

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **June 3, 2026**

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

A. **MY KIDS FARM:** The request is to create four lots from Tract 19A, Alaska State Land Survey, Plat No. 2002-24 to be known as **MY KIDS FARM**, containing 374.69 acres +/- . The property is located west of West Point Mackenzie Road, directly east of South Guernsey Road, and directly north of West Holstein Avenue (Tax ID # 5281000T019A); within the NE ¼ Section 19, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5. **This case was continued from the May 13th 2026 Abbreviated Plat Hearing** (Petitioner/Owner: Mark Brouillet, Staff: Cayman Reynolds, Case #2026-043)

3. PUBLIC HEARINGS:

A. **58 AND STAYTON:** The request is to create two lots from Parcel #2, MSB Waiver #97-77-PWm, recorded at Book 926 and Page 565, to be known as **58 AND STAYTON**, containing 19.95 acres +/- . The property is located south of Seventeen mile Lake, north and west of N. Glenn Highway, and directly west of N. 58 Mile Road (Tax ID # 19N03E30C008); within the SW ¼ Section 30, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. (Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case #2026-050)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 3, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

UNFINISHED

BUSINESS

2A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 3, 2026

ABBREVIATED PLAT: MY KIDS FARM
LEGAL DESCRIPTION: SEC 19, T15N, R04W, SEWARD MERIDIAN AK
PETITIONERS: MARK BROUILLET
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING
ACRES: 374.69 ± PARCELS: 4
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-043

REQUEST: The request is to create four lots from Tract 19A, Alaska State Land Survey, Plat No. 2002-24 to be known as **MY KIDS FARM**, containing 374.69 acres +/- . The property is located west of West Point Mackenzie Road, directly east of South Guernsey Road, and directly north of West Holstein Avenue (Tax ID # 5281000T019A); within the NE ¼ Section 19, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Subdivision Overview Map	EXHIBIT B – 5 pgs
Topographic Narrative	EXHIBIT C – 1 pg

AGENCY COMMENTS

MSB Pre-design & Engineering	EXHIBIT D – 1 pg
Alaska Division of Agriculture	EXHIBIT E – 1 pg
Alaska Department of Natural Resources	EXHIBIT F – 2 pg
Utilities	EXHIBIT G – 3 pgs
Public Comments	EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating four tracts. Tract A is 96.75 acres; Tract B is 99.72 acres; Tract C is 99.73 acres; and Tract D is 78.51 acres. Access is from West Holstein Avenue. Alaska Department of Agriculture approval has been obtained for this subdivision. The railway corridor is not subject to agriculture covenants.

Topographic Narrative: A topographic narrative was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Owen Dicks, PLS, notes the proposed subdivision slopes gently east to west, with a 35' elevation change over 6,300'. The eastern ¼ is spruce and birch forest, the western ¾ is overgrown farmland. Per MSB 43.20.281(A)(i)(i) the subdivision is exempt from the requirements of 43.15.016(A)(6); concerning soil and engineering data.

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

Alaska Division of Agriculture (**Exhibit E**) “The Division of Agriculture does not object to the subdivision of ADL 209382 by Mark Brouillet (My Kids Farm).”

Alaska Department of Natural Resources (**Exhibit F**) See Exhibit F.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Point Mackenzie; Fire Service Area #900; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.

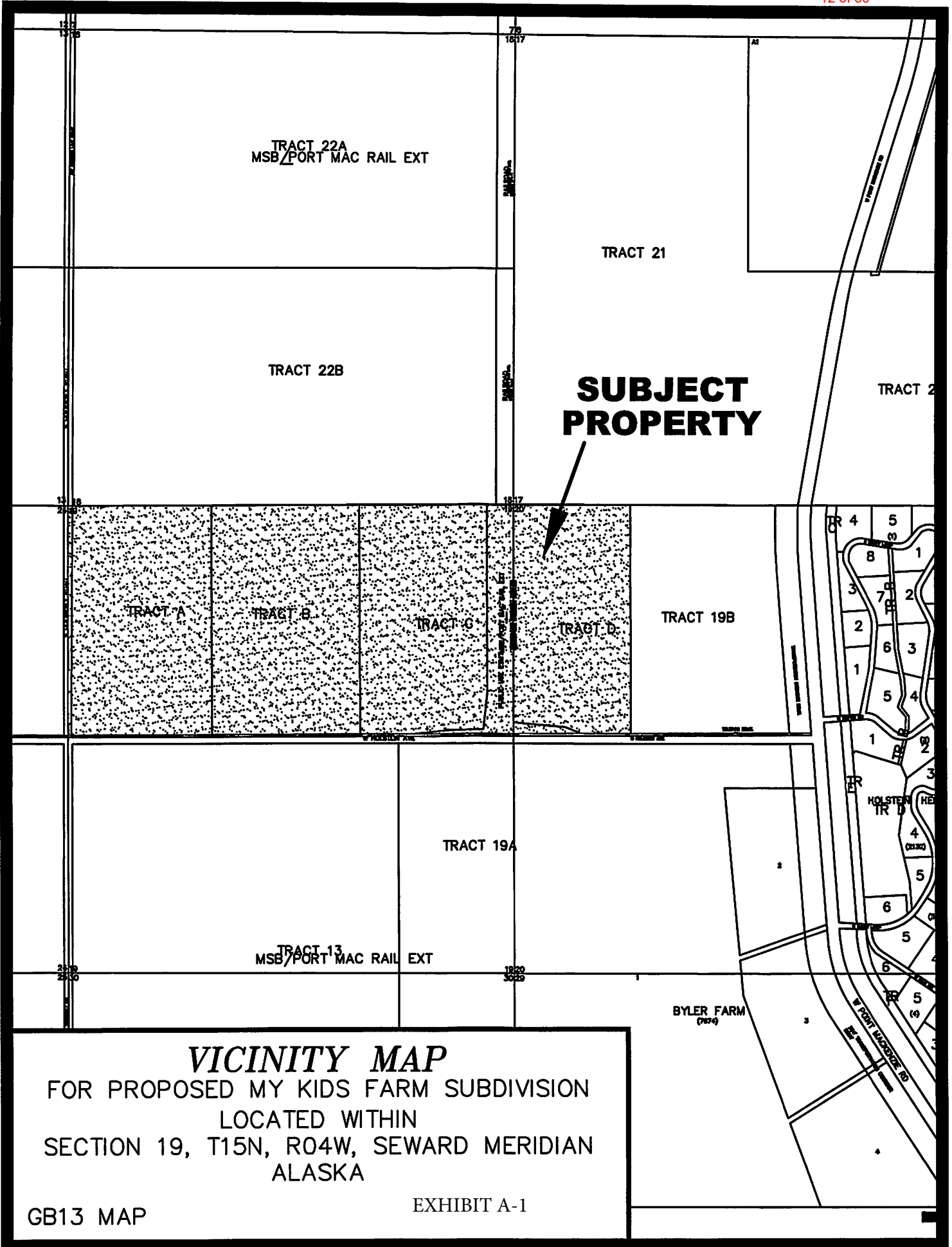
CONCLUSION: The abbreviated plat of My Kids Farm is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A topographic narrative was submitted, pursuant to MSB 43.20.281.

FINDINGS OF FACT

1. The plat of My Kids Farm is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Point Mackenzie; Fire Service Area #900; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of My Kids Farm, Section 19, Township 15 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Obtain final approval from State of Alaska Department of Natural Resources Division of Agriculture.
5. Note to be included on the final plat; “This subdivision is subject to covenants, conditions and restrictions as disclosed by State of Alaska Agricultural Land Patent No. 23440 as corrected Palmer Recording District Document No. 2025-015301-0, recorded 8/19/2025. The parcels shown/described hereon are agricultural parcels and as such are subject to statutory, regulatory, and title restrictions, including restrictions on subdivision. A Farm Conservation Plan approved by the Division of Agriculture is required for each parcel created by this plat. Contact the Division of Agriculture, Department of Natural Resources, State of Alaska for further information.”
6. Note to be included on the final plat; “The subdivision is subject to State of Alaska Agricultural Land Patent No. 23440 as modified by the State of Alaska Correction to Agricultural Land Patent No. 23440, recorded 8/19/2025 as Document No. 2025-015301-0. The parcels shown hereon are agricultural parcels (ADL 209382) and are subject to statutory, regulatory, and title restrictions. The parcels created by this plat cannot be further subdivided. Please contact the Division of Agriculture, Department of Natural Resources, State of Alaska for further information. ”
7. Note to be included on the final plat; “Document No. 2016-004742-0, Final Order of Condemnation, Port MacKenzie Rail Extension Project, Parcels Nos 22, 27, 29, 30, 31, 32, 33, 34, 35 and 36, Agricultural Covenants, removed the agricultural covenants from the Port MacKenzie Rail Corridor parcels as identified in the Final Order of Condemnation. The portion of the rail corridor located within Tract 19A, Plat 2002-21 is identified in the Final Order of Condemnation as Parcel No. 33.”
8. Add a label in the graphics that the rail corridor is not subject to agriculture covenants per Document No. 2016-004742-0.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED MY KIDS FARM SUBDIVISION
LOCATED WITHIN
SECTION 19, T15N, R04W, SEWARD MERIDIAN
ALASKA

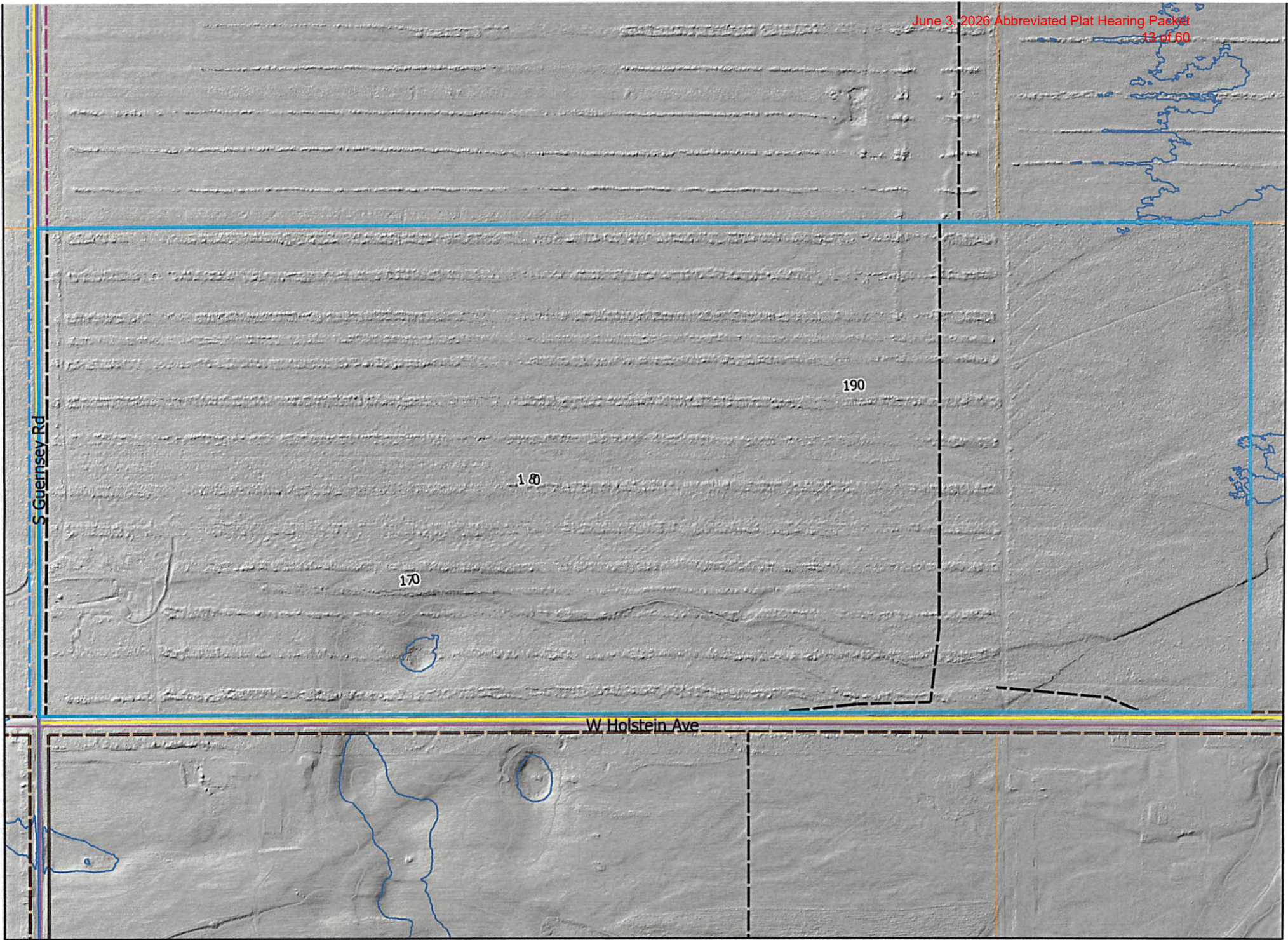
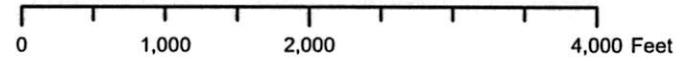


