

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**August 30, 2023**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

(None)

### **3. PUBLIC HEARINGS:**

A. **MCCULLOUGH ESTATES TRACT A:** The request is to create four lots from Tract A, McCullough Estates, Plat No. 2022-6 to be known as **McCullough Estates Tract A**, containing 19.03 acres +/- . The property is located east of S. Talkeetna Spur, south of E. Yoder Road, and directly west of S. Salmon Alley Street (Tax ID # 8282000T00A); within the NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Salmon Alley LLC, Staff: Matthew Goddard, Case #2023-091*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 30, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - 3-minute time limit per person for members of the public.
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - Testimony is limited to five (5) minutes for the petitioner/applicant.
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 30, 2023

ABBREVIATED PLAT: MCCULLOUGH ESTATES RSB TRACT A

LEGAL DESCRIPTION: SEC 16, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: SALMON ALLEY LLC

SURVEYOR/ENGINEER: FRONTIER SURVEYS LLC

ACRES: 19.03 ± PARCELS: 4

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-091

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**REQUEST:** The request is to create four lots from Tract A, McCullough Estates, Plat No. 2022-6 to be known as **MCCULLOUGH ESTATES TRACT A**, containing 19.03 acres +/- . The property is located east of S. Talkeetna Spur, south of E. Yoder Road, and directly west of S. Salmon Ally Street; within the NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A – 5 pgs**  
**EXHIBIT B – 6 pgs**

**AGENCY COMMENTS**

MSB Department of Public Works  
MSB Development Services  
Utilities

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

**DISCUSSION:** The proposed subdivision is creating four lots. Each lot will be approximately 4.76 acres in size. Access is S. Salmon Ally Street, a Borough owned road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Stragier notes that the soils investigation took place on May 30, 2021. Two test pits were dug with a Cat 120c excavator, as a part of a larger soils exploration. The test pits are located in the north and south quadrant of the parcel and dug to a depth of 14'. Data logged from these test pits showed similar gravel/sand composition, classified mostly as GW or SW. These two test pits had grey colored sands and gravels. No groundwater nor impervious layers were logged. Topography is such to allow for 10,000 square feet of continuous usable septic area for each of the proposed lots and 10,000 square feet for building area.

**Comments:**

MSB Department of Public Works (**Exhibit C**) has no comments.

MSB Development Services (**Exhibit D**) has no comments.

**Utilities:** (**Exhibit F**) Enstar has no comments. GCI has no 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; USACE; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

