

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **April 2, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. March 19, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **HOUSTON RAIL NW:** The request is to create 5 lots and dedicate the portions encumbered by the W. Parks Highway as right of way from Tax Parcels A6, D4, & C8, to be known as **HOUSTON RAIL NW SUBDIVISION**, containing 119.9 acres +/- . The property is located north of Little Susitna River, south of W Zero Lake Road, and fronts on W. Parks Highway (Tax ID #18N03W20A006, 18N03W20D004, & 18N03W21C008); within the E ½ Section 20 & the SW ¼ Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case # 2026-008)

B. **MOUNTAIN TOP ACRES ADDITION 1:** The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009)

C. **LOT 6 BLOCK 6 GEOR DOL ESTATES:** The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as **LOT 6 BLOCK 6 GEOR DOL ESTATES**. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (Petitioner/Owner: Jason & Erin Callaway, Staff: Cayman Reynolds, Case # 2026-019)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

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

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Smith)

- April 16, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Grizzly Hills 2 MSP

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 19, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member McBride made motion to approve the Agenda. Platting Member Liebing seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- March 5, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented.
Platting Member Liebing seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

The following persons spoke:

- Ellery Gibbs

4. UNFINISHED BUSINESS

A. **FEATHER LAKE:** The request is to create ten lots from parcels 217N04W13A002 through A006 and 17N04W13B004, to be known as Feather Lake, containing 168.2 acres +/- . The plat is located east of Horseshoe Lake, north of West Lakes Drive, and north of Big Lake, located within the NE ¼ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case was continued from the February 5th 2026 Platting Board Hearing.** (Petitioner/Owner: Chris & Miranda Wallstrum, Staff: Cayman Reynolds, Case # 2025-176)

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on January 19, 2026.

Staff gave an overview of the case:

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

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

The petitioner Chris Wallstrum spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Emerson Krueger
- Brian Minster
- Russel Whitfield
- Janet Whitfield
- Jerry Birch
- Laura Bruce
- Keith Dobson
- Kevin Talber
- Todd Hamberg

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

The petitioner's representative Dayna Rumfelt spoke.

Discussion ensued,

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Feather Lake. Platting Member Kevan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **IRONS IN THE FIRE CREST:** The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as Irons In The Fire Crest, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. **This case was continued from the December 4th 2025 Platting Board Hearing.** (Petitioner/Owner: Alpine Abri Lvg Tr, Staff: Chris Curlin, Case # 2025-152)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the June 4th 2026 Platting Board hearing.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Irons in The Fire Crest to June 4th 2026. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS
(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There is 3 cases scheduled for April 2, 2026 Platting Board.
 - Houston Rail NW
 - Mountain Top Acres
 - Geor Dol Estates

9. BOARD COMMENTS.

- Member Liebing – Is concerned with the way in which the public notification and receipts of public comment happened for the last plat. Whether they affected the outcome or not is hard to determine but would like staff to look into the circumstances. Would like someone to follow up on the process so it is not repeated.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:01 PM**.

DRAFT

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 2, 2026

PRELIMINARY PLAT: HOUSTON RAIL NW
LEGAL DESCRIPTION: SEC 20/21, T18N, R03W, SEWARD MERIDIAN AK
PETITIONERS: MATANUSKA-SUSITNA BOROUGH
SURVEYOR/ENGINEER: CRW ENGINEERING
ACRES: 119.9 ± PARCELS: 5
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-008

REQUEST: The request is to create 5 lots and dedicate the portions encumbered by the W. Parks Highway as right of way from Tax Parcels A6, D4, & C8, to be known as **HOUSTON RAIL NW SUBDIVISION**, containing 119.9 acres +/- . The property is located north of Little Susitna River, south of W Zero Lake Road, and fronts on W. Parks Highway (Tax ID #18N03W20A006, 18N03W20D004, & 18N03W21C008); within the E ½ Section 20 & the SW ¼ Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos PAGES – 1-6
Topographic Narrative PAGE – 7
Section Line Easement Determination PAGE – 8
As-Built & Topographic Mapping PAGES – 9-11
Agenda Plat PAGES – 22-25

AGENCY COMMENTS

Alaska Department of Transportation and Public Facilities PAGES – 12-14
Alaska Department of Fish and Game PAGE – 15
MSB DPW Pre-Design and Engineering Division PAGE – 16
MSB Development Services PAGES – 17-18
Utilities PAGES – 19-21

DISCUSSION: The proposed subdivision creating five lots and dedicating that portion of the West Parks Highway located within Tax Parcel D4 as dedicated Right of Way.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access exists for all proposed lots via the West Parks Highway and W. Zero Lake Road.

Topographic Narrative: A topographic narrative was submitted (**Exhibit Page 7**), pursuant to MSB 43.20.281(A)(1)(i)(i). Steven Buchanan, Registered Professional Land Surveyor, notes the land is typical Matanuska-Susitna Valley mixed lowlands consisting of willows, shrubs, grasses, bog, ponds, and lakes, as well as a mixed spruce and birch treed uplands. Manmade improvements within the subdivision include a gravel rail embankment which runs from the SE end of the lots shown within the subdivision to the NW end of the subdivision. Portions of the subdivision are within defined flood hazard areas and are shown on the preliminary plat. Section line easement determination was provided and is seen at **Exhibit Page 8**. Topographic map and as-built are at **Exhibit Pages 9-11**.

Comments:

Alaska Department of Transportation and Public Facilities (**Exhibit Pages 12-14**) submitted the following comments:

- All access locations to the Parks Highway for these lots are predetermined according to the recorded Parks Highway Access Development Permit (ADP): document number 2021-007028-0, recorded in the Palmer/Talkeetna Recording District. Page 18 of 73 in the recorded document notes the following approved access points per Lot as noted in the platting action:
 - Lot 1: access east of the Parks Highway must use Zero Lake Road, no direct access to the Parks Highway (**Recommendation #4**).
 - Lot 1 & 2: Access west of the Parks Highway must align with Zero Lake Road.
 - Lot 3 & 4: Access for both lots must align with each other across the Parks Highway.
 - Lot 5: Access through Heath Drive on the east side of the Parks Highway, no direct access to the Parks Highway. Access to the Parks Highway on the west side must align opposite Heath Drive.

Staff notes that proposed Lot 5 does not have frontage to W. Heath Drive.

- Add a plat note referencing recorded document 2021-007028-0 and that all access for all lots to the Parks Highway has been determined by this document.
Staff notes the referenced document is not an easement and is subject to future change. As such, our code does not require this document to be shown on the plat.
- All access to the Parks Highway must be technically reviewed and approved through the permitting process coordinated by DOT&PF ROW Property Management. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <http://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.
- All interstate and National Highway Systems (NHS) access requires concurrence from the Federal Highway Administration (FNWA). The Parks Highway is interstate and NHS. FHWA concurrence will be led by DOT&PF ROW Property Management.
- Mat-Su Borough shall verify any Alaska Railroad (AKRR) use or crossing.
- Request dedication of Parks Highway right-of-way.
- These parcels are within the boundary of the DOT&PF *Parks Highway Milepost 57-72 Rehabilitation: Houston to Willow* project which is currently in design. For questions, further information, and coordination, contact project manager Michelle Barnes at michelle.barnes@alaska.gov or (907) 707-1911.
- 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 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.

ADF&G (**Exhibit Page 15**) has no objections to the platting action with the following comment:

- Lot 5 & 6 of the subdivision contain an unnamed catalogued anadromous water body (AWC# 247-41-10100-2255) and Lot 6 also includes the Little Susitna River (AWC# 247-41-10100) and a backwatered area that feeds the unnamed stream. A fish habitat permit would be required for modifications to the bed and banks of the channels to include motorized vehicle crossings and water withdrawals. The property owner is welcome to reach out to the Habitat Section at (907) 861-3200 or by email at dfg.hab.infopaq@alaska.gov.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 16**) has no comments.

MSB Development Services (**Exhibit Pages 17-18**) has no objections.

Utilities: (**Exhibit Pages 19-21**)

ENSTAR has no comments or recommendations

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR M/L/W; US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.

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

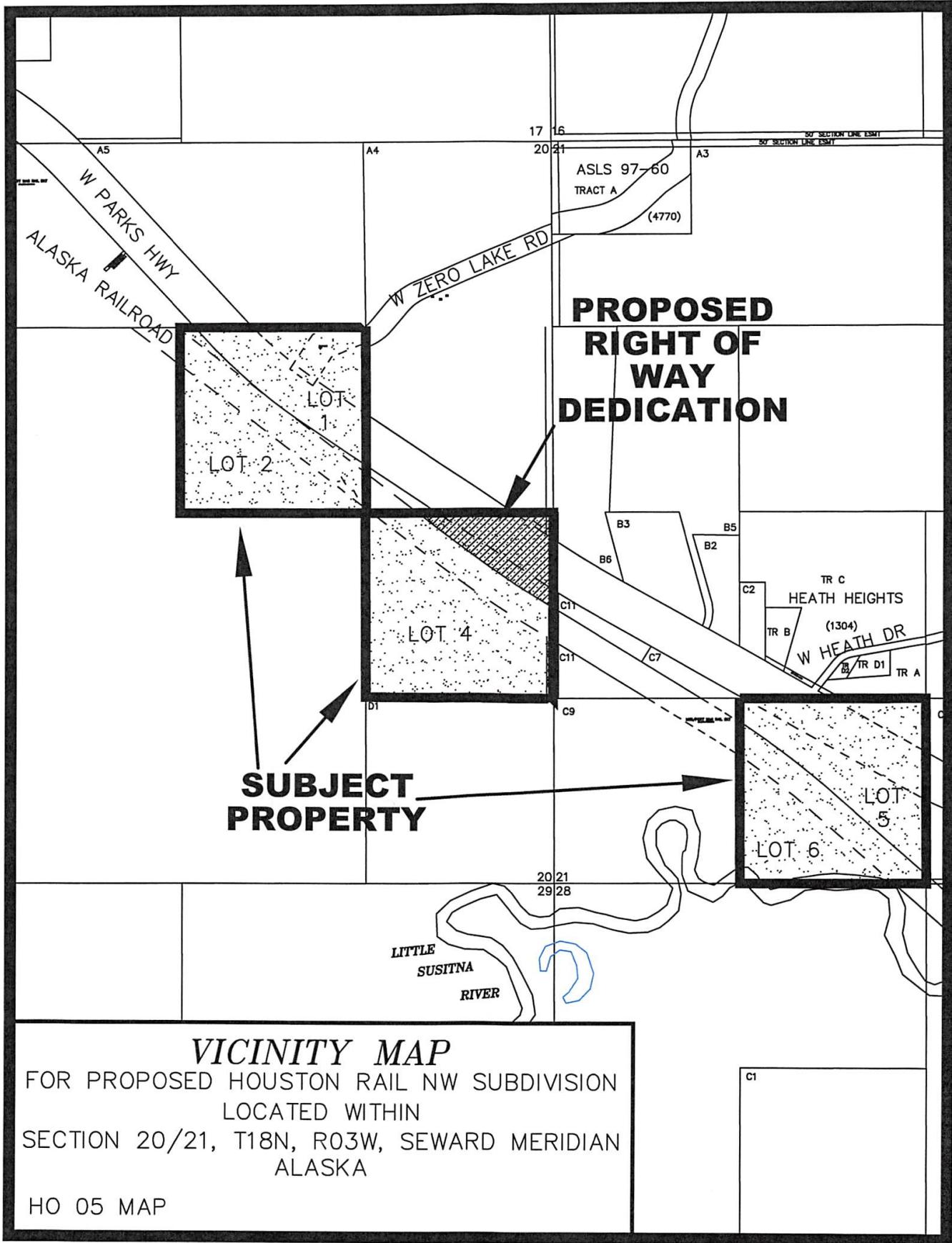
FINDINGS OF FACT

1. The plat of Houston Rail NW Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.218(A)(1)(i)(i).
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from DNR M/L/W; US Army Corps of Engineers; City of Houston; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. 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

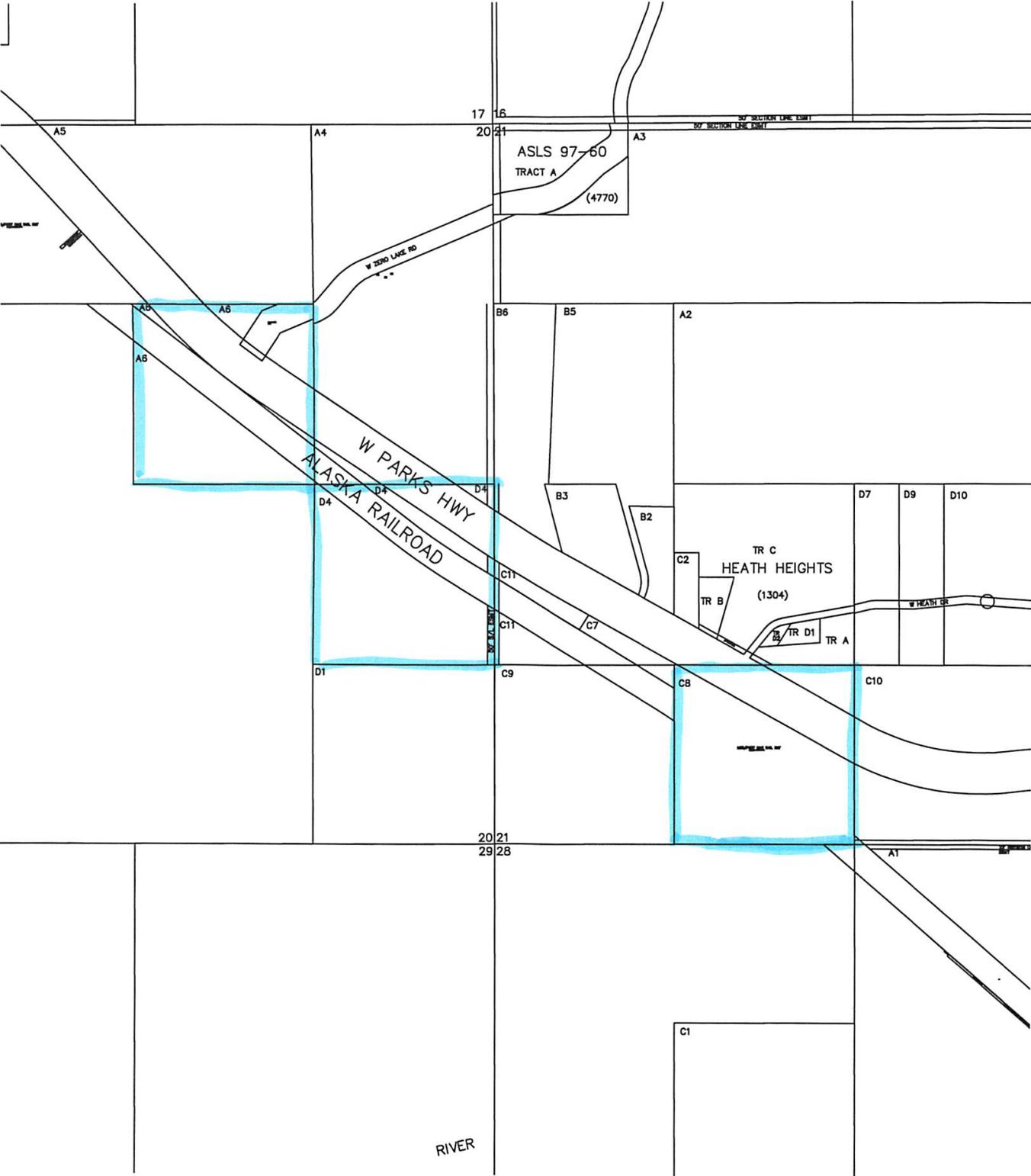
Suggested motion: I move to approve the preliminary plat of Houston Rail NW Subdivision, Section 20/21, Township 18 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations

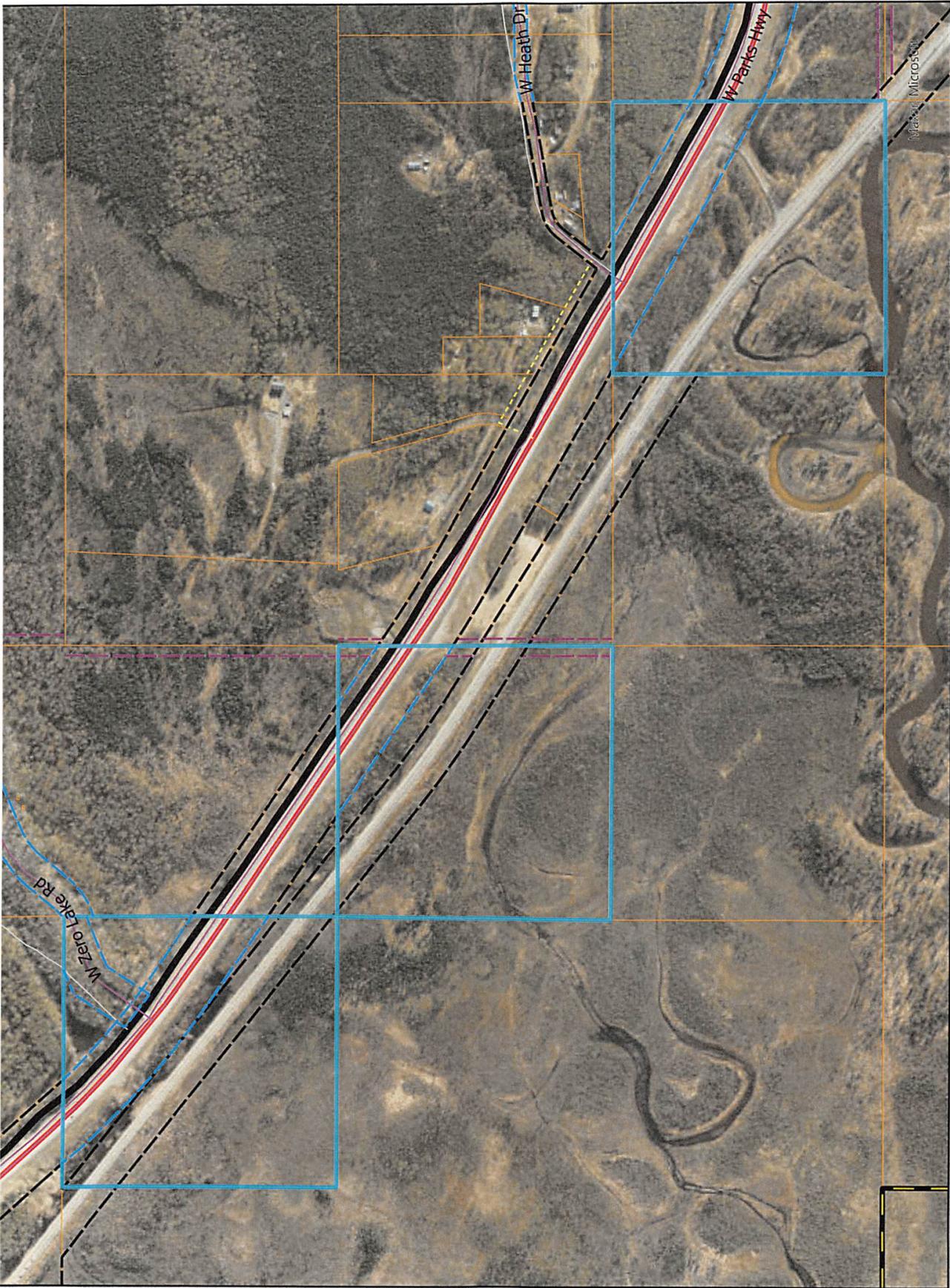
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating “No direct access shall be granted to the W Parks Highway for Lot 1 unless otherwise authorized by the permitting authority.”
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

