

E. NEW BUSINESS

- 2. Green Acres Hill Addition; KPB File 2026-019
Edge Survey & Design / Hill
Location: Feuding Lane, Alamo Avenue & Odgers Avenue
Sterling Area**

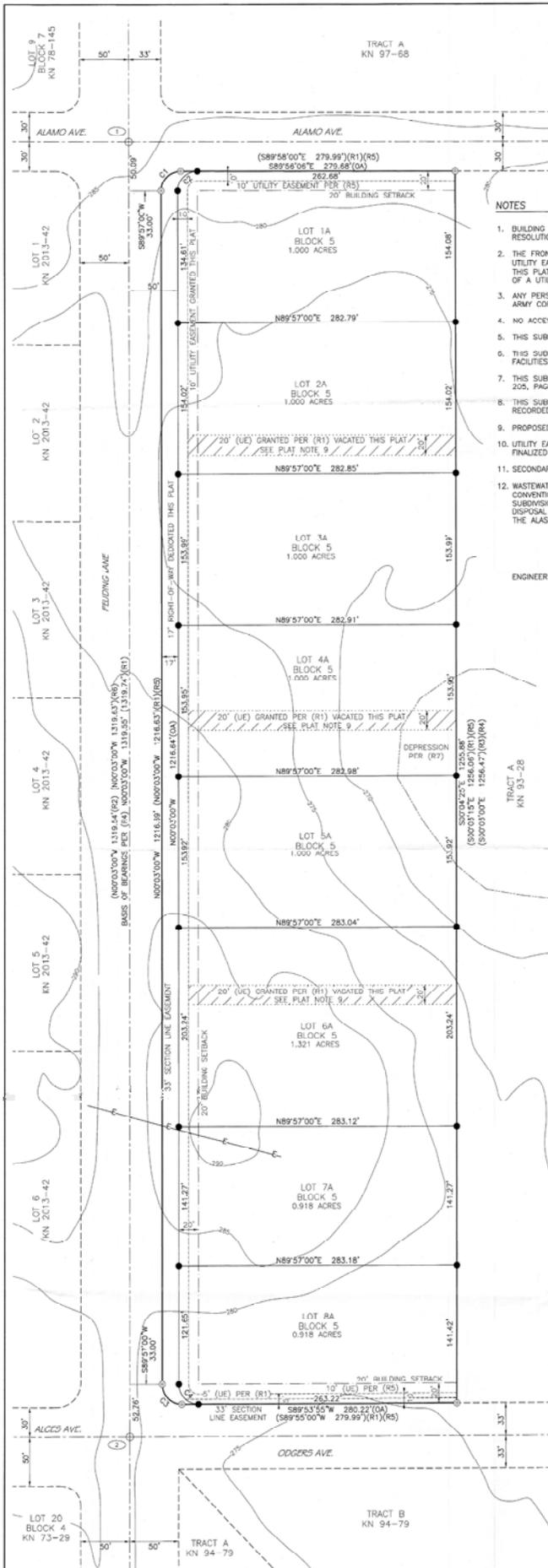


KPB File 2026-019
T05N R08W SEC23
Sterling

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CURVE TABLE

CURVE	RAIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.46'	90°00'54"	S45°00'27"W	28.31'
C1(R1)(R2)	20.00'	31.43'	90°00'54"	S45°00'27"W	28.31'
C2	20.00'	31.48'	90°00'54"	S45°00'27"W	28.31'
C2(R1)(R2)	20.00'	31.45'	90°00'54"	S45°00'27"W	28.31'
C3	20.00'	31.43'	90°03'05"	S45°04'32"E	28.30'
C4	20.00'	31.43'	90°03'05"	N45°04'32"W	28.30'

MONUMENT SUMMARY



NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER RS. THE FRONT 5' FEET ADJACENT TO OGDERS AVE., IS A UTILITY EASEMENT, PER (R1). THE FRONT 10 FEET ADJACENT TO THE PORTION OF FEUDING LANE DEDICATED THIS PLAT IS A UTILITY EASEMENT, PER THIS PLAT. 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.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
- THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, RECORDED ON DECEMBER 30, 1981 IN VOLUME 181, PAGE 897, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO KENAI PENINSULA BOROUGH, RECORDED ON APRIL 7, 1983 IN VOLUME 205, PAGE 802, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON APRIL 19, 1961 IN VOLUME 6, PAGE 322, KENAI RECORDING DISTRICT.
- PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL, AGRICULTURAL, AND COMMERCIAL PER (R5).
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 13, 2026, BEING FINALIZED BY THIS PLAT, AS SHOWN ON PLAT.
- SECONDARY MONUMENTS OF 1/2" REBAR SET PER (R1) ADJACENT TO FEUDING LANE HELD AND REMOVED.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

