

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

July 17, 2024

**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](mailto: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:

*(None)*

#### 3. PUBLIC HEARINGS:

A. **KNIK HEIGHTS WEST 2024:** The request is to create two lots from Lot 1, Block 2, Knik Heights West Subdivision, Plat #2005-165, to be known as **KNIK HEIGHTS WEST 2024**, containing 2.52 acres +/- . The property is located south of W Carmel Road, north of W Clay Chapman Road, and west of S Knik-Goose Bay Road (Tax ID # 5775B02L001); within the SE ¼ Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Arctic Valley Construction, Staff: Matthew Goddard, Case #2024-079)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 17, 2024**, 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

3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 17, 2024

ABBREVIATED PLAT: KNIK HEIGHTS WEST 2024  
LEGAL DESCRIPTION: SEC 06, T16N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: ARCTIC VALLEY CONSTRUCTION, LLC.  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
ACRES: 2.52 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-079

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**REQUEST:** The request is to create two lots from Lot 1, Block 2, Knik Heights West Subdivision, Plat #2005-165, to be known as **KNIK HEIGHTS WEST 2024**, containing 2.52 acres +/- . The property is located south of W Carmel Road, north of W Clay Chapman Road, and west of S Knik-Goose Bay Road; within the SE ¼ Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Site Plan

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 5 pgs  
**EXHIBIT C** – 1 pg

**AGENCY COMMENTS**

Department of Public Works  
Development Services  
Utilities  
Public

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 2 pgs  
**EXHIBIT F** – 4 pgs  
**EXHIBIT G** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating two lots from Lot 1, Block 2, Knik Heights West Subdivision, Plat #2005-165. Both lots will have frontage on W. Redington Drive and S. Rolf Circle. Both roads are Borough maintained.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that two test holes were excavated on 10/23/2023 and 12/9/2023. A sieve analysis was provided for test hole 1, as GM soils were found. No groundwater or seeps were noted in either test hole. Based on the available soils and water table information, topography, MSB Title 43 Code Definitions and observations on site, each lot will have at least 10,000 sf of usable building area and 10,000 sf of contiguous useable septic area as required by MSB 43.20.281 AREA.

**Comments:**

Department of Public Works (**Exhibit D**) notes that the proposed lots should take access from Rolf Circle (11.12.060(A)(2)). *Driveways to corner lots or lots that border two or more roadways shall gain access from the right-of-way of lowest classification when rights-of-way of multiple classifications bound a lot.*

*Platting staff notes that both S. Rolf Circle and W. Reddington Drive are classified as residential/local, as such this section of code does not apply.*

Development Services (**Exhibit E**) has no objections.

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

**Public:** (**Exhibit G**) Tris & Marriah Brymer, property owners to the west, object to the proposed subdivision based on the current land use and increased lot density.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

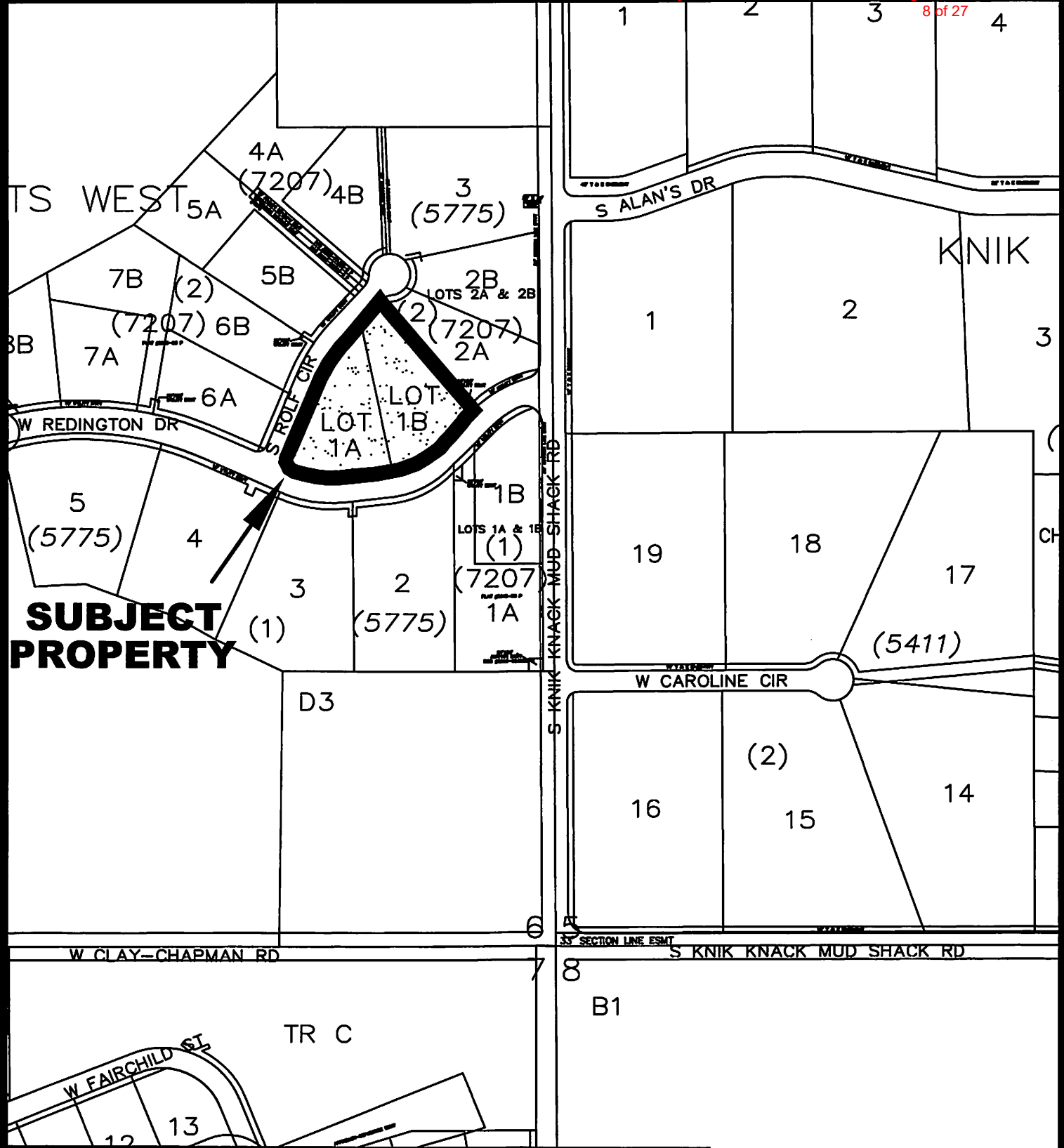
**CONCLUSION:** The abbreviated plat of Knik Heights West 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

**FINDINGS OF FACT**

1. The plat of Knik Heights West 2024 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 #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Knik Heights West 2024, Section 06, Township 16 North, Range 02 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**

