

**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.





EXHIBIT A-2

## 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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, January 22, 2020 3:39 PM  
**To:** Allen.kempen (Allen.kempen@alaska.gov) <Allen.kempen@alaska.gov>; tucker.hurn@alaska.gov;  
Melanie.nichols@alaska.gov; kyle.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@gci.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/EIwChOJblvxHqao5AUYgzusBWDFHPy\\_WGtFY-xrayk45Wg?e=gnavohh](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EIwChOJblvxHqao5AUYgzusBWDFHPy_WGtFY-xrayk45Wg?e=gnavohh)

## 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.



*Donald Cuthbert*  
**Fire Marshal**  
Fire & Life Safety Division  
Central Mat-Su Fire Department  
(907) 861-8030  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

---

**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.Leonard@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,  
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/person/peggy\\_horton\\_matsugov\\_us/E1wChOJblvxHqao5AUYgzusBWDFHPy\\_WGtFY-xrayk45Wg?e=gnavohh](https://matsugovus-my.sharepoint.com/:f/g/person/peggy_horton_matsugov_us/E1wChOJblvxHqao5AUYgzusBWDFHPy_WGtFY-xrayk45Wg?e=gnavohh)

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

## Peggy Horton

---

**From:** Horton, George C (DNR) <george.horton@alaska.gov>  
**Sent:** Wednesday, February 5, 2020 9:21 AM  
**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.]

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. 7<sup>th</sup> 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*

**From:** MSB Platting <Platting@matsugov.us>

**Sent:** Wednesday, January 22, 2020 3:39 PM

**To:** Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hylton, Kyler (DOT) <kyler.hylton@alaska.gov>; Carroll, Samantha J (DNR) <samantha.carroll@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>; Dubour, Adam J (DFG) <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@gci.com

**Subject:** Request for Comments for Millhouse Est Case #2020-009 Tech: PH

**EXHIBIT D**



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

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

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](mailto:melanie.nichols@alaska.gov).

EXHIBIT E -1

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

## Peggy Horton

---

**From:** Planning <Planning@ci.wasilla.ak.us>  
**Sent:** Thursday, January 30, 2020 9:48 AM  
**To:** MSB Platting  
**Subject:** FW: Request for Comments for Millhouse Est Case #2020-009 Tech: PH

[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. Hering 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. Hering 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) <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 <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 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 Cente  
<Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto

**EXHIBIT F**

## Peggy Horton

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, February 11, 2020 3:25 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Millhouse Est Case #2020-009 Tech: PH  
**Attachments:** 20200211\_152842.pdf

[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

**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; kyle.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>;  
MEA\_ROW <MEAROW@mea.coop>; 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

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/ElwChOJblvxHqao5AUYGzusBWDFHPy\\_WGtfY-xrayk45Wg?e=gnavohh](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ElwChOJblvxHqao5AUYGzusBWDFHPy_WGtfY-xrayk45Wg?e=gnavohh)

**EXHIBIT G-1**



MATANUSKA ELECTRIC ASSOCIATION, INC.  
RIGHT OF WAY EASEMENT

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

Harry Farrell

whose address is 921 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 99645, 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 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by 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 Aug, 2006.

Harry Farrell Grantor \_\_\_\_\_ Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 4 day of Aug, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Harry 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

Shirley Glass

SEAL

Notary Public in and of Alaska My commission expires 8-16-08

W/O 87205/1 Subd 7660153 Plat \_\_\_\_\_  
P/S 5 Misc \_\_\_\_\_ Map 17-J-3 Quad \_\_\_\_\_  
Pole 15L123-7 Easement 20070101  
Return to: MEA, PO Box 2929, Palmer, AK 99645

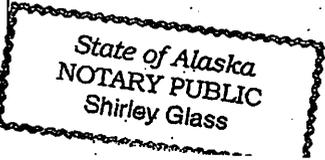


EXHIBIT G-2

ACCOUNT NO. 17N01W11A019

TOWNSHIP 17N RANGE 1W SECTION 11 MERIDIAN L A 019

MAP

" EXHIBIT A "

