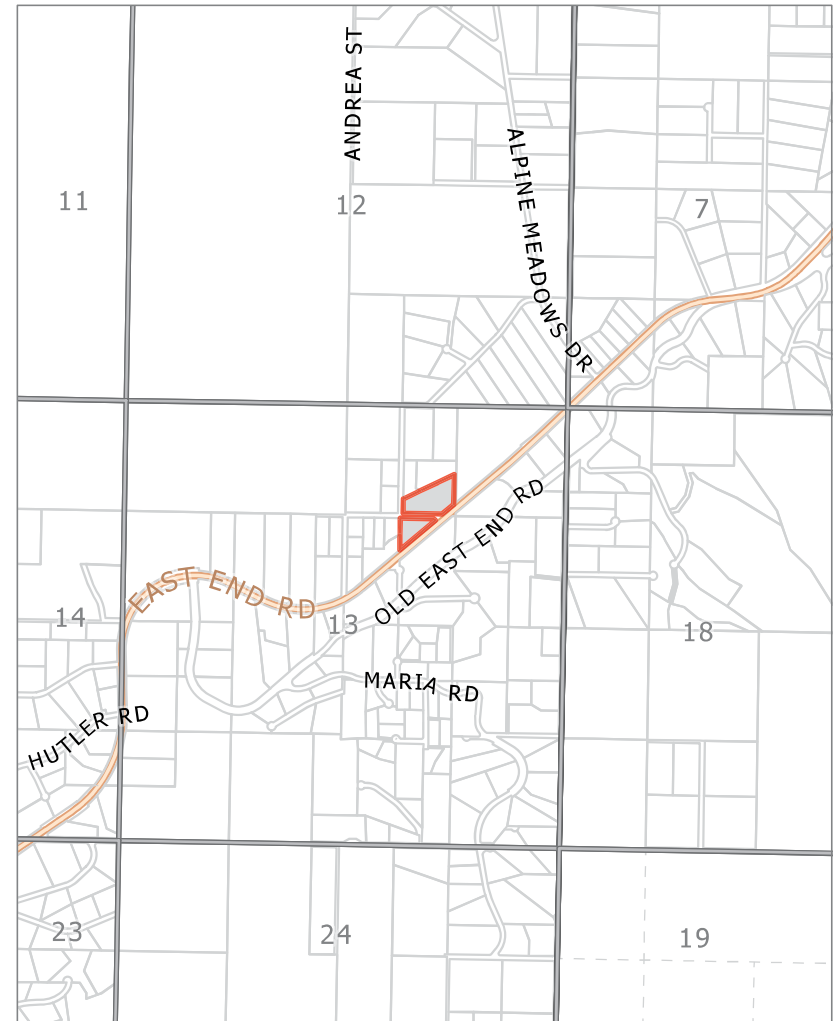
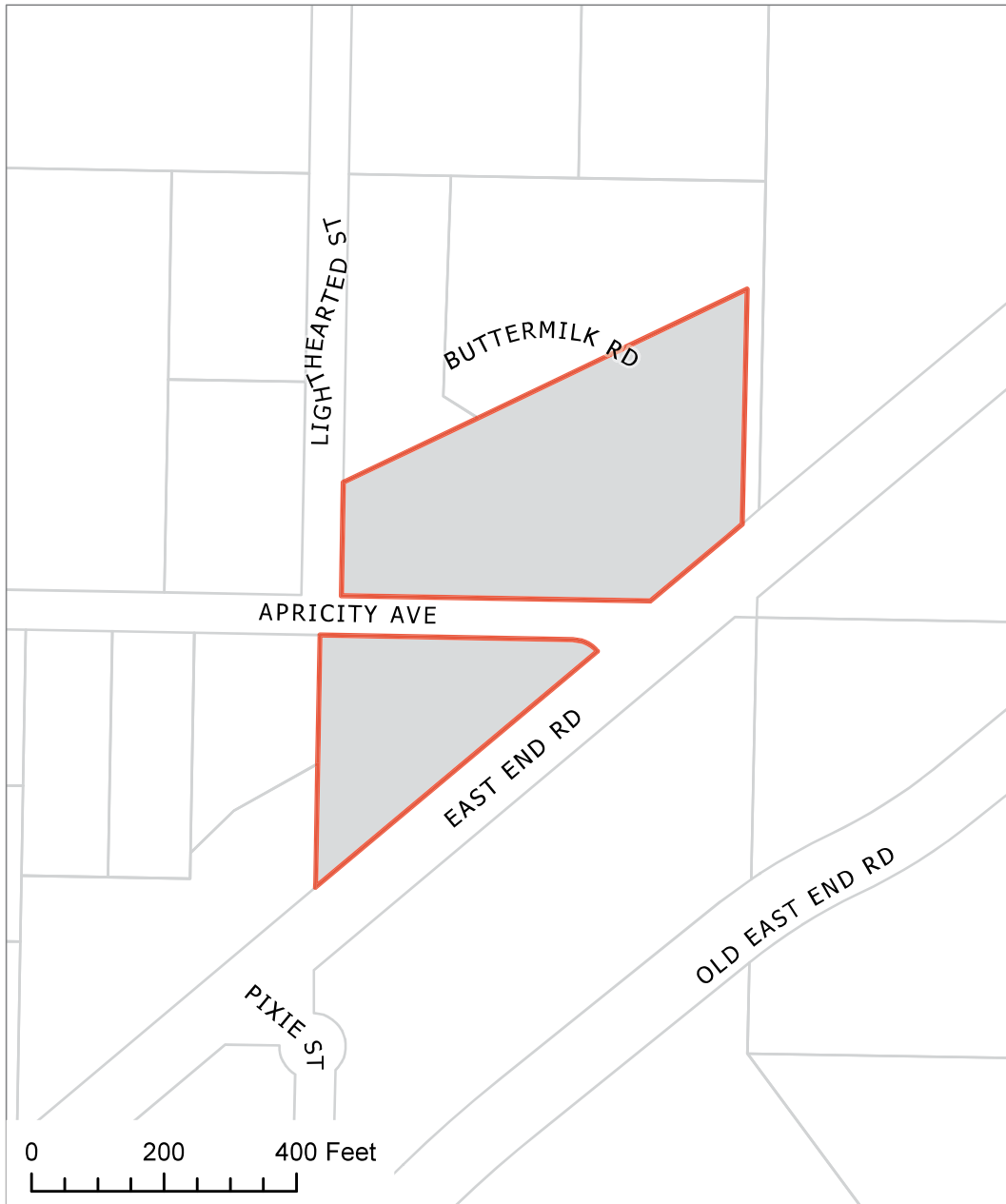
