

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.

November 29, 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 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. **MOOSEBERRY:** The request is to create three lots from Government Lot 59, to be known as **Mooseberry**, containing 5.84 acres +/- . The property is located south and west of W. Parks Highway, east of N. Nancy Lake Parkway, and directly east of N. Buckingham Palace Road (Tax ID # 19N04W33D005); within the SE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Damon & Margit Brooks, Staff: Matthew Goddard, Case #2023-133)
- B. **ASLS NO. 76-163 RSB TRACT B:** The request is to create two lots from Tract B, ASLS No. 76-163, Plat No. 1980-90 to be known as **Tract B-1 & B-2**, containing 4.27 acres +/- . The property is located east and south of Susitna River, and east of Kroto Slough (Tax ID # 1983000T00B); within the SW ¼ Section 15, Township 18 North, Range 06 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Thomas Ferris, Staff: Matthew Goddard, Case #2023-134)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 29, 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

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 29, 2023

ABBREVIATED PLAT: MOOSEBERRY

LEGAL DESCRIPTION: SEC 33, T19N, R04W, SEWARD MERIDIAN AK

PETITIONERS: DAMON & MARGIT BROOKS

SURVEYOR/ENGINEER: F. R. BELL & ASSOCIATES

ACRES: 5.84 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD

CASE #: 2023-133

REQUEST: The request is to create three lots from Government Lot 59, to be known as **MOOSEBERRY**, containing 5.84 acres +/- . The property is located south and west of W. Parks Highway, east of N. Nancy Lake Parkway, and directly east of N. Buckingham Palace Road (Tax ID # 19N04W33D005); within the SE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works
MSB Development Services
Utilities
Public Comments

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

DISCUSSION: The proposed subdivision is creating three lots. Lots 2 and 3 will have frontage on Nancy Lake. All lots will take access from N. Buckingham Palace Road, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, P.E. notes that the soils investigation was conducted on August 25, 2023. Two test holes were dug, one on proposed Lot 1 Mooseberry, and the second one on Lot 2 Mooseberry, both tests were visually rated. The soils consisted of silty sand and gravel overlain with silt and organics. No impermeable layers or water were encountered in the test holes.

The proposed lots will be 40,000 square feet or greater of total area with a minimum of 10,000 square feet of contiguous usable septic area and 10,000 square feet of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1).

Comments:

MSB Department of Public Works (**Exhibit C**) notes that the soils report did not include a sieve analysis for Test Pit 1. *Platting staff notes that an updated soils report that includes a sieve analysis for Test Hole 1 will be required (Recommendation #4).*

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

Utilities: (**Exhibit E**) Enstar has no comments or recommendations. GCI has no comments or objections to the Plat. MEA did not respond. MTA requests a 15' easement centered on the existing MEA pole line to cover MTA's existing service drop with active service to Government Lot 59, easement would be within proposed Lot 1, Mooseberry Subdivision with the intent to continue to provide service to the one story cabin which is located on proposed Lot 2, Mooseberry Subdivision. If easement is not granted, the developer would be responsible for costs to relocate the existing service to the one story cabin on proposed Lot 2. *Platting staff notes that easements cannot be granted on an abbreviated plat. If the petitioner so chooses, they may grant the requested easement by document and recorded information will be shown on the final plat.*

Public: (**Exhibit F**) David & Elena Mabeus, property owners to the northwest have no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR M/L/W; ADF&G; USACE; Community Council #38 Willow; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

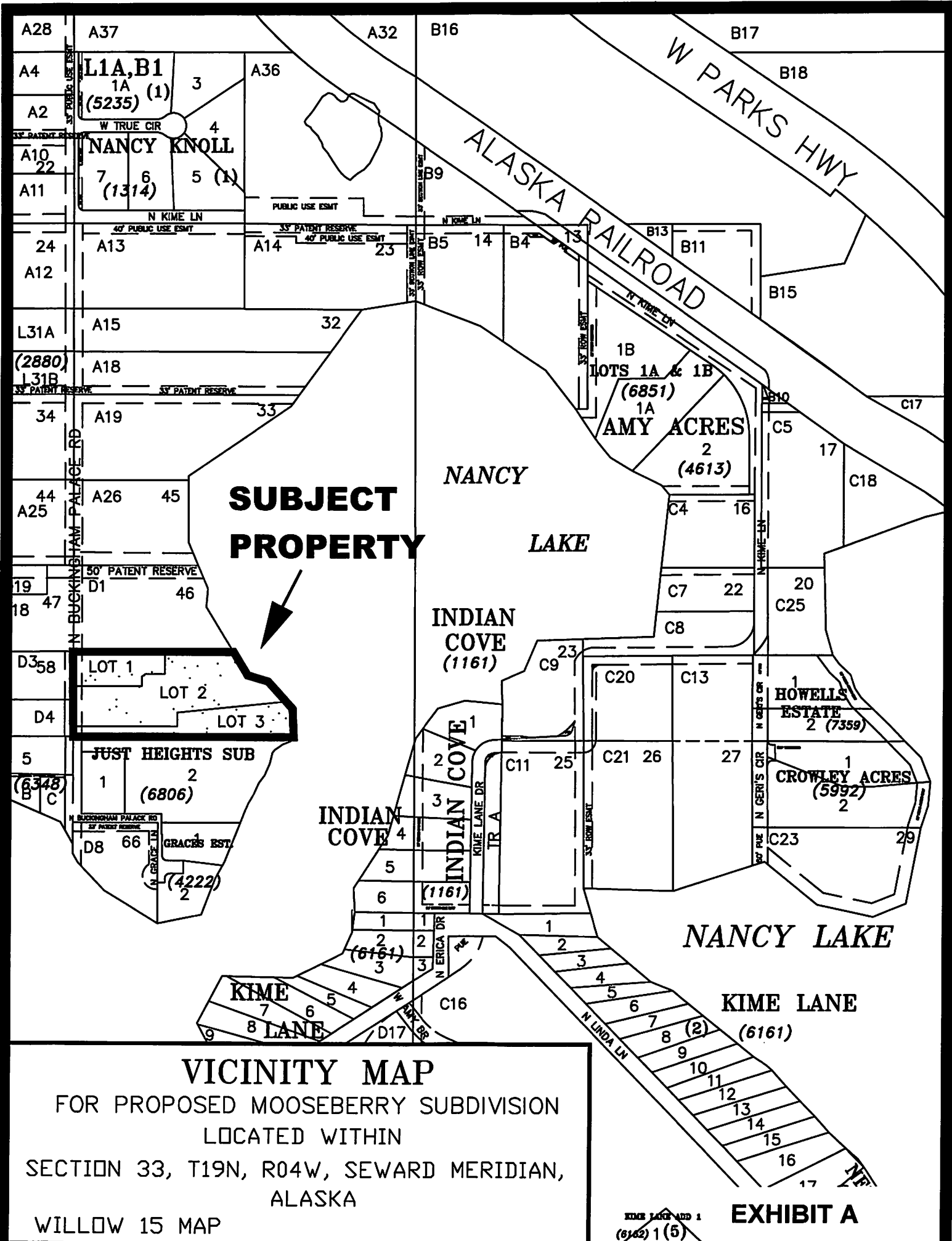
CONCLUSION: The abbreviated plat of Mooseberry is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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).