EXHIBIT A-2





S Greifsey Rd

W Holstein Ave

Microsoft, Vantor



EXHIBIT A-3

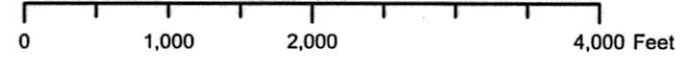
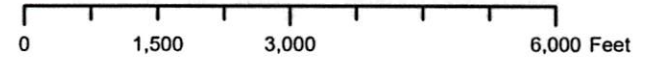




EXHIBIT A-4



ADL 209382 SFCP - Subdivision Overview Map

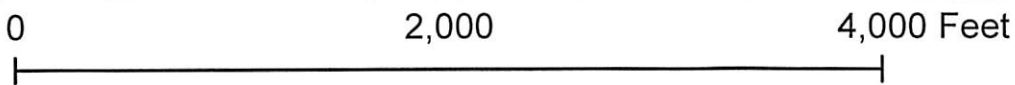
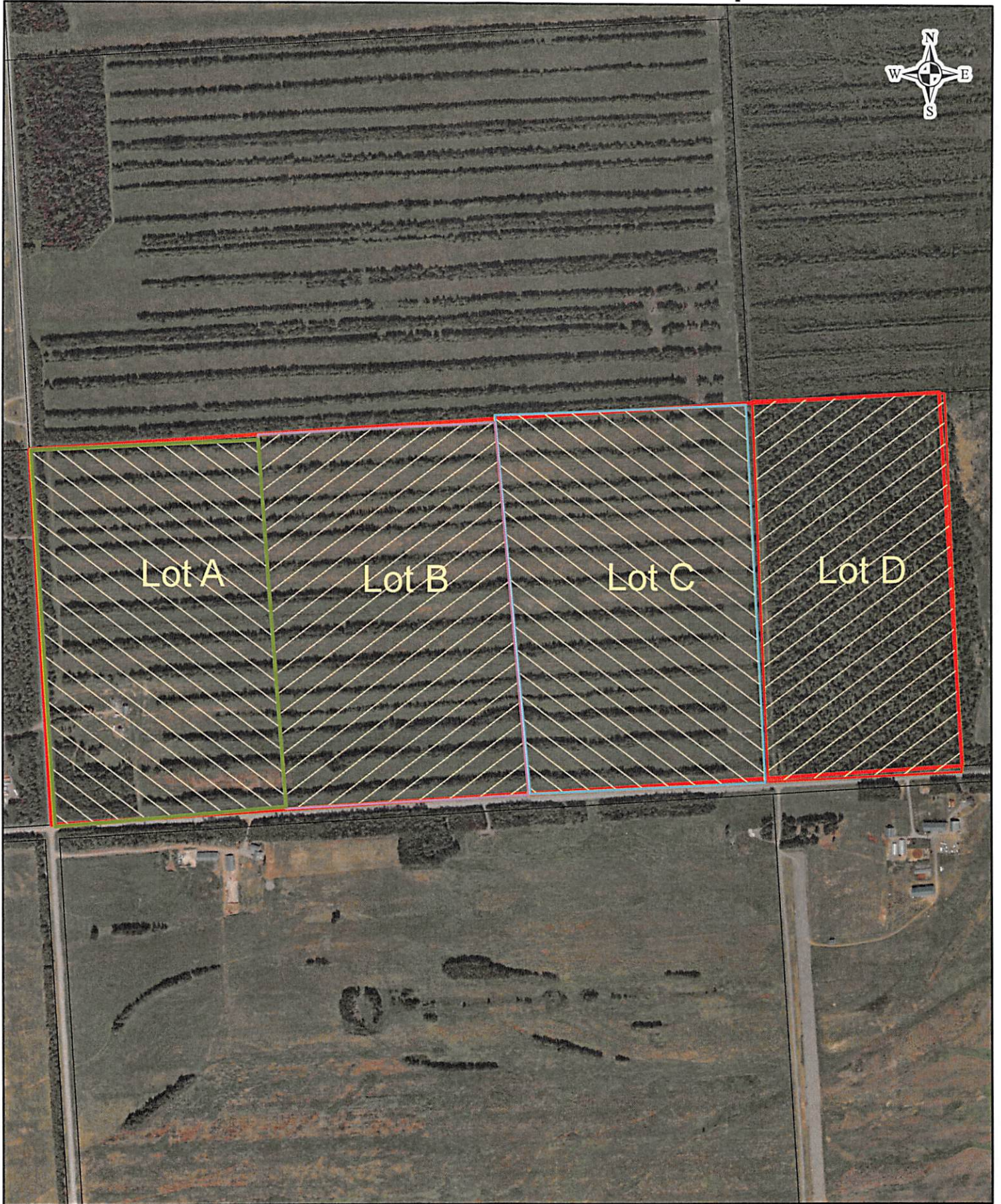


EXHIBIT B-1

Erik M. Johnson
Division of Agriculture
Date: 6/5/2025



ADL 209382 SFCP - Lot A Inagery Map

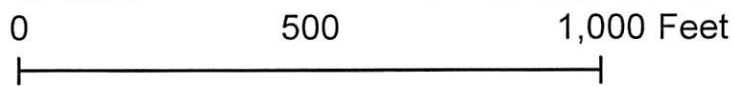
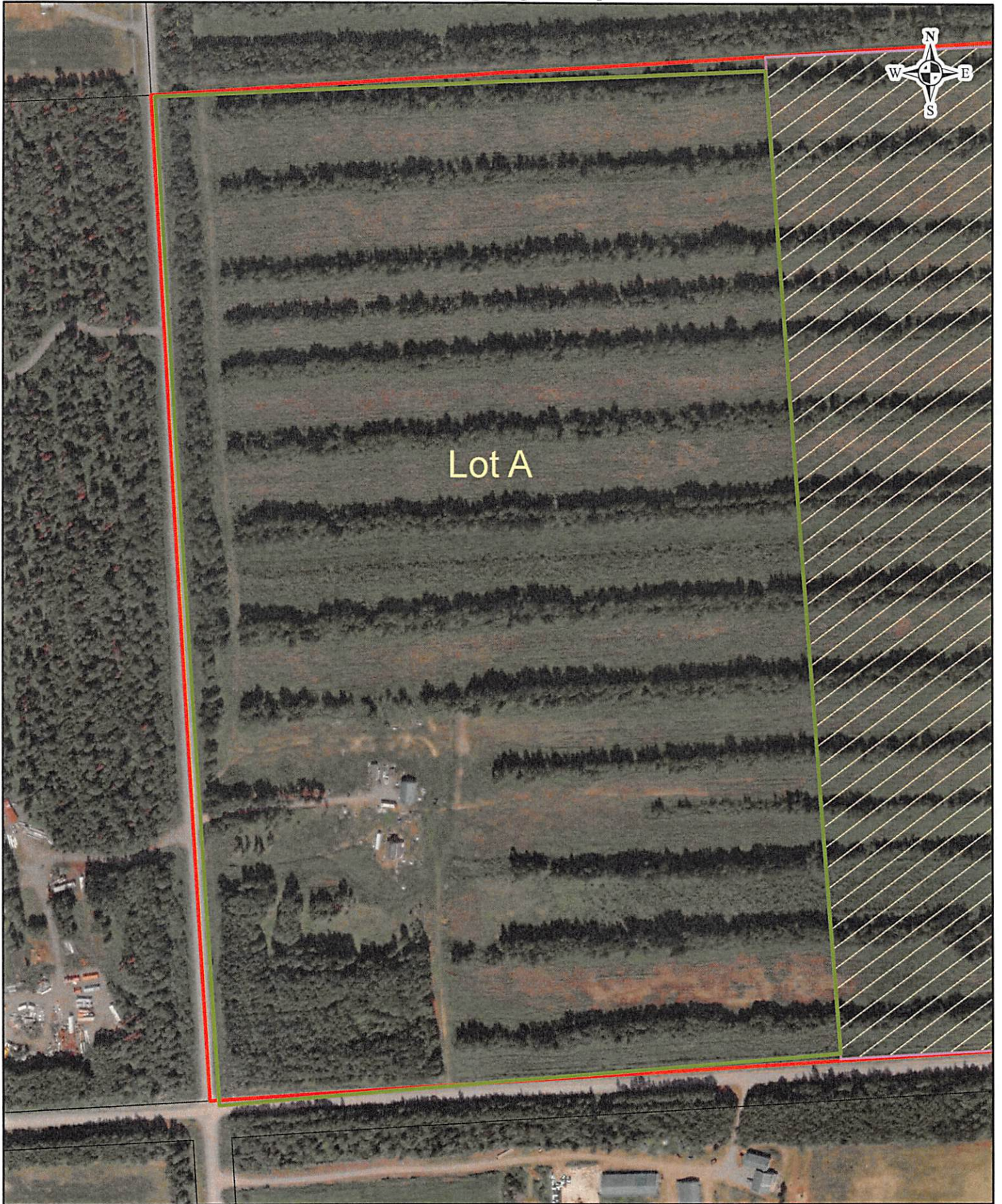
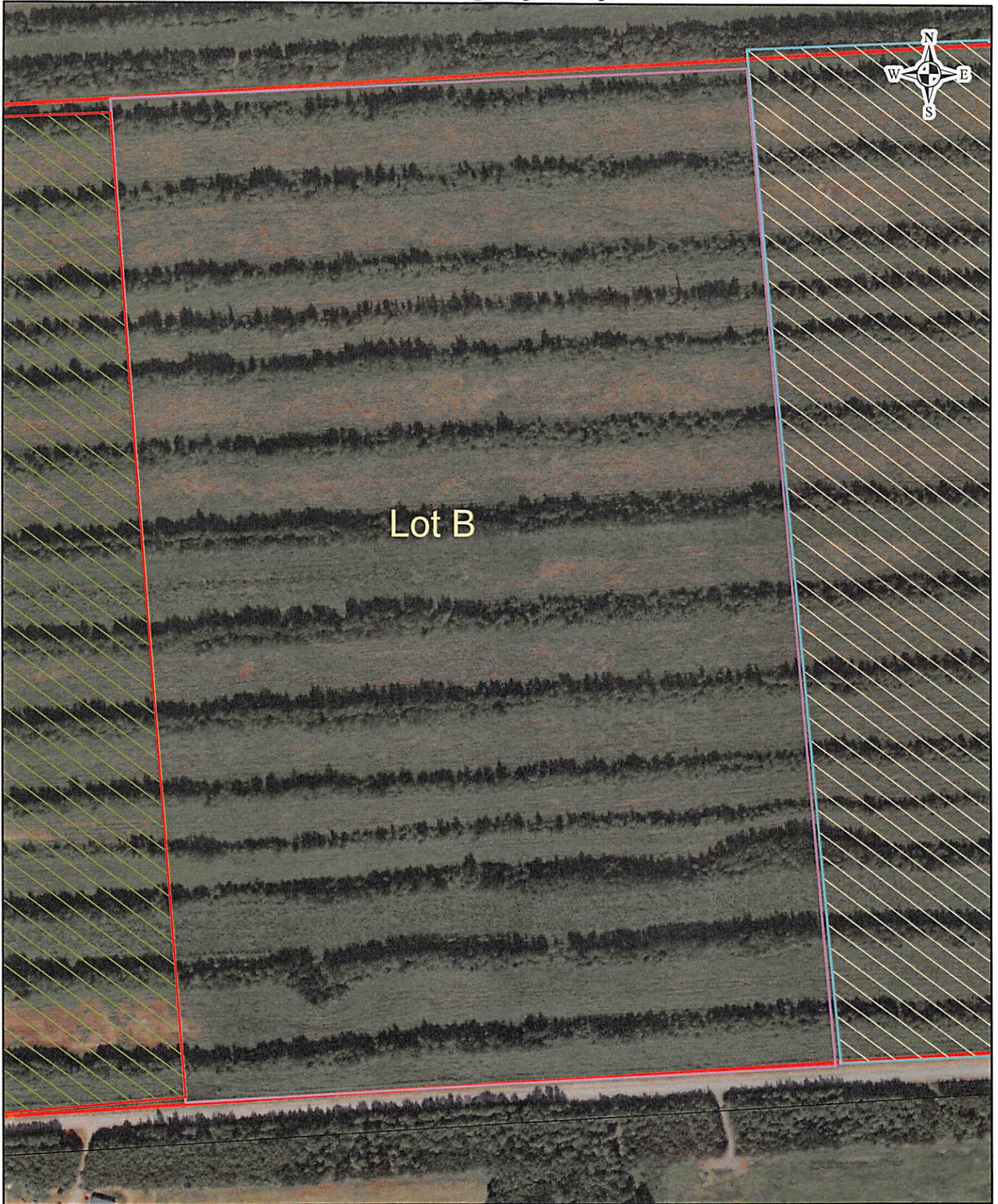


