below from DPW with regards to Peaceful View Estates.

Sorry for the delay in forwarding it, I was out of office last week and am still playing catch up.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, September 2, 2025 1:51 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Peaceful View Estates MSP (MG)

Hello,

Please provide road centerline alignment dimensions (curve radii and tangent lengths) showing compliance with the 2022 SCM.

Thank you.

PD&E Review Group

Matthew Goddard

From: Permit Center
Sent: Tuesday, August 19, 2025 9:15 AM
To: Matthew Goddard
Subject: RE: RFC Peaceful View Estates MSP (MG)

Houston city limits/ROW. No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 18, 2025 4:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Peaceful View Estates MSP (MG)

Hello,

The following link is a request for comments for the proposed Peaceful View Estates Master Plan. Please ensure all comments have been submitted by September 8, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Peaceful View Estates MSP](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 9/8/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Peaceful View Estates MSP

Code Compliance does not have any open or outstanding violations in relation to these parcels or the area in question for the subdividing into 21 lots.

There are no structures currently on site that would be in violation of setbacks.

No objection to the platting action to create the lots.



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 25, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **PEACEFUL VIEW ESTATES**
(MSB Case # 2025-120)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, September 8, 2025 3:39 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Peaceful View Estates MSP (MG)
Attachments: Agenda Plat (68).pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

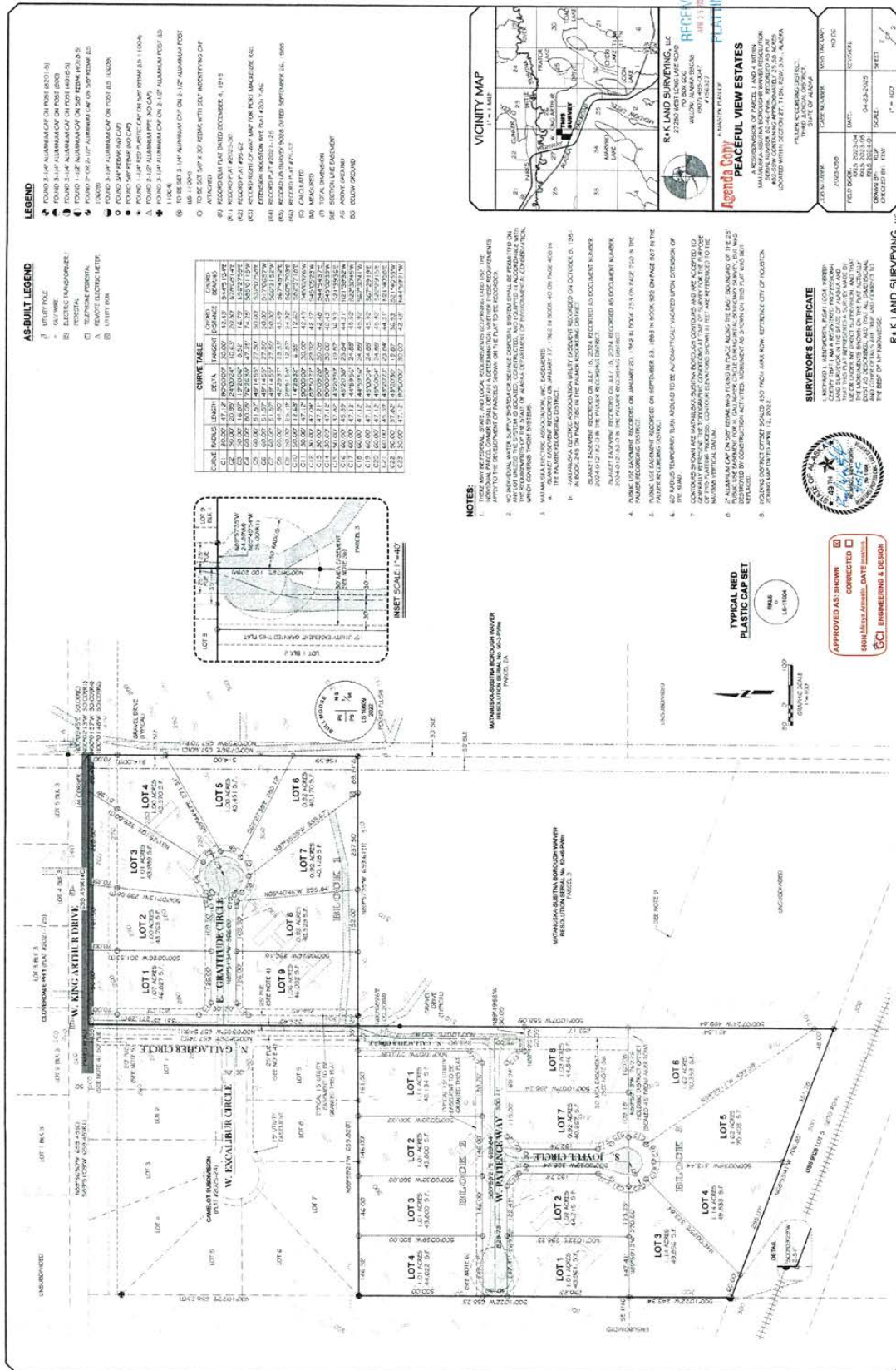
From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 18, 2025 4:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Peaceful View Estates MSP (MG)

