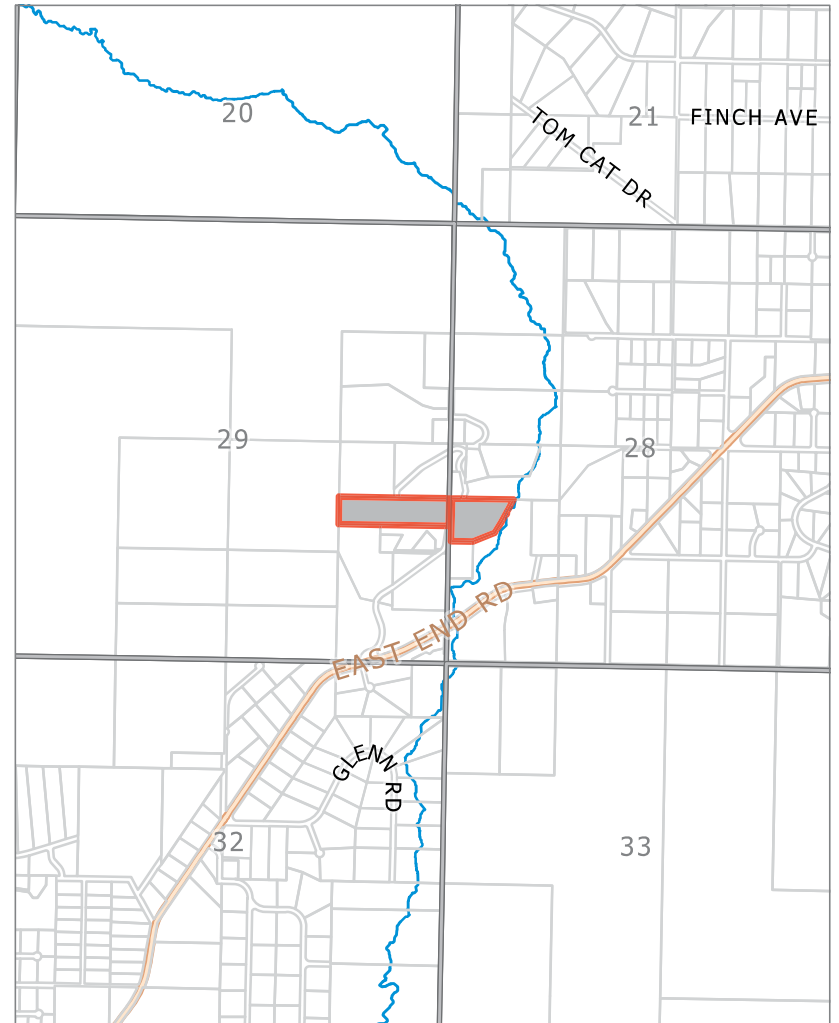
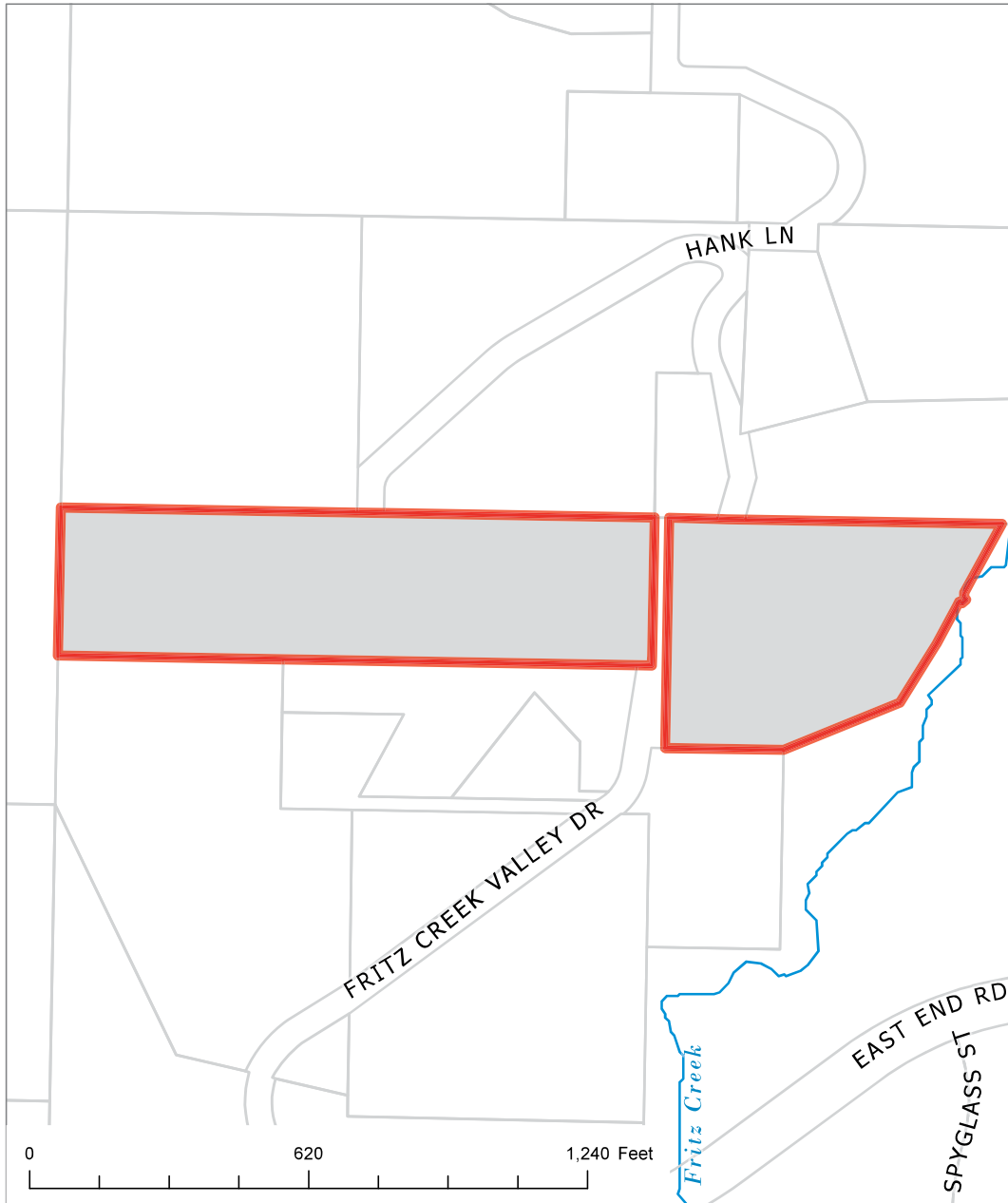