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

0204

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 553.64 feet to a brass cap wander corner on Vasilla Lake; thence North 89° 48' 40" West along the Section line a distance of 834.67 feet to a brass cap wander corner on Vasilla 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 Vasilla Lake; thence following said ordinary high water line North 17° 12' 28" East a distance of 30.91 feet; thence North 24° 26' 31" West a distance of 144.30 feet; thence North 52° 02' 15" East a distance of 40.00 feet; thence South 35° 38' 14" East a distance of 228.71 feet to the true point of beginning. Said tract being Section Lot 9, Section 2, Township 17 North, Range 1 West of the Seward Meridian, Alaska;

A19

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 553.64 feet to a brass cap wander corner on Vasilla Lake; thence North 89° 48' 40" West along the Section line a distance of 834.67 feet to a brass cap wander corner on Vasilla Lake, the true point of beginning; thence following along the ordinary high water line of Vasilla Lake South 43° 59' 16" East a distance of 183.17 feet; thence South 23° 28' 46" East a distance of 260.43 feet; thence North 71° 16' 05" East a distance of 94.00 feet; thence leaving said ordinary high water line South 33° 02' 36" East a distance of 382.08 feet; thence South 14° 22' 23" East a distance of 141.42 feet to the right of way line of the Palmer-Vasilla Highway; thence along said right of way South 63° 11' 29" West a distance of 175.00 feet; thence South 58° 57' 39" West a distance of 60.00 feet to the intersection of the ordinary high water line of Vasilla Lake; thence following along said ordinary high water line North 49° 54' 09" West a distance of 565.84 feet; thence North 62° 09' 27" West a distance of 155.79 feet; thence North 44° 34' 20" West a distance of 115.07 feet; thence North 7° 07' 19" West a distance of 78.77 feet; thence North 17° 12' 28" East a distance of 152.65 feet to the Section line; thence leaving said ordinary high water line and following along the Section line South 89° 48' 40" 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 Seward Meridian, Alaska.

Containing 7.049 acres more or less.

A19 is all of the above described tract lying within Section 11. Remainder is 02004.



**Matanuska Electric Association, Inc.**

BOOK 236 PAGE 352

**ELECTRIC LINE RIGHT OF WAY EASEMENT**

S-10206

Page 1 of 2

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 MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Palmer

Recording District, State of Alaska, and more particularly describ-

ed 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.M, 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.M., 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.M., and to construct, recon-

struct, 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 10/a 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 L.S.  
L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 16th day of June, 19 81, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Betty Roth Betts, each to me personally known