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

Hello,

The following link is a request for comments for the proposed Peaceful View Estates Master Plan. Please ensure all comments have been submitted by September 8, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Peaceful View Estates MSP](#)



CERTIFICATE OF OWNERSHIP

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

GARY MILLER, TRUSTEE
MUSTARD SEED DEVELOPEMENT TRUST
PO BOX 940127
HOUSTON, ALASKA 99694

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS DAY OF , 20 ,
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

, 20

PLANNING AND LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

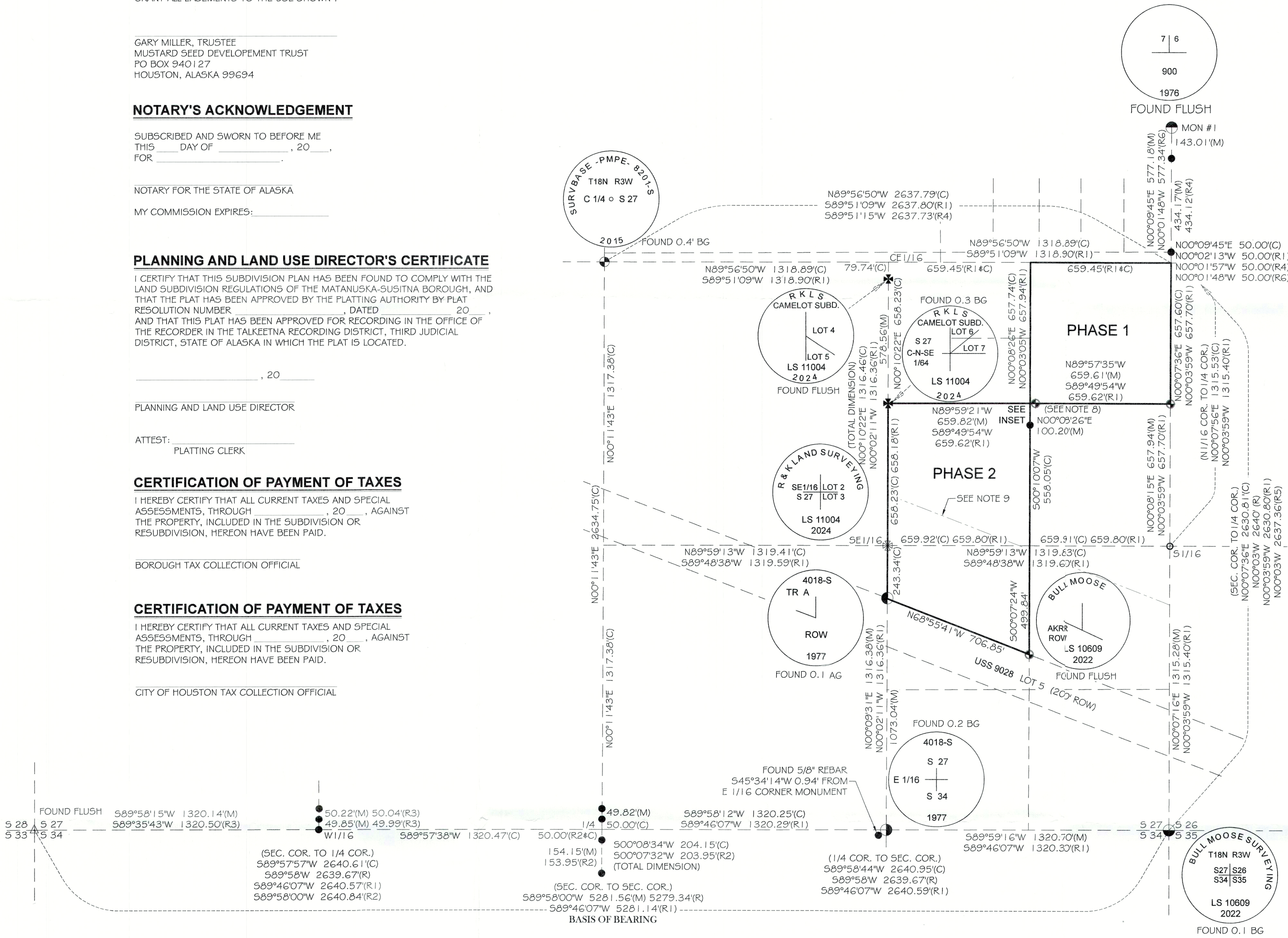
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH , 20 , AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

