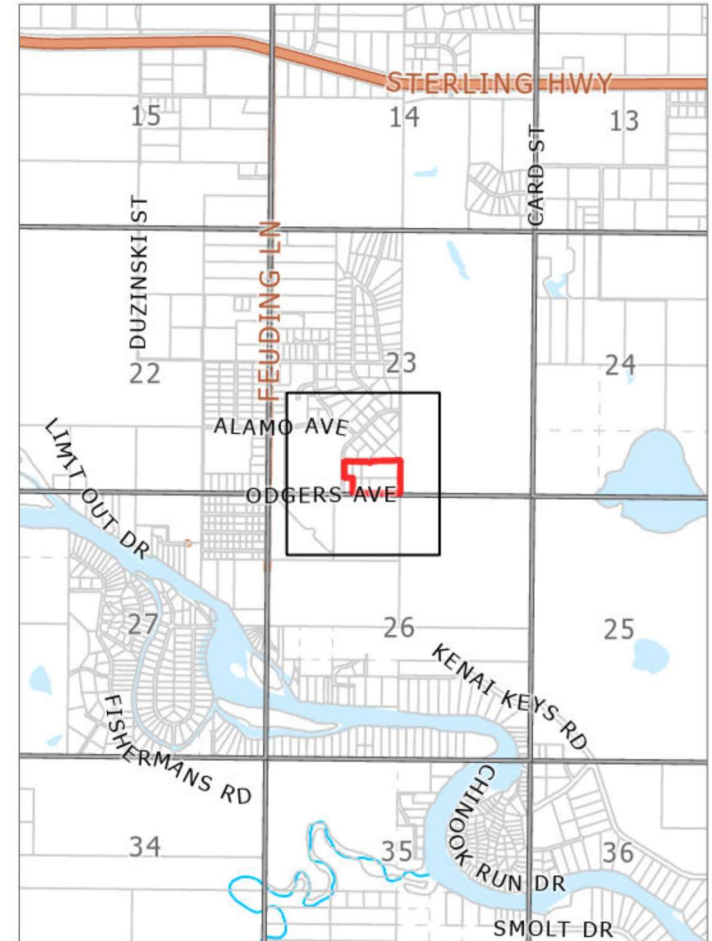
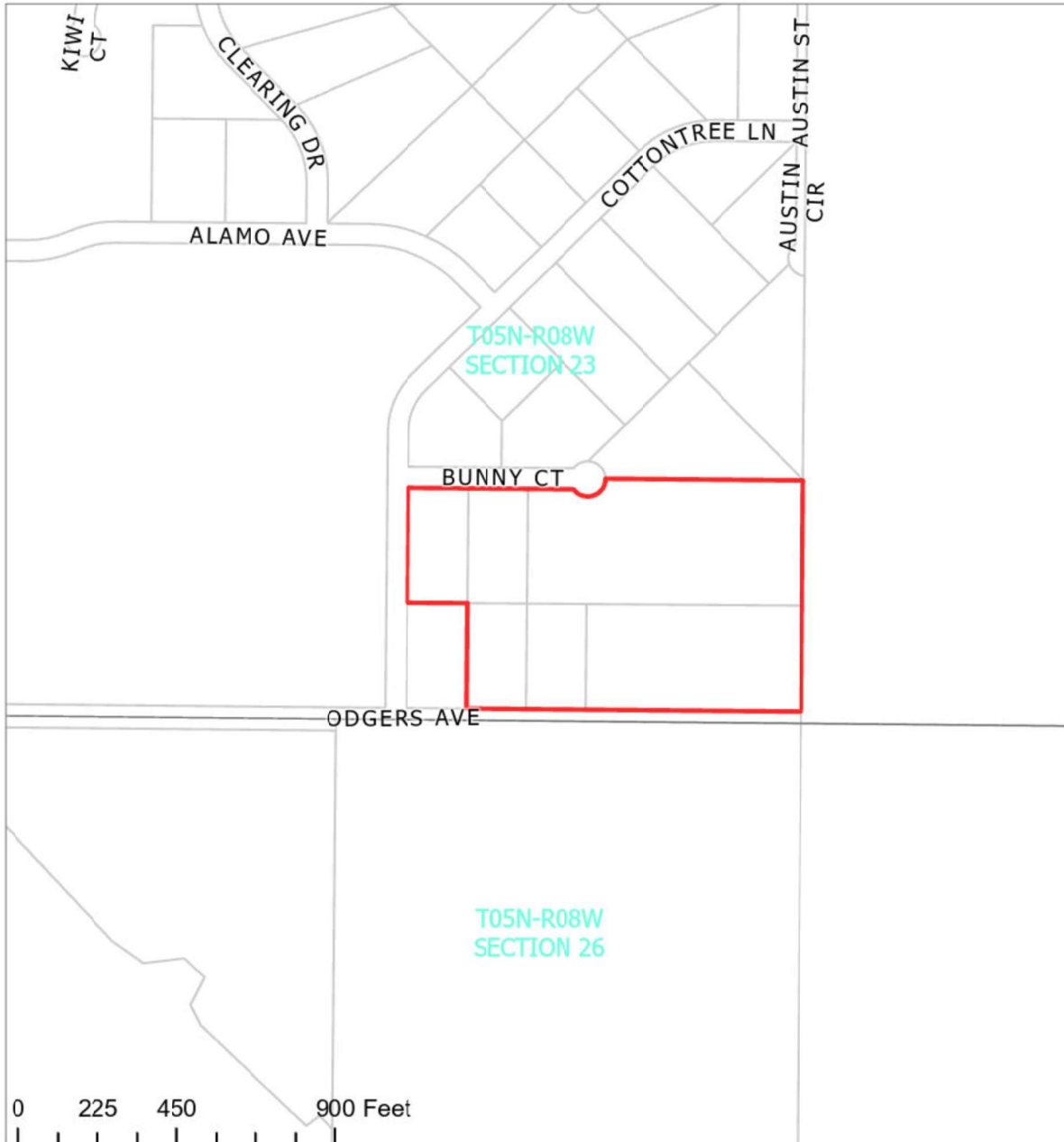