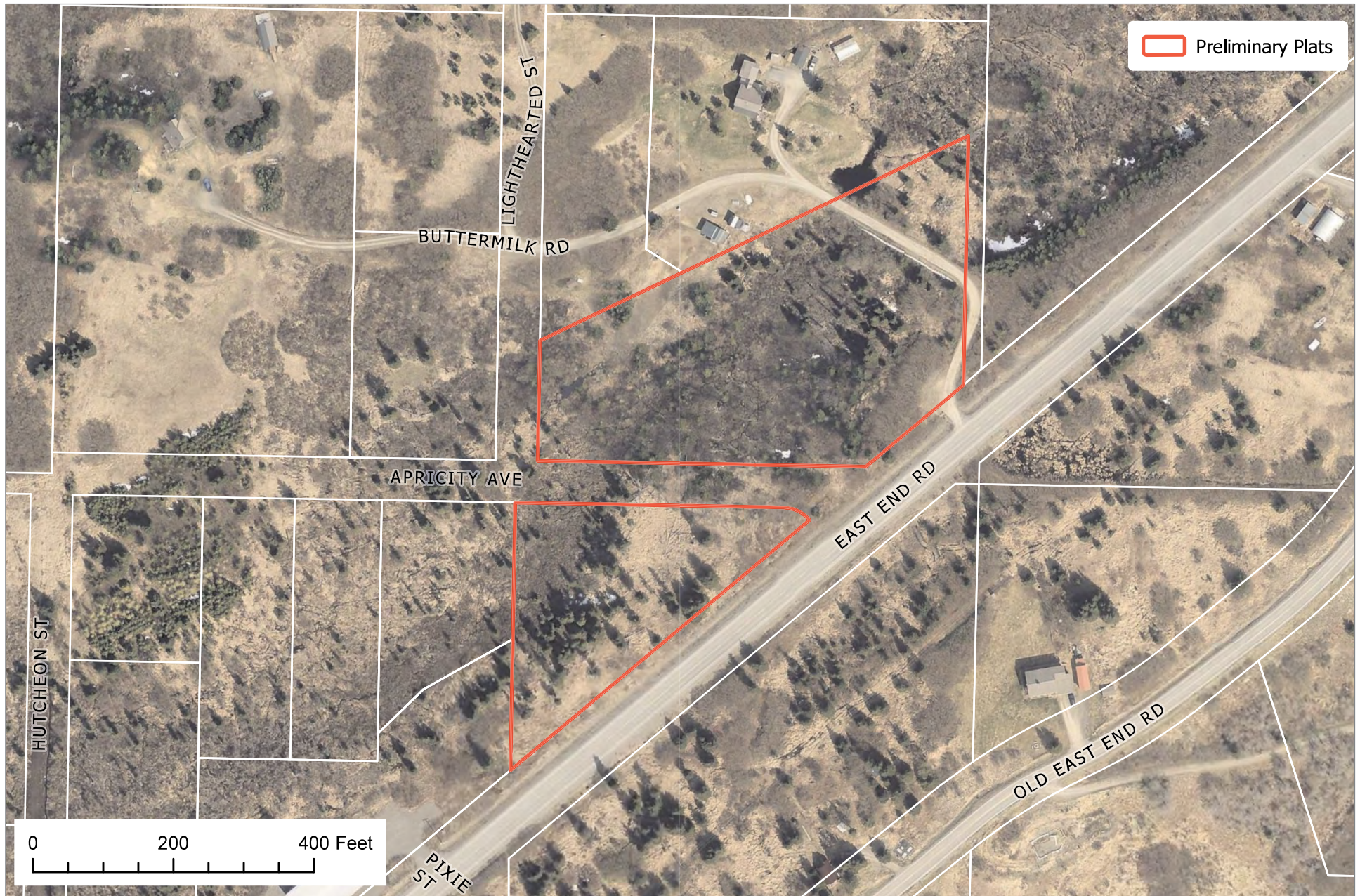