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CITY OF HOUSTON TAX COLLECTION OFFICIAL



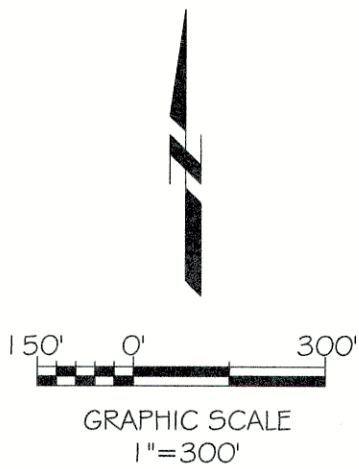
CONTROL DIAGRAM
SCALE: 1"=300'

SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PL# 11004, 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.



TYPICAL RED PLASTIC CAP SET

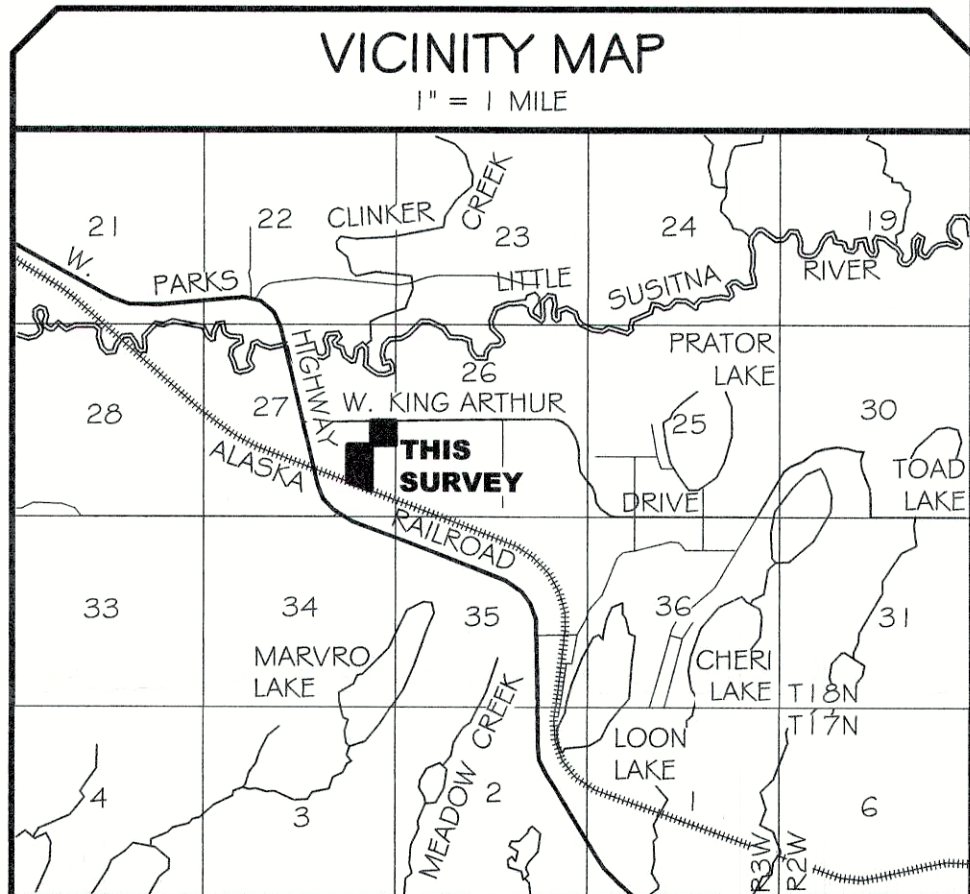


LEGEND

- FOUND 3-1/4" ALUMINUM CAP ON POST (8201-S)
- FOUND 3-1/4" ALUMINUM CAP ON POST (900)
- FOUND 3-1/4" ALUMINUM CAP ON POST (4018-S)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (4018-S)
- FOUND 2" OR 2-1/2" ALUMINUM CAP ON 5/8" REBAR (LS 10609)
- FOUND 3-1/4" ALUMINUM CAP ON POST (LS 10609)
- FOUND 3/4" REBAR (NO CAP)
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1-1/4" RED PLASTIC CAP ON 5/8" REBAR (LS 11004)
- FOUND 2-1/2" ALUMINUM PIPE (NO CAP)
- FOUND 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST (LS 11004)
- TO BE SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST (LS 11004)
- TO BE SET 5/8" X 30" REBAR WITH SELF IDENTIFYING CAP ATTACHED
- (R) RECORD BLM PLAT DATED DECEMBER 4, 1915
- (R1) RECORD PLAT #2023-30
- (R2) RECORD PLAT #95-62
- (R3) RECORD RIGHT-OF-WAY MAP FOR PORT MACKENZIE RAIL EXTENSION HOUSTON WYE PLAT #2017-86
- (R4) RECORD PLAT #2021-125
- (R5) RECORD US SURVEY 9028 DATED SEPTEMBER 26, 1988
- (R6) RECORD PLAT #75-57
- (C) CALCULATED
- (M) MEASURED
- (T) TOTAL DIMENSION
- SLE SECTION LINE EASEMENT
- AG ABOVE GROUND
- BG BELOW GROUND

NOTES:

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENTS:
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 - MATANUSKA ELECTRIC ASSOCIATION UTILITY EASEMENT RECORDED ON OCTOBER 8, 1981 IN BOOK 245 ON PAGE 786 IN THE PALMER RECORDING DISTRICT.
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- PUBLIC USE EASEMENT RECORDED ON SEPTEMBER 23, 1983 IN BOOK 322 ON PAGE 987 IN THE PALMER RECORDING DISTRICT.
- 60' RADIUS TEMPORARY TURN AROUND TO BE AUTOMATICALLY VACATED UPON EXTENSION OF THE ROAD.
- CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD83 VERTICAL DATUM.
- 2" ALUMINUM CAP ON 5/8" REBAR WAS FOUND IN PLACE ALONG THE EAST BOUNDARY OF THE 25' PUBLIC USE EASEMENT FOR N. GALLAGHER CIRCLE DURING INITIAL BOUNDARY SURVEY, BUT WAS DESTROYED BY CONSTRUCTION ACTIVITIES. MONUMENT AS SHOWN ON THIS PLAT WAS NOT REPLACED.
- HOLDING DISTRICT OFFSET SCALED 450' FROM AKRR ROW. REFERENCE CITY OF HOUSTON ZONING MAP DATED APRIL 12, 2022.