REFERENCES

- (R1) GREEN ACRES ADDITION NO. 3, PLAT 78-145, KENAI RECORDING DISTRICT
- (R2) STERLING VISTA SUBDIVISION UNIT 1, PLAT 84-186, KENAI RECORDING DISTRICT
- (R3) STERLING VISTA SUBDIVISION UNIT 2, PLAT 84-209, KENAI RECORDING DISTRICT
- (R4) STERLING VISTA SUBDIVISION EQUESTRIAN REPLAT, PLAT 93-28, KENAI RECORDING DISTRICT
- (R5) GREEN ACRES GANGLOFF REPLAT, PLAT 97-79, KENAI RECORDING DISTRICT
- (R6) SHERNITA MOUNTAIN VIEW SUBDIVISION, PLAT 2013-42, KENAI RECORDING DISTRICT
- (R7) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 13, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:
RIGHT OF WAY DEDICATED ON THIS PLAT:
EAST 17' OF FEUDING LANE.
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

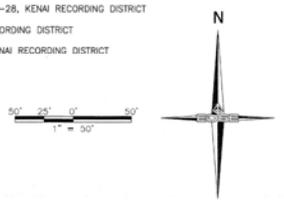
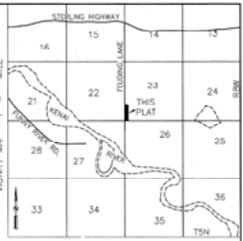
WILANIE ARAPI, D.E. P.E. ROW CHIEF _____ DATE _____
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND 1/2" REBAR - NO CAP
- SET PROPERTY CORNER 3/4" X 3/4" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- Ⓜ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - FORMER EASEMENT LINE
- - - LOW AREA PER (R7)
- (UA) OVER-ALL
- (#) RECORD DATA, SEE REFERENCE
- (UE) UTILITY EASEMENT
- ▨ EASEMENT VACATED

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, 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 THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEPHEN M. HILL
PO BOX 306
BEN WHEELER, TEXAS 75754

NOTARY'S ACKNOWLEDGEMENT

FOR: STEPHEN M. HILL
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____

PRELIMINARY
KPB FILE NO. 2026-XXX

GREEN ACRES HILL ADDITION

A SUBDIVISION OF
TRACT A BLOCK 5
GREEN ACRES GANGLOFF REPLAT
PLAT NO. 97-79
KENAI RECORDING DISTRICT

LOCATED WITHIN
SW 1/4 SECTION 23, T5N, R6W, S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
STEPHEN M. HILL
PO BOX 306
BEN WHEELER, TEXAS 75754

CONTAINING 8.648 ACRES



DRAWN BY: _____ DATE: 02/10/2026 PROJECT: 25-651
CHECKED BY: _____ SCALE: 1" = 50' SHEET: 1 OF 1

KPB 2026-019

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
GREEN ACRES HILL ADDITION

KPB File No.	2026-019
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Stephen M. Hill of Ben Wheeler, Texas
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Alamo Avenue and Odgers Avenue off Feuding Lane, Sterling

Parent Parcel No.:	065-500-58
Legal Description:	T 5N R 8W SEC 23 Seward Meridian KN 0970079 GREEN ACRES GANGLOFF REPLAT TRACT A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide one parcel into eight new parcels and will dedicate additional width to Feuding Lane.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided by Feuding Lane, Odgers Avenue, and Alamo Avenue.

Alamo Avenue is a 60-foot borough-maintained road which connects to Feuding Lane to the west and Clearing Drive and Cottonwood Lane to the east. This right-of-way will provide legal access to proposed Lot 1A.

Feuding Lane is a state-maintained road that is currently 83 feet wide abutting the subdivision. The proposed plat is granting an additional 17 feet, bringing the width to 100 feet in total. Feuding Lane will provide legal access to proposed lots 2A through 7A.

Alder Street is a 66-foot platted road, currently unconstructed, located along the south of the subdivision and will provide legal access to proposed Lot 8A. Odgers Avenue connects to Feuding Lane to the west and Cottonwood Lane to the east.

KPB records and the certificate to plat shows there are 66-foot section line easements located within Feuding Lane and Odgers Avenue, with 33 feet on either side of the section line. The preliminary plat depicts the 33-foot section line easements abutting the subdivision. **Staff recommends** the full section line easement be identified on both lines for clarity.

In 1981, the SOA DOT&PF was granted a right-of-way easement along the west 17 feet of former Lots 3 through 9, Block 5, and is referenced on the preliminary plat as note 6. This easement is being formerly dedicated by this platting action. In 1983, the KPB was granted a right-of-way easement along the west 17 feet of former Lots 1 and 2, Block 5 as recorded by Book 205, Page 802 and is referenced on the preliminary plat as note 7. These easements are located along the western boundary of the preliminary plat and both are being formerly dedicated by this platting action. **Staff recommends** adding a label referencing the associated plat notes to the area being dedicated by the plat.