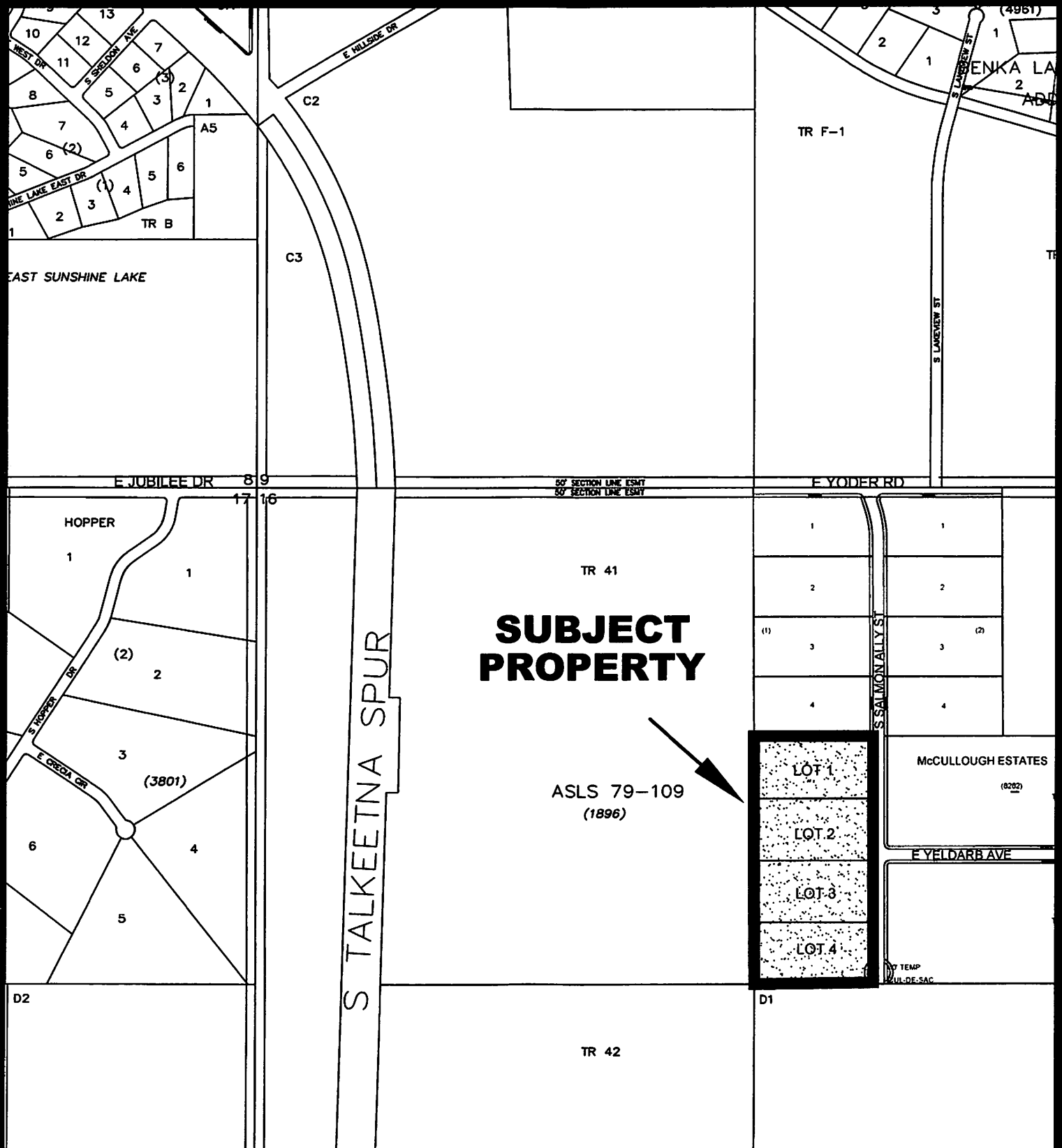
**CONCLUSION:** The abbreviated plat of McCullough Estates Tract A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access 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 soils report was submitted, pursuant to MSB 43.20.281(A)(1).

**FINDINGS OF FACT**

1. The plat of McCullough Estates Tract A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL** for the abbreviated plat of McCullough Estates Tract A, 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.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



**VICINITY MAP**  
 FOR PROPOSED MCCULLOUGH ESTATES RSB  
 TRACT A SUBDIVISION  
 LOCATED WITHIN  
 SECTION 16, T24N, R04W, SEWARD MERIDIAN  
 ALASKA  
 MO 02 MAP

**EXHIBIT A**

50' SECTION LINE ESMT  
50' SECTION LINE ESMT

E YODER RD

E YODER RD

50' SECTION LINE ESMT

TR 41

1

1

2

2

(1)

3

(2)

3

4

4

ASLS 79-109  
(1896)

TRA

McCULLOUGH ESTATES

(8282)

TRB

E YELDARB AVE

TRC

D1

TR 42

ASLS 79-109  
(1896)