**VICINITY MAP**

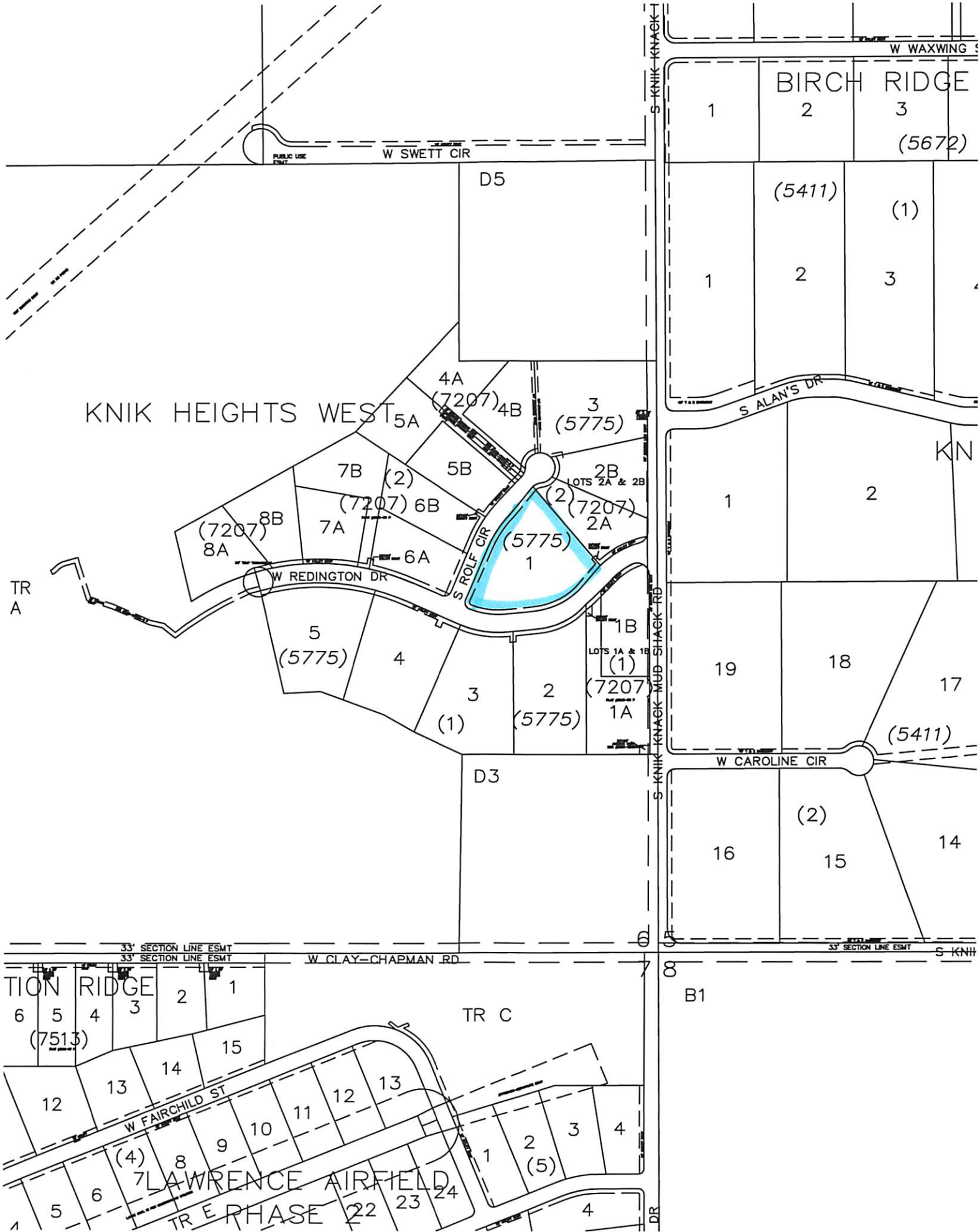
FOR PROPOSED KNIK HEIGHTS WEST 2024  
SUBDIVISION