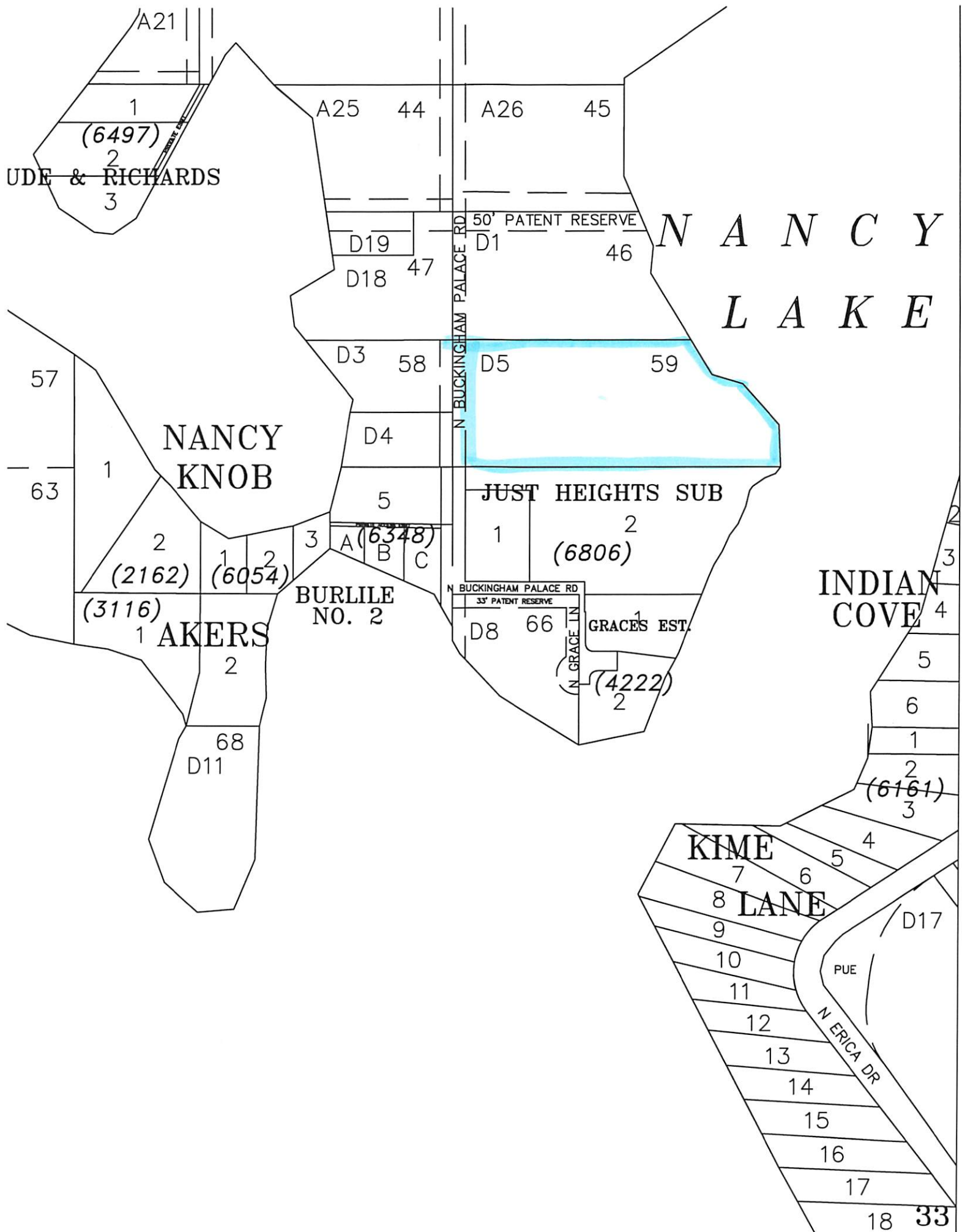
FINDINGS OF FACT

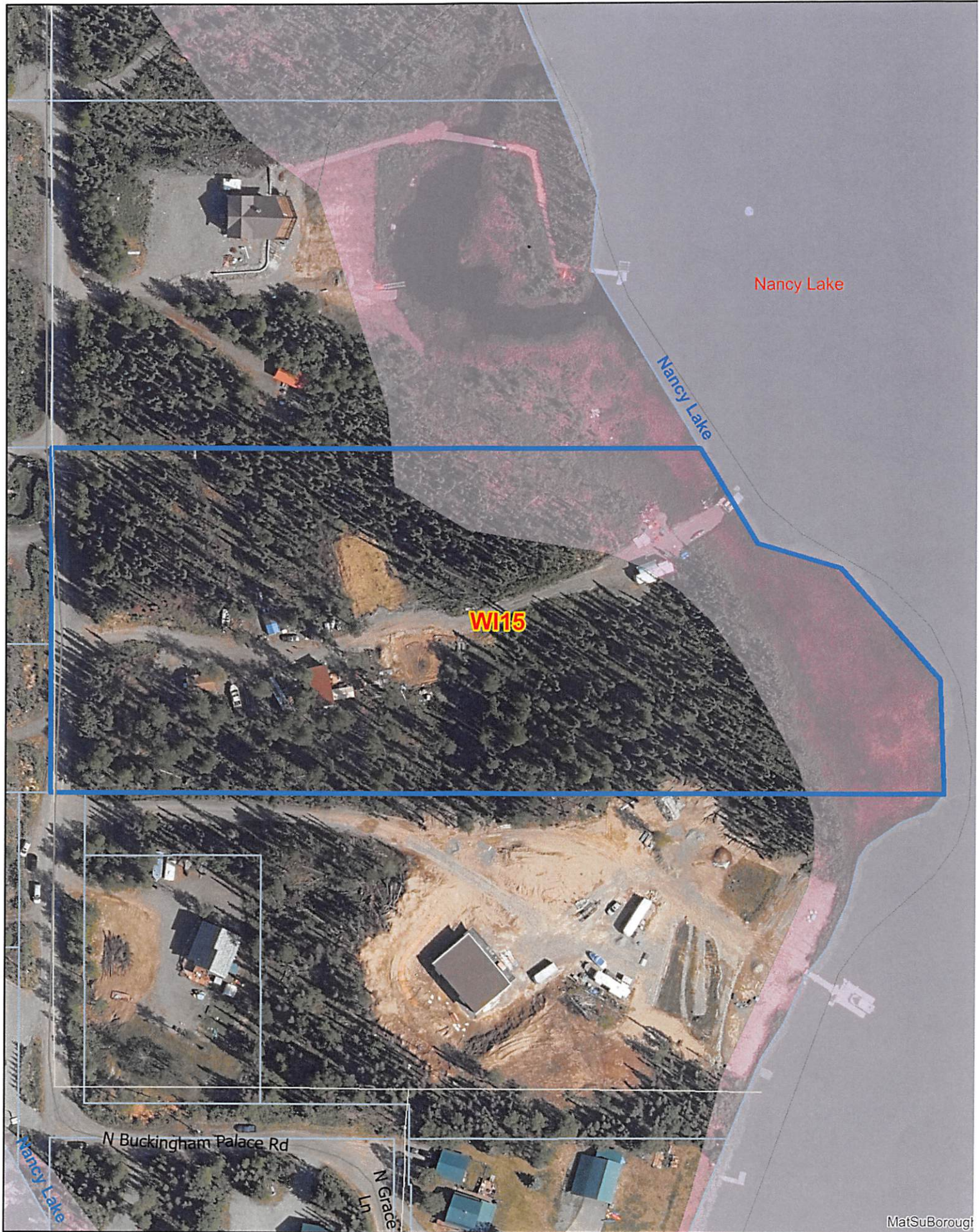
1. The plat of Mooseberry is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each 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 AK DNR M/L/W; ADF&G; USACE; Community Council #38 Willow; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
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 Mooseberry, Section 33, Township 19 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. Provide an updated Soils Report that includes a sieve analysis for Test Hole 1.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.







Nancy Lake

Nancy Lake

WI15

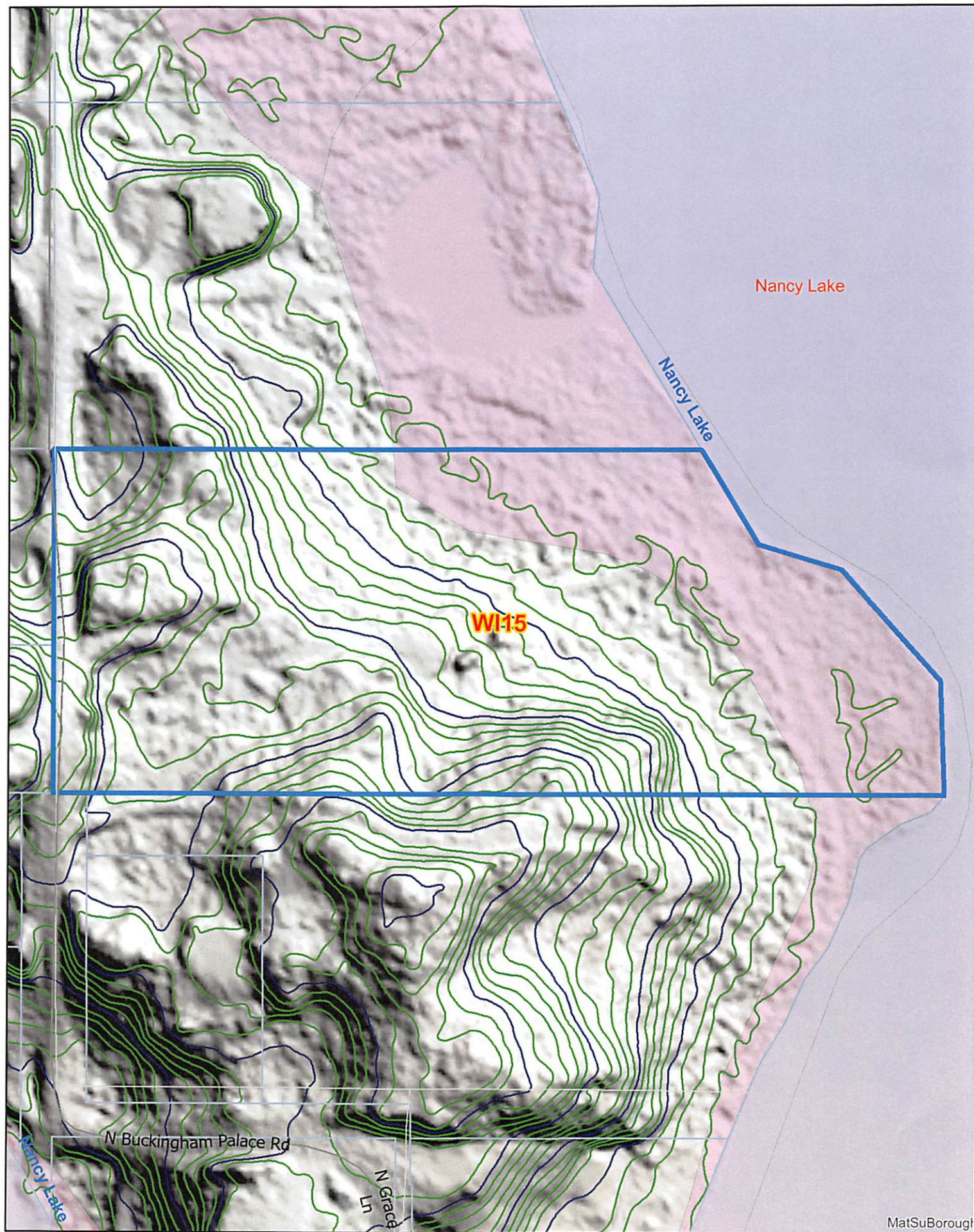
N Buckingham Palace Rd

N Grace Ln

MatSu Borough

110 55 0 110 Feet

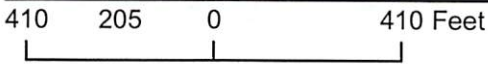




110 55 0 110 Feet

MatSuBorough







ARE, LLC

CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarinengineering.llc@gmail.com