## **E. NEW BUSINESS**

- 9. Clark Subdivision & Fritz Creek Acres Huyck 2024 Replat  
KPB File 2024-036  
Seabright Surveying / Dixon, Huyck  
Location: Fritz Creek Valley Road  
Fritz Creek Area / Kachemak Bay APC**



KPB File 2024-036  
T 05S R 12W SEC 28 & 29  
Fritz Creek

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.

**NOTES**

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATED GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 17 PG 295-296 HRD.
5. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATED GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 17 PG 296 HRD.
6. THERE IS AN EASEMENT GRANTED TO GLACIER STATE TELEPHONE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF TELECOMMUNICATION LINES RECORDED BK 131 PG 692 HRD.
7. THERE IS A RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION, RECORDED SERIAL NO. 2009-003233-0 HRD.

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE FRITZ CREEK VALLEY DRIVE 60' WIDE RIGHT-OF-WAY DEDICATED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

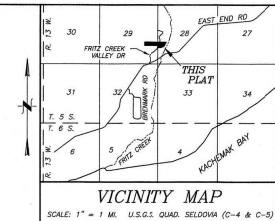
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ANDREA L. HUYCK \_\_\_\_\_ FORMER LOT 1  
38645 FRITZ CREEK VALLEY DR.  
HOMER, AK 99603

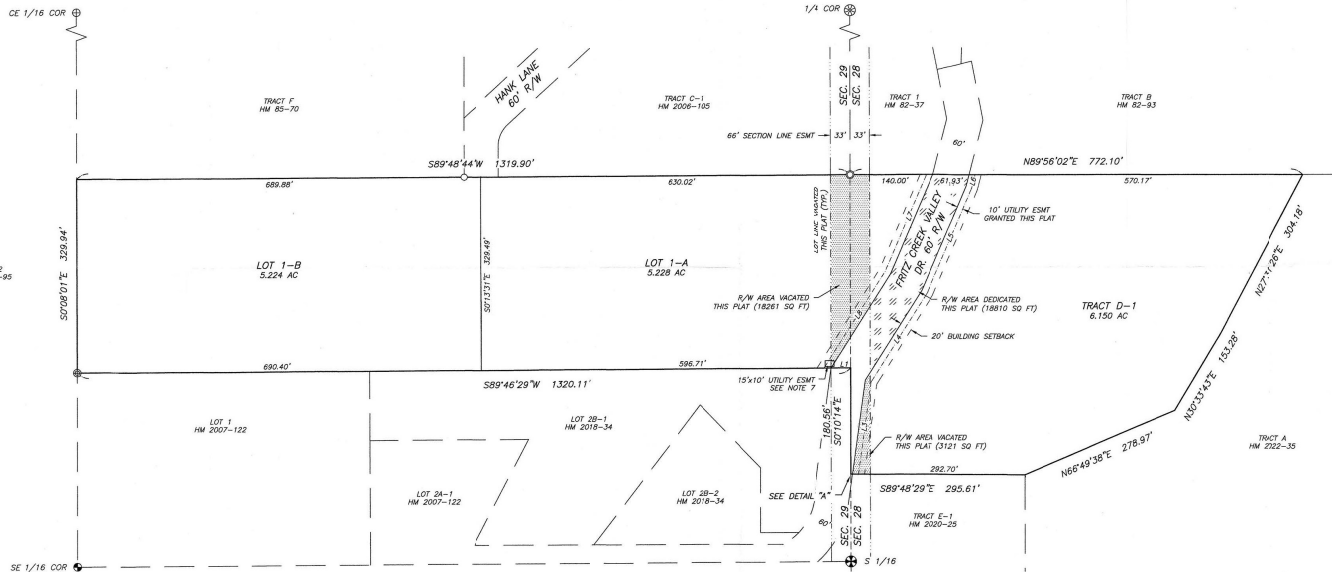
ADRIAN J. DIXON \_\_\_\_\_ FORMER TRACT D  
4247 WESTWOOD DR  
ANCHORAGE, AK 99517

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

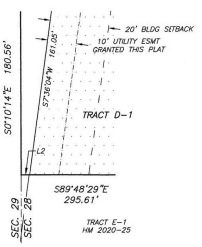
**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



**DETAIL "A"**

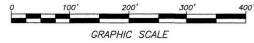
SCALE: 1"=20'



LINE #	LENGTH	BEARING
L1	11.15'	S89°46'29"W
L2	2.91'	N89°48'29"W
L3	161.05'	S7°36'04"W
L4	180.40'	N32°01'36"E
L5	193.39'	N23°00'59"E
L7	184.07'	N23°00'59"E
L8	188.66'	N32°01'36"E

**LEGEND**

- BC MON 1977 268-S
- 2" I.P.
- 1/2" REBAR
- 3/4" REBAR
- ⊕ AL-POST 268-S 1985
- ⊕ "X" IN STONE MONUMENT, 268-S 1958
- ⊕ BROKEN 1" I.P. W/ CEMENT
- - - 10' UTILITY ESMT GRANTED THIS PLAT
- - - 20' BUILDING SETBACK
- - - 33' SECTION LINE EASEMENT
- - - LOT LINE VACATED THIS PLAT



**KPB 2024-036**

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

**CLARK SUBD. & FRITZ CREEK ACRES HUYCK 2024 REPLAT**

A REPLAT OF FRITZ CREEK VALLEY DR R/W, LOT 1 CLARK SUBD. (HM 75-54) & TRACT D FRITZ CREEK ACRES ADDN. TRACTS D & E (HM 78-105), LOCATED IN THE SW1/4 SEC. 28 & THE SE1/4 SEC. 29, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINING 17.178 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSH, P.L.S.