.ETT HILLS SUB



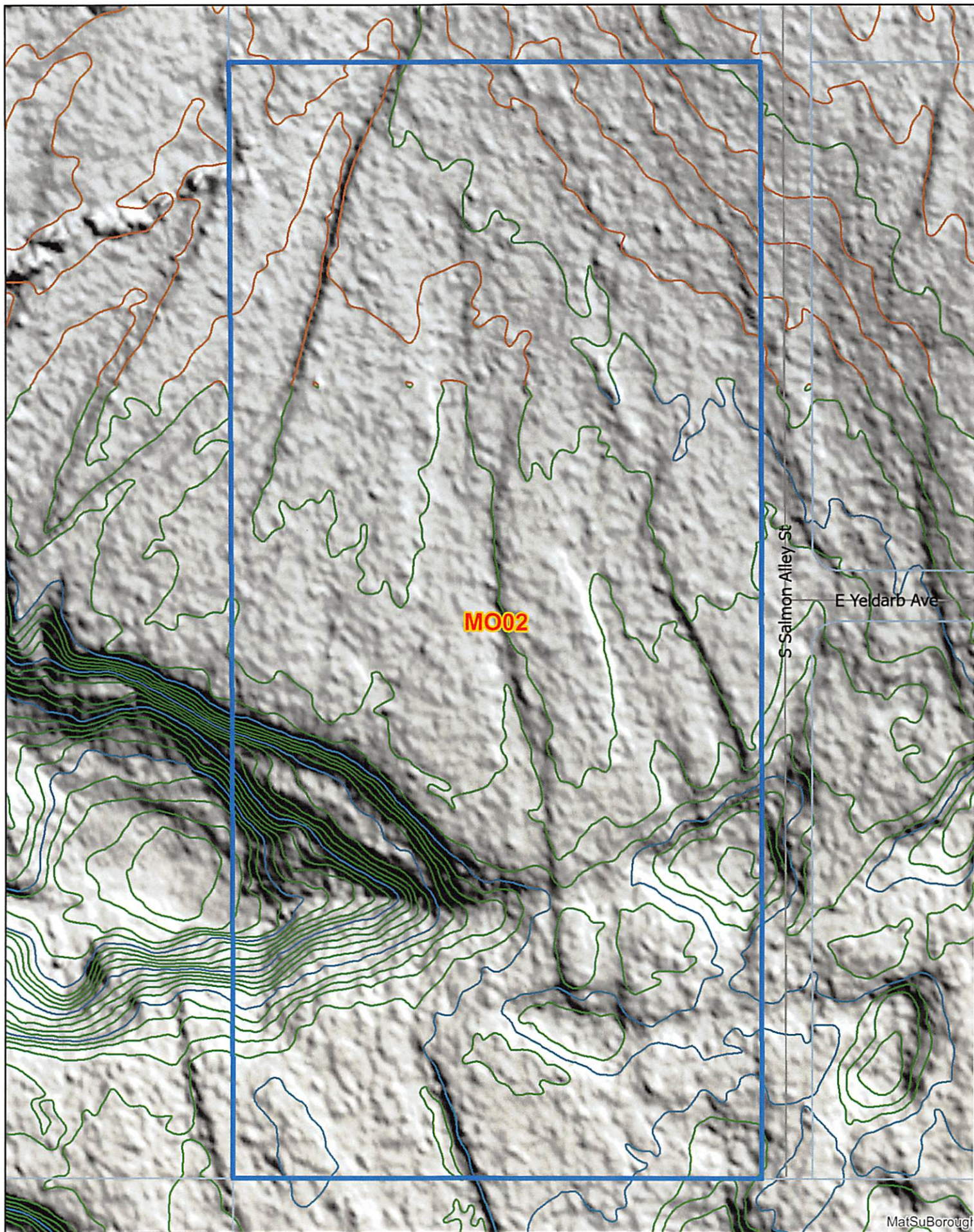


140 70 0 140 Feet

MatSu Borough







140 70 0 140 Feet

MatSuBorough







S Lakeview St

E Yoder Rd

S Salmon Alley St

MO02

E Yeldarb Ave

550 275 0 550 Feet

MatSu Borough







650 W. 58<sup>th</sup> Ave, Suite E  
Anchorage, AK 99518

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**Soils Investigation  
Usable Area Tr A,  
McCullough Estates**

**Introduction:**

A Soils Investigation was requested for Tract A, McCullough Estates 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, S Salmon Alley, off of 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. Two test pits were dug with a Cat 120C excavator, as part of a larger soils exploration. Test pits located in the north and south quadrant of the parcel and dug to a depth of 14'. Data logged from these test pits showed similar gravel/sand composition, classified mostly as GW or SW. These two test pits had grey colored sands and gravels. 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 continuous usable septic area for each of the proposed lots and 10,000sf for building area, per MSB 43.20.281. See Appendix A for test hole locations, and Appendix B for test hole logs.



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23-242SR.docx

**EXHIBIT B**



# Appendix A – Test Hole Locations





## 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. 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<br>2" MINUS, COBBLES TO 12" |
| 3            |   |
| 4            |   |
| 5            |   |
| 6            |   |
| 7            |   |
| 8            |   |
| 9            |   |
| 10           |   |
| 11           |   |
| 12           |   |
| 13           |   |
| 14           | BOTTOM OF EXPLORATION - NO WATER                                      |
| 15           | NO IMPERVIOUS LAYER   |
| 16           |   |
| 17           |   |
| 18           |   |
| 19           |   |
| 20           |   |
| 21           |   |
| 22           |   |

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.