September 20, 2023

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
OCT 05 2023
PLATTING

RE: Proposed, Replat of U.S. Government Lot 59

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots; to be known as Lots 1, 2 and 3, Mooseberry Subdivision. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Access to the properties is N. Buckingham Palace Road.

GEOTECHNICAL FIELD EXPLORATION

On August 25, 2023, a subsurface soils investigation was conducted on the parent parcel. Two test holes was dug, one on proposed Lot 1 Mooseberry, and the second one on Lot 2 Mooseberry both test were visually rated. The soils encountered were generally the same, consisting of silty sand and gravel overlain with silt and organics. (see test hole log #1&2). No impermeable layers or water were encountered in the test holes.

TOPOGRAPHY & DRAINAGE

The Preliminary Plat shows the topography of the subject lot and surrounding area. The terrain on Lots 1, 2 and 3, slope down from N. Buckingham Palace Road from west to east (Nancy Lake), with an elevation change of 250 ft to 222± ft roughly the elevation of Nancy Lake. The highest spot is on Lot 3 with an elevation of 260 feet.

There is a portion in the mid-section of this lot that has slopes greater than 25%; however, there is adequate area on the proposed lot to accommodate development

The parent tracts has been developed and has a ADEC approved septic system.

The tracts are vegetated with birch, spruce, cottonwood and brush. The parent parcel is bordered by develop lots.

Professional Consulting --- Practical Solutions

EXHIBIT B

SUBDIVISION DESIGN CRITERIA

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

A review of the MSB GIS Mapping would indicate there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposedd lots develop area is outside any potential flood hazzard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sq.ft. of contiguous area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer



9/20/2023

Attachment:

- Test Hole Location
- Test Hole Log 1 & 2

Charles A. Leet, P.E.
Project Engineer

Cc: Damon & Maggie Brooks
F, R. Bell & Associates
AK Rim File No. 23-005



SOIL LOG

TEST HOLE 1

ARE, LLC
ENGINEERS - PLANNERS -
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mooseberry Subdivision, Lot 1

AK Rim File No. 23-016

Date: 08/25/2023

Logged By: Chuck Leet

Depth (feet)	Description	
1	Top Soil Blk, Organic Damp PT	
2		
3	Silty Sand, Lt. Brown, Moist, SP-SM	
4	Silty Sand Lt. Tan, Dense with Cobbles, Dry, SM	
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16	Bottom of Test Hole	
17		
18		
19		



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and 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. Rev 7/2023

Callout, Color, Density, Moisture Content, USC



SOIL LOG

TEST HOLE 2

ARE, LLC
ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mooseberry Subdivision, Lot 3
Date: 08/25/2023

AK Rim File No. 23-016
Logged By: Chuck Leet

Depth (feet)	Description	
1	Top Soil Blk, Organic Damp PT	
2		
3		
4	Silty Sand Lt. Brown, Moist, SP-SM	
5		
6	Sandy Gravel w/ Silt, Lt. Gray, Dense with Cobbles, Dry, GP-GM	
7		
8		
9		
10		
11		
12		
13		
14		
15		
16	Bottom of Test Hole	
17		
18		
19		



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and 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. Rev 7/2023

Callout, Color, Density, Moisture Content, USC



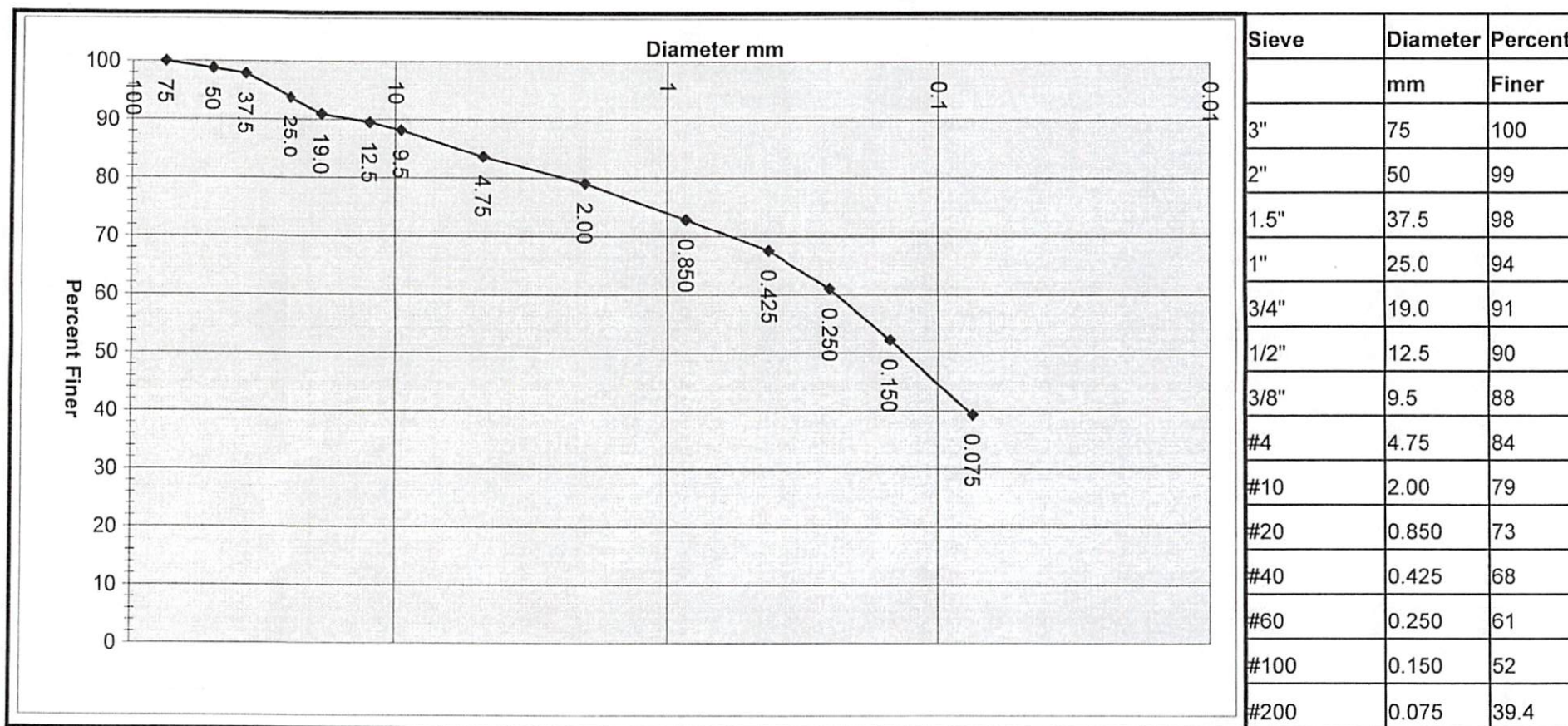
HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

RECEIVED

OCT 24 2023

PLATTING



Client: **Alaska Rim Engineering, LLC** Soil Description: Silty Sand with Gravel

Project: **Mooseberry Subdivision** Unified Classification: SM

Sample Location: **Test Hole #2** Appears to have a low PI

Date: 10/24/2023

Sample Date: 10/13/2023

Proj. no: 23090

National Flood Hazard Layer FIRMette



150°0'22"W 61°41'40"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

OCT 05 2023

PLATTING



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/29/2022 at 2:36 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Matthew Goddard

From: Daniel Dahms
Sent: Friday, November 17, 2023 11:56 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Mooseberry (MG)

Matthew,

Provide gradation or percolation test results for Test Pit 1. Provide proof of existing physical and legal access or apply for a variance.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 30, 2023 5:00 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 Mooseberry (MG)

Hello,

The following link is a request for comments on the proposed Mooseberry Subdivision. Please ensure all comments have been submitted by November 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Mooseberry](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Tuesday, October 31, 2023 4:42 PM
To: Matthew Goddard
Subject: RE: RFC Mooseberry (MG)

no comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 30, 2023 5:00 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 Mooseberry (MG)

Hello,

The following link is a request for comments on the proposed Mooseberry Subdivision. Please ensure all comments have been submitted by November 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Mooseberry](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard



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

November 3, 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.

