



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Comments Due: May 19, 2026

April 30, 2026

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Aviation	MSB – Community Development
AK DNR, Division of Mining/Land/Water	MSB – Public Works, Engineering
AK DNR, Public Access Defense	MSB – Public Works, Pre-Design Division
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Mgmt. & Permitting	MSB – Planning Division
ADF&G, Division of Sport Fish	MSB – Development Services Division
AK Railroad, Engineering Department	MSB – Borough Attorney
U.S. Army Corp of Engineers	MEA
U.S. Postmaster	MTA
City of:	Enstar
Community Council: #4 Big Lake	GCI
Fire Service Area: #136 West Lakes	Assembly District #5
Road Service Area: #21 Big Lake	

Title:	Lillian's Landing
Location:	Sec 14, T17N, R04W, S.M, AK
Petitioner:	David & Deborah Karp
Address:	8671 Estates Circle, Anchorage, AK 99507
Surveyor:	Bull Moose Surveying
Address:	200 E. Hygrade Lane, Wasilla, AK 99654
Engineer:	Alaska Rim Engineering
Address:	9131 E. Frontage Road, Palmer, AK 99645

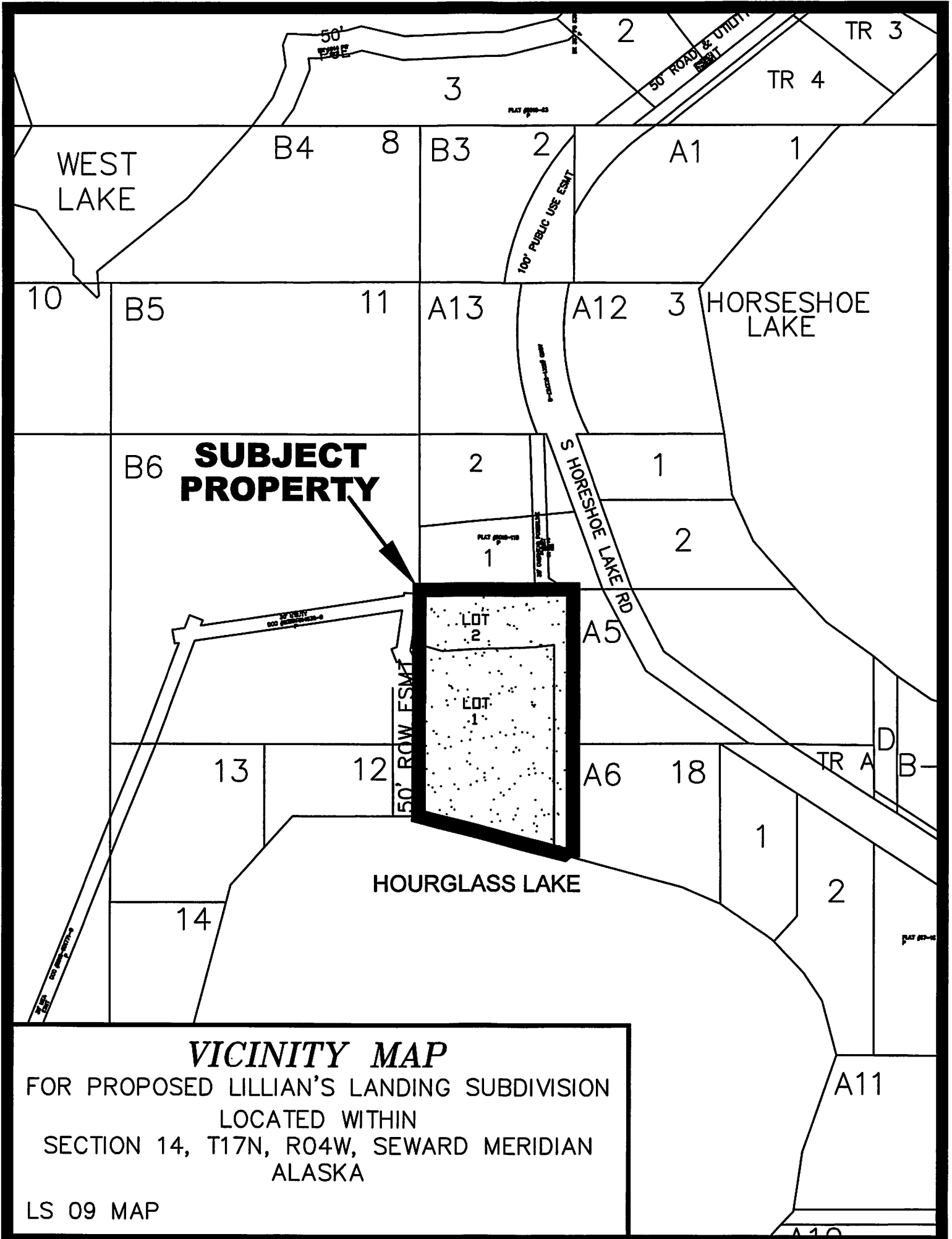
The request is to create 2 lots from Government Lots 5 & 17 (Tax Parcel A4), to be known as LILLIAN'S LANDING, containing 3.95 acres +/- . Access for the proposed subdivision is from Hourglass Lake. The property is located west of S. Horeshoe Lake Road, south of West Lake, and directly north of Hourglass Lake; within the NE ¼ Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **May 19, 2026** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **June 18, 2026**.