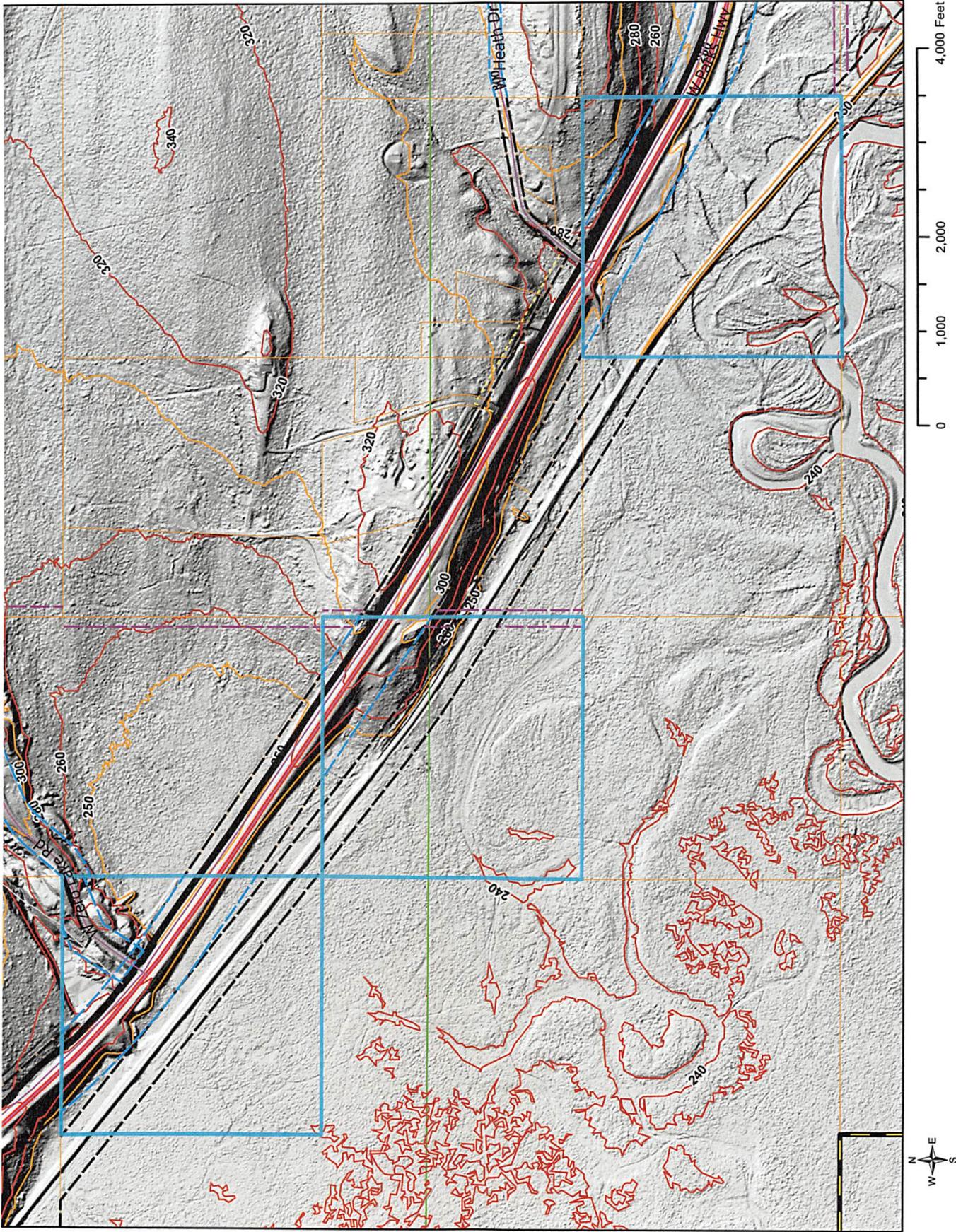


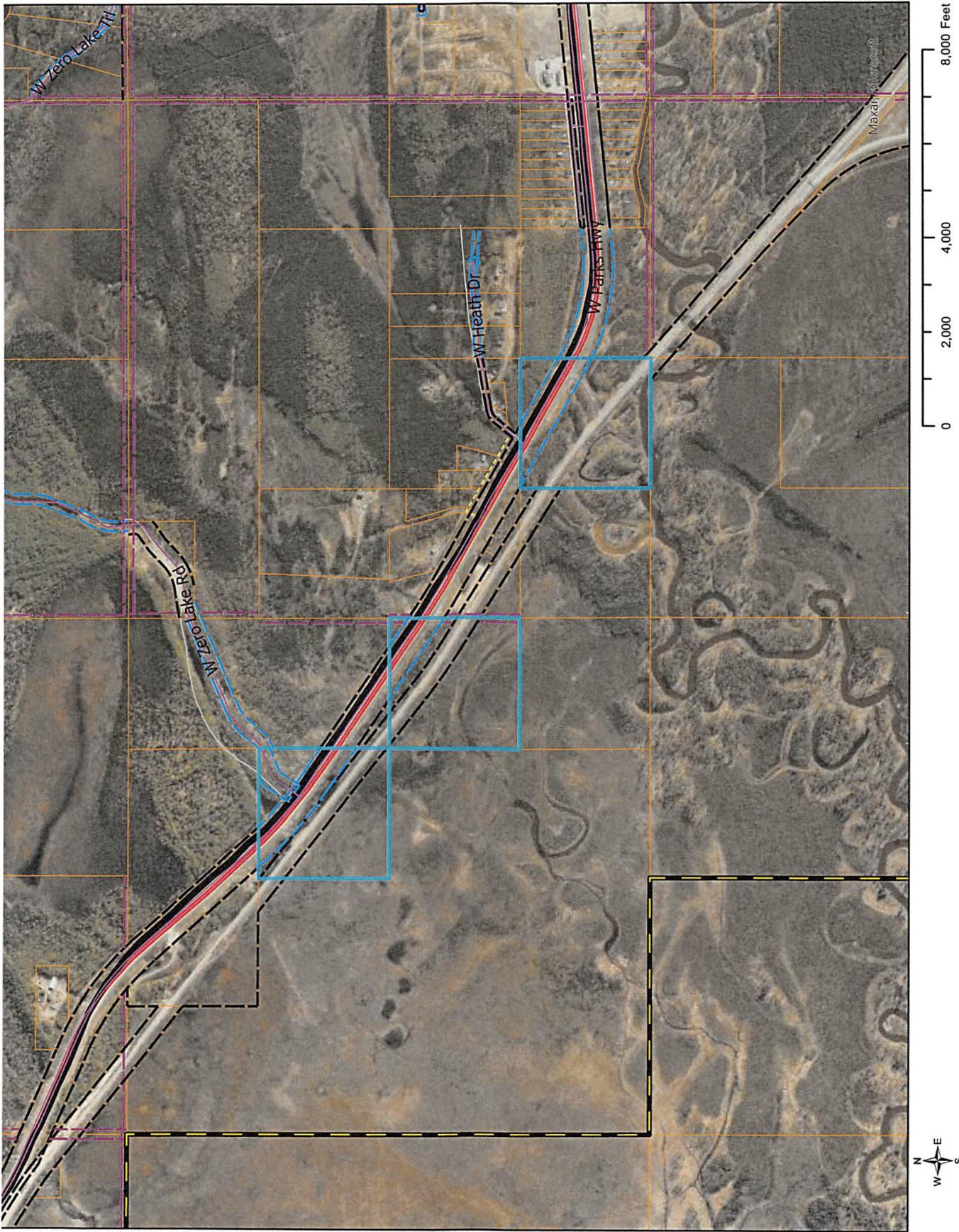
VICINITY MAP
FOR PROPOSED HOUSTON RAIL NW SUBDIVISION
LOCATED WITHIN
SECTION 20/21, T18N, R03W, SEWARD MERIDIAN
ALASKA

HO 05 MAP











Mat-Su Borough Wetlands Viewer



Mat-Su Addresses Mat-Su Addresses

Cookinlet Wetlands Cookinlet Wetlands

Discharge Slope Discharge Slope

Drainageway Drainageway

Kettle Kettle

Lakebed Lakebed

Riverine Riverine

Mat-Su Borough Parcels Mat-Su Borough Parcels

World Imagery World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Scale: 0 0.07 0.15 0.3 mi

Compass: N, S, E, W

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 Planning and Zoning Division at 907.863.7858.

RECEIVED
JAN 20 2026
PLATTING

Houston Rail NW Subdivision
Preliminary Plat

Topographic Narrative.

Houston Rail NW Subdivision lies within Township 18 North Range 3 West, Seward Meridian. The primary purpose of this subdivision is to create lots and right-of-ways (ROWs) in existing Matanuska-Susitna Borough lands in conjunction with platting for the Port MacKenzie Rail Extension (PMRE). The subdivision is contained in the east 1/2 of Section 20 and the west 1/2 of Section 21, and contains 119.9 acres more or less. There is no development associated with this plat other than the existing rail embankment, existing rail support facilities, and existing roads.

The land is typical Matanuska-Susitna Valley mixed lowlands consisting of willows, shrubs, grasses, bog, ponds, and lakes, as well as mixed spruce and birch treed uplands.

Detailed topographic maps for the subdivision are included as 3 sheets in the preliminary plat submittal package as a topographic/as-built exhibit, stamped & sealed.

Manmade improvements within the subdivision include a gravel rail embankment which runs from the SE end of the lots shown within the subdivision to the NW end of the subdivision. There are existing gravel access driveways from the Parks Hwy, the highway itself, utility lines, poles, and boxes. The south portion of Lot 6 contains meanders of the Little Susitna River .

Portions of the subdivision are within defined flood hazard areas and are shown on the preliminary plat.

Inspection of aerial imagery and observations made when surveying the property support that there are no other manmade structures or improvements within the bounds of Houston Rail NW Subdivision.


Steven J. Buchanan, AK PLS LS-10159



Houston Rail NW Subdivision Plat SLE Research

Township/ Range ¹	Section	Section Lines Analyzed	Initial Survey	Entry onto Federal Land or disposal of State Land ²	Patent	Easement Per:	Easement Width	Vacated ³
18N3W	17	S. Line SW1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1934-01-29 A 06473	U.S. Patent 1067828 (1929) to Arthur H. Heaven, 1934-01-29	Ch. 19 SLA 1923	33'	No Record of Vacation found
18N3W	20	N. Line NE1/4 NW1/4 & NW1/4 NE1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1934-01-29 A 06473	U.S. Patent 1067828 (1929) to Arthur H. Heaven, 1934-01-29	Ch. 19 SLA 1923	33'	No Record of Vacation found
18N3W	20	N. Line NW1/4 NW1/4	USRS GLO Accepted 1915-12-04	N/A	U.S. Patent to SOA 1217118 (1961), Recorded Palmer Book 36 Page 237, 1961-06-01; 2009-0155689-0	AS 19.10.010	50'	No Record of Vacation found
18N3W	20	E. Line E1/2 NE1/4	USRS GLO Accepted 1915-12-04	SOA Patent 6165 to City of Houston, Recorded Palmer Book 249 Page 543, 1961-11-09	U.S. Patent to SOA 50-68-0273 (1968), Recorded Palmer Book 71 Page 295, 1968-07-03; 2006-0096000-0	AS 19.10.010	50'	No Record of Vacation found
18N3W	20	E. Line NE1/4 SE1/4	USRS GLO Accepted 1915-12-04	SOA Patent 1951 to MSB, Recorded Palmer Book 85 Page 672 1974-06-29	U.S. Patent to SOA 1217118 (1961), Recorded Palmer Book 36 Page 237, 1961-06-01; 2009-0155689-0	AS 19.10.010	50'	No Record of Vacation found
18N3W	20	E. & S. Line SE1/4 SE1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1958-06-13 A 037822	U.S. Patent 1214264 (1960) to Ira C. Bryant, Recorded Palmer Book 34 Page 496, 1960-12-30	Ch. 35 SLA 1953	33'	No Record of Vacation found
18N3W	21	W. Line NW1/4 SW1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1959-06-16 A 048651	U.S. Patent 50-66-0274 (1966) to James Robert Bales, Recorded Palmer Book 62 Page 120, 1966-07-07	Ch. 35 SLA 1953	33'	No Record of Vacation found
18N3W	21	W. Line SW1/4 NW1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1959-06-16 A 048651	U.S. Patent 50-66-0274 (1966) to James Robert Bales, Recorded Palmer Book 62 Page 120, 1966-07-07	Ch. 35 SLA 1953	33'	No Record of Vacation found
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18N3W	28	N. & W. Line W1/2	USRS GLO Accepted 1915-12-04	N/A	U.S. Patent to SOA 50-68-0273 (1968), Recorded Palmer Book 71 Page 295, 1968-07-03; 2006-0096000-0	AS 19.10.010	50'	No Record of Vacation found
18N3W	28	N. Line NE1/4	USRS GLO Accepted 1915-12-04	Homestead Entry 1954-07-23 A 026943	U.S. Patent 1208518 to Robert Goodman, Recorded Palmer Book 33 Page 45, 1960-07-08	Ch. 35 SLA 1953	33'	No Record of Vacation found

¹ Township/Range: All Townships/Ranges are in the Seward Meridian, Alaska.

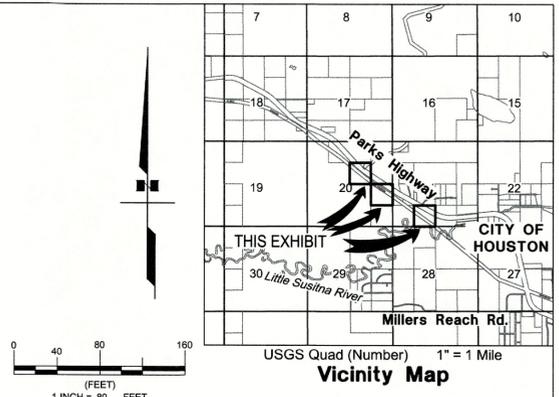
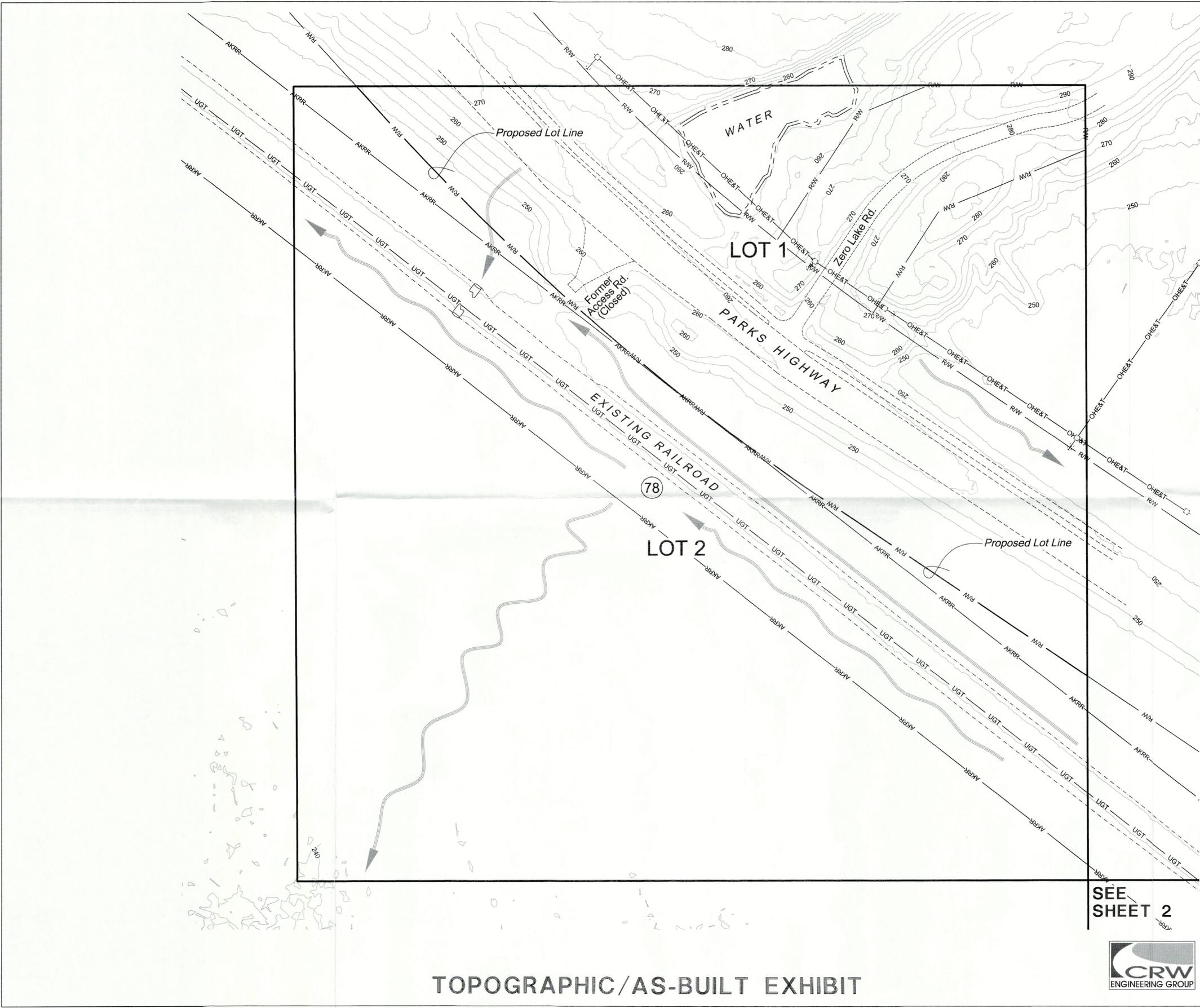
² Entry onto Federal Land or disposal of State Land: This is the date on the record of entry filed by the grantee of the federal patent or the date land was patented from the state as appropriate. If recorded, the document number/Book and Page is shown. Date of Entry is used to determine the SLE law that applies to the section line for that land.

³ Vacated: The State of AK, DNR, AK Mapper online database was searched for evidence of easement vacation plats or other plats by area query encompassing the entire Houston Rail NW Subdivision area. These plats, if any, were reviewed, to determine if SLE vacation occurred.

The SLE research depicted on this sheet was prepared by me or under my direct supervision and the data shown hereon is the valid results of the research performed.

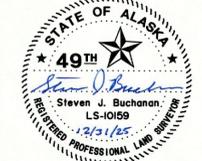

 Steven J. Buchanan LS-10159
 Date 01/26/2026





- LEGEND**
- RW — Existing Parks Hwy. ROW
 - AKRR — Existing Railroad ROW
 - OHE&T — Overhead Electric & Telecom
 - UGT — Underground Telecom
 - - - - - Embankment Toe
 - - - - - Edge of Gravel/Dirt Road
 - - - - - Edge of Asphalt Road/Path
 - Subdivision Boundary
 - General Drainage Direction
 - 280 Contour Elevation (feet)
 - ## PMRE Parcel Number (Port MacKenzie Rail Extension)
 - ☐ Culvert
 - ⊕ Utility Pole
 - ⊙ Guy Anchor

- NOTES**
1. Contours were generated from 2011 aerial LIDAR data. Shown at 5 ft. intervals.
 2. Water body linework was digitized from 2011 aerial imagery & LIDAR.
 3. Areas with text labeled as "LOT #" (Sht.1-3) and "ROW" (Sht.2) are proposed for the Houston Rail NW Subdivision plat.
 4. There are no wells or septic within 100' of lot lines. Other improvements within 100' of lot lines are as shown.
 5. This survey and map was initiated by SurvBase, LLC (now closed). Completion of the map was performed by Steven J. Buchanan, PLS, former partner and co-owner of SurvBase, LLC, and now employed by CRW Engineering Group, Inc.



Surveyor's Certificate

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this map represents a survey made by me or under my direct supervision, that the features shown hereon existed as described, and that all dimensions and other details are correct.

Steven J. Buchanan 12/31/2025 Date
Steven J. Buchanan LS-10159
Registered Professional Land Surveyor

RECEIVED
JAN 20 2026
PLATTING

Houston Rail NW Subdivision
TOPOGRAPHIC / AS-BUILT EXHIBIT

Subdivision of the
SW 1/4 NE 1/4 & NE1/4 SE1/4 Section 20; and SE1/4 SW 1/4 Section 21
All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District Palmer Recording District

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 562-3252 #AECL882-AK

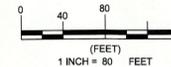
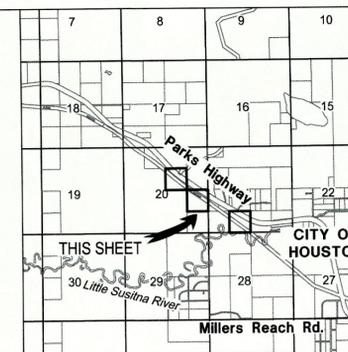
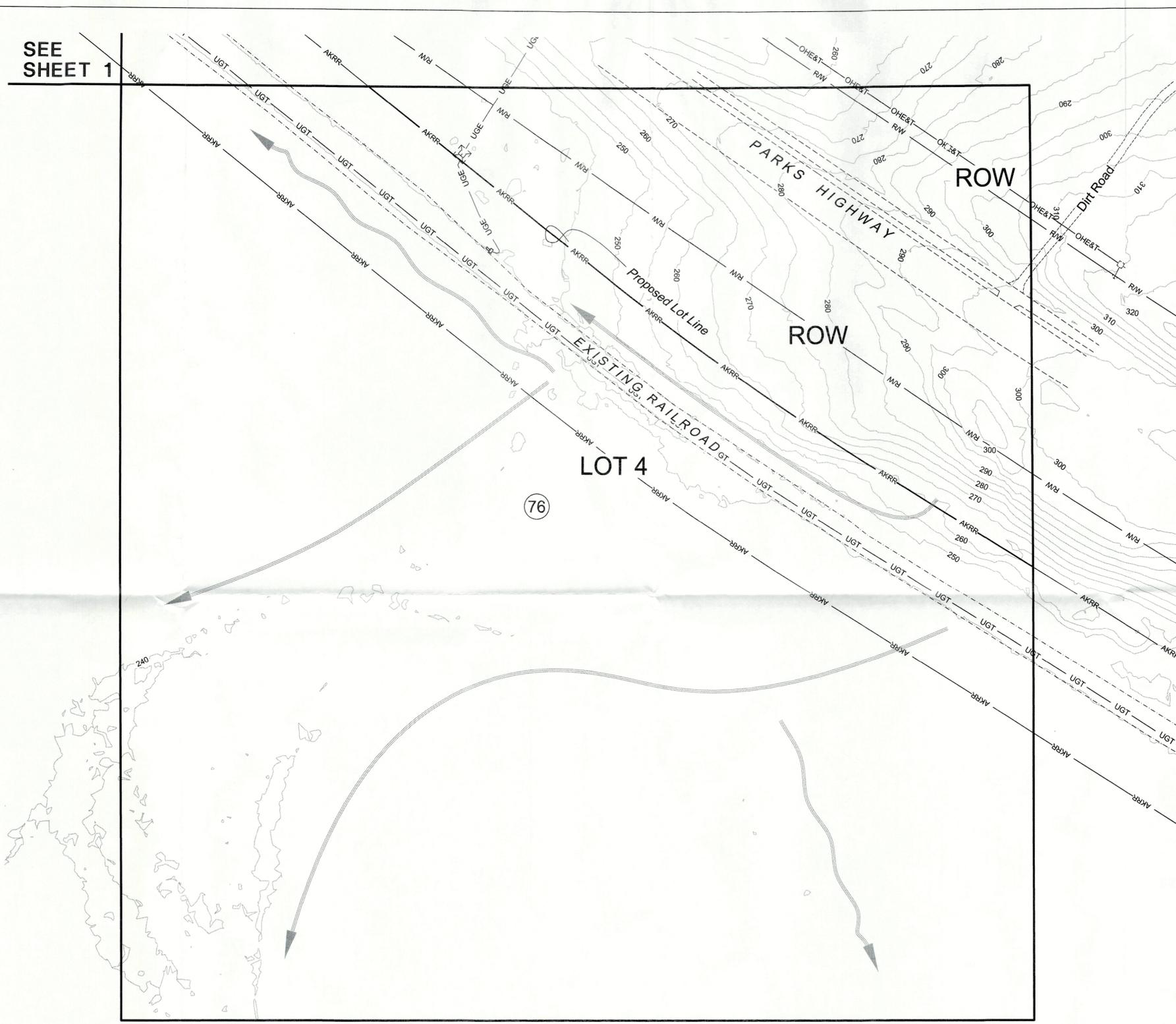
Survey Date: 5/2011 - 4/2017	Scale: See Scale Bar
Date Prepared: Dec. 30, 2025	Drawn By: KHK
Project No: 4001.01	Checked By: SJB
Grid: MSB H005	Sheet No: 1 of 3

TOPOGRAPHIC / AS-BUILT EXHIBIT



SEE SHEET 2

SEE SHEET 1



USGS Quad (Number) 1" = 1 Mile
Vicinity Map

LEGEND

- RW — Existing Parks Hwy. ROW
- AKRR — Existing Railroad ROW
- OHE&T — Overhead Electric & Telecom
- UGT — Underground Telecom
- UGE — Underground Electric
- - - - Embankment Toe
- - - - Edge of Gravel/Dirt Road
- - - - Edge of Asphalt Road/Path
- Subdivision Boundary
- General Drainage Direction
- 280 Contour Elevation (feet)
- ## PMRE Parcel Number
- ⊕ Electric Transformer
- ⊕ Utility Pole
- ⊕ Guy Anchor



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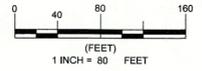
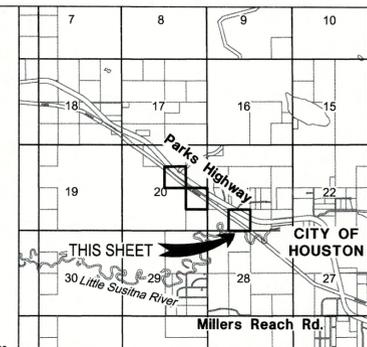
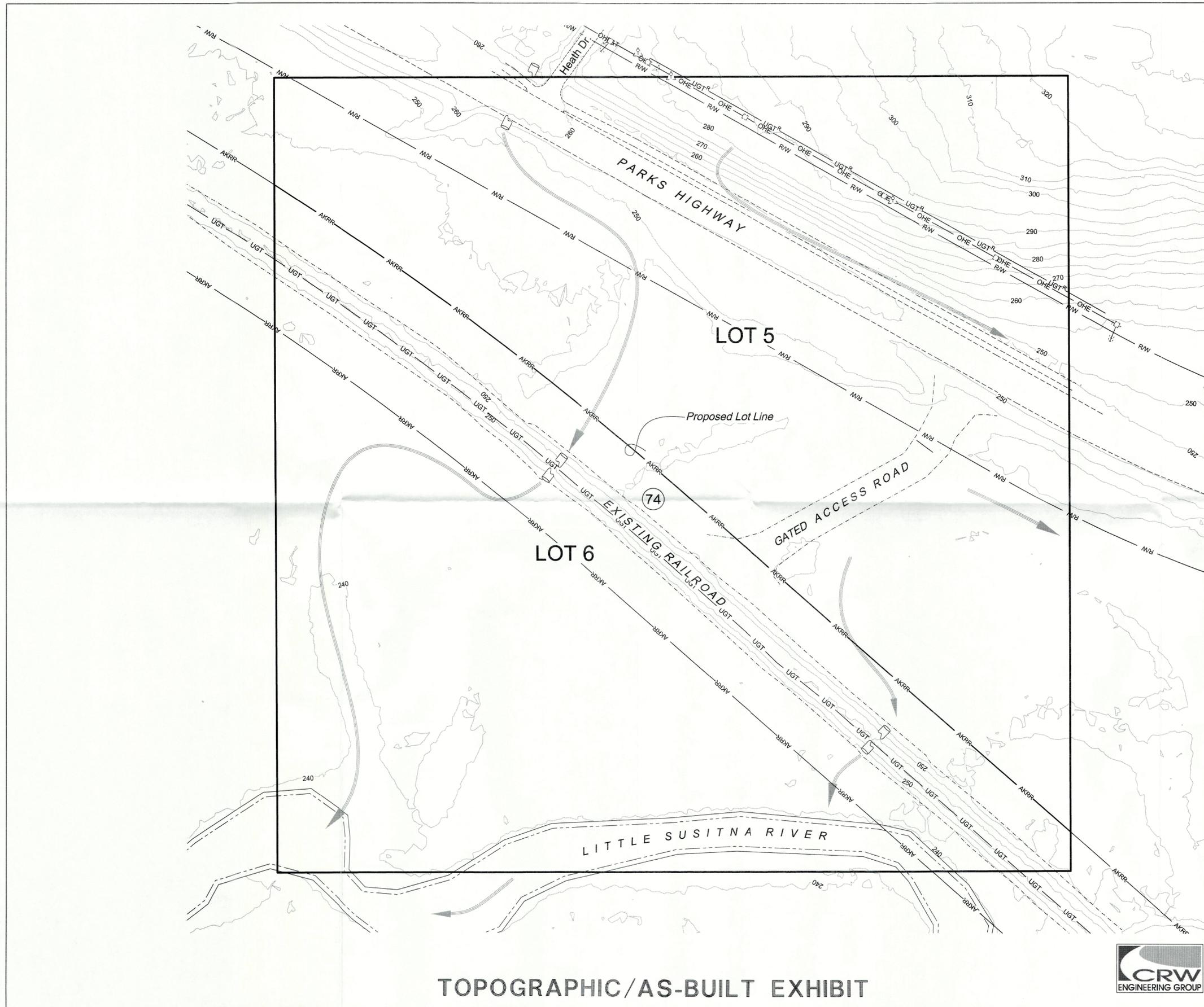
Third Judicial District Palmer Recording District