Block length is compliant as the distance across the west side between center of roads is 1320 feet meeting the requirement of KPB 20.30.170.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	<ul style="list-style-type: none"> o No direct access to Feuding Lane for Lot 1A Block 5 and Lot 8A Block 5 will be granted. o Lot 1A Block 5 must take access through Alamo Ave. o Lot 8A Block 5 must take access through Odgers Ave. o Create shared access easements between the following Block 5 Lots: Lot 2A and Lot 3A, Lot 4A and Lot 5A, Lot 6A and Lot 7A. o Applicant should apply for shared driveway permits for Lot 2A and Lot 3A, Lot 4A and Lot 5A, Lot 6A and Lot 7A. o Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
SOA DOT ROW comments	No comment

Site Investigation:

There does not appear to be any steep areas on the property from looking at KPB contour data. No indication was given on the drawing either.

There are structures located on the property. When the plat is complete, the line between Lots 6A and 7A will go between the structures. One open roofed structure that looks to be connecting the other two roofed structures could be encroaching across the line. Staff recommend the surveyor confirm these structures and the u-shaped driveway are not causing any encroachment issues, and if so, locate them on the drawing and identify a solution to fix prior to final approval.

There are wetlands according to the KWF Wetlands Assessment, which are noted on the drawing. The area is noted correctly as Depression wetlands and should remain on the Final drawing.

River Center review has identified the plat to be located in a FEMA Flood Hazard Area. A plat note containing the note shown in KPB 20.30.280.D needs to be added to the drawing including the FEMA Firm Panel and Flood Zone but no depiction is needed.

The plat is not located in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded Zone, which is an area of minimal flood hazard. No depiction required but plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0395F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis

In 1978, Green Acres Addition No. 3 (KN 78-145) originally platted the area, creating Lots 1-9, Block 5. 33-foot dedications were given on the south, west and north side of the block. A 50-foot radius temporary turnaround was also shown on Alder Street (Odgers Aver), within on Lot 9, Block 5 on the south.

In 1997, Green Aces Gangloff Replat (KN 97-79) re-platted Lots 1-9, Block 5, into Tract A. The 50-foot radius temp turnaround was not shown, **staff recommends** the surveyor investigate if this was vacated, and, if not, carry forward to the new drawing.

The proposed plat will re-subdivide Tract A into eight lots and dedicate an additional seventeen feet to Feuding Lane.

A soils report will be required and an engineer will sign the final plat as the new lots are each less than 200,000 square feet. The Wastewater Disposal Note will be reviewed on the final plat submittal after the soils report has been reviewed.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission limit

Utility Easements

In 1978, Green Acres Addition No. 3 (KN 78-145) originally platted the area, creating Lots 1-9, Block 5, and granted a 20-foot utility easement on the common lot lines, consisting of 10 feet on each side of the common lot lines of 2&3, 4&5, and 6&7. In addition, a 5-foot utility easement was granted along the south boundary of Lot 9, Block 5, adjacent to Alder Street (now Odgers Ave).

In 1997, Green Aces Gangloff Replat (KN 97-79) re-platted Lots 1-9, Block 5, into Tract A, retaining the previously granted utility easements. Additionally, the plat granted a 10-foot utility easement from all rights-of-way. The 50' radius temp turnaround was not shown, **staff recommends** the surveyor investigate if this was vacated and if not carry this forward to the new drawing.

The 20-foot utility easements on the joint lines as created by the parent plat are petitioned to be vacated as shown on the sketch. The petition to vacate the easements is scheduled for review by the Planning Commission on March 16th at 7:30PM. If approved, this plat will finalize the vacation.

The proposed plat will carry forward the 10-foot utility easement adjacent to rights-of-way. The 5-foot utility easement adjacent to Alder Street will be included within the 10-foot utility easement.

Staff recommends the utility easement labels and sources including plat note 2 be modified to reflect the following: 10-foot utility easement instead of 5 feet along Alder Street (Odgers Ave). Utility easements adjacent to rights-of-way granted by plat KN 97-79. 10' utility easement would override the 5' utility easement and 5' does not need to be carried forward.

An electrical line easement with no defined location was granted to HEA by Misc. Book 6, Page 322, KRD. This easement is listed as plat note 8. HEA has reviewed the easement and determined that the easement is located in Section 22, and does not affect the subdivision. **Staff recommends** Removing plat note 8 from the final plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA did sent comments concerning the plat and plat note 2 & 8. The comment is included in the packet for viewing.

Utility provider review:

HEA	See comments in packet.
ENSTAR	Approved as shown
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 36130 Feuding Ln</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Alces Ave, Odgers Ave, Feuding Ln, Alamo Ave</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 36130 Feuding Ln will be deleted and new address assigned.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Modify the KPB File No to 2026-019

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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.

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:

66' SLE located within Feuding Lane and Odgers Avenue

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Provide label referencing associated plat notes for right-of-way easements within 17' dedication.

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.

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.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

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.

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: 20.25.120. - REVIEW AND APPEAL.