E. NEW BUSINESS

- 2. Sterling Vista Subdivision Roster Replat;
KPB File 2025-005
Vector Surveying LLC Magnitude & Direction / Roster
Location: Cottontree Lane & Bunny Court
Sterling Area
Staff Person: Platting Manager Vince Piagentini**



KPB FILE 2025-005
T05N R08W
Sec 23
STERLING

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.



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.

CERTIFICATE OF OWNERSHIP

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

MATTHEW ROSTER
2745 N. LAGOON DRIVE
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2024.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SOILS/GEOTECHNICAL

THE PURPOSE OF THIS PLAT IS TO REMOVE LOT LINES, WHICH WILL PROVIDE A LARGER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KENAI PENINSULA BOROUGH CODE 20.40.020(A)(2).

PLAT APPROVAL

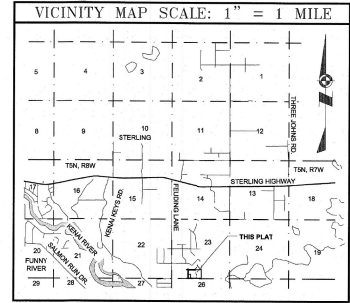
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ____, 2024.

PLATTING OFFICIAL _____

DATE _____

REFERENCES

- (R1) STERLING VISTA SUBDIVISION UNIT 2 PLAT 84-209, KENAI, R.D.
- (R2) STERLING VISTA SUBDIVISION EQUESTRIAN REPLAT UNIT 2 LOTS 57-79 PLAT 93-28, KENAI, R.D.