E. NEW BUSINESS

- 3. Buttermilk Meadows & Buena Vista Porter 2026 Replat
KPB File 2026-046
Seabright Survey & Design / Porter
Location: East End Rd, Light Hearted St & Apricity Ave
Fritz Creek Area**



KPB File 2026-046
T 05S R12W SEC 13
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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S89°57'01"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	69.60'	74.84'	53°17'14"	N29°35'09"W	67.12'
C2	38.74'	74.84'	29°39'30"	N37°24'02"W	38.31'
C3	30.88'	74.84'	23°37'45"	N10°45'24"W	30.65'
C4	114.23'	50.00'	130°53'49"	N64°28'14"W	90.98'

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 ALSO A UTILITY EASEMENT. 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. 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 (RMP 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. SUBJECT TO A RIGHT OF WAY EASEMENT WITH NO DEFINITE LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. BY BOOK 25 PAGE 224 HRD, AND BOOK 21 PAGE 3 HRD (RELEASED BY BOOK 125 PAGE 356 HRD).
7. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BOOK 237 PAGE 137 HRD.

WASTEWATER DISPOSAL

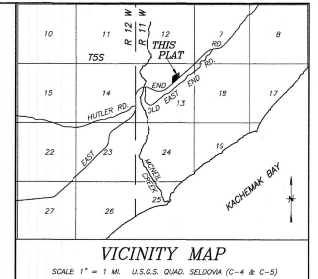
LOT 4A3-1: TBD

LOT 2-1-1: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 15, 1993. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 3" PLASTIC CAP 3686-S 1991
- RECORD 2.5" AC 5786-S 1994
- TO SET 2" AC 204396-S 2026 ON 30" x 5/8" REBAR
- (R1) RECORD DATA PER HA 94-34
- (R2) RECORD DATA PER HA 91-64
- (C) COMPUTED DATA PER RECORD PLAT

- APPROX. AREA WETLAND/UPLAND COMPLEX (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT



CERTIFICATE OF OWNERSHIP

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

ROBERT E. PORTER
P.O. BOX 3315
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT E. PORTER

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

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 REAL PROPERTY IDENTIFIED BY THIS PLAT IDENTIFIED AS FOLLOWS: LIGHTHEARTED ST. 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
KENAI PENINSULA BOROUGH

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/20/2026.

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

HOMER RECORDING DISTRICT KPB FILE NO. 2026-046

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

A REPLAT OF LOT 4A3, BUTTERMILK MEADOWS THREE (HM 91-64), LOT 2-1, BUENA VISTA NO. 2 SUBDIVISION (HM 94-34), & VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.602 ACRES