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 532-3252 #AECL882-AK

Survey Date:	5/2011 - 4/2017	Scale:	See Scale Bar
Date Prepared:	Dec. 30, 2025	Drawn By:	KHK
Project No:	4001.01	Checked By:	SJB
Grid:	MSB H005	Sheet No:	2 of 3



TOPOGRAPHIC/AS-BUILT EXHIBIT



- LEGEND**
- Existing Parks Hwy. ROW
 - Existing Railroad ROW
 - Overhead Electric & Telecom
 - Overhead Electric
 - Underground Telecom
 - Underground Telecom (Record)
 - Embankment Toe
 - Edge of Gravel/Dirt Road
 - Edge of Asphalt Road/Path
 - Subdivision Boundary
 - General Drainage Direction
 - Metal Gate
 - 280 Contour Elevation (feet)
 - PMRE Parcel Number
 - Culvert
 - Utility Pole
 - Guy Anchor
 - Telecom Pedestal



RECEIVED
JAN 20 2026
PLATTING

Houston Rail NW Subdivision
TOPOGRAPHIC / AS-BUILT EXHIBIT

Subdivision of the
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All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District **Palmer Recording District**

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 562-3252 #AECL882-AK

Survey Date:	5/2011 - 4/2017	Scale:	See Scale Bar
Date Prepared:	Dec. 30, 2025	Drawn By:	KHK
Project No:	4001.01	Checked By:	SJB
Grid:	MSB H005	Sheet No:	3 of 3

TOPOGRAPHIC/AS-BUILT EXHIBIT





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

Department of Transportation and Public Facilities

Project Delivery: Statewide 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

February 19, 2026

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 plat and have the following comments:

- **Houston Rail NW Subdivision; HO 05 MSB ROW; Mat-Su Borough; Township 18N Range 3W Sectio 21 Lots C8, D4, and A6 (Parks Highway MP 58-59)**
 - All access locations to the Parks Highway for these lots are predetermined according to the recorded Parks Highway Access Development Permit (ADP): document number 2021-007028-0, recorded in the Palmer/Talkeetna Recording District. Page 18 of 73 in the recorded document notes the following approved access points per Lot as noted in the platting action (relevant pages attached):
 - Lot 1: Access east of the Parks Highway must use Zero Lake Road, no direct access to the Parks Highway.
 - Lot 1 & 2: Access west of the Parks Highway must align with Zero Lake Road.
 - Lot 3 & 4: Access for both lots must align with each other across the Parks Highway.
 - Lot 5: Access through Heath Drive on the east side of the Parks Highway, no direct access to the Parks Highway. Access to the Parks Highway on the west side must align opposite Heath Drive.
 - **Add plate note referencing recorded document 2021-007028-0 and that all access for all lots to the Parks Highway has been determined by this document.**
 - All access to the Parks Highway must be technically reviewed and approved through the permitting process coordinated by DOT&PF ROW Property Management. 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.

Keep Alaska Moving

- All interstate and National Highway System (NHS) access requires concurrence from the Federal Highway Administration (FHWA). The Parks Highway is interstate and NHS. FHWA concurrence will be led by DOT&PF ROW Property Management.
- Mat-Su Borough shall verify any Alaska Railroad (AKRR) use or crossing.
- Request dedication of Parks Highway right of way.
- These parcels are within the boundary of the DOT&PF *Parks Highway Milepost 57-72 Rehabilitation: Houston to Willow* project which is currently in design. For questions, further information, and coordination, contact project manager Michelle Barnes at michelle.barnes@alaska.gov or (907) 707-1911.

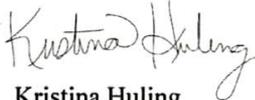
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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 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,



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
Alex Strawn, Planning Director, MSB
Michelle Barnes, Project Manager, DOT&PF

Matthew Goddard

From: Lisa Gray
Sent: Thursday, February 26, 2026 2:15 PM
To: Matthew Goddard
Cc: Fred Wagner
Subject: Houston Rail Northwest Subdivision / DOT Plat Note Request

Hello Matthew,

Matanuska-Susitna Borough Land & Resource Management (MSB) respectfully requests that a plat note not be added to the *Houston Rail Northwest Subdivision* plat regarding the MSB and Alaska Department of Transportation & Public Facilities (DOT&PF) Parks Highway Access Development Permit, recorded under Serial Number 2021-007028-0 PRD.

This document is an access permit, which may be amended, updated, or replaced in the future. Depending on how any new or upgraded driveways or approach roads are used, additional or revised permits may be required. If any of the properties are sold into private ownership, the new owner will need to consult directly with DOT&PF to determine whether a new permit is necessary for their intended use.

The currently recorded permit authorizes low-volume access to MSB-owned parcels. Any future land use that generates more than 100 vehicles per hour or is determined to significantly impact highway safety will require further review, permitting, and approval by DOT&PF.

MSB recognizes that the Parks Highway is a vital transportation corridor for the State of Alaska, and we remain committed to working collaboratively with DOT&PF to ensure continued safety and efficient transportation operations.

Based on our understanding of MSB Title 43 (Subdivision Regulations), easements must be shown or noted on the plat; however, permits are not required to be added as plat notes. This approach ensures that plats remain accurate and stable over time, while permits—being subject to change—can be managed appropriately through the permitting agencies.

Respectfully,

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
907-861-7848

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, February 25, 2026 11:14 AM
To: Matthew Goddard
Cc: Myers, Sarah E E (DFG)
Subject: ADF&G Response: RFC Houston Rail NW (MG)

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create 5 lots and dedicate the portion encumbered by the Parks Highway as a right of way to be known as Houston Rail NW Subdivision. ADF&G has **no objections** to this platting action with the following comments from the Habitat Section:

-Lot 5 and 6 of the subdivision contain an unnamed catalogued anadromous water body (AWC# 247-41-10100-2255) and lot 6 also includes the Little Susitna River (AWC# 247-41-10100) and a backwatered area that feeds the unnamed stream. A fish habitat permit would be required for modification to the bed and banks of the channels to include motorized vehicle crossings and water withdrawals. The property owner is welcome to reach out to the Habitat Section at (907)861-3200 or by email at dfg.hab.infopaq@alaska.gov.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 4, 2026 4:09 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@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>;

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, February 24, 2026 1:59 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Houston Rail NW (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 4, 2026 4:09 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@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 Houston Rail NW (MG)

Hello,

The following link is a request for comments for the proposed Houston Rail NW Subdivision. Please ensure all comments have been submitted by February 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Houston Rail NW](#)

Feel free to contact me if you have any questions.

Thank you,



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: 2/23/2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting Preliminary Plat Houston Rail NW 2026-008

There are no open/active Code Compliance Cases on the existing parcels (18N03W20A006, 18N03W21C008, 18N03W21C008) as they are within City Limits of Houston.

Code Compliance has no objection to moving forward with the platting action.

Matthew Goddard

From: Permit Center
Sent: Thursday, February 5, 2026 9:44 AM
To: Matthew Goddard
Subject: RE: RFC Houston Rail NW (MG)

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: Wednesday, February 4, 2026 4:09 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@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 Houston Rail NW (MG)

Hello,

The following link is a request for comments for the proposed Houston Rail NW Subdivision. Please ensure all comments have been submitted by February 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Houston Rail NW](#)

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

February 23, 2026

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

To whom it may concern:

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

- **Wilmington Hill**
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**
(MSB Case # 2026-011)
- **Stockland's**
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**
(MSB Case # 2026-014)
- **Excalibur Estates**
(MSB Case # 2026-015)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: Mireya Armesto <MArmesto@gci.com>
Sent: Monday, February 23, 2026 6:33 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Houston Rail NW (MG)
Attachments: image001.png; Mimecast Large File Send Instructions

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

I'm using Mimecast to share large files with you. Please see the attached instructions.

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: Wednesday, February 4, 2026 4:09 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@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 Houston Rail NW (MG)

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

Hello,

The following link is a request for comments for the proposed Houston Rail NW Subdivision. Please ensure all comments have been submitted by February 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, February 18, 2026 7:59 AM
To: Matthew Goddard
Subject: RE: RFC Houston Rail NW (MG)

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

Hello,

MTA has no comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

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



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 4, 2026 4:09 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@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 Houston Rail NW (MG)

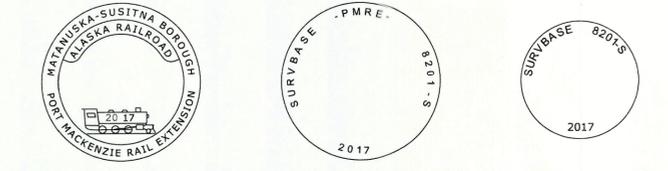
Hello,

The following link is a request for comments for the proposed Houston Rail NW Subdivision. Please ensure all comments have been submitted by February 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Plotted: Dec 29, 2025 - 10:51am
Layout: 22x34 - Seg 6 NW ROW Sht 1 500 LS

SET MONUMENTS (TYPICAL)

See Sheet 4 for Detailed Cap Sketches



3-1/4" Aluminum Cap on 5/8" Rebar
Railroad ROW Boundary

3-1/4" Aluminum Cap on 2-1/2" Aluminum Pipe

2" Aluminum Cap on 5/8" Rebar

Legend

- ⊗ Found Brass Cap on Iron Pipe
 - ⊗ Found Aluminum Cap on Aluminum Pipe
 - ⊗ Found Aluminum Drive Rod
 - ⊕ Found Aluminum Cap on Drive Rod
 - ⊗ Found 5/8" Rebar
 - ⊗ Found 1" Iron Pipe
 - ⊗ Found 6" x 6" Concrete ROW Monument
 - ⊗ Set 3-1/4" Aluminum Cap (with magnet) on 2-1/2" x 30" Aluminum Pipe
 - ⊗ Set 2" Aluminum Cap on 5/8" x 30" Rebar
 - ⊗ Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar on Subd. Boundary at Intersection with Existing USS 9028 Boundary
- Existing Road Right-of-Way
 - Existing Section Line Esmt. (SLE)
 - Existing Railroad Right-of-Way
 - Right-of-Way Dedicated by this Plat
 - FEMA Flood Zone AE - 1% Annual Chance of Flood, with Base Flood Elevations Determined
 - FEMA Regulatory Floodway within Flood Zone AE
 - FEMA Flood Zone X - 0.2% Annual Chance of Flood
 - Port MacKenzie Rail Extension (PMRE) Parcel Number
 - Subdivision Boundary
 - Lot Boundary
 - See Sheet 4 for Cap Sketches

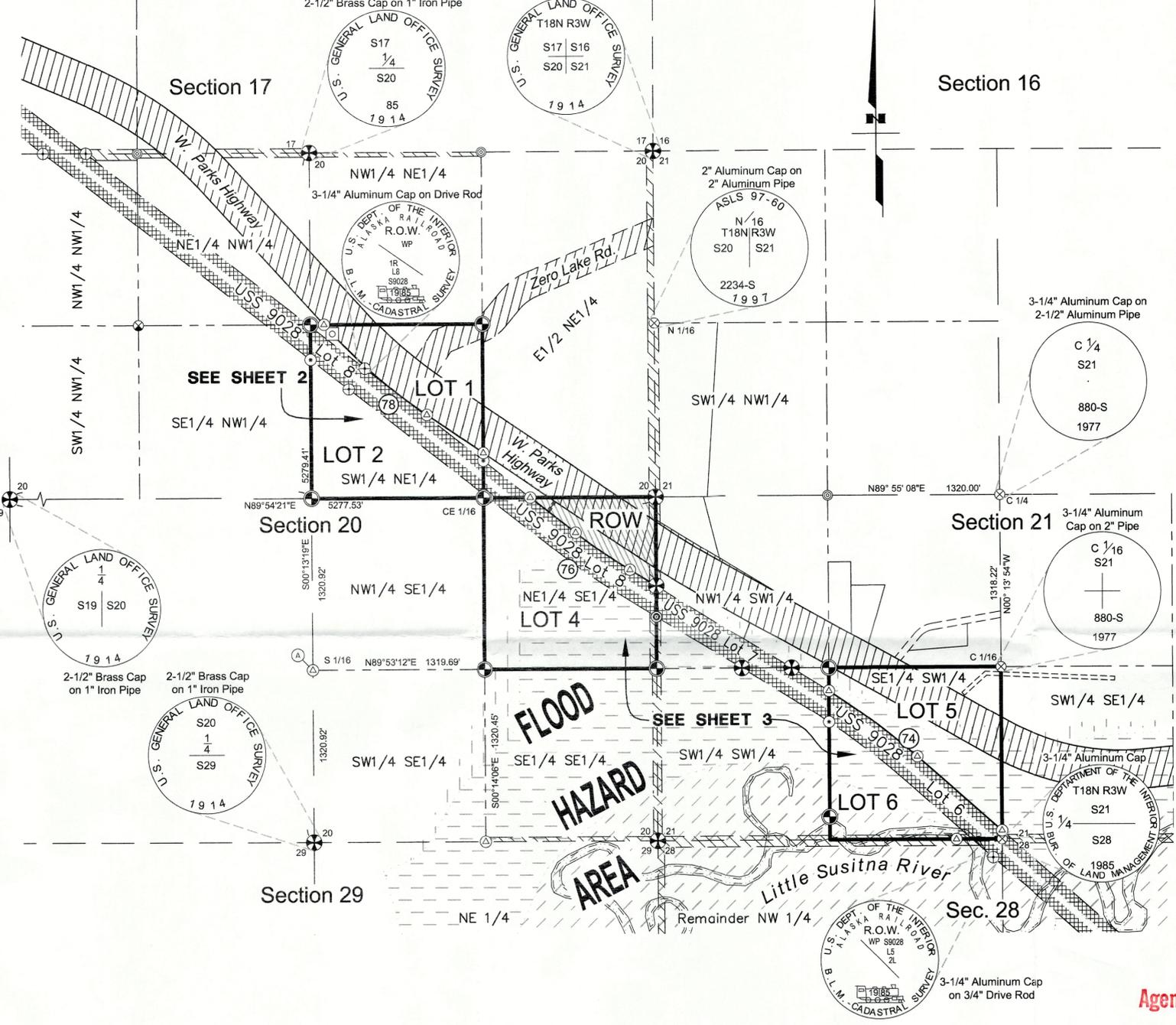
NOTES

1. Portions of Lots 4, 5, and 6 are within flood hazard areas, as determined by FEMA Flood Insurance Rate Maps (FIRM): 02170C7138E & 02170C7139E, effective date March 17, 2011. See Flood Hazard Summary Table on this sheet.
2. This subdivision is comprised of lots 1, 2, 4, 5, 6, and the ROW lying NE of L8 USS 9028 in the NE 1/4 SE 1/4 Sec 20.
3. This plat creates the ROW lying NE of L8 USS 9028 in the NE 1/4 SE 1/4 of Sec. 20. Other easements shown hereon are created by the document listed for that easement.
4. All recorded documents listed on this plat are from the Palmer Recording District (PRD).
5. Little Susitna River linework was digitized from aerial orthophotos dated 2011 and is for orientation purposes only.
6. The existing Railroad Right-of-Way (ROW) shown hereon was created by the Interim Conveyance recorded in Bk.398 on Pg.238 and depicted on U.S. Survey 9028, U.S. Patent 50-2005-0233, and further described by the Exclusive License recorded at Bk.398 Pg.250.
7. Said Railroad ROW within Lots 6 & 8 of U.S. Survey 9028 is not less than an "exclusive use easement" as provided by Sec. 603(6) of the Alaska Railroad Transfer Act of 1982 (96 Stat. 2556 et seq.). These lots are not subdivided by this plat.
8. Un-platted easements of record include:
 - 8.1. A Blanket Electric Easement within S1/2 SW1/4 Section 21 T18N R3W Seward Meridian (S.M.), granted to Matanuska Electric Association (MEA) and recorded in Bk.34 Pg.46.
 - 8.2. A Blanket Telephone Line ROW Easement within S1/2 SW1/4 Section 21 T18N R3W S.M., granted to Matanuska Telephone Association (MTA) and recorded in Bk.556 Pg.827. Document notes "This easement restricted to the Matanuska Electric Association right-of-way".
 - 8.3. A 30 foot wide Electric Easement within SE1/4 SW1/4 and the SW1/4 SE1/4 of Section 21 T18N R3W S.M., granted to MEA and recorded in Bk.972 Pg.685.
 - 8.4. A 100 foot wide MEA Electric Easement, BLM Casefile A-53433, location based on those existing utility poles which are believed to perpetuate original location line.
 - 8.5. A 30 foot wide Utility Transmission Easement described as located within the SW1/4 NE1/4 and the NE1/4 SW1/4 of Section 20 T18N R3W S.M., granted to Matanuska Telephone Association (MTA) and recorded in Bk.562 Pg.780. This easement falls within the easement described in 8.4. Note this description contains a latent ambiguity as the second part, within NE1/4 SW1/4, cannot be placed 145' north of the Parks Highway centerline, along the north edge of the ROW.
 - 8.6. Public Use Easement within SW1/4 NE1/4 Section 20 T18N R3W S.M., recorded in Bk.915 Pg.696.
 - 8.7. An MEA Public Use Easement within NE1/4 SE1/4 Section 20 T18N R3W S.M., recorded document 2010-023700-0.
 - 8.8. Original linework for West Parks Highway ROW is per documents listed in Alaska Department of Public Works Division of Highways Right of Way Plat F-035-1(4) recorded February 9, 1961; per AK DOT&PF ROW Map 59163 approved by AK DOT&PF May 26, 1999, recorded as plat 2010-042; and per Alaska Department of Natural Resources, Alaska Division of Lands (ADL) case file number 2305.
9. The Basis of Bearings is GRS80 geodetic north at longitude 150°00'00" west as determined by GPS Observations adjusted to CORS stations TSEA and TBON. The projection system used on this plat is "PMRE Rail GRS80" a low distortion Transverse Mercator projection plane coordinate system suitable for engineering, boundaries, property acquisition, and GIS.

PMRE Rail GRS80 has the following Parameters:

Projection: Transverse Mercator	Ellipsoid: GRS80
False Northing: 500,000.00	False Easting: 100,000.00
Origin Latitude: 61°00'00" North	Central Meridian: 150°00'00" West
Units: US Survey Feet (SFT) 1200/3937m	
Scale Factor (SF) at Central Meridian = 1.000004	
10. Lands below the ordinary high water mark (as modified by accretion, erosion, or reliction) of non-tidal navigable water bodies are held in trust for the public by the State of Alaska.
11. No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
12. Undimensioned linework outside of this subdivision is shown for orientation purposes only.
13. This survey and plat was initiated by SurvBase, LLC (now closed). Completion of the plat was performed by Steven J. Buchanan, PLS, former partner and co-owner of SurvBase, LLC, and now employed by CRW Engineering Group, Inc.

PRELIMINARY PLAT



Lot	Regulatory Floodway (Zone AE)	Flood Zone AE	Flood Zone X	Outside Flood Hazard Area	Base Flood Elevation Range*(NAVD88)
Lot 1	-	-	-	15.0 Ac. +/-	-
Lot 2	-	-	-	24.9 Ac. +/-	-
Lot 4	-	17.7 Ac. +/-	2.0 Ac. +/-	12.4 Ac. +/-	241-248 ft.
Lot 5	-	9.8 Ac. +/-	2.0 Ac. +/-	9.1 Ac. +/-	251-252 ft.
Lot 6	6.2 Ac. +/-	10.0 Ac. +/-	-	2.9 Ac. +/-	245-251 ft.

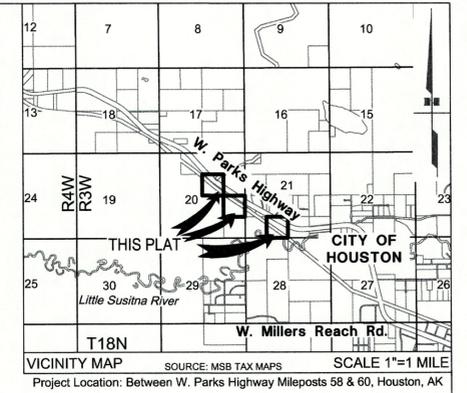
*Interpolated from March 17, 2011 FEMA FIRM Maps

Certificate of Approval by the Platting Authority

I hereby certify that the right-of-way plat shown hereon has been found to comply with the regulations of the Matanuska-Susitna Borough Platting Authority and that said plat has been approved by the Platting Authority by Plat Resolution No. _____ Dated _____, 2026 and that the plat shown hereon has been approved for recording in the Palmer Recording District, Third Judicial District, State of Alaska.

Attest: _____ Date: _____

Platting Clerk: _____
Planning & Land Use Director: _____
Matanuska-Susitna Borough
Platting Authority



Certificate of Ownership and Dedication

We 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, dedicate all rights-of-way and public areas to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Michael Brown, Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Notary's Acknowledgement

Subscribed and Sworn to Before Me
This _____ day of _____, 2026
For _____
Notary for the State of Alaska
My Commission Expires _____

Planning and Land Use Director's Certificate

I certify that this subdivision plat 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 Resolution No. _____ Dated _____, 2026, 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.

Planning Director: _____ Date: _____
Attest: _____
Platting Clerk

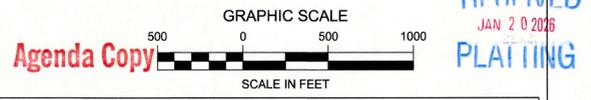
Certificate of Payment of Taxes

I certify that all current taxes and special assessments through 2026 against the property included in this subdivision, have been paid.

Surveyor's Certificate

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska and that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon existed as described, and that all dimensions and other details are correct.

