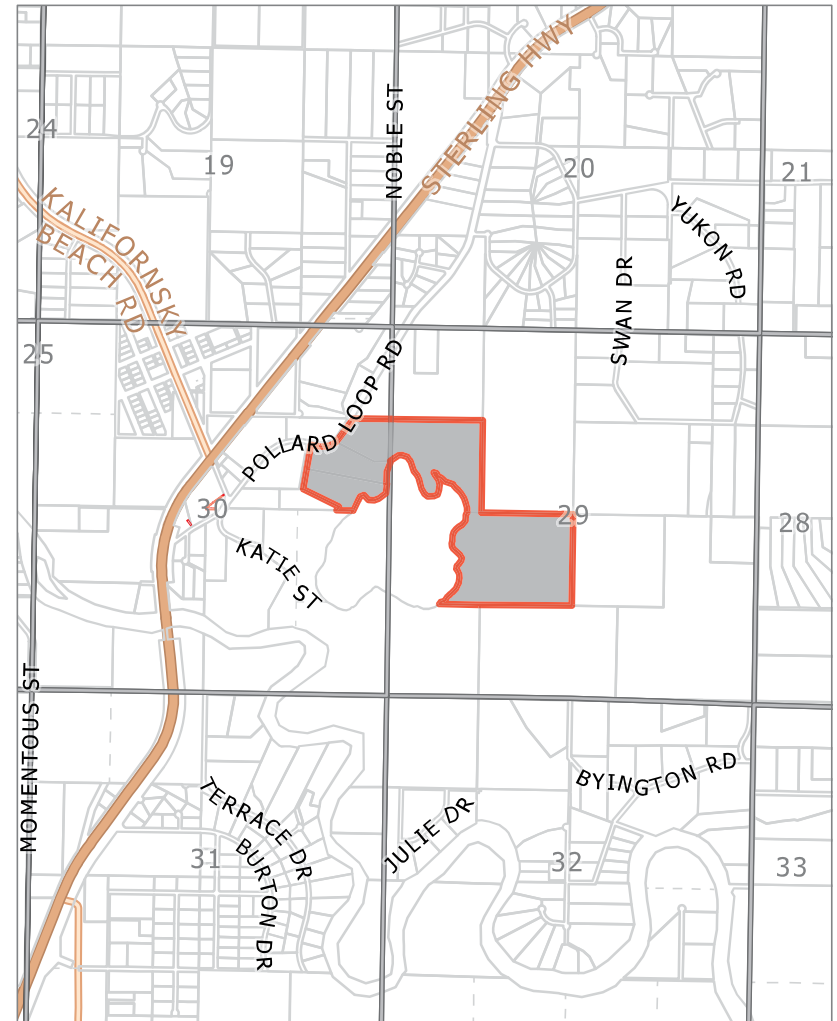
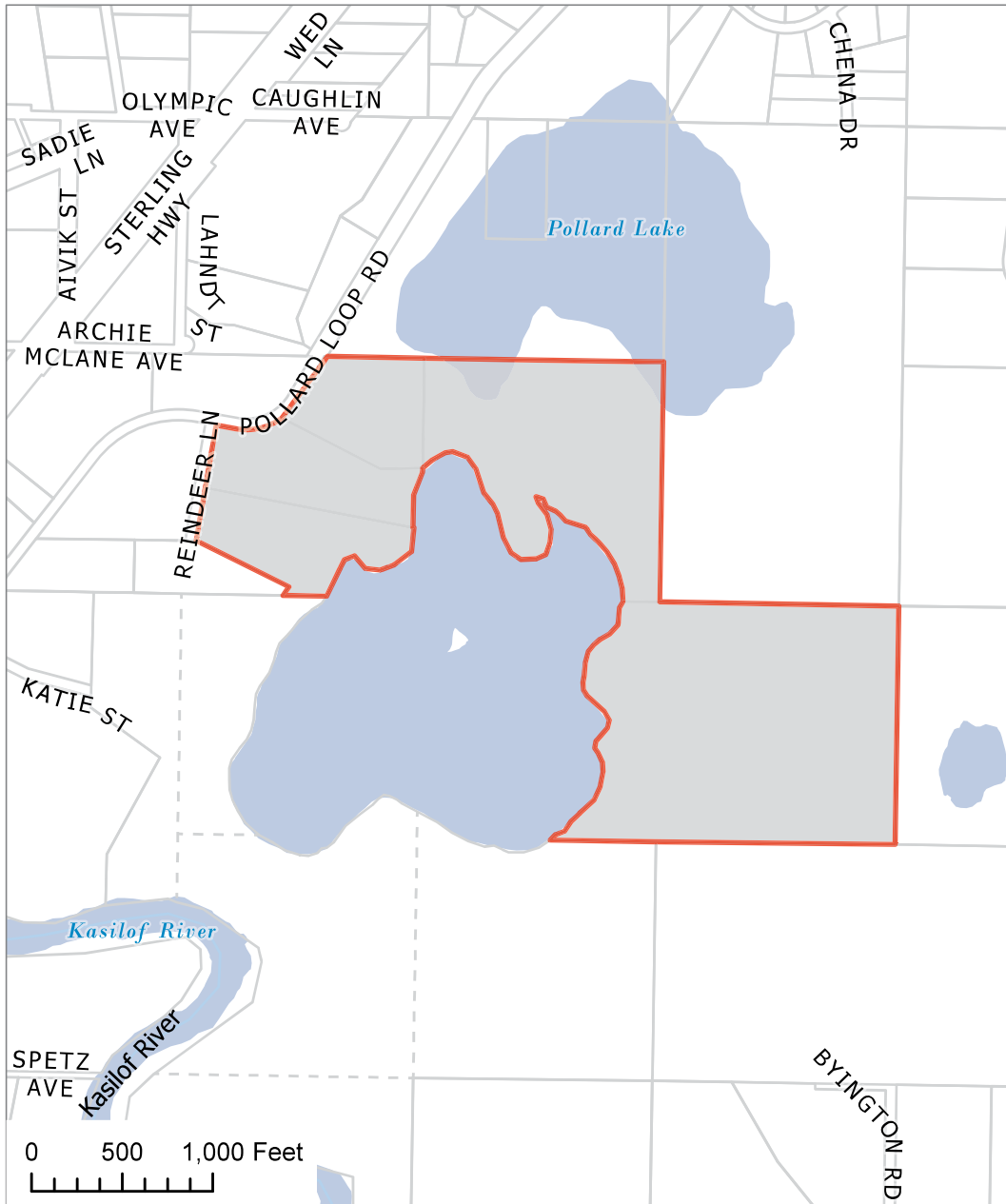
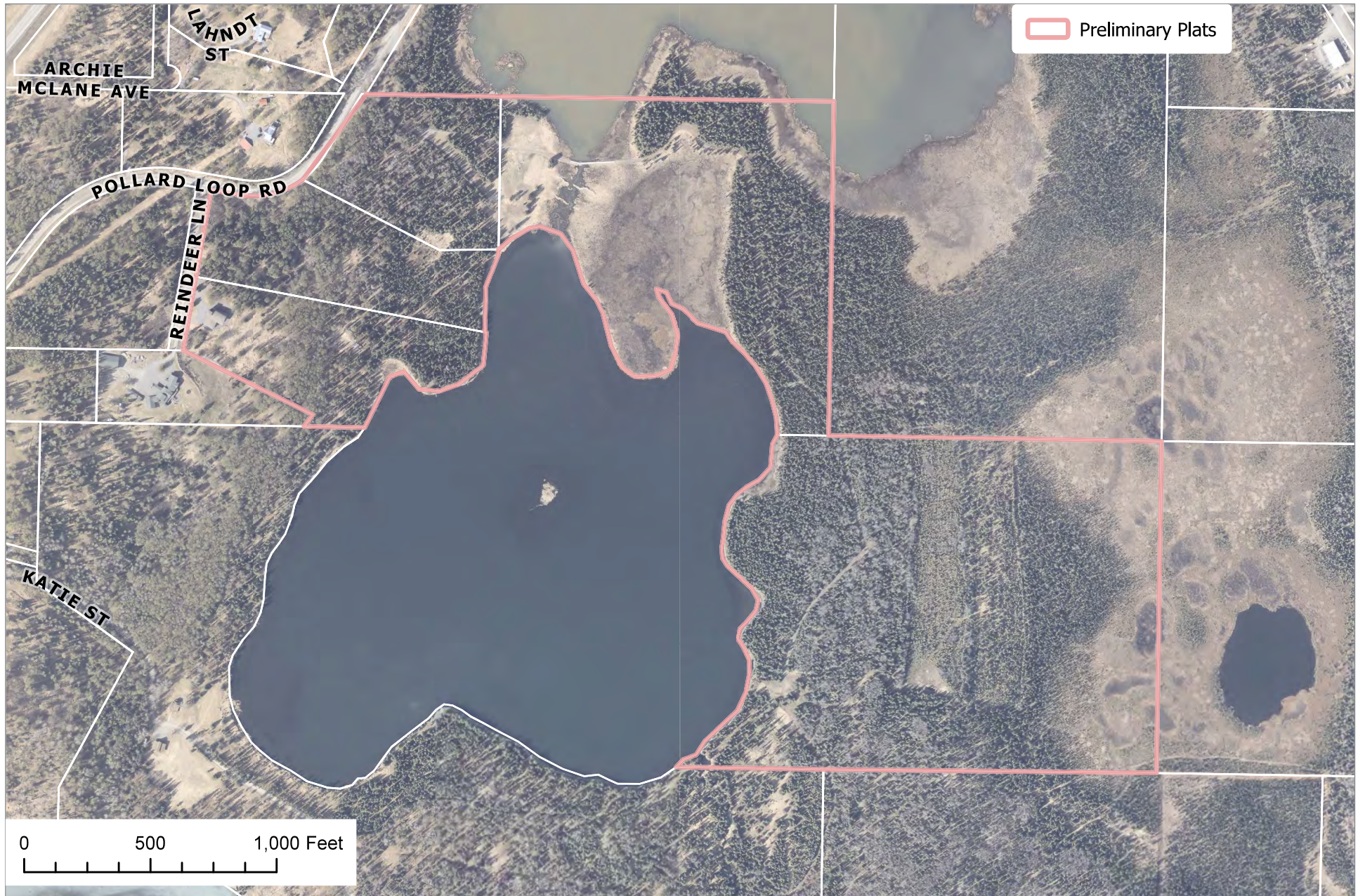