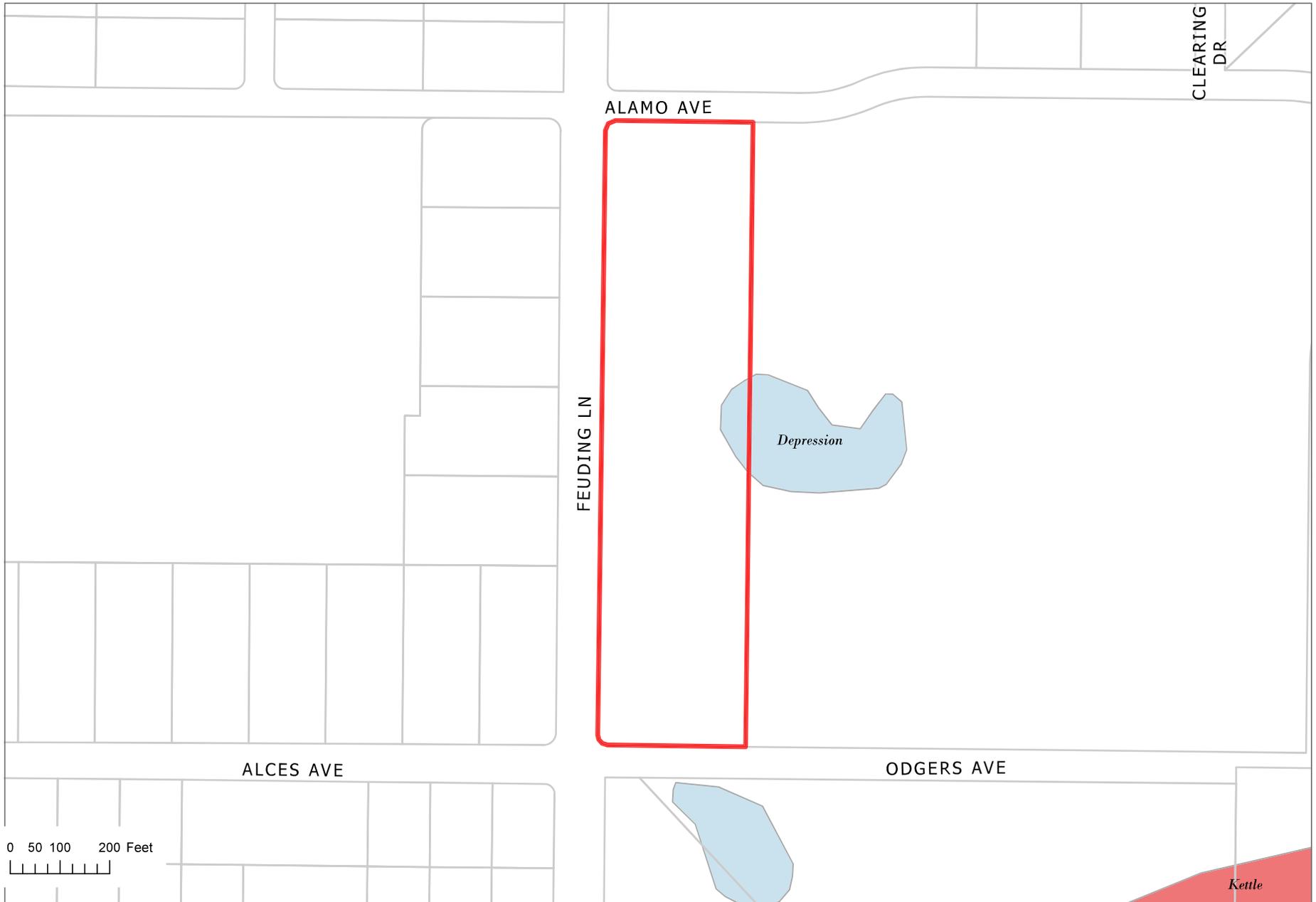
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING 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.