Steven J. Buchanan LS-10159
Registered Professional Land Surveyor



Houston Rail NW Subdivision

Port MacKenzie Rail Extension

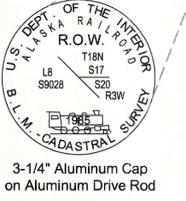
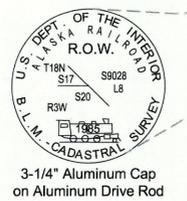
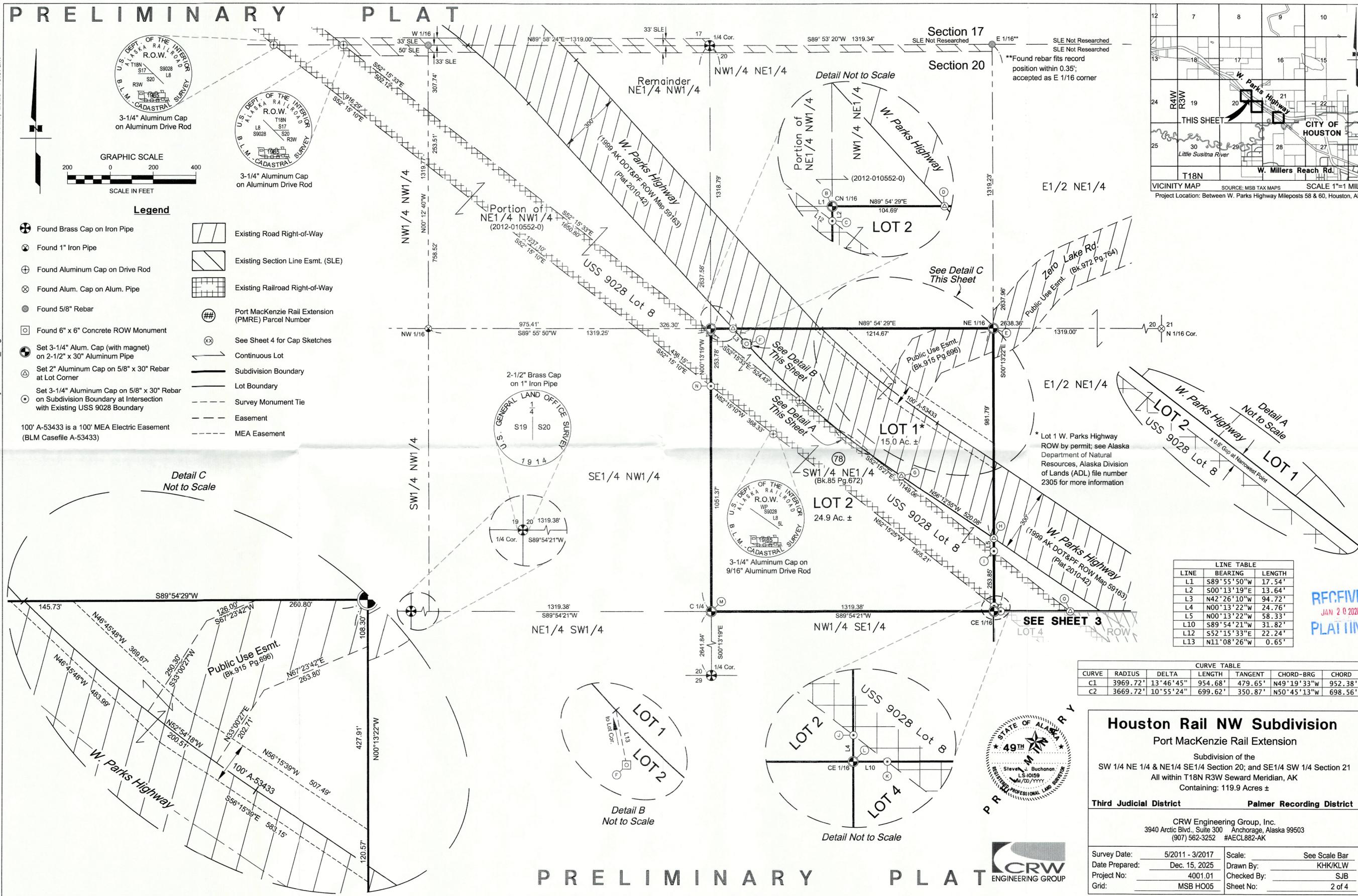
Subdivision of the
SW 1/4 NE 1/4 & NE 1/4 SE 1/4 Section 20; and SE 1/4 SW 1/4 Section 21
All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District **Palmer Recording District**

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 562-3252 #AECL882-AK

Survey Date: 5/2011 - 3/2017	Scale: See Scale Bar
Date Prepared: Dec. 15, 2025	Drawn By: KHK/KLW
Project No: 4001.01	Checked By: SJB
Grid: MSB H005	Sheet No: 1 of 4

PRELIMINARY PLAT



Legend

- ⊕ Found Brass Cap on Iron Pipe
- ⊗ Found 1" Iron Pipe
- ⊕ Found Aluminum Cap on Drive Rod
- ⊗ Found Alum. Cap on Alum. Pipe
- ⊙ Found 5/8" Rebar
- ⊠ Found 6" x 6" Concrete ROW Monument
- ⊙ Set 3-1/4" Alum. Cap (with magnet) on 2-1/2" x 30" Aluminum Pipe
- ⊙ Set 2" Aluminum Cap on 5/8" x 30" Rebar at Lot Corner
- ⊙ Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar on Subdivision Boundary at Intersection with Existing USS 9028 Boundary
- 100' A-53433 is a 100' MEA Electric Easement (BLM Casefile A-53433)
- ▨ Existing Road Right-of-Way
- ▨ Existing Section Line Esmt. (SLE)
- ▨ Existing Railroad Right-of-Way
- ⊞ Port MacKenzie Rail Extension (PMRE) Parcel Number
- ⊗ See Sheet 4 for Cap Sketches
- Continuous Lot
- Subdivision Boundary
- Lot Boundary
- - - Survey Monument Tie
- - - Easement
- - - MEA Easement

LINE	BEARING	LENGTH
L1	S89°55'50"W	17.54'
L2	S00°13'19"E	13.64'
L3	N42°26'10"W	94.72'
L4	N00°13'22"W	24.76'
L5	N00°13'22"W	58.33'
L10	S89°54'21"W	31.82'
L12	S52°15'33"E	22.24'
L13	N11°08'26"W	0.65'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD-BRG	CHORD
C1	3969.72'	13°46'45"	954.68'	479.65'	N49°19'33"W	952.38'
C2	3669.72'	10°55'24"	699.62'	350.87'	N50°45'13"W	698.56'



Houston Rail NW Subdivision
Port MacKenzie Rail Extension

Subdivision of the
SW 1/4 NE 1/4 & NE1/4 SE1/4 Section 20; and SE1/4 SW 1/4 Section 21
All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District Palmer Recording District

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 562-3252 #AECL882-AK

Survey Date: 5/2011 - 3/2017	Scale: See Scale Bar
Date Prepared: Dec. 15, 2025	Drawn By: KHK/KLW
Project No: 4001.01	Checked By: SJB
Grid: MSB HO05	Sheet No: 2 of 4

RECEIVED
JAN 20 2026
PLATTING

Plotted: Dec 29, 2025 - 10:57am

Layout: 22x34_Seg 6 NW ROW Sht 2 200 LS

P R E L I M I N A R Y P L A T



PRELIMINARY PLAT

Legend

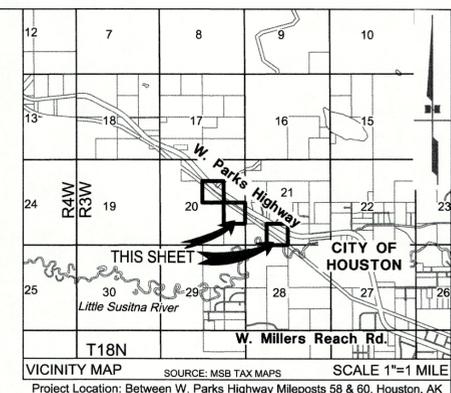
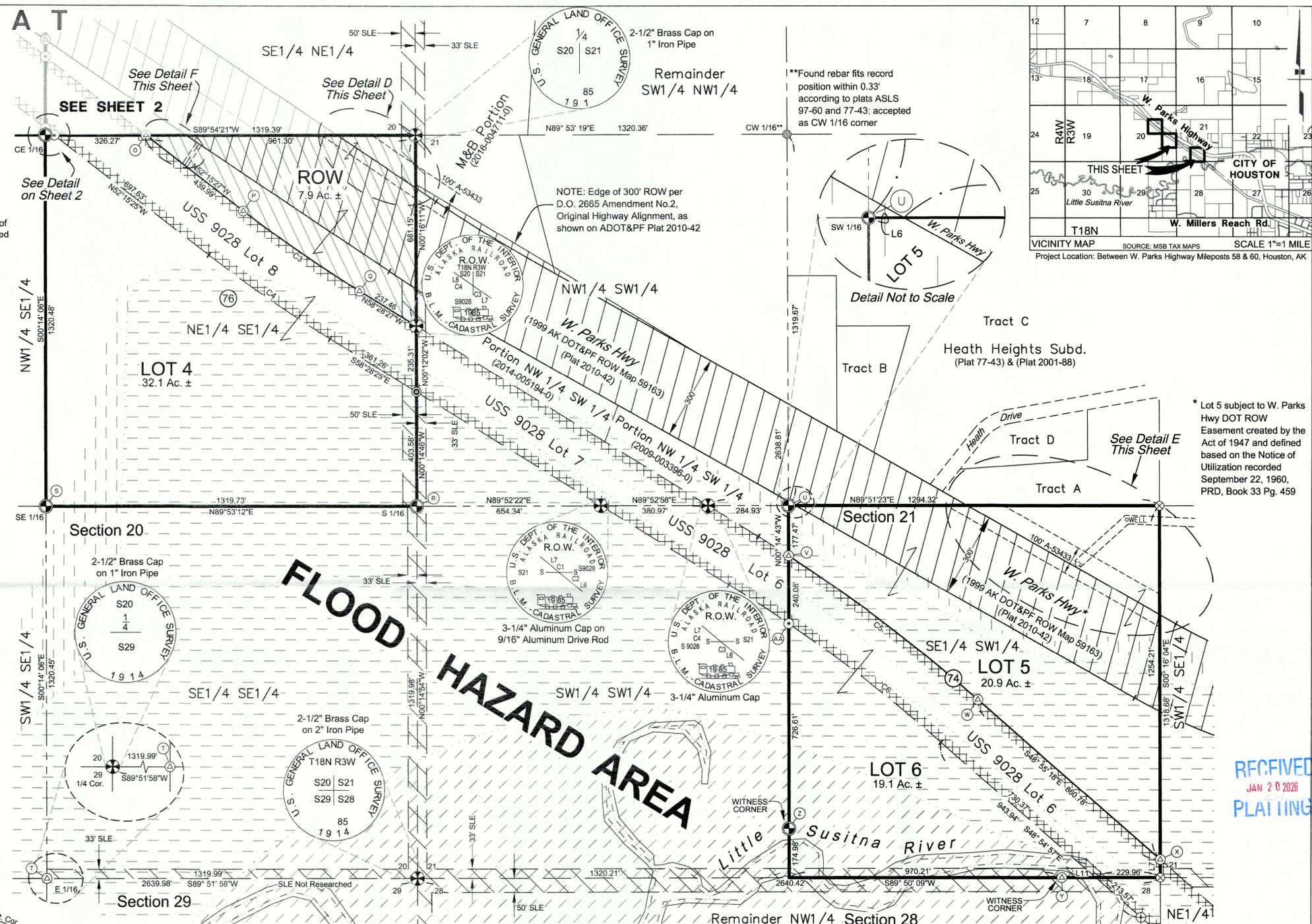
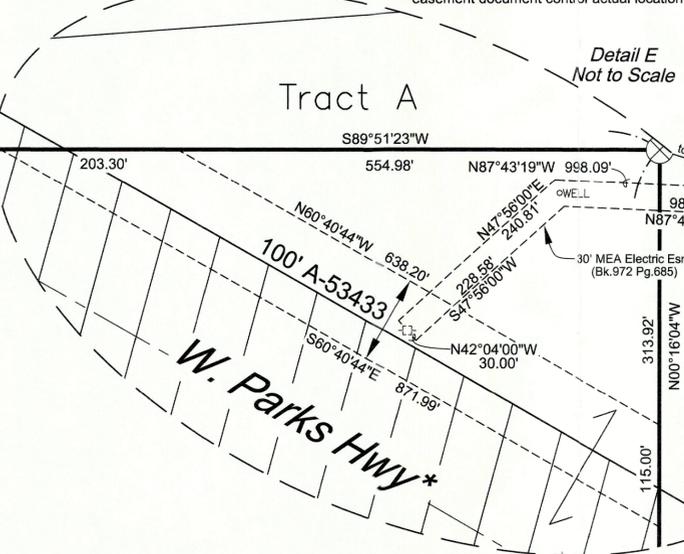
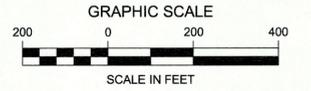
- ⊕ Found Brass Cap on Iron Pipe
 - ⊗ Found Alum. Cap on Alum. Pipe
 - ⊙ Found Aluminum Drive Rod
 - ⊕ Found Aluminum Cap on Drive Rod
 - ⊙ Found 5/8" Rebar
 - ⊕ Port MacKenzie Rail Extension (PMRE) Parcel Number
 - ⊙ Set 3-1/4" Alum. Cap (with magnet) on 2-1/2" x 30" Aluminum Pipe
 - ⊙ Set 2" Aluminum Cap on 5/8" x 30" Rebar at Lot Corner
 - ⊙ Set 2" Aluminum Cap on 5/8" x 30" Rebar at Boundary Intersection with Existing ROW
 - ⊗ See Sheet 4 for Cap Sketches
 - Well Buried Well
 - ⊕ Utility Pole
 - 100' A-53433 is a 100' MEA Electric Easement (BLM Casefile A-53433)
- Existing Road Right-of-Way
 - Existing Section Line Esmt. (SLE)
 - Existing Railroad Right-of-Way
 - Right-of-Way Dedicated by this Plat
 - FEMA Flood Zone AE - 1% Annual Chance of Flood, with Base Flood Elevations Determined
 - FEMA Regulatory Floodway within Flood Zone AE
 - FEMA Flood Zone X - 0.2% Annual Chance of Flood
 - Continuous Lot
 - Subdivision Boundary
 - Lot Boundary
 - Survey Monument Tie
 - Easement
 - MEA Easement

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD-BRG	CHORD
C3	4641.53'	6°13'00"	503.61'	252.05'	S55°21'55"E	503.36'
C4	4841.39'	6°13'00"	525.30'	262.91'	S55°21'55"E	525.04'
C5	5824.52'	8°19'26"	846.17'	423.83'	N53°05'01"W	845.43'
C6	5624.45'	6°59'33"	686.42'	343.64'	N52°24'43"W	686.00'
C7	2059.86'	2°51'04"	102.50'	51.26'	S62°09'16"E	102.49'

LINE	LENGTH	BEARING
L1	106.99'	N60°43'45"W
L2	70.50'	N45°00'00"E
L3	223.00'	N61°00'00"E
L4	73.56'	N53°00'00"E
L5	123.40'	S48°55'18"E
L6	52.08'	S75°00'00"W
L7	265.00'	S61°00'00"W
L8	38.00'	S34°00'00"W

LINE	BEARING	LENGTH
L6	N89°51'23"E	25.37'
L7	N00°16'04"W	64.47'
L8	N00°14'54"W	188.44'
L9	N00°14'54"W	131.91'
L11	S89°50'09"W	120.04'
L14	S85°07'20"E	879.19'

* 30' MEA Electric Easement location based on found evidence; MEA Power Pole No.83 and two wells "H2" & "H3" per ROW easement Bk.972 Pg.685, PRD. Bearings and distances shown are for mathematical preservation of easement location. Both the wells and power pole called for in the easement document control actual location.



* Lot 5 subject to W. Parks Hwy DOT ROW Easement created by the Act of 1947 and defined based on the Notice of Utilization recorded September 22, 1960, PRD, Book 33 Pg. 459

FLOOD HAZARD AREA

RECEIVED
JAN 20 2026
PLATTING



Houston Rail NW Subdivision
Port MacKenzie Rail Extension

Subdivision of the
SW 1/4 NE 1/4 & NE1/4 SE1/4 Section 20; and SE1/4 SW 1/4 Section 21
All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District Palmer Recording District

CRW Engineering Group, Inc.
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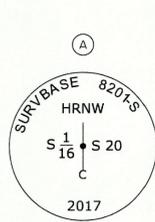
Survey Date:	5/2011 - 3/2017	Scale:	See Scale Bar
Date Prepared:	Dec. 15, 2025	Drawn By:	KHK/KLW
Project No:	4001.01	Checked By:	SJB
Grid:	MSB H005	Sheet No:	3 of 4

Plotted: Dec 29, 2025 - 11:03am
Layout: 22x34_Seg 6 NW ROW Sht 3 200 LS

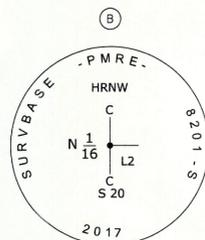
PRELIMINARY PLAT

PRELIMINARY PLAT

CAP SKETCHES



Set 2" Aluminum Cap on 5/8" x 30" Rebar



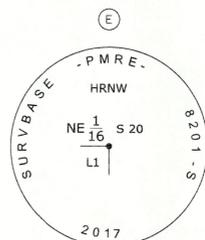
Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



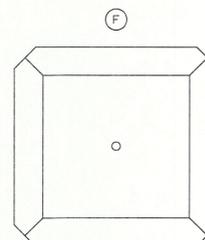
Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary



Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Found 6" x 6" Concrete ROW Monument with Nail and Yellow Paint



Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 2" Aluminum Cap on 5/8" x 30" Rebar



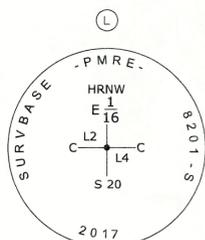
Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary



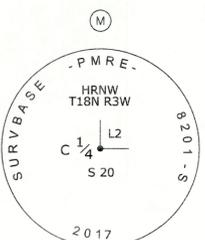
Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary



Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary



Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary



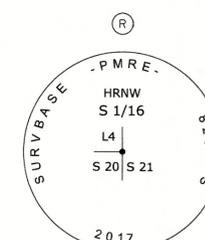
Set 2" Aluminum Cap on 5/8" x 30" Rebar



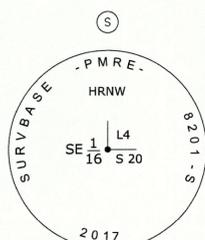
Set 2" Aluminum Cap on 5/8" x 30" Rebar



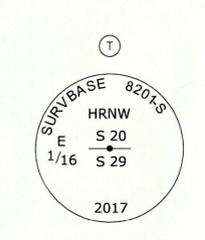
Set 2" Aluminum Cap on 5/8" x 30" Rebar



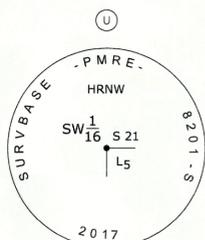
Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



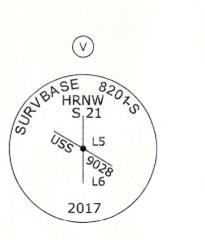
Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Set 2" Aluminum Cap on 5/8" x 30" Rebar



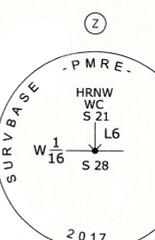
Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 2" Aluminum Cap on 5/8" x 30" Rebar



Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe



Set 3-1/4" Aluminum Cap on 5/8" x 30" Rebar Railroad ROW Boundary

RECEIVED
JAN 20 2026
PLATTING



Houston Rail NW Subdivision
Port MacKenzie Rail Extension

Subdivision of the
S 1/4 NE 1/4 & NE 1/4 SE 1/4 Section 20; and SE 1/4 SW 1/4 Section 21
All within T18N R3W Seward Meridian, AK
Containing: 119.9 Acres ±

Third Judicial District Palmer Recording District

CRW Engineering Group, Inc.
3940 Arctic Blvd., Suite 300 Anchorage, Alaska 99503
(907) 562-3252 #AECL882-AK

Survey Date: 5/2011 - 3/2017	Scale: See Scale Bar
Date Prepared: Dec. 15, 2025	Drawn By: KHK/KLW
Project No: 4001.01	Checked By: SJB
Grid: MSB HO05	Sheet No: 4 of 4

Plotted: Dec 29, 2025 - 11:05am

Layout: 22x34_Seg 6 NW ROW Sht 4 Caps

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 2, 2026

PRELIMINARY PLAT: MOUNTAIN TOP ACRES ADDITION 1
LEGAL DESCRIPTION: SEC 35, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CRAIG POWELL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 39.90 ± PARCELS: 35
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-009

REQUEST: The request is to eliminate a utility easement and a common access easement and to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Geotechnical Report	PAGES – 6-17
Average Daily Traffic Calculation	PAGE – 18-19
Drainage Plan	PAGE – 20
Road Narrative	PAGE – 21
Letters of Non-Objection	PAGES – 22-38
Agenda Plat	PAGE – 48

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division	PAGES – 39-40
MSB Development Services	PAGES – 41-42
Utilities	PAGES – 43-47

DISCUSSION: The proposed subdivision is creating 35 lots, eliminating utility easements, and eliminating a common access easement. The utility easements being eliminated will be replaced by new easement following the proposed road alignments. Access for all lots will be from proposed internal streets. Access to the subdivision is from E. Hatchers Landing Avenue.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior streets have been constructed.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 6-17**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes the owners of the parcels are proposing to subdivide this land into 35 lots. Each proposed lot will exceed 40,000 square feet in area, thus meeting the Borough's minimum lot size requirement. Access to the proposed subdivision will be provided via E. Hatchers Landing Avenue.

On September 24, 2025, a subsurface soils investigation was conducted on the parent parcel. Nine test holes were dug within the proposed parent parcels and visually rated. The soils encountered consisted of poorly graded sand and gravel overlain with silt and organics that was visually rated.

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down and away from Hatchers Landing Avenue from north to south, with an elevation change of 10 feet. There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development.

A drainage plan was provided to show the general drainage plan for the subdivision. Drainage designs will be in accordance with Best Management Practices as defined by the EPA. Drainage will be directed to surface absorption areas through grass lined ditches and swales. Drainage easements will be incorporated where necessary to ensure the satisfactory operation of the drainage plan. Cut and fill slopes will be top-soiled and seeded to help control erosion and enhance visual appeal.

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 43.20.281(A)(1).

An ADT was submitted (**Exhibit Pages 18-19**) pursuant to SCM F01.1 & A15. Based on the submitted ADT, E hatchers Landing Avenue will need to be upgraded to Residential Subcollector Street Standard starting at the junction of E. Hatchers Landing Avenue and the eastern leg of the proposed Mountain Top Loop (**Recommendation #4**).

Letters of non-objection were submitted (**Exhibit Pages 22-38**) from all four utility companies for the proposed modifications to the existing utility easements.

Comments:

MSB DPW Pre-Design and Engineering Division (**Exhibit Pages 39-40**) has the following comments:

- Hatcher's Landing Avenue is currently certified to residential standard. Per the ADT estimate, Hatcher's Landing Avenue will need to be certified to Residential Subcollector standard from Palmer-Fishhook Road to the east leg of Mountain Top Loop (**Recommendation #4a**).
- Mountain Top Loop and the stub of Sun Valley Drive shall be constructed to minimum of residential standard (**Recommendation #4b**).
- The drainage plan shows a natural drainage channel which crosses Hatcher's Landing Avenue through a 30" culvert and then being rerouted to the roadside ditches of Hatcher's Landing Avenue and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns should be retained to the extent possible and changes to drainage patterns must not adversely affect

adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

Charles Leet, PE responded to these comments stating “We believe that the current storm water design adequately addresses the intermittent storm water runoff coming across Hatchers Landing. We will continue to work with Public Works to satisfy their concerns.”

