

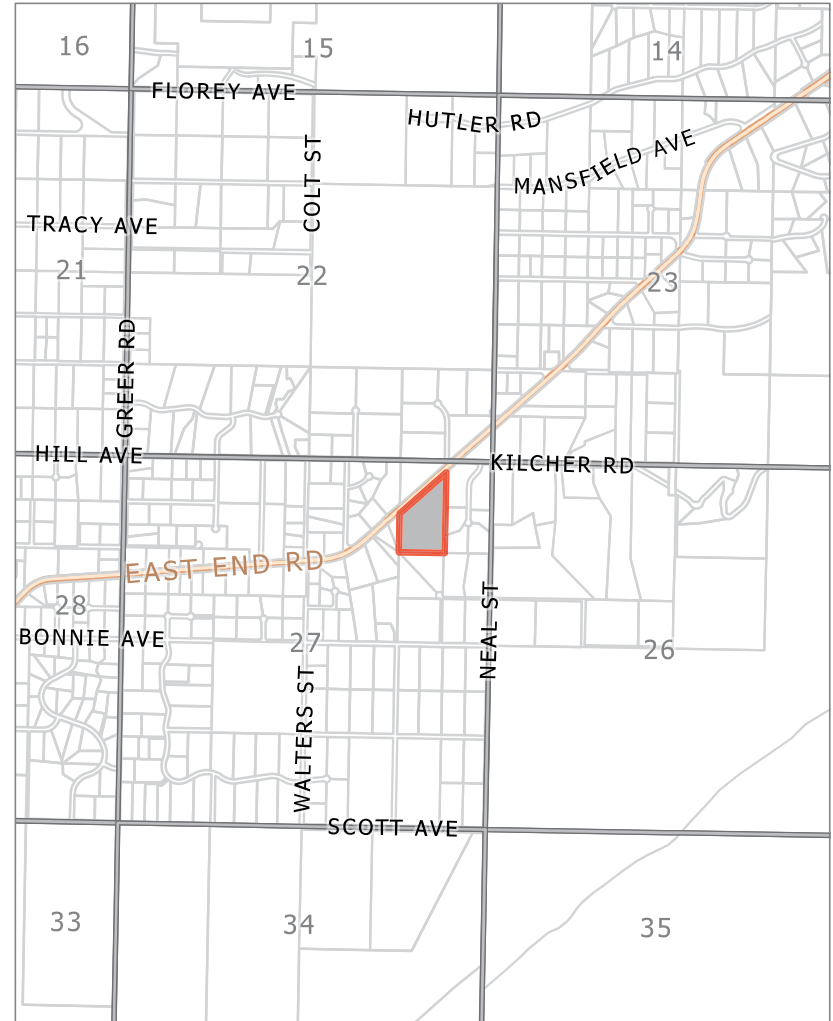
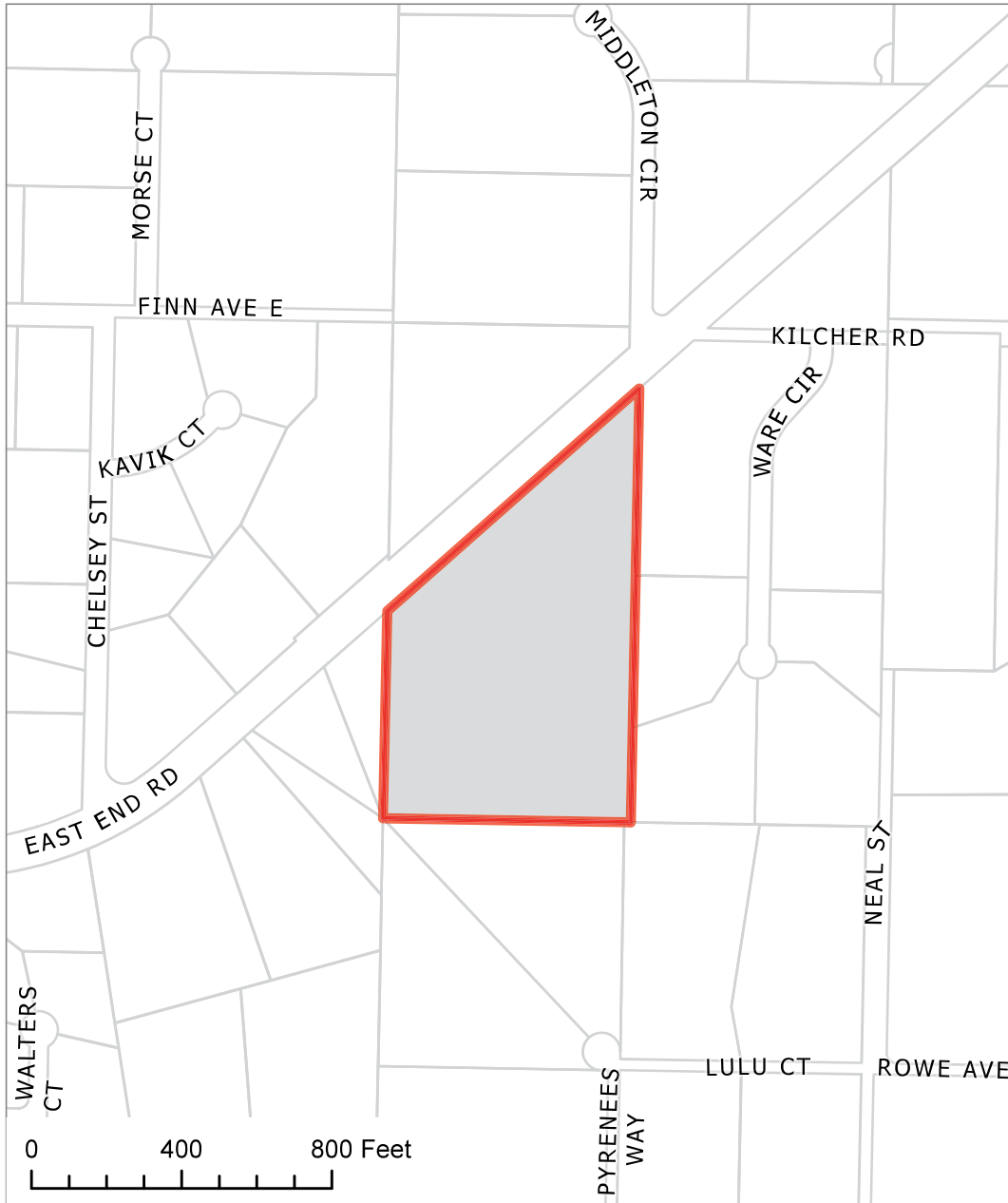
E. NEW BUSINESS

1. Pearl Subdivision; KPB File 2025-015

Mullikin Surveys, LLC / Estate of M. Jane Middleton

Location: MP 10 East End Road

Fritz Creek Area / Kachemak Bay APC



KPB File 2025-015
T 05S R 12W SEC 27
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.



Aerial 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 building 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.
2. The front 10 feet and the entire setback within 5 feet of side lot lines is 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. Easement for electric lines or system together with the right to enter, maintain, repair, or clear shrubbery was granted to Homer Electric Association in Book 28, Page 429, Homer Recording District. Location undisclosed.
5. 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.
6. 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.
7. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
8. The Basis of Bearing for this plat was determined by high precision GNSS survey using Topcon legacy survey grade receivers, differentially corrected and processed using Spectra Precision Survey Pro GPS Version 5.4.2 Software.

SURVEYORS CERTIFICATE

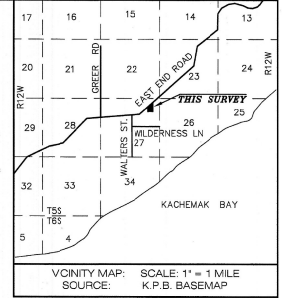
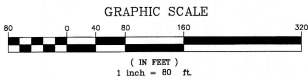
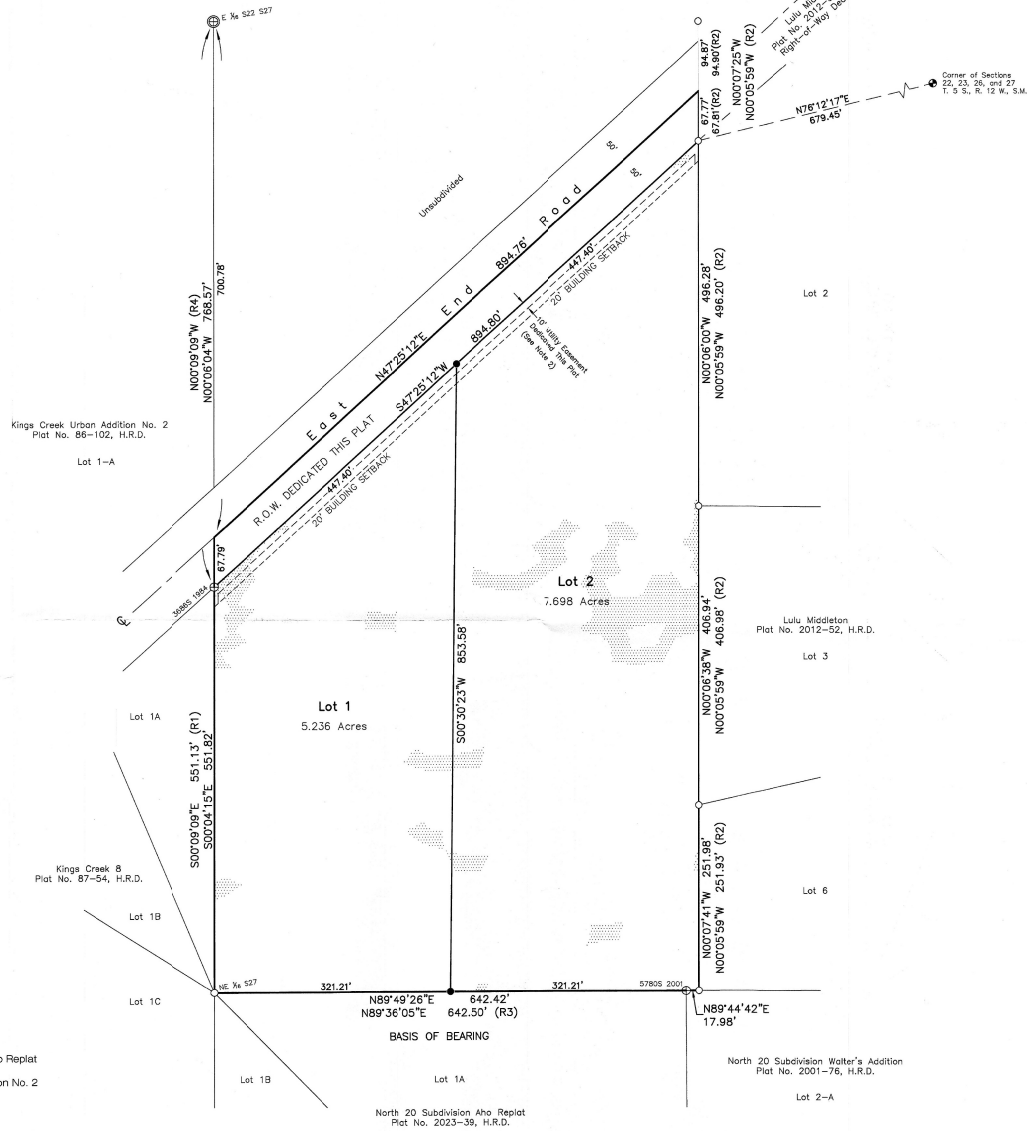
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described and that all dimensions and other details are correct.

Date: _____
 Registration No.: 14449-S
 Christopher L. Mullikin,
 Professional Land Surveyor



LEGEND

- Found Blue PVC Cap on 5/8" Rebar, 5780-S
 - ⊕ Found 2" Aluminum Cap on 5/8" Rebar, as noted
 - ⊕ Found 2" Brass Cap, 4129-S 1979
 - Found GLO 3 1/4" Brass Cap on Iron Pipe, 1917
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-G 2024
 - (R1) Record Measurements Par HM 87-54, Kings Creek 8
 - (R2) Record Measurements Par HM 2012-52, Lulu Middleton
 - (R3) Record Measurements Par HM 2023-39, North 20 Subdivision Aho Replat
 - (R4) Record Measurements Par HM 86-102, Kings Creek Urban Addition No. 2
- Easement Line
 - - - - - Setback Line
- ▨ Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Note: No areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF)



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 to public use and grant all easements to the use shown.

Cynthia L. Graham, Representative
 for the Estate of Jane Middleton
 37825 Middleton Circle
 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT
 For: _____
 Acknowledged before me this ____ day of _____, 2024.

Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December #, 2024.

Kenai Peninsula Borough Authorized Official

PRELIMINARY PLAT



PEARL SUBDIVISION
 CREATING LOTS 1 AND 2

A SUBDIVISION OF THAT PORTION OF THE W 1/2 NE 1/4 NE 1/4 OF SECTION 27 WHICH LIES SOUTHWEST OF THE CENTERLINE OF EAST END ROAD

LOCATED WITHIN THE W 1/2 NE 1/4 NE 1/4 OF SECTION 27 TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 13.961 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	CYNTHIA L. GRAHAM, REPRESENTATIVE FOR THE ESTATE OF JANE MIDDLETON 37825 MIDDLETON CIRCLE HOMER, AK 99603
SURVEY DATE: 4/5/2024	SCALE: 1" = 80'
PLAT DATE: 1/19/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: MIDDLETON SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2024-###

KPB 2025-015

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
PEARL SUBDIVISION**

KPB File No.	2025-015
Plat Committee Meeting:	March 24, 2025
Applicant / Owner:	Cynthia L Graham Personal Representative for the Estates of Jane Middleton/ Homer, AK
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	Mile 10 of East End Rd/ Kachemak Bay APC

Parent Parcel No.:	172-060-04
Legal Description:	T 5S R 12W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF THE W1/2 NE1/4 NE1/4 LYING SOUTH OF HOMER EAST RD
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 13.961 acre parcel into two new lots of size 5.236 acres and 7.698 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by East End Rd on the north side of the plat for both lots. East End Rd is a 100' State maintained easement at this time.

The plat is proposing to dedicate 50 feet to the State for road purposes. The northerly side of the road is in the process of finalizing a plat and is also dedicating a 50' portion to the State for road purposes.

The plat is not finalizing a vacation of any sort and is not affected by a section line easement either.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

Block length is not compliant, is the distance from Walters St to Kilcher Rd is over 2600 feet. The plat would need to be redesigned to do a cul-de-sac to give relief. Staff recommends the Plat Committee concur an exception is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Access permitting from ROW managed through AKDOT. No additional RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

According to the KPB GIS viewer and the Assessor site the plat appears to be vacant. No Structures are located on the land.

There are small steep slopes on the plat as shown and mostly the land slopes to the south at a gradient of

approximately 10-12 percent past the steep areas.

There are no wetlands or drainage issues on the plat either.

The river Center review did not identify the plat to be located in a FEMA designated flood hazard zone or in a habitat protection district. Even though there are no wetlands on the site, plat note 6 can remain on the final 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 NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land is currently described as the w1/2 NE1/4 NE1/4 Section 27, Township 5 South, Range12 West, S.M. Homer Recording District, Alaska, lying south of the centerline of East End Rd. this is the first subdivision of the land so there are no easements to carry forward from a previous subdivision and any easements of record are shown.

A soils report will not be required as the lots are over 200,000 sq ft in size.

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.

Kachemak Bay Advisory Planning Commission is currently not meeting as a quorum cannot be obtained.

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

Utility Easements

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.

The plat is proposing a new 10’ utility easement along the front 10 feet of the setback and the full 20’ within 5’ of lot sidelines. Staff recommends the utility easement be corrected at the joint line between the lots.

Utility provider review:

HEA	
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: EAST END RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
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
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

In the East End Rd right-of-way, join the dimension data together and the road name instead of mixing up.
In the Certificate of Ownership and Dedication, make the declaration mare that the signor and that the owner is the Estate of Jane Middleton. Add Person before Representative.
In the Notary Acknowledgement, change the year to 2025
In the Plat Approval, change the date to March 24, 2025
Add a Certificate of Acceptance for the State of Alaska for East End Rd.

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 2025-015
Add 'Personal' in front of Representative *under Client*

- 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:

The two parcels to the north across East End Rd are in the process f being platted and near finalizing. Before finalizing this plat, please check with staff on the status of these two plats.

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.

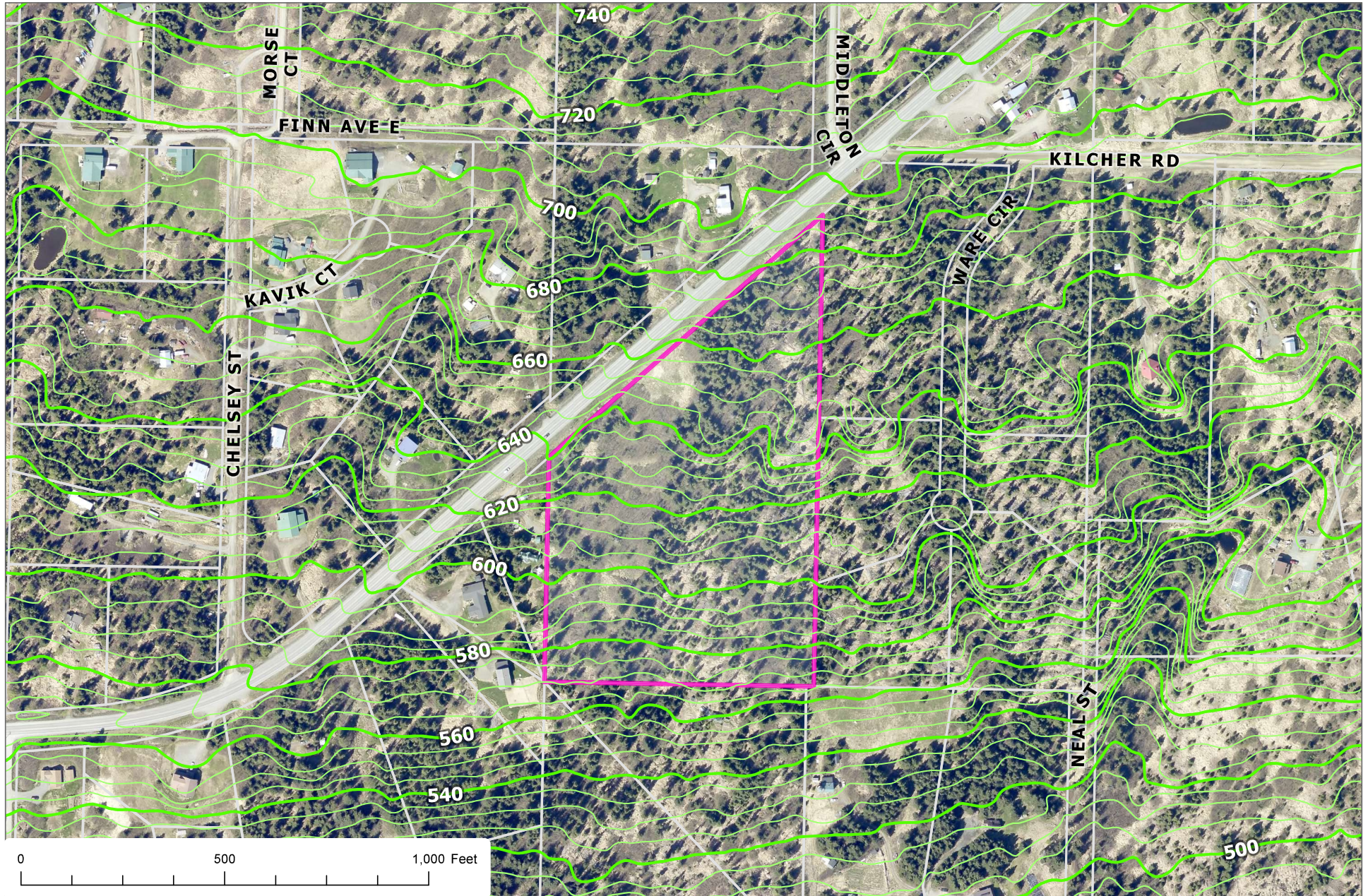
END OF STAFF REPORT



Aerial Map



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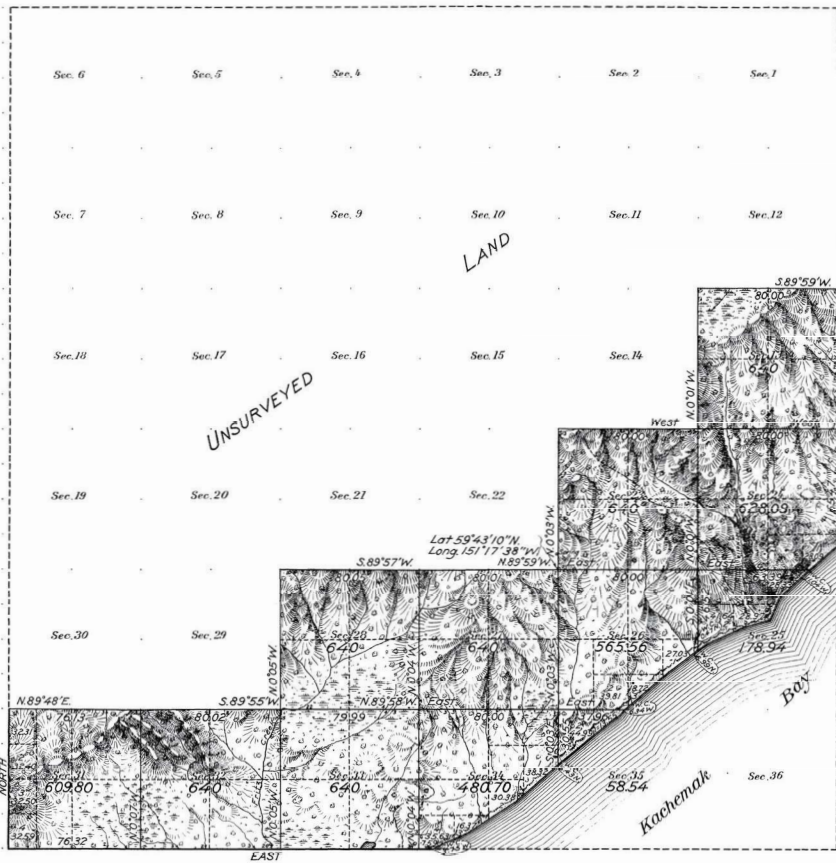


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(4-675^a)

Township N^o 5 South Range N^o 12 West of the Seward Meridian, Alaska.

Survey accepted G. L. O.
June 29, 1918.



Areas in Acres	
Public Land	6361.63
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	6361.63

Scale 40 Chains to an inch
Mean Magnetic Declination 2° 15' E.

Surveys Designated	By Whom Surveyed	No.	Date	Amount of Surveys			When Surveyed	
				Ac.	sq. R.	sq. M.	Began	Completed
East Boundary	F.W. Williamson U.S.S.	7	June 1, 1917.	2	65	47	June 24, 1917	Aug. 12, 1917.
West	"	"	"	1	00	00	"	"
South	"	"	"	3	3	31	"	"
Subdivisions	"	"	"	21	14	62	"	"
Meanders	"	"	"	3	55	29	"	"

The above map of Township No. 5 South Range No. 12 West of the Seward Meridian, Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office.
Juneau Alaska, May 29, 1918.

Charles E. Davidson
Surveyor General.