

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING ADMINISTRATIVE SPECIALIST

Kayla Smith

Lacie Olivieri - Alternate



PLATTING TECHNICIANS

Matthew Goddard

Chris Curlin

Cayman Reynolds

PLATTING ASSISTANT

Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

December 17, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **GODDARD RSB B/1 L/8:** The request is to create two lots from Block 1, Lot 8, Goddard Subdivision, Plat No. 71-31 to be known as **LOTS 8A AND 8B**, containing 3.4 acres +/- . The property is located west of S. Seward Meridian Parkway, east of N. Cornerstone Place, and south of E. Palmer Wasilla Highway (Tax ID # 1023B01L008); within the NE ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Bush Construction Surveys / Sean Cude, Staff: Matthew Goddard, Case #2025-164*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **December 17, 2025**, in the **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:** The 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:** The motion to approve is made by the Platting Officer.
 - No further unsolicited input from the 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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 17, 2025

ABBREVIATED PLAT: GODDARD RSB B/1 L/8

LEGAL DESCRIPTION: SEC 12, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: SEAN CUDE

SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS / THE BOUTET COMPANY, INC.

ACRES: 3.4 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-164

REQUEST: The request is to create two lots from Block 1, Lot 8, Goddard Subdivision, Plat No. 71-31 to be known as **LOTS 8A AND 8B**, containing 3.4 acres +/- . The property is located west of S. Seward Meridian Parkway, east of N. Cornerstone Place, and south of E. Palmer Wasilla Highway (Tax ID # 1023B01L008); within the NE ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
As-Built
Section Line Easement Determination

EXHIBIT A – 6 pgs
EXHIBIT B – 5 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg

AGENCY COMMENTS

ADOT&PF
MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

EXHIBIT E – 3 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 8 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access for both lots is from E. Palmer Wasilla Highway, an ADOT&PF maintained road. Per DOT&PF, shared common access will be required.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Timothy Alley, Registered Professional Engineer notes that two test holes were dug to a depth of ten feet. Groundwater was encountered at eight feet. Both test holes were poorly graded gravel (GP) at the surface to a depth of 10 feet. Timothy Alley concludes “It is my professional opinion that there is a minimum of 10,000 square feet of contiguous usable septic area and separate 10,000 square feet of building area on each lot to be created for this subdivision.” An as-built with topographic information was submitted (**Exhibit B**) pursuant to code. Based on the supplied as-built, no setback violations exist, nor will any be created by this subdivision.

A section Line Easement Determination was supplied and is seen at Exhibit D. Based on the supplied determination, there is a 33' wide section line easement.

Comments:

ADOT&PF (**Exhibit E**) has no objections to the subdivision with the following comments:

- Required to show shared access easement for a single access to Palmer-Wasilla Highway for both lots. (**Recommendation #4**)
- Required to add a plat note: "One access to PW Hwy for both lots." or similar. (**Recommendation #5**)
- Required to apply for new shared access permit. Platting actions alter the legal description of a property and therefore any existing access permits become invalid. (**Recommendation #6**)
- Suggest relocating the driveway to align with a driveway across the Palmer-Wasilla Highway, in order to reduce turning conflicts within this corridor. (**Recommendation #7**)
- There is no Section Line Easement on this property. The 33' SLE would only attach if the homesteader applied after 1923. In this case the application date was 1916 so no SLE attached. The SLE determination document provided states the SLE is shown on Plats 71-31 and 2014-121, however, neither shows the SLE on this property. Both show a 30' dedicated ROW and a 3' BLM reserve which is not the same as a SLE. (**Recommendation #8**)

Department of Public Works Pre-Design and Engineering Division (**Exhibit F**) notes that the Palmer-Wasilla Highway is on the Official Streets and Highways Plan as a Major Arterial road. PD&E recommends the two lots share a single access. The petitioner should coordinate with ADOT&PF for the location of the shared access.

MSB Development Services (**Exhibit G**) has the following comments:

- Permit Center – E. Palmer Wasilla Highway is a State DOT Right of Way. No comments from Permit Center.
- Code Compliance – There are no open/active code compliance violation cases on the existing parcel. The proposed lot line creation will not create any violations at this time. No objection to the proposed re-plat.

Utilities: (Exhibit H)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA requests MTA Easement #2019-029830-0 be added to the notes (**Recommendation #9**).

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #9 Midway; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