Staff notes that the final drainage plan will need to be approved by MSB DPW Pre-Design and Engineering Division prior to acceptance of the roads (Recommendation #4).

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

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

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

- Code Compliance – There are no open/active Code Compliance Cases on the existing parcels (Lots 1-5).

The summary states there will be 35 lots created to be known as Mountain Top Acres Additions 1; however the agenda plat calls out the lots (no block numbers) with there being 3 different Lot 1’s. Please clarify the lot numbers (or identify blocks).

Staff notes that block numbers will need to be added during the final review process (Recommendation #5).

Code Compliance has no objection to moving forward with the platting action

Utilities: (**Exhibit K**):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.

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

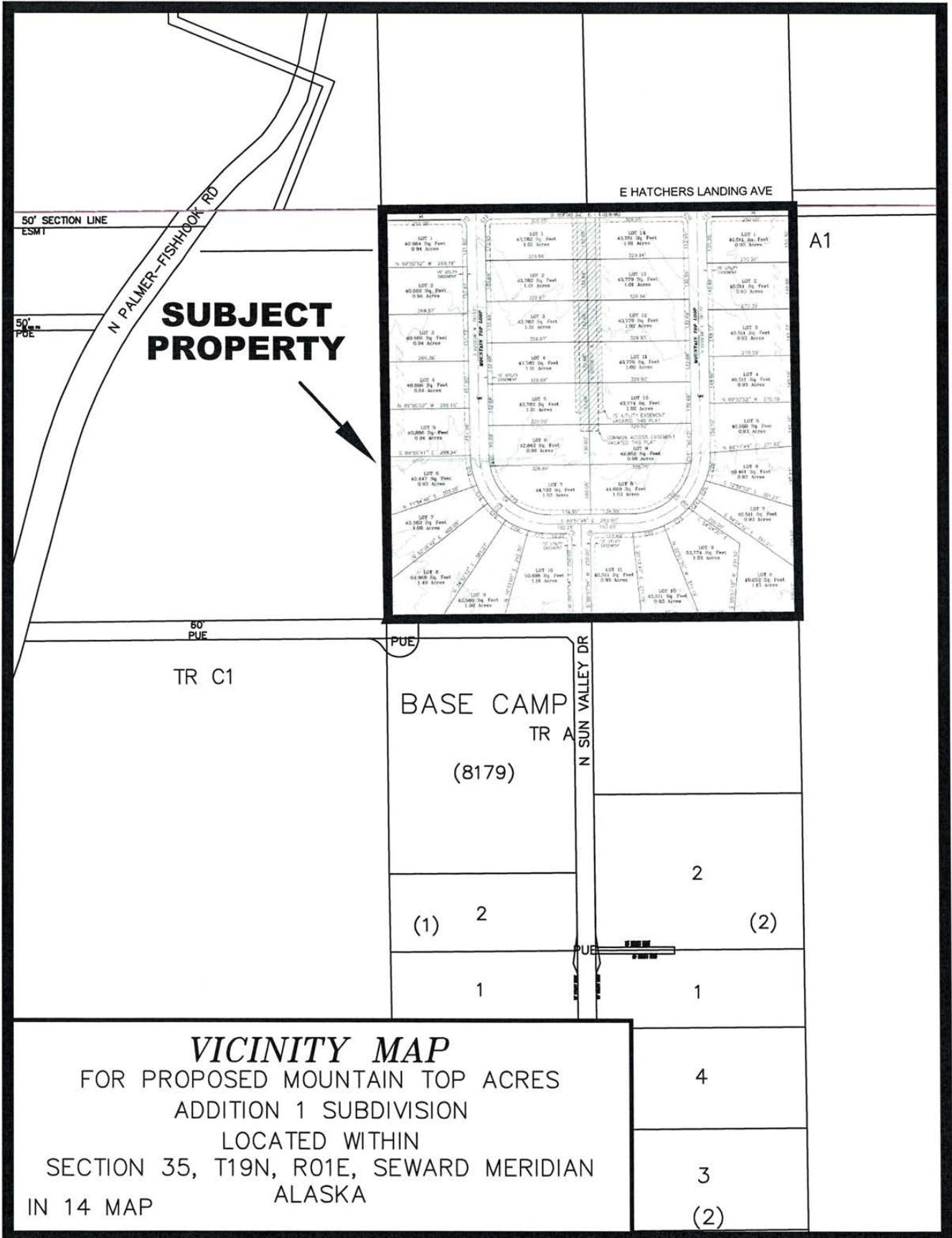
FINDINGS OF FACT

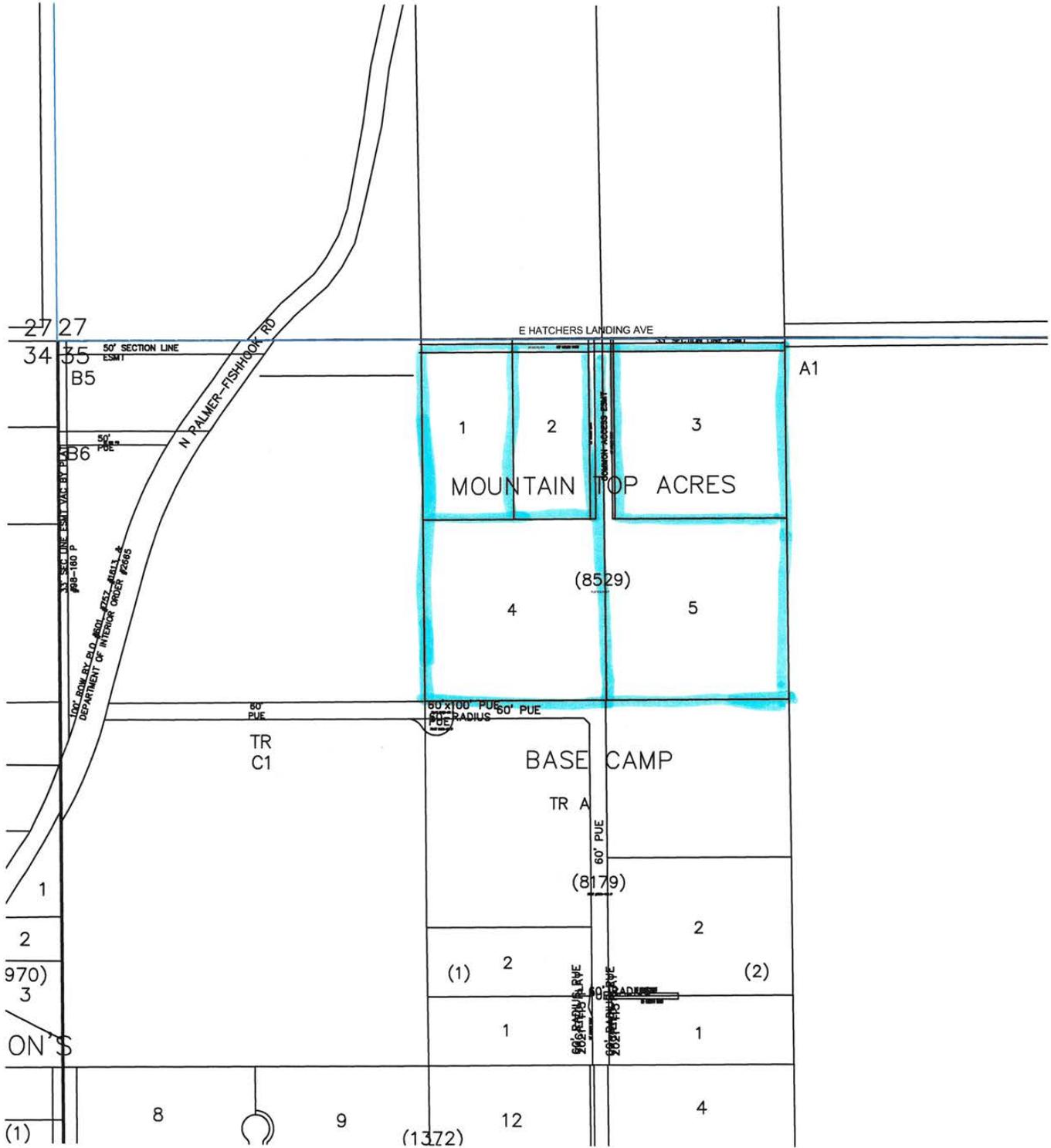
1. The plat of Mountain Top Acres Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, and 43.20.140 Physical Access.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

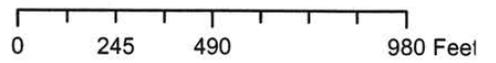
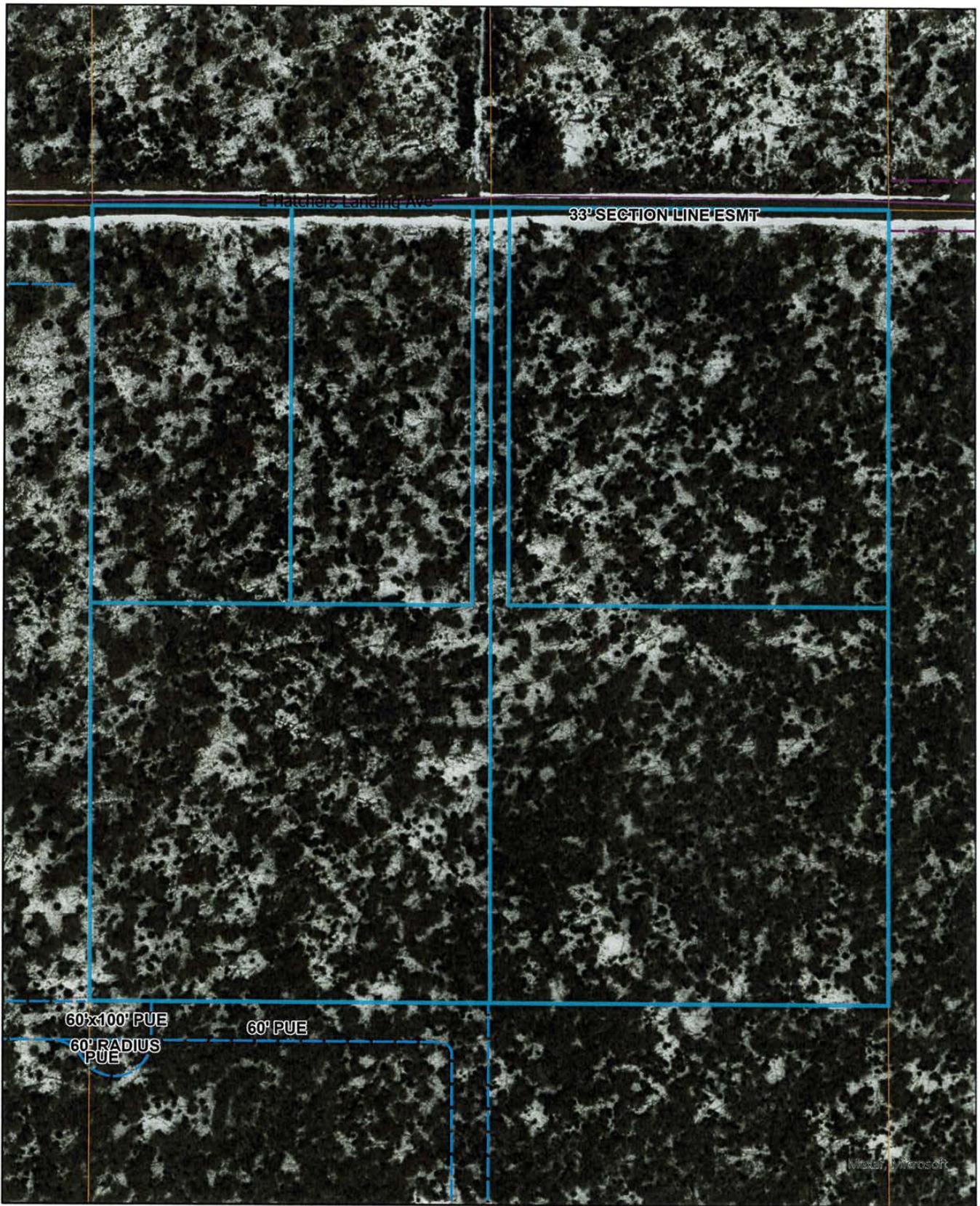
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

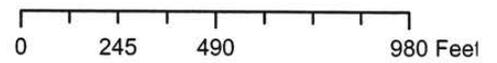
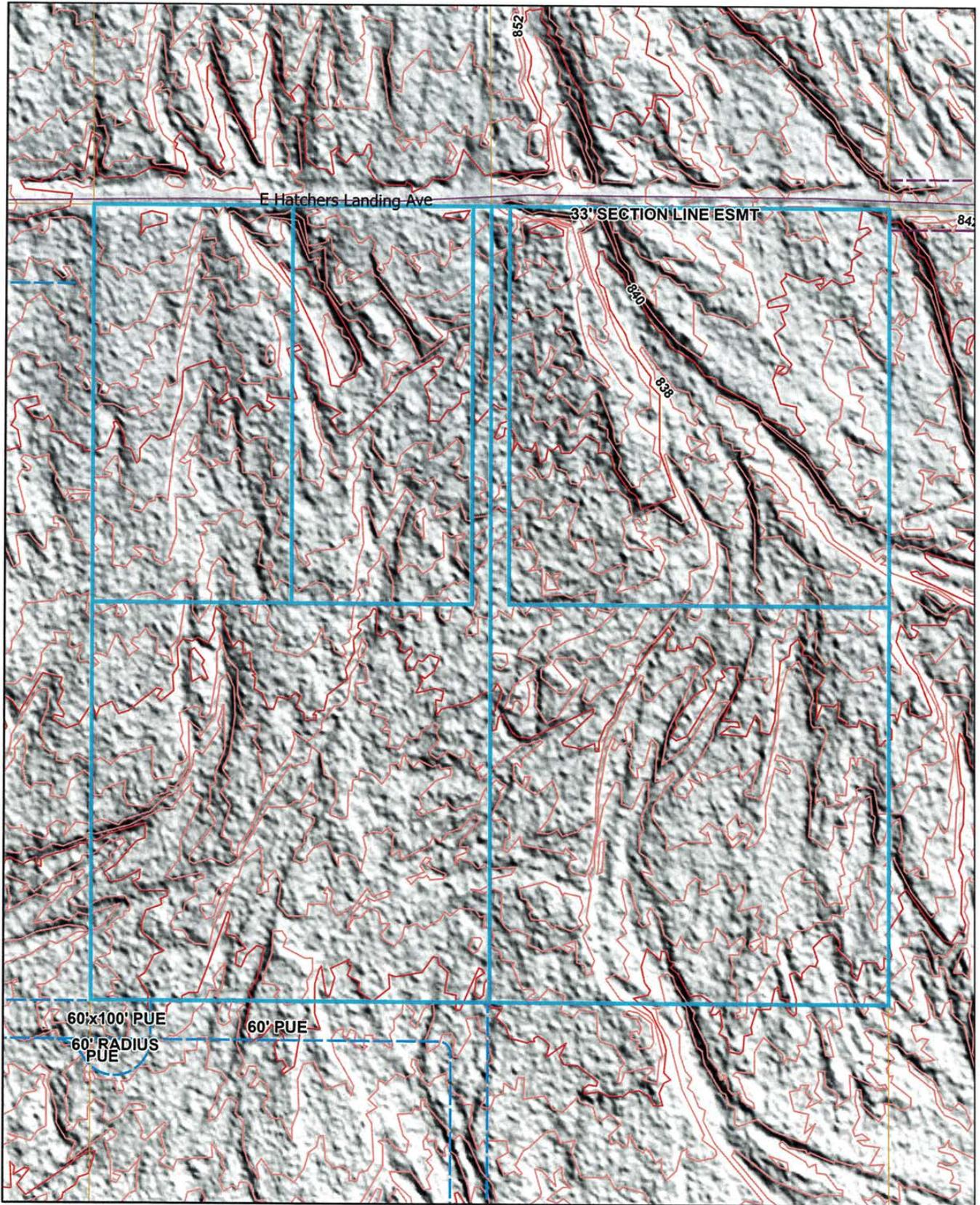
Suggested motion: I move to approve the preliminary plat of Mountain Top Acres Addition 1, Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and internal streets to Borough Street Standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) That portion of E. Hatchers Landing Avenue lying between N. Palmer Fishhook Road and the eastern leg of Mountain Top Loop to be constructed to Residential Subcollector street standards.
 - b) Construct Mountain Top Loop and the stub road portion of N. Sun Valley Drive to Residential Street Standards.
 - c) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - h) Obtain approval of street names from Platting Assistant.
5. Add Block labels as appropriate.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.











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

December 22, 2025

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

RECEIVED
DEC 30 2025
PLATTING

RE: Proposed, Mountain Acres Addition 1
A Resubdivision of Mountain Top Acres Lots 1, 2, 3, 4 and 5 Plat #2024-80

Subject: Usable Area Report

Dear Mr. Wagner,

The owners of the parcels referenced above are proposing to resubdivide this land into 35 lots. Each proposed lot will exceed 40,000 square feet in area, thus meeting the Borough's minimum lot size requirement. Access to these properties will be provided via E. Hatchers Landing Avenue.

GEOTECHNICAL FIELD EXPLORATION

On September 24, 2025, a subsurface soils investigation was conducted on the parent parcel. Nine test holes were dug within the proposed parent parcels and visually rated. The soils encountered consisted of poorly graded sand and gravel overlain with silt and organics that was visually rated (see test hole logs). It should be noted that all test holes contained a significant number of cobbles ranging from 12 to 24 inches in diameter. In test hole #4, Clear Excavating, the excavation contractor, removed a three-foot-diameter stone from the hole. Test Hole # 5 in the center of the parent parcel was not excavated.

TOPOGRAPHY

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down and away from Hatchers Landing Avenue from north to south, with an elevation change of 10 ft. There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development.

The parent parcel is vegetated with old growth birch, spruce, and brush.

DRAINAGE

We have provided a drainage plan to show the general drainage plan for the subdivision. Drainage designs will be in accordance with Best Management Practices as defined by the EPA. Drainage will be directed to surface absorption areas through grass lined (flat bottom where possible) ditches and swales. Drainage easements will be incorporated where necessary to ensure the satisfactory operation of the drainage plan. Cut and Fill slopes will be top-soiled and seeded to help control erosion and enhance visual appeal.

Professional Consulting --- Practical Solutions
ARE, LLC Proj. No. 2025072



USEABLE AREA REPORT
PROPOSED PLAT OF MOUNTAIN ACRES ADDITION 1

Page 2 of 2

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 indicates there is less than one percent chance that any part of the plated area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

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

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building 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



12/23/2025

Attachment:

- Test Hole Location
- Test Hole Logs 1-4 and 6-10

Charles A. Leet, P.E.
Project Engineer

Cc: Craig Powell
Bull Moose Surveying,
AK Rim File No. 2025072



SOIL LOG

TEST HOLE 1

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-13' sand (SP) with lenses of gravel GP
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

TEST HOLE 2

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Well graded gravel (GW)
3	
	4-13' Poorly Graded Gravel(GP) w/ cobble 6"-18 Dry
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

TEST HOLE 3

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Well graded gravel (GW)
3	
	4-13' Poorly Graded Gravel(GP) w/ cobble 6"-18 Dry
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

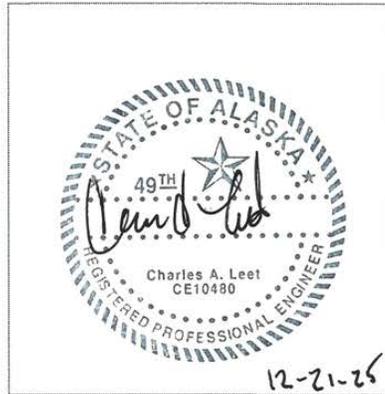
TEST HOLE 4

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-3' Sand and gravel GP and Boulders
2	
	3-13' Sand and gravel GP, w/cobbles and boulders GP
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable layers were encountered.

Excavated 3' diameter rock with rounded edges

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 11/2020



SOIL LOG

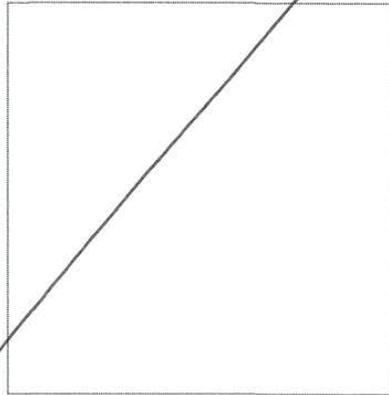
TEST HOLE 5

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:
See Preliminary Plat for Test Hole Location(s)

COMMENTS:

NOT USED

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 11/2020



SOIL LOG

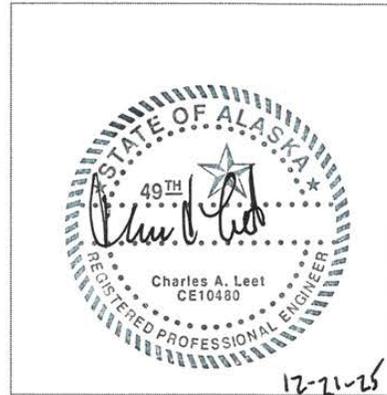
TEST HOLE 6

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-13' Cobbles sand and gravel and boulders GP
2	
3	
4	
5	
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13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:
See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

TEST HOLE 7

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-070
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Sand w/ gravel GP
3	
	4-13' Sand w/ gravel GP Cobbles with Boulders
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

TEST HOLE **8**

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-13' sand SP with lenses of gravel GP
3	
4	
5	
6	
7	
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9	
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11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

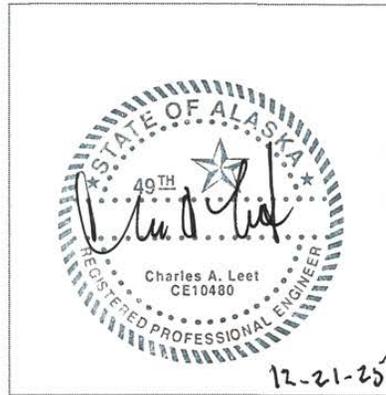
TEST HOLE 9

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-13' Cobbles sand and gravel (GP) Cobbles and Boulders
2	
3	
4	
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12	
13	Bottom of Test Hole
14	
15	
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19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020



SOIL LOG

TEST HOLE **10**

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

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Sand w/ gravel GP
3	
	4-13' Sand w/ gravel GP with Cobbles and Boulders
4	
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13	Bottom of Test Hole
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19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

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 11/2020

Bull Moose Surveying LLC

Tim & Sarah Carmen, Owners

ROBERT HOFFMAN P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



ROAD DESIGN NARRATIVE

Proposed Subdivision: Mountain Top Acres, Addition No.1

The proposed subdivision is will be dedicating +/- 2560 feet of roadway plus a stub road to be constructed through the southern boundary into adjoining Public Use Easement, and a "T" turnaround will be constructed within.

Beginning at the intersection of proposed road and E. Hatcher's Landing Avenue at the Northwestern corner of the proposed subdivision, elevations start at +/-851.5' and decline at - 2.6% slope to around station 7+92. Thence changes to a -1% slope to station 14+00. Thence changes to a +1.9% back to the end of the loop at E. Hatcher's Landing Avenue.

Per MSB Subdivision Construction Manual Section B03.3, the road does not exceed 6% with no cuts or fills exceeding 5', and no slope easements will be required. A plan and profile design will not be submitted.

Respectfully,

Robert Hoffman

A handwritten signature in black ink, appearing to read 'R.S. Hoff'. The signature is stylized and written in a cursive-like font.



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

January 29, 2026

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 proposed 15FT (fifteen foot) wide utility easement vacations along either side of the shared driveway between Lot 2 and Lot 3 of MOUNTAIN TOP ACRES, Plat # 2024-80, and has no comments or recommendations.