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

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

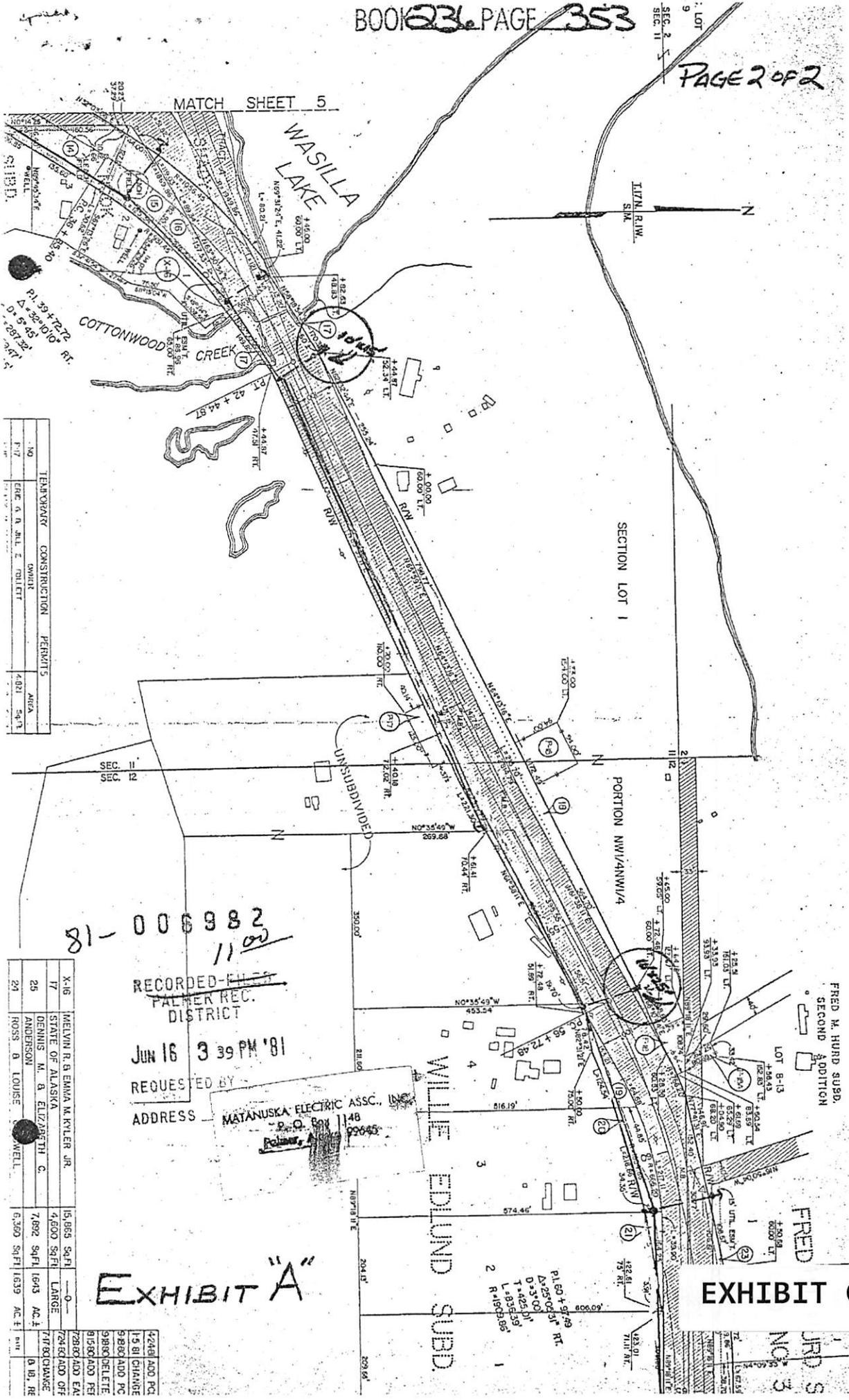
Robert C. [Signature]  
NOTARY PUBLIC in and for Alaska

My commission expires: 7-2-88

EO FORM 21A, Matanuska Electric Assn., Inc.

EXHIBIT G-4

Office Use Only	W. O.	10206	MISC.
	P/S	P	MAP 1703
	SUBD.	7-21	QUAD. A
	PLAT	-	EASE. 86-7276



NO.	TEMPORARY CONSTRUCTION PERMITS	AREA
F-7	OWNER	4.821
F-7	OWNER	54.3

81-006982  
1100

RECORDED  
FALMER REC. DISTRICT

JUN 16 3 39 PM '81

REQUESTED BY  
ADDRESS

MATANUSKA ELECTRIC ASSC., INC.  
P.O. Box 1148  
Palmer, Alaska 99645

21	ROSS, B LOUISE	6,369 SdFl	1639	Ac. E	4248	ADD	PC
22	MELVIN R. & EMMA M. KYLER JR.	15,855 SdFl	0		15	01	CHANGE
23	STATE OF ALASKA	4,600 SdFl	LARGE		9880	ADD	PC
24	DENNIS M. & ELIZABETH C. ANDERSON	7,892 SdFl	1643	Ac. E	9880	DELETE	
25	ROSS, B LOUISE	6,369 SdFl	1639	Ac. E	9150	ADD	RES
26	MELVIN R. & EMMA M. KYLER JR.	15,855 SdFl	0		7283	ADD	EM
27	STATE OF ALASKA	4,600 SdFl	LARGE		724	64	ADD
28	DENNIS M. & ELIZABETH C. ANDERSON	7,892 SdFl	1643	Ac. E	7170	CHANGE	
29	ROSS, B LOUISE	6,369 SdFl	1639	Ac. E	0	19	RE

EXHIBIT "A"

EXHIBIT G-5

JRP 5  
NO. 3



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 P.O. Box 874574 Wauila, 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 17N Range 1W Section 11 Lot A20 (see attached)
Tax parcel A19 and A20

being in Section 11, Township 17N Range 1W, 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.