## **E. NEW BUSINESS**

- 4. Kasilof Preservation Estates; KPB File 2025-050  
Peninsula Surveying / Kasilof Preservation LLC  
Location: Pollard Loop Road & Reindeer Lane  
Kasilof Area**



KPB File 2025-050  
T 03N R 11W SEC 29 & 30  
Kasilof



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

# NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 12' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THE NATURAL MEANDERS OF ORDINARY HIGH WATER OF POLLARD LAKE IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 020012-2730A & 01220-08862 FOR INFORMATION ON FLOODPLAIN ZONES C & D.
9. EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' WIDE ELECTRICAL DISTRIBUTION EASEMENT PER KN2002-15.
10. RESTRICTIVE COVENANTS THAT AFFECT THIS SUBDIVISION ARE FILED IN BOOK #18 PAGE 488 AND DOCUMENTS SERIAL NUMBERS 2008-025002 & 2008-066400, KENAI RECORDING DISTRICT.
11. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
12. SUBJECT TO RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF POLLARD LAKE AND ANY QUESTIONS OF RIGHT OF ACCESS TO SAID LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
13. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, LLC, PER BOOK 3 PAGE 42-43 RECORDED JUNE 11, 1959, AMENDED PER BOOK 454 PAGE 284 RECORDED NOVEMBER 15, 1994, AND PER BOOK 455 PAGE 402 RECORDED DECEMBER 13, 1994, KENAI RECORDING DISTRICT.
14. SUBJECT FOR UNDERGROUND TELEPHONE/TELEGRAPH COMMUNICATION SYSTEMS GRANTED TO GLACIER STATE TELEPHONE COMPANY PER BOOK 197 PAGE 874 RECORDED NOVEMBER 4, 1992, KENAI RECORDING DISTRICT.
15. AN EXCEPTION TO KPB 20.30.170-BLOCKS LENGTH REQUIREMENT IS REQUESTED.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	136.90'	50.00'	156°52'16"	97.97'	N08°57'49"E
C1(R3)	136.99'	50.00'	156°56'36"	97.99'	N08°44'56"E
C2	596.57'	330.00'	068°51'14"	373.13'	N64°31'44"E
C2(R2)	595.83'	330.00'	068°43'32"	372.52'	N64°23'12"E

LINE	LENGTH	BEARING
L1	212.39'	S89°50'47"W
L1(R3)	241.61'	N89°40'00"E
L2	68.04'	N35°14'45"E
L2(R3)	67.98'	S34°58'00"W
L3	112.24'	S81°00'16"E
L3(R2)	112.40'	S81°15'00"E
L4	234.64'	N89°50'47"E
L4(R3)	271.39'	N89°40'00"E
L5	91.79'	S26°41'27"W
L6	133.71'	S14°12'45"W
L7	74.08'	S59°23'50"W
L8	38.99'	S87°19'33"W
L9	88.55'	N42°48'08"W
L10	51.13'	N74°33'56"W
L11	72.72'	S62°50'27"W
L12	67.10'	S81°00'48"W
L13	65.50'	S50°59'21"W
L14	58.75'	S13°48'39"W
L15	110.05'	S02°28'26"W
L16	99.28'	S01°02'48"W
L17	54.84'	S02°37'43"W
L18	124.10'	S13°16'55"W
L19	53.32'	S32°05'29"W
L20	76.65'	S40°32'34"W
L21	76.07'	S54°22'14"W

LINE	LENGTH	BEARING
L22	71.52'	N83°02'18"W
L23	40.37'	N37°11'33"W
L24	68.13'	N87°12'20"W
L25	62.99'	N09°31'55"W
L26	121.63'	N25°17'32"W
L27	118.97'	N38°20'28"W
L28	80.99'	N11°10'07"W
L29	113.32'	N16°21'19"W
L30	67.99'	N36°25'29"W
L31	55.55'	N59°04'23"W
L32	62.69'	S84°04'58"W
L33	91.31'	S62°14'33"W
L34	116.27'	S05°24'09"W
L35	84.51'	S12°23'28"E
L36	84.19'	S27°52'59"E
L37	156.25'	N51°07'52"W
L38	113.85'	N73°37'4"W
L39	226.00'	N40°27'15"W
L40	135.59'	N20°03'03"W
L41	87.50'	N10°20'53"E
L42	138.52'	N06°15'41"E
L43	65.48'	N47°31'33"E
L44	59.90'	N64°58'54"E
L45	73.37'	N38°28'03"E
L46	83.48'	N21°33'51"E

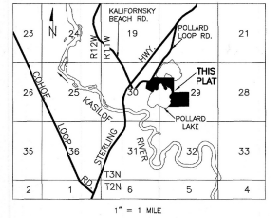
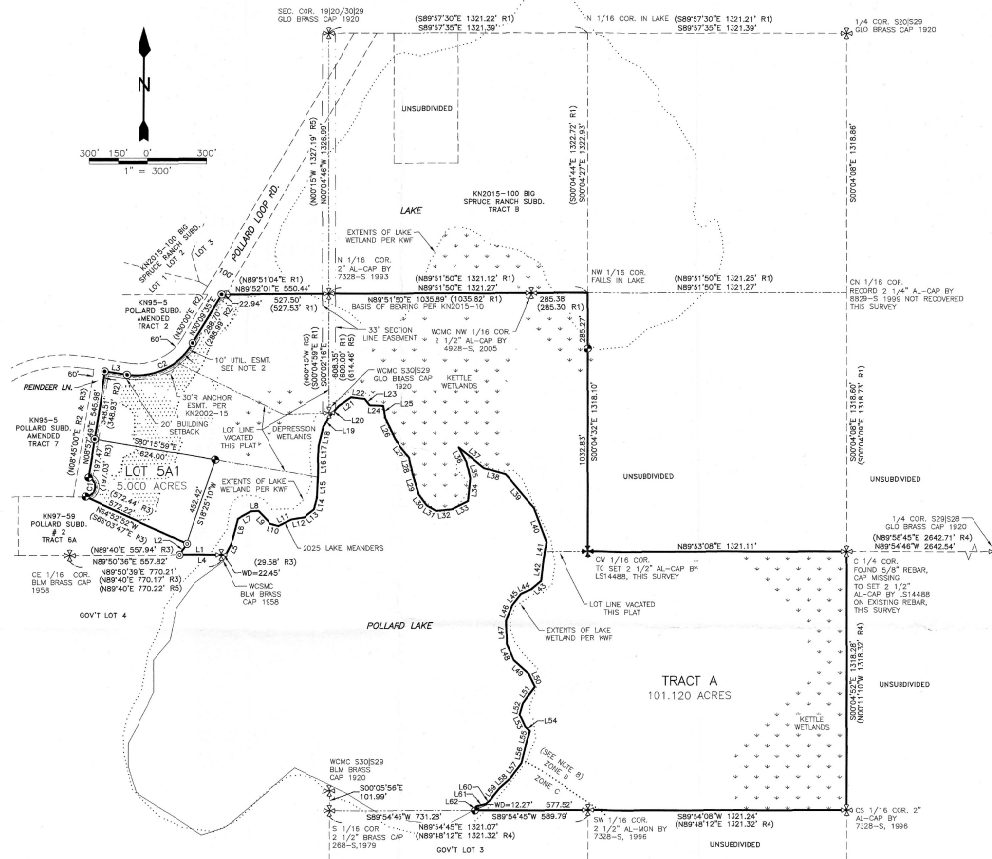
LINE	LENGTH	BEARING
L47	122.22'	N01°36'55"W
L48	87.71'	N23°28'28"W
L49	135.59'	N48°45'08"W
L50	73.13'	N24°56'05"W
L51	134.51'	N35°36'51"E
L52	80.24'	N16°14'48"E
L53	66.92'	N25°20'10"W
L54	12.08'	N47°06'13"W
L55	77.46'	N15°49'31"E
L56	92.15'	N13°32'22"E
L57	98.52'	N37°34'40"E
L58	69.58'	N47°24'43"E
L59	76.36'	N37°57'31"E
L60	33.08'	N48°15'47"E
L61	49.16'	N77°08'06"E
L62	29.96'	N44°19'28"E

## LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- PRIMARY MONUMENT TO SET
- FOUND Y/C BY 73285, 1993
- FOUND Y/C BY 73285, 1997
- FOUND 2" AL-CAP BY 49285, 2015
- SET RPC ON 5/8" X 36" REBAR BY LS14488
- RECORD DATA PER KN2015-100
- RECORD DATA PER KN2002-15
- RECORD DATA PER KN97-59
- RECORD DATA PER KN96-82RS
- RECORD DATA PER BLM

WETLANDS PER THE KENAI WATERSHED FORUM  
2013 COOK INLET WETLANDS MAPPING

APPROXIMATE SLOPES GREATER THAN 20% FROM  
KPB CONTOUR GIS DATA



## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KASLOFF PRESERVATION, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KASLOFF PRESERVATION, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KASLOFF PRESERVATION, LLC.  
PO BOX 222  
HYGIE, CO 80533

## NOTARY ACKNOWLEDGMENT

FOR SIGNATORY FOR KASLOFF  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER 2025-XXXX

<b>PENINSULA SURVEYING, LLC</b> 10555 KATINA BOULEVARD, NINILCHIK, AK 99629 (907)306-7055	
<b>PLAT OF</b> <b>KASLOFF PRESERVATION ESTATES</b>	
A SUBDIVISION OF GOVERNMENT LOTS 1 & 2, SEC. 29 T3N, R11W, S.M. AND TRACTS 3A & 4A, POLLARD SUBDIVISION NO. 3, KN2001-15, AND TRACT 5A, POLLARD SUBDIVISION NO. 2, KN97-59 LOCATED WITHIN NW1/4 SEC. 29, & NE 1/4 SEC. 30, T3N, R11W, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA CONTAINING 106.120 M/L ACRES	
OWNERS: KASLOFF PRESERVATION, LLC. PO BOX 222 HYGIE, CO 80533	
SCALE: 1" = 300' DRAWN: BLT CHECKED: JLS	DATE: MARCH 15, 2025 SHEET: 1 OF 1



**KPB 2025-050**

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
KASILOF PRESERVATION**

<b>KPB File No.</b>	2025-050
<b>Plat Committee Meeting:</b>	April 28, 2025
<b>Applicant / Owner:</b>	Kasilof Preservation, LLC / Hygiene, CO
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Reindeer Ln / Kasilof

<b>Parent Parcel No.:</b>	113-240-14, 113-240-18, 113-240-17, 133-512-20 & 133-513-21
<b>Legal Description:</b>	T 3N R 11W SEC 30 SEWARD MERIDIAN KN 0970059 POLLARD SUB # 2 TRACT 5A and KN 2002015 POLLARD SUB # 3 TRACT 4A & 3A and T 3N R 11W SEC 29 SEWARD MERIDIAN KN GOVT LOT 1 & 2
<b>Assessing Use:</b>	Residential and Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide combine four parcels to create one lot of size 5.000 acres and a tract of size 101.120 acres. This replat seeks to separate a constructed homesite into a 5 acres parcel and vacate several lot lines to create a 100+ acre parcel with the intent of preserving a large chunk of land surrounding approximately three quarters of the shoreline of Pollard Lake. The existing home on Lot 5A1 will continue to be accessed via Reindeer Ln. The remaining Tract A will have access via Pollard Loop Rd. The area is characterized by open water, wetlands and mixed timber. The owners are seeking to create a large lot to preserve the natural environment for wildlife and future enjoyment.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is along Pollard Loop Rd and Reindeer Ln. Reindeer Ln currently gives access to Lots 5A Pollard Subdivision #2 KN97-59 and Tract 4A Pollard Subdivision #3 KN2002-15. When complete Reindeer Ln will give access to Lot 5A1 and Tract A. Tract A will also have access from Pollard Loop Rd. Neither road is borough maintained at this time. Pollard Loop Rd exits of Sterling Highway at approximately mile marker 108.8.

The plat will not be dedicating any new right-of-way or vacating right-of-way. The plat is affected by a 66' wide section line easement. **Staff recommends** the surveyor make the easement more visible by moving the line data to better show the easement lines.

There are no trails by patent or easement listed in the certificate to plat affecting the property. There do not appear to be any encroachments to or from the property either. Staff recommends the surveyor note if any encroachments are found when doing the field survey and if any are found they should be shown on the plat and a remedy should be given to fix the issue.

Block length is not compliant along the plat and an exception to KPB 20.30.170 Blocks – Length Requirement has been requested. Denial of the exception will require a road to be designed into the plat and the preservation of land to be reconsidered.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments:
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	RSA has no objection at this time
SOA DOT comments	Non received

#### **Site Investigation:**

There is an existing structure located on the current Lot 5A, when the plat is complete the structure will be located on proposed Lot 5A1.

Areas over 20% steepness are indicated on the plat near the west side of the lot and tract, indicated by the hatched dots. The hatching can be removed and replaced with top and toe of slope for the final submittal.

Wetlands are also indicated on the plat with grass style hatching. This should remain on the final submittal.

The River Center review did not indicate the area to be located in a flood hazard area, therefore plat note 8 may be removed. The flood zones indicated on the drawing may be removed also, no evidence was found by staff showing these zones. If the surveyor has concern and can show proof of these zone, please provide them to staff

The plat is located in a habitat protection district and plat note 7 should remain on the final plat submittal.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Pollard Lake, the unnamed lake, and the connecting stream are all managed by the KPB per 21.18.</p>
State of Alaska Fish and Game	

#### **Staff Analysis**

The parts in Section 29, Township 3 North, Range 11 West SM Alaska are surveyed as Government Lots 1 & 2 and have not been surveyed since. On the west side in Section 30, the land was originally surveyed as Government Lot 3 and then Pollard Subdivision KN 93-89 and Amended by KN95-5 subdivided Government Lot 3 and a portion of the SW1/4 NE1/4 of said Section 30 into seven tracts. Pollard Subdivision #2 KN97-59 replated Tracts 5 & 6 into three new tracts. Pollard Subdivision #3 KN2002-15 replated Tracts 3 & 4. The current platting action is taking Tract 5A KN97-59, Tracts 3A & 4A KN2002-15 and Government Lots 1 & 2 into the proposed Lot 5A1 and Tract A.

A soils report will not be required as the new lot and tract are above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on April 10, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not located within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

#### **Utility Easements**

10' utility easements are being carried forward from parent plats as is an anchor easement along Pollard Loop Rd. At plat note 9, a 20' existing overhead powerline easement is noted, but not shown on the drawing. HEA has commented that this easement can be removed as there is no overhead lines within the subdivision. Being that this was previously shown on two previous plats being carried forward from, this easement will need to be requested to be removed by way of a Utility Easement Vacation Petition and then finalized on this plat.

It is noted that the easement listed in Bk 455 Pg 402 is listed in the SE1/4 SE1/4 of Sec 29 and in Bk 197 Pg 874 looks to be located to the south of the plat. Staff recommend the surveyor verify the location of these documents and adjust the notes as needed.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. No new easement request has been received at this time, **Staff recommends:** the surveyor work with the utility providers to accommodate any request that come in, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

#### **Utility provider review:**

HEA	Commented that the overhead line easement can be removed
ENSTAR	No comment
ACS	
GCI	Approved as shown
FASTWYRE	

#### **KPB department / agency review:**

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 23566 REINDEER LN, 23910 POLLARD LOOP RD  Existing Street Names are Correct: Yes  List of Correct Street Names: REINDEER LN, POLLARD LOOP RD  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: 23566 REINDEER LN WILL REMAIN WITH LOT 5A1 23910 POLLARD LOOP RD WILL REMAIN WITH TRACT A
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

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### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Add April 28, 2025 to the Plat Approval

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#### **KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**

Modify the KPB File No to 2025-050

Subdivision name should include the parent plat name, agreed to "Pollard Subdivision Kasilof Preservation"

Need to add the SW1/4 of Sec 30 to the legal

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

**Staff recommendation:**

Make the right-of-way width of the adjacent roads clearer by adding R/W to the width labels

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#### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

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#### **KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

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20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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#### **KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

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## **EXCEPTIONS REQUESTED:**

### **A. KPB 20.30.170 Block – Length Requirement**

#### **Surveyor's Discussion:**

The eastern portion of proposed Tract A has several lines over 1,320' exceeding the maximum block length per KPB code. This request is being made based on these findings.