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 2:57 PM
To: Matthew Goddard
Subject: Fwd: Vacating Utility easement for Mountain Top Acres
Attachments: Powell-MountainTop-Resub-Prelim.pdf

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

Matthew, OSP Design with GCI has no objections.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject:RE: Vacating Utility easement for Mountain Top Acres
Date:Thu, 29 Jan 2026 23:13:00 +0000
From:OSP Design Group <ospdesign@gci.com>
To:Tim Carmen <tim@bullmoosesurveying.com>, OSP Design Group <ospdesign@gci.com>
CC:Sara Carmen <office@bullmoosesurveying.com>, kati@bullmoosesurveying.com
<kati@bullmoosesurveying.com>, Sara Carmen - Office Manager
<sara@bullmoosesurveying.com>

Tim,

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: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 10:08 AM
To: OSP Design Group <ospdesign@gci.com>
Cc: Sara Carmen <office@bullmoosesurveying.com>; kati@bullmoosesurveying.com; Sara Carmen - Office Manager
<sara@bullmoosesurveying.com>
Subject: Re: Vacating Utility easement for Mountain Top Acres

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

Hellow OSP Design,

We just need an email stating the GCI does not object to the following platting action.

Thank you,

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/29/2026 10:05 AM, Operations Coordination wrote:

Hi, Tim.

I am forwarding your email to OSPDesign@gci.com, who will handle your request.

This is the correct address to send requests for Letters of Non-Objection.

Please note: my reply from earlier this week was incorrect: Your request should go directly to OSP Design, and need not copy Operations Coordination.

Good luck with your project,

DANA KOSTREBA

GCI | Sr Coordinator, Operations Coordination
Remote: Eastern Daylight Time
m: 907-727-6214

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Wednesday, January 28, 2026 4:23 PM
To: hsparrow@mtasolutions.com; Dana Kostreba <dkostreba@gci.com>; Danny.Reeves@enstarnaturalgas.com
Cc: Sara Carmen <office@bullmoosesurveying.com>; kati@bullmoosesurveying.com; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
Subject: Re: Vacating Utility easement for Mountain Top Acres

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

Hey all, we really need to get this moving.

Kati/Sara,

Please call each utility company and see if we can get a letter of non objection asap.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/26/2026 4:48 PM, Tim Carmen wrote:

- > We are looking to resubdivide this plat that was recorded in 2024.
- >
- > We need to vacate the 15' utility easement along the shared driveway
- > and then we are dedicating 15' utility easements along the front of
- > all the new lots.
- >
- > Please let me know if there are any questions,
- >

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Friday, January 23, 2026 3:23 PM
To: Matthew Goddard
Subject: Fwd: Letter of Non-Objection From MEA
Attachments: Powell-MountainTop-Resub-Prelim- MEA.pdf

RECEIVED
JAN 23 2026
PLATTING

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

Matthew, see attached for Mountain Top Acres Resub.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject:Re: Letter of Non-Objection
Date:Fri, 23 Jan 2026 21:31:27 +0000
From:Sarah A. Brandt <Sarah.Brandt@mea.coop>
To:Bull Moose Office <office@bullmoosesurveying.com>, Tim Carmen <tim@bullmoosesurveying.com>, Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
CC:MEAROW <MEAROW@mea.coop>

Tim,

The plat looks good. MEA is agreeable to the vacation of existing and addition of new easements per attached preliminary. I attached my sign off.

I do not know if the people below are the exact contacts but they should be able to direct you to the right people for the request:

MTA- hsparrow@mtasolutions.com
GCI- dkostreba@gci.com
Enstar- Danny.Reeves@enstarnaturalgas.com

Let me know if you need anything else. Have a good day.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Bull Moose Office <office@bullmoosesurveying.com>
Sent: Tuesday, January 20, 2026 11:58 AM
To: Sarah A. Brandt <Sarah.Brandt@mea.coop>; Tim Carmen <tim@bullmoosesurveying.com>; Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Subject: Re: Letter of Non-Objection

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

Sarah,

Please see the attached drawing and let us know if this is acceptable.

Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/9/2026 3:41 PM, Sarah A. Brandt wrote:

Tim,

I called your office but you're off on Fridays, lucky! So, I am following up by email, and you can give me a call on Monday if need be. I consulted with the Distribution Engineers and the east to west utility easement along the north property line/E Hatcher's Landing Ave would be needed as well as 15 ft utility easements on both sides of all the road ROW's within the subdivision.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Monday, January 5, 2026 12:17 PM
To: Sarah A. Brandt <Sarah.Brandt@mea.coop>; Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

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

Sarah,

Yes, I did get the email. Left a phone VM.

Essentially what we need to do is vacate those other easements and then added easements to our new plat that MEA/MTA approve.

I did not show new easements on the preliminary as I wanted to check with MEA before I set them.

Thank you,

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 12/30/2025 9:36 AM, Sarah A. Brandt wrote:

Sara,

I hope your holiday season is going well. I know it is vacation high time but I wanted to check in to make sure you saw my last email to ensure you get what you need for your platting process.

Happy New Year.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Sarah A. Brandt <Sarah.Brandt@mea.coop>
Sent: Monday, December 15, 2025 3:39 PM
To: Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

Hi Sara,

In looking at the Mountain Top Acres Addition 1 Preliminary, there are no utility easements present, but your initial email made it sound like there were new proposed easements for the additional lots. Do we have a the most recent version?

Comments:

- There are two 15ft platted utility easements granted under Plat # 2024-80. These have not been vacated or noted on this plat. With that, they still exist but only serve Lots 1-5 and 10-14 of the interior lots.
 - There are no blocks listed to differentiate the Lot #'s
- 30ft MEA easement being the South 30ft of the North 48ft, overlapping 15ft into the 33ft section line easement along the North boundary. Not noted on this plat. B825 P43
- Also to note, there appears to be no new easements on this plat for the new subdivision lots.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Hannah M. Nelson <Hannah.Nelson@mea.coop>
Sent: Thursday, December 11, 2025 4:20 PM
To: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

Hi Sara,

We are working on this and will hopefully be able to get you a response tomorrow.

Thank you for your patience!

Hannah Nelson

Right of Way Technician
Matanuska Electric Association, Inc
Office: 907-761-9314
Cell: 907-232-3635
Hannah.Nelson@mea.coop



From: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
Sent: Thursday, December 11, 2025 12:30 PM
To: MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

[You don't often get email from sara@bullmoosesurveying.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

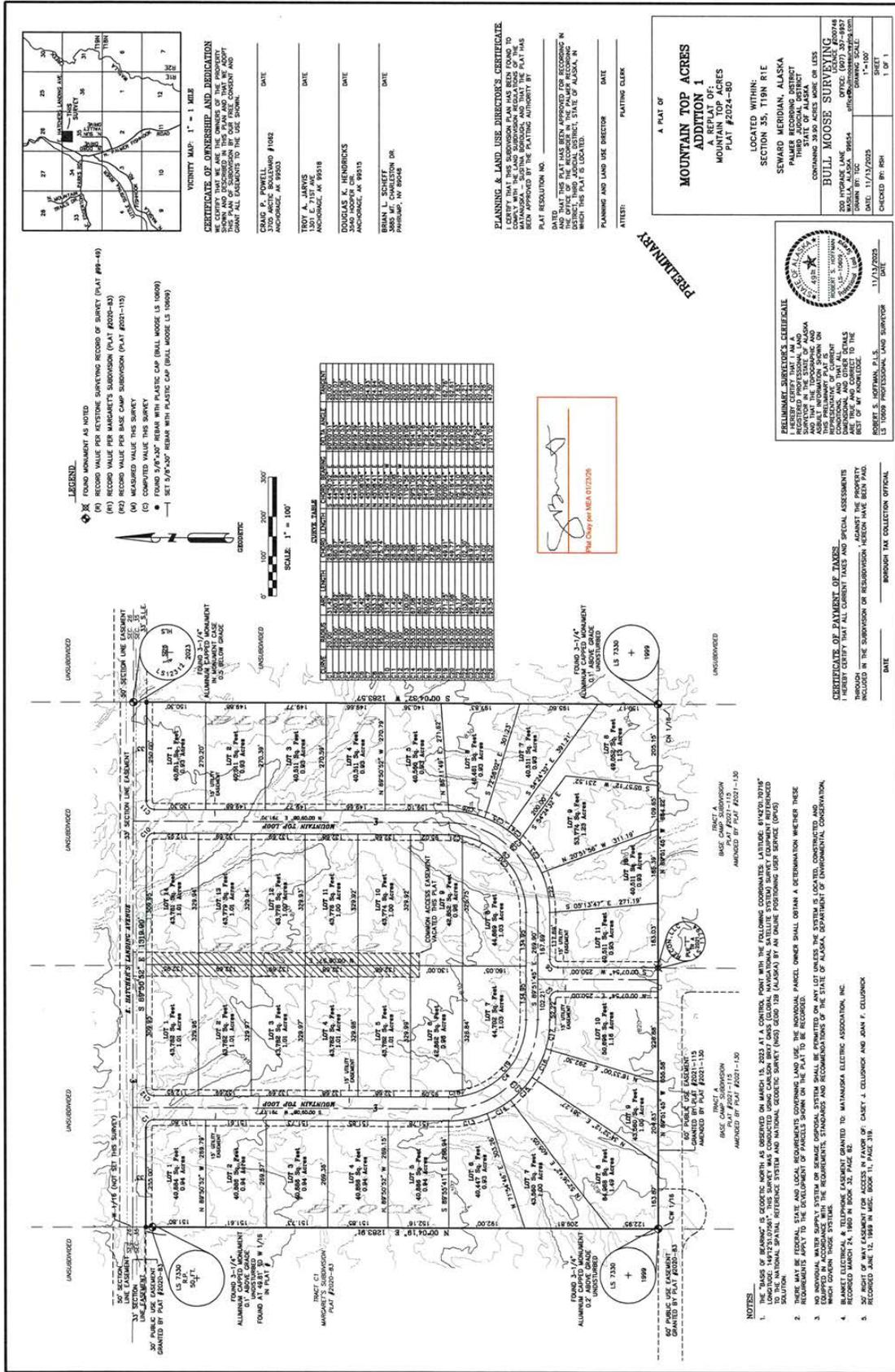
I'm following up on this request. Are we able to get a non-objection letter for this plat? Please let us know if this prelim is ok, or if MEA has a problem with anything. We are waiting on this non-objection letter in order for preliminary to be accepted and processed.

Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 11/26/2025 9:35 AM, Sara Carmen - Office Manager wrote:

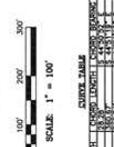
- > We're updating utility easements on a plat for a client's project.
- > Please see the attachment for new proposed easements and additional lots.
- >

This email and any files transmitted with it are the property of the sender and are intended solely for the use of the individual or entity to whom this email is addressed and should not be copied or forwarded to others without the permission of the sender. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this message is strictly prohibited. Information contained herein is my opinion and view and not necessarily those of MEA unless specifically stated.



LEGEND

- MONUMENT AS NOTED
- (1) RECORD VALUE FOR HISTORIC SURVEYING RECORDS OF SURVEY (PLAT #88-44)
- (2) RECORD VALUE FOR HISTORIC SUBDIVISION (PLAT #88-43)
- (3) RECORD VALUE FOR BULL MOOSE SUBDIVISION (PLAT #2024-83)
- (4) RECORD VALUE FOR BULL MOOSE SUBDIVISION (PLAT #2024-84)
- (5) MARKED VALUE THIS SURVEY
- (6) COMPILED VALUE THIS SURVEY
- (7) FOUND 5/8" x 3/4" REBAR WITH PLASTIC CAP (BALL MOOSE LS 10009)
- (8) SET 5/8" x 3/4" REBAR WITH PLASTIC CAP (BALL MOOSE LS 10089)



TRACT	SECTION	TOWNSHIP	RANGE	AREA
TRACT A	SECTION 35	T19N	R16E	1,234.56
TRACT B	SECTION 36	T19N	R16E	1,234.56
TRACT C	SECTION 37	T19N	R16E	1,234.56
TRACT D	SECTION 38	T19N	R16E	1,234.56
TRACT E	SECTION 39	T19N	R16E	1,234.56
TRACT F	SECTION 40	T19N	R16E	1,234.56
TRACT G	SECTION 41	T19N	R16E	1,234.56
TRACT H	SECTION 42	T19N	R16E	1,234.56
TRACT I	SECTION 43	T19N	R16E	1,234.56
TRACT J	SECTION 44	T19N	R16E	1,234.56
TRACT K	SECTION 45	T19N	R16E	1,234.56
TRACT L	SECTION 46	T19N	R16E	1,234.56
TRACT M	SECTION 47	T19N	R16E	1,234.56
TRACT N	SECTION 48	T19N	R16E	1,234.56
TRACT O	SECTION 49	T19N	R16E	1,234.56
TRACT P	SECTION 50	T19N	R16E	1,234.56

[Signature]
 Planning Board Chair
 11/17/2025

PRELIMINARY

CERTIFICATE OF PLANNING BOARD
 I HEREBY CERTIFY THAT I AM A MEMBER OF THE PLANNING BOARD AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 11/17/2025
 SIGNATURE: [Signature]
 TITLE: CHAIRMAN

CERTIFICATE OF PLANNING BOARD
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR REDIVISION HEREON HAVE BEEN PAID THROUGH THE COLLECTION AGENCY.
 DATE: 11/17/2025
 SIGNATURE: [Signature]
 TITLE: THROUGH THE COLLECTION AGENCY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND I HEREBY DEDICATE THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA.
 DATE: 11/17/2025
 SIGNATURE: [Signature]
 TITLE: LAND USE DIRECTOR

PLANNING AND LAND USE DIRECTOR
 I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER IN THE STATE OF ALASKA, IN ACCORDANCE WITH THE PLAT ACT, AS AMENDED.
 DATE: 11/17/2025
 SIGNATURE: [Signature]
 TITLE: PLANNING AND LAND USE DIRECTOR

NOTES

- THE TRUS OF BEARING IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2025 AT A CONTROL POINT WITH THE FOLLOWING COORDINATE LATITUDE: 61°27'01.7019" N AND LONGITUDE: 151°00'00.0000" W. THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD 83) (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE NEIGHBORHOOD PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY, SEWERAGE OR SANITATION SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANASKA ELECTRIC ASSOCIATION, INC.
 RECORDED MARCH 24, 1960 IN BOOK 31, PAGE 82.
- RECORDED DATE: 11/19/88 IN ALASKA BOOK 11, PAGE 19.
 CHARTER: J. CELLONICK AND J. CELLONICK

Matthew Goddard

From: Bull Moose Office <office@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 3:55 PM
To: Matthew Goddard
Subject: Fwd: Non-Objection Letter from MTA - for Powell Mountain Top Acres
Attachments: Powell-MountainTop-Resub-Prelim-MTA-EasementApproval.pdf

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

Matthew,

Please see the attachment from MTA. We had an email thread going back forth from 12/11 & 12/16 about this. 12/16 you had responded that Fred said this was ok. Please let us know if there are any issues with this now.

--
Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject: Non-Objection Letter from MTA - for Powell Mountain Top Acres
Date: Thu, 11 Dec 2025 12:26:27 -0900
From: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
To: platting@matsugov.us <Platting@matsugov.us>, Matthew Goddard <Matthew.Goddard@matsugov.us>
CC: Bull Moose Office <office@bullmoosesurveying.com>, Tim Carmen <Tim@bullmoosesurveying.com>

MTA sent me back the plat with an comment on it. Please see the attached document, Does this work as their non-objection letter?

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Tuesday, February 3, 2026 9:55 AM
To: Matthew Goddard
Subject: Fwd: Mountain Top Acres Plat - MTA
Attachments: Powell-MountainTop-Resub-Prelim.pdf

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

Thought we already got MTA but got this in yesterday.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject: Mountain Top Acres Plat - MTA
Date: Mon, 2 Feb 2026 23:27:13 +0000
From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
To: tim@bullmoosesurveying.com <tim@bullmoosesurveying.com>

Hello,

Please see attached plat, MTA has no comments.

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.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, February 24, 2026 3:49 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

Hello Matthew,

Hatcher's Landing Ave. is currently certified to residential standard. Per the ADT estimate Hater's Landing Ave. will need to be certified to residential subcollector standard from Palmer-Fishhook Road to the east leg of Mountain Top Loop.

Mountain Top Loop and the stub of Sun Valley Drive shall be constructed to minimum of residential standard.

The drainage plan shows a natural drainage channel which crosses Hatcher's Landing Ave. through a 30" culvert and then being rerouted to the roadside ditches of Hatcher's Landing Ave. and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns should be retained to the extent possible and changes to drainage patterns must not adversely affect adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

Matthew Goddard

From: Chuck Leet <alaskarimengineering.llc@gmail.com>
Sent: Sunday, March 1, 2026 4:15 PM
To: Matthew Goddard; office@bullmoosesurveying.com; Jamie Taylor
Cc: Craig Powell
Subject: Re: RFC Mountain Top Acres Addition 1 (MG)

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

Matthew and Jamie,

We believe that the current storm water design adequately address the intermittent storm water runoff coming across Hatchers landing,
We will continue to work with Public Works to satisfy their concerns.

Charles A Leet, PE (Chuck)
Owner/Principal Civil Engineer



ARE, LLC
dba Alaska Rim Engineering
Palmer Alaska Office
1920 Kentucky Derby Dr.
Palmer, AK 99645
C: 907.775.2347

email: alaskarimengineering.llc@gmail.com

CONFIDENTIALITY NOTICE: This email message including any attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, or disclosure is prohibited. Sender is to be held harmless for any liability resulting from information sent unintentionally.

A Good Day is when you make another person smile
A Great Day is when you make another person laugh
Anno

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 25, 2026 8:25 AM
To: office@bullmoosesurveying.com <office@bullmoosesurveying.com>; Chuck Leet <alaskarimengineering.llc@gmail.com>
Cc: Craig Powell <swedge1@yahoo.com>
Subject: FW: RFC Mountain Top Acres Addition 1 (MG)

Matthew Goddard

From: Permit Center
Sent: Friday, February 6, 2026 4:27 PM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

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

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

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Mountain Top Acres Addition 1](#)



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: 2/18/2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting Preliminary Plat – 2026-009

There are no open/active Code Compliance Cases on the existing parcels (Lots 1-5).

The summary states there will be 35 lots created to be known as Mountain Top Acres Addition 1; however the agenda plat calls out the lots (no block numbers) with there being 3 different Lot 1's. please clarify the lot numbers (or identify blocks).

Code Compliance has no objection to moving forward with the plating action.



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

February 23, 2026

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

To whom it may concern:

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

- **Wilmington Hill**
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**
(MSB Case # 2026-011)
- **Stockland's**
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**
(MSB Case # 2026-014)
- **Excalibur Estates**
(MSB Case # 2026-015)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, February 24, 2026 2:20 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

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

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Mountain Top Acres Addition 1](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, February 18, 2026 7:52 AM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

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

Good morning,

MTA has no comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com

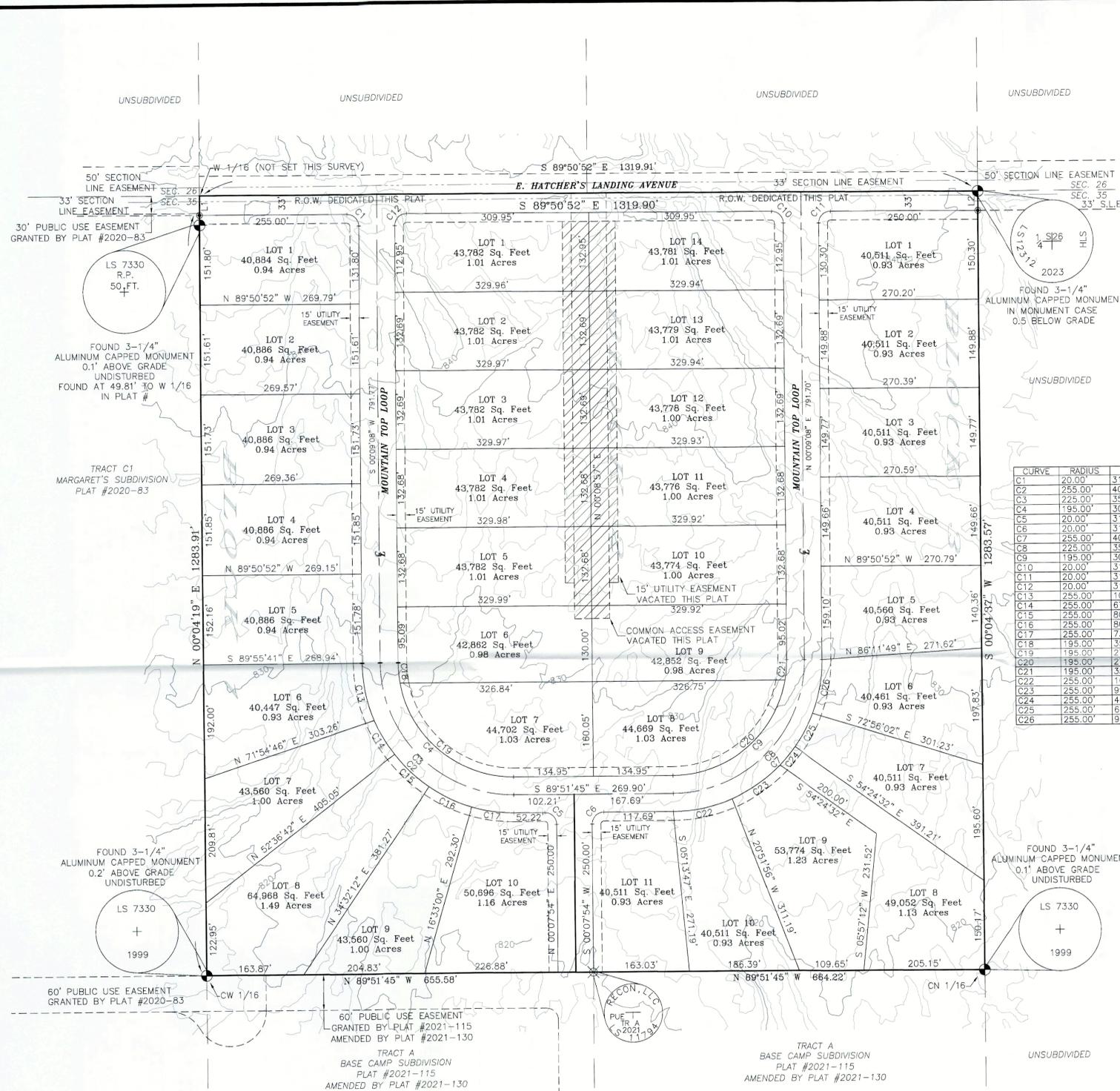


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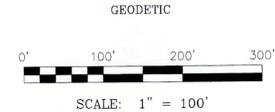
From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



- LEGEND**
- ⊗ FOUND MONUMENT AS NOTED
 - (R) RECORD VALUE PER KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #99-49)
 - (R1) RECORD VALUE PER MARGARET'S SUBDIVISION (PLAT #2020-83)
 - (R2) RECORD VALUE PER BASE CAMP SUBDIVISION (PLAT #2021-115)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - FOUND 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)

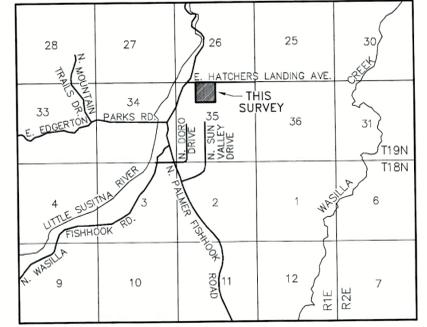


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	31.42'	28.28'	S 44°50'52" E	90°00'01"	20.00'
C2	255.00'	400.62'	360.67'	S 44°51'19" E	90°00'53"	255.07'
C3	225.00'	353.49'	318.24'	S 44°51'19" E	90°00'53"	225.06'
C4	195.00'	306.36'	275.81'	S 44°51'19" E	90°00'53"	195.05'
C5	20.00'	31.41'	28.28'	S 44°51'56" E	89°59'39"	20.00'
C6	20.00'	31.42'	28.29'	N 45°08'04" E	90°00'21"	20.00'
C7	255.00'	400.49'	360.58'	N 45°08'41" E	89°59'07"	254.93'
C8	225.00'	353.37'	318.16'	N 45°08'41" E	89°59'07"	224.94'
C9	195.00'	306.26'	275.74'	N 45°08'41" E	89°59'07"	194.95'
C10	20.00'	31.42'	28.28'	N 44°50'52" W	90°00'00"	20.00'
C11	20.00'	31.42'	28.28'	N 45°09'08" E	90°00'00"	20.00'
C12	20.00'	31.42'	28.28'	S 45°09'07" W	90°00'00"	20.00'
C13	255.00'	400.00'	360.66'	S 11°04'56" E	22°28'08"	50.65'
C14	255.00'	67.08'	68.88'	S 29°51'09" E	15°04'18"	33.73'
C15	255.00'	80.44'	80.11'	S 46°25'33" E	18°04'30"	40.56'
C16	255.00'	80.05'	79.72'	S 64°27'24" E	17°59'12"	40.36'
C17	255.00'	73.05'	72.80'	S 81°39'23" E	16°24'45"	36.77'
C18	195.00'	35.10'	35.06'	S 05°00'18" E	10°18'51"	17.60'
C19	195.00'	27.75'	249.91'	S 50°00'44" E	79°42'02"	162.76'
C20	195.00'	271.08'	249.77'	N 50°18'44" E	79°39'02"	162.61'
C21	195.00'	35.17'	35.13'	N 05°19'10" W	10°20'05"	17.63'
C22	255.00'	103.00'	102.30'	N 78°33'58" E	23°08'33"	52.21'
C23	255.00'	99.60'	98.97'	N 55°48'20" E	22°22'44"	50.44'
C24	255.00'	40.17'	40.12'	N 40°08'13" E	9°01'29"	20.12'
C25	255.00'	64.18'	64.02'	N 25°22'49" E	14°25'18"	32.26'
C26	255.00'	93.54'	93.02'	N 10°39'39" E	21°01'02"	47.30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°04'19" W	33.00'
L2	S 00°04'37" W	33.00'



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE 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 AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CRAIG P. POWELL DATE
 3705 ARCTIC BOULEVARD #1062
 ANCHORAGE, AK 99503

TROY A. JARVIS DATE
 1301 E. 71ST AVE
 ANCHORAGE, AK 99518

DOUGLAS K. HENDRICKS DATE
 3540 HOOPER CIR.
 ANCHORAGE, AK 99515

BRIAN L. SCHEFF DATE
 3885 MT. CHARLESTON DR.
 PAHRUMP, NV 89048

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023 AT A CONTROL POINT WITH THE FOLLOWING COORDINATES: LATITUDE: 61°42'01.70716" LONGITUDE: 149°12'51.07561". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 24, 1960 IN BOOK 32, PAGE 82.
 - 50' RIGHT OF WAY EASEMENT FOR ACCESS IN FAVOR OF: CASEY J. CELUSNICK AND JOAN F. CELUSNICK RECORDED JUNE 12, 1969 IN MISC. BOOK 11, PAGE 319.