SEABRIGHT SURVEY & DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT E. PORTER
P.O. BOX 3315
HOMER, AK 99603

DRAWN BY: BT

CHKD BY: KK

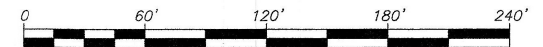
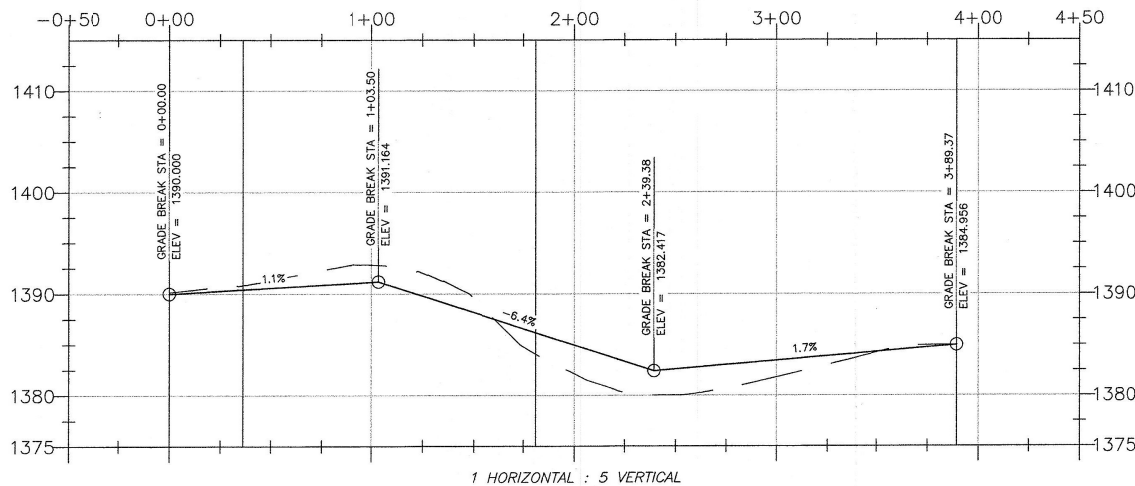
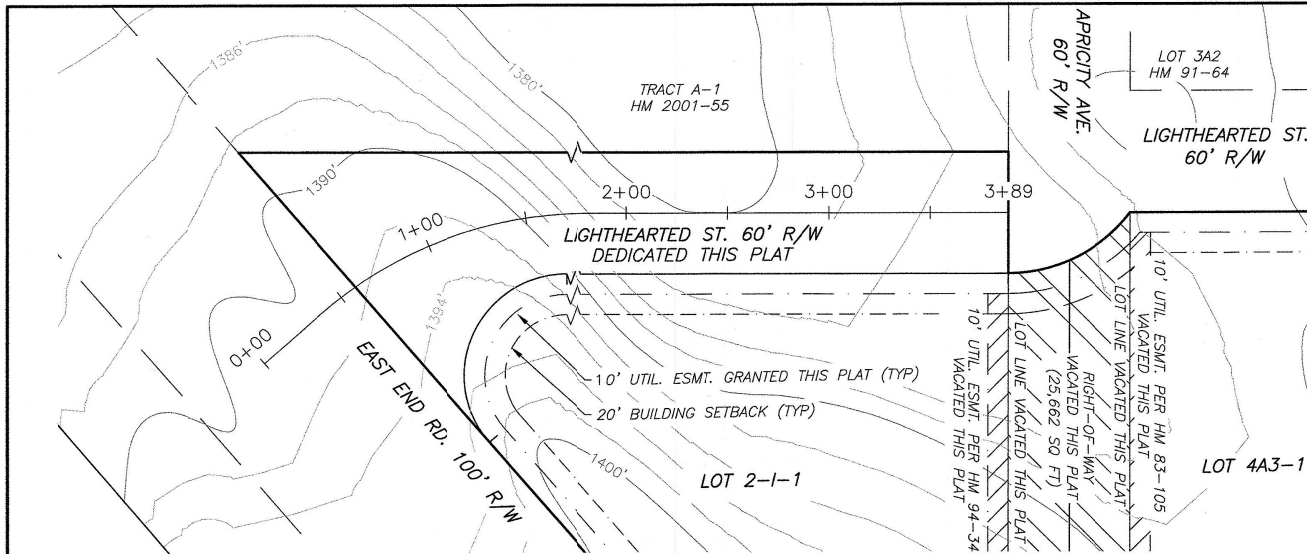
JOB #2026-21

DATE: 04/2026

SCALE: 1"=60'

SHEET #1 OF 1

KPB 2026-046



GRAPHIC SCALE

CONTOUR INTERVAL = 2'
DERIVED FROM KPB 5' CONTOUR DATA

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

**LIGHTHEARTED ST.
RIGHT-OF-WAY DEDICATION
EXISTING PLAN AND PROFILE**

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

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT**

KPB File No.	2026-046
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Robert E. Porter of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Fritz Creek, Kachemak Bay APC

Parent Parcel No.:	172-420-19 & 172-311-40
Legal Description:	T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3 & T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I Vacation portion of Apricity between these parcels.
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.150

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will finalize the vacation of Apricity Ave and combine it with the two adjacent lots to create two new lots of sizes 1.640 acres and 4.413 acres and a dedication on the west side.

Location and Access (existing and proposed):

Access to the property is provided by East End Rd on the southerly side. Per the DOT not private access is allowed from the property itself. The current lots have access by Apricity Ave between them and coming from the west, which is a 60-foot dedication currently undeveloped.

This plat is proposing to finalize the vacation of Apricity Ave east of the intersection of Lighthearted St and Apricity Ave. The vacation of Apricity Ave was approved at the June 8, 2026 Planning commission meeting a given consent by the Assembly at the June 16, 2026 meeting. **Staff recommends** the surveyor add a note with reference to the approval of vacation by the Planning Commission and date, consent by the KPB Assembly and date and in accordance with KPB 20.10.080.

The plat is also proposing to dedicate a 60-foot right-of-way along the west side down to East End Rd from Apricity Ave of Lighthearted St. this dedication will give access to the property from Est End Rd once developed. The Roads Director is opposed to the dedication of Lighthearted St as it will create an offset intersection with Pixie St to the south. The surveyor has requested an exception to KPB 20.30.150 Street Intersection Requirements to be further looked at later in the staff report.

Here are no section line easements affecting the property.

There is a private road coming from East End Rd at the northeast corner of proposed Lot 4A3-1 that meanders across the east end of proposed Lot 4A3-1 to the north. The road looks like it should have been in the flag pole portion of Lot 4A2 HM91-64, but did not end up there. The road continues to Lighthearted St and further west. The lot to the north is owned by Robert Porter who is developing this plat.

The private road was named Buttermilk Rd by Resolution SN 2012-10 which is included in the packet.