**FRONTIER SURVEYS, LLC**

650 W 58<sup>th</sup> Ave, Suite E, Anchorage, AK  
99518 907.460.1686



# TEST HOLE EVALUATION & DOCUMENTATION

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

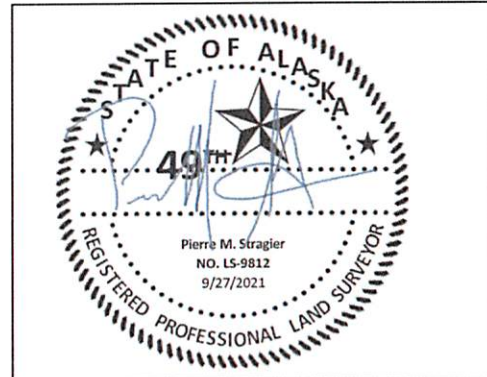
|                    |                                  |               |                 |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM |               |                 |
| Soil Log Date:     | 07-30-2021                       | 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<br>2" MINUS, POCKETS SAND, SP, COBBLES TO 8" |
| 3            |  |
| 4            |  |
| 5            |  |
| 6            |  |
| 7            |  |
| 8            |  |
| 9            |  |
| 10           |  |
| 11           |  |
| 12           |  |
| 13           |  |
| 14           | BOTTOM OF EXPLORATION – NO WATER   |
| 15           | NO IMPERVIOUS LAYER  |
| 16           |  |
| 17           |  |
| 18           |  |
| 19           |  |
| 20           |  |
| 21           |  |
| 22           |  |

### 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.

**FRONTIER SURVEYS, LLC**

650 W 58<sup>th</sup> Ave, Suite E, Anchorage, AK  
99518 907.460.1686

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, August 16, 2023 4:31 PM  
**To:** Matthew Goddard  
**Cc:** Tammy Simmons; Brad Sworts; Jamie Taylor  
**Subject:** RE: RFC McCullough Est RSB Tr A (MG)

Matthew,

PD&E has no comments.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, August 1, 2023 2:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; CHIEF\_28@HOTMAIL.COM; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC McCullough Est RSB Tr A (MG)

Hello,

The following link is a request for comments on the proposed McCullough Estates RSB Tract A. Please ensure all comments have been submitted by August 16, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [McCullough Estates RSB Tr A](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

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**From:** Permit Center  
**Sent:** Wednesday, August 2, 2023 11:38 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC McCullough Est RSB Tr A (MG)

No comments.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, August 1, 2023 2:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; CHIEF\_28@HOTMAIL.COM; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC McCullough Est RSB Tr A (MG)

Hello,

The following link is a request for comments on the proposed McCullough Estates RSB Tract A. Please ensure all comments have been submitted by August 16, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [McCullough Estates RSB Tr A](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881

## Matthew Goddard

---

**From:** James Christopher <James.Christopher@enstarnaturalgas.com>  
**Sent:** Tuesday, August 1, 2023 3:38 PM  
**To:** Matthew Goddard  
**Cc:** Andrew Fraiser; Sterling Lopez  
**Subject:** RE: RFC McCullough Est RSB Tr A (MG)  
**Attachments:** MSB No Comment 2023-091.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,  
Jimmy Christopher  
Right of Way and Compliance Technician  
ENSTAR Natural Gas Company, LLC  
401 E. International Airport Rd.  
P.O. Box 190288, Anchorage Ak 99519-0288  
907-334-7944

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, August 1, 2023 2:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; CHIEF\_28@HOTMAIL.COM; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC McCullough Est RSB Tr A (MG)

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact [enstar.helpdesk@enstarnaturalgas.com](mailto:enstar.helpdesk@enstarnaturalgas.com)

Hello,  
The following link is a request for comments on the proposed McCullough Estates RSB Tract A.  
Please ensure all comments have been submitted by August 16, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.