**Mooseberry Subdivision
(MSB Case #2023-133)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286

EXHIBIT E

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, November 2, 2023 4:34 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Mooseberry (MG)
Attachments: Agenda Plat.pdf; RFC Packet.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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 30, 2023 5:00 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 Mooseberry (MG)

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

Hello,

The following link is a request for comments on the proposed Mooseberry Subdivision.

Please ensure all comments have been submitted by November 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Mooseberry](#)

Feel free to contact me if you have any questions.

Thank you,

CERTIFICATE OF OWNERSHIP

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

DAMON BROOKS
9637 N BUCKINGHAM PALACE ROAD
WILLOW, AK 99608

DATE

MARGIT BROOKS
9637 N BUCKINGHAM PALACE ROAD
WILLOW, AK 99608

DATE

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

BENEFICIARY INTEREST

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC.
ADDRESS: _____

AUTHORIZED REPRESENTATIVE _____ DATE _____

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

BENEFICIARY INTEREST

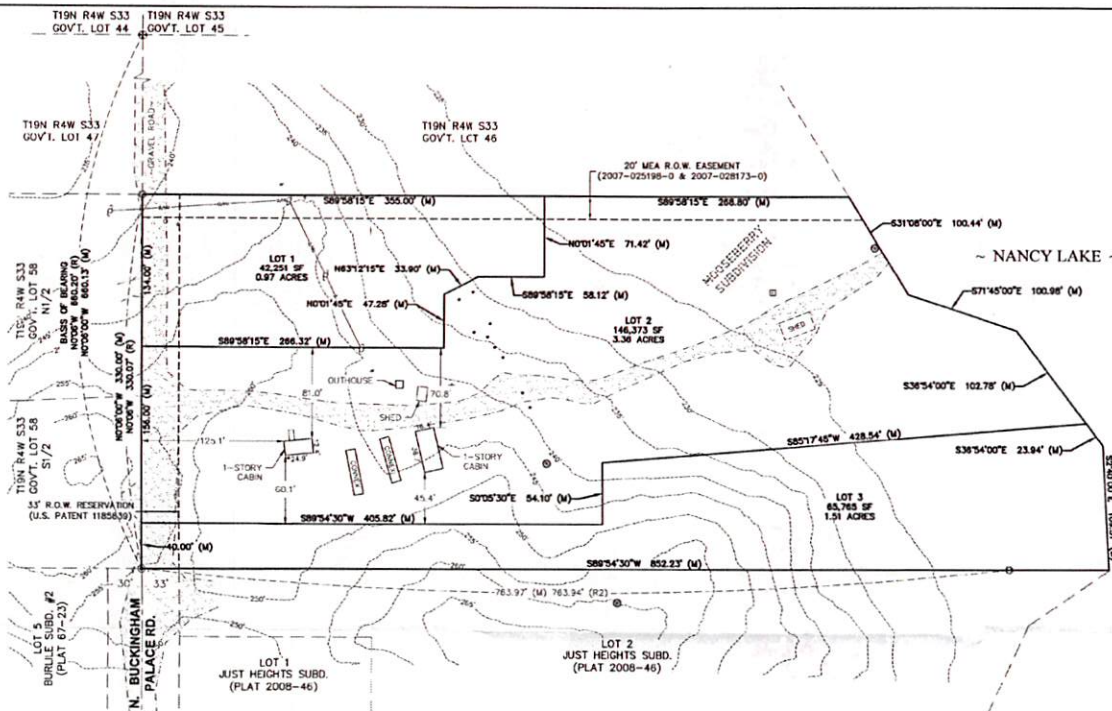
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES
ADDRESS: _____

AUTHORIZED REPRESENTATIVE _____ DATE _____

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



NOTES

- TOPOGRAPHIC INFORMATION IS BASED ON MATANUSKA-SUSTINA BOROUGH 2011 CONTOURS.
- CONTOUR INTERVAL IS 5.0'.

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN: Mireya Armesto, DATE: 11/02/2023
GCI ENGINEERING & DESIGN



2-1/2" DIAMETER ALUMINUM CAP ON 5/8"x30" REBAR

DETAIL - SET MONUMENTS

LEGEND OF SYMBOLS

- ⊕ FOUND BRASS CAP
- ⊙ FOUND RED PLASTIC CAP
- FOUND 5/8" REBAR
- ⊙ WATER WELL
- ⊕ CLEANOUT
- ⊕ ELECTRIC OUTLET
- ⊕ UTILITY POLE
- POLE ANCHOR
- ⊕ GUY WIRE ANCHOR
- ⊕ SIGN POST
- (R) BLM DEPENDENT RESURVEY OF SECTION 33 (ACCEPTED DECEMBER 20, 1956)
- (R2) PLAT 2008-46
- (M) MEASURED
- R.O.W. RIGHT-OF-WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- EDGE OF GRAVEL DRIVEWAY/PAV
- OVERHEAD UTILITY

RECEIVED
OCT 8 5 2023
PLATTING

Agenda Copy

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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (BOROUGH) _____ DATE _____

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

TAX COLLECTION OFFICIAL (CITY OF WILLOW) _____ DATE _____

SURVEYOR'S CERTIFICATE

I, BRADFORD RICHIE, AELL11298, 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.



VICINITY MAP
DE 1/4 SEC 33 T19N R4W S33 AK SCALE: 1" = 1 MILE
BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING
801 WEST FREEMAN LANE, SUITE 201 ANCHORAGE, AK 99503
(907) 274-6227
www.bellandassociates.com
Cada No. REC7582

A PLAT OF
MOOSEBERRY SUBDIVISION
LOTS 1, 2 & 3
A REPLAT OF U.S. GOVERNMENT LOT 59
LOCATED WITHIN
SECTION 33, T19N, R4W, SEWARD MERIDIAN, ALASKA
CONTAINING 83.84 ACRES
PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED FOR:
DAMON & MARGIT BROOKS
DRAWN BY: MEM/VFS TAX MAP: M 15 SHEET: 1
CHECKED BY: MEM FIELD BOOK: FRB22-05 1 of 1
JOB NO.: 2022-2919 PAGES: 33-34
SCALE: 1"=50' DATE: 09/21/2023

F.R. BELL & ASSOCIATES

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, November 7, 2023 10:20 AM
To: Matthew Goddard
Subject: RE: RFC Mooseberry (MG)

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

Hi Matthew,

MTA has reviewed Mooseberry and would like to add the following comment-

MTA is requesting a 15' easement centered on existing MEA pole line to cover MTA's existing service drop with active service to Govt lot 59, easement would be within proposed lot 1 Mooseberry Subdivision with the intent to continue to provide service to one story cabin which is located on proposed lot 2, Mooseberry Subdivision. If easement is not granted, the developer would be responsible for costs to relocate service to existing service to one story cabin on proposed lot 2.

Thank you for reaching out.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 30, 2023 5:00 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 Mooseberry (MG)

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

RECEIVED
NOV 16 2023
PLATTING

19N04W33D019 16
MABEUS DAVID C & ELENA NOVITSKY
2840 A COMMERCIAL DR
ANCHORAGE AK 99501

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DAMON & MARGIT BROOKS

REQUEST: The request is to create three lots from Government Lot 59, to be known as **MOOSEBERRY**, containing 5.84 acres +/- . The property is located south and west of W. Parks Highway, east of N. Nancy Lake Parkway, and directly east of N. Buckingham Palace Road(Tax ID # 19N04W33D005); within the SE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** 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 **November 29, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer 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: Dave & Elena Mabeus Address: 9736 N. Buckingham Palace
Willow AK

Comments: _____

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 29, 2023**

ABBREVIATED PLAT: ASLS NO 76-163 RSB TRACT B

LEGAL DESCRIPTION: SEC 15, T18N, R06W, SEWARD MERIDIAN AK

PETITIONERS: THOMAS FARRIS

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 4.27 ± **PARCELS:** 2

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2023-134

REQUEST: The request is to create two lots from Tract B, ASLS No. 76-163, Plat No. 80-90 to be known as **Tract B-1 & B-2**, containing 4.27 acres +/- . The property is located east and south of Susitna River, and east of Kroto Slough (Tax ID # 1983000T00B); within the SW ¼ Section 15, Township 18 North, Range 06 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 2 pgs

AGENCY COMMENTS

USACE
MSB Department of Public Works
MSB Permit Center
Utilities

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

DISCUSSION: The proposed subdivision is creating two lots. Proposed Tract B-1 will be 2.3 acres, Tract B-2 will be 1.98 acres. Both lots will take access from the Susitna River. The original Tract B, ASLS No. 76-163 was created using the Susitna River for access, as such additional approval for water access is not required.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Stragier notes that the soils investigation consists of observing the 12'-16' of exposed sands and gravels of the bluff. Overburden/topsoil is 2'-3' thick, followed by interchanging layers of gray SW sands, GP gravels and cobbles to 12'. Given the nature of the Susitna floodplain, one can expect these layered strata to continue inland to support viable septic systems. The results of the soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SW/GP gravels. No water table was encountered during the investigation nor an impervious layer. Topography is

such to allow for 10,000 square feet of usable continuous septic area and 10,000 square feet of usable building area for each of the proposed lots.

