

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 26, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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. **STONE CREEK PHASE 6 RSB LOTS 19-20 BLOCK 2:** The request is to create two lots from Lots 19 & 20, Block 2, Stone Creek Phase 6, Plat No. 2021-48 to be known as **LOTS 19A AND 20A, BLOCK 2**, containing 2.26 acres +/- . The property is located south of E. Aspen Ridge Road, east of N. Engstrom Road, and north of E. Settlement Avenue (Tax ID # 8124B02L019 & L020); within the NE ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.
(Petitioner/Owner: JRK Group & Selway Corp, Staff: Matthew Goddard, Case #2026-085)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 26, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 26, 2026**

ABBREVIATED PLAT: STONE CREEK PH6 RSB L/19-20 B/2

LEGAL DESCRIPTION: SEC 22, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: JRK GROUP & SELWAY CORP

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING

ACRES: 2.26 ± **PARCELS:** 2

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-085

REQUEST: The request is to create two lots from Lots 19 & 20, Block 2, Stone Creek Phase 6, Plat No. 2021-48 to be known as **LOTS 19A AND 20A, BLOCK 2**, containing 2.26 acres +/- . The property is located south of E. Aspen Ridge Road, east of N. Engstrom Road, and north of E. Settlement Avenue (Tax ID # 8124B02L019 & L020); within the NE ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
As-Built
Topographic Mapping

EXHIBIT A – 5 pgs
EXHIBIT B – 8 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg

AGENCY COMMENTS

U.S. Army Corps of Engineers
MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision adjusting the common lot line between Lots 19 and 20, Block 2, Stone Creek Phase 6, Plat #2021-48. Access for both lots is from N. Jellystone Circle, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that the soils evaluation included review of existing soils information on this parcel and adjacent lots as well as 3 new testholes, review of the provided topography information and aerial imagery, and other observation at the site. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, proposed new lots 19A & 20A, Block 2, will each contain over 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of useable building area.

As-Built information was submitted (**Exhibit C**) pursuant to code. Based on the submitted as-built details, no setback violations will exist as a result of the proposed platting action.

Topographic mapping was submitted (**Exhibit D**) pursuant to code.

Comments:

U.S. Army Corps of Engineers (**Exhibit E**) notes that the project area may contain waters of the U.S., Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

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

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

Utilities: (Exhibit H):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

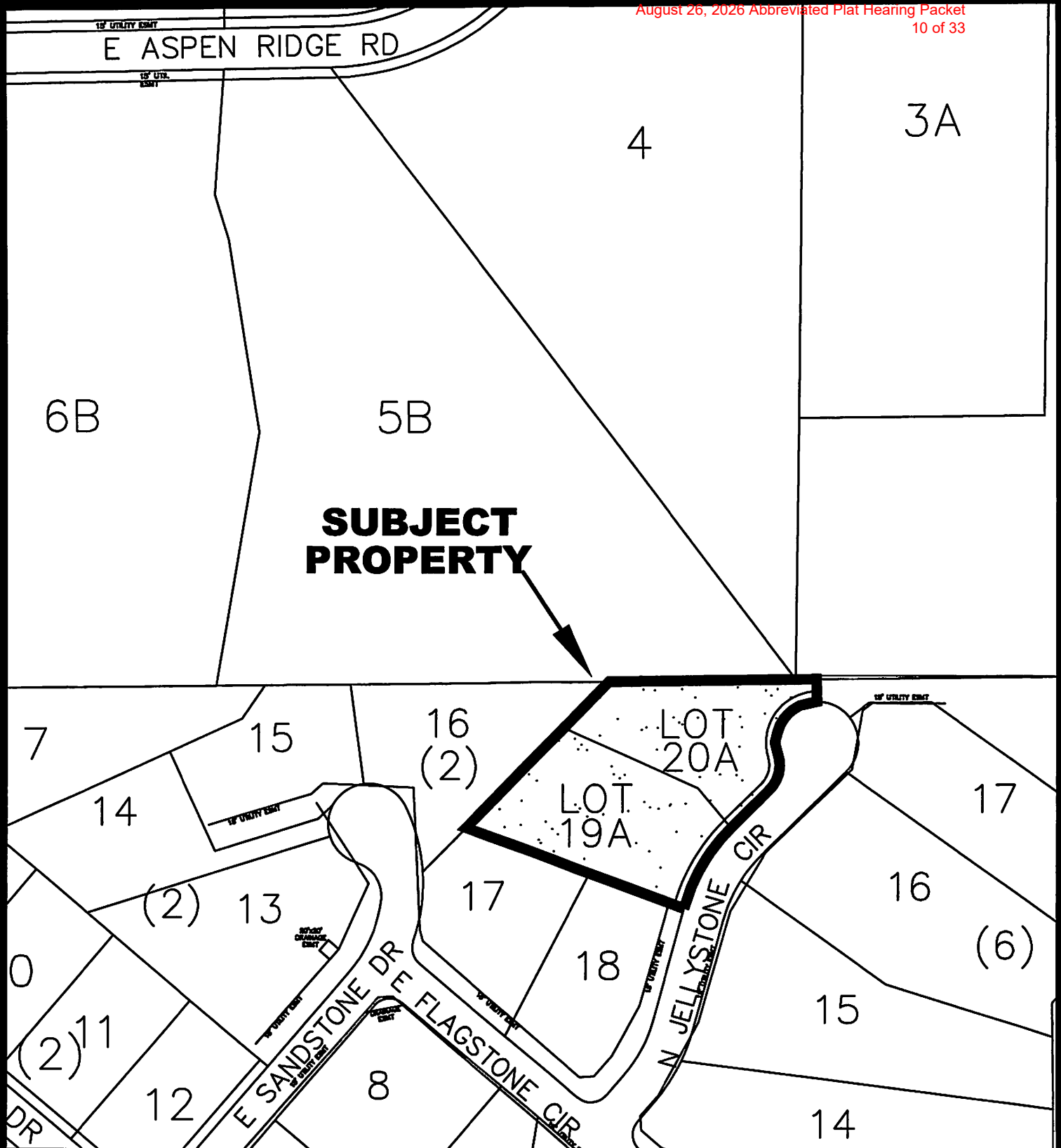
CONCLUSION: The abbreviated plat of Stone Creek Phase 6 Lots 19A and 20A, Block 2, is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the 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 Stone Creek Phase 6 Lots 19A and 20A, Block 2, 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; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Stone Creek Phase 6 Lots 19A and 20A, Block 2, Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. 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.



VICINITY MAP

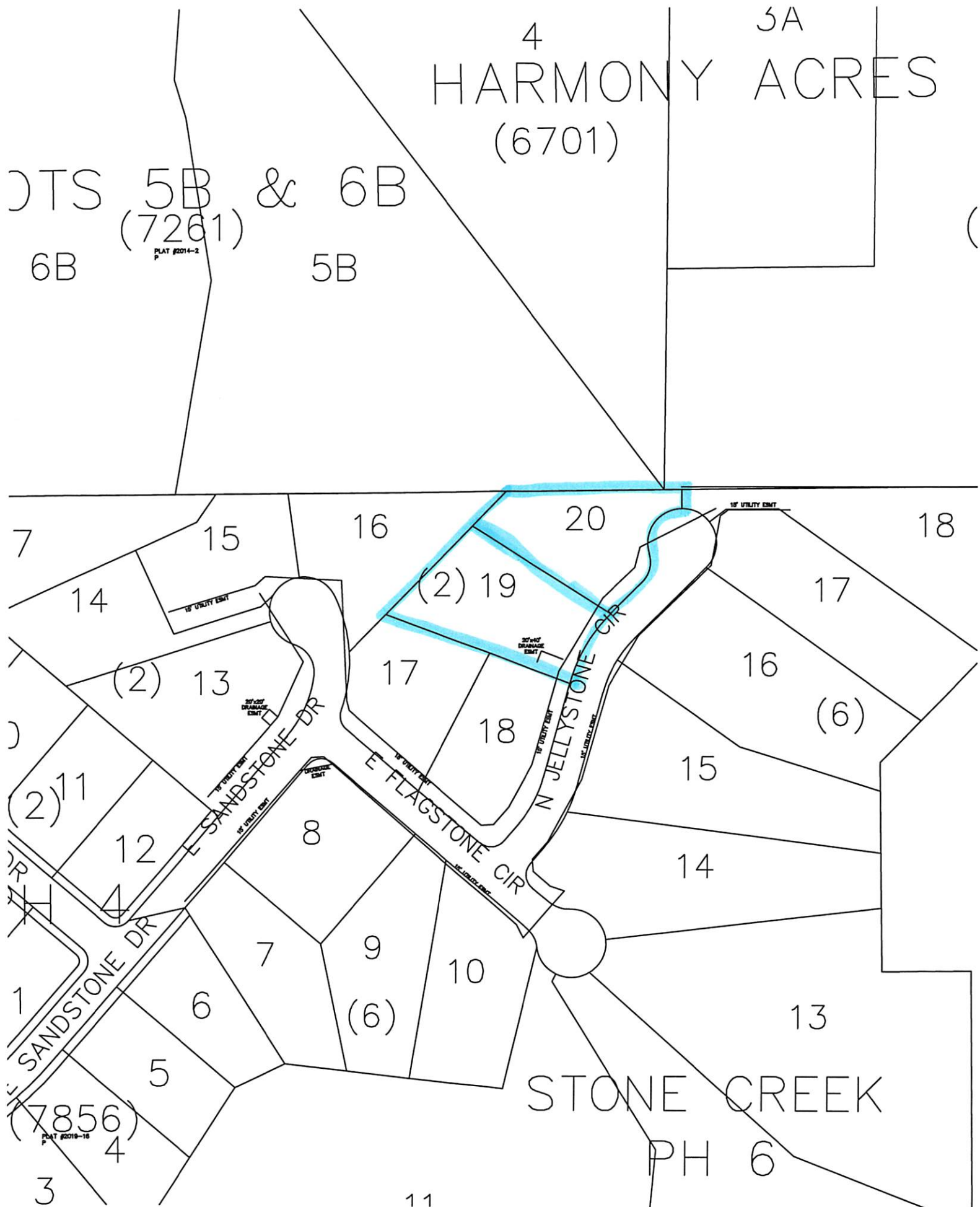
FOR PROPOSED STONE CREEK PH6 LOTS 19A
AND 20A BLOCK 2 SUBDIVISION

LOCATED WITHIN

SECTION 22, T18N, R01E, SEWARD MERIDIAN
ALASKA

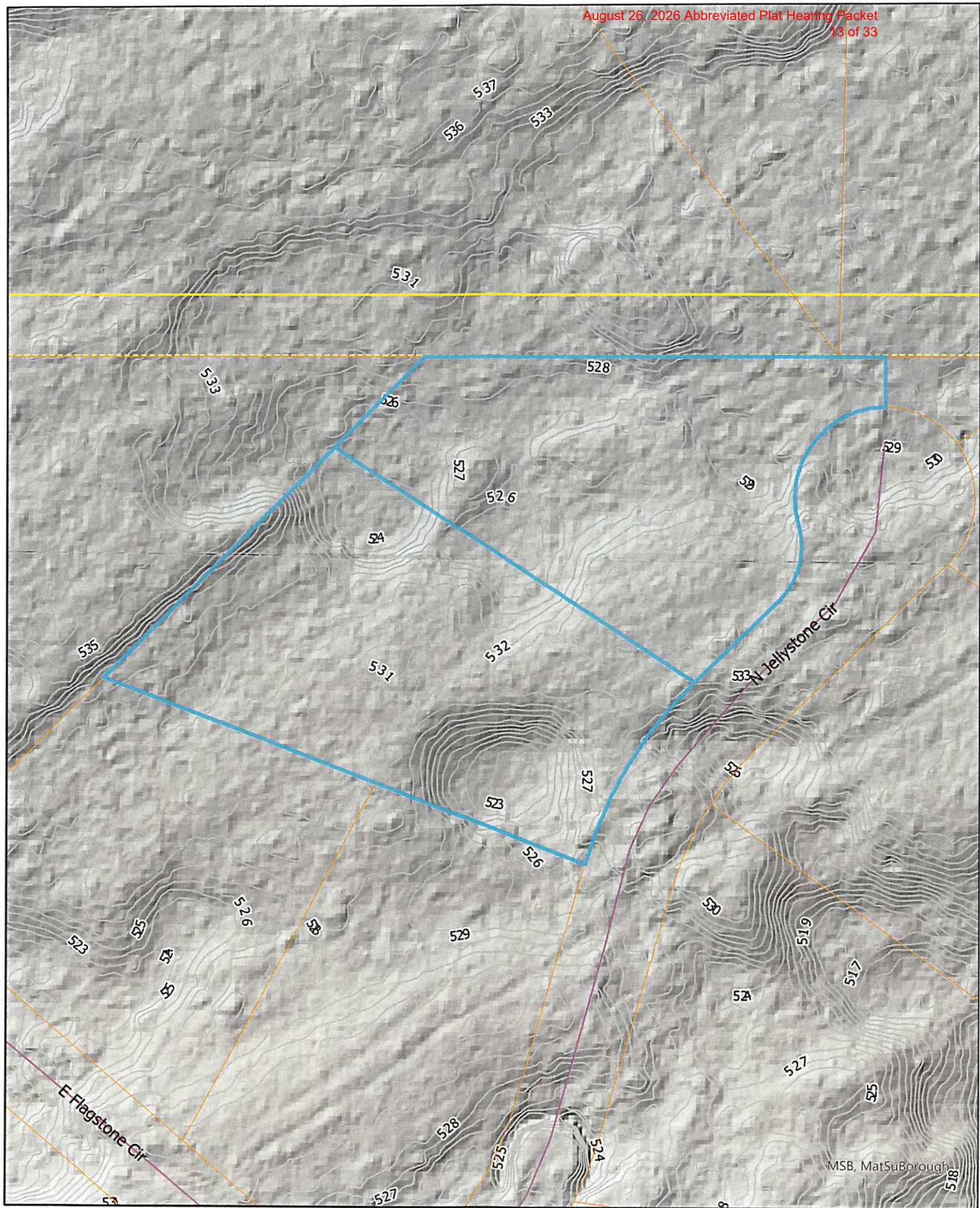
WA 08 MAP

EXHIBIT A

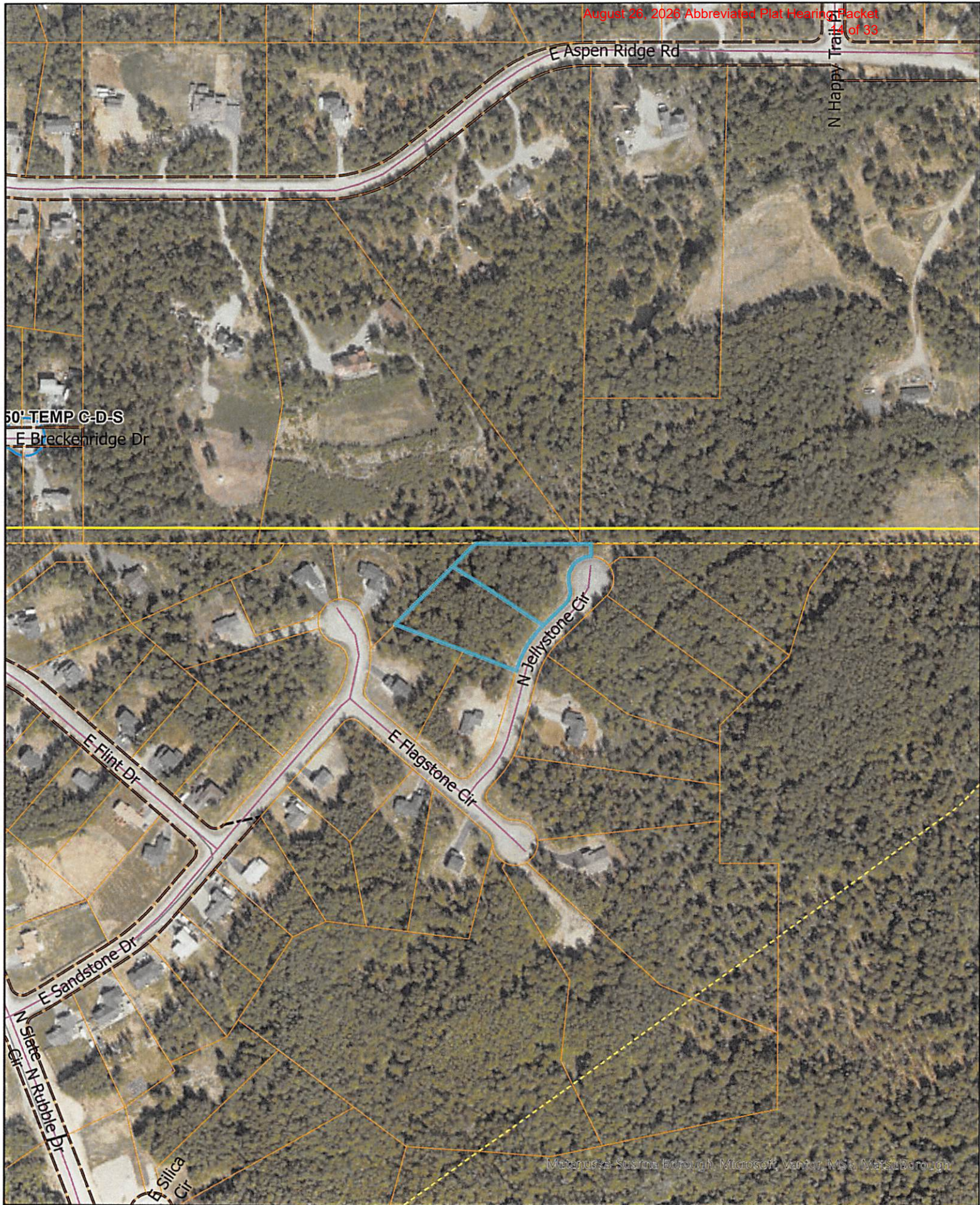




0 95 190 380 Feet



0 95 190 380 Feet



0 380 760 1,520 Feet



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED

JUL 10 2026

PLATTING

July 9, 2026

Tyler Young
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Lot 19A & Lot 20A Block 2 Stone Creek Phase 6*; Useable Areas and Drainage
HE #15014

Dear Mr. Young:

At the request of the project owner, I have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will adjust a common lotline to create 2 new lots from 2 existing lots totaling approximately 1.26 acres. The lotline adjustment is a solution to a structure inadvertently being constructed too close to a property line. This soils evaluation included review of existing soils information on this parcel and adjacent lots as well as 3 new testholes, review of the provided topography information and aerial imagery, and my other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular polygon, with tangent sides to the north, west and south; the east border is mostly formed from curves along the road right of way. Three large parcels lie to the north, with one acre subdivision lots to the west and south. The site is relatively level, with local low area along the west border and southeast corner. A wet area lies to the northeast. A couple of small areas with steep slopes over 25% are delineated on the attached drawing. The total elevation differential indicated from the provided topo map contours is approximately 10'.

Soils & Vegetation. Some portions of the parent parcel have been previously cleared for development or grading work. There is a paved driveway and a residence with a modest cleared yard on proposed Lot 19A; Lot 20A remains largely undeveloped. The remaining trees are primarily birch and spruce. Holler Engineering had logged a testhole previously on the parent parcel, and three additional holes were recently logged on Lot 20A as shown on the map. The hole encountered a typical thin layer of organic materials and topsoils to 2'-3', with sands and gravels as receiving soils. A copy of the sealed testhole logs and a useable area map are attached.

Groundwater. Groundwater or seeps were encountered at 5', 8' and 9.5' in the recent testholes, but not encountered at 14' in adjacent holes. The estimated limits of area with over 8' to groundwater is shown on the map. Groundwater is not expected to be a substantial limiting factor for the proposed lots, however development of Lot 20A would best avoid its northeast corner.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, steep areas, setbacks to a water well, setbacks to surface water and buildings. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be the limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed new Lots 19A & 20A Block 2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.***

Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. All areas on the project drain to the 2 low areas or the ditch along the east side. The proposed lotline changes will minimally affect existing drainage patterns.

Please do not hesitate to call with any questions you may have.

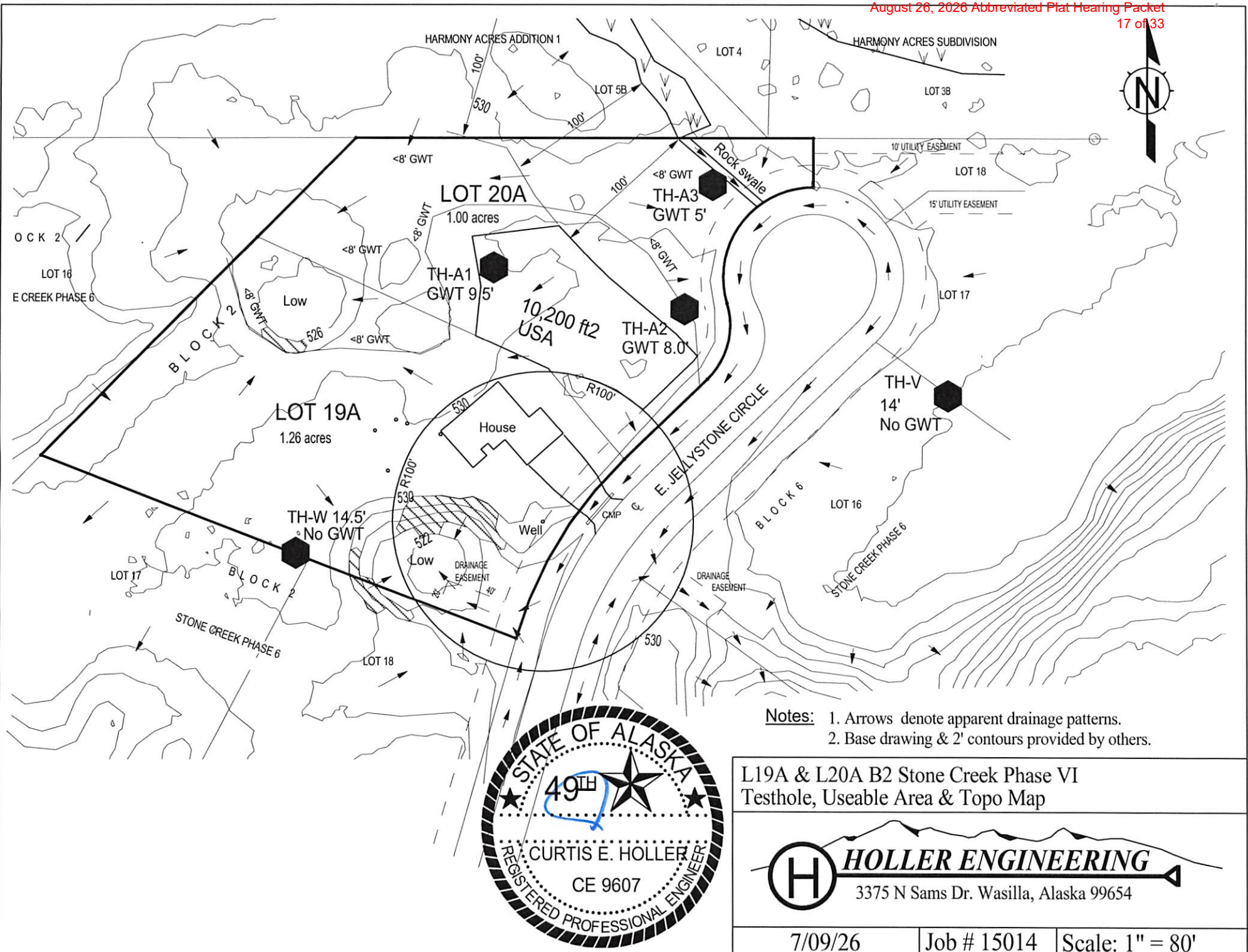
Sincerely,



Curtis Holler PE

c: Hall Quality Homes w/attachments



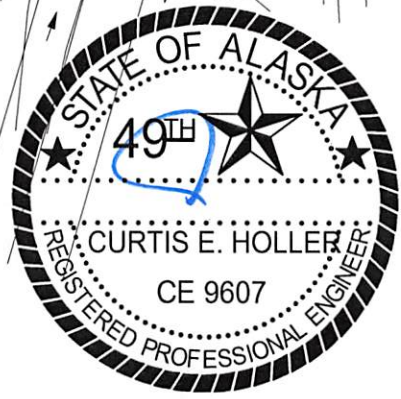


Notes: 1. Arrows denote apparent drainage patterns.
2. Base drawing & 2' contours provided by others.

L19A & L20A B2 Stone Creek Phase VI
Testhole, Useable Area & Topo Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

7/09/26	Job # 15014	Scale: 1" = 80'
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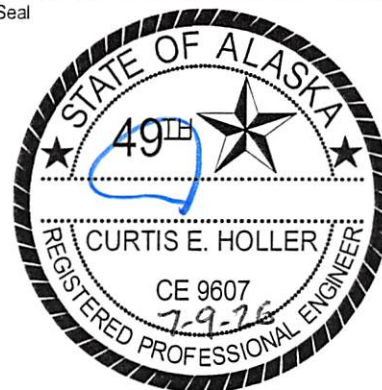




HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # A1 of 3

Performed For: Hall Quality Homes

Legal Description: Lot 20A Block 2 Stone Creek Ph 6

Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map

GWT
▽
=

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

9.5' FAST

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 6-22-26



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

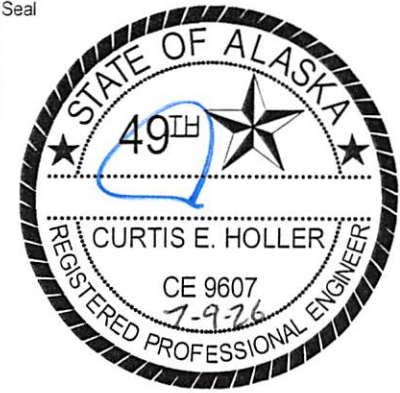
SOILS LOG / PERCOLATION TEST

TEST HOLE # A2 of 3

Performed For: Hall Quality Homes

Legal Description: Lot 20A Block 2 Stone Creek Ph 6

Seal



Depth, feet

Soil Type

Slope

Site Plan

N
↑

See attached testhole & topo map

GWT



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

9.5

DEPTH AFTER MONITORING?

8' 6-23-26

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- 4" HT INSTALLED

- PERFORMED BY: C. Holler

DATE: 6-22-26



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # A3 of 3

Performed For: Hall Quality Homes

Legal Description: Lot 19A & 20A Block 2 Stone Creek Ph 6



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

SLOW SEEPS 5'

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
		N/A visual analysis only			

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- SUPPLEMENTAL INFO ONLY, NOT USEABLE SEPTIC AREA

- PERFORMED BY: C. Holler

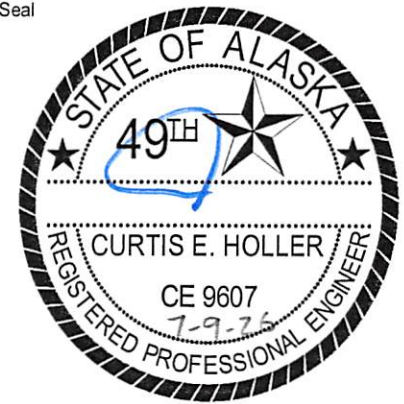
DATE: 6-23-26



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # W of 27

Performed For: Jess Hall

Legal Description: Stone Creek Subdivision

Depth, feet	Soil Type
1	OL, Roots, Leaves
2	ML, Brown, Smears
3	GP-SP, Olive gray, clean,
4	Rock to 5" few 12", Few
5	Bands of larger GP
6	
7	
8	
9	
10	SP, w/gravel, clean,
11	most rock < 4"
12	
13	
14	NO GWT
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

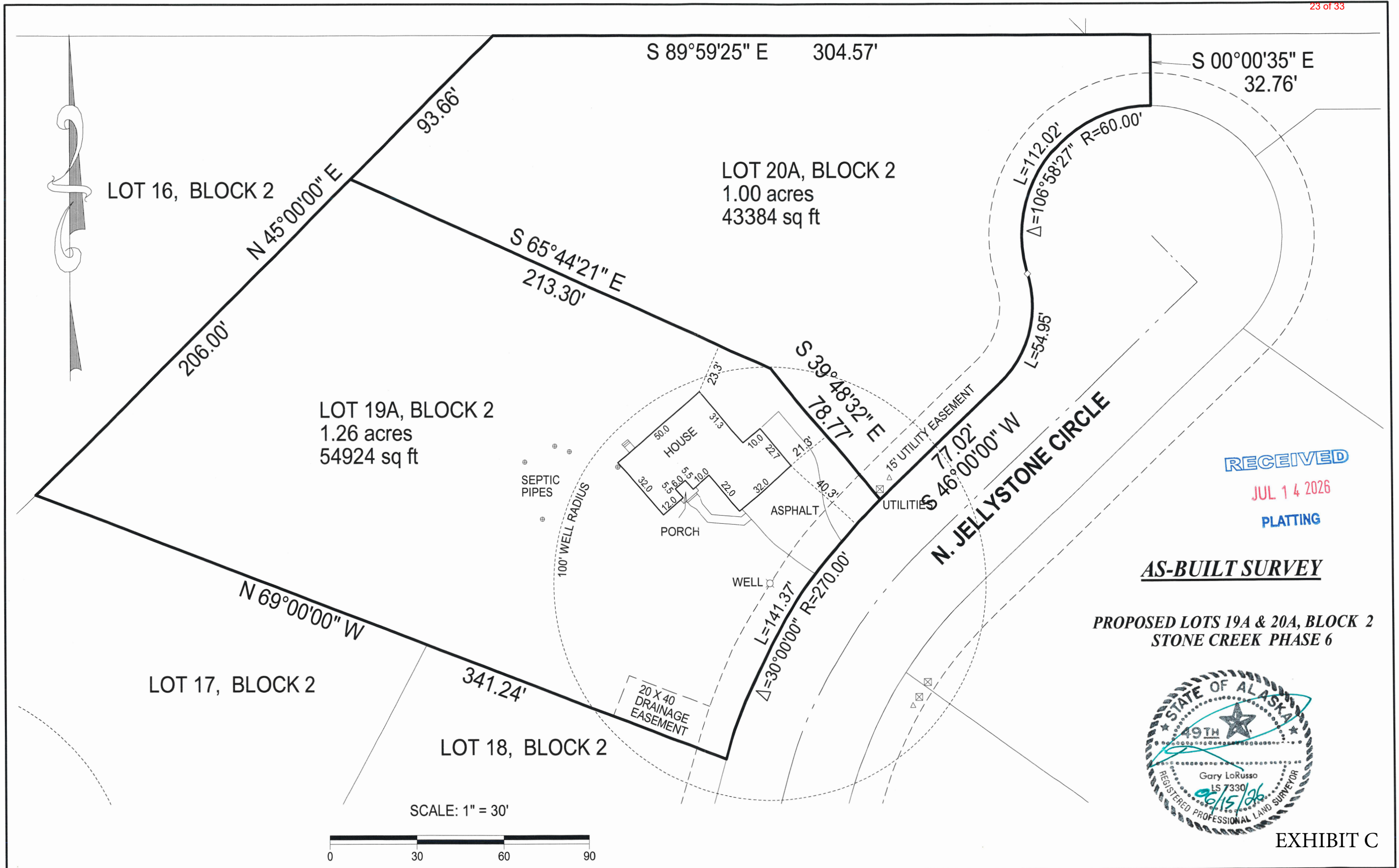
- PERFORMED BY: J. Wilkins

DATE: 5/23/2017

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

↑
N
I

THLOGsubdnew-h2o-no.xlsx 5/30/2017



CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE DATE

JESS HALL / MANAGING PARTNER

JRK GROUP, LLC
P.O. BOX 1987
PALMER, ALASKA 99645

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 PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY 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: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES

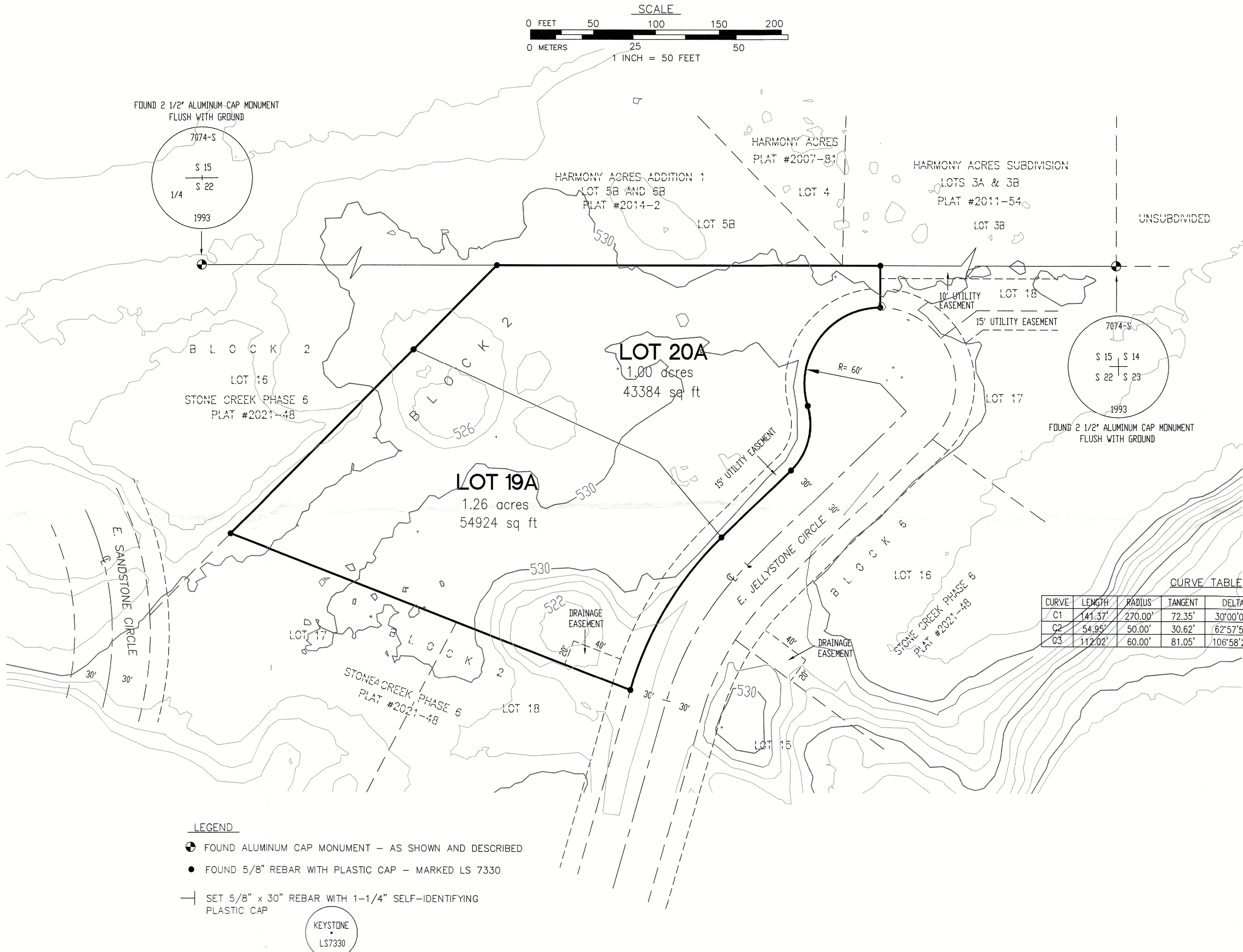
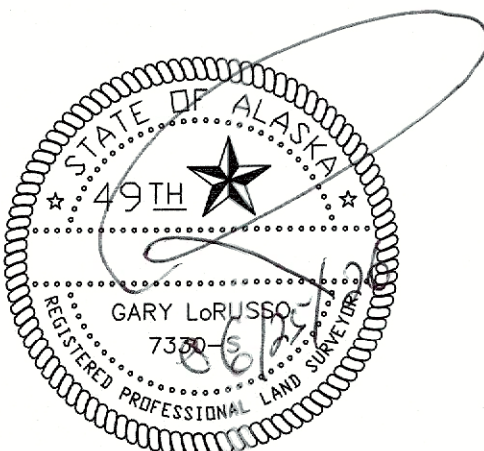
- THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- BASIS OF BEARING FROM PLAT OF STONE CREEK PHASE 6, PLAT #2021-48.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASMENTS OF RECORD NOT PLOTTED HEREON:
 - MEA EASEMENT RECORDED APRIL 8, 2026 AS INSTRUMENT #2026-006098-0
 - ENSTAR EASEMENT RECORDED JULY 30, 2015 AS INSTRUMENT #2015-015929-0
 - ENSTAR EASEMENT RECORDED SEPTEMBER 3, 2020 AS INSTRUMENT #2020-021840-0
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT:
 - FEBRUARY 12, 2022 AS SERIAL #2022-003575-0
 - AUGUST 29, 2025 AS SERIAL #2025-016191-0
 - DECEMBER 4, 2025 AS SERIAL #2025-024793-0
 - FEBRUARY 12, 2026 AS SERIAL #2026-002616-0

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO

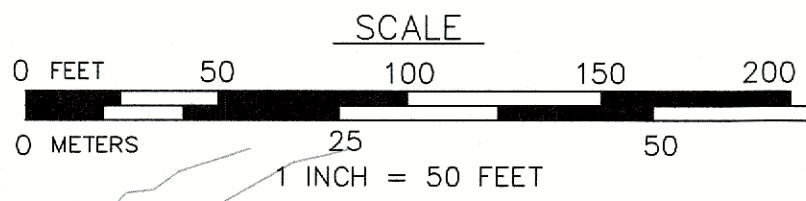
REGISTERED LAND SURVEYOR DATE



LEGEND

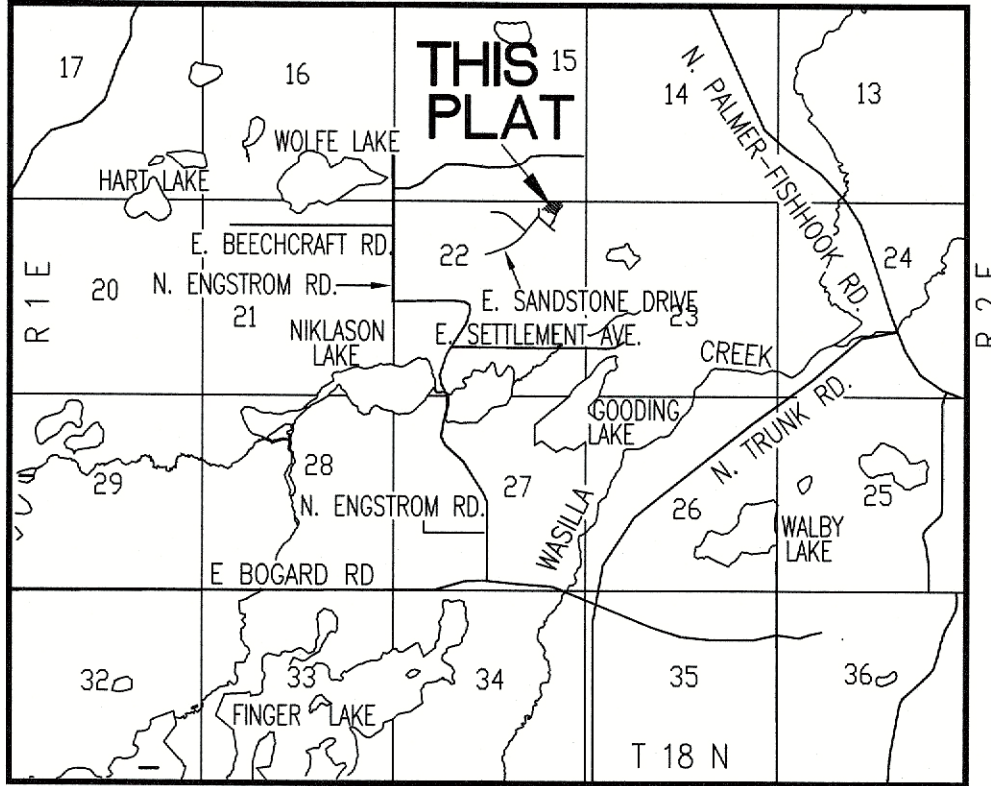
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP - MARKED LS 7330
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
LS7330



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
C1	141.37'	270.00'	72.35'	30°00'00"	139.76'	S31°00'00"W
C2	54.95'	50.00'	30.62'	62°57'52"	52.22'	N14°31'04"E
C3	112.02'	60.00'	81.05'	106°58'27"	96.45'	S36°31'22"W



VICINITY MAP

SCALE 1" = 1 MILE

Agenda Copy

RECEIVED
JUL 13 2026
PLATTING

A PLAT OF
STONE CREEK PHASE 6
LOTS 19A AND 20A, BLOCK 2

A SUBDIVISION OF LOTS 19 AND 20, BLOCK 2
STONE CREEK PHASE 6, PLAT #2021-48
WITHIN THE N1/2 SECTION 22, T. 18 N., R. 01 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.26 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: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 6/25/26	DRAWING 2026-11/StoneCreek6_replat
CHECKED BY GLO	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

EXHIBIT D

Matthew Goddard

From: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Sent: Thursday, July 30, 2026 1:12 PM
To: Matthew Goddard
Subject: RE: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

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

Matthew,

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

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

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

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

Sincerely,



**US Army Corps
of Engineers®**

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



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

From: Matthew Goddard <matthew.goddard@matsugov.us>
Sent: Thursday, July 30, 2026 12:51 PM
To: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Subject: [Non-DoD Source] RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, August 4, 2026 2:44 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 27, 2026 3:56 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; communications@nlakes.cc; secretary@nlakes.cc; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; noffkejl@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision.

Please ensure all comments have been submitted by August 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Stone Creek Phase 6 RSB L19-20 B2](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Monday, July 27, 2026 4:00 PM
To: Matthew Goddard
Subject: RE: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 27, 2026 3:56 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; communications@nlakes.cc; secretary@nlakes.cc; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; noffkejl@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision.

Please ensure all comments have been submitted by August 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Stone Creek Phase 6 RSB L19-20 B2](#)

Feel free to contact me if you have any questions.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: July 31, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – Stone Creek Phase 6 RSB L19-20 B2

There are no open or active Code Compliance Cases on the existing lots at this time.

No objections to moving forward with the Abbreviated Plat to change the common lot line between Lots 19 & 20 creating new lots 19A & 20A.



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

5 August 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

- **STONE CREEK PHASE 6**
(MSB Case # 2026-085)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 3, 2026 1:20 PM
To: Matthew Goddard
Subject: RE: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 27, 2026 3:56 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; communications@nlakes.cc; secretary@nlakes.cc; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; noffkejl@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

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

Hello,

The following link is a request for comments for the proposed Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision.

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

SIGNATURE _____ DATE _____
JESS HALL / MANAGING PARTNER

JRK GROUP, LLC
P.O. BOX 1987
PALMER, ALASKA 99645

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAN 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: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES:

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.

2. BASIS OF BEARING FROM PLAT OF STONE CREEK PHASE 6, PLAT #2021-48.

3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

4. EASEMENTS OF RECORD NOT PLOTTED HEREOF:

- a) MEA EASEMENT RECORDED APRIL 8, 2026 AS INSTRUMENT #2026-008098-0
- b) ENSTAR EASEMENT RECORDED JULY 30, 2015 AS INSTRUMENT #2015-015929-0
- c) ENSTAR EASEMENT RECORDED SEPTEMBER 3, 2020 AS INSTRUMENT #2020-021840-0

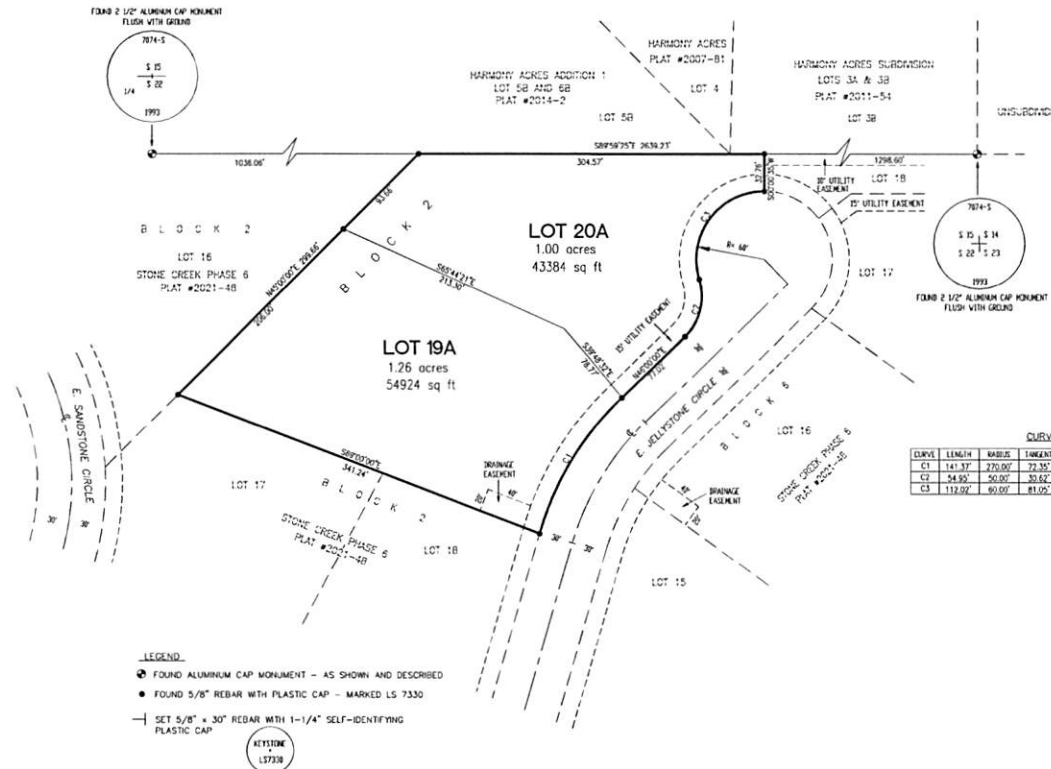
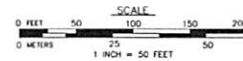
4. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT:

- a) FEBRUARY 12, 2022 AS SERIAL #2022-003575-0
- b) AUGUST 29, 2025 AS SERIAL #2025-018191-0
- c) DECEMBER 4, 2025 AS SERIAL #2025-024793-0
- d) FEBRUARY 12, 2026 AS SERIAL #2026-002816-0

SURVEYOR'S CERTIFICATE

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

7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE _____



LOCALITY MAP
SCALE 1" = 1 MILE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	141.37	270.00'	72.30'	S 29° 00' 00" E
C2	54.90	50.00'	30.62'	S 67° 54' 52" E
C3	112.00'	80.00'	61.00'	S 67° 54' 52" E

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP - MARKED LS 7330
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Amanda Young DATE 08/03/2026
GCI ENGINEERING & DESIGN

A PLAT OF
**STONE CREEK PHASE 6
LOTS 19A AND 20A, BLOCK 2**
A SUBDIVISION OF LOTS 19 AND 20, BLOCK 2
STONE CREEK PHASE 6, PLAT #2021-48
WITHIN THE N1/2 SECTION 22, T. 18 N., R. 01 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.26 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #334615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811
DRAWN BY: KAD/K.L.Y.M. DATE: 8/25/26 DRAWING: 2026-11/StoneCreek6_replat
CHECKED BY: G.L. SCALE: 1" = 50 FEET SHEET: 1 OF 1

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 30, 2026 10:54 AM
To: Matthew Goddard
Subject: RE: RFC Stone Creek Phase 6 Lots 19A and 20A, Block 2 Subdivision (MG)

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

Hello,

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 27, 2026 3:56 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; communications@nlakes.cc; secretary@nlakes.cc; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; noffkejl@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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SIGNATURE _____ DATE _____
JESS HALL / MANAGING PARTNER

JRK GROUP, LLC
P.O. BOX 1987
PALMER, ALASKA 99645

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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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.