EXHIBIT B-2

Erik M. Johnson
Division of Agriculture
Date: 6/5/2025



ADL 209382 SFCP - Lot B Imagery Map



Lot B

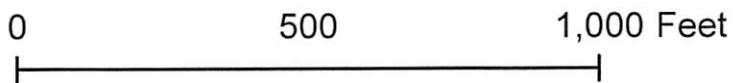
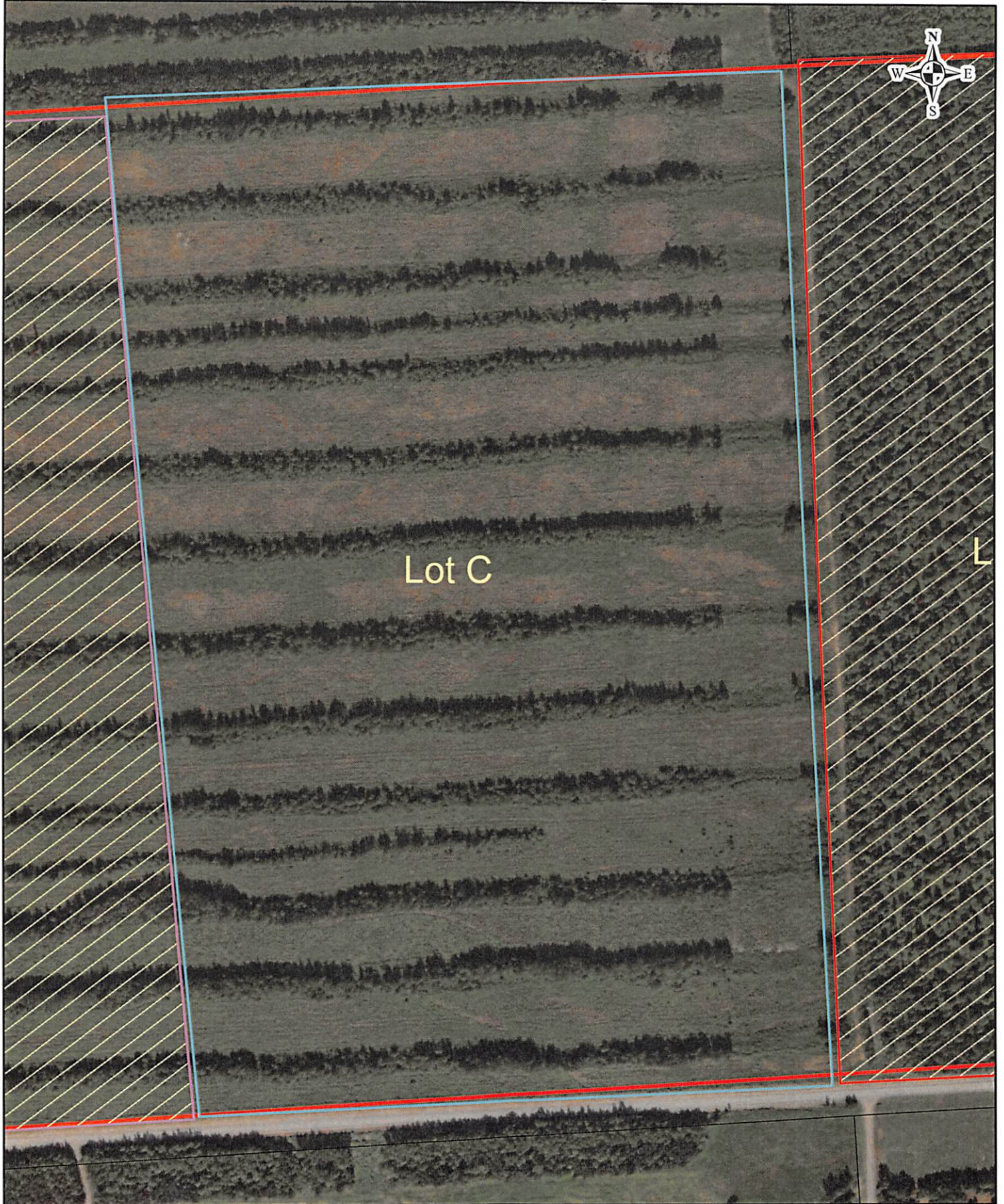


EXHIBIT B-3

Erik M. Johnson
Division of Agriculture
Date: 6/5/2025



ADL 209382 SFCP - Lot C Imagery Map



Lot C

L

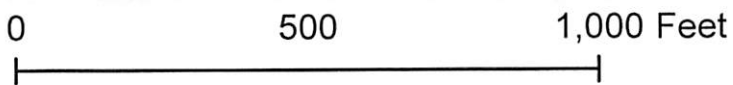



EXHIBIT B-4

Erik M. Johnson
Division of Agriculture
Date: 6/5/2025



ADL 209382 SFCP - Lot D Imagery Map



Lot D

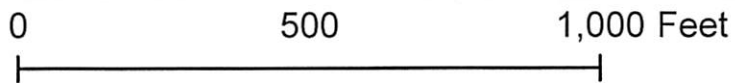


EXHIBIT B-5

Erik M. Johnson
Division of Agriculture
Date: 6/5/2025





RESOLUTE LAND SURVEYING

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

Project name: My Kids Farm, Preliminary Plat
Parcel / Legal description: Tract 19A, ASLS 2002-24 (Plat# 2002-121)
Dates of Field Survey: November 11-13, 2025
Applicant / Owner: Mark Brouillet — PO Box 877465, Wasilla, AK 99687
Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

Date: April 8, 2026

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of the proposed subdivision is relatively flat but does slope gently from east to west with an approximate change in elevation of 35' over 6300'. The western $\frac{3}{4}$ of the land is predominantly overgrown farmland with east to west windrows still evident. The eastern $\frac{1}{4}$ is typical boreal spruce and birch forest. The land is bordered on the south by W Holstein Ave and on the west by S Guernsey Rd. There is a house site in the southwest corner of the tract.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)

RECEIVED
APR 10 2026
PLATTING

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, April 28, 2026 3:24 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC My Kids Farm CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, April 16, 2026 3:16 PM
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>; pointmackenziecc@outlook.com; ak.jamills@gmail.com; dino_dodge@yahoo.com; ray@latchem.com; ar0sestaller@outlook.com; jcizek@mtaonline.net; hunter.hongslo@gmail.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC My Kids Farm CR

Hello,

The following link is a request for comments for the proposed My Kids Farm subdivision.

Please ensure all comments have been submitted by April 30, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[My Kids Farm](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Tyler Young
Sent: Tuesday, May 12, 2026 9:57 AM
To: Cayman Reynolds; owen@resolutesurvey.com
Subject: Fw: subdivision non-objection ADL 209382

From: Johnson, Erik M (DNR) <erik.johnson@alaska.gov>
Sent: Tuesday, May 12, 2026 9:53 AM
To: Tyler Young <tyler.young@matsugov.us>
Cc: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>; Alfred, Channcie J (DNR) <channcie.alfred@alaska.gov>; Kirk, Mia C (DNR) <mia.kirk@alaska.gov>
Subject: subdivision non-objection ADL 209382

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

Dear MSB Platting Board,

The Division of Agriculture does not object to the subdivision of ADL 209382 by Mark Brouillet (My Kids Farm).

Best,
Erik

Erik Johnson or "Moe"
Natural Resource Specialist III
Grazing & Ag Land Management
Office (907) 761-3863
Work Cell\Text **(907)795-9404**
1801 S. Margaret Drive, Suite 12
Palmer, Alaska 99645-6735



Cayman Reynolds

From: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Sent: Monday, May 11, 2026 1:59 PM
To: Cayman Reynolds; Johnson, Erik M (DNR)
Cc: Tyler Young
Subject: RE: My Kids Farm FW: ADL 209382 SFCP A, B, C, & D Approved
Attachments: RE: ADL 209382 SFCP A, B, C, & D Approved

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

Hello Cayman,

Please see the attached correspondence with Owen Dicks for plat comments; he had emailed a copy of the plat to me on 4/9/2026. Do let me know if you have any questions about my comments.

I can forward copies of the State Farm Conservation Plans if you did not already received copies of them and would like a copy for your records. The are not necessary for the plat review process, but they need to be completed for the proposed lots in order to subdivide an agricultural parcel.

Moe (Erik) – I do not have a copy of the completed “Request to Subdivide...” form. Has Mr. Brouillet completed that form yet?

Regards,
Amy

Amy Orange-Posma, PLS, CFedS
Land Surveyor 2
Unorganized Borough Platting Authority
550 W. 7th Ave., Suite 650
Anchorage AK 99501
(907) 269-8524

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, May 11, 2026 1:34 PM
To: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Cc: Tyler Young <Tyler.Young@matsugov.us>
Subject: RE: My Kids Farm FW: ADL 209382 SFCP A, B, C, & D Approved

You don't often get email from cayman.reynolds@matsugov.us. [Learn why this is important](#)

Hello,

Mat-Su borough platting is requesting any plat notes that will be required for this plat. We are also requesting any information DNR may have for state subdivision approval.

Thank you,

Cayman Reynolds

From: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Sent: Friday, April 10, 2026 11:01 AM
To: owen@resolutesurvey.com
Cc: Johnson, Erik M (DNR)
Subject: RE: ADL 209382 SFCP A, B, C, & D Approved

Hi Owen,

For the railroad corridor, you need to add a plat note: Document No. 2016-004742-0, Final Order of Condemnation, Port MacKenzie Rail Extension Project, Parcels Nos 22, 27, 29, 30, 31, 32, 33, 34, 35 and 36, Agricultural Covenants, removed the agricultural covenants from the Port MacKenzie Rail Corridor parcels as identified in the Final Order of Condemnation. The portion of the rail corridor located within Tract 19A, Plat 2002-21 is identified in the Final Order of Condemnation as Parcel No. 33.

Add a label in the graphics that the rail corridor is not subject to agriculture covenants per Document No. 2016-004742-0.

If MSB wants the rail corridor dedicated in fee, please send me a copy of the review comments making that request.

Add a plat note: The subdivision is subject to State of Alaska Agricultural Land Patent No. 23440 as modified by the State of Alaska Correction to Agricultural Land Patent No. 23440, recorded 8/19/2025 as Document No. 2025-015301-0. The parcels shown hereon are agricultural parcels (ADL 209382) and are subject to statutory, regulatory, and title restrictions. The parcels created by this plat cannot be further subdivided. Please contact the Division of Agriculture, Department of Natural Resources, State of Alaska for further information.

At M8 you have "see Note 7", but I don't see a Note 7.

Let me know if you or MSB has any questions about the notes I would like added to the plat, or if MSB wants to change any of the wording of the notes.

Regards,
Amy

Amy Orange-Posma, PLS, CFedS
(907) 269-8524

From: owen@resolutesurvey.com <owen@resolutesurvey.com>
Sent: Thursday, April 9, 2026 3:25 PM
To: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Subject: RE: ADL 209382 SFCP A, B, C, & D Approved

From: Orange-Posma, Amy S (DNR) <amy.orange-posma@alaska.gov>
Sent: Monday, October 20, 2025 4:32 PM
To: owen <owen@resolutesurvey.com>
Subject: FW: ADL 209382 SFCP A, B, C, & D Approved

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 27, 2026 4:04 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC My Kids Farm 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: Thursday, April 16, 2026 3:16 PM
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>; pointmackenziecc@outlook.com; ak.jamills@gmail.com; dino_dodge@yahoo.com; ray@latchem.com; ar0sestaller@outlook.com; jcizek@mtaonline.net; hunter.hongslo@gmail.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC My Kids Farm CR

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

Hello,

The following link is a request for comments for the proposed My Kids Farm subdivision.

Please ensure all comments have been submitted by April 30, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[My Kids Farm](#)

EXHIBIT G-1

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, April 17, 2026 8:44 AM
To: Cayman Reynolds
Subject: RE: RFC My Kids Farm CR

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

Good morning,

MTA has no comments for My Kids Farm.

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: Thursday, April 16, 2026 3:16 PM
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>; pointmackenziecc@outlook.com; ak.jamills@gmail.com; dino_dodge@yahoo.com; ray@latchem.com; ar0sestaller@outlook.com; jcizek@mtaonline.net; hunter.hongslo@gmail.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC My Kids Farm CR

Hello,

The following link is a request for comments for the proposed My Kids Farm subdivision.