LEGEND

- PRIMARY MONUMENT, PER PER (R1) AND (R2)
- ⊕ 5/8" REBAR, PER (R1)
- + 5/8" REBAR, PER (R1)
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- AC. ACRES
- S.F. SQUARE FEET
- DOC. DOCUMENT
- WETLANDS PER NATIONAL WETLANDS INVENTORY. AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER. NOT FIELD VERIFIED IN LIEU OF THIS RECORD.
- BOUNDARY LINE/PROPERTY LINE
- - - ADJACENT BOUNDARY LINE
- - - REMOVED BOUNDARY LOT LINE
- - - CENTERLINE RIGHT OF WAY
- - - KPB 018 5' CONTOUR LINE (MAPPING QUALITY)

BASIS OF BEARINGS

THE CALCULATED BEARING SOUTH 89°57'09" EAST BETWEEN RECORD PRIMARY MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP RECORDED AND FILED AS PLAT NUMBER 84-209 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 19 AAC 72 AND 18 AAC 30.
2. A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL RIGHTS OF WAYS, UNLESS APPROVED BY THE KENAI PENINSULA BOROUGH.
3. THE FRONT 20 FEET ADJOINING DEDICATED RIGHTS OF WAYS IS ALSO A UTILITY EASEMENT DEDICATED PER RECORD REFERENCE (R1).
4. 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.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WELAND DETERMINATION, IF APPLICABLE.
6. THIS PLAT WAS PREPARED FROM RECORD PLAT 84-209 AND PLAT 93-28, RECORDS OF THE KENAI RECORDING DISTRICT, STATE OF ALASKA.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____ REGISTRATION NUMBER 131102

preliminary
AARON T. BROWN, P.L.S., PSM
REGISTERED LAND SURVEYOR



**STERLING VISTA SUBDIVISION
ROSTER REPLAT**

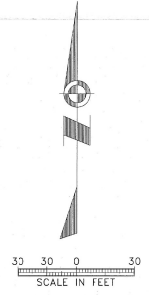
A REPLAT OF STERLING VISTA SUBDIVISION NO. 1, LOT 46, LOT 50, LOT 52, LOT 53, LOT 54, LOT 55 LOCATED WITHIN THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, ALASKA

THE LANDS OF MATTHEW ROSTER WHOSE ADDRESS IS 2745 N. LAGOON DRIVE, WASILLA, ALASKA 99654

STERLING SCALE: 1" = 60'
VECTOR SURVEYING LLC
LAND AND CONSTRUCTION SURVEYORS ANCHORAGE, ALASKA 99517
(807) 519-4533

ALASKA DECEMBER 2024

KPB FILE _____ SHEET 1 OF 1



KPB 2025-005

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
STERLING VISTA SUBDIVISION ROSTER REPLAT**

KPB File No.	2025-005
Plat Committee Meeting:	February 10, 2025
Applicant / Owner:	Mathew Roster / Wasilla
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Sterling Alaska

Parent Parcel No.:	065-162-59, 065-162-60, 065-162-61, 065-162-63, 065-162-64 & 065-162-65
Legal Description:	T 5N R 8W SEC 23 SEWARD MERIDIAN KN 0840209 STERLING VISTA SUB NO 2 LOT 49-51 & 53-55
Assessing Use:	Vacant, Accessory Building
Zoning:	Unrestricted
Water / Wastewater	Onsite, onsite
Exception Request	Non requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 6 lots into one large Tract of size 15.319 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by Cottontree Ln, a nonconforming constructed 60' dedication on the west side of the plat that is currently private maintained from Alamo Ave down to the site. To get to Cottontree Ln, a person comes from the Sterling Highway near mile marker 78 south on Feuding Ln to Alamo Ave to Cottontree Ln.

On the north side of the plat is Bunny Ct, currently labeled as Vista Court, and on the south is Odgers Ave, currently labeled as Alder Street, which both connect to Cottontree Ln. All three are currently undeveloped along the plat. **Staff recommends** the surveyor correct the road names as noted.