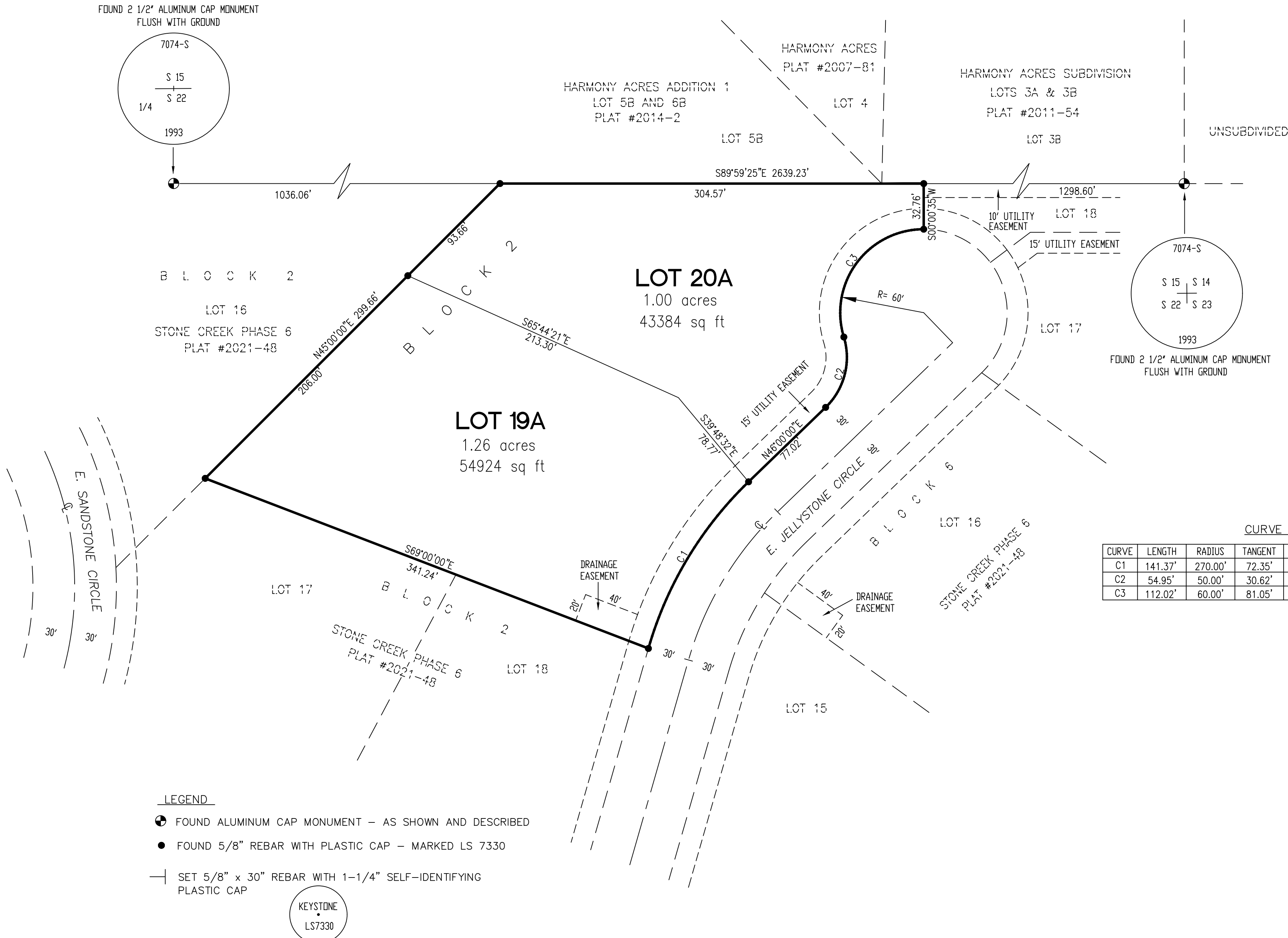
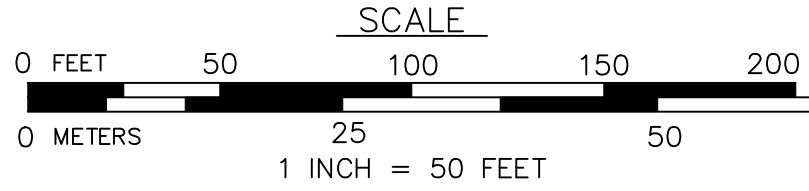
DATE _____ PLANNING & LAND USE DIRECTOR _____
ATTEST: _____
PLATTING CLERK

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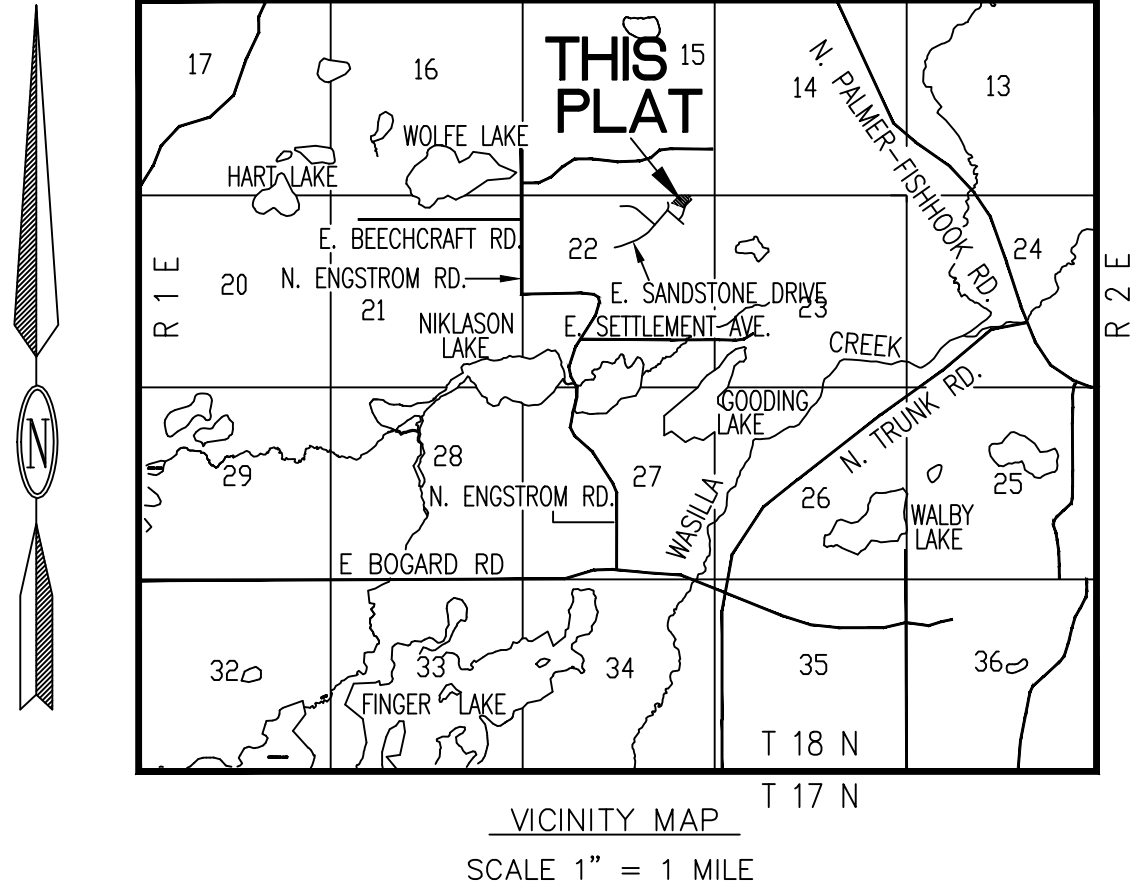
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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 - c) DECEMBER 4, 2025 AS SERIAL #2025-024793-0
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7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
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A PLAT OF
**STONE CREEK PHASE 6
LOTS 19A AND 20A, BLOCK 2**
A SUBDIVISION OF LOTS 19 AND 20, BLOCK 2
STONE CREEK PHASE 6, PLAT #2021-48
WITHIN THE N1/2 SECTION 22, T. 18 N., R. 01 E.
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KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134815
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 6/25/26	DRAWING 2026-11/StoneCreek6_replat
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1