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

30 April 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 abbreviated plat and has no comments or recommendations.

- **MY KIDS FARM**
(MSB Case # 2026-043)

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 style with a large initial "B".

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

CERTIFICATE OF OWNERSHIP

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

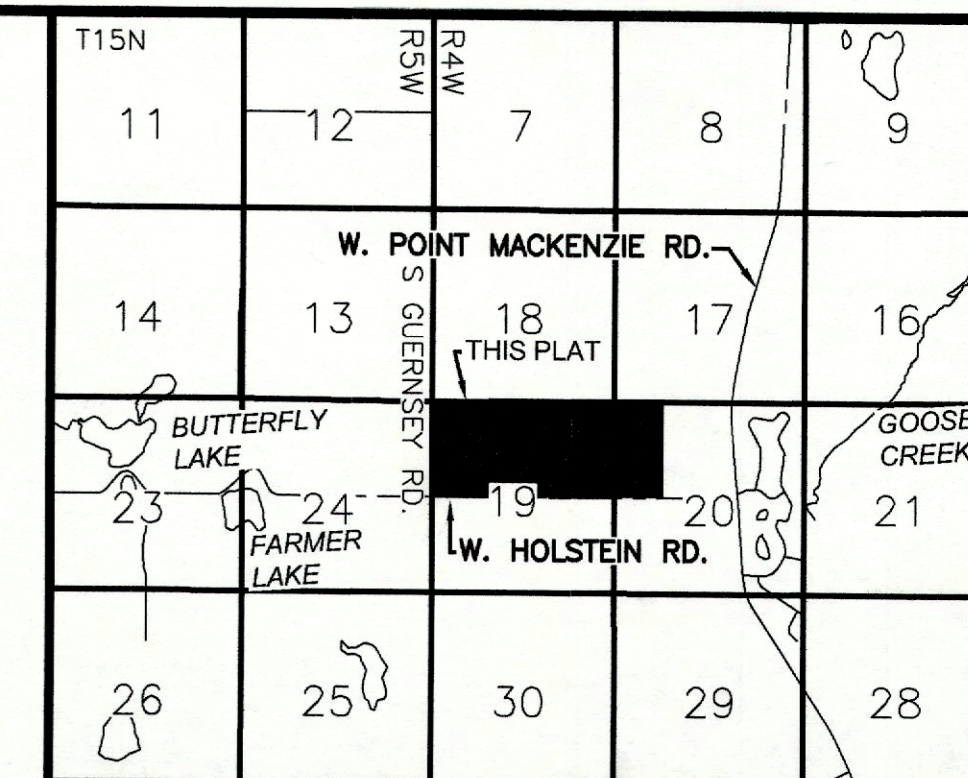
MARK V BROUILLET
PO BOX 877465
WASILLA AK 99687-7465

KARLENE BROUILLET
PO BOX 877465
WASILLA AK 99687-7465

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ FOR _____

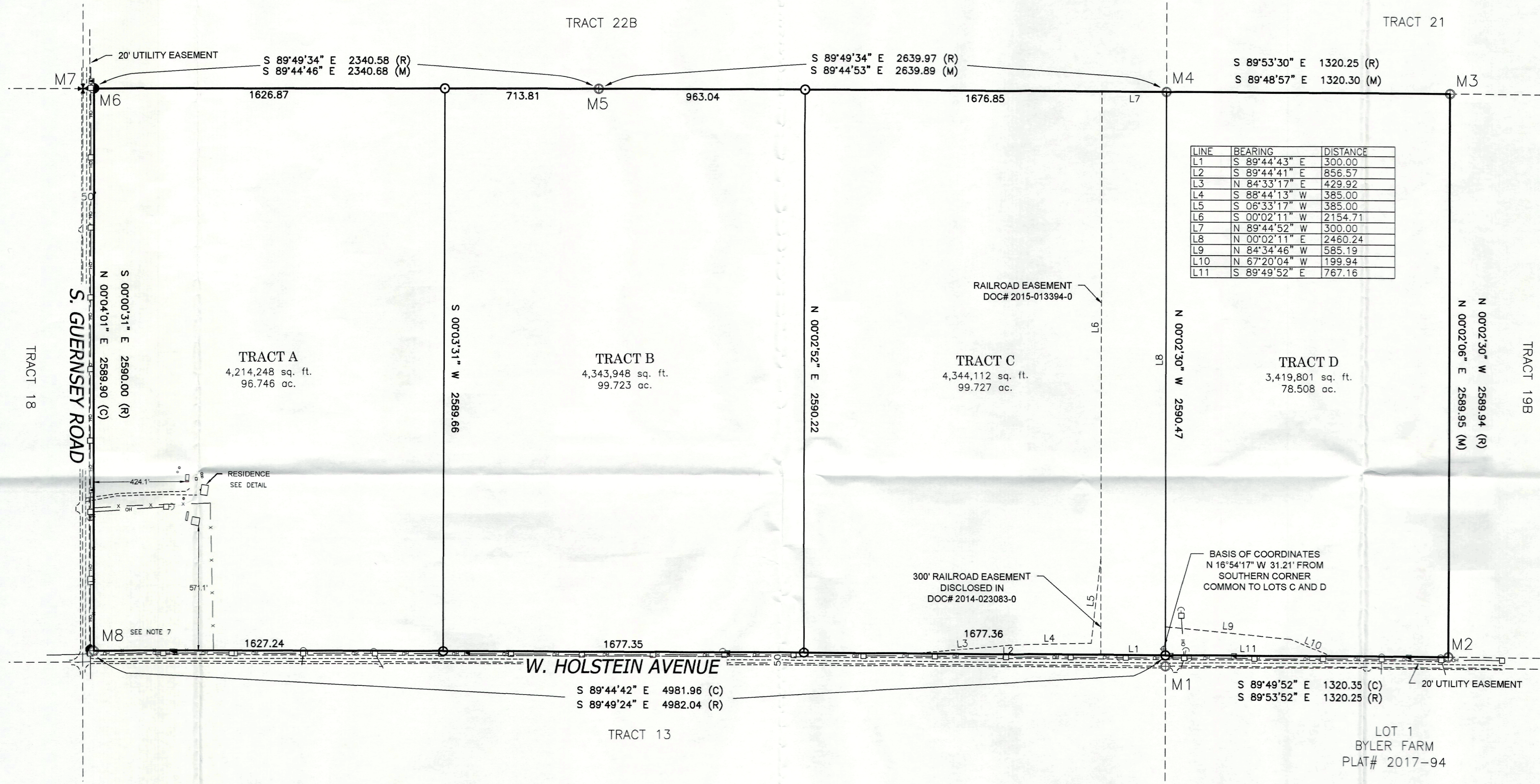
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

M1 FOUND 3-1/4" ALUMINUM CAP MONUMENT	M2 FOUND 3-1/4" ALUMINUM CAP MONUMENT	M3 FOUND 3-1/4" ALUMINUM CAP MONUMENT	M4 FOUND 3-1/4" ALUMINUM CAP MONUMENT	M5 FOUND 3-1/4" ALUMINUM CAP MONUMENT	M6 FOUND 3-1/4" ALUMINUM CAP ON DRIVE ROD	M7 FOUND 3-1/4" BRASS CAP MONUMENT	M8 FOUND 3-1/4" ALUMINUM CAP MONUMENT

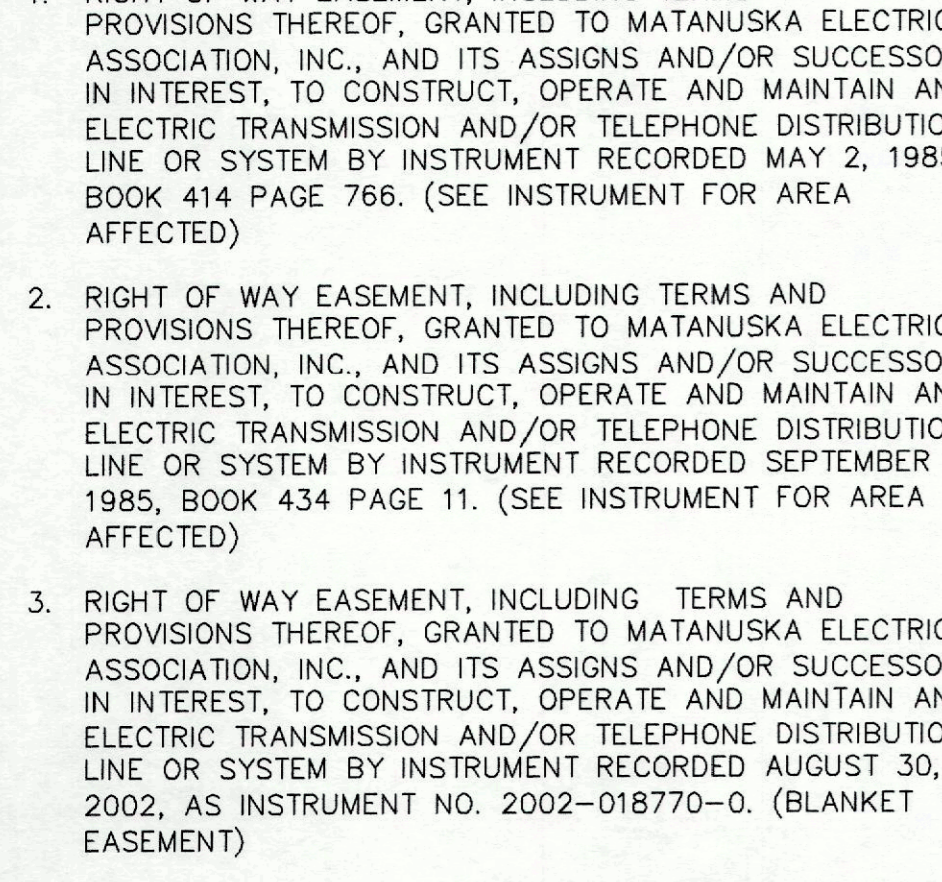


- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL 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 GOVERNS THOSE SYSTEMS.
 - ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 61°22'33.09912" W 150°02'54.29490" ELLIPSOID HEIGHT 206.17'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000110708122 AT THE BASIS OF COORDINATES
 - MONUMENT FOUND BADLY BENT. EXCAVATED TO PLUMB PORTION OF PIPE. CUT PIPE AND REATTACHED CAP.

- EASEMENTS NOT PLOTTED HEREON**
- RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED MAY 2, 1985, BOOK 414 PAGE 766. (SEE INSTRUMENT FOR AREA AFFECTED)
 - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 9, 1985, BOOK 434 PAGE 11. (SEE INSTRUMENT FOR AREA AFFECTED)
 - RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED AUGUST 30, 2002, AS INSTRUMENT NO. 2002-018770-0. (BLANKET EASEMENT)



LINE	BEARING	DISTANCE
L1	S 89°44'43" E	300.00
L2	S 89°44'41" E	856.57
L3	N 84°33'17" E	429.92
L4	S 88°44'13" W	385.00
L5	S 06°33'17" W	385.00
L6	S 00°02'11" W	2154.71
L7	N 89°44'52" W	300.00
L8	N 00°02'11" E	2460.24
L9	N 84°34'46" W	585.19
L10	N 67°20'04" W	199.94
L11	S 89°49'52" E	767.16



Legend

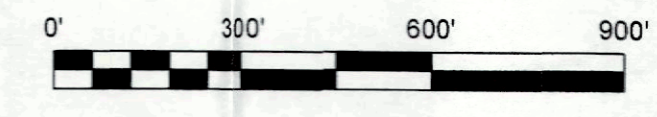
- Found BLM/GLO Monument
- Found Aluminum Monument
- Found Aluminum Cap
- Set Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
- Record per ASLS 2002-24
- (R) Computed this survey
- (M) Measured this survey
- Set Spike

Linetype Legend

- Easement
- Property Line
- Adjacent Property Line
- Edge of Gravel
- Right of Way Centerline
- Overhead Lines

Topographic Symbols Legend

- Communications Pedestal
- Septic Vent
- Utility Pole
- Water Well
- Guy Wire



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 PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____
PLATTING CLERK

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE
I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC AND AS BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENT THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

4/8/2026
DATE _____

Agenda Copy

RECEIVED
APR 10 2026
PLATTING

A PLAT OF
MY KIDS FARM
A SUBDIVISION OF
TRACT 19A, ALASKA STATE LAND SURVEY No. 2002-24
PLAT # 2002-121
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 19 & 20, T15N, R4W, S.M., AK
CONTAINING 374.69 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623
PH: (907)521-4989 resolutesurvey.com

DRAWN: EAM
DATE: 4/8/2026
PROJECT: 250304

SCALE: 1" = 300'
FIELD BOOK: RLS-07
SHEET 1 OF 1

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 03, 2026

ABBREVIATED PLAT: 58 AND STAYTON
LEGAL DESCRIPTION: SEC 30, T19N, R03E, SEWARD MERIDIAN AK
PETITIONERS: LOGAN DRAVES
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS / PIONEER ENGINEERING
ACRES: 19.95 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-050

REQUEST: The request is to create two lots from Parcel #2, MSB Waiver #97-77-PWm, recorded at Book 926 and Page 565, to be known as **58 AND STAYTON**, containing 19.95 acres +/- . The property is located south of Seventeenmile Lake, north and west of N. Glenn Highway, and directly west of N. 58 Mile Road (Tax ID # 19N03E30C008); within the SW ¼ Section 30, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

EXHIBITS

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Site Plan	EXHIBIT B – 3 pgs
Topographic Narrative	EXHIBIT C – 1 pg
Agenda Plat	EXHIBIT H – 1 pg

AGENCY COMMENTS

Alaska Department of Transportation & Public Facilities	EXHIBIT D – 2 pgs
MSB DPW Pre-Design and Engineering Division	EXHIBIT E – 1 pg
MSB Development Services	EXHIBIT F – 2 pgs
Utilities	EXHIBIT G – 10 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access for both proposed lots is from N 58 Mile Road, a state owned and Borough maintained road.