#### **The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.**

1. A significant portion of the northern and eastern boundaries of the subdivision are classified as Kettle Wetlands by the Kenai Watershed Forum per KPB GIS. Construction of ROW's within these wetlands could be prohibitive by expense and impact to the ecosystem, including anadromous waters.
2. The adjacent lots to the north, east and south are mostly undeveloped with minimal intrusions of roads or other improvements.
3. The property has a number of low impact ATV or older logging trails located throughout. These are not intended to be used for public use, and many shown in the aerial imagery have become overgrown and recovered.
4. Tract A, being over 100 acres, could be subdivided into a different configuration.
5. Access to the portion of Tract A east of Pollard Lake, is locked by large blocks of unsubdivided parcels with no clear legal public access.
6. The owners of these parcels, also own the adjacent parcel to the south and west, and intend to preserve it as a large parcel as well.

#### **Staff Discussion:**

#### **20.30.170. - Blocks—Length requirements.**

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

#### **Findings.**

7. The intent of this subdivision is to preserve Tract A as natural environment for wildlife and future enjoyment per the scope of subdivision request. dedications do not fit in with preservation of land.
8. Granting the exception will not affect neighboring properties adversely

#### **Staff reviewed the exception request and recommends granting approval**

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown  
**Findings 1, 5 & 6 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1, 5 - 7 appear to support this standard.**

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 5-8 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

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**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE: KPB 20.25.120. - REVIEW AND APPEAL.**

**IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.**

**A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

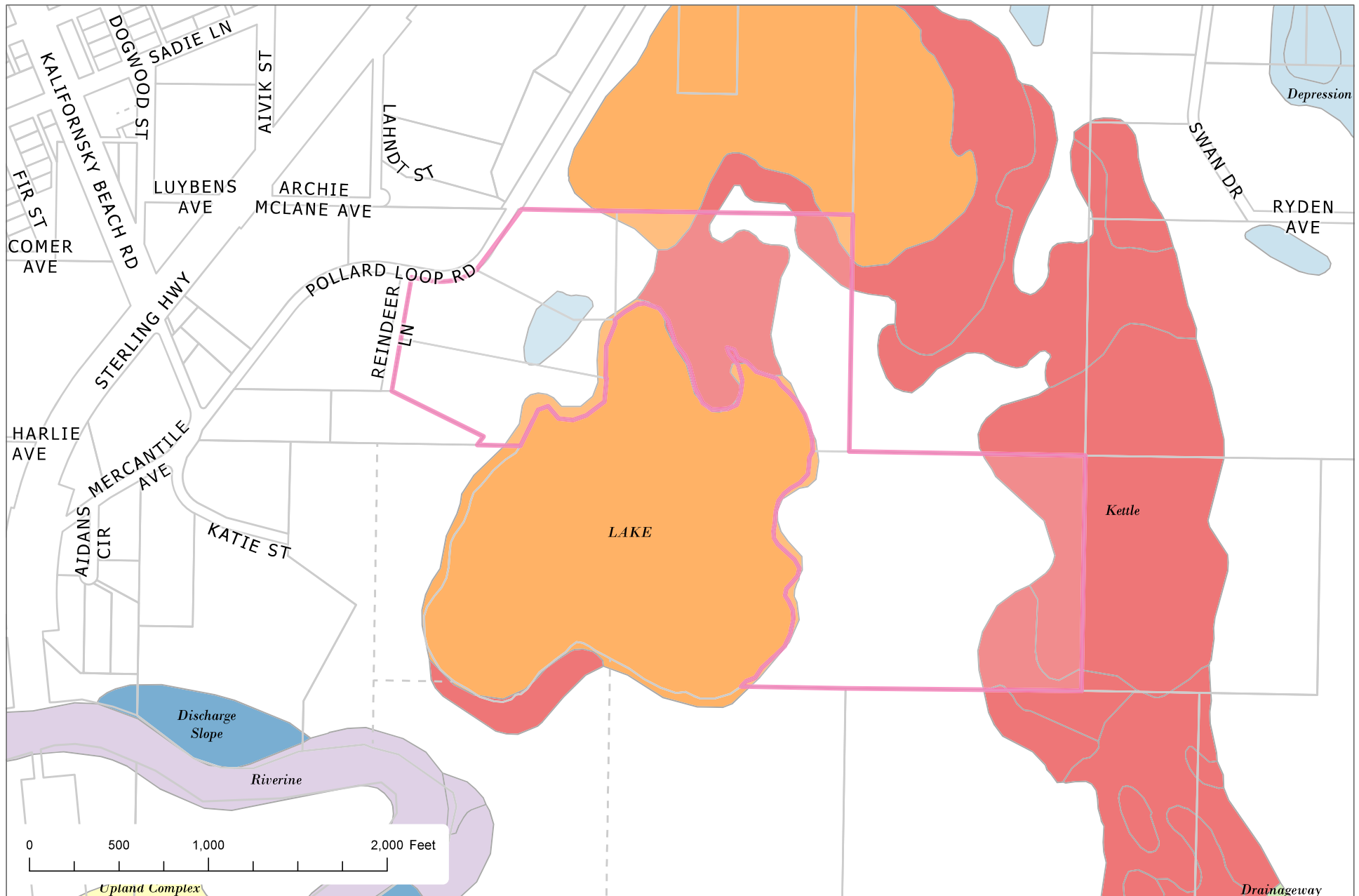
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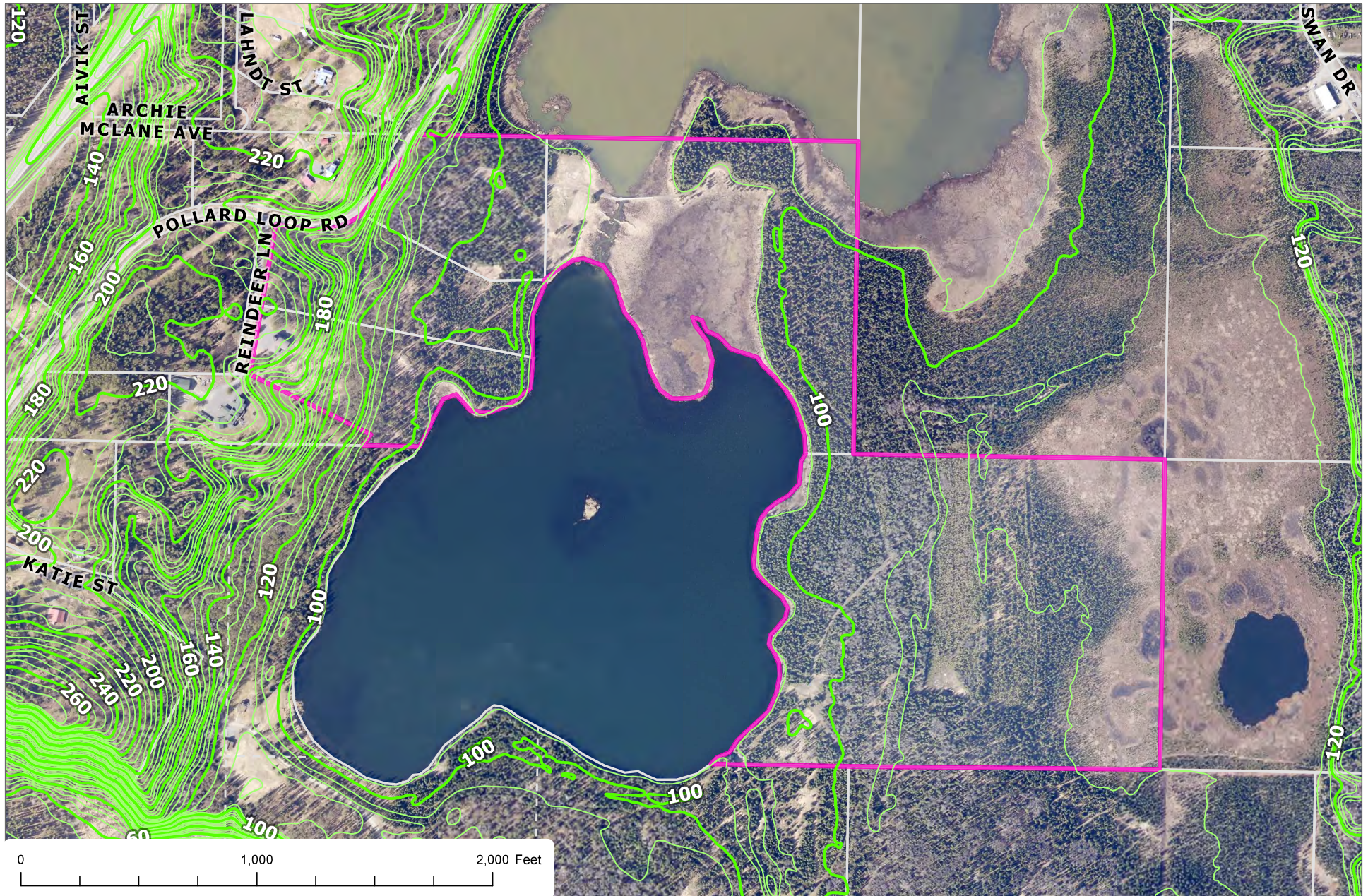
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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# POLLARD SUBDIVISION

AMENDED  
PLAT

LOCATED IN SW1/4 NE1/4 AND GOV LOT 3 SECTION 30, T3N, R11W, S.M., KASLOF, AK. KENAI RECORDING DIST.