Comments:

USACE (**Exhibit C**) notes that a permit from the Corps of Engineers would be required if the property contains wetlands and there would be discharge of fill in wetlands or other waters and/or if there would be work that could affect navigation.

MSB Department of Public Works (**Exhibit E**) notes that the soils investigation needs to be updated to clarify the location. *Platting staff notes that the engineer will be updating the soils report to correct Deshka River to read Susitna River.*

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

Utilities: (**Exhibit F**) Enstar has no comments or recommendations. GCI did not respond. 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 AK DNR Division of Mining Land & Water; AK Department of Fish and Game; Community Council #18 Willow; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

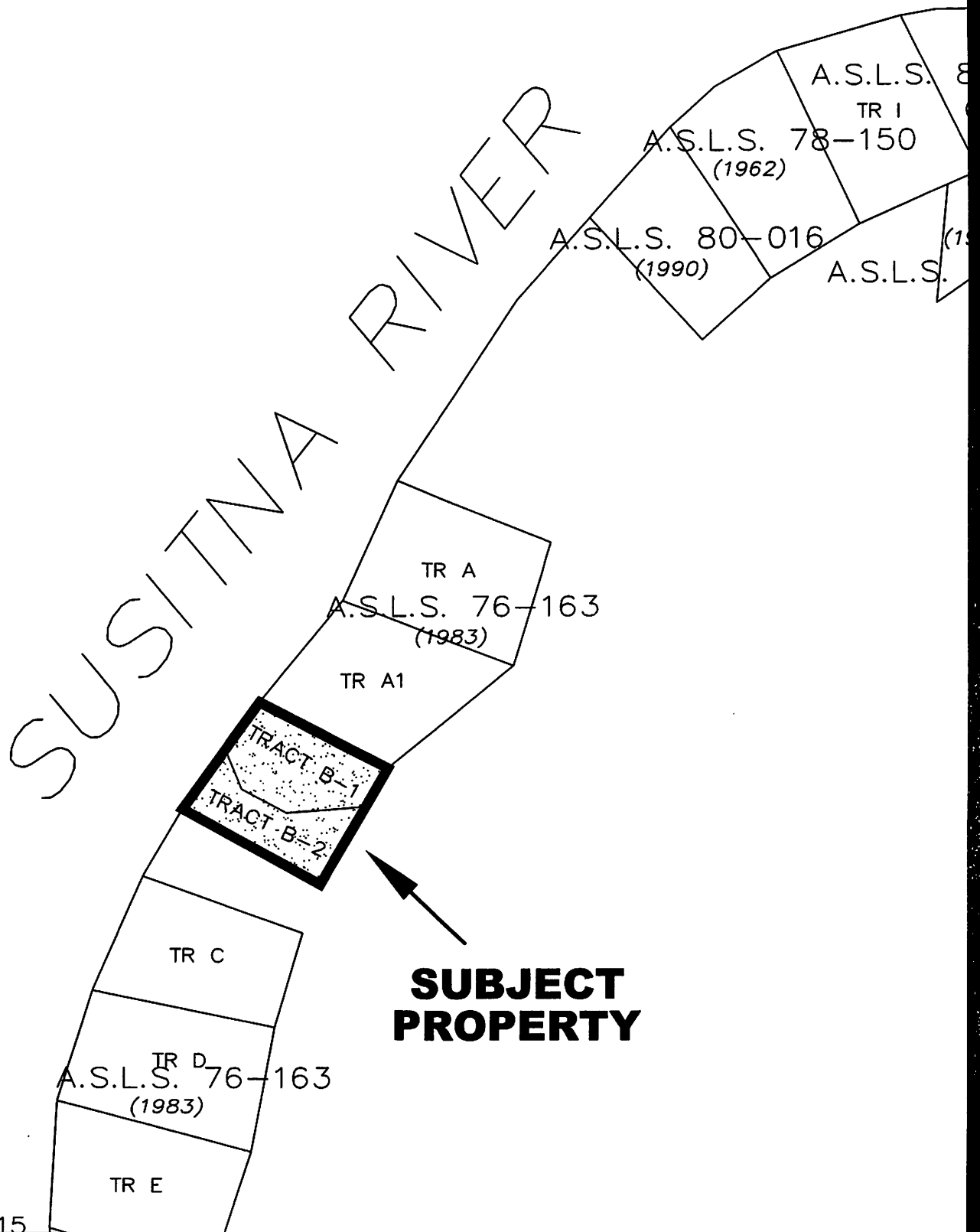
CONCLUSION: The abbreviated plat of ASLS No 76-163 Tract B-1 & Tract B-2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from 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 ASLS No 76-163 Tract B-1 & Tract B-2 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 will 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 AK DNR Division of Mining Land & Water; AK Department of Fish and Game; Community Council #18 Willow; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.
6. At Access for both proposed lots is by the Susitna River.
7. There were no objections from any federal or state agencies, or Borough departments.
8. the time the Staff Report was written, there were no objections from the public in response to the Notice of Public Hearing.

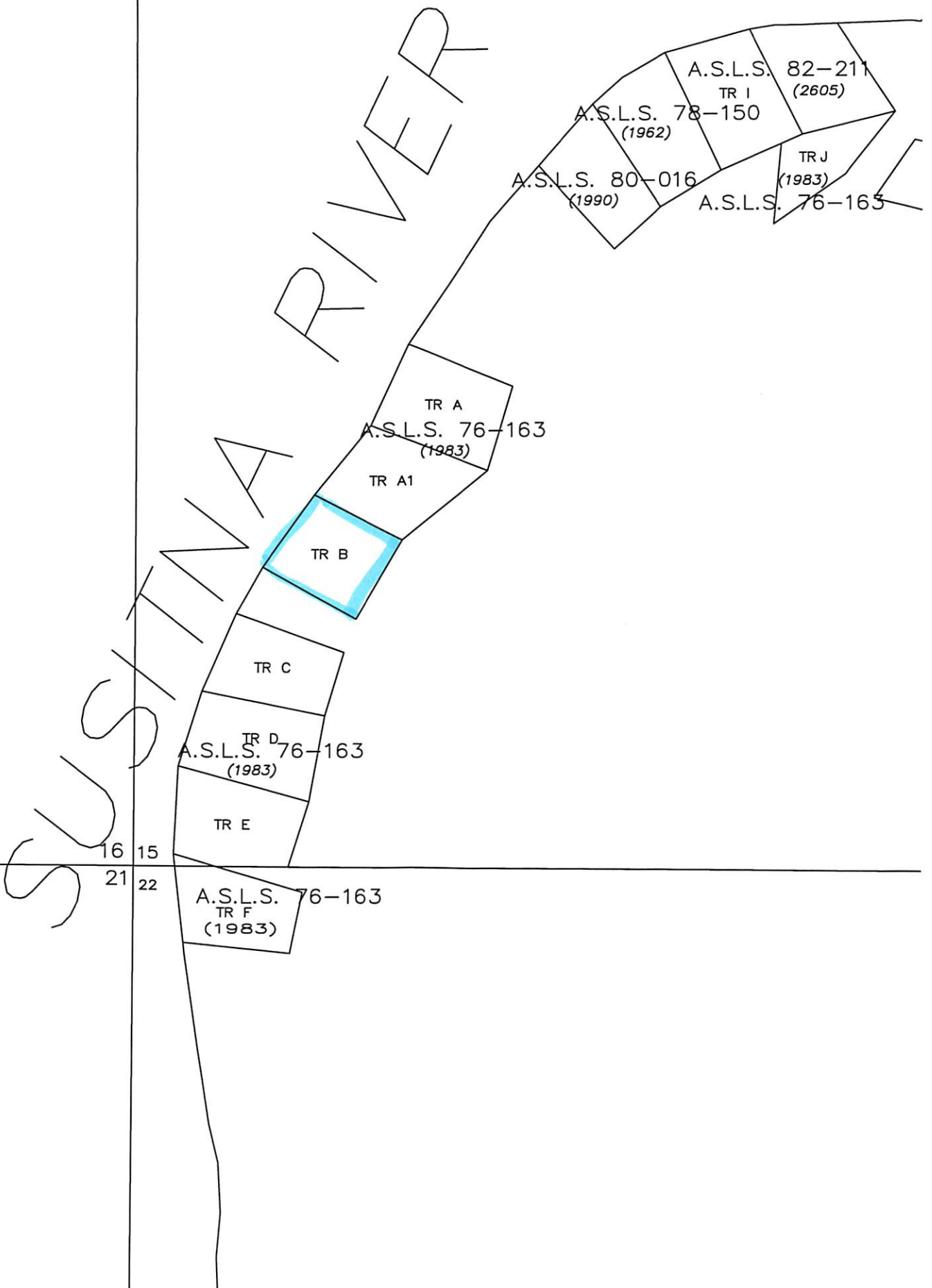
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of ASLS No 76-163 Tract B-1 & Tract B-2, Section 15, Township 18 North, Range 06 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Add a plat note stating, "Water access only at the time of this plat recording".
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED ASLS No. 76-163 RSB TRACT B
SUBDIVISION
LOCATED WITHIN
SECTION 15, T18N, R06W, SEWARD MERIDIAN
ALASKA
DK 09 MAP