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

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

[Signature] Grantor

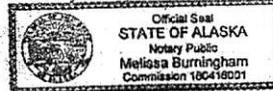
STATE OF ALASKA ) SS-
THIRD JUDICIAL DISTRICT )

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

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

SEAL Here



W/O 121123 Subd 7000021 Plat No.
P/S S Misc Map Quad
Easement 20191197

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

Rev.11/12

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 155.82 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 523.64 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 52.25 feet;

Thence South 25° 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' 36" 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 50.00 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° 59' 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.

EXHIBIT G-7



## Peggy Horton

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, January 23, 2020 11:38 AM  
**To:** MSB Platting  
**Subject:** FW: Request for Comments for Millhouse Est Case #2020-009 Tech: PH  
**Attachments:** Millhouse Est - 15'.pdf

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

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

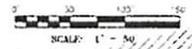
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**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.Leonard@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

# FLOOD HAZARD ZONE



- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
  - FOUND 5/8" REBAR
  - SET 3/4" x 27" REBAR WITH 3-1/2" ALUMINUM CAP AS NOTED
  - ⊙ SET 6" SPIRAL AS DISK CONTROL POINT
  - (M) RECORD VALUE PER SON GORBY HIGHWAY TO TRUNK ROAD (PLAT #2014-121)
  - (C) COMPUTED VALUE THIS SURVEY
  - (M) MEASURED VALUE THIS SURVEY
  - SET 3/4" x 27" REBAR WITH PLASTIC CAP (BEAL WOODS L.S. 1408)
  - S. 89°34'47" W. 034.64' (R) N. 89°53'41" W. 034.30' (M)



**MEMBERSHIP CERTIFICATE**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION IN MY FREE CONSENT.

**GREEN ACRES INVESTMENTS, LLC**  
 SANDRA D. MILLHOUSE DATE: \_\_\_\_\_  
 P.O. BOX 87474  
 WASILLA, AK 99681-4574

**NOTARY ACKNOWLEDGEMENT**  
 I ACKNOWLEDGE AND SIGN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 P. M. SANDRA D. MILLHOUSE

READY FOR THE STATE OF ALASKA  
 BY: \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE PALMER PLANNING & ZONING DEPARTMENT AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING & ZONING DEPARTMENT.