## PREPARED FOR

George Pollard  
P.O. Box 40  
Kasilof, AK. 99610

KPB FILE 93-129

## PREPARED BY

Johnson Surveying  
P.O. Box 27  
Clam Gulch, AK. 99568



SCALE 1"=200'

AREA= 64.824 AC

5 AUGUST, 1993

93-89  
KENAI  
12/15  
11:43  
JOHNSON  
93  
955  
RECORDED-FILED  
KENAI RECORDING DIST.  
DATE Mar 8, 1995  
TIME 2:03 PM  
Requested by:  
Johnson Surveying  
Box 27  
Clam Gulch, Ak 99568

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 13 Sept, 1993.

KENAI PENINSULA BOROUGH

BY Barthelme Brun  
Authorized Official

11-19-93  
Date

VICINITY 1"=1 mile MAP

## LEGEND

- - 1920 brass cap mon. by GLO, found
- - 1958, 3.5" brass cap mon. by USBLM, found
- ⊕ - 2" al. cap on 5/8" x 10' rerod, set
- - Concrete hwy. r.o.w. mon., found
- - 1" plastic cap on 1/2" x 2' rebar, set
- - 1" alcap corner, 610-S, found
- ( ) - Record information USS 3564 or KR plat K4623
- - - 30' R anchor easement.

## CURVES

- |                    |                 |                    |                 |
|--------------------|-----------------|--------------------|-----------------|
| ①                  | A - 38°-42'-21" | ②                  | A - 23°-20'-39" |
| R - 630.00'        |                 | R - 630.00'        |                 |
| C - 417.55'        |                 | C - 254.91'        |                 |
| CB - 556°-03'-09"W |                 | CB - 587°-04'-45"W |                 |
| ③                  | A - 62°-03'     | ④                  | A - 68°-45'     |
| R - 570.00'        |                 | R - 270.00'        |                 |
| C - 129.16'        |                 | C - 256.83'        |                 |
| CB - N41°-17'-00"E |                 | CB - N75°-39'-41"E |                 |
| ⑤                  | A - 22°-34'-16" | ⑥                  | A - 46°-10'-44" |
| R - 330.00'        |                 | R - 330.00'        |                 |
| C - 129.16'        |                 | C - 256.83'        |                 |
| CB - N41°-17'-00"E |                 |                    |                 |

## NOTES

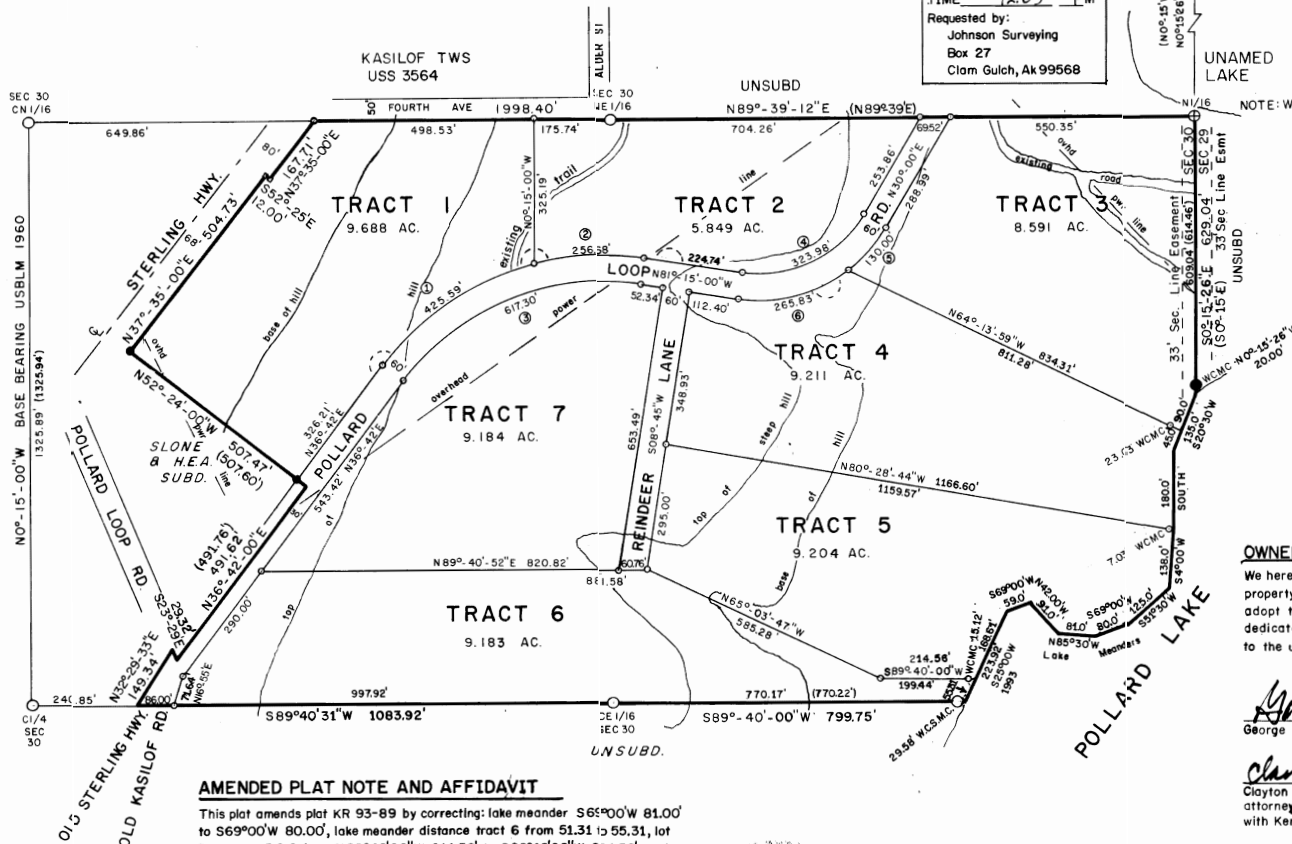
- A building setback of 20' from all street R.O.W.'s is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- No direct access to State maintained ROW's allowed without approval of State of Alaska D.O.T.
- Existing overhead powerlines shown are the centerline of a 20' utility easement.

## WASTEWATER DISPOSAL

- TRACTS 1, 4, 5, 6 & 7  
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.
- TRACTS 2 & 3  
Conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska D.E.C.

Subject to any noted restrictions, the Alaska D.E.C. approves this subdivision for platting.

Signature Gerard L. Johnson Title Environmental Engr Date 12-6-93



## AMENDED PLAT NOTE AND AFFIDAVIT

This plat amends plat KR 93-89 by correcting: lake meander S65°00'W 81.00' to S69°00'W 80.00', lake meander distance tract 6 from 51.31 to 55.31, lot line tracts 5 & 6 from N89°40'00'W 214.56' to S89°40'00'W 214.56', and lot line tract 6 and Old Kasilof Road from N16°55'E 91.64 to N13°55'E 71.94'. These revisions constitute the sole changes made to this plat aside from this note. These revisions do not alter lot areas and do not affect or influence any change of ownership, drainage features, right-of-ways, or any other item which would adversely affect this or adjacent property.

I am therefore submitting this plat for refiling as corrected.

Signature Gerard L. Johnson Date 3/6/95  
7328-S



## OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all R.O.W.'s to public use and grant all easements to the use shown.