EXHIBIT A



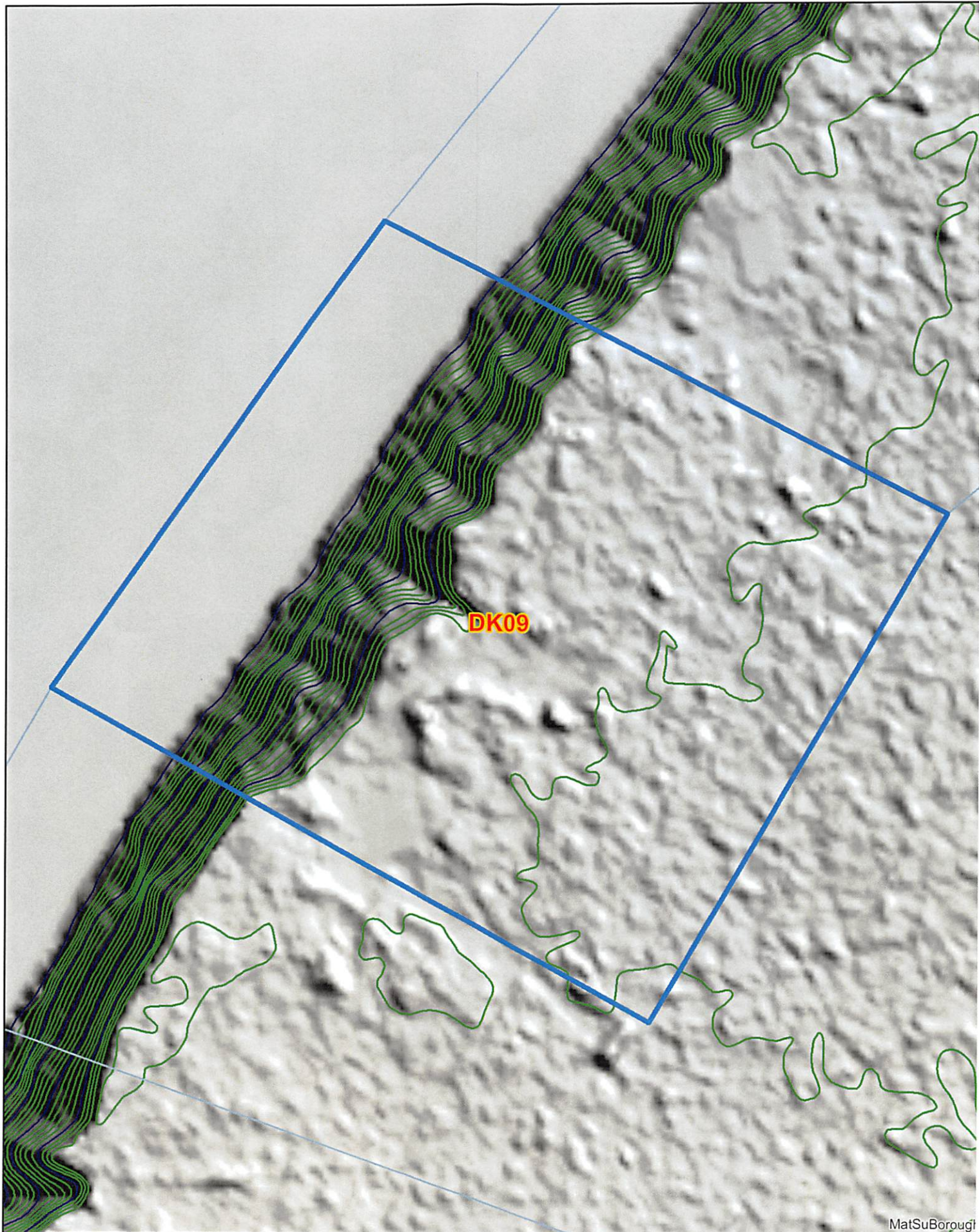


DK09

80 40 0 80 Feet

MatSu Borough





DK09

80 40 0 80 Feet

MatSu Borough





590 295 0 590 Feet

MatSu Borough



RECEIVED

OCT 26 2023

PLATTING

Page 1
TB-1+2 ASLSRSBSR.docx

Soils Investigation - Usable Area Report Tract B1 & B2 ASLS 76-163RSB

Introduction:

A Soils Investigation was requested for Tract B1 & B2 ASLS 76-163RSB 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 4.3 acre parcel is bordered on the south boundary by an access easement, the west boundary are meanders of the Deshka River and east/north is subdivided lands. Terrain for the subject parcel is mostly flat with slight 1'-2' undulations for the east 2/3rd's of the subdivision. The remaining 1/3rd consists of a 20'-35' Deshka River Bluff.

The soils investigation consists of observing the 12'-16' of exposed sands and gravels of the bluff. Overburden/topsoil is 2'-3' thick, followed by interchanging layers of gray SW sands, GP gravels and cobbles to 12". Given the nature of the Deshka floodplain, one can expect these layered strata to continue inland to support viable septic systems.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SW/GP gravels. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable continuous septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.



Photo Log
Tract B1 & B2 ASLS 76-163RSB

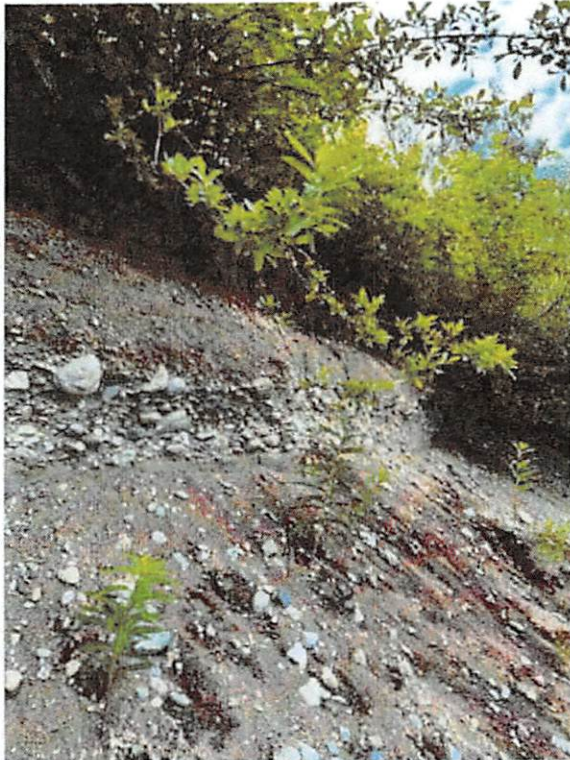


Figure 1: Layered strata, SW & GP



Figure 2: A sneaky SW layer

Matthew Goddard

From: Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>
Sent: Monday, November 6, 2023 2:39 PM
To: Matthew Goddard
Cc: Sargent, John C CIV USARMY CEPOA (USA)
Subject: RE: RFC ASLS No 76-163 RSB Tr B (MG)
Attachments: Soils Report.pdf; RFC Packet.pdf; Agenda Plat.pdf

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

Hi Matt,

I am providing comment:

- A permit from the Corps of Engineers would be required if the property contains wetlands and there would be discharge of fill in wetlands or other waters and/or if there would be work that could affect navigation.
- If you would like a jurisdictional determination (to determine if your site is a wetland) go to our website at <https://www.poa.usace.army.mil>. Then click on regulatory permits at upper right corner of the page. Then click on Jurisdiction; then click on Request a Jurisdictional Determination. The form will pop up. Fill out the form and sign and date it. Save the form to your computer. You would be requesting a preliminary JD. Include your phone and email address. Also include a map or aerial photo showing the boundary of the property. You don't need to include the section, township, range or Lat long information. Email the form to regpagemaster@usace.army.mil and it would be assigned to a project manager.

Thanks,

John Sargent

907-347-1801

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 6, 2023 2:01 PM
To: Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>
Subject: [Non-DoD Source] RE: RFC ASLS No 76-163 RSB Tr B (MG)

Hello Mr. Sargent,

I have re-generated the link and attached it below. Let me know if this does not work.