Topographic Narrative: A topographic narrative was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A)(1)(i)(i). Craig Hanson, Registered Professional Land Surveyor, notes that Lot 1 of the proposed 58 Mile Subdivision contains 10.76 acres of land. Lot 2 contains 9.19 acres of land (over 400,000 square feet). Lot 1 is primarily tree covered with a mixture of Spruce, Birch, and Cottonwood. The east half of Lot 2 more densely wooded and the west half of Lot 2 is an open field.

Comments:

Alaska Department of Transportation & Public Facilities (**Exhibit D**) submitted the following comments:

- No objection to lot division.
- Recommend dedicating flag portion of Lot 1 as public road to align with E Stayton Ave.
Staff notes that this is an abbreviated plat and as such cannot dedicate right-of-way.
- Future subdivision of lots may require consolidated access and internal circulation.
- Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing or new access to 58 Mile Road for both lots. 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 Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**):

- 58 Mile Road is classified as a minor collector on the OSHP. PD&E comments that the proposed access points shall be shown on the preliminary plat per 2022 Subdivision Construction Manual A04.3 (d). If shared access is intended for lots 1 & 2 and 19N03E30C007 than a common access easement should be shown on the preliminary plat. (**Recommendation #4**)

MSB Development Services (**Exhibit F**) has no comments or objections.

Utilities: (Exhibit G):

ENSTAR did not respond.

GCI has no comments or objections.

MEA did not respond.

MTA requests the 30' T&E be shown on the east side along 58 Mile Road.

*Staff notes that all recorded easements shall be shown on the final plat to be recorded (**Recommendation #5**).*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR or MEA.

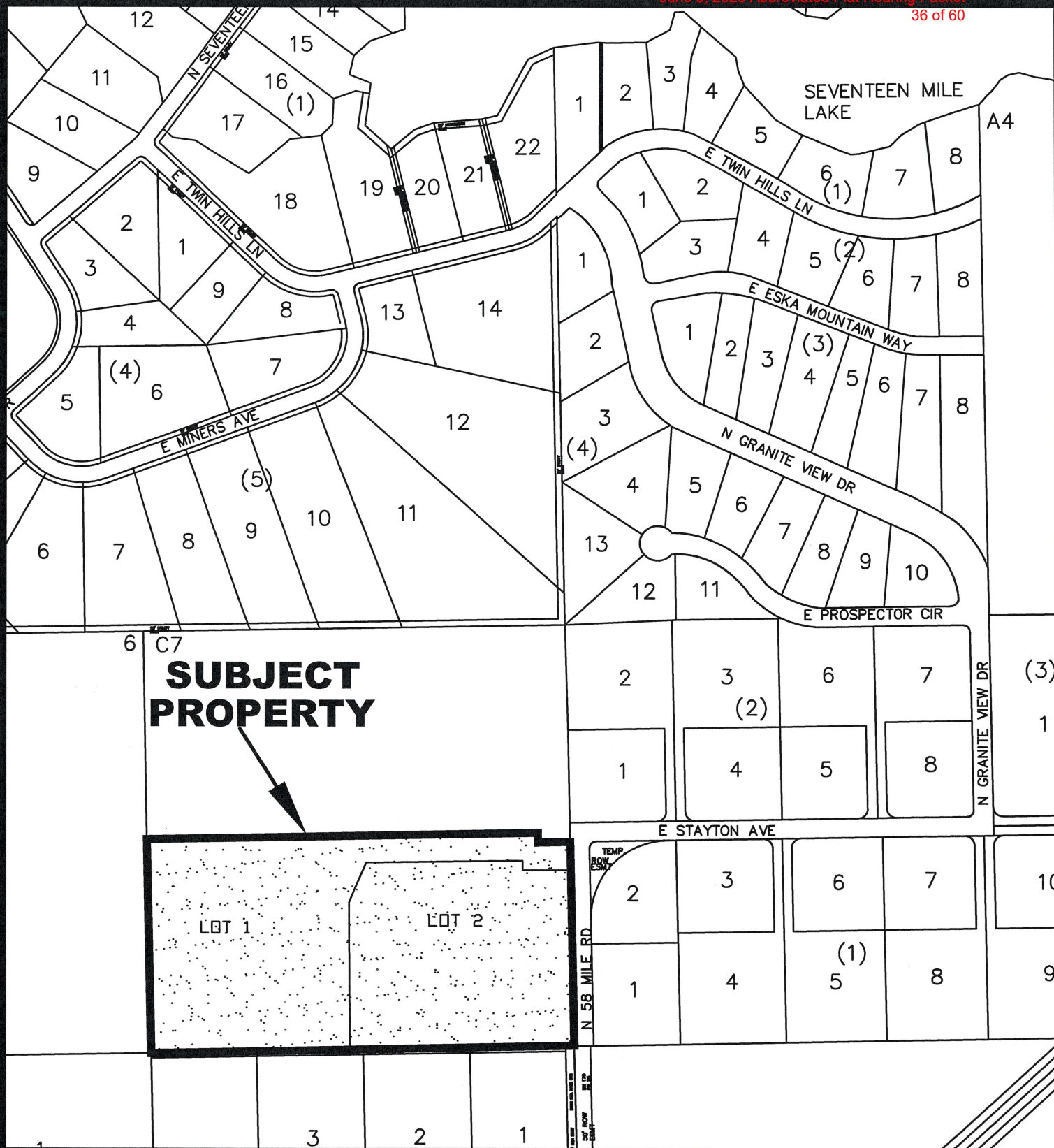
CONCLUSION: The abbreviated plat of 58 and Stayton is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of 58 and Stayton is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

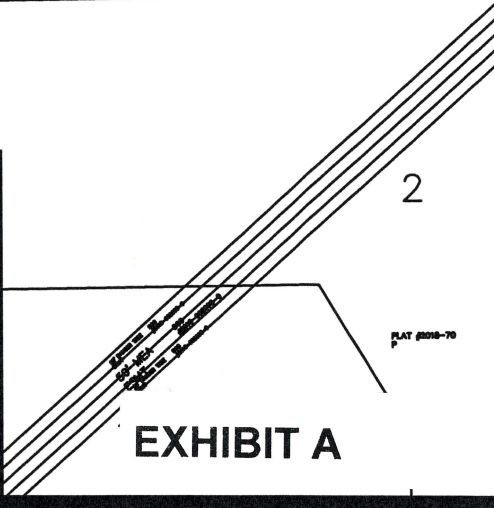
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of 58 and Stayton, Section 30, Township 19 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:

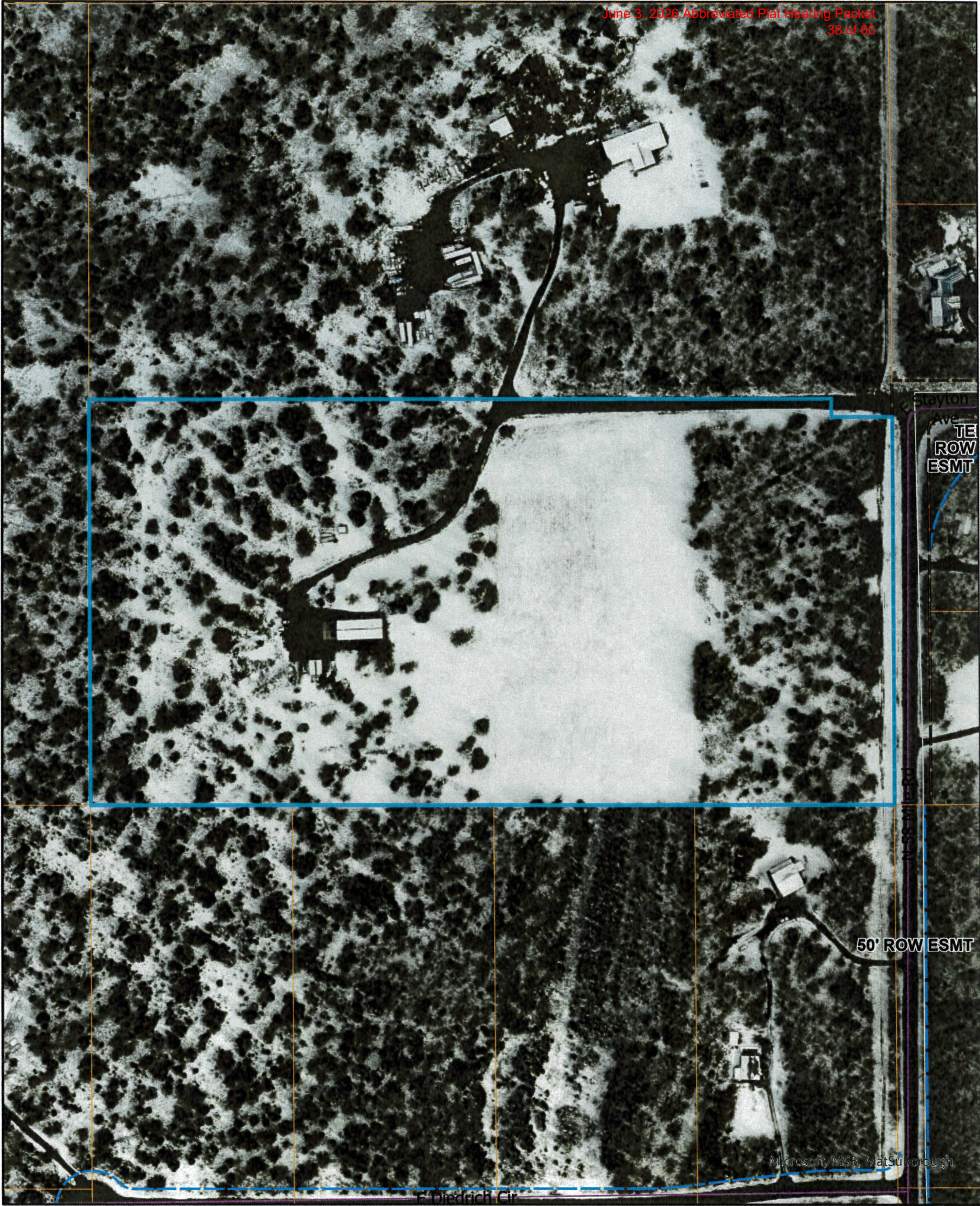
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Submit an average spacing calculation showing that each proposed lot can meet access spacing requirements. If spacing cannot be met, grant a common access easement to provide shared access for proposed Lots 1 & 2.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED 58 AND STAYTON SUBDIVISION
LOCATED WITHIN
SECTION 30, T19N, R03E, SEWARD MERIDIAN
ALASKA