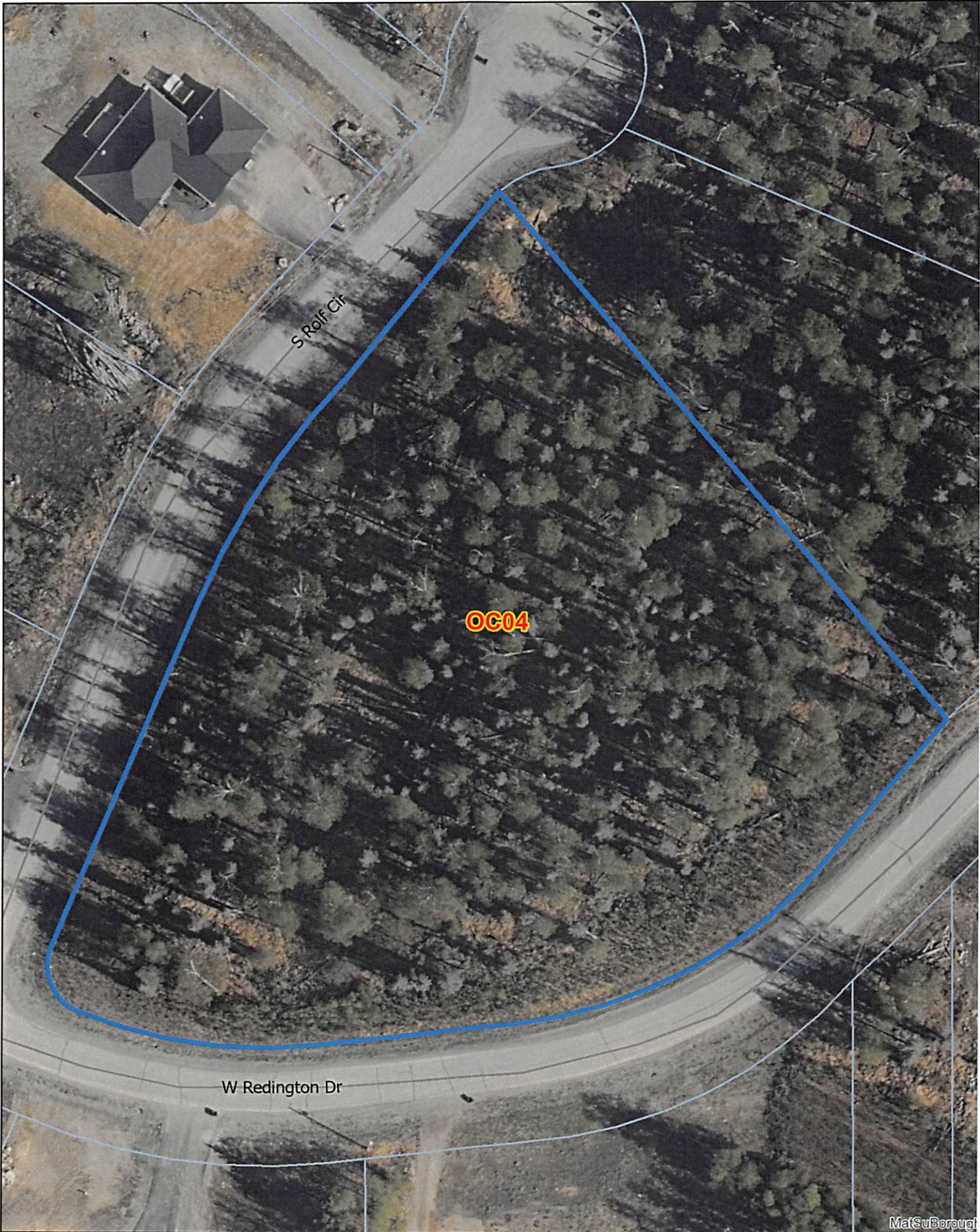
LOCATED WITHIN  
SECTION 06, T16N, R02W, SEWARD MERIDIAN  
ALASKA

OC 04 MAP

**EXHIBIT A**







**OC04**

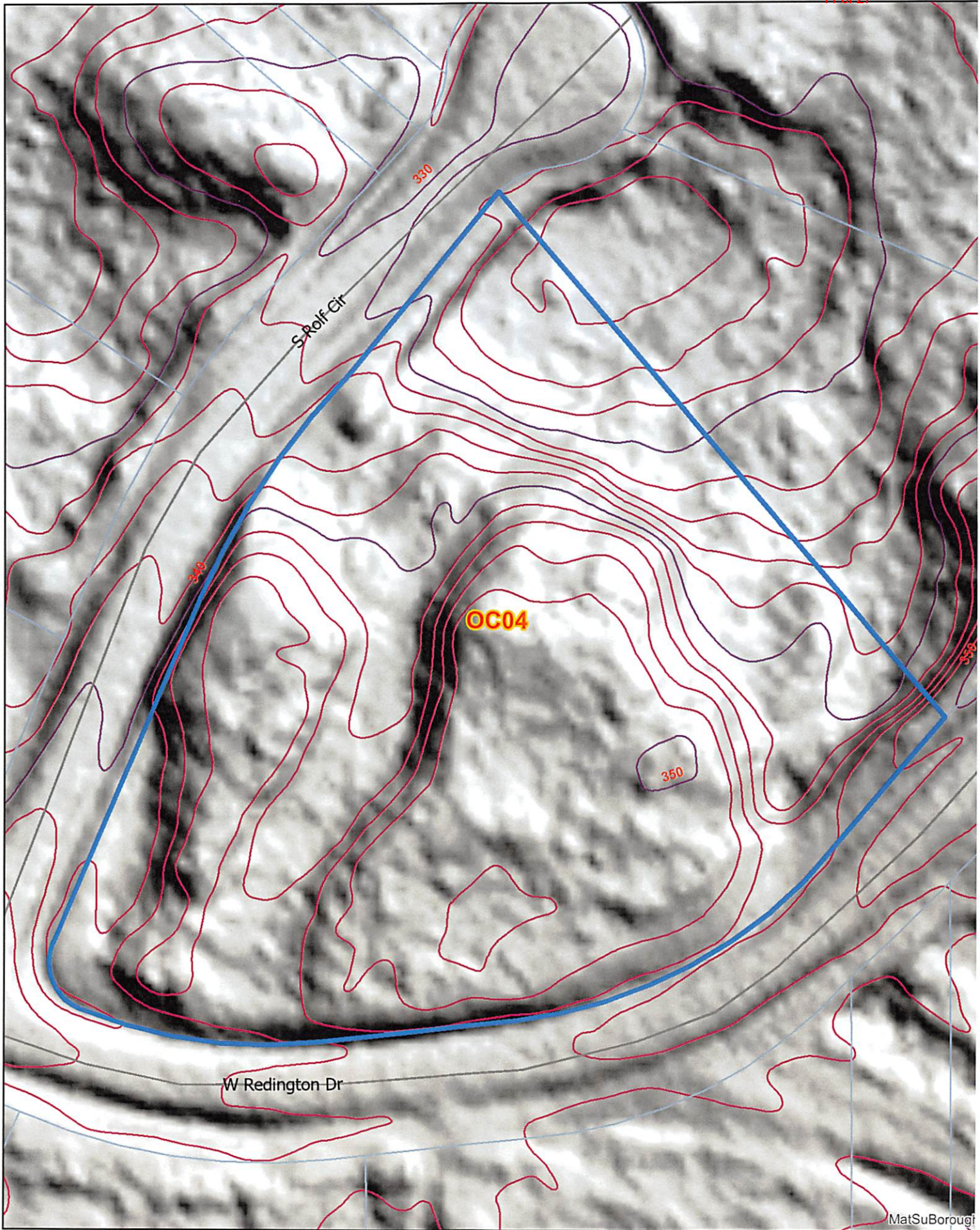
S Rolf Cir

W Redington Dr

60 30 0 60 Feet

MatSuBorough





60 30 0 60 Feet



MatSuBorough



250 125 0 250 Feet





Pioneer Engineering LLC  
Professional, Reliable, Local

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May 31, 2024

**RE: Usable Area Report  
Subdivision of Knik Heights West, Lot 1 Block 2**

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Keystone Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Lot 1 into Lot 1A (1.23 acres) and 1B (1.28 acres).

**Test Holes:**

Two test holes were excavated on 10-23-23 and 12-9-23. The 10-23-23 test hole was sited near the joint property line between Lots 1A & 1B to represent both lots. For this test hole, the upper topsoil layer was approximately 3 feet thick, underlain by 9 feet of silty gravel (GM), followed by well-graded gravel (GW) to the bottom of the test hole at 13 feet. A gradation was performed on the GM soil from this test hole. The second test hole was sited on Lot 1B in support of the septic system constructed on that lot. This test hole had 1 ½ feet of topsoil overlaying 16 ½ feet of silty gravel (GM) that extended to the bottom of the test hole at 18 feet. A percolation test was performed on the GM soil from this test hole. Copies of the soil logs and supporting documents are attached. No groundwater or seeps were noted in either test hole.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



RECEIVED  
JUN 14 2024  
PLATTING

EXHIBIT B

# SOIL LOG

Job Number: 2023-SW-329

Project Location: Knik Heights West, Lot 1 Block 2

Logged By: Steve Wilson

Date: 10-23-23

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Silty gravel (GM)
5	
6	
7	
8	
9	
10	
11	
12	
13	Well-graded gravel (GW)
14	Bottom of test hole, no groundwater
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