**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 1, 2023

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

To whom it may concern:

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

- **MCCULLOUGH ESTATES TRACT A**  
**(MSB Case # 2023-091)**

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

Sincerely,

*James Christopher*

James Christopher  
Right of Way & Compliance Technician  
ENSTAR Natural Gas Company, LLC



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 16, 2023 5:52 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC McCullough Est RSB Tr A (MG)  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, August 1, 2023 2:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; CHIEF\_28@HOTMAIL.COM; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC McCullough Est RSB Tr A (MG)

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

Hello,

The following link is a request for comments on the proposed McCullough Estates RSB Tract A.

Please ensure all comments have been submitted by August 16, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [McCullough Estates RSB Tr A](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician



VICINITY MAP  
SCALE: 1" = 1 MILE  
TAX MAP MOZ

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS SURVEY AND THAT I HAVE RECEIVED THE PROCEEDS OF THE SALE OF THE PROPERTY BY MY FREE CONSENT.

DATE: \_\_\_\_\_  
SALMON ALLEY LLC  
P.O. BOX 222  
TAKETNA, ALASKA 99676  
MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED AS: SHOWN  
CORRECTED  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ENGINEERING & DESIGN

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID BY THE SUBDIVISION OR ASSOCIATION, WHICHEVER MAY BE PAID.

TAX COLLECTION OFFICIAL (OPTIONAL)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING & LAND USE ACT, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING & LAND USE BOARD. THE PLAN IS HEREBY APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

RECEIVED  
JUL 18 2023  
PLATTING  
As-Built & Plat of:  
McCullough Estates Tract A  
Tract A, McCullough Estates, Section 16, T44N, R44W, S14M, Alaska  
Taketna Recording District,  
Taketna, Alaska  
Containing 18.03 ACRES MORE OR LESS  
For Map: \_\_\_\_\_  
Scale: 1"=100'  
Drawn BY: \_\_\_\_\_  
Checked BY: \_\_\_\_\_  
DATE: 07/20/2023  
JUL 20 2023  
JUL 20 2023  
SHEET 1 of 1

SURVEYOR'S CERTIFICATE

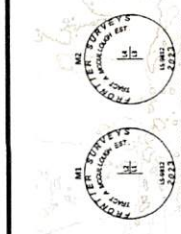
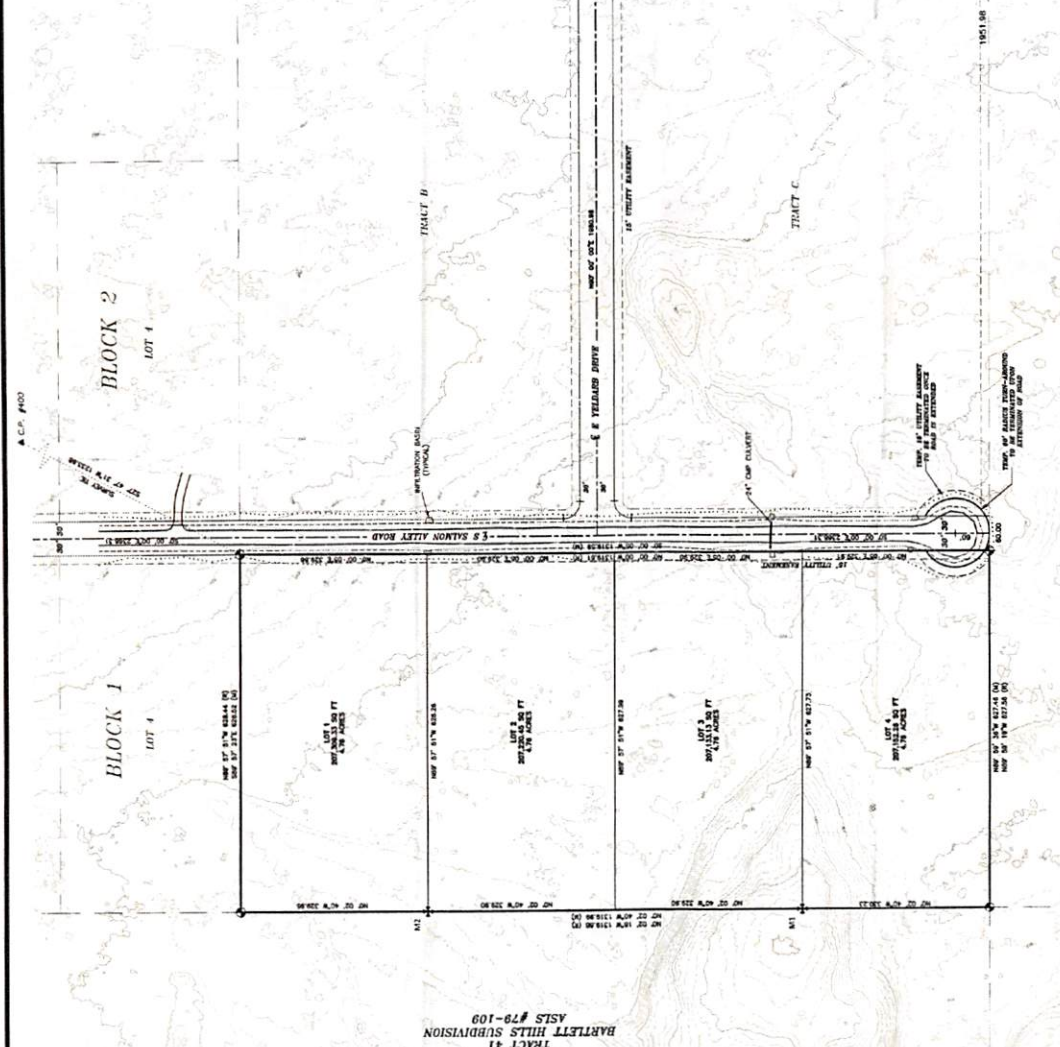
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF ALASKA, AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE WORKMANSHIP OF THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_  
REGISTERED LAND SURVEYOR

