STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 19, 2020

ABBREVIATED PLAT:       MILLHOUSE ESTATES
LEGAL DESCRIPTION:       SEC 2 & 11, T17N, R1W, SEWARD MERIDIAN, AK
PETITIONER:             SANDRA D. MILLHOUSE
SURVEYOR:               BULL MOOSE SURVEYING
ACRES: 12.4             PARCEL: 1

REVIEWED BY:            PEGGY HORTON            CASE: 2020-009

REQUEST

The request is to combine Tax Parcel D4 (Government Lot 9) in Section 2 and Tax Parcels A19 & A20 (Parcels 1 & 2, MSB Waiver 85-22-PWM, recorded as 85-108W) in Section 11, into one lot to be known as Tract A, Millhouse Estates, containing 12.4 acres, more or less. Located directly northwest of E. Palmer-Wasilla Hwy. and west of E. Myrtle Ave. with lake frontage on Wasilla Lake, within the SE¼ Section 2 and the NE¼ Section 11, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS
Vicinity Maps             Exhibit A

COMMENTS
MSB DPW                   Exhibit B
Fire Code                 Exhibit C
SOA DNR                   Exhibit D
ADOT&PF                   Exhibit E
COW Comments              Exhibit F
MEA                       Exhibit G
MTA                       Exhibit H
Enstar                    Exhibit I
GCI                       Exhibit J

DISCUSSION

Access: This parcel has frontage on E. Palmer-Wasilla Hwy. and frontage on E. Myrtle Ave. E. Myrtle Ave. is a 30’ wide public right-of-way dedicated on the plat of BMB Subdivision, Plat #86-154. There is a 33’ wide section line easement within Hardisty’s Wasilla Lake.
Subdivision, which does not continue across this property according to the project surveyor’s research. There is an existing driveway onto E. Palmer-Wasilla Hwy.

**Topography & As-Built:** The surveyor’s as-built and topographic information are shown on the preliminary plat and meet the requirements of MSB 43.15.016(A). There are structures on the property. There is a dwelling shown on the as-built that is 16’ from the Palmer-Wasilla Hwy. right-of-way. This violation of setback restrictions must be resolved prior to recordation (**Recommendation #2**).

The Flood Hazard Areas are shown on the plat, if any future development occurs within the flood hazard areas, a flood hazard development permit will be required. The outhouse and dwelling do not need flood hazard development permits at this time.

**Comments:** MSB DPW had no comments (**Exhibit B**). Fire Code has no issue with this (**Exhibit C**).

SOA DNR DML&W, Survey Section commented that if section line easements exist within this subdivision, that they be depicted and labeled on the final plat (**Exhibit D**). ADOT&PF stated no change to existing access will be granted (**Exhibit E**).

City of Wasilla has no comments (**Exhibit F**). Staff notes this property is within one mile of the City of Wasilla.

MEA requests three recently recorded easements by listed in the plat notes (**Exhibit G** (**Recommendation #3**). MTA requests a 15’ wide utility easement adjacent to the Palmer-Wasilla Hwy right-of-way (**Exhibit H**). Staff notes MSB 43.15.025(A)(2) *Abbreviated Plats*, does not allow dedications for these types of plats. Enstar has no comments (**Exhibit I**). GCI has no comments (**Exhibit J**).

**FINDINGS of FACT:**

1. The proposed preliminary plat for Millhouse Estates is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.

2. There are no section line easements on this property.

3. There is a structure 16’ from the Palmer-Wasilla Hwy, which violates MSB 17.55. The violation will need to be resolved prior to recordation.

4. There is a ruined dwelling on a concrete foundation, which is 19’ from Wasilla Lake. This was determined not to be a structure according to MSB 17.55 definitions.

5. There were no objections from any borough departments, outside agencies, or the public.

6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Millhouse Estates, contingent upon:

1. Pay mailing and advertising fee.

2. Obtain legal non-conforming determination or grandfather rights for dwelling that is 16’ from E. Palmer-Wasilla Hwy. or otherwise resolve the setback violation.

3. Show or list all easements of record on the final plat.

4. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.

5. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

6. Submit recording fees; payable to DNR.

7. Submit final plat in full compliance with Title 43.
Peggy Horton

From: Jamie Taylor
Sent: Monday, February 10, 2020 11:54 AM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, January 22, 2020 3:39 PM
To: Allen.kempelen (Allen.kempelen@alaska.gov) <Allen.kempelen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; samantha.carroll@alaska.gov; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gni.com
Subject: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a one-lot subdivision off the Palmer-Wasilla Hwy, just outside the City of Wasilla. RSA 25. Please review and provide any comments by February 10, 2020.

https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/ElwChQJb1vxHqao5AUYgzusBWDFHPyWGtfY-xrayk45Wg?e=gnvoh1

EXHIBIT B
Peggy Horton

From: Fire Code
Sent: Friday, February 7, 2020 12:31 PM
To: MSB Platting
Subject: RE: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

Peggy,
Fire Code has no issue with this.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, January 22, 2020 3:39 PM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov;
Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; samantha.carroll@alaska.gov; George C Horton (DNR)
(george.horton@alaska.gov) <george.horton@alaska.gov>; James Walker (james.walker2@alaska.gov)
<james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil;
pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net;
hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code
<Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer
<Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>
; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson
<james.jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning
<MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco
<Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center
<Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto
<Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Ted Leonard <Ted.Leadon@matsugov.us>
; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com;
ospdesign@gci.com
Subject: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

Good Afternoon,
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the City of Wasilla. RSA 25. Please review and provide any comments by February 10, 2020.

https://matsugovus-
my.sharepoint.com:/f/g/personal/peggy_horton_matsugov_us/EIwCh0JblvxHqaoSAUYgzusBWDFHPy_WGtfy-
xrayk45Wg?e=gnvohh
NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause
some viewing problems.

Thank you,
Peggy Horton

EXHIBIT C
Good Morning Peggy.

If section-line easements exist within this subdivision the DNR, DML&W, Survey Section requests that they be depicted and labeled on the final plat.

Thank you for the opportunity to comment.

Regards,

George Horton, PLS, CFedS
Land Surveyor I
DNR, DML&W, Survey Section
550 W. 7th AVE; Suite 650
Anchorage, Alaska 99501
(907) 269-2610
http://dnr.alaska.gov/mlw/survey/

“It’s a dangerous business going out of your door. You step into the Road, and if you don’t keep your feet, there is no knowing where you might be swept off to.” Bilbo Baggins
January 31, 2020

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plat:

- **Tax Map PA 05, Sec 29, T18N, R02E (Moffitt)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plat and has the following comment:

- **Brookwood Commercial Park (RFN Properties)**
  - No direct access will be granted to Knik-Goose Bay Road. All access must be to Hard Rock Circle.

- **Jar Subdivision (Granite Construction Company)**
  - As per out comments from 11/04/2019, no direct access will be granted to the Glenn Highway from any of the lots. All lots must access via Grandview Road. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.

- **Millhouse Estates (Millhouse)**
  - No change to existing access will be granted.

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

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

Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
The City of Wasilla Planning and Public Works departments do not have any comments. Thanks!

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Tuesday, January 28, 2020 11:40 AM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: FW: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, January 22, 2020 3:39 PM
To: Allen.kemplen <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; samantha.carroll@alaska.gov; George C Horton (DNR) <george.horton@alaska.gov>; James Walker (James.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; davemtp@mtaonline.net; hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irisk <Jill.Irisk@matsugov.us>; Eric Phillips <EricPhillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Cente <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto

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

MEA comments to include these three easements in the plat notes.

Thank you.

Tammy Simmons, SR/WA
Right of Way Technician
907-761-9276

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,
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https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/ElwChOJbyxHqao5AUYgzsBWDFHPy_WGtfY-xrayk45Wg?e=gnvohh
MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

whose address is 121 N Northshore Dr, Wasilla, AK 99654

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 99564, and to its successors or assigns,
the right to enter upon the lands of the undersigned, situated in the Palmer Recording District,
State of Alaska, and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

being in Section 11, Township 17 N, Range 1 W, 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, pedestal, transformer
capsules, to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located
within 15 feet of the center line of said line or system, or that may interfere with or threaten to
endanger the operation and maintenance of said line or system (including any control of the growth of
other vegetation in the right of way which may incidentally and necessarily result from the means of control
employed); to keep the easement clear of all buildings, structures or other obstructions.