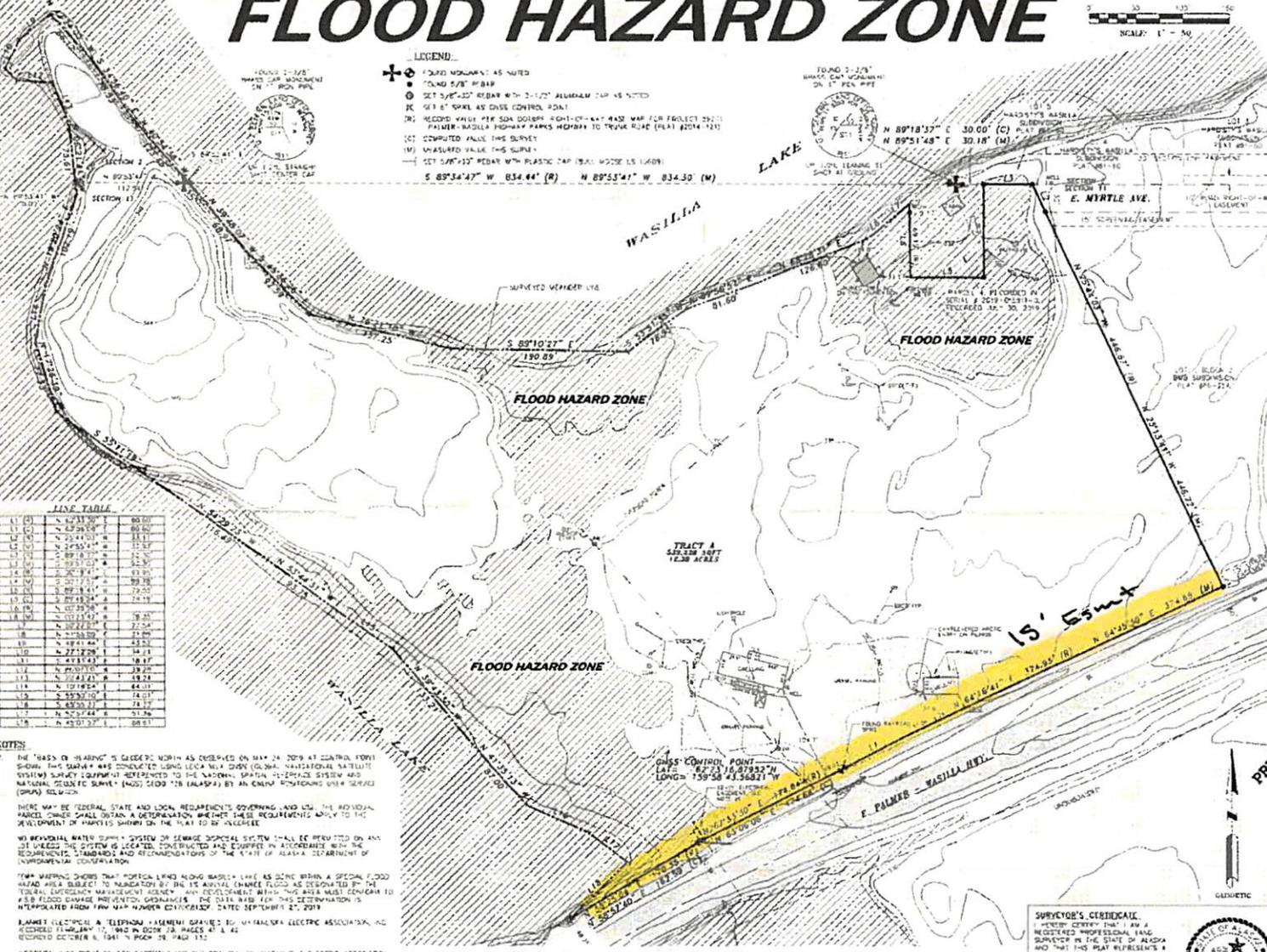
**PLANNING AND LAND USE DIRECTOR** DATE: \_\_\_\_\_  
**ATTEST:** PLATTING CLERK

RECEIVED  
 JUN 23 2020

A PLAT OF  
**PLATTING**  
**MILLHOUSE ESTATES**  
 Agenda Copy A REPLAT OF:  
 GOVERNMENT LOT 9, SECTION 2 AND  
 PARCELS No. 1 & 2, MSB WAIVER No.  
 85-27-PWm RECORDED AS 85-108W

LOCATED WITHIN:  
 SECTIONS 2 & 11, T17N R1W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA

**BULL MOOSE SURVEYING**  
 WALTER S. HOFFMAN, P.L.S. OFFICE (407) 331-8417  
 205 HYDRAE LANE WILHELMINA, ALASKA 99586  
 SHAWN BY: EGO DRAWING SCALE: 1" = 40'  
 DATE: 1/16/2020 CHECKED BY: MSH SHEET: 1 OF 1