Block length is not compliant, but it is not the area of this plat that is the issue. The proposed plat is dedicating a 60-foot portion of Lighthearted St which helps with the block length issue. Further east the block length continues to extend beyond the 1320 feet maximum required in Code, but this plat as made a dedication to help.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA objects to this plat. The new dedication of lighthearted street will form an offset intersection which is prohibited by code. KPB Code 20.30.150(B) Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet.
SOA DOT comments	

Site Investigation:

There are steep areas on the plat but they are small areas not causing substantial issues. Overall, the terrain of the land is sloping from the northeast to the southwest with drainage running down the middle of the plat.

Wetlands are shown on the drawing identified as 'wetland/upland complex' per the KWF Wetland Assessment. Staff finds the KWF Wetland Assessment identifies the wetland to be 'Discharge Slope'. **Staff recommends** the surveyor verify the information and adjust accordingly.

River Center reviews note the plat to not be in a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been studied or mapped by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No comment

Staff Analysis

The land was originally surveyed by the Bureau of Land Management as aliquot parts of the NE1/4 of Section 13, Township 5 South, Range 12 West SM Aleska. Several plats divided the parcels the last being Buttermilk Meadows Three HM91-64 creating Lot 4A3 and Buena Vista No 2 Subdivision HM94-34 creating Lot 2-I

A soils report will be required and an engineer will sign the final plat as Lot 4A3-1 does not have a report on file from any previous platting and the new lot is under 200,000 sq ft.

A soils report will not be required as Lot 2-I-1 has a soils report done when created as Lot 2-I.

Notice of the proposed plat was mailed to the beneficial interest holder on July 31, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

The 10' utility easement along East End Rd in Lot 2-I-1 was granted in HM94-34, from vacated Apricity Ave north on both sides of the plat is granted this plat. Staff recommends the surveyor clarify the areas

The is finalizing the vacation of the utility easement along Apricity Ave being vacated.

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.

Utility provider review:

HEA	No comment or opposition
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 51678 East End Rd, 51698 East End Rd Existing Street Names are Correct: No List of Correct Street Names: East End Rd, Lighthearted St, Apricity Ave, Buttermilk Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: Addresses will be removed and new address assigned when owner submits address request. See attachments
Code Compliance	
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	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Plat Approval to August 10, 2026

Round the corner of the road transition to take the point off the corner on the east side in Lot 4A3-1

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:

- o Modify KPB File No to 2026-046
- o Include the associated utility easements being vacated within the legal description.

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:

- o Depict and label Beaver Creek and Cottonwood Creek
- o Move the labels for range 11W and 12W to sections 12 and 7

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:

- o Depict and label Lot 1 (HM 79-84) in the southeast
- o To the west, add there are two parcels to be added with the following labels: Lot 6 HM2026-8 on the north parcel and Tract A-1-A HM2026-8 on the south parcel. Orientation may be found with plat search of HM2026-8 at the Recorder's Office.

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 identified as discharge slope. Legend says "wetland/upland complex"

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.

EXCEPTIONS REQUESTED:**A. KPB 20.30.150 Streets – Intersection Requirements****Surveyor's Discussion:**

This is an exception request for the above referenced KPB Code which prohibits offset intersections. This platting action proposes to reconfigure the unconstructed 3-way intersection between Apricity Ave and Lighthearted St, resulting in an offset intersection. Buttermilk Rd (25' wide roadway easement, HM91-64) is constructed in an alternate location, providing legal and physical access to all parcels which would otherwise utilize the subject intersection.

Surveyor's Findings:

1. Due to existing alternate access, the subject intersection is likely to see little to no use in the future.
2. There are less than 10 properties that could potentially utilize the intersection in the event that the existing access road is entirely rerouted.
3. Due to the very low potential usage and low projected travel speeds, we do not think that this offset poses any safety concern
4. We also believe that in the unlikely event of construction, the realignment of Apricity Ave would provide a safer approach off of East End Road by increasing the separation distance from Buttermilk Road to the east.

Staff Discussion:

Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet

Staff Findings:

5. The offset being created is 30 feet between centerlines.
6. This will be an intersection of three roads rather than the normal four roads when considering the regulation.
7. Stop signs could be installed if deemed necessary by the roads department for safety purposes.
8. The land to the west was recently platted and recorded without dedicating right-of-way to Lighthearted St.
9. This land owner is dedicating the entire 60 feet for the Lighthearted St extension.
10. Lighthearted St will be coming out to East End Rd at a 90-degree angle approach, creating better visibility to access.