No new dedication is being granted nor is a vacation being completed with this plat.

The subdivision is not affected by a section line easement as Odgers Ave has been dedicated over the location of the 33; section line easement on the south of the plat. **Staff recommends** the surveyor show the 33' section line easement on the drawing for reference.

Block length is not compliant along the south side of the plat on Odgers Ave. Looking at the wetlands on the east side of the property as poor (Kettle wetlands) and the current owners to the east being Cook Inlet Region Inc to not develop most likely, **staff recommends** the Plat Committee concur an exception to block length is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

Per the KPB GIS data, there appears to be one structure located on the plat, currently on Lot 50 of Sterling Vista Subdivision No 2 KN84-209. When the plat is complete, the structure will be located in the northwesterly corner of Tract A.

There are no steep areas over 20 percent grade located on the plat. There is a rise of a hill to the south of the structure of approximately 15+ feet running from the west line.

There are wetlands shown on the drawing. According to the KWF Wetland Assessment the area is designated as Kettle. The KWF Wetland Assessment show a larger area than shown on the drawing. **Staff recommends** the surveyor verify the area and correct as needed. Proper wetland note is on the plat at note #5.

The KPB River Center review did not identify the plat to be located in a FEMA flood hazard zone or a habitat protection district, there no notes related to KPB 20.30.280 or 20.30.290 will apply.

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 NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally part of the SW1/4 of Section 23, Township 5 North, Range 8 West, SM, Alaska. Sterling Vista Subdivision Unit 2 KN84-209 divided 73-49 acres of the SW1/4 into 73 lots and several dedications. This platting action is taking six of those lots and combining them into one large tract.

A soils report will not be required as this plat is removing lot lines and creating few lots with a greater area for a replacement location. The plat note at #1 and the Soils/ Geotechnical are acceptable and **recommended** to be shown on the final submittal.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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, so there will be no reporting.

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

Utility Easements

There is an easement in the certificate to plat identified to Homer Electric Association LLC recorded at Vol 18 Pg 17 that needs to be noted on the plat.

Sterling Vista Subdivision Unit 2 KN 84-209 granted a 20' utility easement along all right-of-ways. This is larger than the 10' recommended in KPB 20.30.060.D., and if the surveyor wishes to reduce the easement, a vacation

application would need to be applied for and submitted as found on the KPB website under the Platting Department forms.

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 any request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No comment
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 29655 BUNNY CT, 29645 BUNNY CT, 29615 BUNNY CT, 29554 ODGERS AVE, 29534 ODGERS AVE, 29514 ODGERS AVE.</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: COTTONTREE LN, BUNNY CT, ODGERS AVE</p> <p>Existing Street Name Corrections Needed: PLEASE CORRECT STREET NAMES: VISTA COURT TO BUNNY COURT SN RES 2004-07 ALDER STREET TO ODGERS AVE SN RES 2005-01 STERLING WAY WAS VACATED PER PLAT KN 1993-28</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: ALL EXISTING ADDRESSES WILL BE DELETED AND NEW ADDRESS ASSINGED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: Code Compliance has no objection to the combining of the lots. However, the gravel pit could not expand without a CLUP for a gravel pit.</p>
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment
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STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Section pins need full details of cap labels given.

Basis of Bearing and calculated bearing are running in opposite directions, please verify.

Lines on the plat drawing need to be bolder for the plat boundary. Lot 52 looks to be included in the plat by the boldness of the line type and boldness.

Under the Plat Approval, at the date of February 10, 2025.

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:

In the legal description correct the plat number to Plat 2 and Lot 52 to Lot 51.

Rather than putting "The Lands Of" label Mather Roster with the title "Land Owner"

Modify KPB file to 2025-005

- 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:

Sterling Way to the west has been vacated by KN93-28 and should be removed from the drawing.

Alder Street on the south was changed to Odgers Ave by resolution, please revise.