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 or 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 or 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 as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 4 day of

Larry Farrell
Grantor

Larry Farrell
Grantor

STATE OF ALASKA

THIS IS TO CERTIFY that on this 4 day of April 2020, before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Larry Farrell

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

My commission expires 3-14-28

Notary Public in and of Alaska

State of Alaska
NOTARY PUBLIC
Shirley Glass

W/O $72281 Sub 7500 15.5 Plat
P/5 Misc Map 17-3 2 Quad
Pole 11 45 3 Easement 200 20 10
Return to: MEA, PO Box 2929, Palmer, AK 99564

EXHIBIT G-2
EXHIBIT A

A tract of land located in Section Lot 9; Section 2 and Section Lot 7, Section 11, Township 17 North, Range 1 West of the Second Meridian, Alaska and more fully described as follows:

Beginning at the Section Corner common to Sections 1, 2, 11 and 12, of said Township and Range; thence North 89° 59' 00" West along the Section Line a distance of 252.66 feet to a house on a noddy corner on Vasuilla Lake; thence North 89° 48' 40" West along the Section Line a distance of 56.67 feet to a house on a lessor corner on Vasuilla Lake, the true point of beginning; thence North 89° 48' 40" West along the Section Line a distance of 114.23 feet to the ordinary high water line of Vasuilla Lake; thence following said ordinary high water line North 79° 12' 28" East a distance of 30.91 feet; thence North 29° 45' 19" East a distance of 144.32 feet; thence North 29° 45' 19" East a distance of 60.00 feet; thence South 29° 39' 06" East a distance of 232.01 feet to the true point of beginning. Said tract being Section Lot 9, Section 2, Township 17 North, Range 1 West of the Second Meridian, Alaska.

Also beginning at the Section Corner common to Sections 1, 2, 11 and 12, of said Township and Range thence North 89° 59' 00" West along the Section Line a distance of 252.66 feet to a house on a noddy corner on Vasuilla Lake; thence North 89° 48' 40" West along the Section Line a distance of 56.67 feet to a house on a lessor corner on Vasuilla Lake, the true point of beginning; thence following along the ordinary high water line of Vasuilla Lake North 89° 29' 19" East a distance of 163.77 feet; thence North 79° 12' 28" East a distance of 30.91 feet; thence leaving said ordinary high water line North 29° 45' 19" East a distance of 144.32 feet to the right of way line of the Palmer-Vasuilla Highway; thence along said right of way South 65° 11' 25" West a distance of 173.00 feet; thence South 29° 39' 06" West a distance of 60.00 feet to the intersection of the ordinary high water line of Vasuilla Lake; thence following along the ordinary high water line North 34° 56' 00" West a distance of 552.86 feet; thence North 63° 01' 20" West a distance of 125.72 feet; thence North 63° 01' 20" West a distance of 115.07 feet; thence North 79° 12' 28" East a distance of 30.91 feet; thence leaving said ordinary high water line and following along the Section Line South 79° 12' 28" East a distance of 114.23 feet to the true point of beginning. Said tract being a portion of Section Lot 1, Section 11, Township 17 North, Range 1 West of the Second Meridian, Alaska.

Containing 7.049 acres more or less.

A19 is all of the above described tract.

Lying within Section II.

Remainder is 0.004.

EXHIBIT G-3
Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

Betty Roth Betts

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

A 10X15' easement located in the southwest corner along the north boundary of the New Palmer/Wasilla Highway near Wasilla Lake in Section Lot One (1) of Section 11, T17N, R1W, S.8, Alaska, and a 10X25' easement located adjacent to the North boundary of the New Palmer/Wasilla Highway in a portion of the NW1/4 of the NW1/4 of Section 12, T17N, R1W, S.8, Alaska, both easements being reflected on the attached EXHIBIT "A" marked in red and by this reference made a part hereof.

Being in Section 11 & 12, Township 17N, Range 1W, S.8., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 50 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 16th day of June, 1981

Betty Roth Betts

LS.

LS.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 16th day of June, 1981, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared

Betty Roth Betts

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 16th day of June, 1981 in this certificate first above written.

My commission expires:

EXHIBIT G-4

<table>
<thead>
<tr>
<th>W.</th>
<th>10206</th>
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</table>
MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL BY THESE PRESENTS, that the undersigned, whether one or more,

Sandra D. Millhouse

whose address is 706 Box 875574 Wasilla State Ak, zip 99687,

for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the
"Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns,
the right to enter upon the lands of the undersigned, within the Palmer Recording District, Third Judicial
District, State of Alaska, and more particularly described as:

[Insert lot, block, subdivision or township, range, section, quarter(s)]

Township 14N Range 79W Section 11 lot 1 A-20 (see attached)
Tax parcel A-19 and A-20

being in Section 11, Township 14N Range 79W SM, to construct, reconstruct, re-phase, 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 and/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 machinery or otherwise of trees and shrubbery located within 15 feet of the center
line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance
of said line or system (including any control of the growth of other vegetation in the right of way which may
incidentally and necessarily result from the means of control employed); to keep the easement clear of all
buildings, structures or other obstructions.