SU 13 MAP





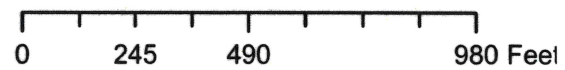
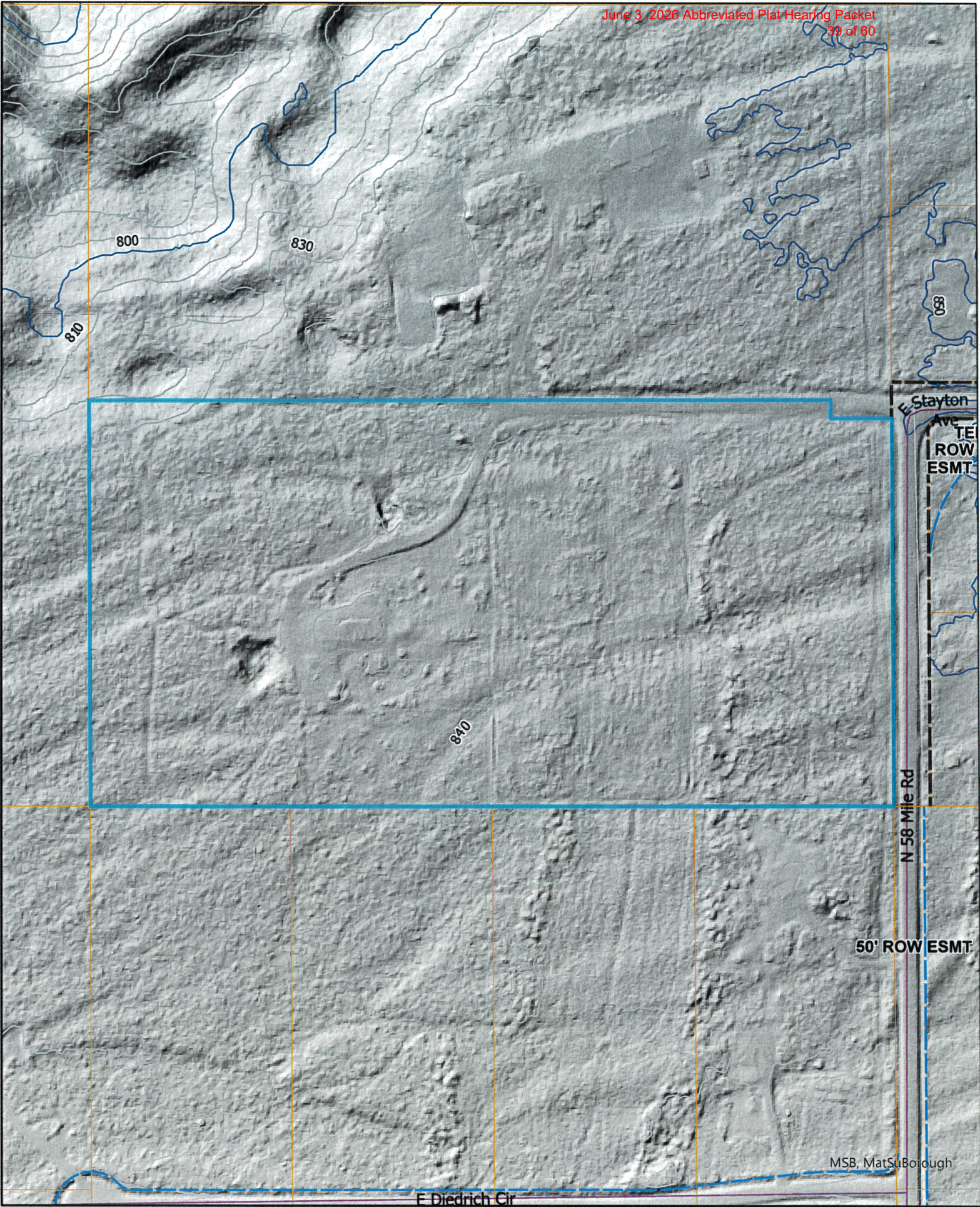
Stayton Ave
TE ROW
ESMT

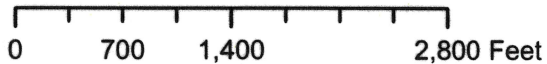
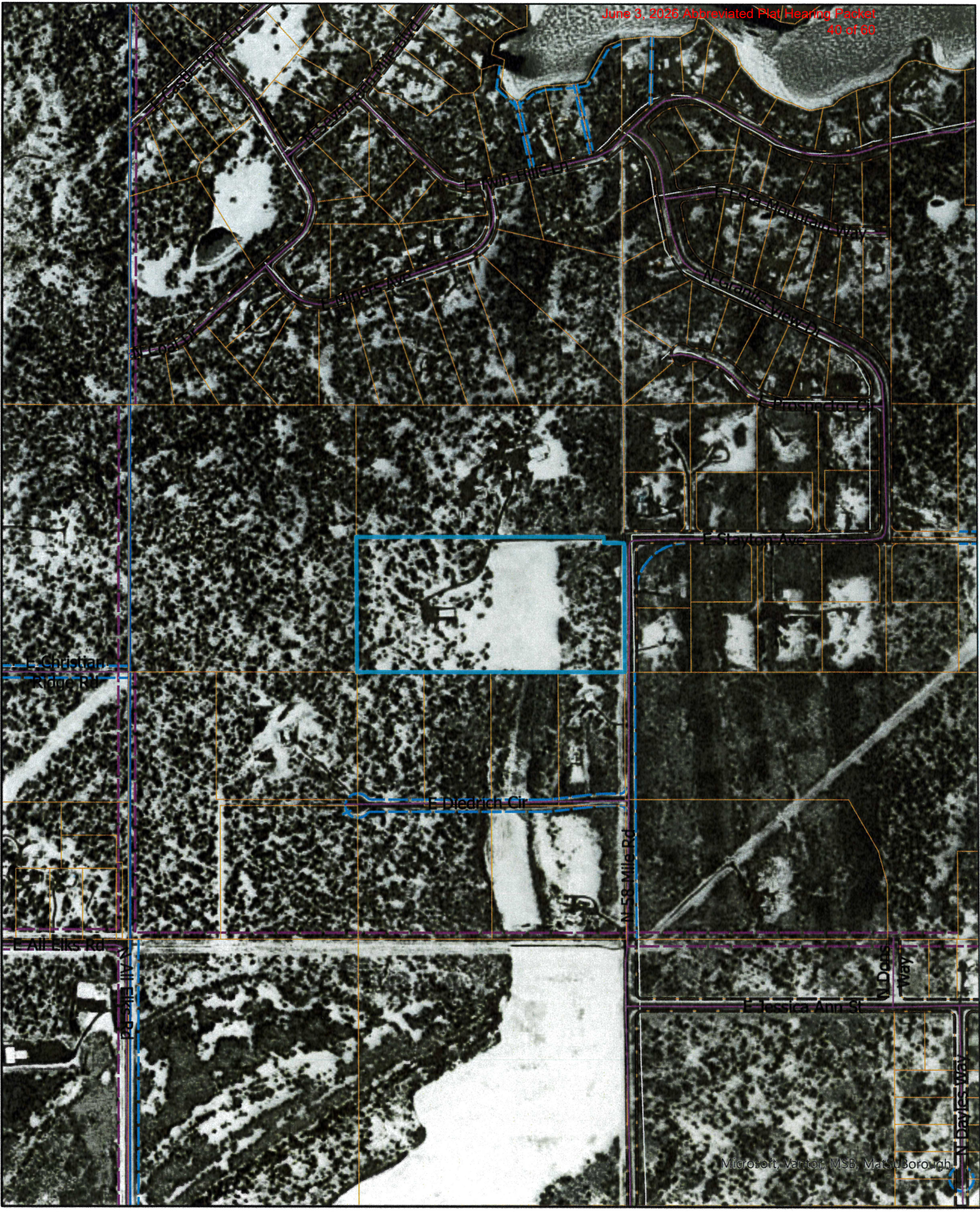
50' ROW ESMT

Microson, MSB, MatSuroough



0 245 490 980 Feet







HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



NOTES
1. THE MAPS SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SITKINA BOROUGH MAPS
PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (CORSE/ EPOCH 2011.0)

RECEIVED

APR 29 2026

PLATTING

SUTTON, ALASKA
58 AND STAYTON
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 25-341C
DESIGN: CEH
DRAWN BY: LS
CHECKED BY: CEH
SCALE
11x17: 1" = 100'
22x34: 1" = 50'
REVISION DATE:
04-15-26

REFERENCE NUMBER:
V-2.0

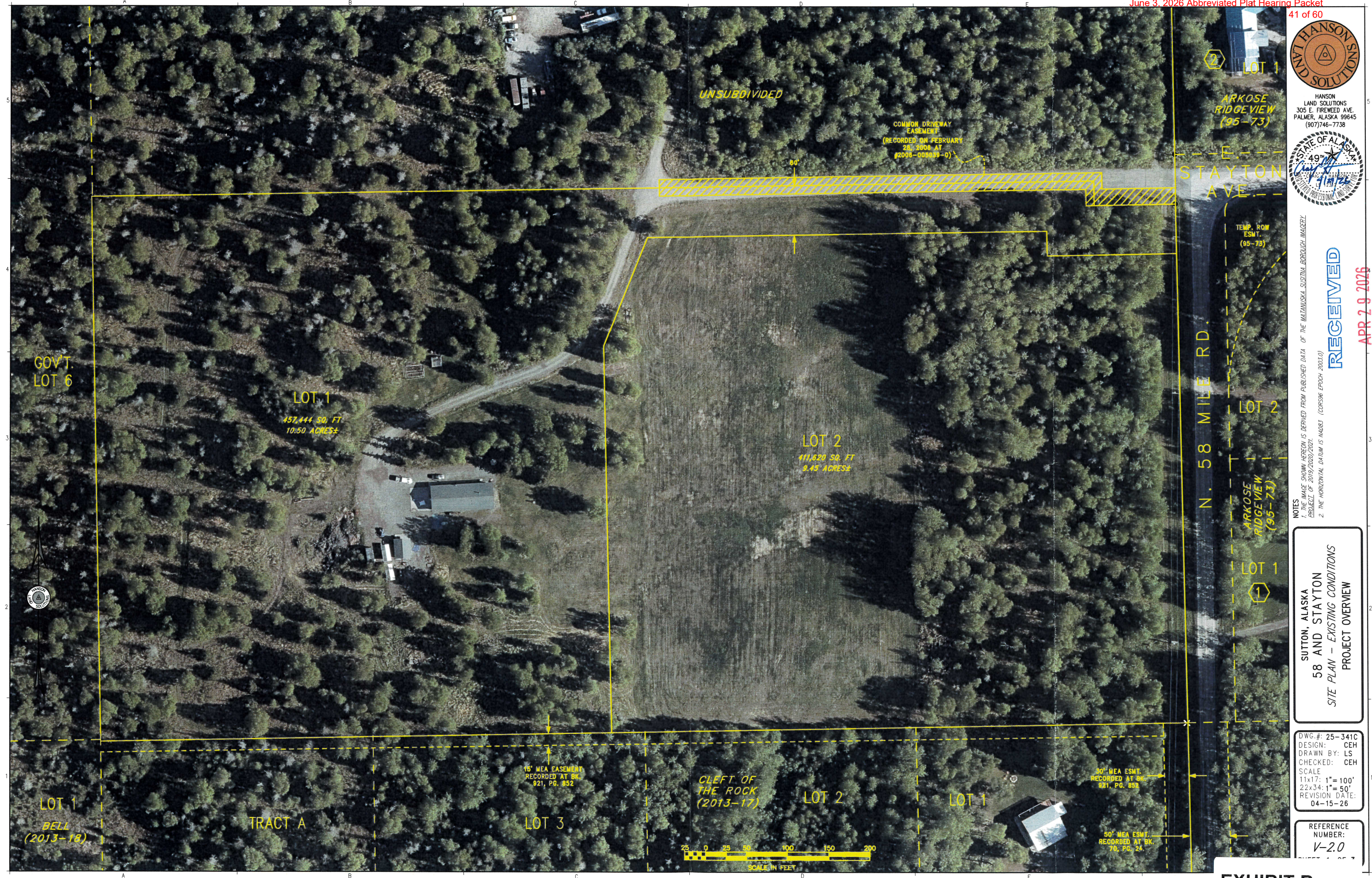


EXHIBIT B

LEGEND

- MEASURED DATA
- RECORD PER PLAT (2013-17)
- RECORD PER PLAT (95-73)
- RECORD PER PLAT (2013-18)
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- BLOCK
- WATER WELL
- PEDESTAL TELEPHONE
- ELECTRIC TRANSFORMER BOX
- ANCHOR GUY
- TANK PETROLEUM (ABOVE GROUND)
- TANK PROPANE (ABOVE GROUND)
- UTILITY POLE
- METER, ELECTRIC
- SIGN (PUBLIC)
- CLEANOUT (SEWER)
- FENCE
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- ASPHALT ROAD/DRIVEWAY
- POST

UNSUBDIVIDED

GOV'T. LOT 6

LOT 1
457,444 SQ. FT
10.50 ACRES±

LOT 2
411,620 SQ. FT
9.45 ACRES±

LOT 1
ARKOSE RIDGEVIEW (95-73)