 [ASLS No 76-163 RSB Tr B](#)

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>
Sent: Monday, November 6, 2023 1:54 PM

Matthew Goddard

From: Daniel Dahms
Sent: Friday, November 17, 2023 10:25 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC ASLS No 76-163 RSB Tr B (MG)

Matthew,

Soils report mentions that the property borders the Deshka River whereas the application states that it is bordered by the Big Susitna River. Update soil investigation useable area report to clarify location.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, November 1, 2023 10:31 AM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 ASLS No 76-163 RSB Tr B (MG)

Hello,

The following link is a request for comments on the proposed ASLS No 76-163 RSB.
Please ensure all comments have been submitted by November 15, 2023 so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [ASLS No 76-163 RSB Tr B](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Thursday, November 2, 2023 8:59 AM
To: Matthew Goddard
Subject: RE: RFC ASLS No 76-163 RSB Tr B (MG)

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, November 1, 2023 10:31 AM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Ron Bernier <Ron.Bernier@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@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 ASLS No 76-163 RSB Tr B (MG)

Hello,

The following link is a request for comments on the proposed ASLS No 76-163 RSB.
Please ensure all comments have been submitted by November 15, 2023 so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [ASLS No 76-163 RSB Tr B](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician



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

November 3, 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.

RFC ASLS No 76-163 RSB Tr B
(MSB Case #2023-134)

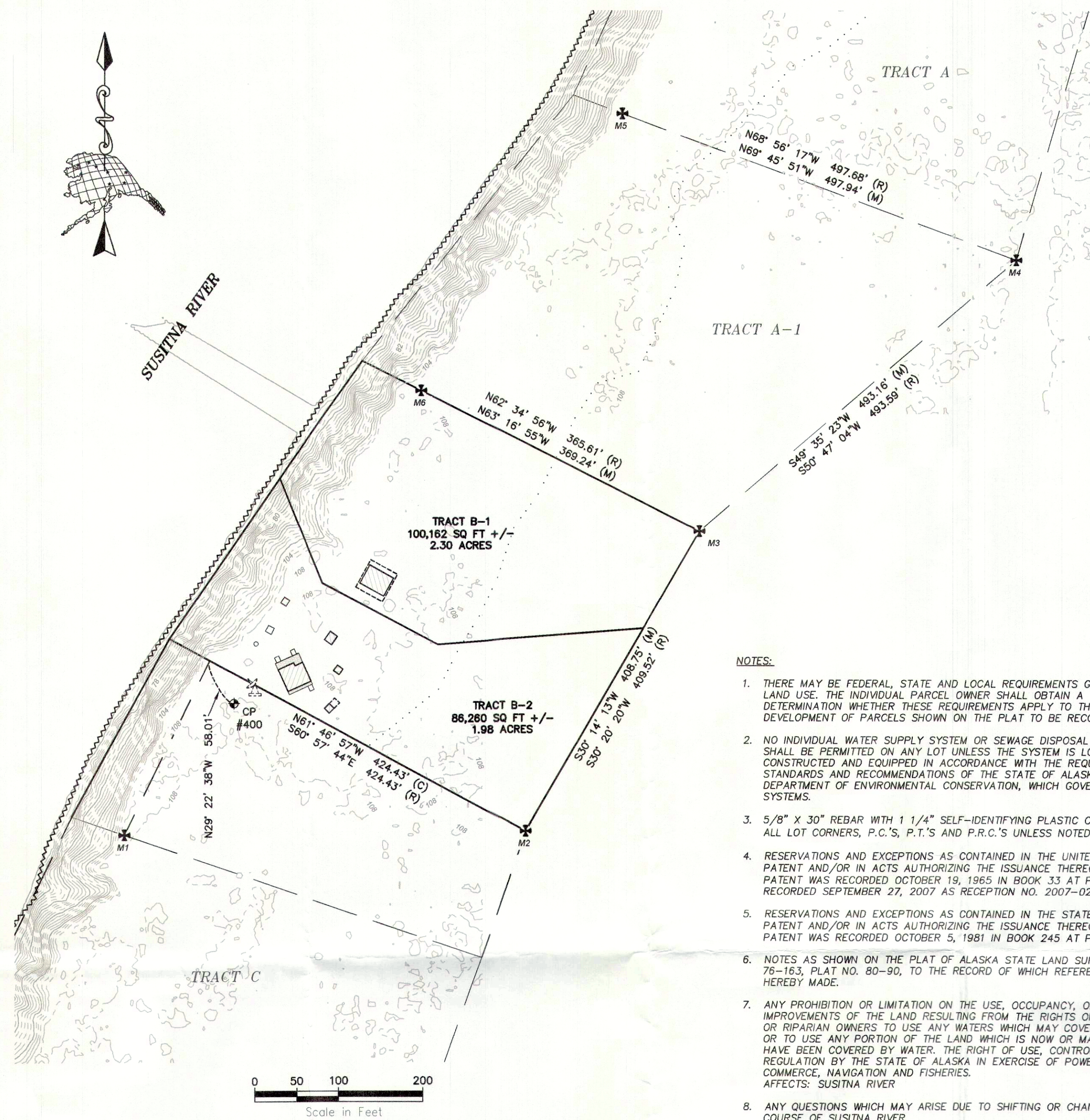
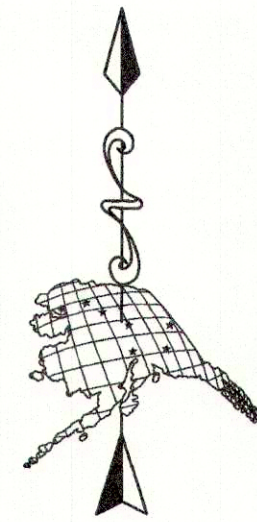
If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

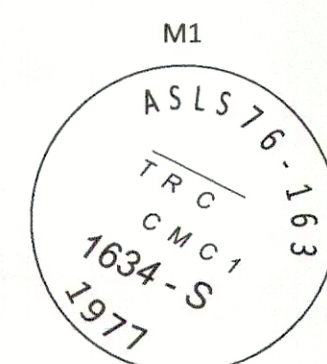
Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286

EXHIBIT F

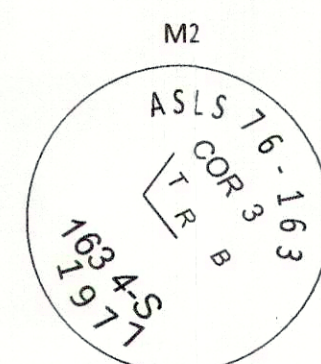


CONTROL NOTES:

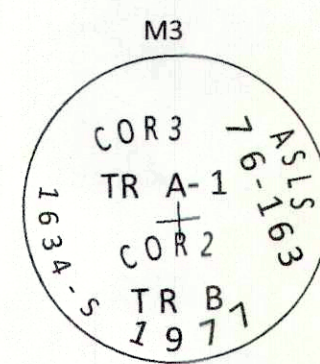
THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON JULY 14TH, 2023 AT CONTROL POINT #400. CONTROL POINT #400 IS A SET 12" SPIKE WITH PINK TRACER FLUSH WITH GROUND AND HAS A LATITUDE OF N 61° 38' 46.22202001" AND A LONGITUDE OF W 150° 21' 11.68881836". THIS SURVEY WAS CONDUCTED USING TOPCON VR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.0000 AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY CONTROL POINT #400 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 2793796.154 E: 1578996.465



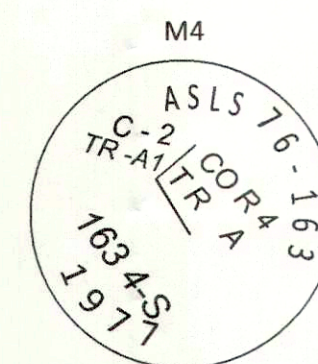
FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)



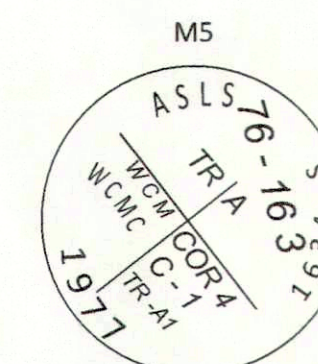
FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)



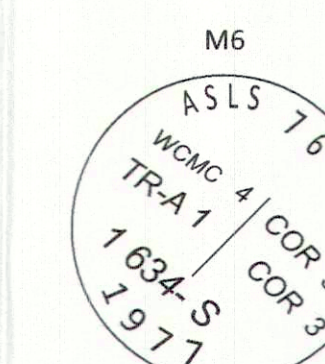
FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)



FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)



FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)



FOUND 2" BRASS CAP ON 1" IRON PIPE 0.75' A.G. (GOOD CONDITION)

LEGEND

(R) RECORD DATA PER PLAT #1980-90 PALMER RECORDING DISTRICT

(C) CALCULATED VALUE BY DISTANCE TO DISTANCE INTERSECT THIS SURVEY

(M) MEASURED VALUE THIS SURVEY ON 7/14/23

— SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS #9812 THIS SURVEY

✱ FOUND 2" BRASS CAP ON 1" IRON PIPE (SEE DETAIL'S ABOVE)

⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS #9812

✱ SATELLITE DISH

■ SURROUNDING BUILDINGS

⊙ SOILS TEST HOLE LOCATION

✱ CONTROL POINT #400 (SET 12" SPIKE W/ PINK TRACER)

CERTIFICATE OF OWNERSHIP

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

DATE: _____

THOMAS FARRIS
1702 N. PITTMAN ROAD
WASILLA, ALASKA 99623

DATE: _____

JENNESSE FARRIS
1702 N. PITTMAN ROAD
WASILLA, ALASKA 99623

DATE: _____

JACK FREEMAN
2721 E 144TH AVENUE
ANCHORAGE, ALASKA 99516

DATE: _____

DEBORAH FREEMAN
2721 E 144TH AVENUE
ANCHORAGE, ALASKA 99516

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT

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

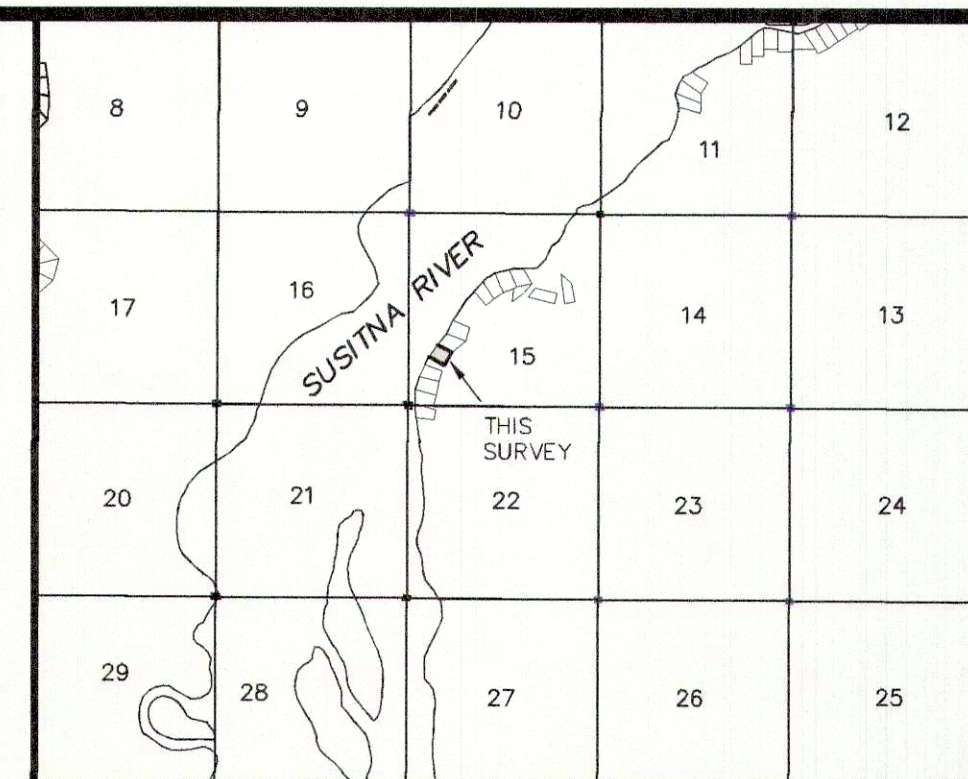
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

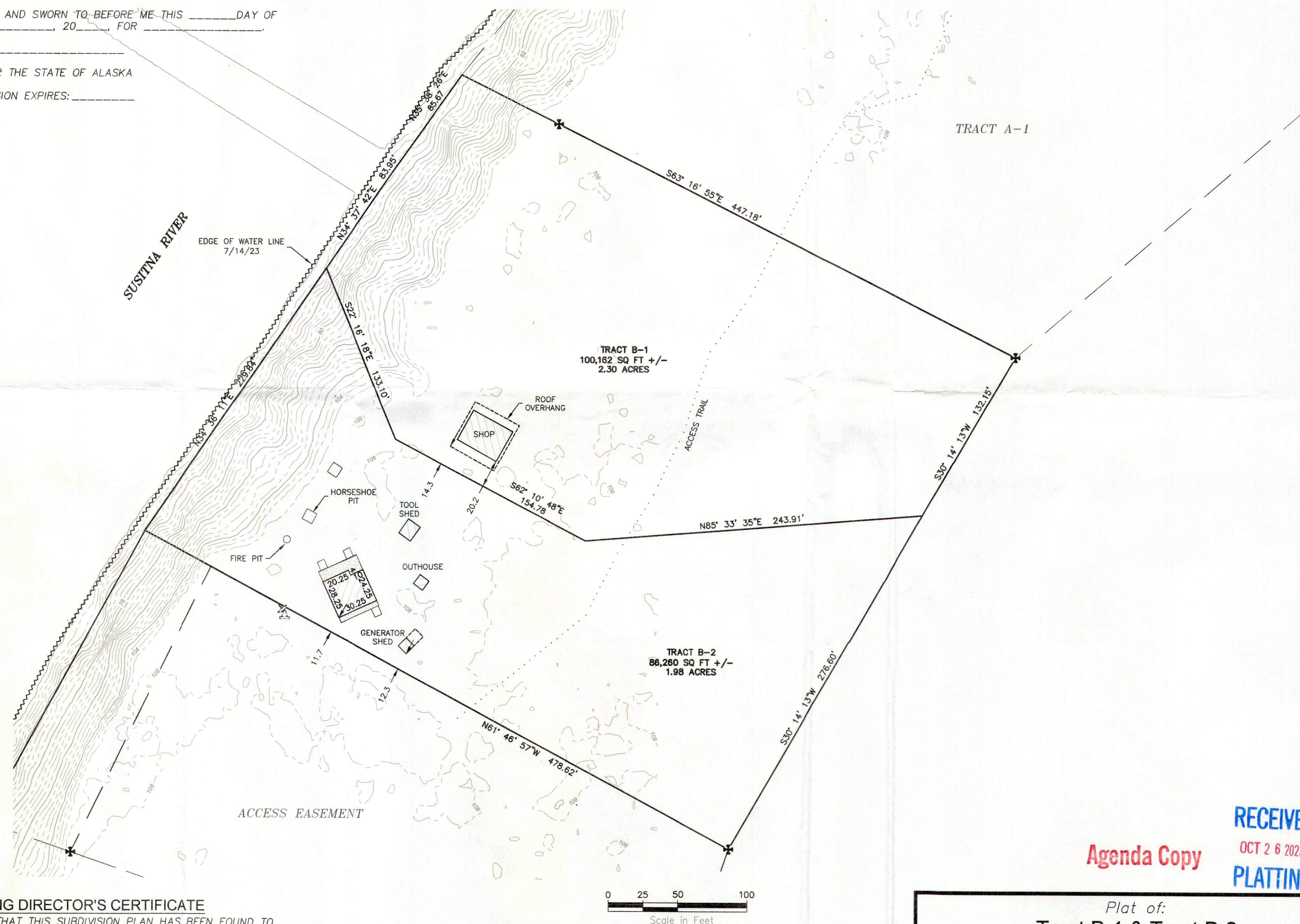
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (BOROUGH)



VICINITY MAP

SCALE: 1" = 1 MILE
TAX MAP DK00



PLANNING DIRECTOR'S CERTIFICATE

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

_____ 20____

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

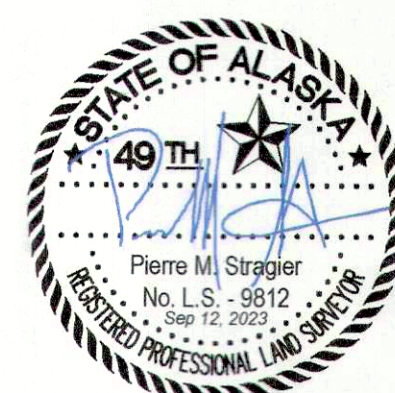
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

REGISTRATION NUMBER

REGISTERED LAND SURVEYOR



RECEIVED
Agenda Copy
OCT 26 2023
PLATTING

Plat of:
Tract B-1 & Tract B-2
ASLS No. 76-163 RSB

A Subdivision of
Tract B Alaska State Land Survey No. 76-163 Plat #1980-90
Located Within Section 15 T18N R06W S.M. Alaska
Palmer Recording District, Third Judicial District State of Alaska
Containing 4.27 Acres More or Less

Tax Map: DK00

Scale: 1"=100' & 1" = 50'

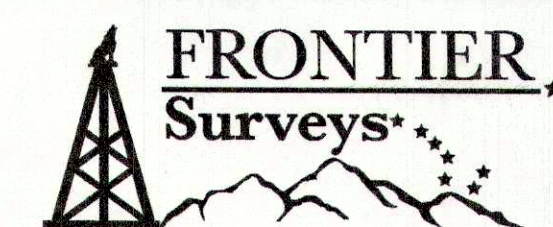
Drawn: SS / Checked: PS

AECL# 1615

Date: 09/12/2023

Revision:

SHEET: 1 of 1



650 W 58th Avenue Suite E
Anchorage, Alaska 99516
Tel: 1-907-460-1686