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.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

PRELIMINARY SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND ASBLUT INFORMATION SHOWN ON THIS PRELIMINARY PLAN IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S. DATE 2/10/2026
 LS 10609 PROFESSIONAL LAND SURVEYOR

PRELIMINARY

A PLAT OF

MOUNTAIN TOP ACRES ADDITION 1
 A REPLAT OF:
 MOUNTAIN TOP ACRES
 PLAT #2024-80

LOCATED WITHIN:
 SECTION 35, T19N R1E
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

CONTAINING 39.90 ACRES MORE OR LESS

BULL MOOSE SURVEYING
 LICENSE #200746
 200 HYGRADE LANE OFFICE: (907) 357-6957
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com
 DRAWN BY: TGC DRAWING SCALE:
 DATE: 2/10/2026 1"=100'
 SHEET
 CHECKED BY: RSH 1 OF 1

RECEIVED
 FEB 20 2026

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 2, 2026

PRELIMINARY PLAT: LOT 6 BLOCK 6 GEOR DOL ESTATES
LEGAL DESCRIPTION: SEC 15, T16N, R03E, SEWARD MERIDIAN AK
PETITIONERS: JASON & ERIN CALLAWAY
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 3.87 ± PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-019

REQUEST: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as LOT 6 BLOCK 6 GEOR DOL ESTATES. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos EXHIBIT A – 6 pgs
Section Line Easement Determination 1 EXHIBIT B – 4 pgs
Section Line Easement Determination 2 EXHIBIT C – 5 pgs

AGENCY COMMENTS

MSB Pre-Design & Engineering EXHIBIT D – 1 pg
USACE EXHIBIT E – 1 pg
Utilities EXHIBIT F – 3 pgs
Public EXHIBIT G – 1 pg

DISCUSSION: The proposed Section Line Easement (SLE) Vacation is located on Lot 6, Block 6 of Geor Dol Estates, Plat 77-179. Per the petitioner, this original easement was created by plat only, it appears to scale at 50 ft. It was found that no state or federal easement would have been attached. The reason for vacating is to correct an encroachment and setback issue. Currently, the petitioner has received support only from the neighbor directly to the west of Lot 6. The vacation will not affect the neighbor to the south as they have existing access to their property from S. Ben Hur Dr. Petitioner is not offering alternative access as this lot is located at the base of a mountain.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements appear to currently be met and will not be affected. Parcels 16N03E16A003 (west neighbor) and 16N03E15B002 (south neighbor) appear to have access from East Midnight Drive and South Ben Hur Drive respectively.

Comments:

MSB Pre-design & Engineering (**Exhibit D**): “PD&E has no objection.”

US Army Core of Engineers (**Exhibit E**): “There appears to be a stream located on the property. If the applicant decides to complete any work within the stream, they may need a permit from us. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

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

Public: (**Exhibit G**): One public comment indicating no objection was received.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #19 South Knik River; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, Planning; or MEA.

CONCLUSION: The vacation of the Section Line Easement granted on Lot 6, Block 6 of Geor Dol Estates, Plat 77-179 is consistent with AS 29.40.120, and Borough Code 43.15.032. There were no objections from any federal or state agencies, borough departments, or utilities. At the time the staff report was written there were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will continue to exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

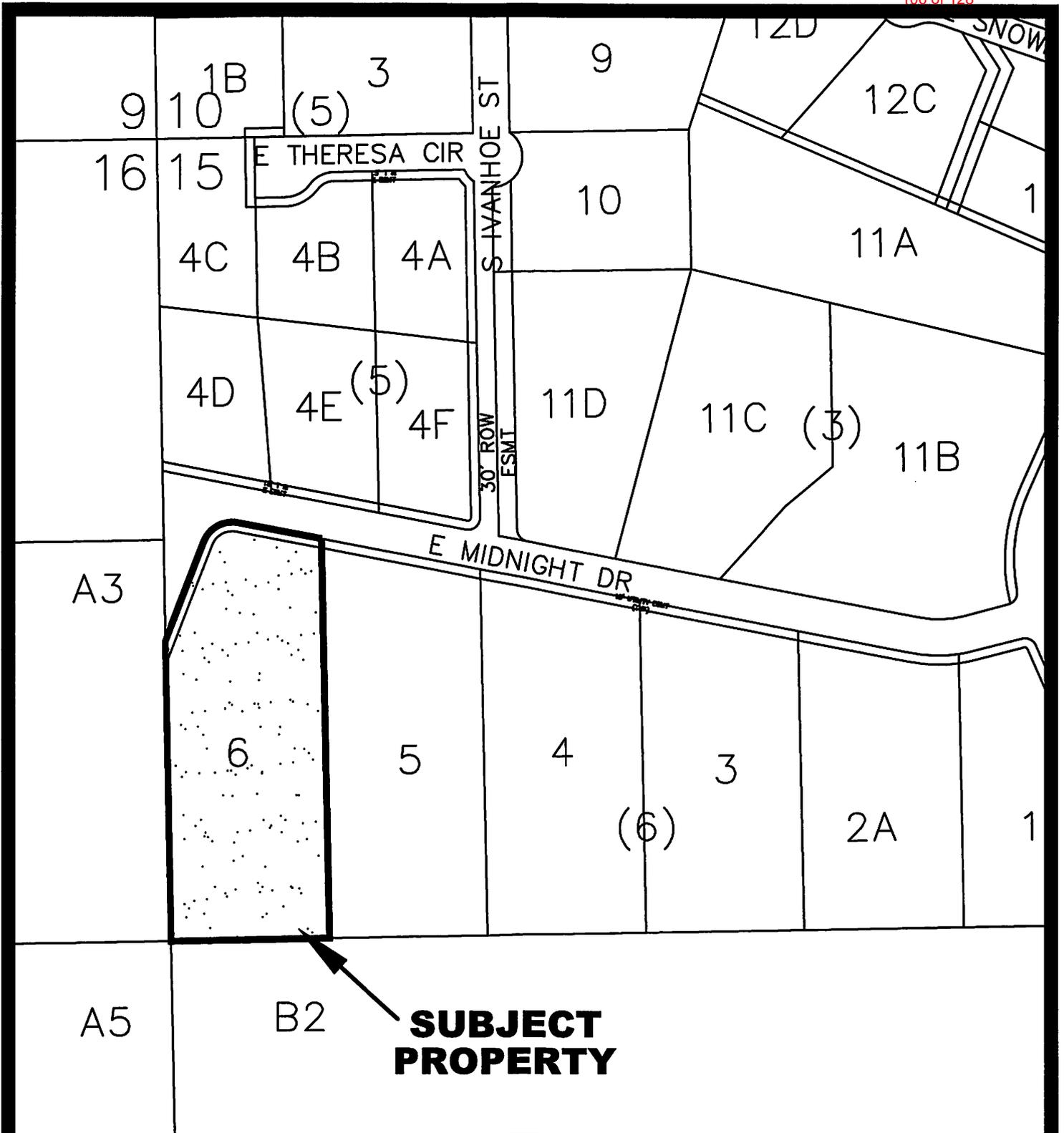
FINDINGS OF FACT

1. The vacation of the Public Use Easement granted on Section Line Easement granted on Lot 6, Block 6 of Geor Dol Estates, Plat 77-179 is consistent with AS 29.40.120, and Borough Code 43.15.032.
2. All lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #19 South Knik River; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. 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

Suggested motion: I move to approve the vacation of the Section Line Easement granted on on Lot 6, Block 6 of Geor Dol Estates, Plat 77-179, Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

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



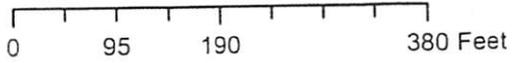
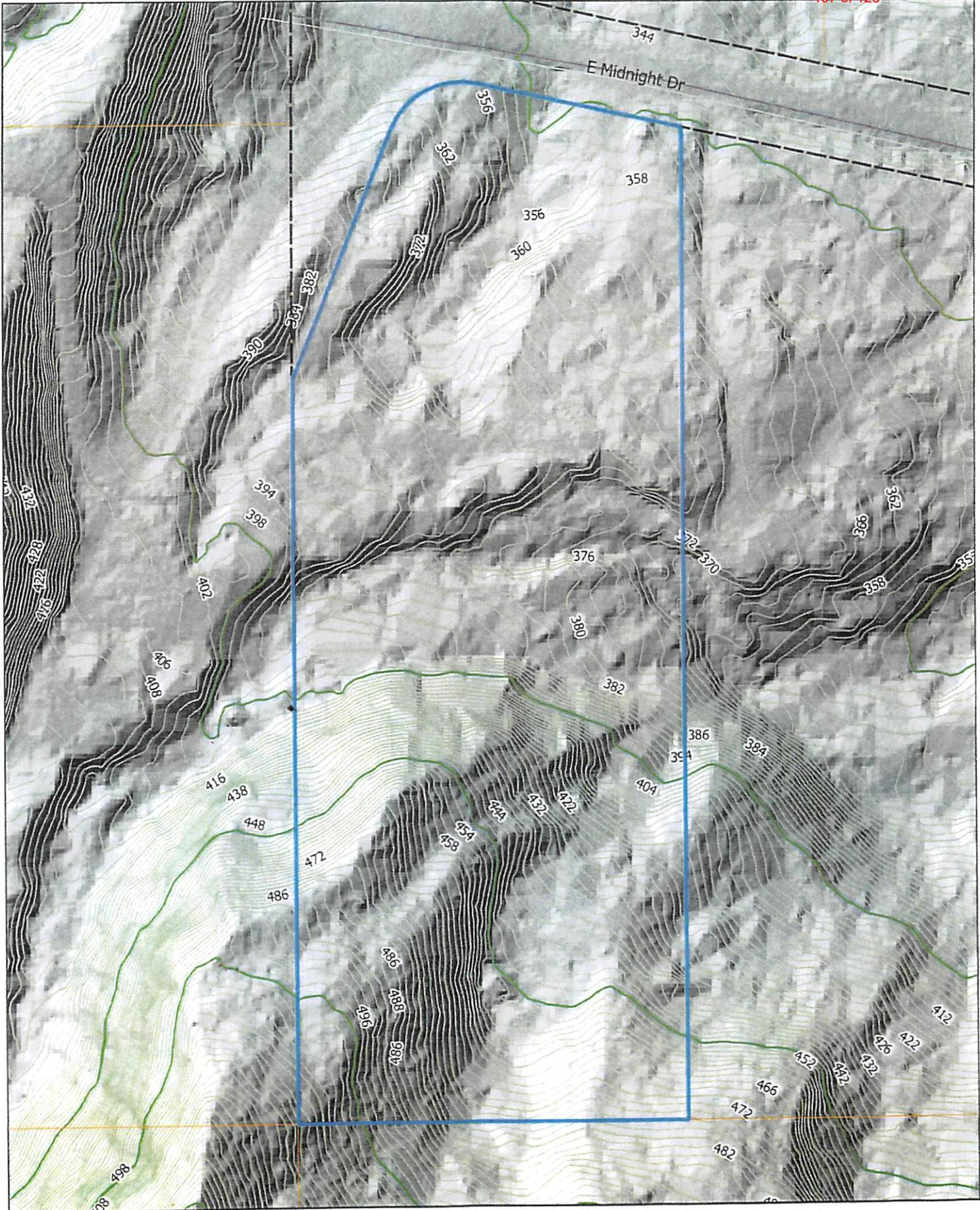
VICINITY MAP

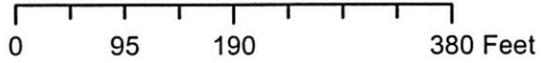
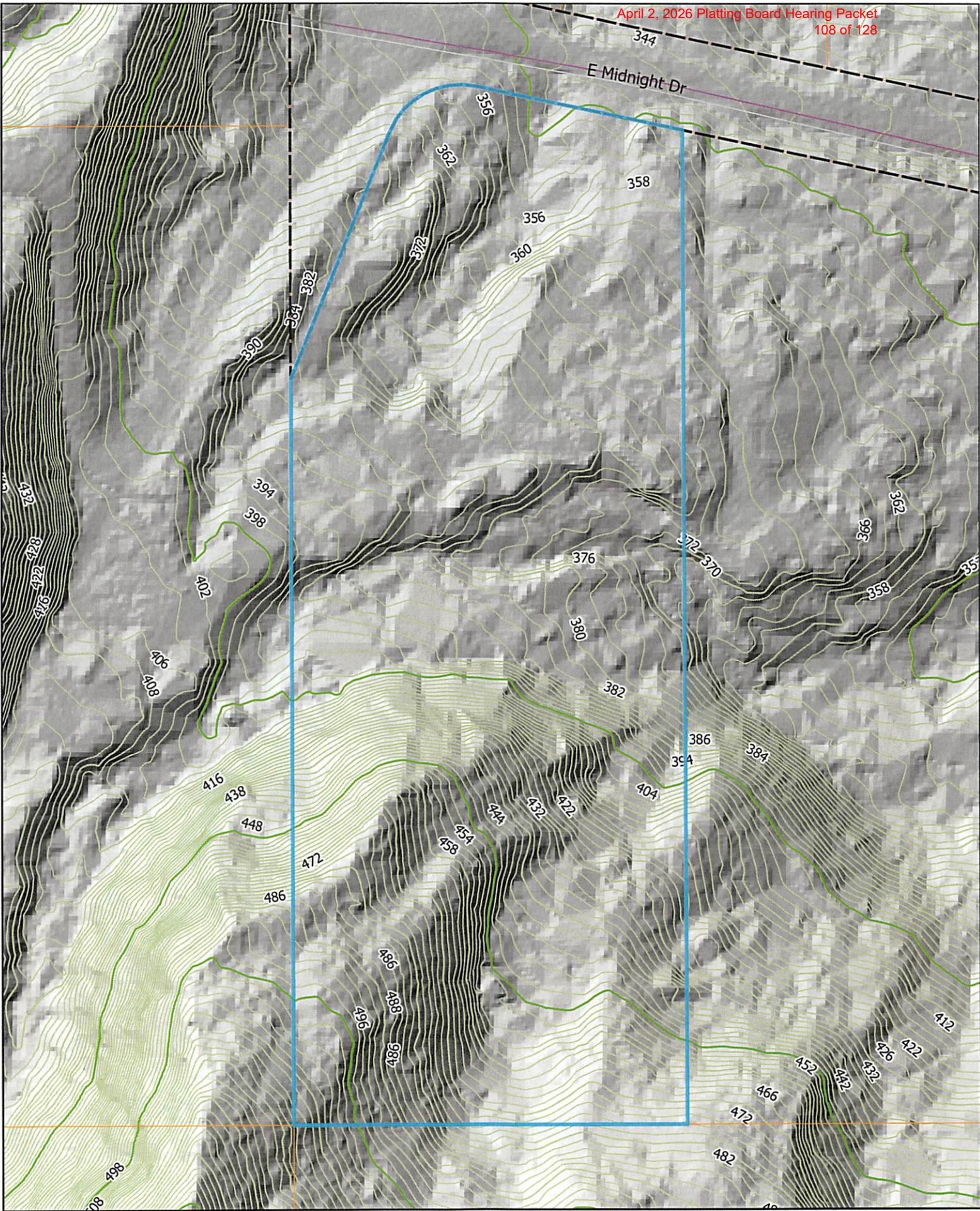
FOR PROPOSED LOT 6 BLOCK 6 GEOR DOL
ESTATES

LOCATED WITHIN

SECTION 15, T16N, R03E, SEWARD MERIDIAN
ALASKA

KG03 MAP

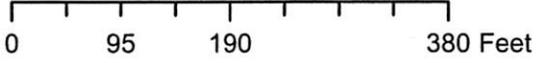


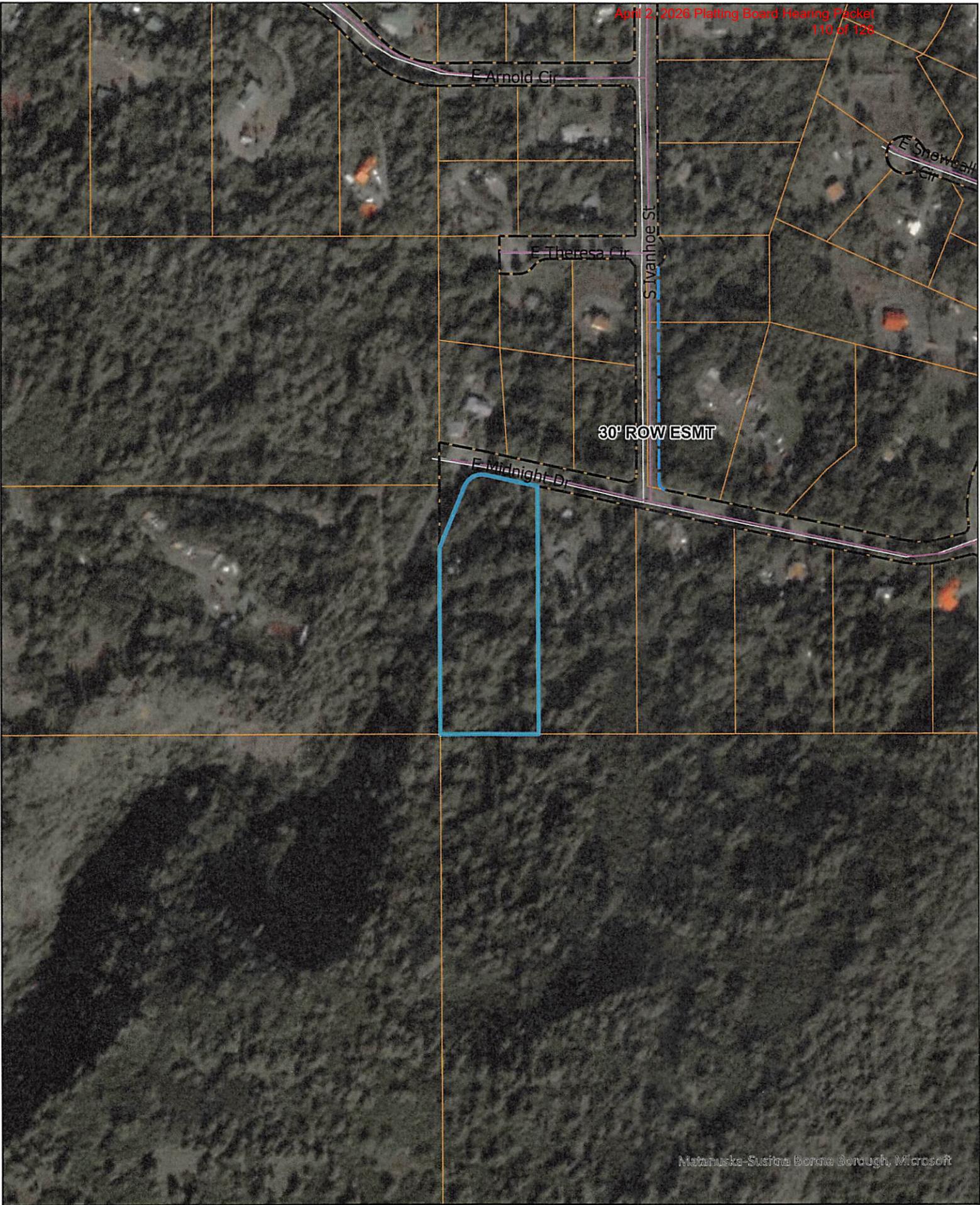


E Midnight Dr



Mar-Su Borough



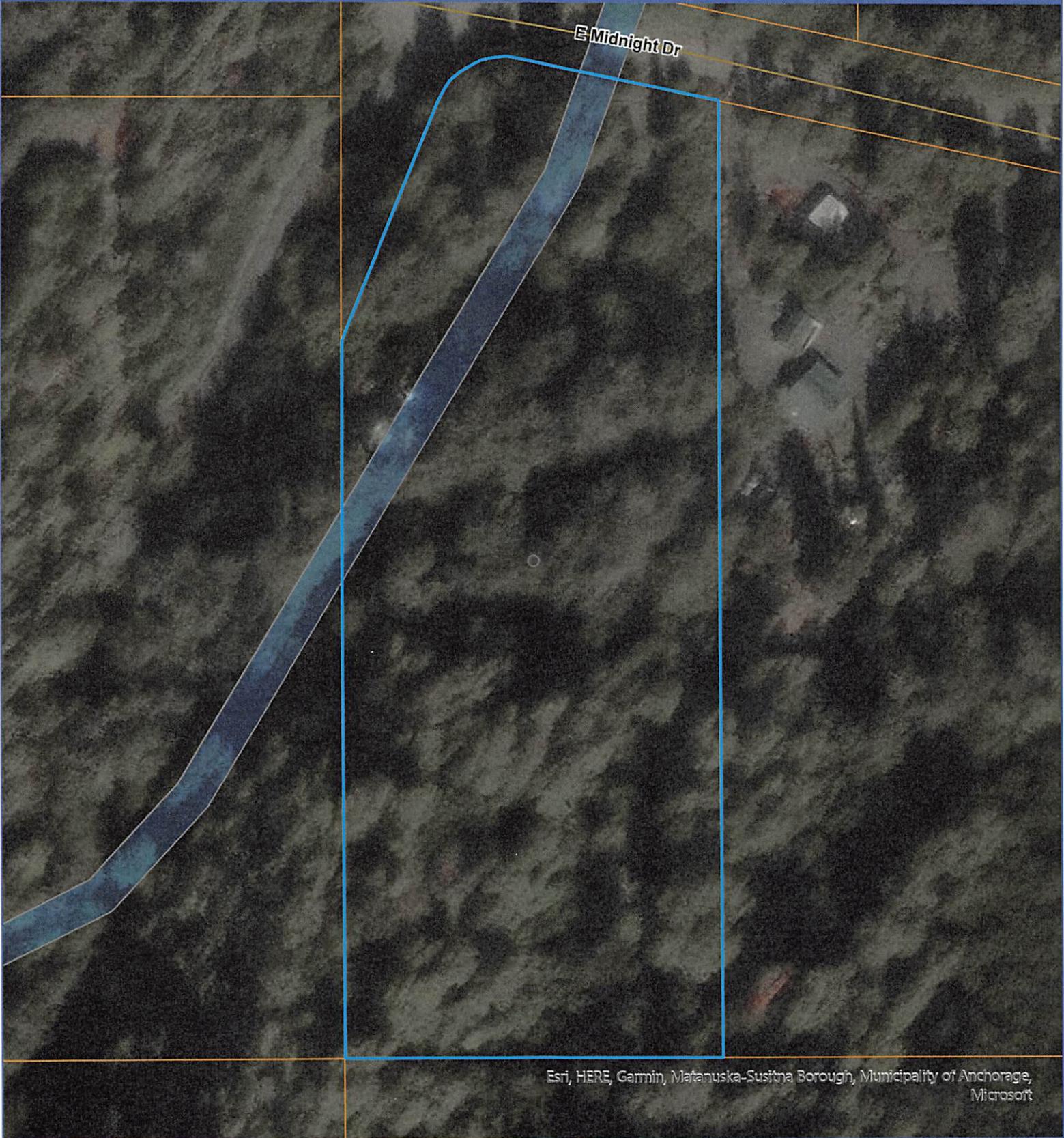


30' ROW ESMT

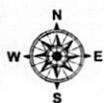




Mat-Su Borough Wetlands Viewer

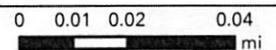


Esri, HERE, Garmin, Matanuska-Susitna Borough, Municipality of Anchorage, Microsoft



- Mat-Su Borough Parcels
- NWI Wetlands
- Riverine

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.