Vista Ct on the north was changed to Bunny Ct by resolution, please revise.

Show and label the section line easement on the drawing.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

The location of the plat should be centered in the vicinity map, please adjust the map upward.

Add street labels to get to plat site

- 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:

Plat note 2 should be revised to match the note in KPB 20.30.240.C

Add a plat note in reference to the easement listed in the CTP at item #4 granted to Homer Electric Association, Inc at Vol 18 / Pg 17.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of

subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Some lots to the north need lot labels and plat labels while some just need plat labels added.
Lot to the west needs a lot label and plat label added, parcel to the southeast needs labeled.

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

KWF Wetlands assessment shows more area than shown on drawing, please check and adjust if needed.

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:

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.

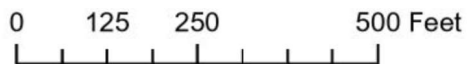
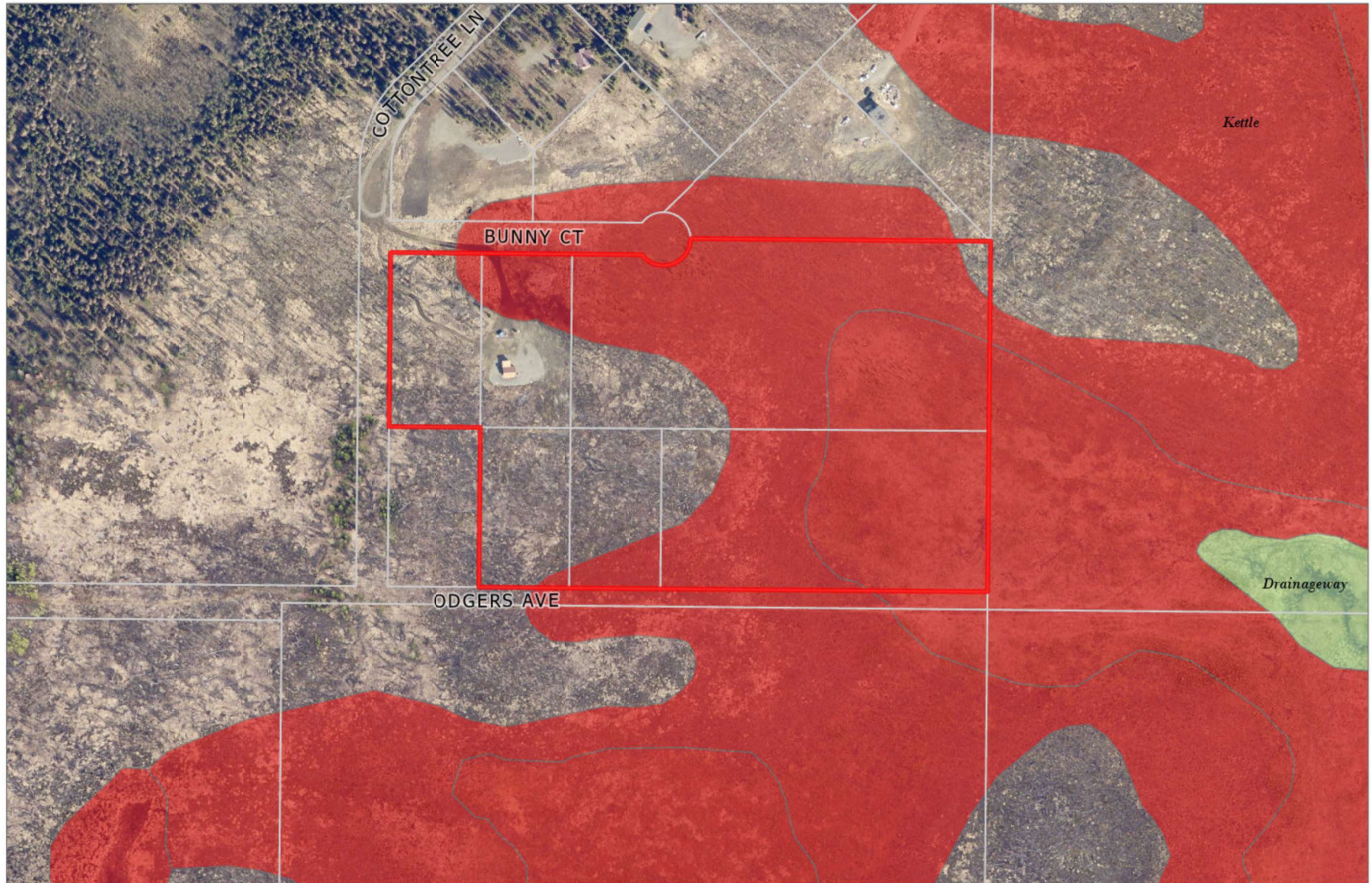
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