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 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 1-4 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 1-4 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 1-4 & 10 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:

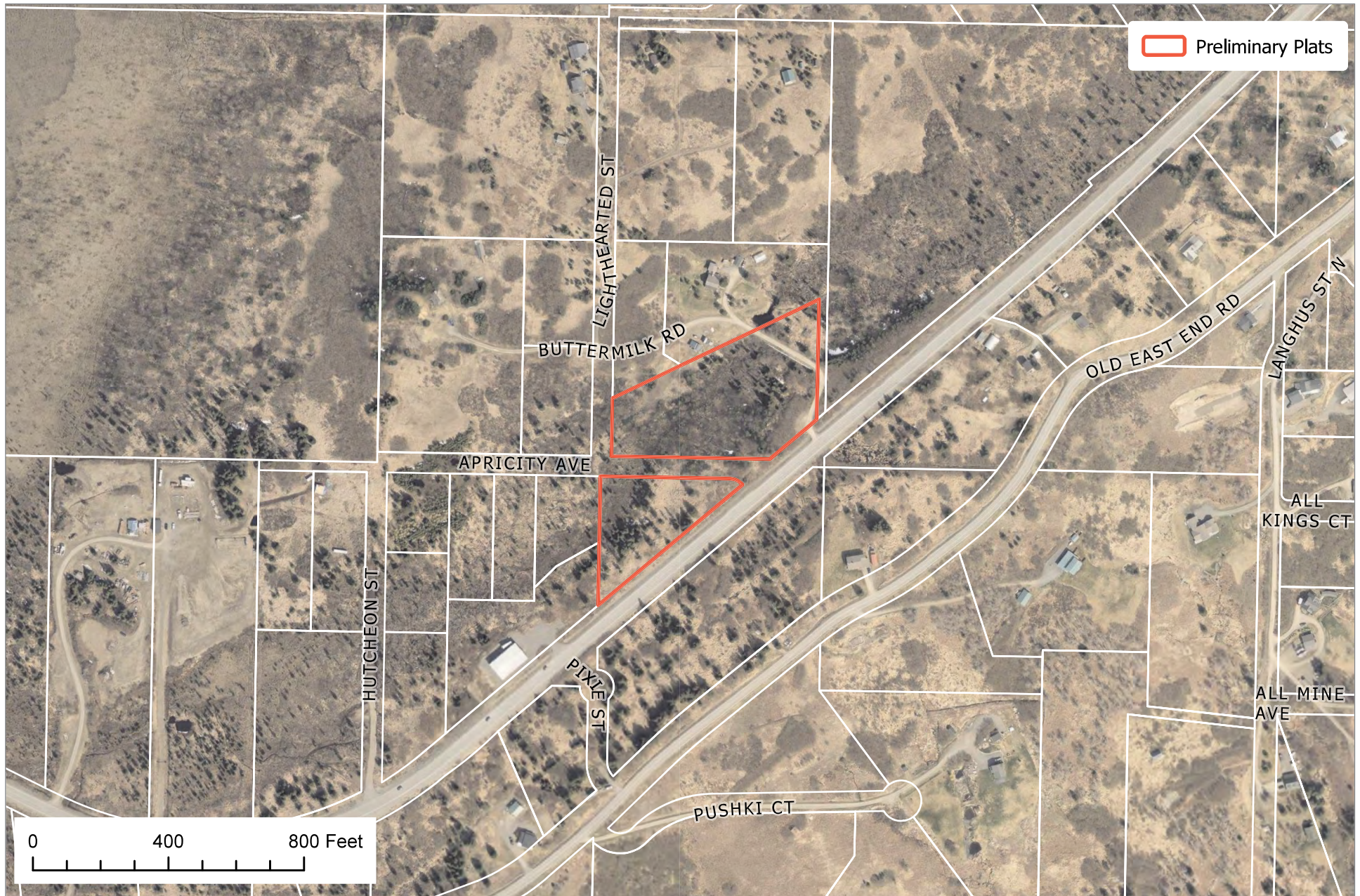
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