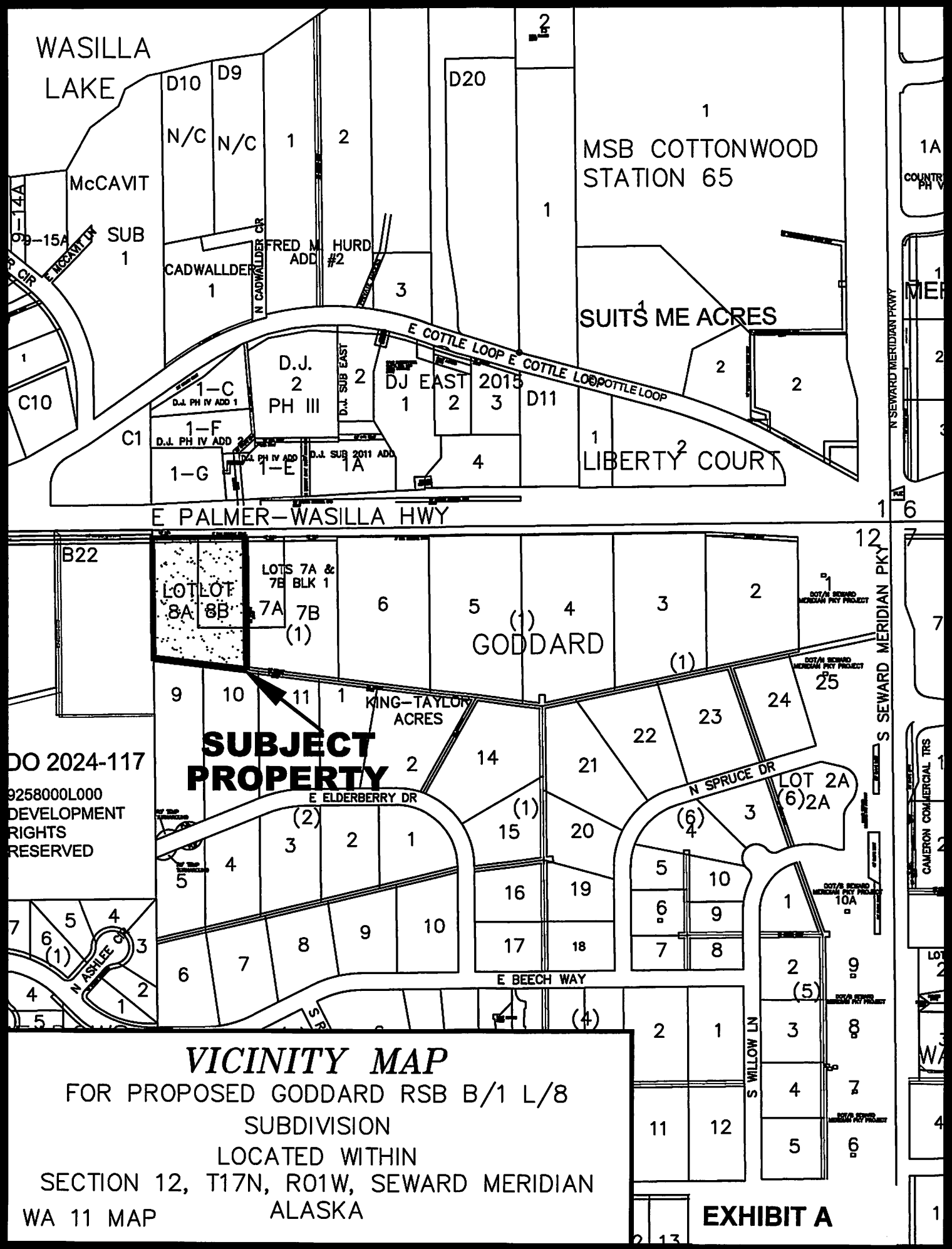
CONCLUSION: The abbreviated plat of Goddard RSB B/1 L/8 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 Goddard RSB B/1 L/8 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 ADF&G; USACE; Community Council #3 South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #9 Midway; 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. At 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 Goddard RSB B/1 L/8, Section 12, Township 17 North, Range 01 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. Add a common access easement for shared access to the E. Palmer Wasilla Highway.
5. Add a plat note stating "Lots 8A and 8B to share a single common access to the E. Palmer-Wasilla Highway unless otherwise authorized by the permitting authority."
6. Apply for a new driveway permit for the shared driveway access to the E. Palmer-Wasilla Highway.
7. Confirm the driveway access location with ADOT&PF.
8. Provide an updated Section Line Easement Determination.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.





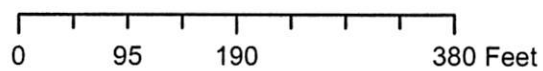
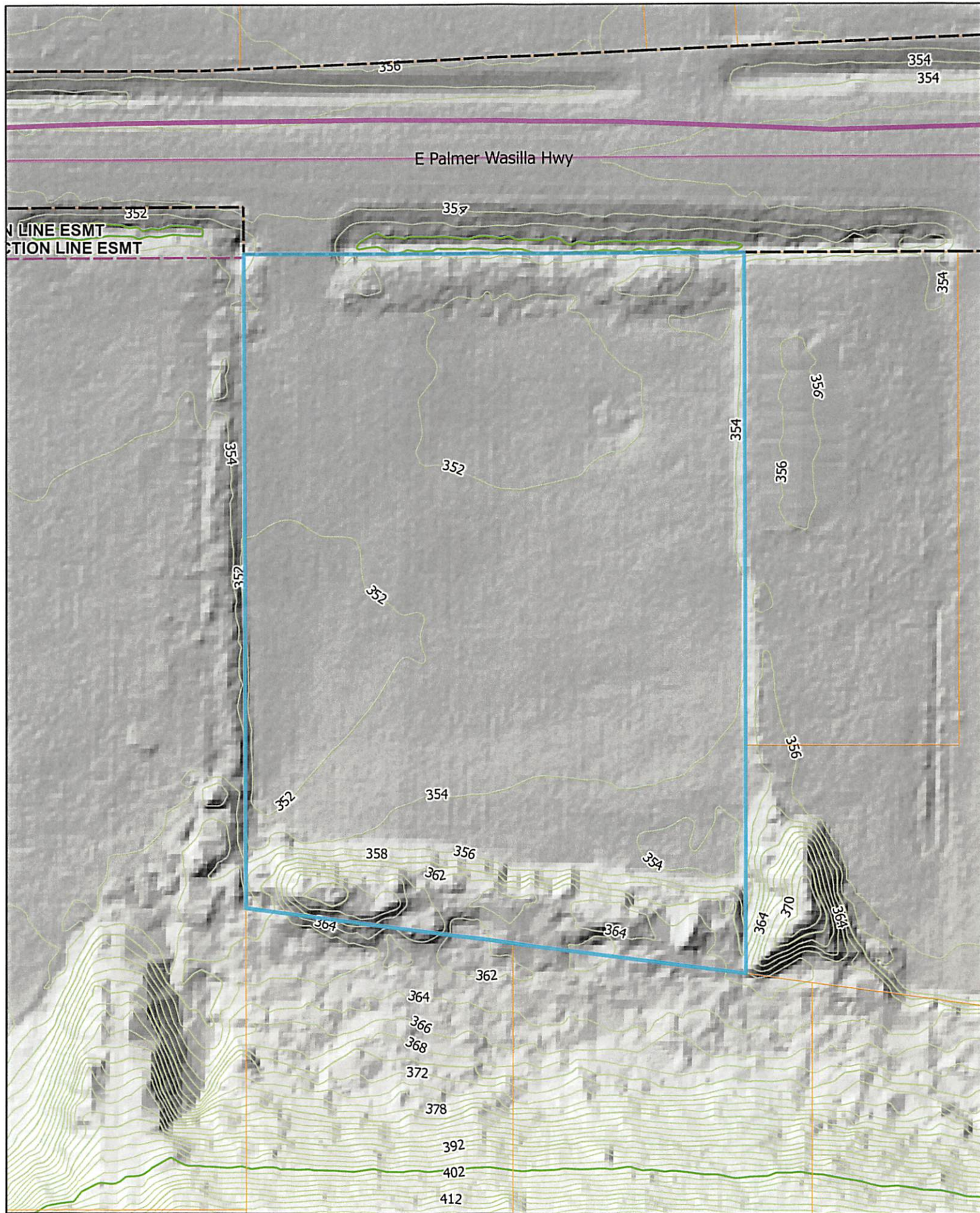
E Palmer Wasilla Hwy