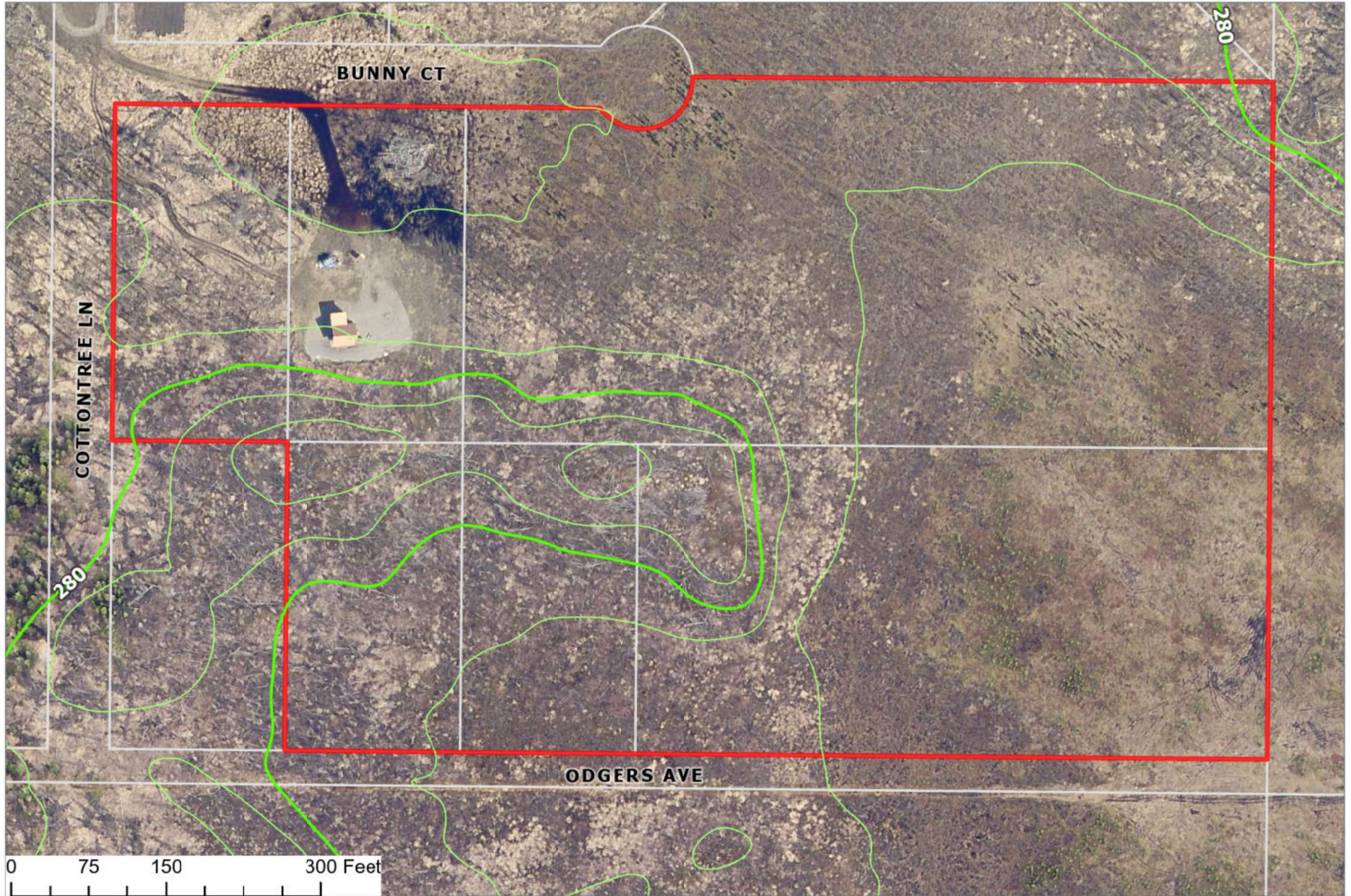
END OF STAFF REPORT



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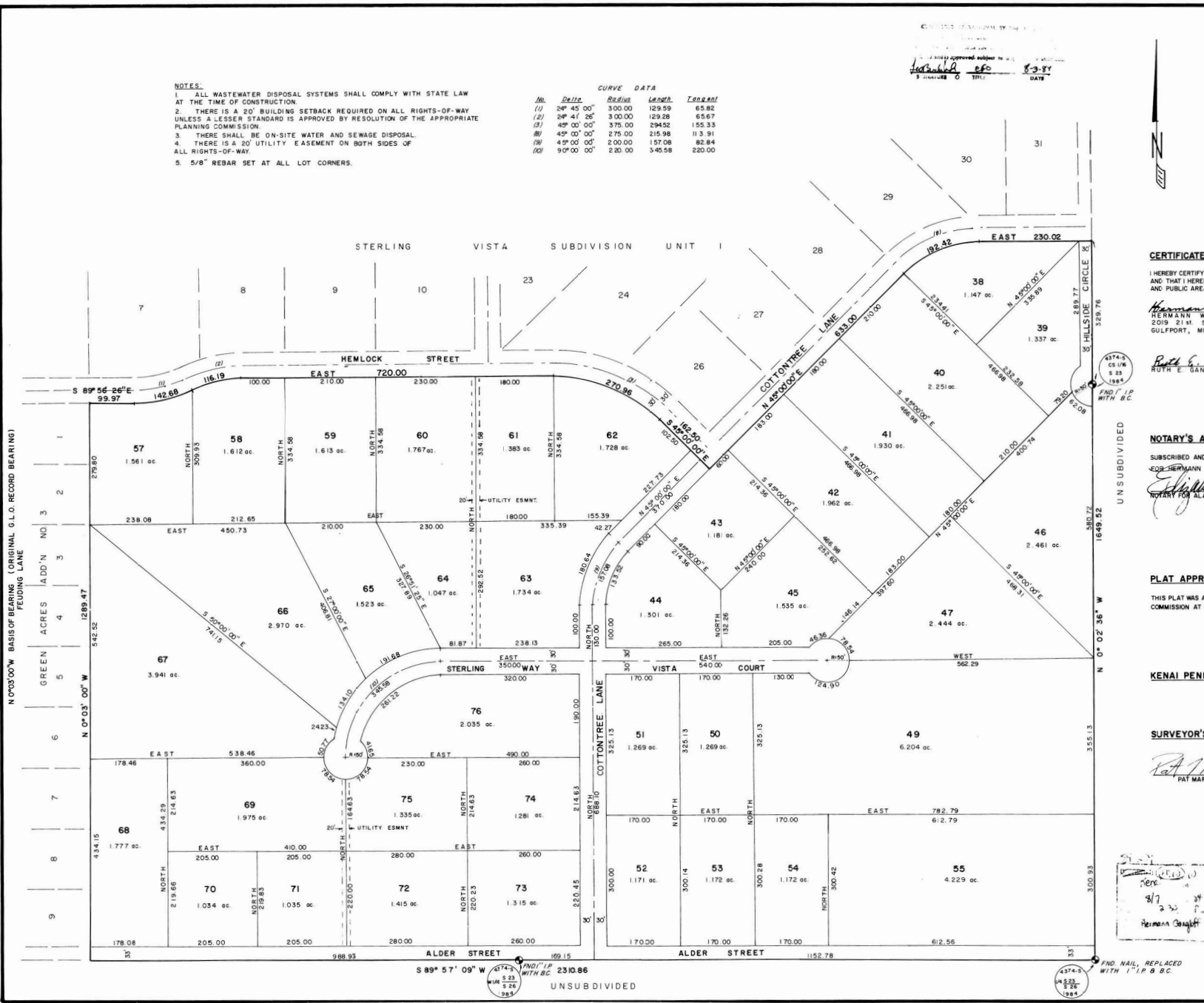
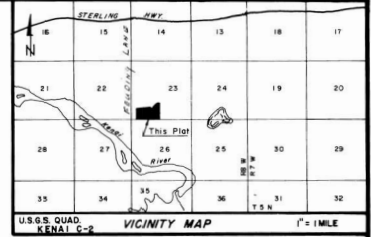
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH STATE LAW AT THE TIME OF CONSTRUCTION.
2. THERE IS A 60' BUILDING SETBACK REQUIRED ON ALL RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THERE SHALL BE ON-SITE WATER AND SEWAGE DISPOSAL.
4. THERE IS A 20' UTILITY EASEMENT ON BOTH SIDES OF ALL RIGHTS-OF-WAY.
5. 5/8" REBAR SET AT ALL LOT CORNERS.