R+K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

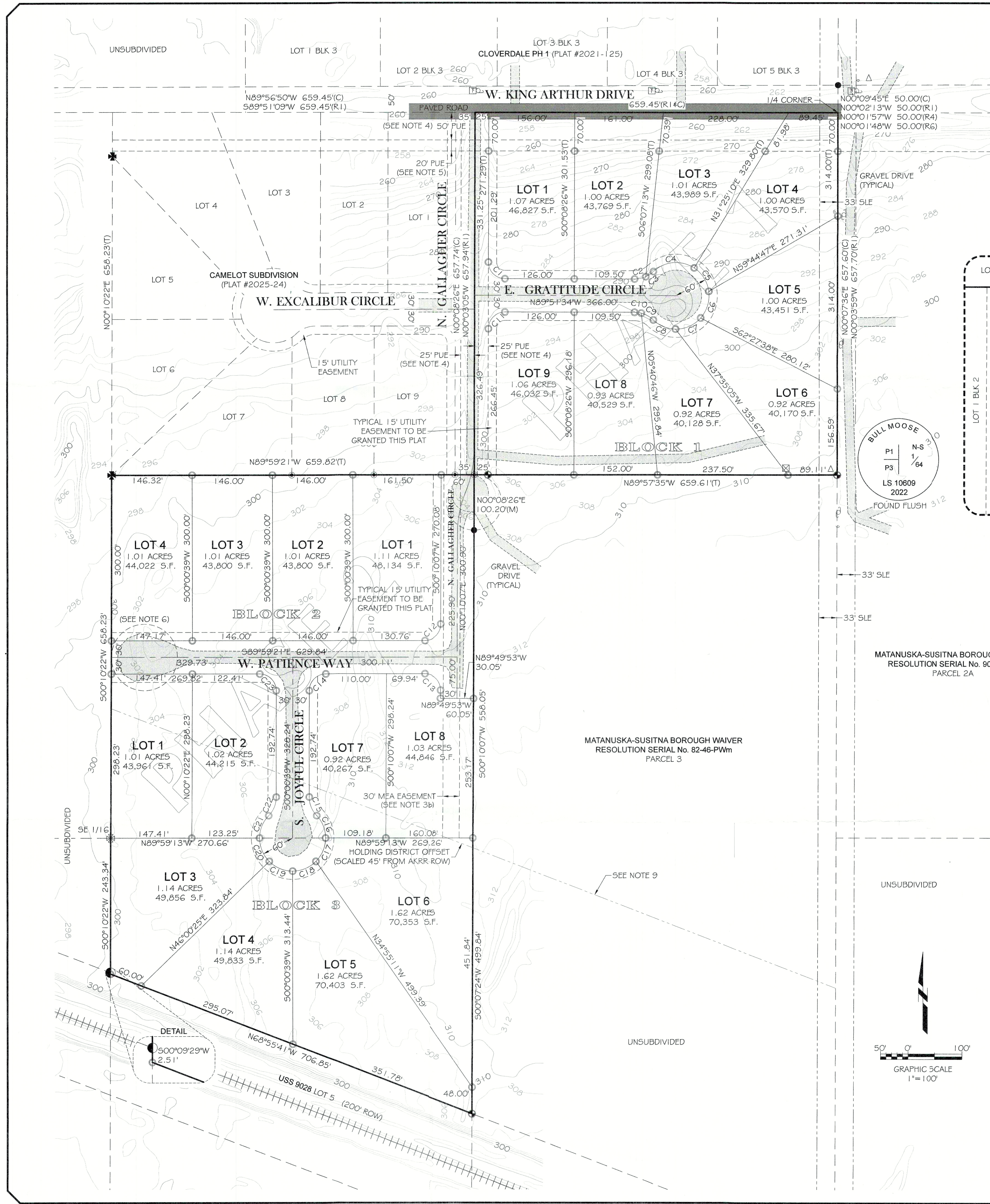
Agenda Copy
PEACEFUL VIEW ESTATES

A RESUBDIVISION OF PARCEL 1 AND 4 WITHIN MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NUMBER 82-46-FWM, RECORDED AS PLAT #82-59W CONTAINING APPROXIMATELY 25.58 ACRES LOCATED WITHIN SECTION 27, T18N, R3W, 5M., ALASKA

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2023-058	CASE NUMBER: 04-23-2025	MSB TAX MAP: HO OG
FIELD BOOK: RKLS 2023-04 RKLS 2023-05 RKLS 2024-01	DATE: 04-23-2025	REVISION:
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 2

R+K LAND SURVEYING, LLC



AS-BUILT LEGEND

- UTILITY POLE
- GUY WIRE
- ELECTRIC TRANSFORMER / PEDESTAL
- TELEPHONE PEDESTAL
- REMOTE ELECTRIC METER
- UTILITY BOX

LEGEND

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- RECORD PLAT #75-57
- CALCULATED
- MEASURED
- TOTAL DIMENSION
- SECTION LINE EASEMENT
- ABOVE GROUND
- BELOW GROUND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DISTANCE
C1	30.00'	47.12'	90°00'00"	30.00'	42.43'
C2	50.00'	20.95'	24°00'24"	10.63'	20.80'
C3	50.00'	16.87'	19°20'06"	8.52'	16.79'
C4	60.00'	80.05'	76°26'38"	47.25'	74.25'
C5	60.00'	51.57'	49°14'55"	27.50'	50.00'
C6	60.00'	51.57'	49°14'55"	27.50'	50.00'