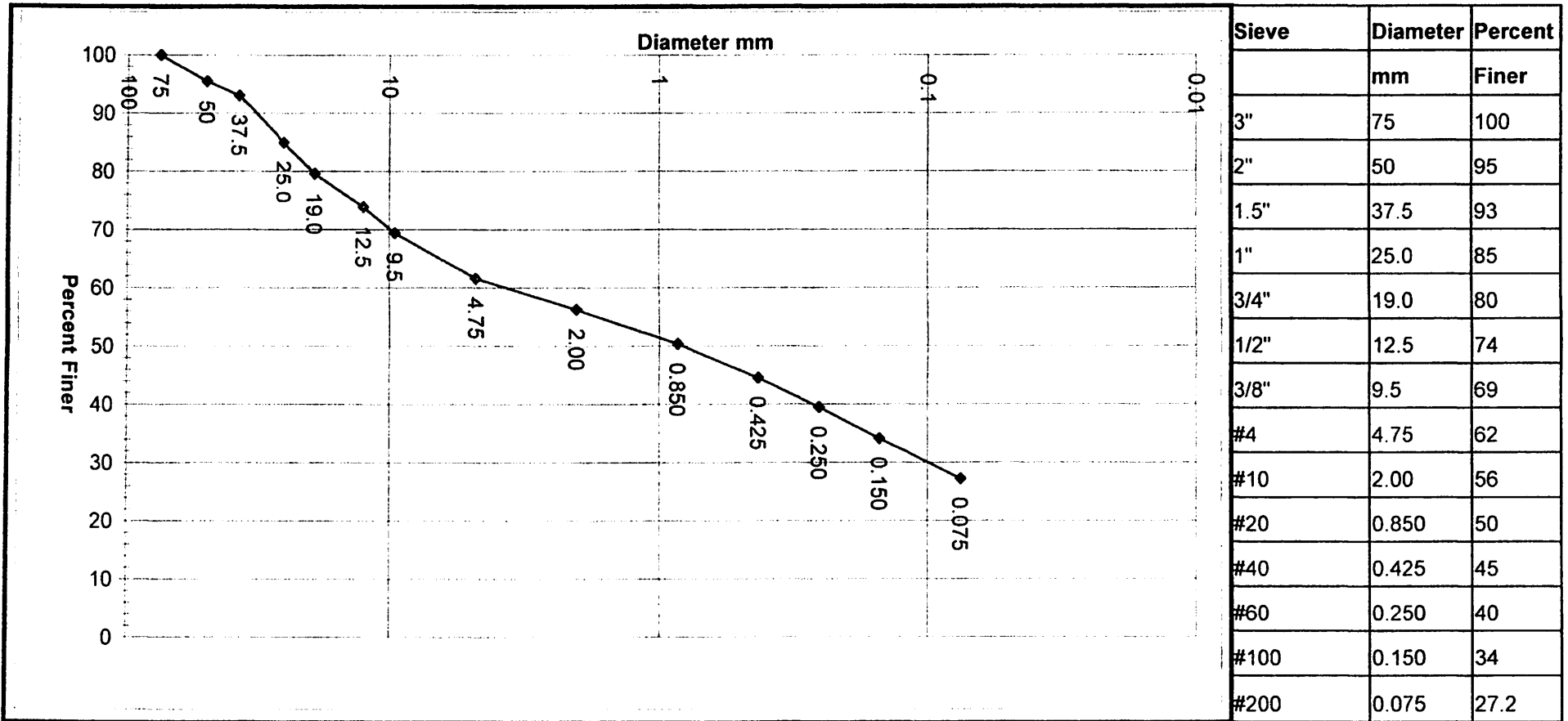
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



# HANSEN ENGINEERING, INC.

July 17, 2024 Abbreviated Plat Hearing Packet  
15 of 27

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Evgeny Konev**

Soil Description: Silty Gravel with Sand

Project: 6915 S Rolf Cr

Unified Classification: GM

Date: 10/31/2023

Sample Location: Submitted

Sample Date: 10/24/2023

Proj. no: 23094

**PIONEER ENGINEERING LLC**  
SOILS LOG / PERCOLATION TEST REPORT



Project #: 2023-SW-361

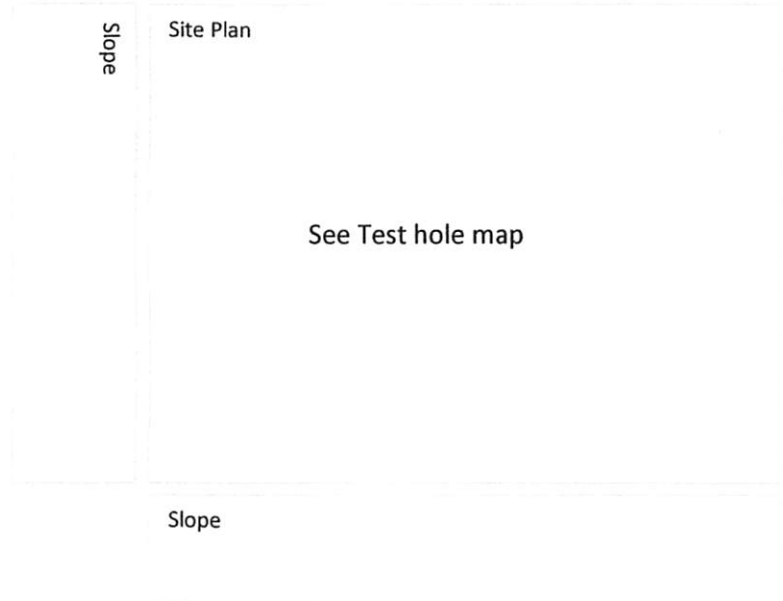
Soil Log

Street Address: 6915 S Rolf Circle

Perc Test

Legal Description: Knik Heights West, Lot 1 Block 2

Soil Type
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
Topsoil (OL)
Silty gravel (GM)
Bottom of test hole No groundwater



PERCOLATION TEST DATA					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	12/9/2023	3:20 PM	0 min	6"	0"
2	12/9/2023	3:35 PM	15 min	0"	6"
3	12/9/2023	3:50 PM	15 min	0"	6"
4	12/9/2023	4:05 PM	15 min	0"	6"

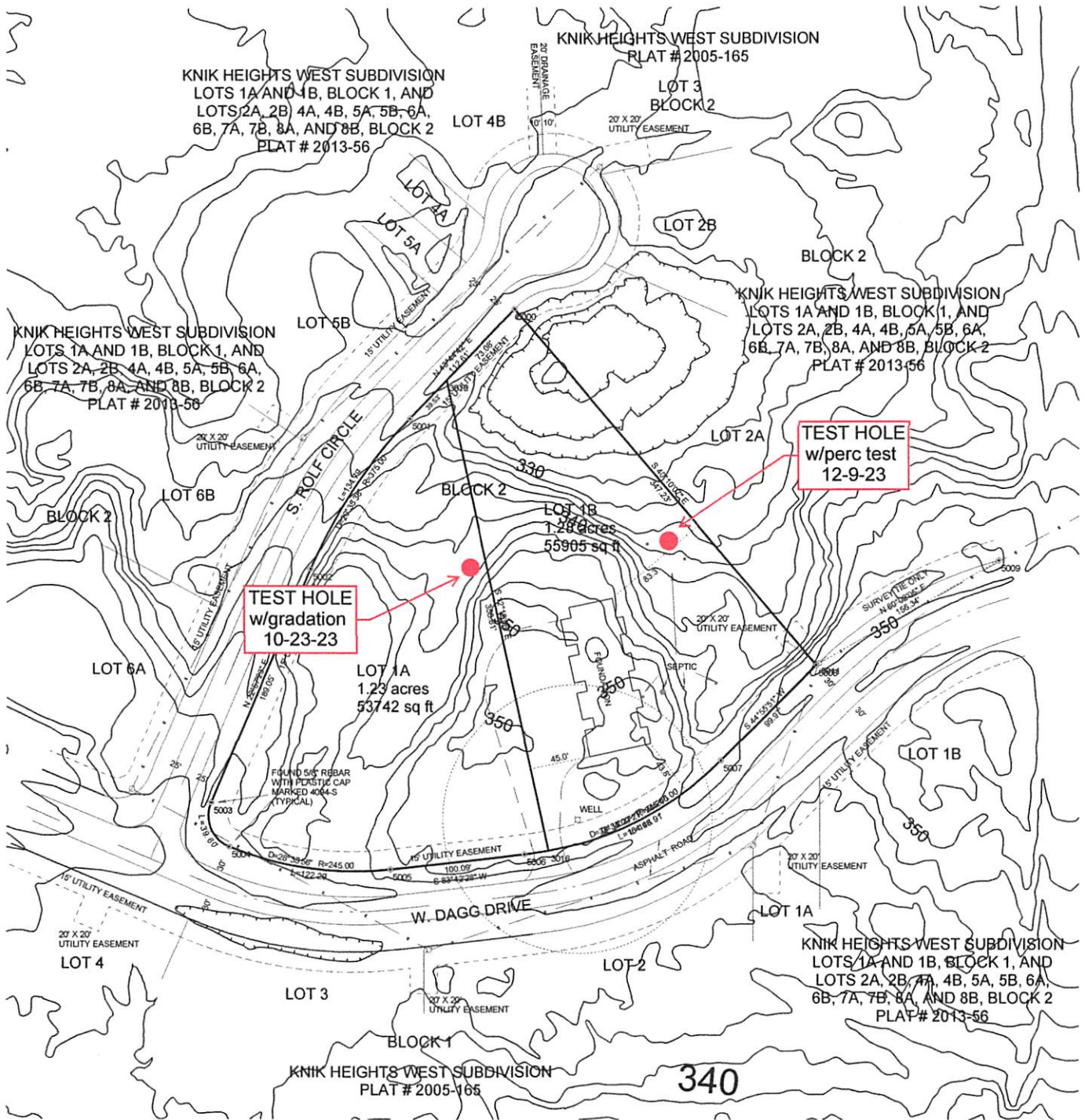
PERCOLATION RATE 2.5 (min/inch) PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 6 FT AND 7 FT DEPTH