N LINE ESMT
CTION LINE ESMT

Maxar, Microsoft



0 95 190 380 Feet





0 380 760 1,520 Feet



Mat-Su Borough Wetlands Viewer



- Mat-Su Addresses
- CookInlet Wetlands
- Kettle
- Mat-Su Borough Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

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The Boutet Company, Inc.
1174 N. Leatherleaf Lp, Ste. B
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbcaak.com

October 31, 2025

Platting Division
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Usable Area Report
Goddard Subdivision Block 1, Lot 8

RECEIVED
OCT 31 2025
PLATTING

To Whom It May Concern,

The applicant SBC Development Group, Inc is proposing to subdivide Goddard Subdivision Block 1 Lot 8, 3.42 acres total, into two properties. All located within Section 17, Township 01 North, Range 12 West, Seward Meridian.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. The properties will be served by a well and have separate septic systems. All of the proposed lot has been cleared and graded for development to be relatively flat with poorly graded gravel soils at the surface. A building and septic system was constructed in 2020 within proposed Lot 8A.

This report is in response to the Recommendations of Conditions of Approval #11 to provide usable area report and test hole map showing the proposed lots contain 10,000 sf of usable building and septic area. To verify depth to groundwater two test holes were dug at the locations shown on the attached map. The first test hole was dug on July 2020 for installation of the onsite septic system for the current building located on Lot 8. Test hole 2 was excavated on August 19, 2025 to support this plat. Both test holes were poorly graded gravel (GP) at the surface down to a depth of 10 feet. Groundwater was encountered at 8 feet below ground surface in both test holes. The test holes were excavated to a depth of 2 feet below the groundwater (10 feet below ground surface) as required by MSB code 43.20.281(A)(1)(b)(ii). Soil logs and locations of test holes are attached.

It is my professional opinion that there is a minimum of 10,000 sf contiguous usable septic area and separate 10,000 sf of building area on each lot to be created for this subdivision.

October 31, 2025
Goddard Subdivision Block 1 Lot 8
Usable Area Report
Page 2 of 2

If you have any questions, please contact me with any questions you may have.

Sincerely,



Timothy Alley, PE
Principal/Vice President
The Boutet Company, Inc



SOIL LOG

Job Number: Fastenal

Project Location: 3000 E. Palmer-Wasilla Hwy. (Goddard Block 1 Lot 8)

Logged By: Tim Alley, PE

Date: 7/8/2020

TEST HOLE NO. 1

Depth (feet)	Description
0	Poorly graded gravels/sands, GP/SP
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	Bottom of Test Hole. Groundwater encountered stabilized at 8'
12	
13	
14	
15	
16	
17	
18	
19	
20	

TEST HOLE LOCATION:

100' N of S property line. 20' E of W prop. Line

COMMENTS:

Visual Classification of soils suggests percolation rate of 15 min/in. Groundwater at 8' below ground surface.

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: Frontier Precision

Project Location: 3000 E. Palmer-Wasilla Hwy. (Goddard Block 1 Lot 8B)

Logged By: Tim Alley, PE

Date: 8/19/2025

TEST HOLE NO. 2

Depth (feet)	Description
0	Poorly graded gravels/sands, GP/SP
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	Bottom of Test Hole. Groundwater encountered stabilized at 8'
12	
13	
14	
15	
16	
17	
18	
19	
20	

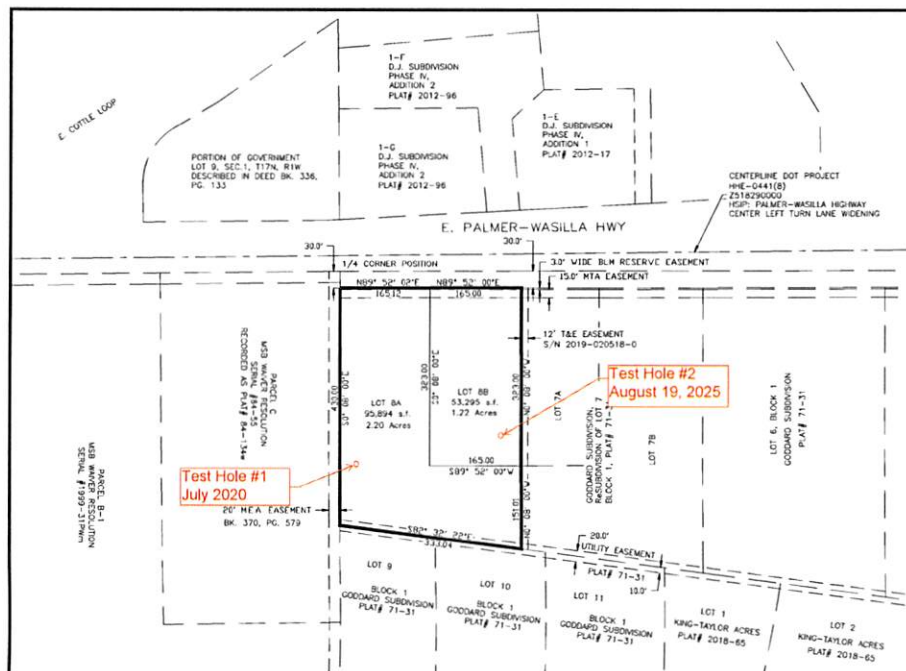
TEST HOLE LOCATION:

20' west of east property line and 275' south of north property line.

COMMENTS:

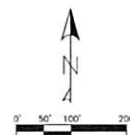
Visual Classification of soils suggests percolation rate of 15 min/in. Groundwater at 8' below ground surface.

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



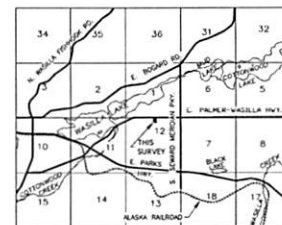
GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT No. 71-31 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- - - CENTER OF RIGHT OF WAY
- - - LINES OF RECORD
- FOUND 5/8 REBAR
- FOUND 1" YELLOW PLASTIC CAP (LS-6094)
- FOUND 3" ALUMINUM CAP
- ✱ FOUND 3" BRASS CAP
- SET 2" ALUM. CAP (LS 122550)
- (R) RECORD PER PLAT #71-31
- (R1) RECORD PER PLAT #2019-157
- (M) MEASURED DATA THIS SURVEY
- (C) COMPUTED DATA THIS SURVEY



MSB TAX MAP #W400
SCALE: 1" = 5280' (1 MILE)
VICINITY MAP

CERTIFICATE OF OWNERSHIP

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

SEAN CLUDE
42115B KALIFORSKY BEACH RD.
SOLDOTNA, AK 99669

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025, for _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

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 NATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION _____

DATED _____ 2025
AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director _____ Date _____

Platting Clerk _____

CERTIFICATE OF PAYMENT OF TAXES

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

WAT-SU BOROUGH TAX COLLECTION OFFICIAL



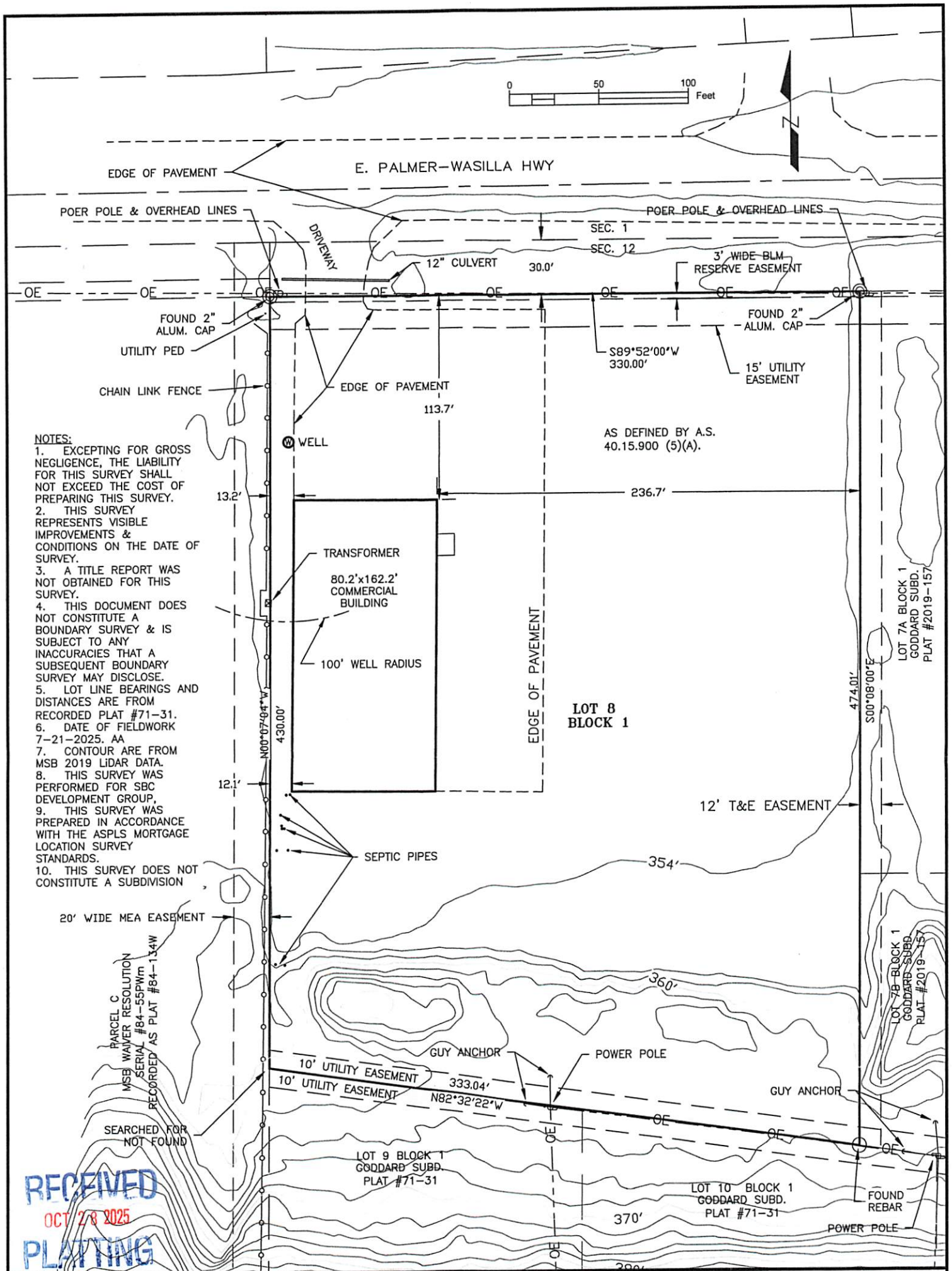
SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensions and other details are true and correct to the best of my knowledge.