E. STAYTON AVE.

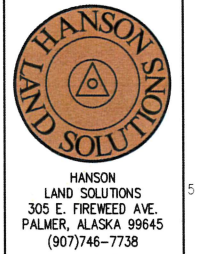
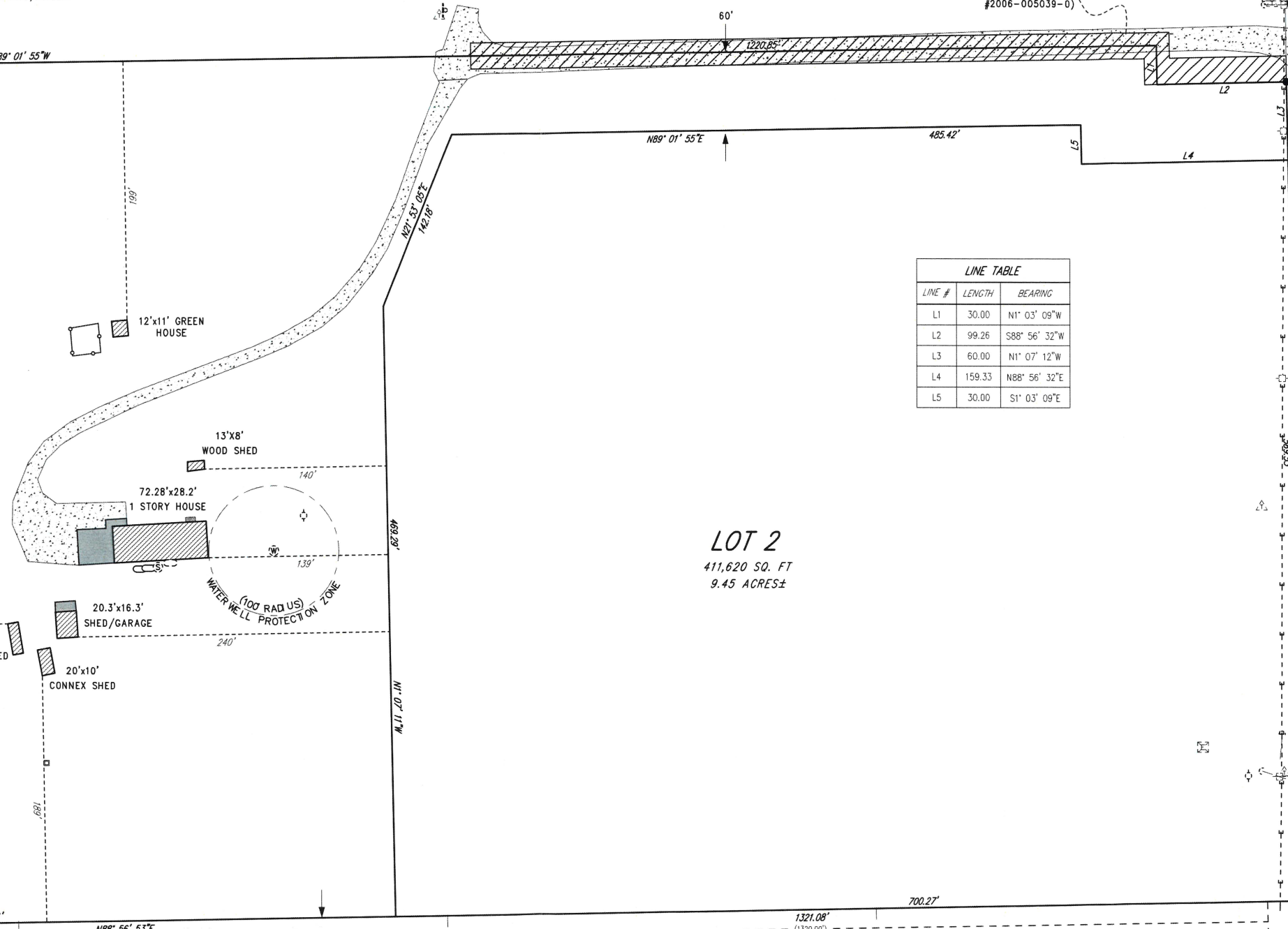
TEMP. ROW ESMT. (95-73)

LOT 2
ARKOSE RIDGEVIEW (95-73)

LOT 1

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00	N1° 03' 09"W
L2	99.26	S88° 56' 32"W
L3	60.00	N1° 07' 12"W
L4	159.33	N88° 56' 32"E
L5	30.00	S1° 03' 09"E



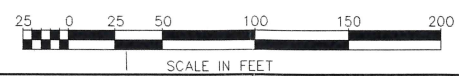
NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON MAY 11, 2024. ALL MEASUREMENTS WERE FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

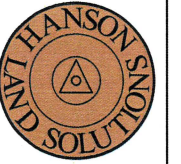
RECEIVED
APR 29 2026
PLANNING

SUTTON, ALASKA
58 AND STAYTON
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

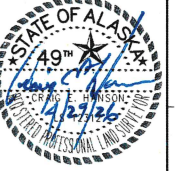
DWG. #: 25-341C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1" = 100'
22x34: 1" = 50'
REVISION DATE:
04-15-26

REFERENCE NUMBER:
V-2.1
SHEET 2 OF 3





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



NOTES:
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA DIGITAL BOROUGHS
LAND IMAGERY PROJECT OF 2017/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CORUS6 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

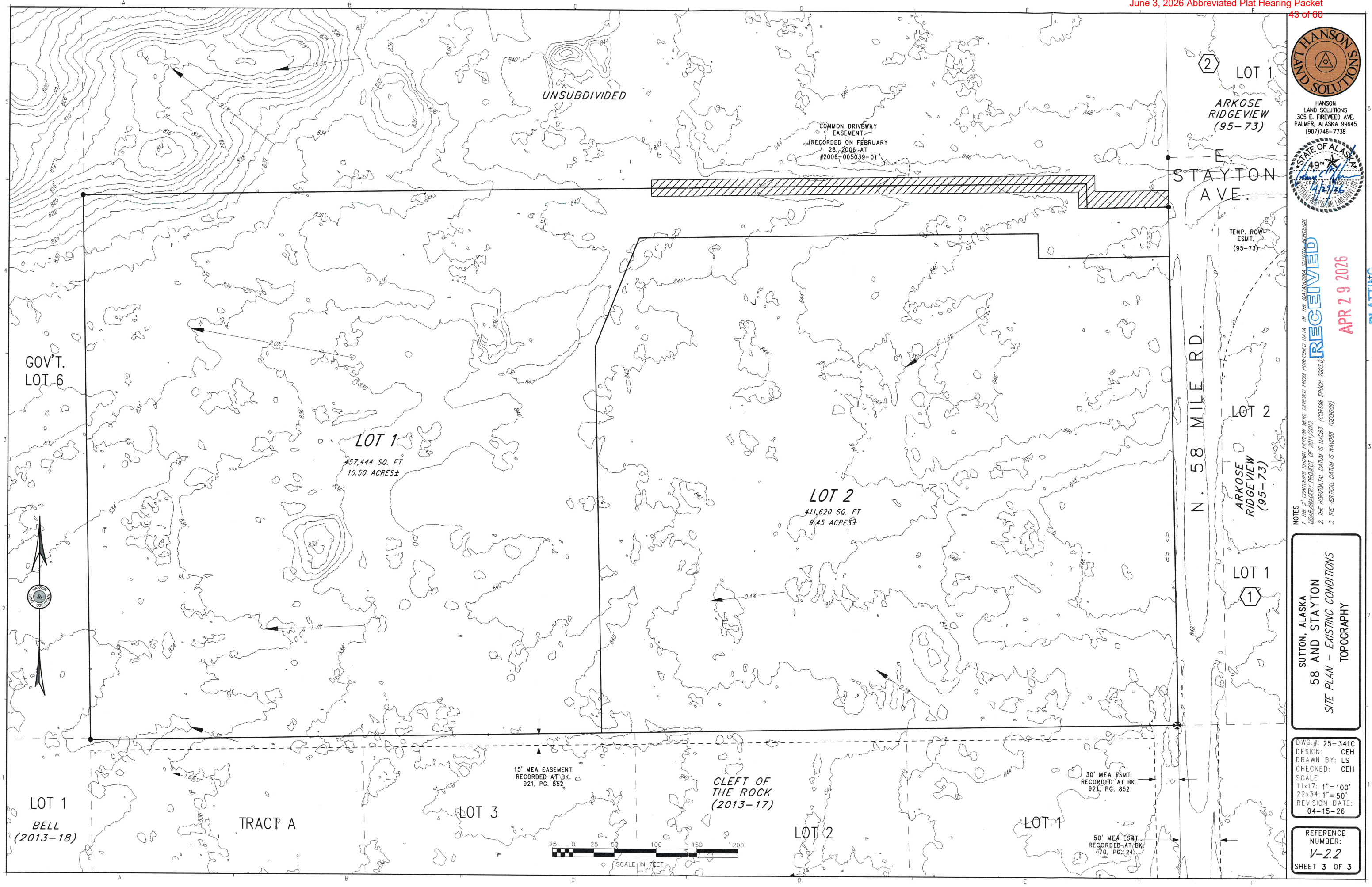
RECEIVED

APR 29 2026
PLATTING

SUTTON, ALASKA
58 AND STAYTON
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG. #: 25-341C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
04-15-26

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



UNSUBDIVIDED

COMMON DRIVEWAY
EASEMENT
(RECORDED ON FEBRUARY
28, 2006 AT
#2006-005039-0)

LOT 1
ARKOSE
RIDGEVIEW
(95-73)

STAYTON
AVE.

TEMP. ROW
ESMT.
(95-73)

N. 58 MILE RD.

LOT 2
ARKOSE
RIDGEVIEW
(95-73)

LOT 1
1

LOT 1
457,444 SQ. FT
10.50 ACRES±

LOT 2
411,620 SQ. FT
9.45 ACRES±

GOV'T.
LOT 6

LOT 1
BELL
(2013-18)

TRACT A

LOT 3

CLEFT OF
THE ROCK
(2013-17)

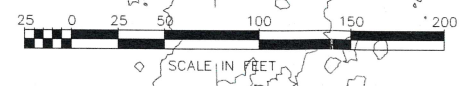
LOT 2

LOT 1

15' MEA EASEMENT
RECORDED AT BK.
921, PG. 852

30' MEA ESMT.
RECORDED AT BK.
921, PG. 852

50' MEA ESMT.
RECORDED AT BK.
970, PG. 24



HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



USEABLE AREA: TOPOGRAPHIC NARRATIVE

58 MILE

A SUBDIVISION OF

SI/2 NE1/4 SW1/4, LESS THE NORTH 30 FEET OF THE EAST 100 FEET OF SECTION 30, T.19N., R.3E.

INTRODUCTION

The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property

NARRATIVE

Lot 1 of the proposed 58 Mile subdivision contains 10.76 acres of land. Lot 2 contains 9.19 acres of land (over 400,000 square feet). Lot 1 is primarily tree covered with a mixture of Spruce, Birch, Cottonwood. The east half of Lot 2 is more densely wooded and the west Half of Lot 2 is an open field. A gravel driveway runs westward from 58 Mile Road along the north boundary of Lot 1 to approximately the end of the flagpole portion of the lot and turns southwesterly, leading to a house with outbuildings.

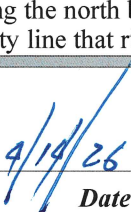
Both lots are essentially flat. The lands slopes westward at approximately 2%.

There are no known debris burial sites on Lot 1 or Lot 2. There are no known wetlands or open bodies of water on or near Lot 1 or Lot 2.

There is an existing well and septic system associated with the house on Lot 1. There is a Common Driveway Easement that runs along the north boundary of Lot 1 for approximately the length of the flagpole portion. And there is a utility line that runs along the east boundary of the subdivision.



Craig E. Hanson PLS
Professional Land Surveyor



Date





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

May 7, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-000057; PLT-21-8-3435; HO 07 Brotherton; Douglas Brotherton (N. Pittman Road)**
 - No objection to lot division.
 - No direct access to Pittman Road will be granted. Recommend shared access to Meadow Lakes Road, outside of DOT&PF Pittman Road right-of-way.
 - Add plat note: "No direct access all lots to Pittman" or similar.
 - Please be advised that the parcel is in the vicinity of the [Seldon Road Extension Phase 2 Project](#) and the [Pittman Road Shoulder Widening and Slope Flattening Project](#). For more information on the Seldon Extension project, contact Project Manager Chris Bentz at chris.bentz@alaska.gov or 907-269-0652. For more information on the Pittman Road Project contact Project Manager Kristina Busch at Kristina.busch@alaska.gov or 907-269-0567.

- **PLT-21-8-3402; SU 13 HLS Logan; Draves Logan (58 Mile Road)**
 - No objection to lot division.
 - Recommend dedicating flag portion of Lot 1 as public road to align with E Stayton Ave.
 - Future subdivision of lots may require consolidated access and internal circulation.
 - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing or new access to 58 Mile Road for both lots. 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 Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

"Keep Alaska Moving."

EXHIBIT D

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) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

cc: 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
Chris Post, Acting Highway Design Chief, DOT&PF

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, May 5, 2026 3:28 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC 58 and Stayton (MG)

Hello,

58 Mile Road is classified as a minor collector on the OSHP. PD&E comments that the proposed access points shall be shown on the preliminary plat per 2022 Subdivision Construction Manual A04.3 (d). If a shared access is intended for lots 1 & 2 and 19N03E30C007 than a common access easement should be shown on the preliminary plat.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, May 4, 2026 5:04 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; tjb907@mtaonline.net; jaylevan1@mtaonline.net; suttoncommunitycouncil@gmail.com; nbertelssutton@hotmail.com; ezrawalls96@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@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 58 and Stayton (MG)

Hello,

The following link is a request for comments for the proposed 58 and Stayton. Please ensure all comments have been submitted by May 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[58 and Stayton](#)

Matthew Goddard

From: Permit Center
Sent: Tuesday, May 5, 2026 8:44 AM
To: Matthew Goddard
Subject: RE: RFC 58 and Stayton (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: Monday, May 4, 2026 5:04 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; tjb907@mtaonline.net; jaylevan1@mtaonline.net; suttoncommunitycouncil@gmail.com; nbertelssutton@hotmail.com; ezrawalls96@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@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 58 and Stayton (MG)

Hello,

The following link is a request for comments for the proposed 58 and Stayton.
Please ensure all comments have been submitted by May 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[58 and Stayton](#)

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: May 16, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat 58 and Stayton 2026-050

There are no open or active Code Compliance Cases on the existing lot.

No objection to moving forward to create two new lots from the existing parcel as proposed.

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 12, 2026 6:15 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC 58 and Stayton (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: Monday, May 4, 2026 5:04 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; tjb907@mtaonline.net; jaylevan1@mtaonline.net; suttoncommunitycouncil@gmail.com; nbertelssutton@hotmail.com; ezrawalls96@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@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 58 and Stayton (MG)

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

Hello,

The following link is a request for comments for the proposed 58 and Stayton. Please ensure all comments have been submitted by May 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[58 and Stayton](#)

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, May 7, 2026 2:33 PM
To: Matthew Goddard
Subject: RE: RFC 58 and Stayton (MG)
Attachments: 311-1997-019462-0.tif; 311-1998-018632-0.tif

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

Hello,

MTA request the 30' T&E to be shown on the east side along 58 Mile Road.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, May 4, 2026 5:04 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; tjb907@mtaonline.net; jaylevan1@mtaonline.net; suttoncommunitycouncil@gmail.com; nbertelssutton@hotmail.com; ezrawalls96@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@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 58 and Stayton (MG)

Hello,

MATANUSKA ELECTRIC ASSOCIATION, INC.

RIGHT OF WAY EASEMENT

BOOK **0921** PAGE **852**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),
Tonya Brownlow, Michelle Smith Battista, Susan Y. Jones, Janet Gallardo,
Toni Diedrich, Teresa Roy, Kelley Smith, April Seybold, Richard Diedrich
and Michael Smith

(unmarried)(husband and wife), whose address is P O Box 46, Palmer, Alaska 99645 _____

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

The following easements within Section 30, T19N, R3E, S.M.: The East 30 feet of the NE1/4SW1/4; the East 30 feet of the N1/2SE1/4SW1/4; the South 15 feet of the NE1/4SW1/4; and the North 15 feet of the N1/2SE1/4SW1/4.

being in Section **30**, Township **19N**, Range **3E**, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within **15** feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23 day of October, 1997.

(see attached supplemental sheets) Grantor
Teresa Roy Grantor
TERESA ROY

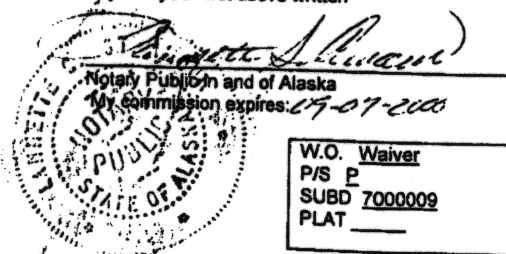
* STATE OF ALASKA)S-

THIS IS TO CERTIFY that on this 23 day of October, 1997 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

TERESA ROY

H:\ROWFORMS\EASEMENT.DOT
FOR DISTRICT RECORDERS USE

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



W.O. Waiver _____	MISC _____
P/S P _____	MAP <u>19-M-7</u>
SUBD <u>7000009</u>	QUAD <u>C</u>
PLAT _____	EASE _____

SEAL

MATANUSKA ELECTRIC ASSOCIATION EASEMENT

BOOK 0921 PAGE 853

GRANTOR:

Toni Diederich
TONI DIEDRICH

Richard Martin Diederich by
Toni Lee Diederich ATF
RICHARD MARTIN DIEDRICH BY
TONI LEE DIEDRICH ATTORNEY-IN-FACT

* STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 25th day of October, 1997 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such personally appeared TONI LEE DIEDRICH, individually and as ATTORNEY-IN-FACT for RICHARD MARTIN DIEDRICH, known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

[Signature]
Notary Public in and for Alaska
My commission expires: 1997.3.20



Matanuska Electric Association Easement

Grantor:

Michelle Battista
Michelle Battista who acquired title as
Michelle Smith

BOOK 0921 PAGE 855

State of New York)
County of QUEENS)

THIS IS TO CERTIFY that on this 20th day of October, 1997 before me, the undersigned, a Notary Public in and for the State of New York, duly commissioned and sworn as such personally appeared Michelle Battista known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Isabelle H. Makiki
Notary Public in and of New York
My commission expires: _____

ISABELLE H. MAKIKI
Notary Public, State of New York
No. 01H46041510
Qualified in Queens County
Commission Expires April 03, 1999

Matanuska Electric Association Easement

Grantor:
Tonya Brownlow
Tonya Brownlow

BOOK 0921 PAGE 856

State of Minnesota)
County of Houston)

THIS IS TO CERTIFY that on this 17th day of October, 1997 before me, the undersigned, a Notary Public in and for the State of Minnesota, duly commissioned and sworn as such personally appeared TONYA BROWNLOW known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Jennifer Newman
Notary Public in and of
My commission expires: 1-31-2000



019462
PALMER
RECORDING DISTRICT

37-

ISSUED - 7 PM 2:53

REQUESTED BY MEA

Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned ROLAND H. & TERESA J. ROY (hereinafter called GRANTOR, whether one or more) for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, and easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems to license, permit or otherwise agree to the joint use or occupancy of the easement, cables/lines, or systems by any other firm or corporation for telecommunications or electrification purposes, utilizing such facilities, under, upon, over, and through lands which the under-signed owns or in which the undersigned has an interest and/or in upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises and said GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, THIRD Judicial District, State of Alaska, Section (s) 30, Township(s) 19 NORTH, Range(s) 3 EAST, Seward Meridian, Alaska. Said easement is more particularly described as:

A thirty-foot wide easement along the easterly property line of the SE4SE4SW4 of Section 30, also known as Matanuska Susitna Borough Tax Parcel C3.

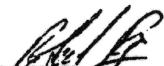
The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

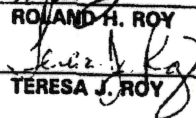
TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

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

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 28th day of August, 1998.

Corporate Seal (when required)


 _____ Grantor
 ROLAND H. ROY


 _____ Grantor
 TERESA J. ROY

 Grantor

 Grantor

BOOK 0973 PAGE 950

Addendum to Document Area
To Be Used For Additions, Changes, Corrections, and
Extend Property Descriptions

Grantor's Address

Grantee's Address

ROLAND & TERESA ROY
P.O. BOX 34
SUTTON AK 99674

Matanuska Telephone Association, Inc.
P.O. Box 3550
Palmer, Alaska 99645

STATE OF ALASKA) SS

FOR DISTRICT RECORDERS USE

THIS IS TO CERTIFY that on this 28th day of August, 1998, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ROLAND H. ROY

TERESA J. ROY
known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Susan Y. Jones
Notary Public in and for Alaska
My commission expires: 9-20-99

018632 18
PALMER
RECORDING DISTRICT

1998 SP 22 PH 12: 10
REQUESTED BY
MEAT

RETURN TO: MTA-Real Estate & Properties
P.O. Box 3550
Palmer, AK 99645-3550

SEAL

W.O. 984745249
SUBD. _____
PLAT _____
EASEMENT _____



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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

LINE #	LENGTH	BEARING
L1	30.00	N0° 09' 48" W
L2	99.19	S89° 49' 53" W
L3	60.00	N0° 13' 51" W
L4	159.26	N89° 49' 53" E
L5	30.00	S0° 09' 48" E

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1, A RECOVERED 1/2" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 42' 15.04" N 148° 59' 24.82" W
3. 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.
4. 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 PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENT RECORDED ON AUGUST 18, 1961 IN BOOK 37, PG. 331 AND ON APRIL 27, 1998 IN BOOK 945, PG. 825.

LEGEND

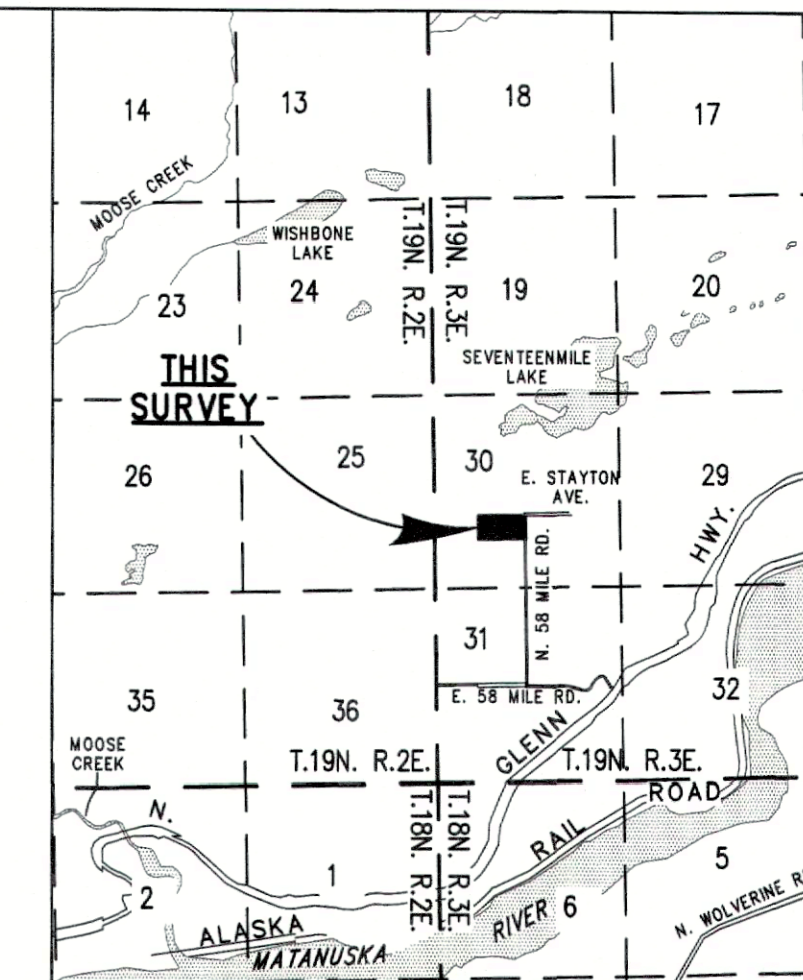
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER PLAT (2013-17)
- (N74°45'W) [254.70'] RECORD PER PLAT (95-73)
- (N74°45'W) [254.70'] RECORD PER PLAT (2013-18)
- (N74°45'W) ((254.70')) RECORD PER PLAT (2018-70)
- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 3/8" REBAR
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊕ RECOVERED 1" IRON PIPE



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP SU12, SU13, IN09, IN16, PA03, PA02 1"=5280'

CERTIFICATE OF OWNERSHIP

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

LOGAN DRAVES (OWNER) _____ DATE _____

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy APR 29 2026
PLATTING

A PLAT OF
58 AND STAYTON
A REPLAT OF
1/2 NE 1/4 SW 1/4, LESS THE NORTH 30 FEET OF THE EAST 100 FEET OF SECTION 30, T.19N., R.3E.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
1/2 NE 1/4 SW 1/4 SEC. 30, T.19N. R.3E. SM, AK
CONTAINING 19.95 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

GOV'T. LOT 6

UNSUBDIVIDED

COMMON DRIVEWAY EASEMENT
(RECORDED ON FEBRUARY 28, 2006 AT #2006-005039-0)

LOT 1
ARKOSE RIDGEVIEW (95-73)

E. STAYTON AVE.

LOT 2

ARKOSE RIDGEVIEW (95-73)

LOT 1
1

LOT 2

TKM ACRES (2018-70)

LOT 1
BELL (2013-18)

TRACT A

LOT 3

CLEFT OF THE ROCK (2013-17)

LOT 2

LOT 1