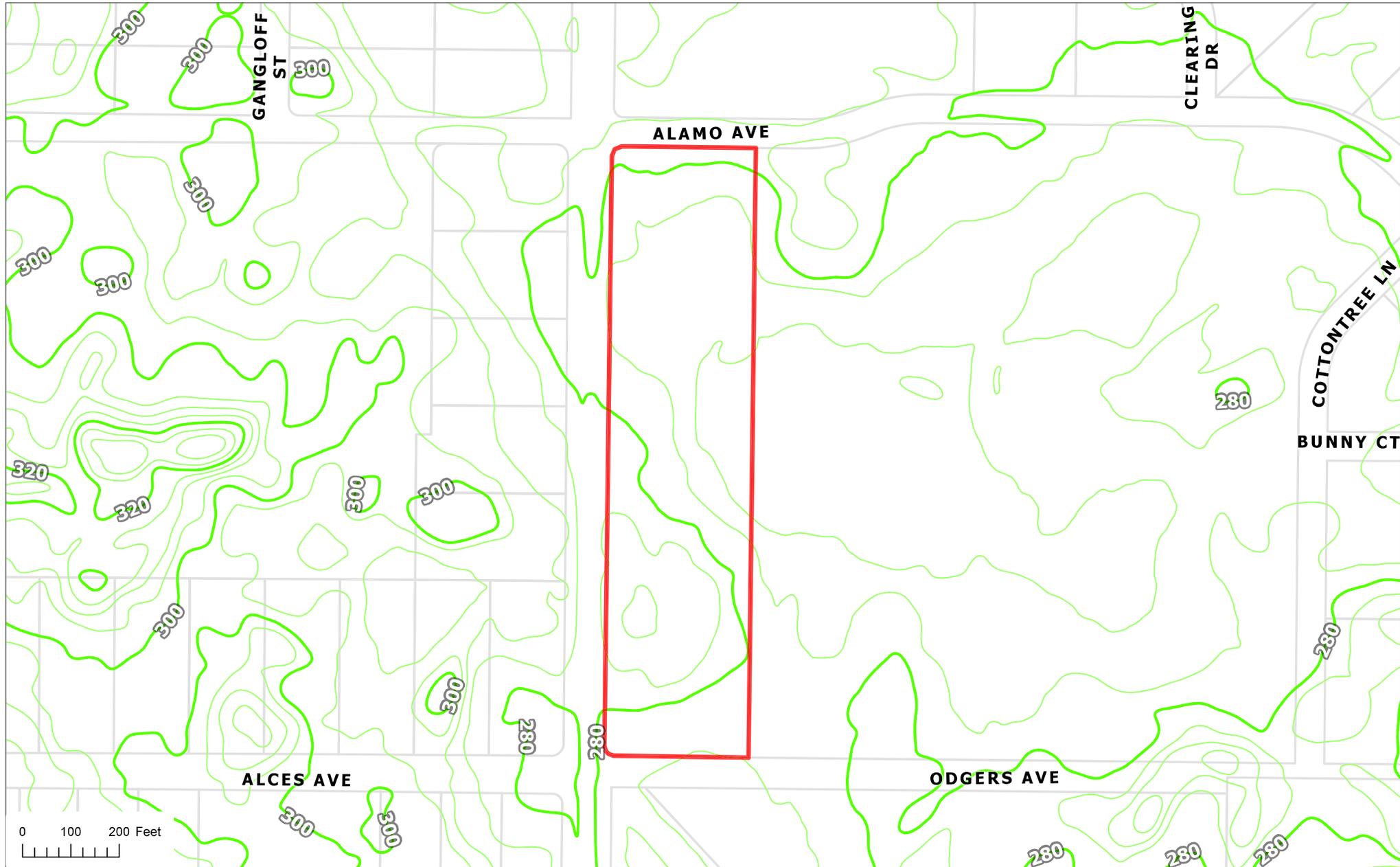
END OF STAFF REPORT



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NOTES:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- A building setback of 20 ft. is required from all street Rights-of-Way unless a lesser standard is approved by the appropriate planning commission.
- No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- The front 10 ft. of the building setback is also a utility easement. 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.
- 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.
- The approximate limits of wetlands areas shown were provided by the Kenai Peninsula Borough GIS department.



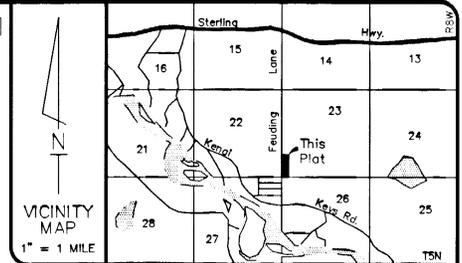
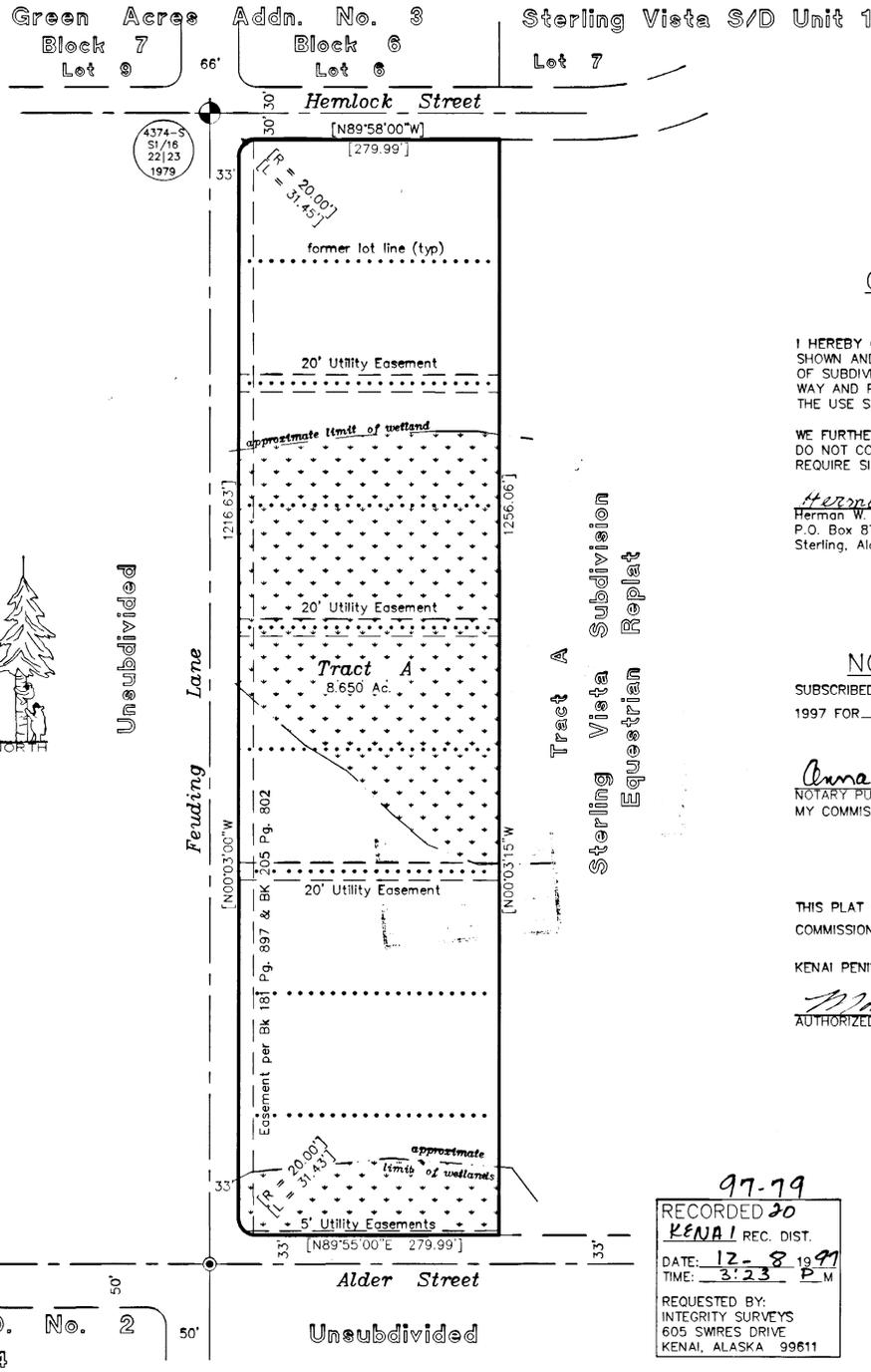
SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

Date 29 SEPTEMBER, '97

LEGEND:

- Brass Cap Mon. of Record
- 1/2" Rebar of Record (1978)
- 2" I. P. of Record (1984)
- [] Record Datum - Green Acres Addition No. 3
Plat # 78-145



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE 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.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Herman W. Gangloff
Herman W. Gangloff
P.O. Box 873
Sterling, Alaska 99672-0873

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF Oct.
1997 FOR Herman W. Gangloff

Anna M. Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4-23-2001



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 25, 1997

KENAI PENINSULA BOROUGH

Max J. Best
AUTHORIZED OFFICIAL

KPB FILE No. 97-188

Green Acres Gangloff Replat

Replat of Lots 1 - 9 Block 5 Green Acres Addition No. 3.

Located within the SW1/4 SW1/4 Section 23, T5N, R8W, S4M., Kenai Recording District, Kenai peninsula Borough, Alaska.
Containing 8.650 Acres

INTEGRITY SURVEYS

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX --- (907) 283-9071

JOB NO: 97155	DRAWN: 1 August, 1997 CB
SURVEYED: N/A	SCALE: 1" = 100'
FIELD BK: N/A	DISK: \Green Acres

97-79
RECORDED 20
KENAI REC. DIST.
DATE: 12-8 1997
TIME: 3:23 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

Green Acres S/D. No. 2 Block 4 Unsubdivided

RN 97-79 64-66 NY

DIAGRAM SHOWING BREAKDOWN
OF SECTION 22, T34N, R84W,
S.M., AK

SCALE 1" = 1,000'



- LEGEND AND NOTES**
- 1 Set 3/4" minimum cap monument (2001-S 1978)
 - 2 Penn 3/8" D.L.D. brass cap monument
 - 3 Penn 1/2" x 24" steel nail
 - 4 Set 1/2" minimum cap monument (1500-S 1978)

All bearings refer to the east boundary of Section 22, T34N, R84W, S.M., Ak as being N00°03'00"W.

An return of record shown that (1):

All lots are subject to a 20' wide setback along all dedicated A/R's.

All wastewater disposal systems shall comply with existing law at time of construction.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of sub-division, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Herman W. Gangloff
Herman W. Gangloff

Robert E. Gangloff
Robert E. Gangloff

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 12th day of JUNE 1978.

Herman W. Gangloff
Herman W. Gangloff

Notary Public for the State of Mississippi,
My Commission Expires Jan. 15, 1981

COUNTY OF PEARSON



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 13, 1978, it hereby acknowledged and accepted as the official plat subject to the state and local ordinances and requirements of ordinances and law pertaining thereto.

KENAI PENINSULA BOROUGH
By *Philly Warren*



GREEN ACRES ADDITION NO. 3

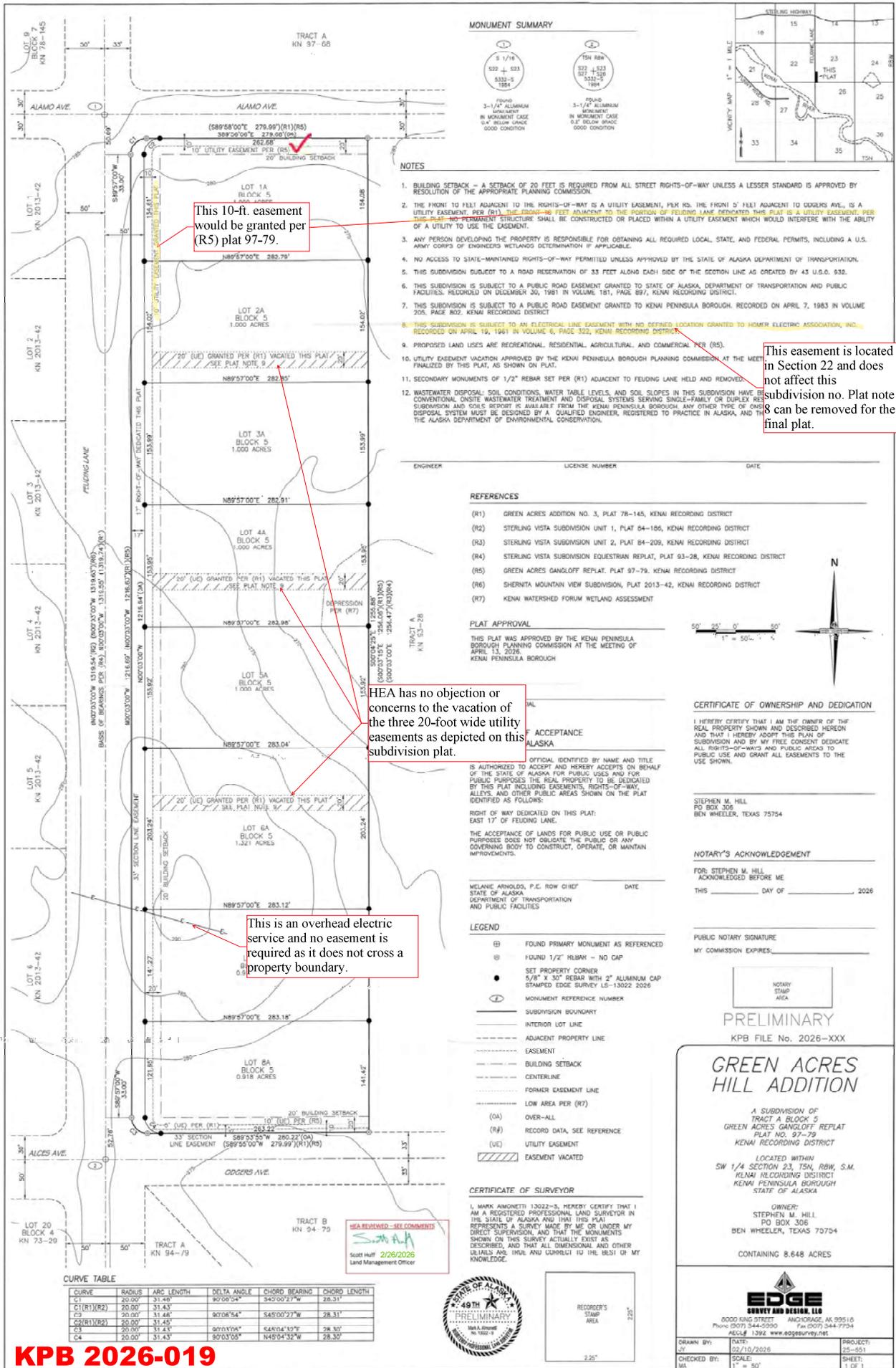
DESCRIPTION: Located within a portion of the E/2NE1/4Sec14 Sec 22 and the W/2 N/2 SW1/4 Sec 23, T34N, R84W, S.M., Ak and within the Kenai Peninsula Borough containing 56.709 acres more or less.