C7	60.00'	51.57'	49°14'55"	27.50'	50.00'
C8	60.00'	44.50'	42°29'37"	23.33'	43.49'
C9	50.00'	25.19'	28°51'58"	12.87'	24.92'
C10	50.00'	12.63'	14°28'32"	6.35'	12.60'
C11	30.00'	47.12'	90°00'00"	30.00'	42.43'
C12	30.00'	47.04'	89°50'32"	29.92'	42.37'
C13	30.00'	47.21'	90°09'28"	30.08'	42.48'
C14	30.00'	47.12'	90°00'00"	30.00'	42.43'
C15	50.00'	37.82'	43°20'30"	19.87'	36.93'
C16	60.00'	45.39'	43°20'38"	23.84'	44.31'
C17	60.00'	47.12'	44°59'56"	24.85'	45.92'
C18	60.00'	47.12'	44°59'56"	24.85'	45.92'
C19	60.00'	47.12'	45°00'04"	24.85'	45.92'
C20	60.00'	47.12'	45°00'04"	24.85'	45.92'
C21	60.00'	45.39'	43°20'23"	23.84'	44.31'
C22	50.00'	37.82'	43°20'30"	19.87'	36.93'
C23	30.00'	47.12'	90°00'00"	30.00'	42.43'

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TYPICAL RED PLASTIC CAP SET



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R+K LAND SURVEYING, LLC

VICINITY MAP
1" = 1 MILE

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27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

RECEIVED
APR 23 2025
PLATTING

A MASTER PLAN OF
PEACEFUL VIEW ESTATES

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DRAWN BY: R+K CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 2 OF 2