**LINE TABLE**

LINE NO.	BEARING	DISTANCE	AREA
1	N. 63°31'30" E.	60.00	0.00
2	N. 42°29'00" E.	60.00	0.00
3	N. 73°44'44" W.	111.11	0.00
4	N. 2°55'44" W.	111.11	0.00
5	N. 89°18'37" E.	30.00	0.00
6	N. 89°51'48" E.	30.18	0.00
7	N. 89°10'27" E.	130.83	0.00
8	S. 89°34'47" W.	034.64	0.00
9	N. 89°53'41" W.	034.30	0.00
10	N. 89°10'27" E.	130.83	0.00
11	S. 89°34'47" W.	034.64	0.00
12	N. 89°53'41" W.	034.30	0.00
13	N. 89°10'27" E.	130.83	0.00
14	S. 89°34'47" W.	034.64	0.00
15	N. 89°53'41" W.	034.30	0.00
16	N. 89°10'27" E.	130.83	0.00
17	S. 89°34'47" W.	034.64	0.00
18	N. 89°53'41" W.	034.30	0.00
19	N. 89°10'27" E.	130.83	0.00
20	S. 89°34'47" W.	034.64	0.00
21	N. 89°53'41" W.	034.30	0.00
22	N. 89°10'27" E.	130.83	0.00
23	S. 89°34'47" W.	034.64	0.00
24	N. 89°53'41" W.	034.30	0.00
25	N. 89°10'27" E.	130.83	0.00
26	S. 89°34'47" W.	034.64	0.00
27	N. 89°53'41" W.	034.30	0.00
28	N. 89°10'27" E.	130.83	0.00
29	S. 89°34'47" W.	034.64	0.00
30	N. 89°53'41" W.	034.30	0.00
31	N. 89°10'27" E.	130.83	0.00
32	S. 89°34'47" W.	034.64	0.00
33	N. 89°53'41" W.	034.30	0.00
34	N. 89°10'27" E.	130.83	0.00
35	S. 89°34'47" W.	034.64	0.00
36	N. 89°53'41" W.	034.30	0.00
37	N. 89°10'27" E.	130.83	0.00
38	S. 89°34'47" W.	034.64	0.00
39	N. 89°53'41" W.	034.30	0.00
40	N. 89°10'27" E.	130.83	0.00
41	S. 89°34'47" W.	034.64	0.00
42	N. 89°53'41" W.	034.30	0.00
43	N. 89°10'27" E.	130.83	0.00
44	S. 89°34'47" W.	034.64	0.00
45	N. 89°53'41" W.	034.30	0.00
46	N. 89°10'27" E.	130.83	0.00
47	S. 89°34'47" W.	034.64	0.00
48	N. 89°53'41" W.	034.30	0.00
49	N. 89°10'27" E.	130.83	0.00
50	S. 89°34'47" W.	034.64	0.00
51	N. 89°53'41" W.	034.30	0.00
52	N. 89°10'27" E.	130.83	0.00
53	S. 89°34'47" W.	034.64	0.00
54	N. 89°53'41" W.	034.30	0.00
55	N. 89°10'27" E.	130.83	0.00
56	S. 89°34'47" W.	034.64	0.00
57	N. 89°53'41" W.	034.30	0.00
58	N. 89°10'27" E.	130.83	0.00
59	S. 89°34'47" W.	034.64	0.00
60	N. 89°53'41" W.	034.30	0.00
61	N. 89°10'27" E.	130.83	0.00
62	S. 89°34'47" W.	034.64	0.00
63	N. 89°53'41" W.	034.30	0.00
64	N. 89°10'27" E.	130.83	0.00
65	S. 89°34'47" W.	034.64	0.00
66	N. 89°53'41" W.	034.30	0.00
67	N. 89°10'27" E.	130.83	0.00
68	S. 89°34'47" W.	034.64	0.00
69	N. 89°53'41" W.	034.30	0.00
70	N. 89°10'27" E.	130.83	0.00
71	S. 89°34'47" W.	034.64	0.00
72	N. 89°53'41" W.	034.30	0.00
73	N. 89°10'27" E.	130.83	0.00
74	S. 89°34'47" W.	034.64	0.00
75	N. 89°53'41" W.	034.30	0.00
76	N. 89°10'27" E.	130.83	0.00
77	S. 89°34'47" W.	034.64	0.00
78	N. 89°53'41" W.	034.30	0.00
79	N. 89°10'27" E.	130.83	0.00
80	S. 89°34'47" W.	034.64	0.00
81	N. 89°53'41" W.	034.30	0.00
82	N. 89°10'27" E.	130.83	0.00
83	S. 89°34'47" W.	034.64	0.00
84	N. 89°53'41" W.	034.30	0.00
85	N. 89°10'27" E.	130.83	0.00
86	S. 89°34'47" W.	034.64	0.00
87	N. 89°53'41" W.	034.30	0.00
88	N. 89°10'27" E.	130.83	0.00
89	S. 89°34'47" W.	034.64	0.00
90	N. 89°53'41" W.	034.30	0.00
91	N. 89°10'27" E.	130.83	0.00
92	S. 89°34'47" W.	034.64	0.00
93	N. 89°53'41" W.	034.30	0.00
94	N. 89°10'27" E.	130.83	0.00
95	S. 89°34'47" W.	034.64	0.00
96	N. 89°53'41" W.	034.30	0.00
97	N. 89°10'27" E.	130.83	0.00
98	S. 89°34'47" W.	034.64	0.00
99	N. 89°53'41" W.	034.30	0.00
100	N. 89°10'27" E.	130.83	0.00