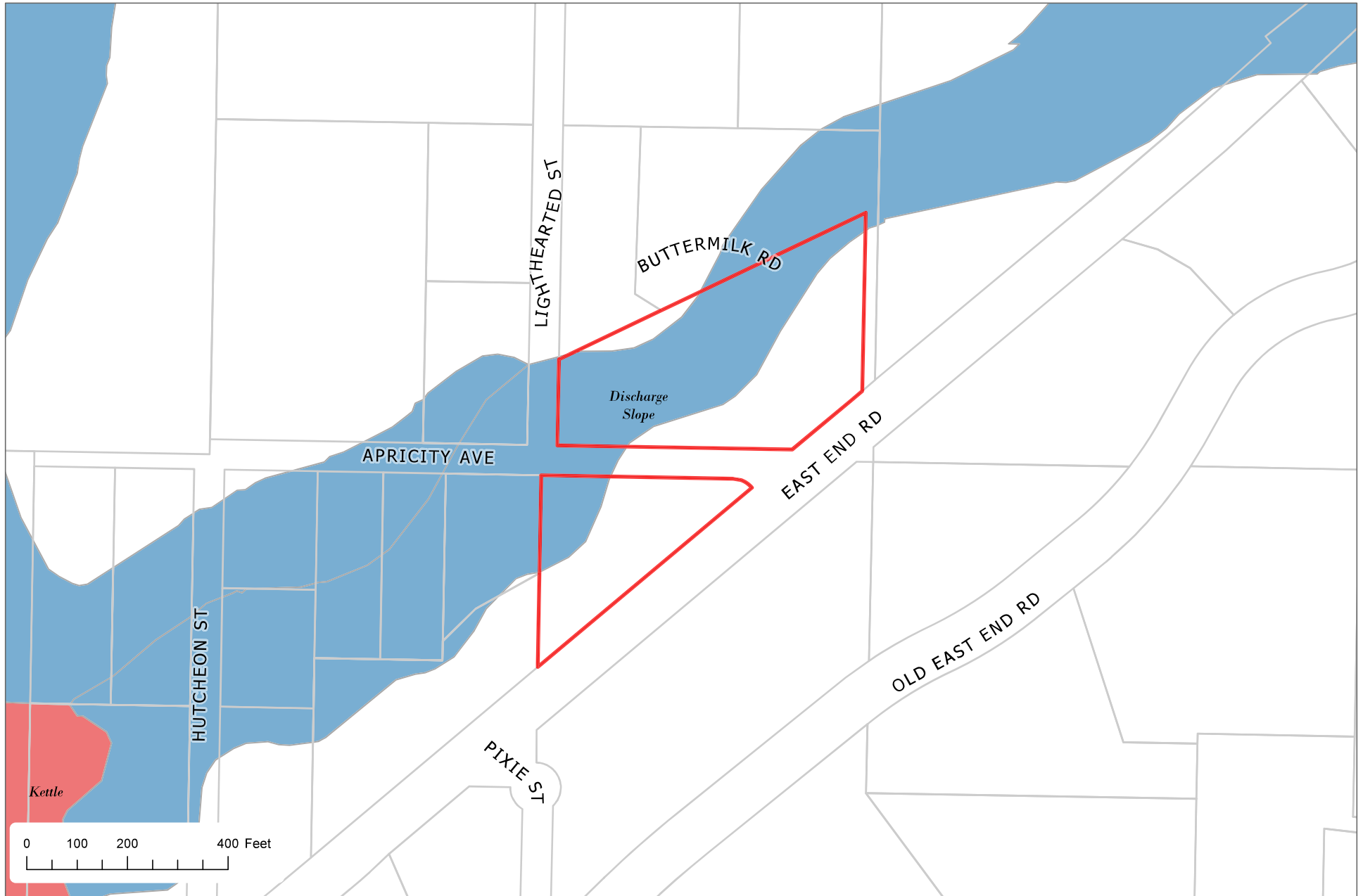
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