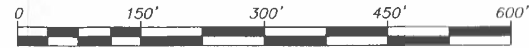
1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1520

CLIENTS: ANDREA L. HUYCK 38645 FRITZ CREEK VALLEY DR. HOMER, AK 99603  
ADRIAN J. DIXON 4247 WESTWOOD DR. ANCHORAGE, AK 99517

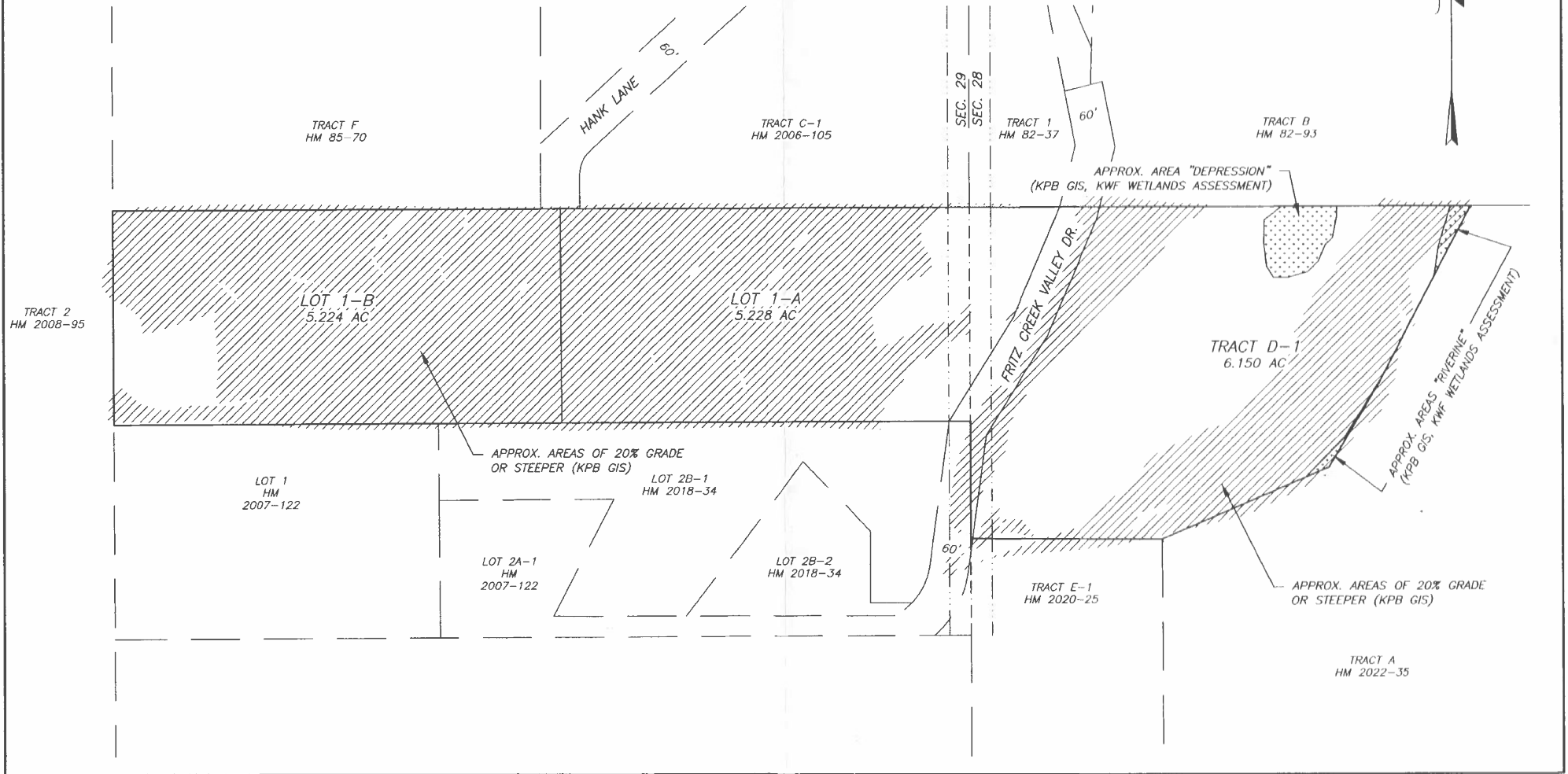
DRAWN BY: KK CHKD BY: KK JOB #2024-07  
DATE: 03/2024 SCALE: 1"=100' SHEET #1 OF 1

CLARK SUBD. & FRITZ CREEK ACRES  
 HUYCK 2024 REPLAT  
 SUPPLEMENTAL TERRAIN DIAGRAM

A REPLAT OF FRITZ CREEK VALLEY DR. R/W, LOT 1 CLARK  
 SUBD. (HM 75-54) & TRACT D FRITZ CREEK ACRES ADDN.  
 TRACTS D & E (HM 78-105), LOCATED IN THE SW1/4 SEC.  
 28 & THE SE1/4 SEC. 29, T. 5 S., R. 12 W., SEWARD  
 MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL  
 DISTRICT, ALASKA