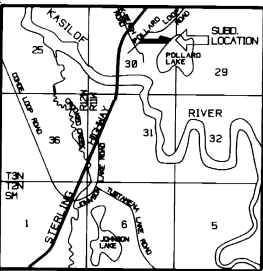
Signature George R. Pollard  
George R. Pollard P.O. Box 40 Kasilof, AK 99610  
Signature Barthelme Brun  
Barthelme Brun Notary Public for Alaska  
Signature Clayton J. Pollard  
Clayton J. Pollard c/o P.O. Box 40 Kasilof, AK 99610 by attorney-in-fact George R. Pollard, Power of Attorney filed with Kenai Recorder in book 309 page 427.

## NOTARY'S ACKNOWLEDGEMENT

For George R. Pollard

Subscribed and sworn to before me this 30th day of November, 1993.

Signature Barthelme Brun  
Barthelme Brun Notary Public for Alaska  
My commission expires 5-15-1997



VICINITY 1" = 1 mile MAP

97-59  
RECORDED FILED 20  
KENAI RECORDING DIST.  
DATE 10-20-1997  
TIME 12:29 PM  
Requested by:  
Johnson Surveying  
Box 27  
Clam Gulch, Ak 99568

NOTES

- 1. A building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
- 2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3. No access to State maintained RDVs permitted unless approved by State of Alaska Dept. of Transportation.
- 4. Measured bearings and distances are identical to record bearings and distances shown on plat KR 95-5.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

POLLARD SUBDIVISION #2

A resubdivision of Tracts 5 & 6 Pollard Subdivision Amended (KR 95-5)  
Located in the NE 1/4 Section 30, T3N R11W, SM, Kaslof, Alaska.  
Kenai Recording District KPB File 97-102

Prepared For  
George Pollard  
P.O. Box 40  
Kaslof, Ak 99610

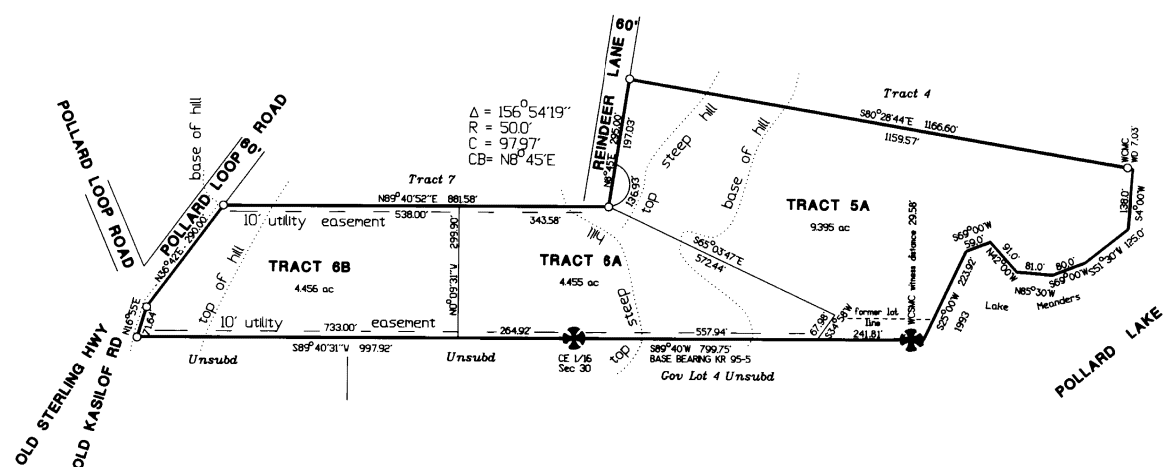
Prepared by  
Johnson Surveying  
Box 27  
Clam Gulch, Ak 99568



SCALE 1" = 200' AREA = 18.387 acres 21 April, 1997

LEGEND

- USBLM 3 1/2" brass cap monument, 1958, found.
- 1/2" rebar with 1" plastic cap, 7328-S, 1993, found.
- 1/2" x 24" rebar with 1" plastic cap, set.



PLAT APPROVAL

This plat was approved at the Kenai Peninsula Borough Planning Commission meeting of 27 May 1997.

KENAI PENINSULA BOROUGH

By: [Signature] Authorized Official

Date

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of subdivision and by our Free consent dedicate all rights-of-way to public use and grant all easements to use shown.

[Signature] George R. Pollard P.O. Box 40 Kaslof, Ak 99610

Clayton J. Pollard by [Signature] Clayton J. Pollard c/o P.O. Box 40 Kaslof, Ak 99610 Attorney in fact by attorney-in-fact George R. Pollard; Power of Attorney filed with the Kenai Recorder in Book 309 Page 427.

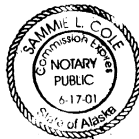
NOTARYS ACKNOWLEDGEMENT

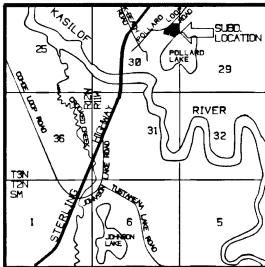
For: George R. Pollard  
Subscribed and sworn to before me this 31st

day of July, 1997.

[Signature] Notary Public for Alaska

My commission expires 6/17/97





VICINITY 1" = 1 mile MAP

# POLLARD SUBDIVISION #3

A replat of Tracts 3 & 4 Pollard Subdivision Amended (KRD 95-5)  
Located in the NE 1/4 Section 30, T3N R11W S1M Kaslof, Alaska  
Kenai Recording District KPB File 2001-179

**Prepared For**  
George Pollard  
P.O. Box 40  
Kaslof, AK 99610

**Prepared by**  
Johnson Surveying  
Box 27  
Clan Gulch, AK 99568



SCALE 1" = 100' AREA = 17.802 acres 1 October, 2001

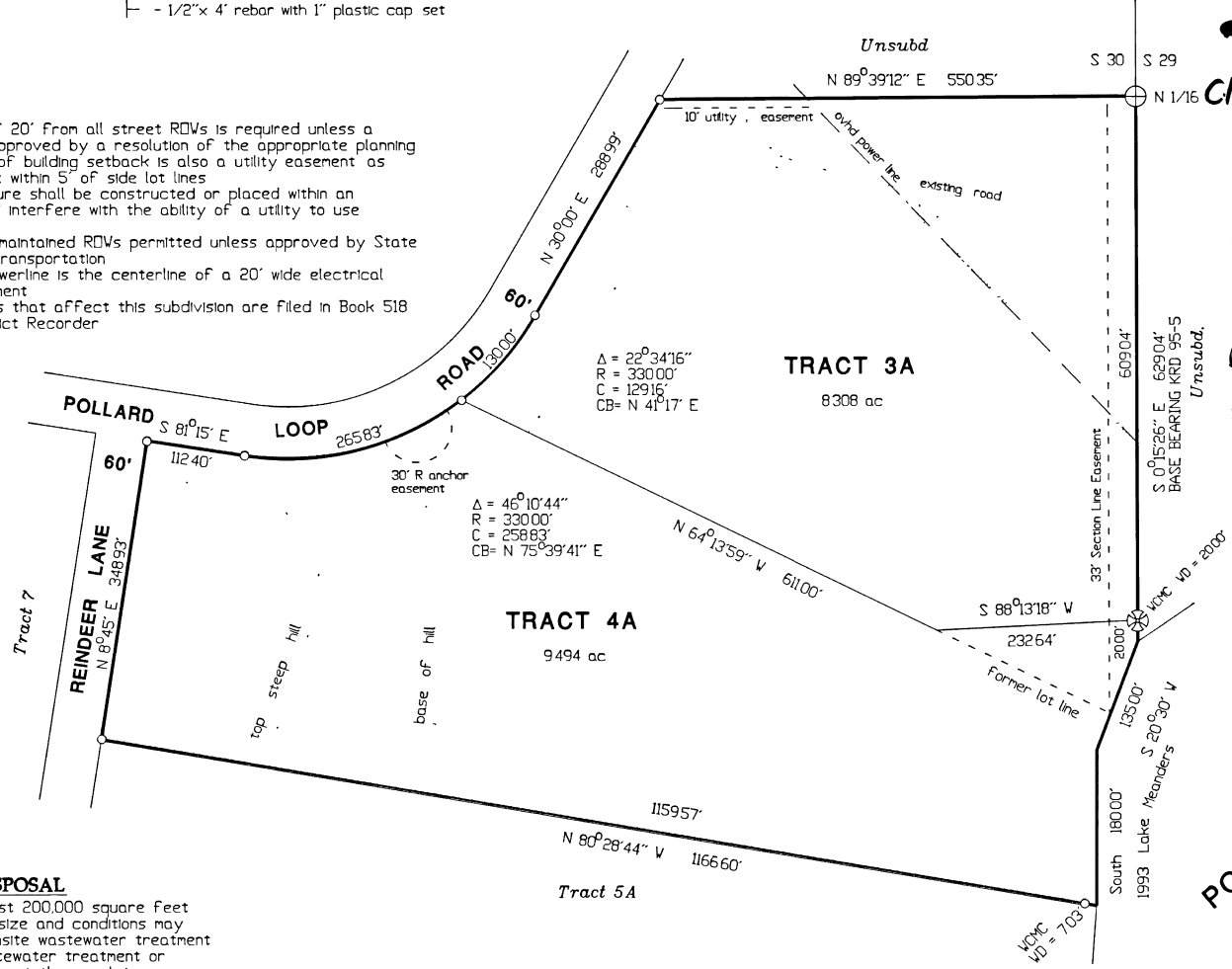
## LEGEND

- ⊗ - USGLD 2 1/2" brass cap monument 1920 Found
- ⊕ - 2" alcap monument 7328-S 1993 Found
- - 1/2" rebar with 1" plastic cap 7328-S 1993 Found
- └ - 1/2"x 4" rebar with 1" plastic cap set