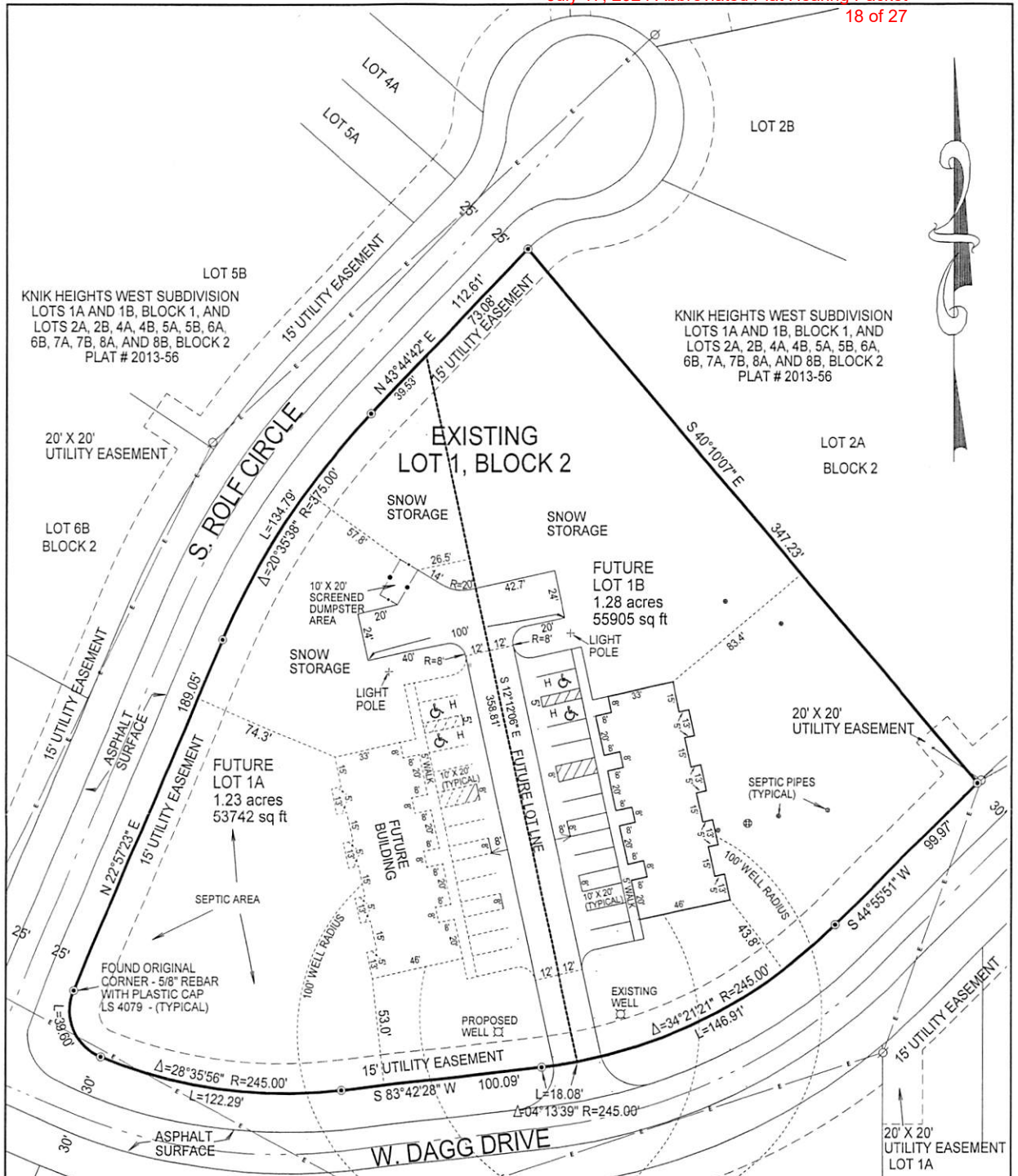
COMMENTS Perc rate requires a minimum soil rating of 150 SF/BR.  
Designed to 250 SF/BR due to visual presence of silt.

PERFORMED BY: **Tom Klebesadel** Date: **12-9-23**





## TEST HOLE LOCATIONS



**RECEIVED**  
 JUN 17 2024  
**PLATTING**  
 SCALE: 1" = 50'



**SITE PLAN**      **PROPOSED LOTS 1A & 1B, BLOCK 2**  
**KNIK HEIGHTS WEST SUBDIVISION**

PARENT PARCEL: LOT 1, BLOCK 2 - KNIK HEIGHTS WEST SUBDIVISION  
 PLAT # 2005-165

IT IS THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO VERIFY THAT ALL PROPOSED CONSTRUCTION MEETS ALL APPLICABLE RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, ANY AND ALL COVENANTS, GOVERNMENTAL SETBACK REQUIREMENTS, WELL AND SEPTIC RESTRICTIONS, EASEMENTS OR OTHER RULES PERTAINING TO THIS PARCEL THAT WOULD GOVERN DEVELOPMENT.