Test Hole Location Map for:

PLAT OF:
**GODDARD SUBDIVISION,
BLOCK 1 LOTS 8A AND 8B**
A SUBDIVISION OF LOT 8, BLOCK 1,
GODDARD SUBDIVISION, PER PLAT 71-31
LOCATED WITHIN THE
NE 1/4 SECTION 12, T17N, R1W, SEWARD MERIDIAN, ALASKA
CONTAINING
3.4 +/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING PO BOX 876390 WASILLA, AK 99687
PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 100'
Date: 07/22/2025	Date of Survey: JULY 2025	ANN 25-31 SBC
License#: AKCCT29	SHEET 1	OF 1



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

JOB# 25-31 SBC DEVELOPMENT
DRAFTED BY: SH CHECKED BY: DB

AS-BUILT SURVEY
LOT 8 BLOCK 1
GODDARD SUBDIVISION
(PLAT # 71-31)
LOCATED IN
Sec. 12, T. 17 N, R. 1 W
S.M. ALASKA, PALMER RECORDING DISTRICT

PAGE: 1 of 1
DATE:
08/21/2025

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601

EXHIBIT C

Scott Holm
LS #122550
Survey Manager
Bush Construction Surveys
PO Box 876390
Wasilla, AK 99687
bcs_scott@mtaonline.net

RECEIVED
NOV 04 2025
PLATTING

November 4, 2025

Matthew Goddard
Platting Tech
MSB
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Goddard,

This letter is for the section line determination at Section 12, T17N, R1W, Seward Meridian.
(North Side of section 12)

The following plats show a section line easement of 33'.

Plat #71-31 Goddard Subdivision

Plat #2014-121 Right-of-Way Map DOT Palmer-Wasilla Highway

Plat #2025-82 Stonefield

I hereby acknowledge and accept the section line easement as recorded in the above plats.



Scott Holm
Survey Manager

EXHIBIT D



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Project Delivery: Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

November 21, 2025

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Goddard RSB B1 L8; Plat #71-31; WA 11 Cude; SBC Development Group INC (Palmer-Wasilla Highway)**
 - No objection to lot division.
 - Required to show shared access easement for single access to Palmer-Wasilla Highway for both lots.
 - Required to add plat note: "One access to PW Hwy for both lots" or similar.
 - Required to apply for new shared access permit. Platting actions alter the legal description of a property and therefore any existing access permits become invalidated. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Suggest relocating driveway to align with a driveway access across the Palmer-Wasilla Highway, in order to reduce turning conflicts within this corridor.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any

Keep Alaska Moving

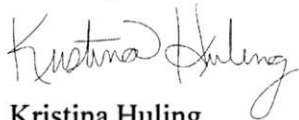
EXHIBIT E

improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristina Huling".

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Matthew Goddard

From: Laposay, Brian (DOT) <brian.laposay@alaska.gov>
Sent: Friday, November 21, 2025 10:11 AM
To: Matthew Goddard
Cc: Keiner, Robert (DOT)
Subject: DOTPF ROWE comments RFC Goddard RSB B/1 L/8 (MG)

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

Hi Matthew,

We have one comment on the Goddard Subdivision and that is there is no Section Line Easement on this property. The 33' SLE would only attach if the homesteader applied after 1923. In this case the application date was 1916 so no SLE attached. The SLE determination document provided states the SLE is shown on Plats 71-31 and 2014-121, however, neither shows the SLE on this property. Both show a 30' dedicated ROW and a 3' BLM reserve which is not the same as a SLE. Parcel C to the west does correctly show a 33' SLE as that homesteader applied in 1933 (after 1923) so the SLE attached.

Please let us know if you have questions.

Brian



Brian Laposay

Engineering Assistant II, Right-of-Way Engineering

Alaska Department of Transportation & Public Facilities

Office: 907-269-0673

Keep Alaska Moving



Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, November 18, 2025 2:52 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Goddard RSB B/1 L/8 (MG)

Hello,

Palmer-Wasilla Highway is on the OSHP as a major arterial road. PD&E recommends the two lots share a single access. The petitioner should coordinate with ADOT&PF for location of shared access.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 17, 2025 4:17 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; 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; Erin Ashmore <Erin.Ashmore@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 Goddard RSB B/1 L/8 (MG)

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.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 11/19/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Goddard RSB 2025-164

There are no open/active code compliance violation cases on the existing parcel.

The proposed lot line creation (creating 2 parcels from the existing one) will not create any setback violations at this time.