UNSUBDIVIDED

LEGEND

- 1. SET 2" ALUMINUM CAP ON 5/8"x3/4" REBAR (C.F. #10)
- 2. SET 2" 1/2" ALUMINUM CAP WORKBOLT (SEE ABOVE FOR DETAILS)
- 3. SET 5/8"x3/4" REBAR WITH YELLOW PLASTIC CAP L14812 THIS SURVEY
- 4. FOUND 5/8"x3/4" REBAR WITH YELLOW PLASTIC CAP L14812 THIS SURVEY
- 5. RECORD DATA PER PLAT #2022-6 TAKETNA RECORDING DISTRICT
- 6. BOTTOM OF DITCH
- 7. TOP OF SLOPE



VICINITY MAP  
SCALE: 1" = 1 MILE  
TAX MAP MOZ

NOTES.

1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON JULY 14th, 2021. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE WORKMANSHIP OF THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE AND THE DEVELOPMENT OF FACILITIES SHOWN ON THE PLAT. THE INDIVIDUAL FANGL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF FACILITIES SHOWN ON THE PLAT.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED OR OPERATED WITHOUT THE NECESSARY PERMITS AND APPROVALS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED JULY 20, 1981 IN BOOK 28 AT PAGE 99.
5. STATE OF ALASKA DEED OF TITLE, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE SURVEY WAS RECORDED JUNE 23, 1979 IN BOOK 70 PAGE: 678.
6. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED AUGUST 23, 1979 IN BOOK 71 AT PAGE 369 AND CORRECTED FEBRUARY 1981 IN BOOK 83 AT PAGE 531 AND REVISED JUNE 22, 1984 IN BOOK 101 AT PAGE 101.
7. TERMS, CONDITIONS, COVENANTS AND PROVISIONS, INCLUDING BUILD-OUT-WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT DATED 1980, AND ANY AMENDMENTS AND ADDITIONS THEREOF, AND ANY REGULATIONS ADOPTED THEREUNDER, SHALL APPLY TO THE SURVEY AND TO THE LANDS SURVEYED. THE SURFACE AND SUBSURFACE ESTATES IN SAID LAND AS PROVIDED IN SAID ACT.
8. NOTES AS SHOWN ON THE PLAT OF MCCULLOUGH ESTATES, PLAT NO. 2022-6, TO THE SURVEY AND TO THE LANDS SURVEYED.
9. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE WORKMANSHIP OF THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
10. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW.
11. EASEMENT FOR ELECTRIC, TELEPHONE AND/OR CABLE TELEVISION AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW.

TRACT 42  
BARTLETT HILLS SUBDIVISION  
ASLS #79-109