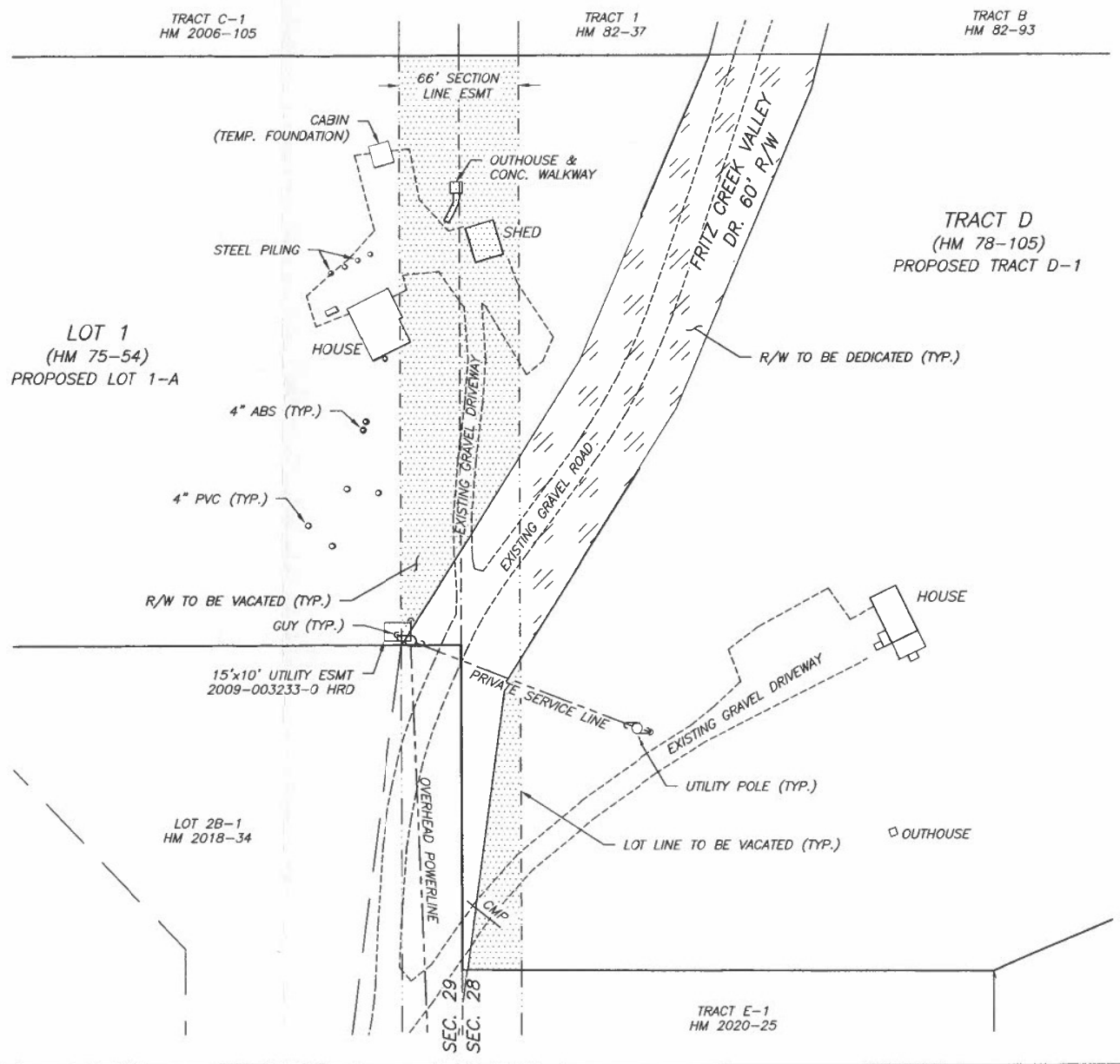


GRAPHIC SCALE



**CLARK SUBD. & FRITZ CREEK ACRES  
HUYCK 2024 REPLAT  
ASBUILT DIAGRAM**

A REPLAT OF FRITZ CREEK VALLEY DR. R/W, LOT 1 CLARK SUBD. (HM 75-54) & TRACT D FRITZ CREEK ACRES ADDN. TRACTS D & E (HM 78-105), LOCATED IN THE SW1/4 SEC. 28 & THE SE1/4 SEC. 29, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA



AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT  
Clark Subdivision & Fritz Creek Acres Huyck 2024 Replat**

<b>KPB File No.</b>	2024-036
<b>Plat Committee Meeting:</b>	May 28, 2024
<b>Applicant / Owner:</b>	Andrea L. Huyck of Homer, AK and Adrian J. Dixon of Anchorage, AK
<b>Surveyor:</b>	Katherine A. Kirsis - Seabright Survey + Design
<b>General Location:</b>	East End Road, Homer, Alaska / Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-200-14 & 172-200-18
<b>Legal Description:</b>	A replat of Fritz Creek Valley Drive Right-of-Way, Lot 1 Clark Sub., HM 78-54, & Tract D Fritz Creek Acres Addn. Tracts D & E, HM 78-105, Located in the SW1/4 Sec. 28 & the SE1/4 Sec. 29, T5S, R12W, SM, KPB 3 <sup>rd</sup> Judicial District, Alaska
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.170

**STAFF REPORT**

**Specific Request / Scope of Subdivision:**

The subdivision will combine two parcels and a vacation to create two new lots and a tract along with a dedication which will be finalizing a vacation of Fritz Creek Valley Drive. The vacation is being heard at the Planning Commission meeting at 7:30 May 28<sup>th</sup>, 2024, and set to be heard at the Assembly meeting of June 4<sup>th</sup>, 2024.

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

Access to the plat is via Fritz Creek Valley Drive. Fritz Creek Valley Drive is accessed at approximately mile 7.75 of East End Road in Homer, Alaska and crosses several properties to get to the subject area.

With the completion of this proposed replat, the applicants are proposing a new dedication along Fritz Creek Valley Drive. The dedication will follow the existing road that is crossing the properties and after the plat is finalized, it will be the border of the two east parcels.

The properties are affected by 33’ section line easements on both sides of the section line that coincide with the right-of-way vacation. The section line easements were not part of the original vacation request and were not being vacated.

The block length along Fritz Creek Valley Drive is not compliant, an exception to KPB 20.30.170 Block – Length requirements has been requested.

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

**Site Investigation:**

There are improvements on the proposed Lot 1-A and Tract D-1 and a driveway that currently travels along the current dedication and borders the two parcels. There is an encroachment of a structure on the current Tract D

from Lot 1 that will be located on Lot 1-A, west of the new dedication when the plat is complete.

The slope of the plat moves steadily downhill from west to east across the proposed plat. The road has been laid out along a contour to be relatively level along the proposed dedication with a rise at the north end where it straightens out. The steep slopes have been shown on the preliminary plat exhibit included in the packet..

There is an area of depression to the northeast of the proposed Tract D-1 that is identified on the preliminary plat exhibit. An area of riverine is also shown.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: This is within an unmapped area.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: This parcel does not lie within the 50-foot setback of any of the borough's anadromous streams.</p>
State of Alaska Fish and Game	

**Staff Analysis**

The proposed Lots 1-A and 1-B were aliquot parts of Section 29 Township 5 South, Range 12 West, Seward Meridian, Homer, Alaska. Clark Subdivision, KN 75-54, subdivided the S ½ NE ¼ SE ¼, Sec 29, T5S, R12W, SM, AK into two 10-acre parcels.

The proposed Tract D-1 was an aliquot part of Section 28, Township 5 South, Range 12 West, SM, Alaska. Fritz Creek Acres, KN 78-105, established Tracts D & E within the W ½ SW ¼, Sec 28, T5S, R 12 W, SM, AK.

Lands to the north, east, and south have been subdivided into mostly large tracts of generally residential designation. To the west is an unsubdivided 40-acre parcel. Most parcels adjacent to Fritz Creek Valley Drive have established residences.

The applicants propose to finalize a dedication of Fritz Creek Valley Drive as a 60' right-of-way along the existing gravel travel way. The proposed subdivision will combine a portion of Tract D, HM 78-105, west of Fritz Creek Valley Drive with previously vacated land and a portion of the 10 acres of Lot 1, HM 75-54, into two lots designated as proposed Lot 1-A and 1-B. The proposed vacation and the remaining portion of Tract D of HM78-105 lying east of the new dedication will become proposed Tract D-1.

A soils report will not be required as this plat is forming 3 lots all larger than 200,000 square feet.

Notice of the proposed plat was mailed to the beneficial interest holder on March 7, 2024. 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.

Kachemak Bay Advisory Planning Commission is currently not meeting.

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

**Utility Easements**



Utility easements are being vacated and new 10-foot utility easements are being proposed along the dedication. There are existing utility easements for the benefit of HEA and Glacier State Telephone carried forward from the parent plat as noted and depicted correctly.

HEA has sent comment concerning overhead primary electric lines to be shown and labeled or a plat note added. The comment can be viewed in the packet.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	Comments included in packet+
ENSTAR	
ACS	Alaska Communications has no objections.
GCI	Approved as shown.
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  38645 FRITZ CREEK VALLEY DR, 38646 FRITZ CREEK VALLEY DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  FRITZ CREEK VALLEY DR, HANK LN</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:  Addresses will remain with existing structures.</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</p>

	Comments: No comment
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Remove plat note 5 as it is a duplicate.
- Add to KPB file no 2024-036.
- Correct date on Plat Approval to May 28, 2024.
- Address in Title Block to be 1044 East End Road.
- Add Range 12 West to the vicinity map.
- *Add Section 3 to the map.*
- HEA easements for overhead primary electric lines to be depicted and noted on plat as requested.

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).

---

**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.

- 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:**

In Detail “A” label the existing road and area of vacation

---

**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.

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.

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

**Staff recommendation:** *comply with 20.60.160.*

Several easements crossing Tract D should be noted on the plat

---

**EXCEPTIONS REQUESTED:**

**A.** **KPB** 20.30.170 Block – Length requirements

**Surveyor's Discussion:**

We are requesting an exception to KOB 20.30.170 (Block – Length requirements) for the non-compliant block length along Fritz Creek Valley Drive. Due to the presence of extensive ravines and steep terrain, there is no alternative right-of-way dedication in this subdivision that could be constructed to borough standards. The existing roadway for Fritz Creek Valley Drive as depicted in this application has existed since at least the 1970's and has since been the exclusive roadway serving this community. The purpose of this replat and right-of-way application as a whole is to address the discrepancy between the constructed roadway and the dedicated right-of-way. Additional right-of-way dedication in this area would serve no practical purpose and would be counter to purpose of this platting effort.

**Staff Discussion:**

Blocks shall not be more than 1,320 feet in length.

**Findings:**

1. The driven road is an existing travel way for over 50 years.
2. The plat is being done to put the dedication on the traveled road.
3. There is no location reasonable to include a road.
4. Structures are spread throughout both properties.
5. The surrounding properties are developed.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee 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 this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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 commission (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 by application;  
**Findings 1-3 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, 2 & 4 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 1 & 5 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.

---

**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.
- *The Plat will be preliminarily approved until the vacation request is approved by the Planning Commission and consent is given by the KPB Assembly.*

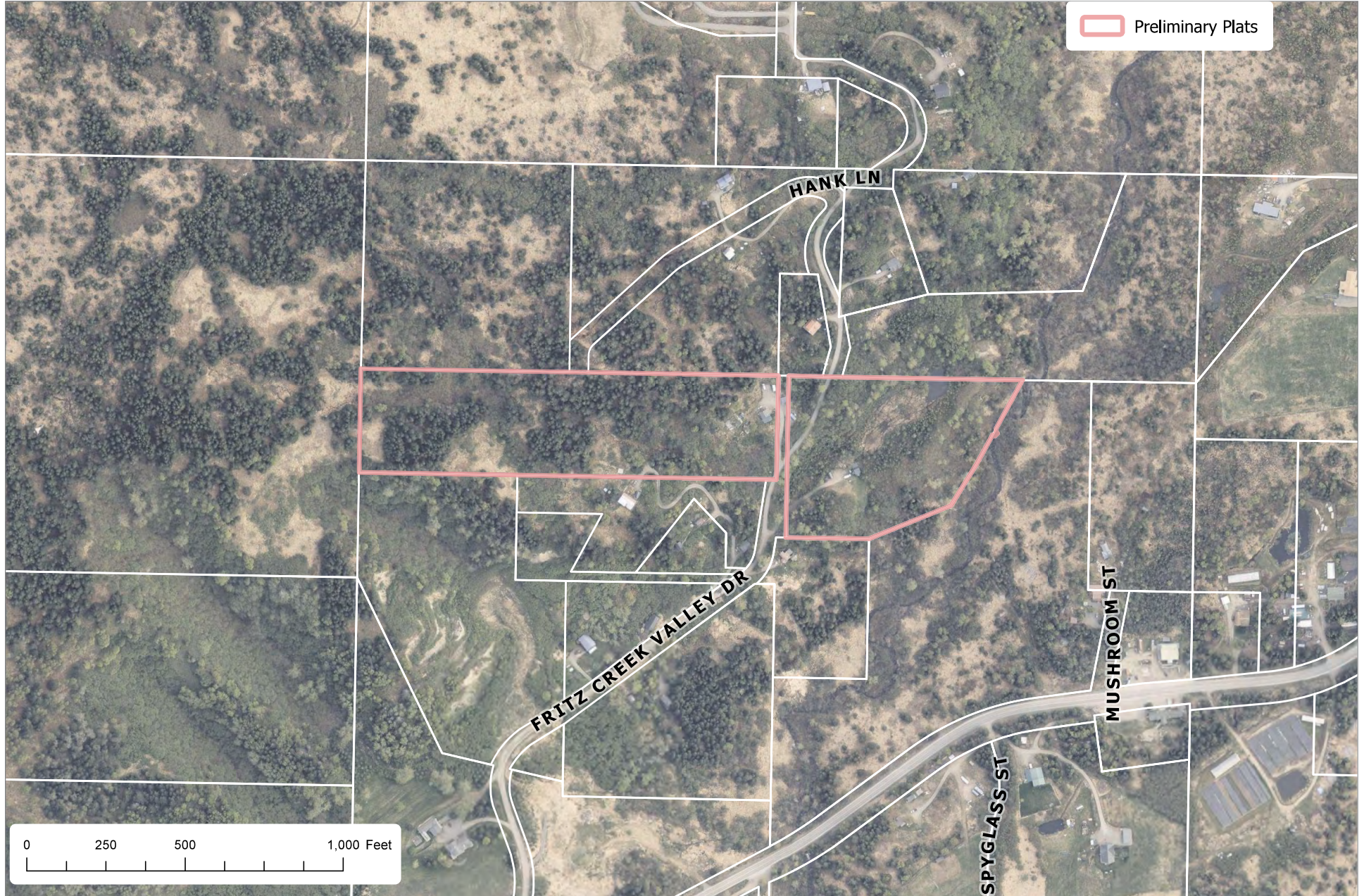
NOTE: 20.25.120. - REVIEW AND APPEAL.

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.

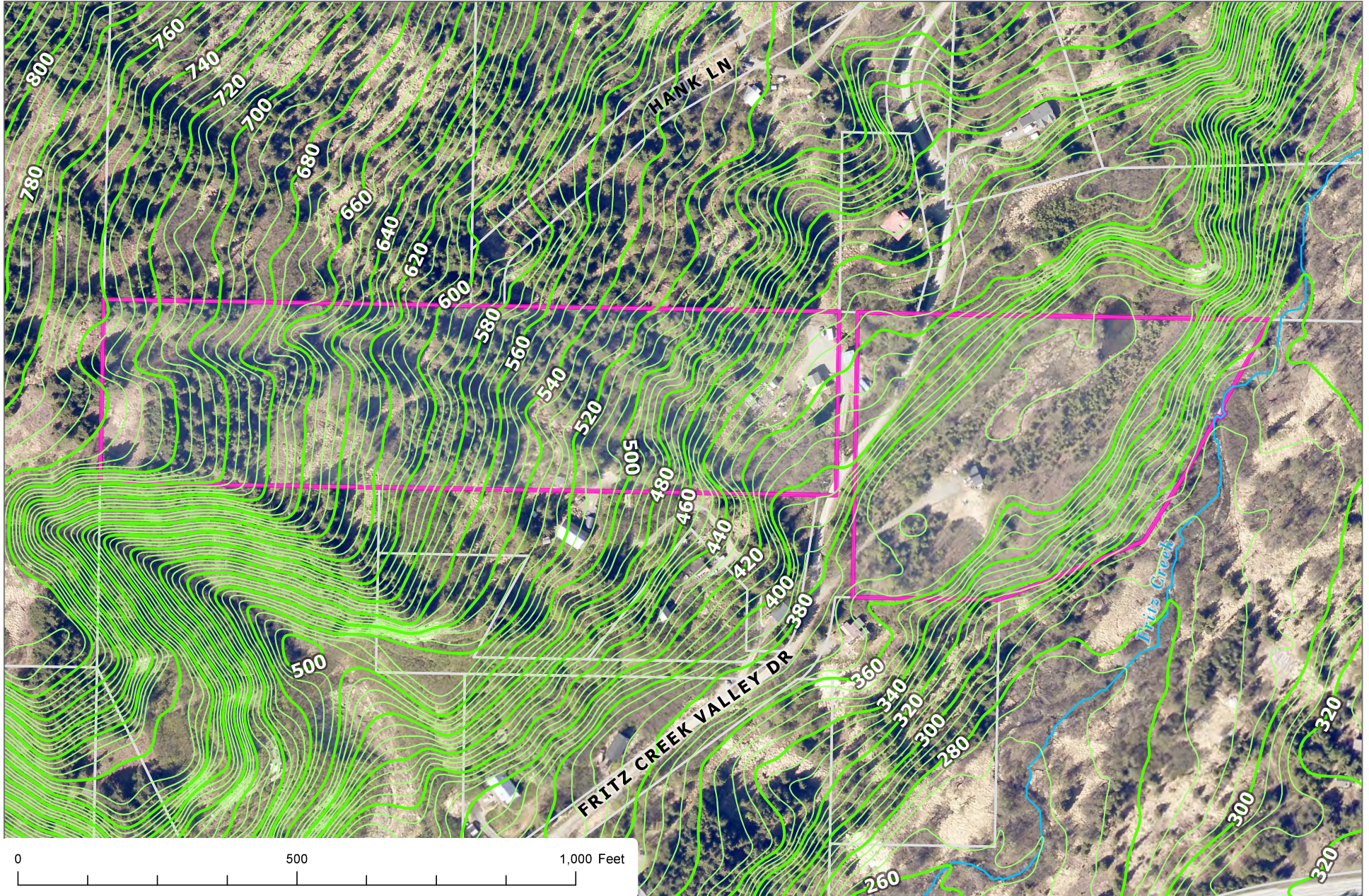
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

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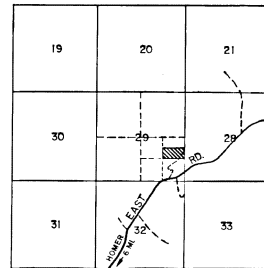
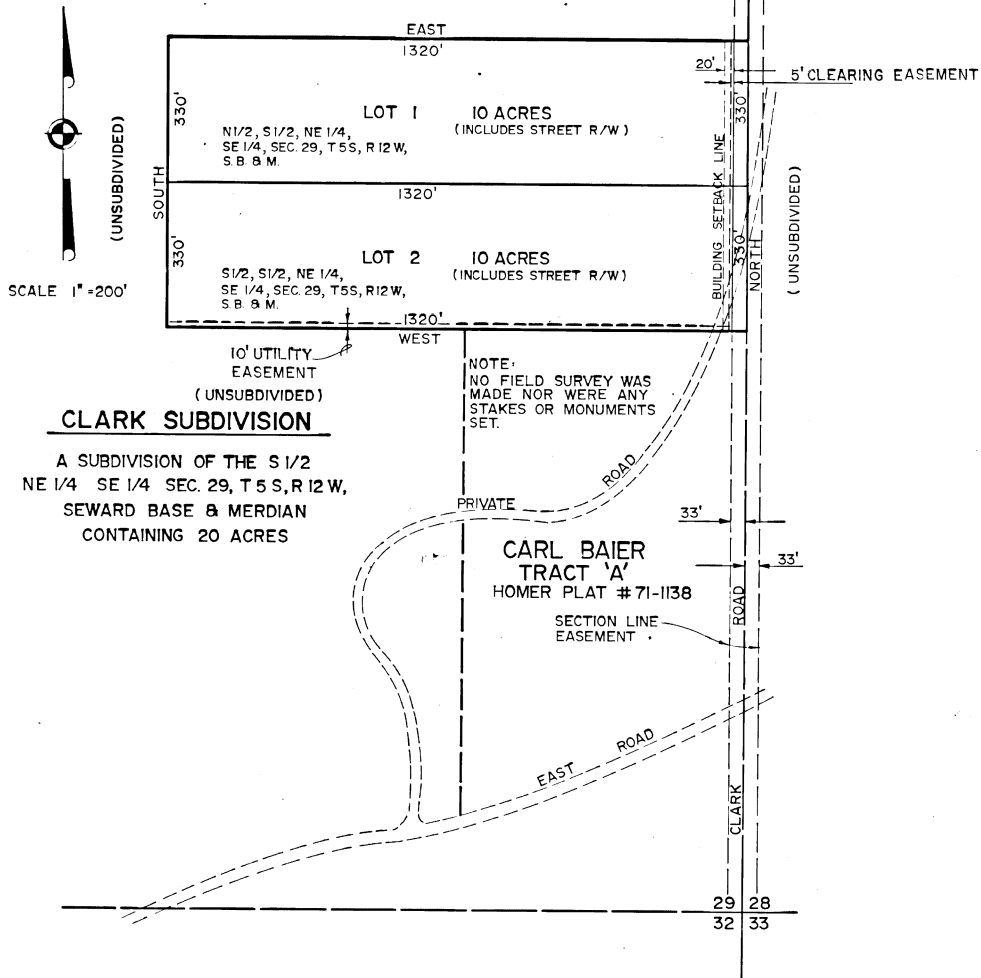


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(UNSUBDIVIDED)



T 5 S, R 12 W, S.B. & M.

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date Nov 5, 1975.

Ronald Clark  
Owner  
Barbara Clark  
Owner

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

On this 5<sup>th</sup> day of November, 1975, before me, the undersigned, a Notary Public for the State of Alaska, personally appeared Ronald & Barbara Clark to me known to be the person described in and who executed the foregoing certificate of ownership and dedication, and acknowledged to me that he executed the same as his free and voluntary act.

Witness my hand and official seal the day, month and year hereinabove written.

Erlyne Cune  
Notary Public for Alaska  
My commission expires 12-18-76

PLAT APPROVAL

Plat approved by the commission this 2<sup>nd</sup> day of June, 1975.

Ronald E. Silman  
MAYOR

75-54

RECORDED	FILED	324
Homer REC. DIST.		
DATE	11-13-	75
TIME	1:17	P.M.
Recorded by	KPB	
Address	S. J. J. J.	



	DES. E.B.W.	<b>CLARK SUBDIVISION</b> A SUBDIVISION OF THE S 1/2 NE 1/4 SE 1/4 SEC. 29, T 5 S, R 12 W, S.M. CONTAINING 20 ACRES HOMER RECORDING DISTRICT	SHEET 1 OF 1
	DR. O.B.M.		PROJ. NO. K 9396.0
	CHK. D.W.R.		DATE JUN. 1975
	APPD. E.B.W.		DWG. NO.





**NOTES**

1. A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way is a utility easement granted this plat. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
3. Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state, and federal permits.
4. There is a right-of-way easement of no defined located granted to HOMER ELECTRIC ASSOCIATION, INC. that affects this subdivision, recorded BK 17 PG 299-296 HRS.
5. There is a right-of-way easement of no defined located granted to HOMER ELECTRIC ASSOCIATION, INC. that affects this subdivision, recorded BK 17 PG 296 HRS.
6. There is an easement granted to GLACIER STATE TELEPHONE for the construction, operation and maintenance of telecommunication lines recorded BK 131 PG 692 HRS.
7. There is a right of way easement granted to HOMER ELECTRIC ASSOCIATION, INC. that affects this subdivision, recorded SERIAL NO. 2099-003233-0 HRS.

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE FRITZ CREEK VALLEY DRIVE 60' WIDE RIGHT-OF-WAY DEDICATED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

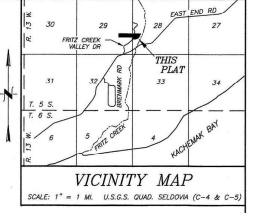
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.



**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEEDS ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ANDREA L. HUYCK  
38645 FRITZ CREEK VALLEY DR.  
HOMER, AK 99603  
FORMER LOT 1

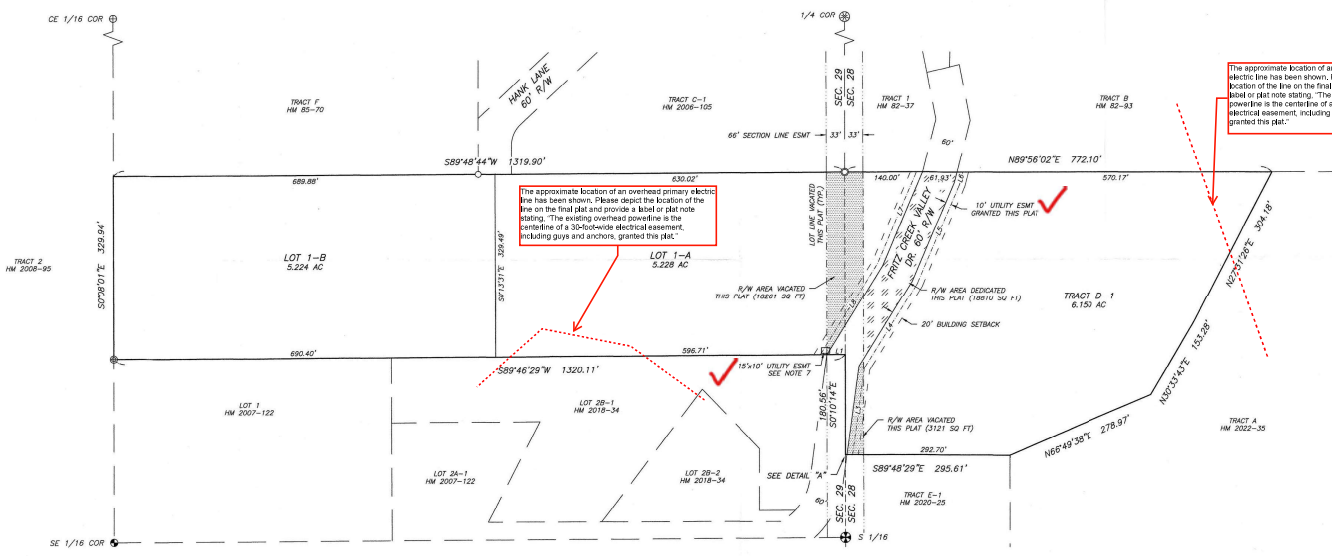
ADRIAN J. DIXON  
4247 WESTWOOD DR  
ANCHORAGE, AK 99517  
FORMER TRACT D

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

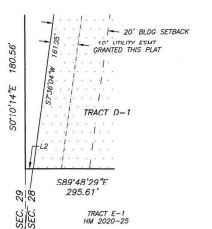
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



The approximate location of an overhead primary electric line has been shown. Please depict the location of the line on the front plat and provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

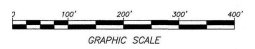
The approximate location of an overhead primary electric line has been shown. Please depict the location of the line on the front plat and provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

DETAIL "A"  
SCALE: 1"=20'



LINE #	LENGTH	BEARING
L1	11.15'	S89°48'29"W
L2	2.91'	N89°48'29"W
L3	161.26'	S7°36'04"W
L4	186.40'	N3°01'16"E
L5	193.39'	N2°00'59"E
L7	184.07'	N2°00'59"E
L8	188.66'	N3°01'16"E

- LEGEND**
- BC MON 1977 268-5
  - 2" I.P.
  - 1/2" RESBAR
  - 3/4" RESBAR
  - AL-POST 268-5 1985
  - "X" IN STONE MONUMENT, 268-5 1958
  - BROKEN 1" I.P. W/ CEMENT
  - 10' UTILITY ESMT GRANTED THIS PLAT
  - 20' BUILDING SETBACK
  - 33' SECTION LINE EASEMENT
  - LOT LINE VACATED THIS PLAT



**KPB 2024-036**

HOMER RECORDING DISTRICT KPB FILE NO. 2024-036

**CLARK SUBD. & FRITZ CREEK ACRES HUYCK 2024 REPLAT**

A REPLAT OF FRITZ CREEK VALLEY DR, R/W, LOT 1 CLARK SUBD. (HM 75-54) & TRACT D FRITZ CREEK ACRES ADDN. TRACTS D & E (HM 78-105), LOCATED IN THE SW 1/4 SEC. 28 & THE SE 1/4 SEC. 29, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINING 17.178 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

CLIENTS: ANDREA L. HUYCK 38645 FRITZ CREEK VALLEY DR. HOMER, AK 99603  
ADRIAN J. DIXON 4247 WESTWOOD DR. ANCHORAGE, AK 99517

DRAWN BY: KK CHKD BY: KK JOB #2024-07  
DATE: 03/2024 SCALE: 1"=100' SHEET #1 OF 1