Sincerely,
Matthew Goddard
Platting Technician
(907)861-7881

Matthew.Goddard@matsugov.us

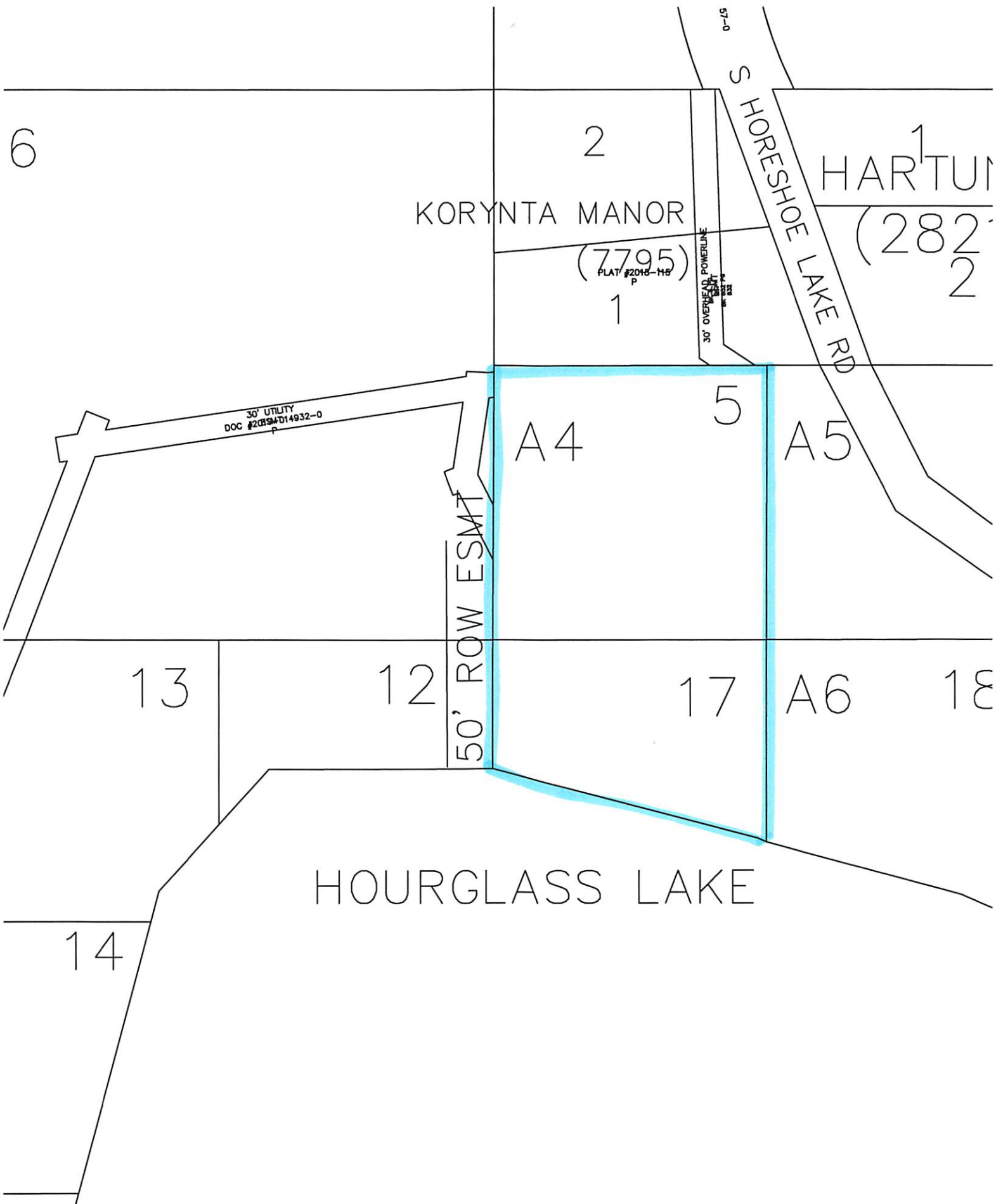
Providing Outstanding Borough Services to the Matanuska-Susitna Community.



VICINITY MAP

FOR PROPOSED LILLIAN'S LANDING SUBDIVISION
 LOCATED WITHIN
 SECTION 14, T17N, R04W, SEWARD MERIDIAN
 ALASKA

LS 09 MAP



6

2

HARTUI
(282
2

KORYNTA MANOR

(7795)
PLAT #2018-115
P

1

30' OVERHEAD POWERLINE

S HORESHOE LAKE RD

30' UTILITY
DOC #2018-14932-0
P

A4

5

A5

13

12

50' ROW ESMT

17

A6

18

HOURGLASS LAKE

14

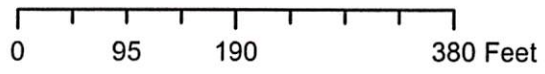


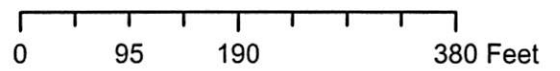
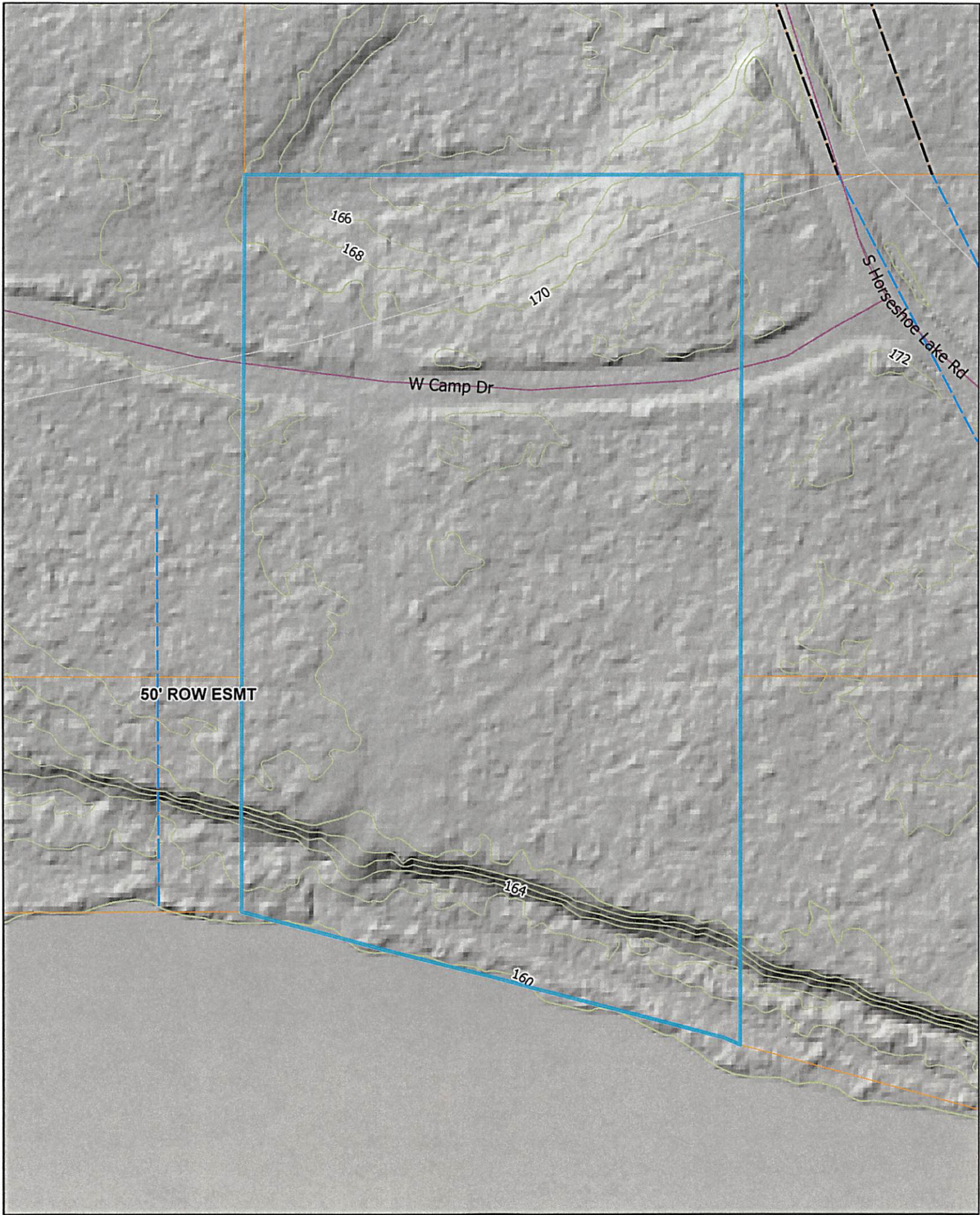
W Camp Dr

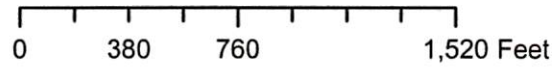
S Horseshoe Lake Rd

50' ROW ESMT

Maxar, Microsoft







Microsoft

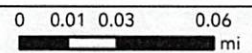


Mat-Su Borough Wetlands Viewer



- Mat-Su Addresses
- Mat-Su Borough Parcels
- CookInlet Wetlands
- LAKE
- Riverine
- VLD Trough
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Info ×

Road Name:

Camp Drive ×

Zoom to

Submit a Maintenance Request

Certified: 0

Pavement Classification:

Surface Type:

Custodian: Private

Jurisdiction: Mat-Su Borough

RSA: 21

MSB Functional Classification: Local

Subdivision Construction Manual Class:

OSHP: Local

GIS Length: 0.55

Camp Drive
Maintained By: Private

200 ft



Info

Road Name:

Horseshoe Lake
Road

Zoom to

Submit a Maintenance Request

Certified: 1

Pavement Classification: Gravel

Surface Type: E1 Topping

Custodian: Mat-Su Borough

Jurisdiction: Mat-Su Borough

RSA: 21

MSB Functional Classification: Local

Subdivision Construction Manual Class:

OSHP: Local

GIS Length: 0.91





MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 217N04W14A004

The Mat-Su Borough is upgrading it's Assessment system, this data is static as of June 9.

Site Information

Account Number	217N04W14A004	Subdivision	
Parcel ID	45397	City	None
TRS	S17N04W14	Map LS09	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 4W SECTION 14 LOT A4	Tax Map	
Site Address	4024 S Horseshoe Lake Rd		

Ownership

Owners	KARP DAVID & DEBORAH	Buyers	
Primary Owner's Address	8671 ESTATES CIR ANCHORAGE AK 99507	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$36,900.00	\$59,900.00	\$96,800.00	2025	\$36,900.00	\$59,900.00	\$96,800.00
2024	\$36,900.00	\$59,000.00	\$95,900.00	2024	\$36,900.00	\$59,000.00	\$95,900.00
2023	\$36,900.00	\$53,200.00	\$90,100.00	2023	\$36,900.00	\$53,200.00	\$90,100.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1999	Grade	1225 - Cabin
Foundation	Concrete Piers	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	First Story		480 Sq. Ft. 100%
1	Second Story		424 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0032	::	::
2024	Yes	0032	13.878	\$1330.90
2023	Yes	0032	13.249	\$1193.74

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/4/2022	WARRANTY DEED (ALL TYPES)	Palmer 2022-005083-0
1/27/2014	CORRECTIVE DEED	Palmer 2014-001349-0
1/22/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-000997-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
3.87	3.87	Assembly District 005	30-555	136 WEST LAKES FSA	021 Big Lake RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 06/09/2025

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Comm Council 4 Big Lake
No SPUD