**NOTES**

1. THE BASIS OF BEARING IS GEODESIC NORTH AS OBSERVED ON MAY 24, 2019 AT CONTROL POINT STATION. THIS SURVEY WAS CONDUCTED USING LEICA TOTAL STATION (SOLIX) AND DISTANCE MEASUREMENT SYSTEM (DMS) EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODESIC SURVEY (NAD83) DATUM (78 ALASKA) BY AN ENGINEER REGISTERED UNDER SERVICE LICENSE #1000000000.

2. THERE MAY BE FEDERAL, STATE AND LOCAL REGULATORY GOVERNING AND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PROJECTS SHOWN ON THIS PLAN BY THE ENGINEER.

3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWERAGE SYSTEM SHALL BE CONSIDERED ON ANY OF THE LOTS. THE SYSTEM IS LOCATED, THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

4. THE MAP SHOWS THAT PORTION LINES ALONG BASIN LINE AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO REGULATION BY THE STATE ENGINEER. FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO ALL FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM FEMA MAP NUMBER 87402C0240E, DATED SEPTEMBER 27, 2019.

5. BOUNDARY LINES AND TELEPHONE CABLES GRANTED BY WATASHA ELECTRIC ASSOCIATION, AS RECORDED FEBRUARY 17, 1965 IN BOOK 236, PAGE 132.

6. RECORDING DISTRICT 1741 N BOOK 236 PAGE 132.

7. TECHNICAL LITE RIGHT OF WAY PARCELS (10745) GRANTED TO WATASHA ELECTRIC ASSOCIATION, AS RECORDED LITE NO. 1581 IN BOOK 236, PAGE 332.

8. SPECIFICATIONS AND RESTRICTIONS, INCLUDING THE BEARING AND DISTANCE, THEREOF, AS SET FORTH IN THE BEARING AND DISTANCE RECORDING SERIAL NO. 85-27-PWm, RECORDED AUGUST 23, 1985 AS NO. 87402C0240E.

9. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN STATE OF ALASKA WATER RIGHTS RIGHT AND INTEREST OF APPROPRIATION, AND AN EASEMENT, WITH A PROVISION, DATED DECEMBER 31, 1980, BEING A WILL, LOCATED ON THIS PROJECT, AS RECORDED APRIL 15, 1979 IN BOOK 182 AT PAGE 67.

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES ARE PAID AS ASSIGNED TO THE SURVEYOR OR RECORDATION THEREON HAS BEEN MADE.

DATE: \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL: \_\_\_\_\_

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

ROBERT S. HOFFMAN, P.L.S. 1/16/2020  
 15 TESSO PROFESSIONAL LAND SURVEYOR DATE



EXHIBIT H-2

MTA 1/23/20  
 ALS  
 15' utility easement



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

February 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](mailto:cassie.acres@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrew Fraiser".

Andrew Fraiser  
Supervisor of ROW and Permitting  
ENSTAR Natural Gas Company

**EXHIBIT I**

## 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](http://www.gci.com)

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, January 22, 2020 3:39 PM  
**To:** Allen.kempen (Allen.kempen@alaska.gov) <Allen.kempen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyle.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; pamelaj.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; 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/ElwChOJblvxHqao5AUYGzusBWDFHPy\\_WGtFY-xrayk45Wg?e=gnavohh](https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/ElwChOJblvxHqao5AUYGzusBWDFHPy_WGtFY-xrayk45Wg?e=gnavohh)