**NOT FOR RE-USE: ANY ALTERATION OF THIS DOCUMENT IS A VIOLATION OF STATE LAW**  
 KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS - P.O. BOX 2316, PALMER, ALASKA 99645  
 PHYSICAL ADDRESS - 3635 N. VISTA CIR., PALMER, ALASKA - (376-7811)

## Matthew Goddard

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**From:** Daniel Dahms  
**Sent:** Tuesday, June 25, 2024 3:46 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Avry Antonio  
**Subject:** RE: RFC Knik Heights West (MG)

Matthew,

Redesign so that access is from Rolf Circle rather than Reddington Drive (11.12.060 (A)(2)).

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, June 21, 2024 4:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@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 Knik Heights West (MG)

Hello,

The following link is a request for comments for the proposed Knik Heights West 2024 subdivision. Please ensure all comments have been submitted by July 1, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Knik Heights West 2024](#)

Feel free to contact me if you have any questions.

Have a great day,

Matthew Goddard

## Matthew Goddard

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**From:** Permit Center  
**Sent:** Friday, June 21, 2024 4:51 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Knik Heights West (MG)

No comments from permitting.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822



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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, June 21, 2024 4:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@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 Knik Heights West (MG)

## Matthew Goddard

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**From:** Code Compliance  
**Sent:** Monday, June 24, 2024 9:22 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Knik Heights West (MG)

Good Morning,

No comments from Code Compliance.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822



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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, June 21, 2024 4:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept.



**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

June 24, 2024

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.

- **KNIK HEIGHTS WEST 2024 Subdivision  
(MSB Case # 2024-079)**

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
ARCTIC VALLEY CONSTRUCTION  
P.O. BOX 874788  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

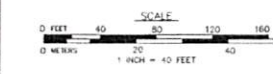
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATING CLERK

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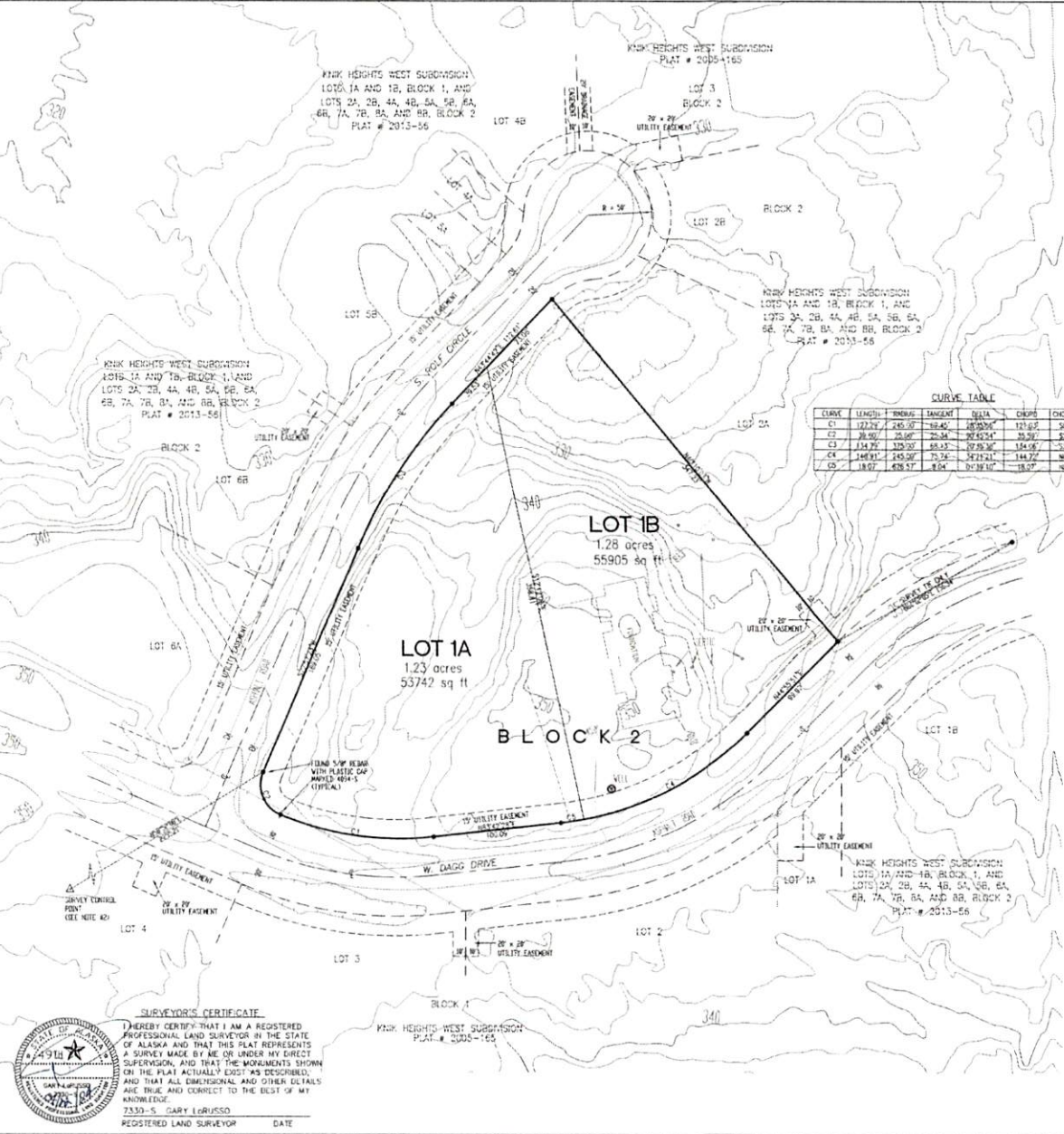
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**NOTES**

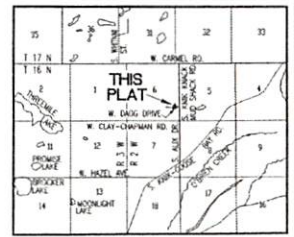
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7330-S GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 1 MILE

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A PLAT OF  
**KNIK HEIGHTS WEST 2024**  
A SUBDIVISION OF LOT 1, BLOCK 2  
KNIK HEIGHTS WEST SUBDIVISION, PLAT #2005-165  
LOCATED WITHIN THE  
SE1/4 SECTION 6, T. 16 N., R. 2 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 2.52 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3828 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY: KAD/K Lyne DATE: 4/22/24 DRAWING: 2024-11, KnikHeights  
CHECKED BY: G.S. SCALE: 1 INCH = 40 FEET SHEET: 1 OF 1

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 2, 2024 11:10 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Knik Heights West (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

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, June 21, 2024 4:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@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 Knik Heights West (MG)

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

Hello,

The following link is a request for comments for the proposed Knik Heights West 2024 subdivision. Please ensure all comments have been submitted by July 1, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Knik Heights West 2024](#)

Feel free to contact me if you have any questions.



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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
ARCTIC VALLEY CONSTRUCTION  
P.O. BOX 874768  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

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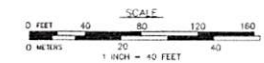
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ATTEST: \_\_\_\_\_ PLATING CLERK

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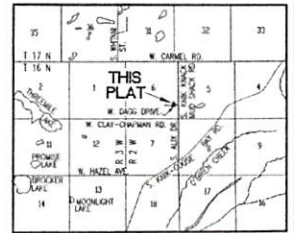
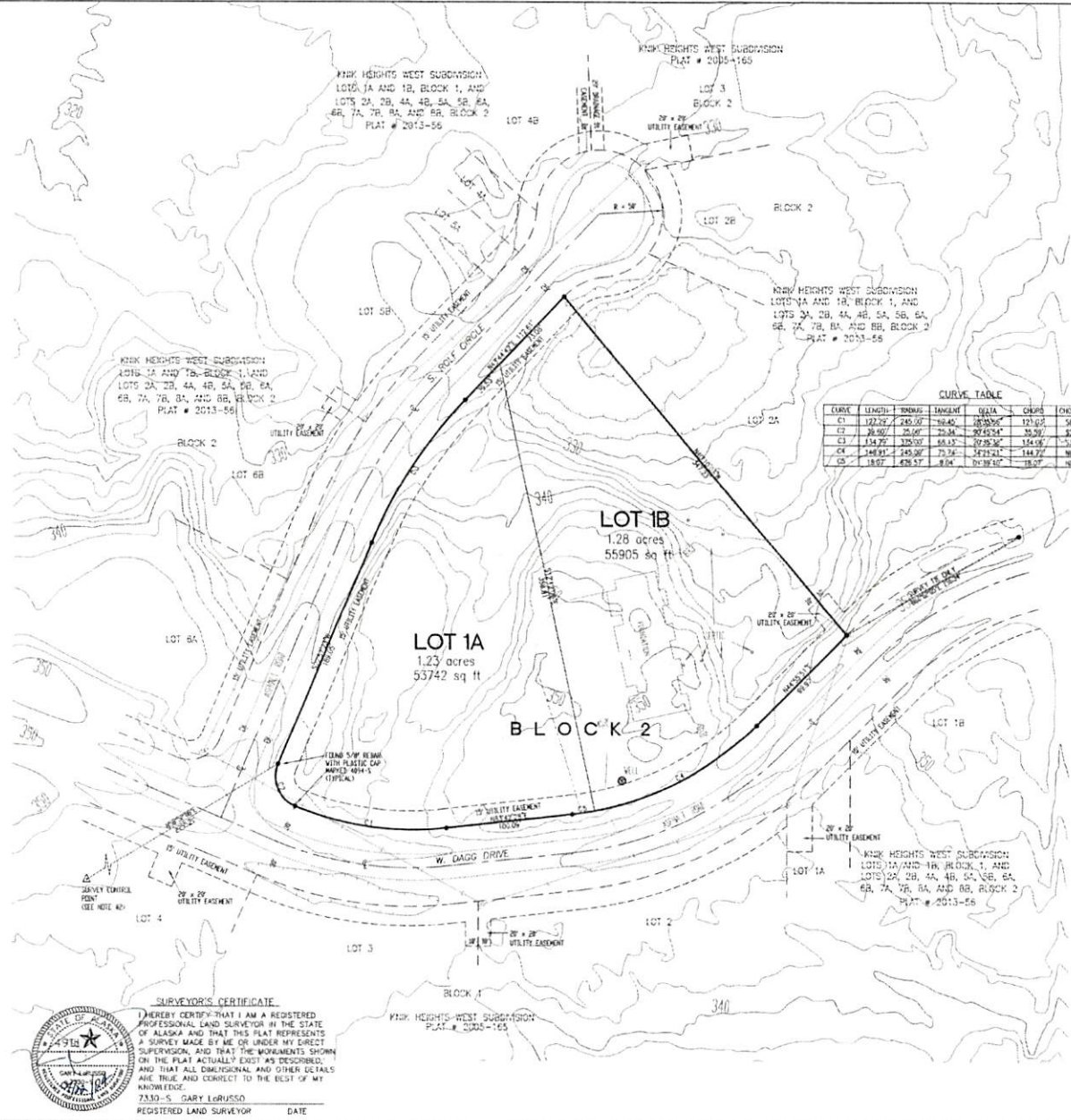
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7330-S, GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 1 MILE

APPROVED AS SHOWN   
CORRECTED   
SIGN Mireya Armesto, DATE 07/02/2024  
GCI ENGINEERING & DESIGN

RECEIVED  
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Agenda Copy

A PLAT OF  
**KNIK HEIGHTS WEST 2024**  
A SUBDIVISION OF LOT 1, BLOCK 2  
KNIK HEIGHTS WEST SUBDIVISION, PLAT #2005-165  
LOCATED WITHIN THE  
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ALASKA BUSINESS LICENSE #034815  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 379-7811

DRAWN BY: ICAD/K.Lym  
DATE: 4/22/24  
SCALE: 1" = 40 FEET  
SHEET 1 OF 1

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

RECEIVED  
JUL 01 2024  
PLATTING

7207B02L006A 17  
BRYMER MARRIAH L  
PO BOX 877574  
WASILLA, AK 99687-7574

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: ARCTIC VALLEY CONSTRUCTION, LLC.**

**REQUEST:** The request is to create two lots from Lot 1, Block 2, Knik Heights West Subdivision, Plat #2005-165, to be known as **KNIK HEIGHTS WEST 2024**, containing 2.52 acres +/- . The property is located south of W Carmel Road, north of W Clay Chapman Road, and west of S Knik-Goose Bay Road (Tax ID # 5775B02L001); within the SE ¼ Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 17, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

[ ] No Objection  **Objection** [ ] Concern

Name: TRIS and Marriah Brymer Address: 6940 S ROLF Circle

Comments: We object the proposed request of creating (2) lots.  
It is bad enough the lot is being used for multi-family housing in such a quiet neighborhood.  
The lot does not need to be packed like a can of sardines. Projects such as the proposed should be limited to within city limits. Consider Sherrilyn Kenyon's quote:  
"Just because you can, doesn't mean you should."

**CERTIFICATE OF OWNERSHIP**

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
ARCTIC VALLEY CONSTRUCTION  
P.O. BOX 874788  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**

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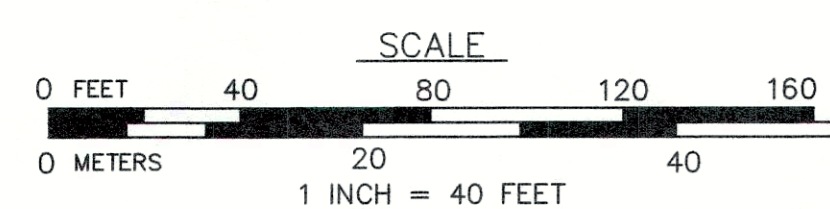
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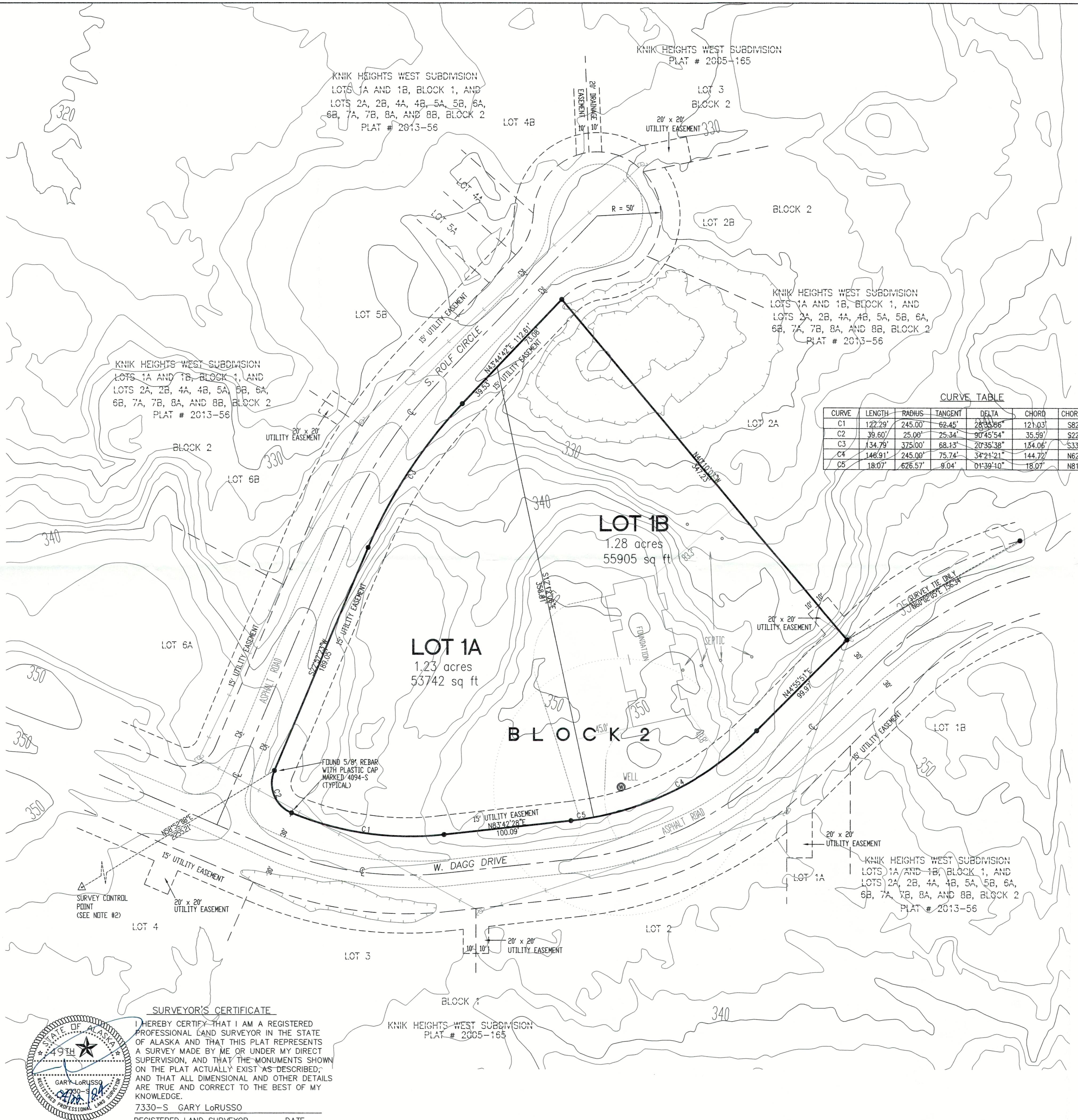
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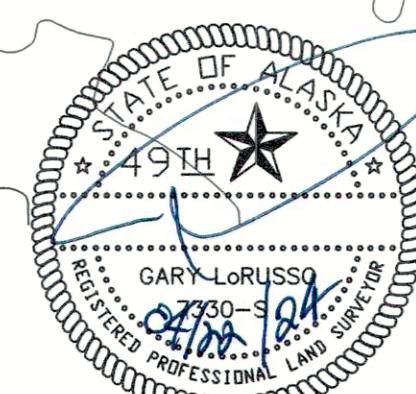


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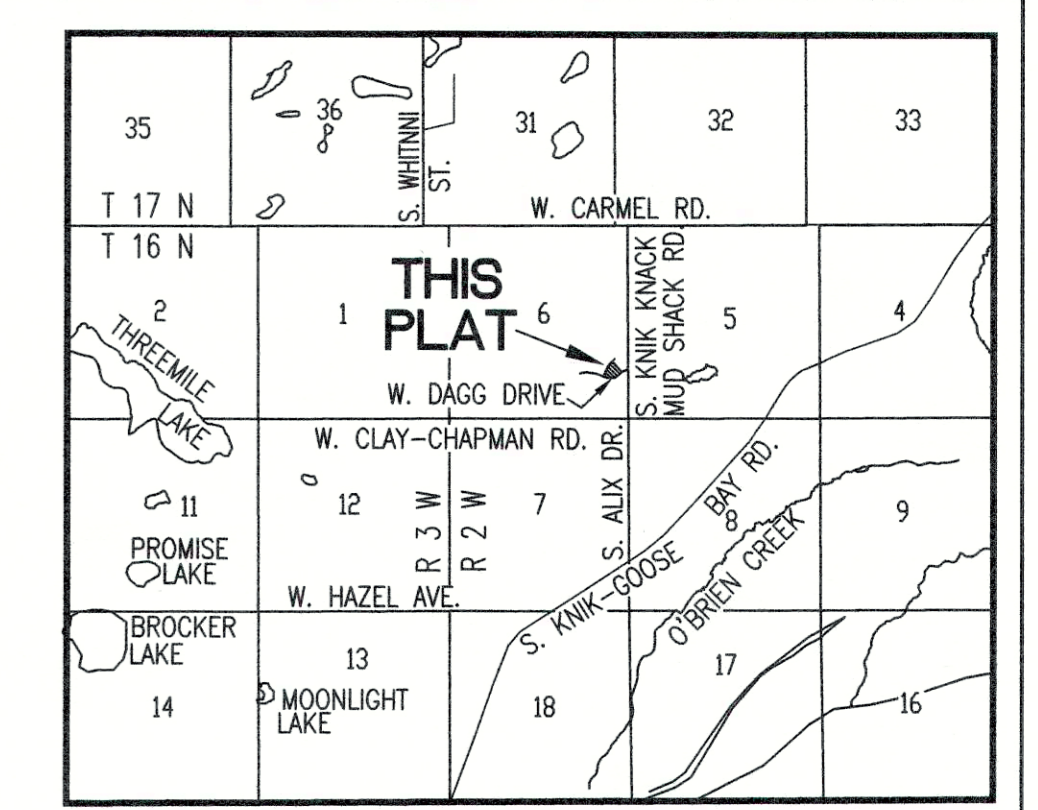


**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	122.29'	245.00'	62.45'	28°35'36"	121.03'	S82°01'35"E
C2	39.60'	25.00'	25.34'	90°45'54"	35.59'	S22°10'16"E
C3	134.79'	375.00'	68.13'	20°35'38"	134.06'	S33°22'30"W
C4	146.91'	245.00'	75.74'	34°21'21"	144.72'	N62°14'51"E
C5	18.07'	626.57'	9.04'	01°39'10"	18.07'	N81°32'21"E



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DRAWN BY ICAD/K.Lyne	DATE 4/22/24	DRAWING: 2024-11/KnikHeights
CHECKED BY G.Lo	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1