No objection to the proposed re-plat

EXHIBIT G

Matthew Goddard

From: Permit Center
Sent: Monday, November 17, 2025 4:56 PM
To: Matthew Goddard
Subject: RE: RFC Goddard RSB B/1 L/8 (MG)

State DOT ROW. No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 17, 2025 4:17 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; 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; Erin Ashmore <Erin.Ashmore@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 Goddard RSB B/1 L/8 (MG)

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,



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 20, 2025

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

To whom it may concern:

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

- **GODDARD SUBDIVISION BLOCK 1 LOTS 8A AND 8B**
(MSB Case # 2025-164)

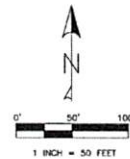
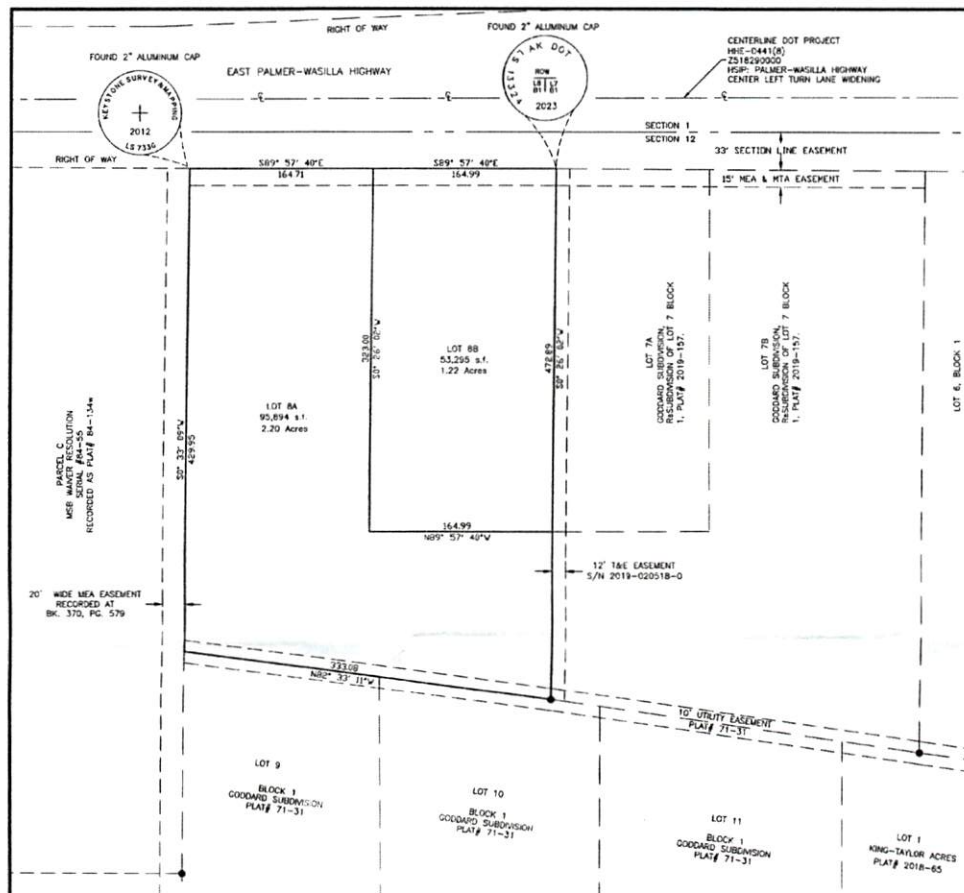
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

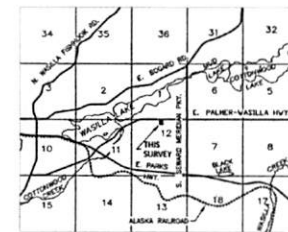
James Christopher
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT H



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE DOT
- LINES OF RECORD
- SECTION LINE
- FOUND 5/8 REBAR
- SET 2" ALUM. CAP (LS 122550)



MSB TAX MAP #1400
SCALE: 1" = 5280' (1 MILE)
VICINITY MAP

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SEAN CUISE
42115B KALIFORSKY BEACH RD.
SOLDOTNA, AK 99609

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025, for _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

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-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION _____

DATED _____, 2025
AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director

Date

Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

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

MAT-SU BOROUGH TAX COLLECTION OFFICIAL

GENERAL NOTES

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- ALL MATTERS SHOWN ON THIS PLAT FILED UNDER PLAT NO. 71-31 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- BASIS OF BEARING IS ALASKA STATE PLAN ZONE 4 GRID NORTH AS OBSERVED AT THE RECOVERED 2" ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 8, GODDARD SUBDIVISION, PLAT #71-31.
- MTA EASEMENT RECORDED DECEMBER 9, 1976, BOOK 128 PAGE 910.
- MEA EASEMENT RECORDED NOVEMBER 14, 1986, BOOK 492 PAGE 623.
- MEA EASEMENT RECORDED OCTOBER 10, 2020, AS INSTRUMENT NO. 2020-026315-0.
- MEA EASEMENT RECORDED DECEMBER 16, 2020, AS INSTRUMENT NO. 2020-032173-0.



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist on the ground, and that all dimensional and other details are true and correct to the best of my knowledge.

RECEIVED
OCT 28 2025
Agenda Copy PLATTING

PLAT OF: GODDARD SUBDIVISION, BLOCK 1 LOTS 8A AND 8B

A SUBDIVISION OF LOT 8, BLOCK 1,
GODDARD SUBDIVISION, PER PLAT 71-31
LOCATED WITHIN THE
NE1/4 SECTION 12, T17N, R17W, SEWARD MERIDIAN, ALASKA
CONTAINING
3.4 +/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.

MAILING: PO BOX 876398 WASILLA, AK 99687
PHYSICAL: 3067 COTTLE LOOP WASILLA, AK 99654

OFFICER: 957-373-6996

Plat No.	Form	Drawn	Scale
10/21/2025	1007 373-6996	SH	1" = 50'
10/21/2025	1007 373-6996	SH	1" = 50'
10/21/2025	1007 373-6996	SH	1" = 50'

License# AEC0729

SHEET 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, December 1, 2025 10:14 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Goddard RSB B/1 L/8 (MG)
Attachments: Agenda Plat (96).pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Monday, November 17, 2025 4:17 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; 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; Erin Ashmore <Erin.Ashmore@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 Goddard RSB B/1 L/8 (MG)

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

Hello,

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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](#)

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Monday, December 1, 2025 10:13 AM
To: Matthew Goddard
Subject: RE: RFC Goddard RSB B/1 L/8 (MG)
Attachments: 311-2019-029830-0.tiff

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

Good morning,

Can we add MTA Easement 2019-029830-0 to the notes?

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 17, 2025 4:17 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; 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; Erin Ashmore <Erin.Ashmore@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
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 [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

**Matanuska Telephone Association, Inc.****Grant of Easement****KNOW ALL BY THESE PRESENTS:**

That the undersigned SBC Development Group, Inc. (hereinafter called Grantor, whether one or more) whose address is 42115 K-Beach Rd. STE B, Soldotna, AK 99669, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 12, Township 17N, Range 1W, Seward Meridian, Alaska. Said easement is more particularly described as:

The North fifteen (15) feet of Lot 8, Block 1, Goddard Subdivision, Plat No. 71-31, filed in the Palmer Recording District, State of Alaska. Said easement depicted on the attached Exhibit.

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

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to 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 those held by the following person(s):

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 26th day of December 2019.


Sean Cude, President


Grantor

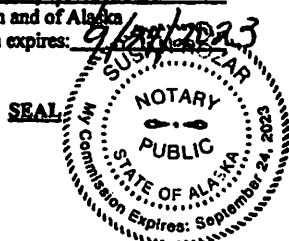
STATE OF ALASKA) SS
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 26th day of December 2019 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

Sean Cude 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
My commission expires: 9/24/2023



Return to: MTA, PO Box 3550, Palmer, AK 99645

W/O 376-27876

Do not write / stamp below this line - reserved for State Records Office

eRecorded Document



BI KE PATH

PALMER - WASILLA HIGHWAY

EDGE OF PAVEMENT

SECTION 1
SECTION 12

3' B.L.M. RESERVE LINE

FND 2" ALUM. CAP

PROPOSED MTA 15' ESMT

EXISTING 15' ESMT

EDGE OF PAVEMENT
(FIELD VERIFIED)

LOT 8

LOT 7

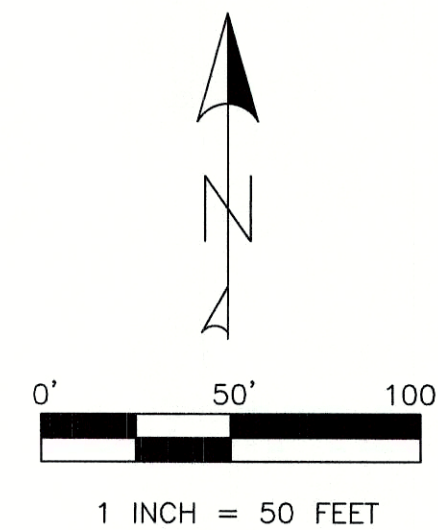
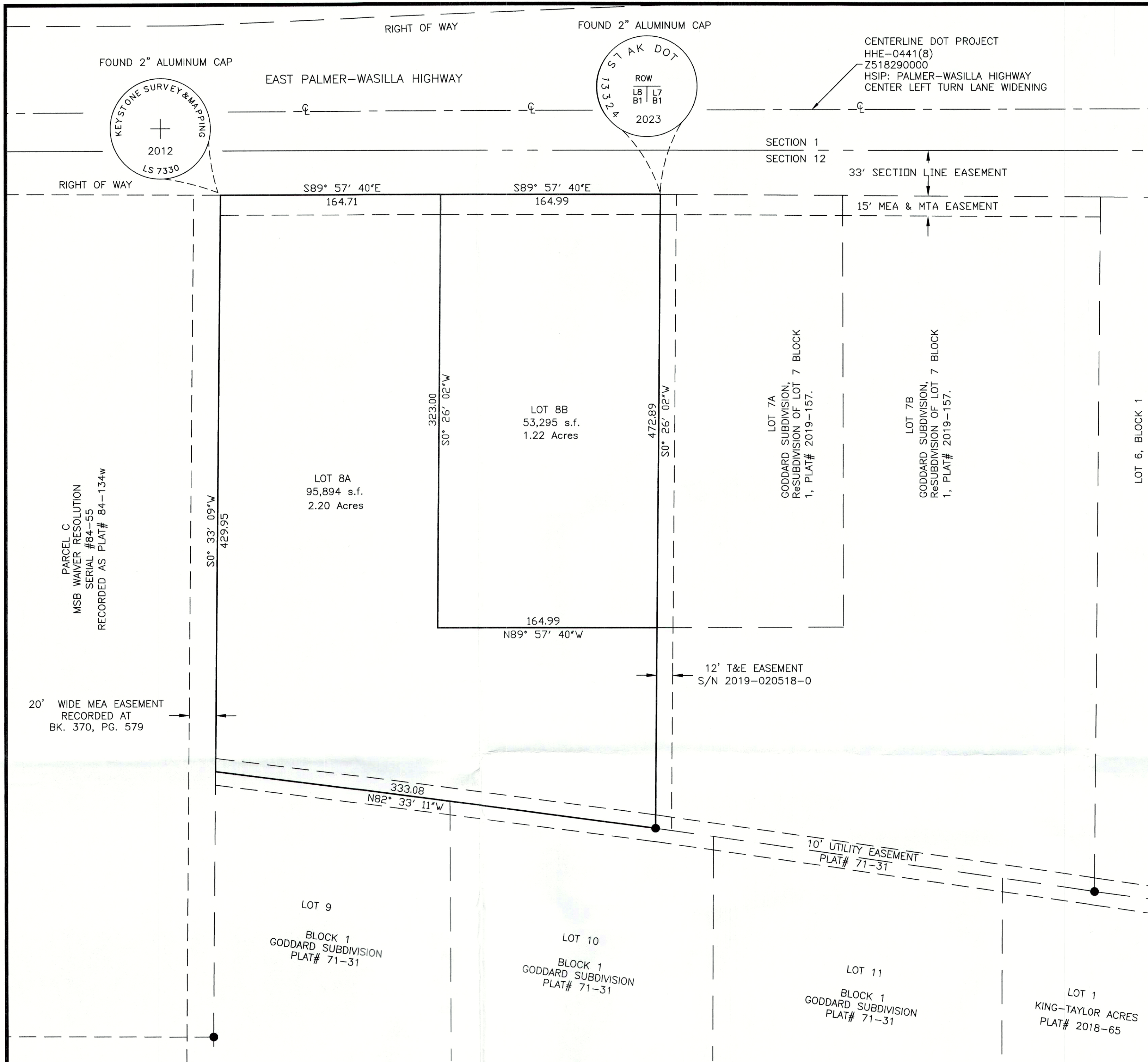
GODDARD SUBDIVISION
PLAT No. 71-31 BLOCK 1

EXISTING 15' ESMT

SECTIONS 12 T. 17 N., R. 1 W.,
S.M., ALASKA

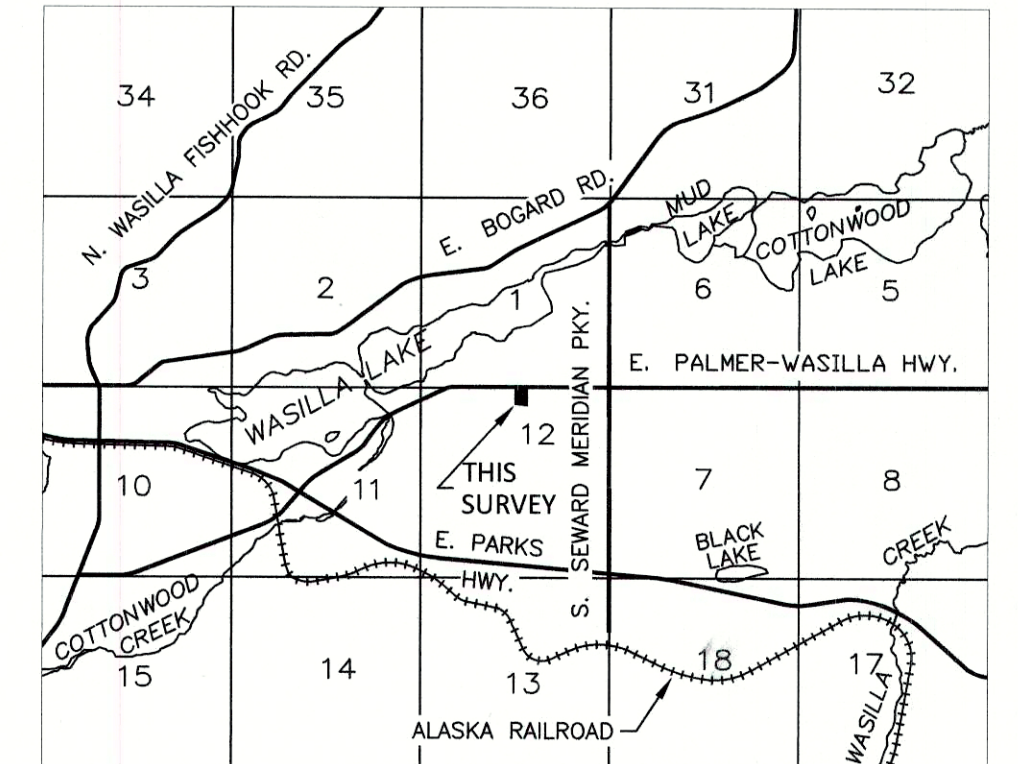
2 of 2
2019-029830-0





LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE DOT
- LINE OF RECORD
- SECTION LINE
- FOUND 5/8 REBAR
- SET 2" ALUM. CAP (LS 122550)



MSB TAX MAP #WA00
SCALE: 1" = 5280' (1 MILE)
VICINITY MAP

CERTIFICATE OF OWNERSHIP

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

SEAN CUDE
42115B KALIFORNISKY BEACH RD.
SOLDOTNA, AK 99669

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025, For _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

CERTIFICATE OF PAYMENT OF TAXES

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

MAT-SU BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION

DATED _____ 2025
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 & Land Use Director

Date

Plotting Clerk

GENERAL NOTES

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT No. 71-31 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- BASIS OF BEARING IS ALASKA STATE PLAN ZONE 4 GRID NORTH AS OBSERVED AT THE RECOVERED 2" ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 8, GODDARD SUBDIVISION, PLAT #71-31.
- MTA EASEMENT RECORDED DECEMBER 9, 1976, BOOK 128 PAGE 910.
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- MEA EASEMENT RECORDED OCTOBER 10, 2020, AS INSTRUMENT No. 2020-026315-0.
- MEA EASEMENT RECORDED DECEMBER 16, 2020, AS INSTRUMENT No. 2020-032173-0



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

RECEIVED
OCT 28 2025

Agenda Copy PLATTING

PLAT OF:

GODDARD SUBDIVISION, BLOCK 1 LOTS 8A AND 8B

A SUBDIVISION OF LOT 8, BLOCK 1,
GODDARD SUBDIVISION, PER PLAT 71-31
LOCATED WITHIN THE
NE1/4 SECTION 12, T17N, R1W, SEWARD MERIDIAN, ALASKA
CONTAINING
3.4 +/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:

BUSH CONSTRUCTION SURVEYS, INC.

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Date: 10/22/2025	Date of Survey: JULY 2025	Job# 25-31 SBC
License#: AECC729	SHEET 1	OF 1