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 or 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 or assigns, together with the right of
ingress to and egress from the premises for the purpose herein granted.

Grantees covenant and warrant that they will indemnify, defend and save Grantee harmless from
any and all claims of Grantor’s heirs, remaindermen, successors, beneficiaries, and devisees.

In Witness Whereof, the undersigned set their hand(s) and seal this 10th day of September 2019.

Grantor

STATE OF ALASKA SS-
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 10th day of September 2019, before me, the undersigned, a Notary
Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared
Sandra D. Millhouse Known to me and to me known to be the individual(s) named in, and who
executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same
as a voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and of Alaska
My commission expires April 16, 2022

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

EXHIBIT G-6
PARCEL 2

That portion of Government Lot Eight (8), Section 11, Township 17 North, Range 1 West, Seward Meridian, Third Judicial District, State of Alaska, more particularly described as follows:

Beginning at a point located North 89° 52' East a distance of 155.62 feet from the Southwest corner of Section 1, Township 17 North, Range 1 West, Seward Meridian;

Thence North 26° 57' West a distance of 171.50 feet;

Thence North 47° 27' East a distance of 104.95 feet along the shoreline of Wasilla Lake;

Thence South 82° 05' East a distance of 296.80 feet;

Thence South 29° 16' East a distance of 207.25 feet;

Thence South 89° 41' West a distance of 394.88 feet to the Point of Beginning.

PARCEL 3

A tract of land located in Government Lot One (1), Section 11, Township 17 North, Range 1 West, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Beginning at the Section Corner common to Sections 1, 2, 11 and 12, of said Township and Range; thence North 89° 59' 00" West along the Section line a distance of 623.84 feet to a 5/8" iron pin the True Point of Beginning;

Thence South 89° 59' 00" East along the Section line a distance of 62.25 feet;

Thence South 26° 05' 20" East a distance of 480.26 feet to the right of way of the Palmer-Wasilla Highway;

Thence along said right of way line South 64° 54' 40" West a distance of 375.00 feet;

Thence South 63° 11' 29" West a distance of 80.24 feet;

Thence leaving said right of way line North 14° 22' 23" West a distance of 141.42 feet;

Thence North 33° 02' 38" West a distance of 382.08 feet to the ordinary high water line of Wasilla Lake;

Thence following along said ordinary high water line North 71° 16' 05" East a distance of 60.00 feet;

Thence North 65° 09' 27" East a distance of 299.10 feet;

Thence leaving said ordinary high water line South 0° 01' 00" West a distance of 68.81 feet;

Thence South 89° 56' 00" East a distance of 80.00 feet;

Thence North 0° 01' 00" East a distance of 100.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to The State of Alaska, Department of Transportation and Public Facilities, as described in that certain deed recorded March 27, 1981 in Book 230 at Page 493.
Good morning,

MTA has reviewed the plat for Millhouse Estates. MTA would like to request a 15’ utility easement. Please see the attached plat.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com
February 10, 2020

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

Dear Ms. Horton:

ENSTAR Natural gas company has reviewed the following Abbreviated plats and has no comments or recommendations.

- **Millhouse Estates**
  (MSB Case # 2020-009)
- **Goodwin Estates Master Plan**
  (MSB Case # 2020-005)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

[Signature]

Andrew Fraser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company
Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, February 14, 2020 2:16 PM
To: MSB Platting
Subject: RE: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

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

Hello,

We have no objections to this plat.

Thank you,

JACQUELINE HALL  
GCI | Technician I, GIS Mapping  
w: www.gci.com

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, January 22, 2020 3:39 PM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; samantha.carroll@alaska.gov; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Straw <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,
The link below will take you to a request for comments for a one-lot subdivision off the Palmer-Wasilla Hwy, just outside the City of Wasilla. RSA 25. Please review and provide any comments by February 10, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ElwChOjlvxHqao5AUygzusBWDFHPy_WGtfY- xrayk45Wg?e=gnvohh