OWNER: Herman W. Gangloff
24 Greenbush Avenue
Gulfport, Mississippi 39501

P.O. Box 476 1/2 East Sitka, Alaska 99833

DATE SURVEYED: June, 1978
BY: *Herman W. Gangloff*
SCALE: 1" = 100'





MORUMENT SUMMARY

FOUND	FOUND
3-1/4" ALUMINUM MONUMENT IN MONUMENT CASE 0.4" BELOW GRADE 5000 CONDITION	3-1/4" ALUMINUM MONUMENT IN MONUMENT CASE 0.4" BELOW GRADE 5000 CONDITION



- NOTES**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER RS. THE FRONT 5' FEET ADJACENT TO COGGERS AVE. IS A UTILITY EASEMENT, PER (R1). THE FRONT 5 FEET ADJACENT TO THE PORTION OF FEELING LANE DESIGNATED THIS PLAT IS A UTILITY EASEMENT, PER THIS PLAT. 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.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
 - NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 532.
 - THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, RECORDED ON DECEMBER 30, 1981 IN VOLUME 181, PAGE 897, KENAI RECORDING DISTRICT.
 - THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO KENAI PENINSULA BOROUGH, RECORDED ON APRIL 7, 1983 IN VOLUME 205, PAGE 802, KENAI RECORDING DISTRICT.
 - THIS SUBDIVISION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED ON APRIL 19, 1981 IN VOLUME 8, PAGE 322, KENAI RECORDING DISTRICT.
 - PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL, AGRICULTURAL, AND COMMERCIAL PER (R5).
 - UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING HELD ON APRIL 13, 2026.
 - SECONDARY MONUMENTS OF 1/2" REBAR SET PER (R1) ADJACENT TO FEELING LANE HELD AND REMOVED.
 - WASTEWATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN CONVENTIONALLY MONITORED AND WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENTIAL SUBDIVISIONS AND SOLE REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

This 10-ft. easement would be granted per (R5) plat 97-79.

This easement is located in Section 22 and does not affect this subdivision no. Plat note 8 can be removed for the final plat.

HEA has no objection or concerns to the vacation of the three 20-foot wide utility easements as depicted on this subdivision plat.

This is an overhead electric service and no easement is required as it does not cross a property boundary.

ENGINEER LICENSE NUMBER DATE

- REFERENCES**
- (R1) GREEN ACRES ADDITION NO. 3, PLAT 78-145, KENAI RECORDING DISTRICT
 - (R2) STERLING VISTA SUBDIVISION UNIT 1, PLAT 84-186, KENAI RECORDING DISTRICT
 - (R3) STERLING VISTA SUBDIVISION UNIT 2, PLAT 84-209, KENAI RECORDING DISTRICT
 - (R4) STERLING VISTA SUBDIVISION EQUESTRIAN REPLAT, PLAT 93-28, KENAI RECORDING DISTRICT
 - (R5) GREEN ACRES GANGLIFF REPLAT, PLAT 97-79, KENAI RECORDING DISTRICT
 - (R6) SHERMATA MOUNTAIN SUBDIVISION, PLAT 2013-42, KENAI RECORDING DISTRICT
 - (R7) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 13, 2026.

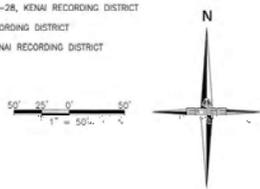
ACCEPTANCE ALASKA
 I HEREBY ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT: EAST 17' OF FEELING LANE.
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF
 STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
 - ⊙ FOUND 1/2" REBAR - NO CAP
 - SET PROPERTY CORNER
 - 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
 - MONUMENT REFERENCE NUMBER
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - BUILDING SETBACK
 - CENTERLINE
 - FORMER EASEMENT LINE
 - LOW AREA PER (R7)
 - (OA) OVER-ALL
 - (RF) RECORD DATA, SEE REFERENCE
 - (VE) UTILITY EASEMENT
 - /// EASEMENT VACATED

CERTIFICATE OF SURVEYOR
 I, MARK AMONETHI 13022-3, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

STEPHEN M. HILL
 PO BOX 306
 BEN WHEELER, TEXAS 75754

NOTARY'S ACKNOWLEDGEMENT
 FOR: STEPHEN M. HILL
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE
 MY COMMISSION EXPIRES: _____

PRELIMINARY
 KPBB FILE No. 2026-XXX

GREEN ACRES HILL ADDITION

A SUBDIVISION OF
 TRACT A BLOCK 5
 GREEN ACRES GANGLIFF REPLAT
 PLAT NO. 97-79
 KENAI RECORDING DISTRICT
 LOCATED WITHIN
 SW 1/4 SECTION 23, T5N, R5W, S.M.
 KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 STATE OF ALASKA

OWNER:
 STEPHEN M. HILL
 PO BOX 306
 BEN WHEELER, TEXAS 75754

CONTAINING 8.648 ACRES



DRAWN BY: DATE: 02/10/2026 PROJECT: 25-051
 CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 1

KPB 2026-019