CURVE DATA				
No.	Delta	Radius	Length	Tangent
(1)	24° 45' 00"	300.00	129.59	65.82
(2)	24° 41' 26"	300.00	129.28	65.67
(3)	49° 00' 00"	375.00	294.32	155.33
(4)	49° 00' 00"	275.00	215.98	113.91
(5)	49° 00' 00"	200.00	157.08	82.84
(6)	90° 00' 00"	2.00	3.4558	220.00

CONDITIONS OF SALE apply to this plan.
 This plan is approved subject to the conditions of sale on file in the office of the Borough Engineer.
 APPROVED: *[Signature]* DATE: 8-3-84
 SURVEYOR TITLE: TITLE: DATE:



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Hermann W. Gangloff
 HERMANN W. GANGLOFF
 2019 21st STREET
 GULFPORT, MISS.
Ruth E. Gangloff
 RUTH E. GANGLOFF

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July, 1984.
 HERMANN W. and RUTH E. GANGLOFF
[Signature]
 NOTARY FOR ALASKA
 MY COMMISSION EXPIRES 1-4-87

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 21, 1984 DATE

KENAI PENINSULA BOROUGH BY: *[Signature]*
 AUTHORIZED OFFICIAL

SURVEYOR'S SIGNATURE AND SEAL

Pat Marquis 7-16-84
 PAT MARQUIS, R.L.S. # 4374-S DATE

P & R LAND SURVEYING
 STAR ROUTE, BOX 550
 ANCHOR POINT, ALASKA 99556
 (907) 235-7440

STERLING VISTA SUBDIVISION UNIT 2
 LOCATED WITHIN THE SW 1/4, SEC. 23, T5N, R8W, SM, AK.

Containing 73.49 Acres

SCALE: 1" = 100'
 DATE: 5 MAY, 1984
 JOB No. 84-04

PREPARED FOR:
 HERMANN GANGLOFF
 2019 21st AVENUE
 GULFPORT, MISS.

N 0° 03' 00" W ORIGINAL G.L.O. RECORD BEARING PEDDING LANE

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED