

Invoice 25097  
6 May 2025

Henry Knackstedt Consulting, Inc.  
P.O. Box 2058  
Kenai, AK 99611

Sold to:

Matt Ficek  
Better Homes and Gardens  
1051 E. Horvath Drive  
Wasilla, AK 99654

Description	Amount
Lot 6, Block 7, Valhalla Heights Part 3 On-Site Water & Wastewater Flow & Adequacy Tests	\$ 750.00
Sales Tax	\$ 30.00
<b>Please Pay this Total:</b>	<b>\$ 780.00</b>

Due and payable upon receipt; late after 30 days

Henry Knackstedt Consulting, Inc.  
P.O. Box 2058  
Kenai, AK 99611  
283-2853

May 7, 2025

Hall c/o Matt Ficek  
Better Homes and Gardens  
1051 E Horvath Drive Ste 103  
Wasilla, AK 99654

Subject: Lot 6, Block 7, Valhalla Heights Part 3  
On-Site Water & Wastewater Flow & Adequacy Tests

Matt:

On May 4, 2025, I performed flow and adequacy tests for a four-bedroom, unoccupied residence on Lot 6, Block 7, Valhalla Heights Part 3 in accordance with standard procedures for testing on-site water and wastewater systems. The water system and soil absorption system (SAS) performed adequately under the conditions of the test.

No record information is available; however, the SAS appears to consist of at least a 1250-gallon septic tank followed by a 7' effective depth pit. At the time of testing, 0.8' of liquid was measured in the SAS. I entered approximately 1505 gallons of water at an average flow rate of 6.4 gpm directly into the pit, and a liquid rise of 2.9' was observed in the SAS. After twenty-four hours, it appeared 835 gallons of liquid were absorbed where 600 gallons is required for four bedrooms.

The water system is capable of flowing at an average rate of 6.4 gpm for four hours. Attached is a satisfactory coliform water sample.

I make no representation or guarantee regarding the actual materials, sizes configuration, or future performance of the underground or otherwise concealed portions of the systems. Information supplied by others which has been considered in the evaluation, is believed to be reliable, but no responsibility is assumed for accuracy.

Please let me know if you have any questions or require additional information.

Sincerely,

  
Henry Knackstedt  
Civil Engineer





Tauriainen Environmental Testing LLC

44524 Eddy Hill Drive #8

Soldotna, AK 99669

907-262-4624 \* office@tatasting.net

PLEASE READ INSTRUCTIONS ON BACK

Print All Information

Check the current Monitoring Summary sheet from ADEC Drinking Water Watch for proper information!

### TOTAL COLIFORM BACTERIA DRINKING WATER ANALYSIS

Client Name: Henry Knackstedt

Mailing: PO Box 2058

Address: Kenai, AK 99611

LAB USE ONLY

Lab Number: 2025-0536

Contact: Henry

Phone #: 907-394-9992

Email: hknackstedt@hotmail.com

Preferred Method of Payment is by CASH or CHECK. Other forms of payment will incur additional fees.

Sample Information:  Residential Water System or  Public Water System ID#: -

Legal Des / Physical Address: L 6 B7 VALHALLA HTS #3 Facility ID: -

Water System Name: 160 STANDARD Sample point ID: -

Sample Location (e.g. Bathroom Sink, Kitchen Sink): EXT SPIGOT

Sample Information: Date: 5 MAY 25 Time: 1530 By: HK

Sample Type:  Routine  Special Purpose: -

Check Sample for previous unsatisfactory sample with Lab #: -

Disinfection:  Untreated  Treated (Chlorine, UV, etc.)

#### TO BE FILLED IN WHEN RELINQUISHING SAMPLE (Handing Sample over to Lab)

Relinquished: Date: 6 MAY 25 Time: 0910 By: HK

Received: Date: 5-6-25 Time: 0910 By: DKC Paid: ✓2638

Condition:  Satisfactory  Rejected Comments: -

This report is for the exclusive use of the party to whom it is addressed.

By submitting a sample for testing to TET - Tauriainen Environmental Testing LLC (TET), the client agrees to the terms and conditions on the reverse.

#### TO BE FILLED IN BY THE LAB

Date Test Started: 6 May 25 Test Start Time: 1610 Analyst: ST

COLILERT TEST RESULTS (SM 9223B)	DATE	TIME	ANALYST
	<u>7 May 25</u>	<u>1630</u>	<u>ST</u>

Color:  Clear and Negative for Total Coliform & E. Coli. - Satisfactory  
 Yellow and Positive for Total Coliform - Unsatisfactory  
 Yellow w/ Fluorescence and Confirmed E. Coli.

Comments: -



**TOTAL ACREAGE:** 0.44

**LEGAL DESCRIPTION:**

T 5N R 10W SEC 6 SEWARD MERIDIAN KN 0001568 VALHALLA HEIGHTS SUB PART 3 LOT 6 BLK 7

**PHYSICAL ADDRESS(ES):**

160 STANDARD DR



**VALUE INFORMATION:**

Land:	\$17,100
Improvement:	\$310,900
Total Assessed:	\$328,000
<b>Exemption:</b>	<b>\$50,000</b>
Taxable Value:	\$278,000

**OWNERSHIP INFORMATION:**

HALL DANIEL LEE  
2969 N GEMINI MEADOWS LN  
CEDAR CITY, UT  
84721

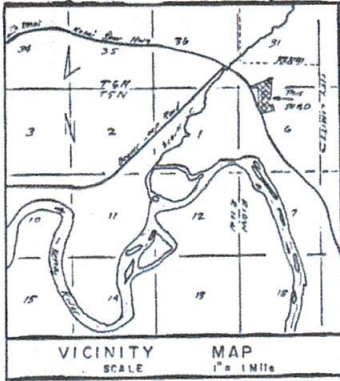
**BUILDINGS:**

Improvement Type:	Dwelling
Building Type:	2+ L FRAME
Year Built:	1979
Total Sq Ft:	1530

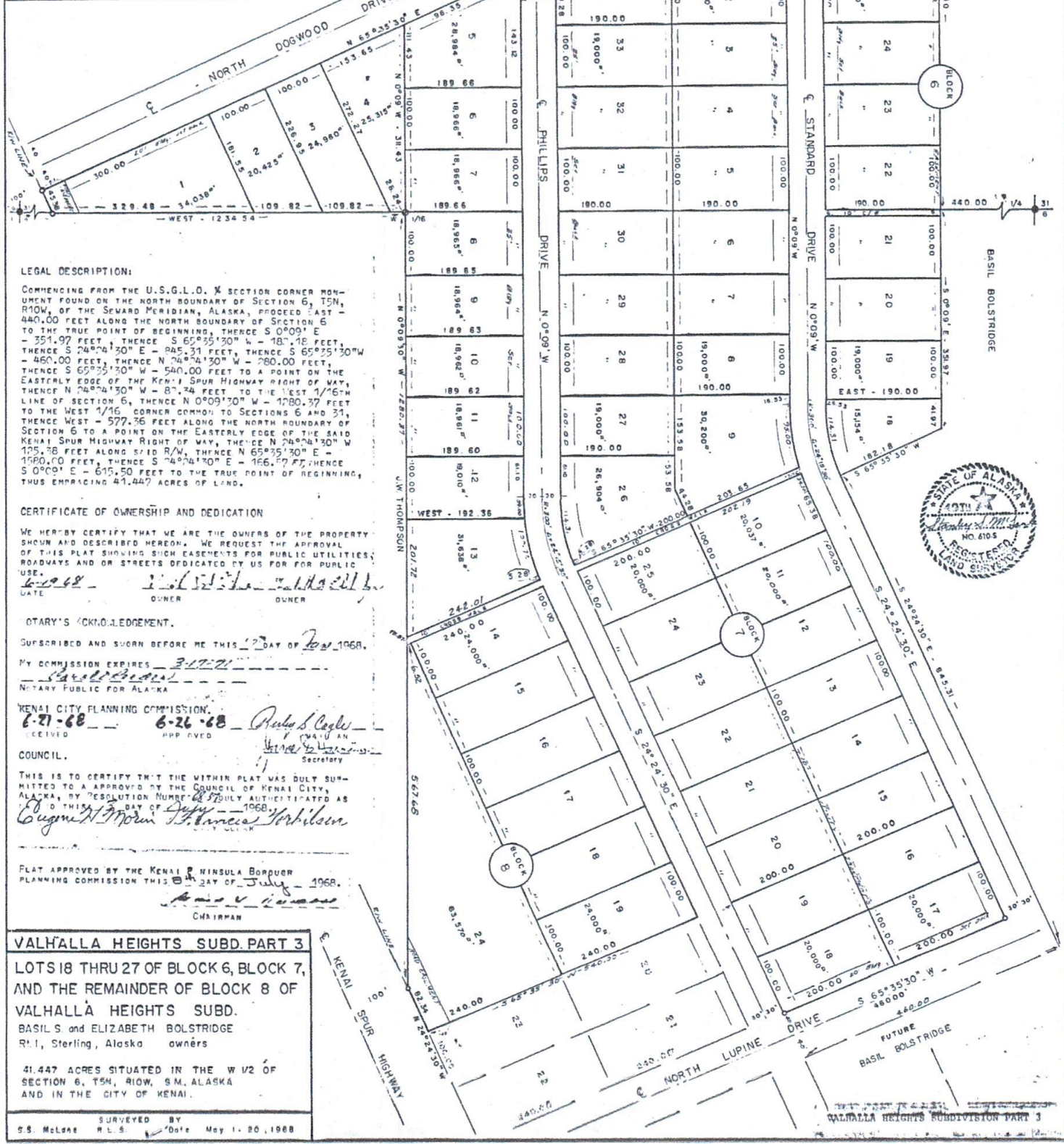
Improvement Type:	Dwelling
Building Type:	2+ L FRAME
Year Built:	1979
Total Sq Ft:	1440

K-1568

RECORDED - FIELD  
 TIME 8:15 AM  
 DATE 7/16/68  
 BY [Signature]



LEGEND AND NOTES  
 ● Found G.L.O. brass cap monument  
 ○ Set 1" Al cap  
 + Set 1/2" x 18" steel rod at all other corners  
 ● Set brass cap monument  
 All bearings refer to the G.L.O. datum of EAST for the North Boundary of Section 6.



LEGAL DESCRIPTION:

COMMENCING FROM THE U.S.G.L.O. X SECTION CORNER MONUMENT FOUND ON THE NORTH BOUNDARY OF SECTION 6, T5N, R10W, OF THE SEWARD MERIDIAN, ALASKA, PROCEED EAST - 440.00 FEET ALONG THE NORTH BOUNDARY OF SECTION 6 TO THE TRUE POINT OF BEGINNING, THENCE S 0°09' E - 351.97 FEET, THENCE S 65°35'30" W - 187.16 FEET, THENCE S 24°24'30" E - 245.31 FEET, THENCE S 65°35'30" W - 450.00 FEET, THENCE N 24°24'30" W - 280.00 FEET, THENCE S 65°35'30" W - 540.00 FEET TO A POINT ON THE EASTERLY EDGE OF THE KENAI SPUR HIGHWAY RIGHT OF WAY, THENCE N 24°24'30" W - 87.74 FEET TO THE WEST 1/16" LINE OF SECTION 6, THENCE N 0°09'130" W - 1280.37 FEET TO THE WEST 1/16" CORNER COMMON TO SECTIONS 6 AND 31, THENCE WEST - 577.76 FEET ALONG THE NORTH BOUNDARY OF SECTION 6 TO A POINT ON THE EASTERLY EDGE OF THE SAID KENAI SPUR HIGHWAY RIGHT OF WAY, THENCE N 24°24'30" W - 125.78 FEET ALONG S/D R/W, THENCE N 65°35'30" E - 190.00 FEET, THENCE S 4°24'30" E - 166.77 FEET, THENCE S 0°09' E - 615.50 FEET TO THE TRUE POINT OF BEGINNING, THUS EMBRACING 41.447 ACRES OF LAND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND OR STREETS DEDICATED BY US FOR PUBLIC USE.  
 DATE 6-29-68 OWNER [Signature] OWNER [Signature]

NOTARY'S ACKNOWLEDGEMENT.

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF July 1968.  
 MY COMMISSION EXPIRES 3-17-71  
 Notary Public for Alaska

KENAI CITY PLANNING COMMISSION.

RECEIVED 6-21-68 6-26-68 [Signature]  
 SECRETARY

COUNCIL.

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO A APPROVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, BY RESOLUTION NUMBER 85 DULY AUTHENTICATED AS CORRECT THIS 27th DAY OF July 1968.  
 [Signatures]

PLAT APPROVED BY THE KENAI PENINSULA BORDER PLANNING COMMISSION THIS 27th DAY OF July 1968.  
 [Signature] CHAIRMAN

VALHALLA HEIGHTS SUBD. PART 3

LOTS 18 THRU 27 OF BLOCK 6, BLOCK 7, AND THE REMAINDER OF BLOCK 8 OF VALHALLA HEIGHTS SUBD.  
 BASIL S and ELIZABETH BOLSTRIDGE R.I., Sterling, Alaska owners

41.447 ACRES SITUATED IN THE W 1/2 OF SECTION 6, T5N, R10W, S.M. ALASKA AND IN THE CITY OF KENAI.

S.S. McLane SURVEYED BY R.L.S. Date May 1, 20, 1968