8002-15  
**RECORDED-FILED** 20-  
KENAI REC DIST  
DATE 3-26-2002  
TIME 10:14 AM  
Requested by:  
Johnson Surveying  
Box 27  
Clan Gulch, AK 99568

## NOTES

- 1 A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
- 2 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3 No access to State maintained ROWs permitted unless approved by State of Alaska Dept of Transportation.
- 4 Existing overhead powerline is the centerline of a 20' wide electrical distribution line easement.
- 5 Restrictive Covenants that affect this subdivision are filed in Book 518 Page 488 Kenai District Recorder.



## WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

## PLAT APPROVAL

This plat was approved at the Kenai Peninsula Borough Planning Commission meeting of 22 October 2001.

KENAI PENINSULA BOROUGH

By: Maely Best 2-25-02  
Authorized Official Date

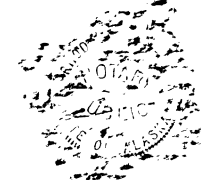
## OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown.

George R. Pollard  
George R. Pollard P.O. Box 40 Kaslof, AK 99610  
Clayton J. Pollard by George R. Pollard  
Clayton J. Pollard c/o P.O. Box 40 Kaslof, AK 99610  
by attorney-in-fact George R. Pollard; Power of Attorney  
Filed with the Kenai Recorder in Book 309 Page 427

## NOTARYS ACKNOWLEDGEMENT

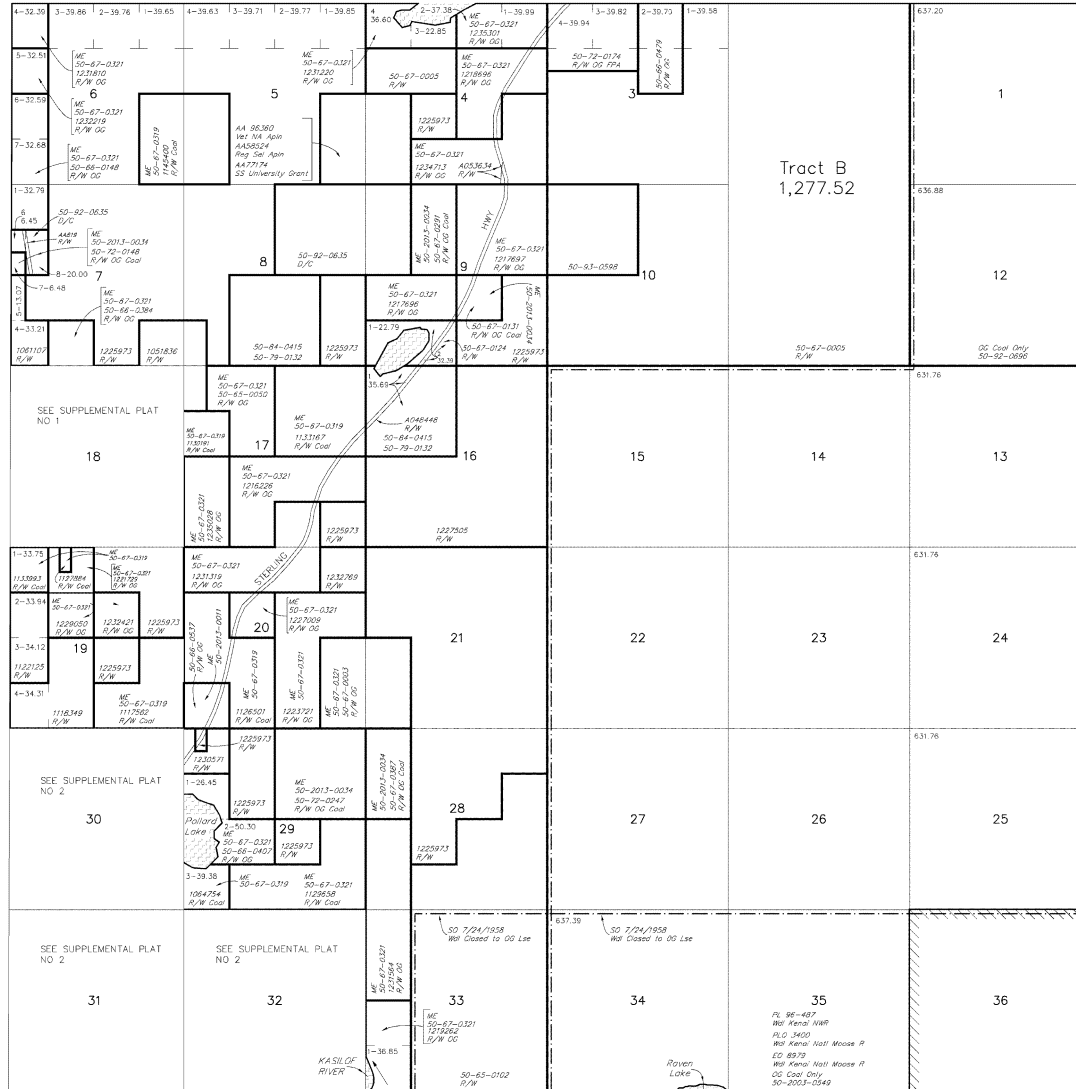
For: George R. Pollard  
Subscribed and sworn to before me this 5th  
day of February 2002.  
Rhoda M. Dolifka  
Notary Public For Alaska  
My commission expires 3-30-02



# PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES



## MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5183 Wai Aid of Leg & C1 W/A Kenai Natl Moose Range affects Lds/Interests not conveyed

PLO 5184 Wai C1 affects Lds/Interests not conveyed Excl Lds W/A PLO 5183

PLO 5186 Wai C1 & Public Interest affects Lds/Interests not conveyed Excl Lds W/A Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(a) Top Filed

A058731 SS Reserved Min Estate Only Excl Kenai NWR

A005446 RD issued 8/15/2005 (Kasilof River)

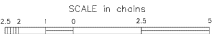
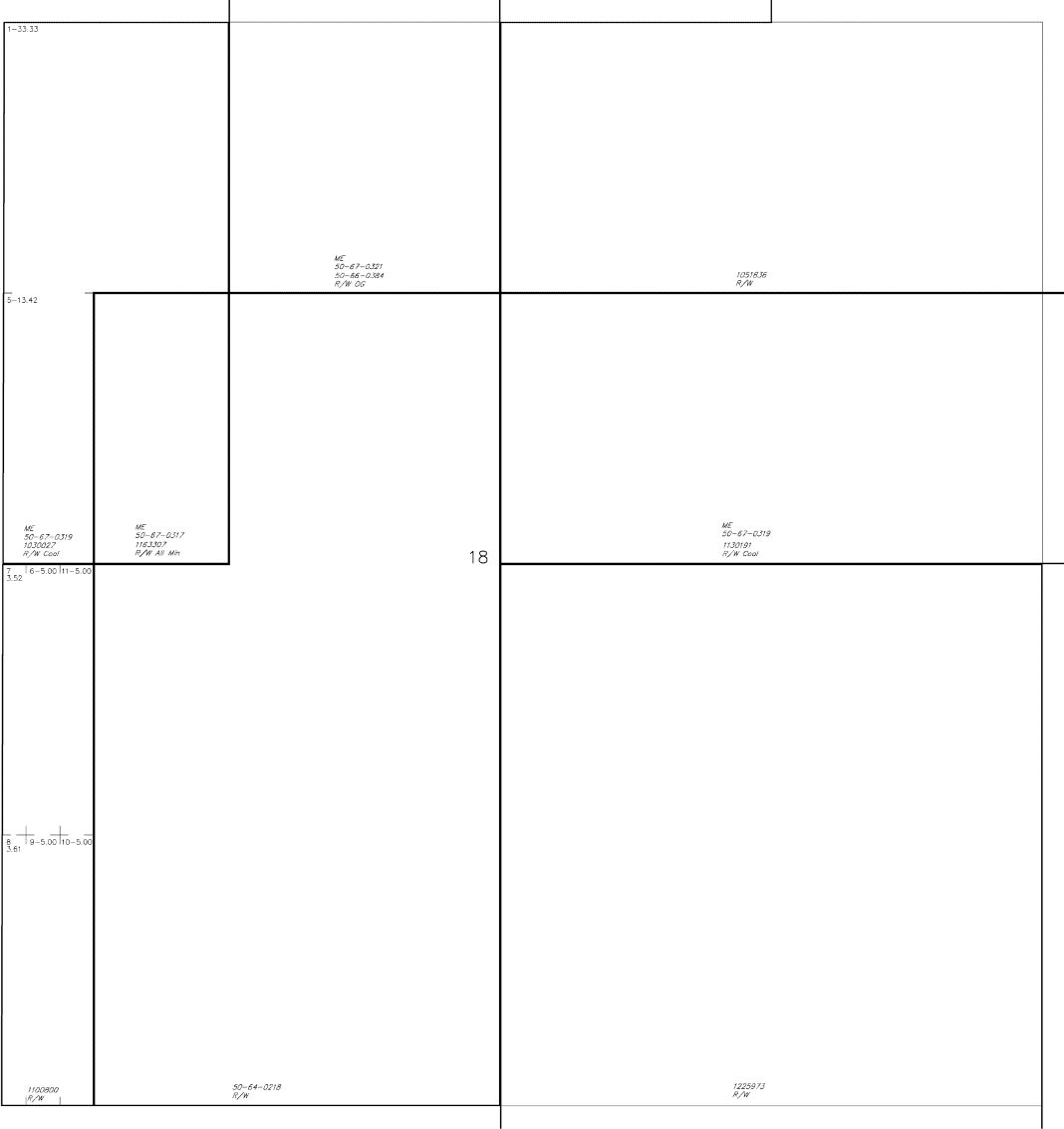
SCALE in chains  
10 20 30 40 50 60

WARNING:  
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records herein do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral survey for official survey information.

CURRENT TO		Sew Mer
5-30-2023		T 3 N
		R 11 W

ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA  
PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963



WARNING:  
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Refer to the cadastral surveys for official survey information.

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SEC 18

NO 1

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLD 5183 Wai Aid of Leg & Ci W/1 Kenai NWR affects  
Lds/Interests not conveyed

PLD 5184 Wai Ci affects Lds/Interests not conveyed  
Excl Lds W/1 PLD 5183

PLD 5186 Wai Ci & Public Interest affects Lds/Interests  
not conveyed Excl Lds W/1 Kenai NWR

A026658 SS entire Tp

A058731 SS Reserved Min Estate Only Excl Kenai NWR

A050463 SS Amdt PL 96--487 Sec 906(e) Top Filed

A060527 SS Amdt PL 96--487 Sec 906(e) Top Filed

CURRENT TO	
3-11-2022	

NO 1  
Sew Mer 3 N  
R 11 W  
ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA  
PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SECS 30-32

NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5183 Wgt Aid of Leg & Cl W/1 Kenai NWR affects  
Lds/Interest not conveyed

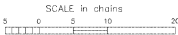
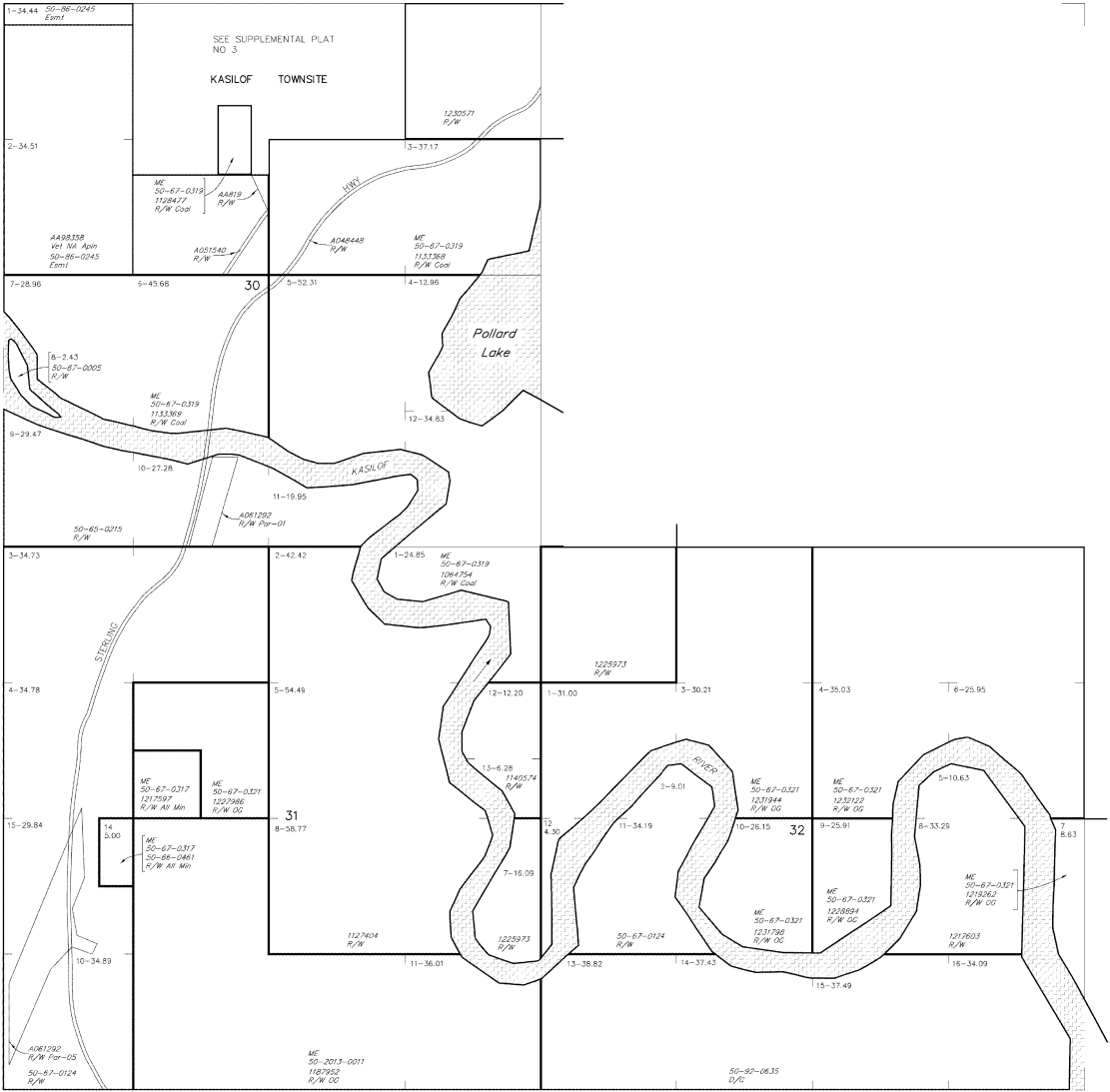
PLO 5184 Wgt Cl affects Lds/Interests not conveyed  
Excl Lds W/1 PLO 5183

PLO 5186 Wgt Cl & Public Interest affects Lds/Interests  
not conveyed Excl Lds W/1 Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(a) Top Filed

A058731 SS Reserved Min Estate Only Excl Kenai NWR

AA025446 RDI issued 8/15/2005 (Kasilof River)

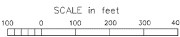


WARNING:  
This plat is the Bureau's Record of Title, and should be used  
only as a graphic display of the township survey data. Rec-  
ords herein do not reflect the changes which may have been  
affected by lateral movements of rivers or other bodies of water.  
Refer to the cadastral surveys for official survey information.

CURRENT TO		NO 2
4-11-2024		Sew Mer
		T 3 N
		R 11 W

ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA  
PROTRACTION DIAGRAM NO. S16-5, OFFICIALLY FILED 5/8/1963



WARNING:  
This plat is the Bureau's Record of Title, and should be used  
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ords herein do not reflect title changes which may have been  
affected by lateral movements of rivers or other bodies of water.  
Refer to the occasional surveys for official survey information.

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

KASILOF TOWNSITE  
USS 3564

NO 3  
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLD 5183 Wai Aid of Leg & Ci W/ Kenai NWR affects  
Lds/Interest not conveyed

PLD 5184 Wai Ci affects Lds/Interests not conveyed  
Excl Lds W/ PLD 5183

PLD 5186 Wai Ci & Public Interest affects Lds/Interests  
not conveyed Excl Lds Kenai NWR

A056658 SS entire Tp

A058731 SS Reserved Min Estate Only Excl Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(e) Top Filed

A060527 SS Amdt PL 96-487 Sec 906(e) Top Filed

CURRENT TO		NO 3
2-5-2013		Sew Mer 3 N
		R 11 W ACAD