

## Matthew Goddard

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**From:** Sarah A. Brandt <Sarah.Brandt@mea.coop>  
**Sent:** Thursday, December 4, 2025 1:08 PM  
**To:** Matthew Goddard  
**Cc:** MEAROW  
**Subject:** Re: RFC Goddard RSB B/1 L/8 (MG)  
**Attachments:** Easement book 158 pg 767.pdf; Unrecorded Easement Lot 8.pdf; Unrecorded Easement Down guy and anchor.pdf

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

Hi,

I realize I am past the deadline but I wanted to share the documents I identified for Lot 8. One is recorded in B 158 P 767 and two are unrecorded. I will plan to record them in the coming weeks unless otherwise directed to wait. All are attached to this email for your use.

Thank you.

*Sarah Brandt*

Land Services Manager  
Office: 907-761-9265  
Cell: 907-715-8049  
[Sarah.Brandt@mea.coop](mailto:Sarah.Brandt@mea.coop)



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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, November 17, 2025 4:16 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; contact@southlakescc.org <contact@southlakescc.org>; Dan Tucker <antiquetuck@gmail.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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 <eric.r.schuler@usps.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutio  
MEAROW <MEAROW@mea.coop>  
**Subject:** RFC Goddard RSB B/1 L/8 (MG)

**HANDOUT #1  
GODDARD RSB B1 L8  
CASE # 2025-164  
MEETING DATE: DECEMBER 17, 2025**

**CAUTION: This email originated from outside of the [MEA.coop](#) organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

The following link is a request for comments for the proposed Goddard RSB B/1 L/8.

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

 [Goddard RSB B1 L8](#)

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)

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# Matanuska Electric Association, Inc.

BOOK 158 PAGE 767

## ELECTRIC LINE RIGHT OF WAY EASEMENT

Palmer Recording District

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Arctic Fox Trading Company - Peter Kinnen, President

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Palmer

Recording District, State of Alaska, and more particularly described as follows:

The North Fifteen Feet (15') of Lot Eight (8), Block One (1) of Goddard Subdivision according to the official plat 71-31 thereof.

INDEX

B &amp; P

Being in Section 12, Township 17N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15' feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 9th day of

February, 1978

Peter B. Kinnen L.S.  
President, Arctic Fox L.S.  
Trading Company

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 9th day of February, 1978,

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Arctic Fox Trading Company - Peter Kinnen, President

, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC in and for Alaska

My commission expires: 7-31-78

ED FORM 21A, Matanuska Electric Assn., Inc. May 31, 1975.

RECORDED-FILED  
PALMER REC.  
DISTRICT

FEB 14 1 43 PM '78

REQUESTED BY MATANUSKA ELECTRIC ASSC.,  
P. O. Box 1143  
Palmer, Alaska 99345  
ADDRESS

W. O.		A. SC.	
P/S		AP	
SUBD.	1223	UAD.	
PLAT	71-31	EASE	88-5841



406798

# Matanuska Electric Association, Inc.

## ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS. that we the undersigned (whether one or more),

Joe Tridle

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Palmer

Recording District, State of Alaska, and more particularly described

ed as follows:

Lot 8 Goddard Subdivision

Being in Section 12, Township 17N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon

or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within \_\_\_\_\_ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12th day of

July, 19 77

*Joe Tridle*

L.S.

L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 12th day of July, 19 77, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Joe J. Tridle, each to me personally known

to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Ande L. Wahl*

NOTARY PUBLIC in and for Alaska

My commission expires: January 21, 1979

ED FORM 21A, Matanuska Electric Assn., Inc. — May 31, 1975.

Office Use	FILED	AP	17 JUL 77
INDEXED	S	FILED	86-5836
PLAT	7-1-77		

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

TEMT Alaska

(unmarried) (husband and wife), whose address is

919 SW Taylor St., Portland, Or. 97205-2542

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

10ft x 15ft down guy and anchor easement, located adjacent to the South boundary of Lot 8, Block 1, Goddard Subdivision, according to Plat#71-31 Palmer Recording District, said easement being centered 170ft West of the Southeast corner of said Lot 8.

being in Section 12, Township 17 N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 5 feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, together with the right of ingress and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29th day of April, 1996

T.E.M.T. Alaska Grantor  
By: T. Reed Grantor

STATE OF ALASKA) SS-

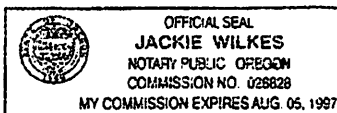
THIS IS TO CERTIFY that on this 29th day of April, 1996  
before me, the undersigned, a Notary Public in and for the State of  
Alaska, duly commissioned and sworn as such, personally appeared

T. Reed

EROW 256 (94)

FOR DISTRICT RECORDERS USE

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written



Notary Public in and of Alaska OREGON  
My commission expires: 5/5/97  
W.O. 721-11 MISC  
P/S P 1 MAP 17-1-3  
SUBD 1023 QUAD 1  
PLAT 71-31 EASE 9700865

SEAL

Return to: MEA, PO Box 2929, Palmer, AK 99645

WL105-2-4-4-1