PROOF OF SECTION LINE EASEMENT STATUS

PREPARED FOR:

David Tokich (Owner of Lot 6 Block 6 Geor Dol Estates)

SECTION LINE:

Sections 16 & 15 Township 16 North Range 3 East S.M.AK
E ½ Ne ¼ Section 16

PATENT HOLDER:

Herbert L. Neuman

ANALYSIS:

Survey Approved:	September 14, 1972
Application Received:	November 30, 1965
Patent Date:	July 5, 1974

CONCLUSION:

There would be no section line easement since application date preceded survey approval date by almost 10 years. Also on March 25, 1974 PLO 5418 withdrew all remaining unreserved lands so no new section line easements on federal land.




Wayne N. Whaley, P.L.S.

Form 1860-S
(January 1965)
(formerly 4-1040)

Anchorage 064016

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS

Herbert L. Neuman

is entitled to a Land Patent pursuant to the Homestead Laws, Revised Statute 2291, as amended and supplemented; 43 U.S.C. 164 (1970), for the following described land:

Seward Meridian, Alaska.
T. 16 N., R. 5 E.,
Sec. 15, SE1/4;
Sec. 16, E1/2E1/4.

Containing 160.00 acres;

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

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.

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

[SEAL]

GIVEN under my hand, in Anchorage, Alaska the FIFTH day of JULY in the year of our Lord one thousand nine hundred and SEVENTY-FOUR and of the Independence of the United States the one hundred and NINETY-NINTH.

By J. A. Hagans
Chief Adjudicator

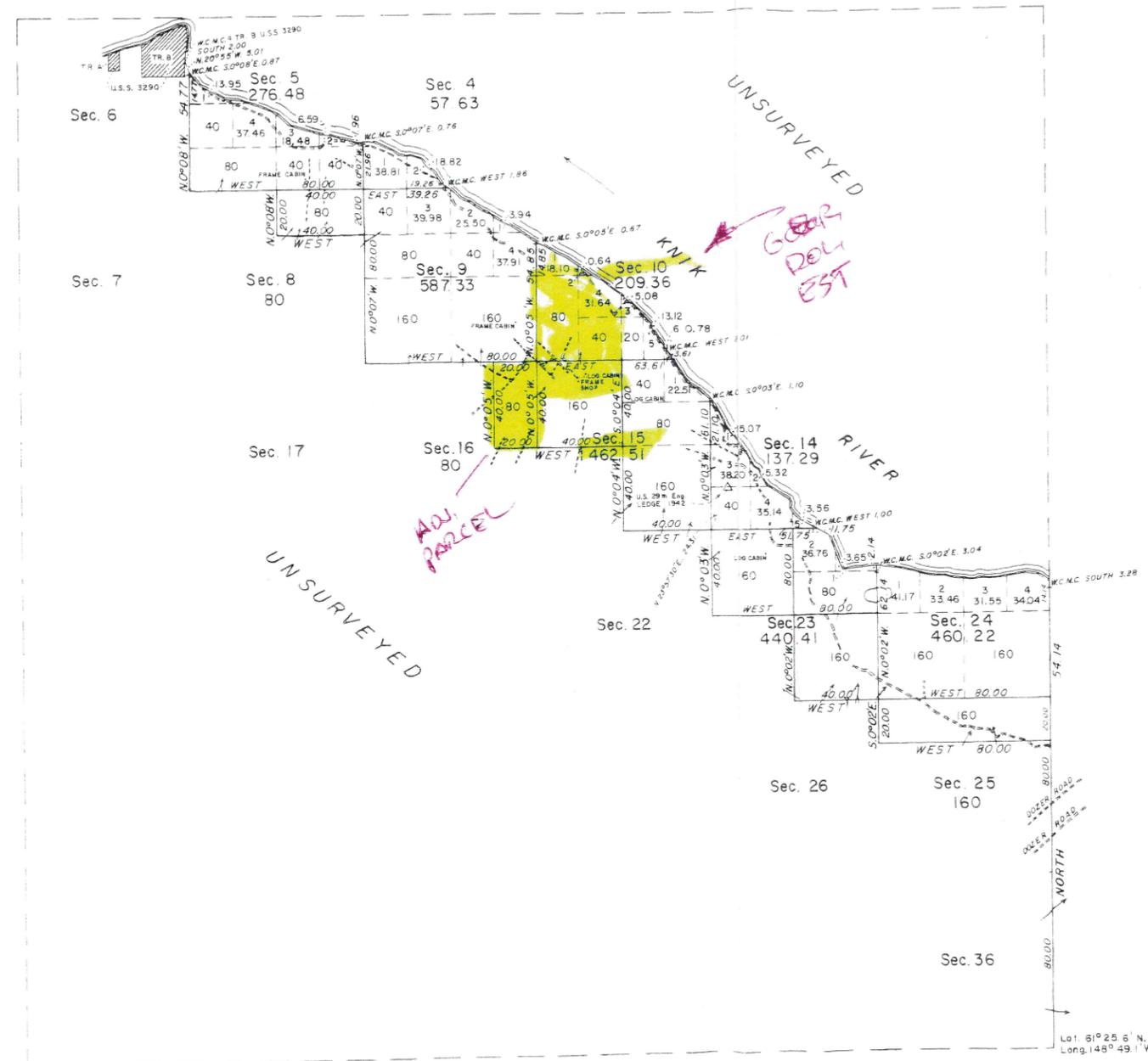
Patent Number 50-75-0029

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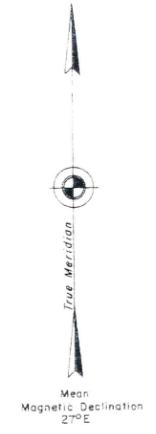
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This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information
and can be released in whole.

ORIGINAL

TOWNSHIP 16 NORTH, RANGE 3 EAST, OF THE SEWARD MERIDIAN, ALASKA



The survey of a portion of the east boundary and portions of the subdivisional and meander lines T. 16 N., R. 3 E., Seward Meridian, Alaska, was executed by Tommy G. Banks, Cadastral Surveyor, May 11, 1970 to November 4, 1970 under Special Instructions dated November 1, 1958, and Supplemental Special Instructions dated May 8, 1970 and September 29, 1970 which provided for surveys under Group No. 94, Alaska.



Area Surveyed 2,951.23 Acres



Lat. 61°25' 6" N.
Long. 148° 49' 1" W.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. September 14, 1972

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
Clark F. Gunn

Chief, Division of Cadastral Survey

SEPTEMBER 14, 1972

PROOF OF SECTION LINE EASEMENT STATUS

PREPARED FOR:

David Tokich (Owner of Lot 6 Block 6 Geor Dol Estates)

SECTION LINE:

Sections 16 & 15 Township 16 North Range 3 East S.M.AK within section 15
NW ¼ NW ¼

PATENT HOLDER:

Geore E. Steffes

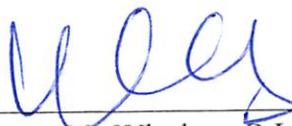
ANALYSIS:

Survey Approved:	September 14, 1972
Application Received:	August 8, 1962
Patent Date:	April 22, 1975

CONCLUSION:

There would be no section line easement since application date preceded survey approval date by almost 10 years. Also on March 25, 1974 PLO 5418 withdrew all remaining unreserved lands so no new section line easements on federal land.




Wayne N. Whaley, P.L.S.

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

Anchorage 057848

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS

George E. Steffes

is entitled to a Land Patent pursuant to the Homestead Laws, Revised Statute 2291, as amended and supplemented; 43 U.S.C. 164 (1970), for the following described land:

Seward Meridian, Alaska.

T. 16 N., R. 3 E.,

Sec. 10, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$,
SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;
Sec. 15, NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$,
SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$.

Containing 160.00 acres:

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

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.

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

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-SECOND day of APRIL in the
year of our Lord one thousand nine hundred and SEVENTY-
FIVE and of the Independence of the United States the
one hundred and NINETY-NINTH.

[SEAL]

By Robert H. Anderson
Chief, Division of Technical Services

Patent Number 50-75-0168

28	016N	003E	015	NWNE	NENW	- -	-- --	--	AA 170 07 PA	1202.15000
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	Doc ID: PA0050750168		22-APR-1975		USR: 754					
28	016N	003E	015	S2NE	NENW	- -	-- --	--	AA 170 07 PA	5.0000
	Doc ID: PA0050750168		22-APR-1975		USR: 754					
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Patented: 160.0000 Conveyed: 160.0000

 Total Case Acres: 160

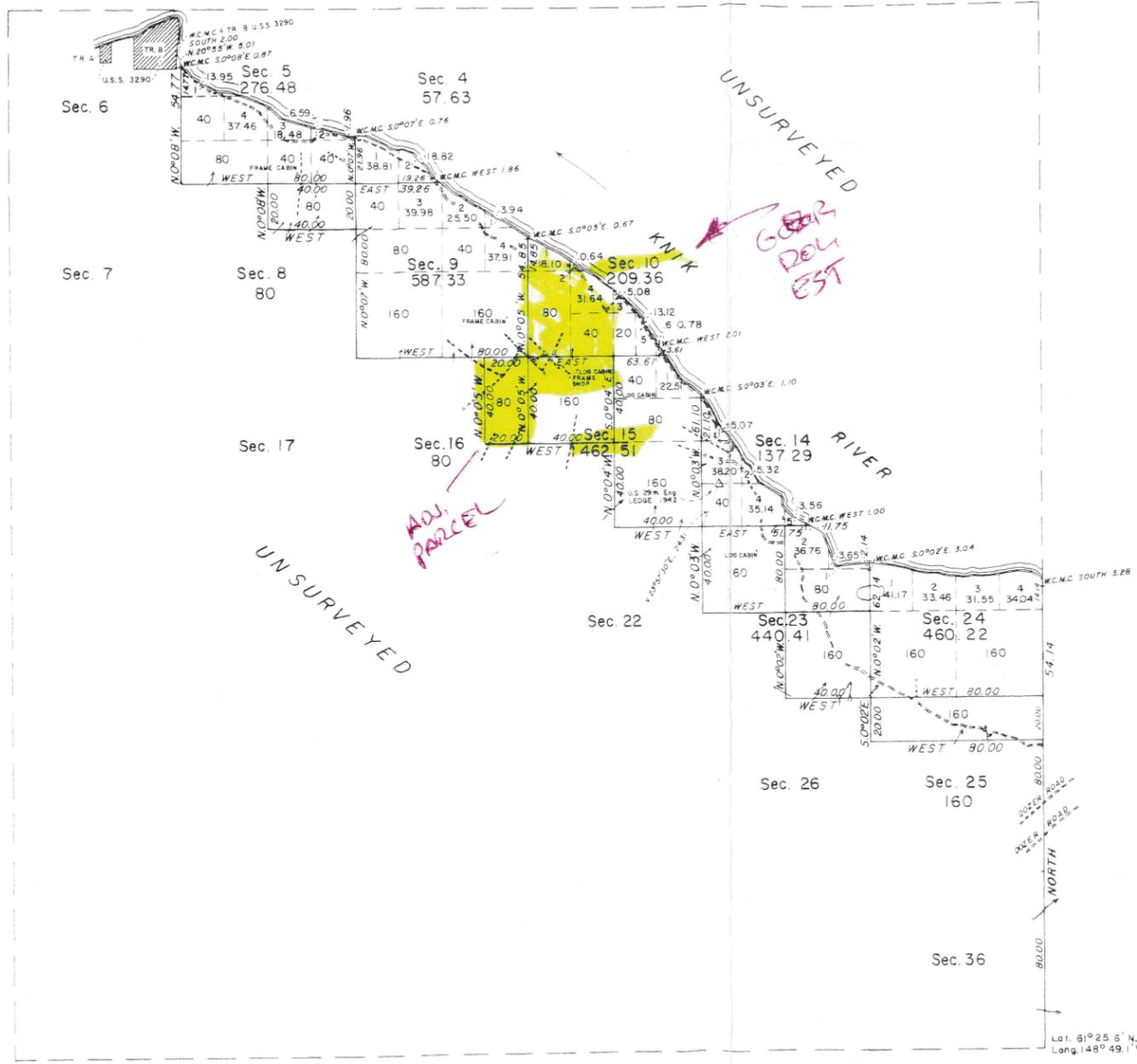
End of Case: AKA 057848

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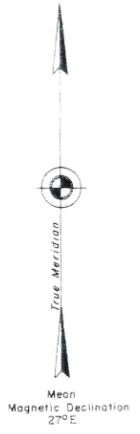
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 This Document Contains Sensitive But Unclassified Information
 Category 1 (A) BLM Records that do not contain protected information
 and can be released in whole.

ORIGINAL

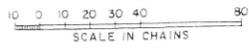
TOWNSHIP 16 NORTH, RANGE 3 EAST, OF THE SEWARD MERIDIAN, ALASKA



The survey of a portion of the east boundary and portions of the subdivisional and meander lines T. 16 N., R. 3 E., Seward Meridian, Alaska, was executed by Tommy G. Banks, Cadastral Surveyor, May 11, 1970 to November 4, 1970 under Special Instructions dated November 1, 1958, and Supplemental Special Instructions dated May 8, 1970 and September 29, 1970 which provided for surveys under Group No. 94, Alaska.



Area Surveyed 2,951.23 Acres



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. September 14, 1972

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Clark F. Linnon

Chief, Division of Cadastral Survey

SEPTEMBER 14, 1972

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, March 17, 2026 3:50 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Lot 6 Block 6 Geor Dol Estates CR

Hello,

PD&E has no objection.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, March 2, 2026 9:38 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; skrcc.sec@gmail.com
Subject: RFC Lot 6 Block 6 Geor Dol Estates CR

Hello,

The following link is a request for comments for the proposed Lot 6 Block 6 Geor Dol Estates.

Please ensure all comments have been submitted by March 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lot 6 Block 6 Geor Dol Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Sent: Tuesday, March 3, 2026 11:01 AM
To: Cayman Reynolds
Subject: RE: RFC Lot 6 Block 6 Geor Dol Estates CR

Good morning,

There appears to be a stream located on the property. If the applicant decides to complete any work within the stream, they may need a permit from us.

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

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

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

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

Sincerely,
Leah Barrett



**US Army Corps
of Engineers®**

Leah Barrett
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2760
Email Leah.Barrett@usace.army.mil

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, March 2, 2026 9:38 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Lot 6 Block 6 Geor Dol Estates CR

Hello,

The following link is a request for comments for the proposed Lot 6 Block 6 Geor Dol Estates.



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

19 March 2026

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

To whom it may concern:

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

- **GRIZZLY HILLS 2 MASTER PLAN**
(MSB Case # 2019-170)
- **LOT 6 BLOCK 6 GEOR DOL ESTATES**
(MSB Case # 2026-019)
- **MERIDIAN PARK EAST ADDITION NO. 2**
(MSB Case # 2026-021)
- **OTTO ESTATES**
(MSB Case # 2026-022)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

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

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, March 18, 2026 10:01 AM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Lot 6 Block 6 Geor Dol Estates CR
Attachments: Agenda Plat.pdf

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

Cayman,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, March 2, 2026 9:38 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; skrcc.sec@gmail.com
Subject: RFC Lot 6 Block 6 Geor Dol Estates CR

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

Hello,

The following link is a request for comments for the proposed Lot 6 Block 6 Geor Dol Estates.

Please ensure all comments have been submitted by March 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lot 6 Block 6 Geor Dol Estates](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, March 4, 2026 3:55 PM
To: Cayman Reynolds
Subject: RE: RFC Lot 6 Block 6 Geor Dol Estates CR

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

Hello,

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, March 2, 2026 9:38 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; skrcc.sec@gmail.com
Subject: RFC Lot 6 Block 6 Geor Dol Estates CR

Hello,

The following link is a request for comments for the proposed Lot 6 Block 6 Geor Dol Estates.

Please ensure all comments have been submitted by March 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

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

RECEIVED
MAR 18 2026
PLATTING

51343B03L002 17
RESARI SIMTLICIO C&EDNA A
4031 N STAR ST
ANCHORAGE, AK 99503-5731

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JASON & ERIN CALLAWAY

REQUEST: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as LOT 6 BLOCK 6 GEOR DOL ESTATES. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 2, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

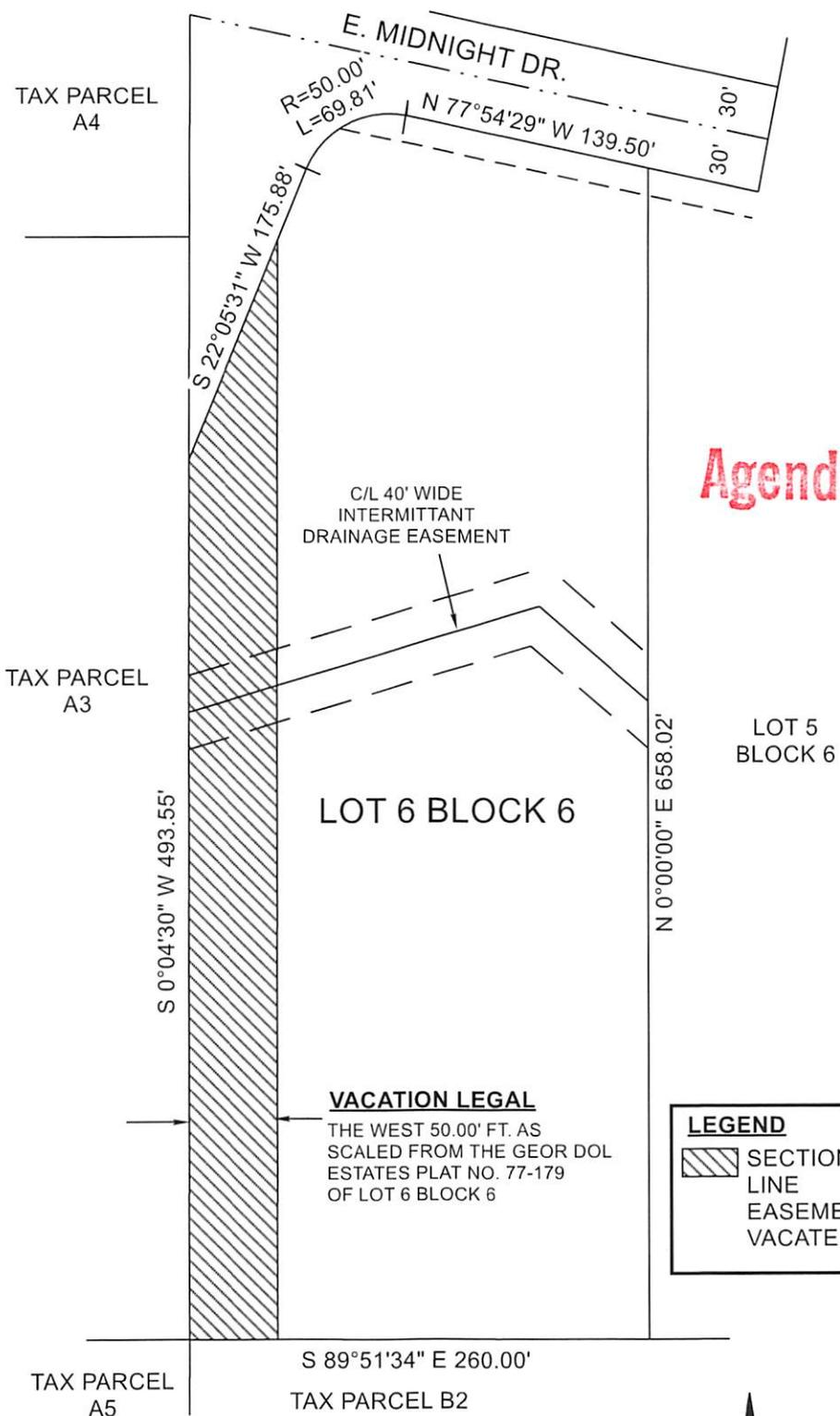
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Simplicio C + E. Resari Address: 4031 No. Star St. Anchorage, Ak 99503

Comments: _____

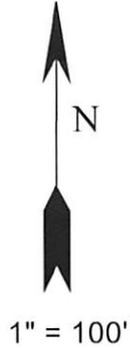
EXHIBIT "A"



Agenda Copy

LEGEND

- SECTION LINE
- EASEMENT
- VACATED



MATANUSKA - SUSITNA BOROUGH RIGHT OF WAY		
SECTION LINE EASEMENT VACATION LOT 6 BLOCK 6 GEOR DOL ESTATES		
PLAT NO. 77-179 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA		
TRS: 16N03E15 SM	JOB # 24-129	SCALE: 1" = 100'
DATE: 10/3/24	TM: KG03	PARCEL ID:1343B06L006