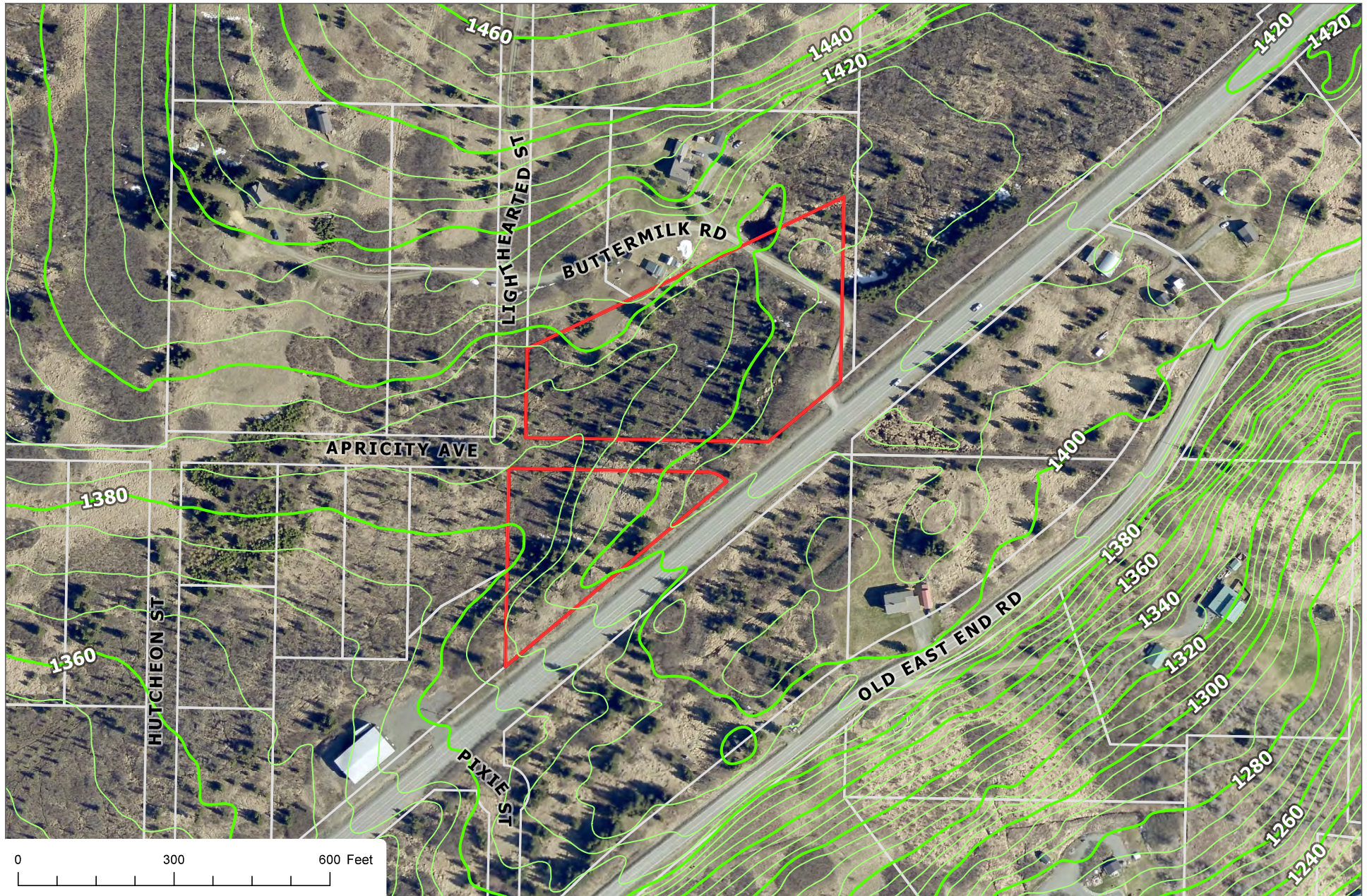
END OF STAFF REPORT



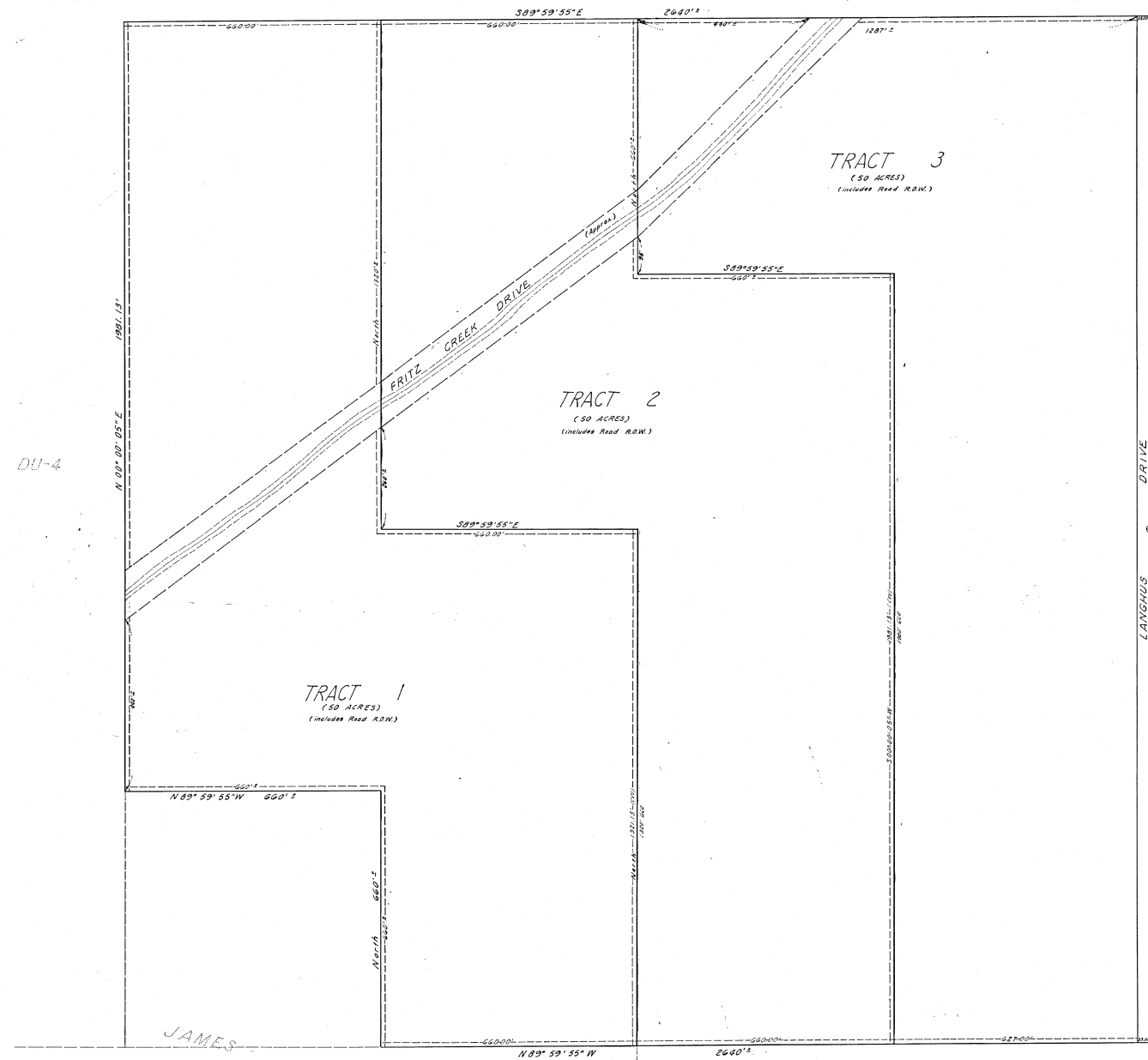
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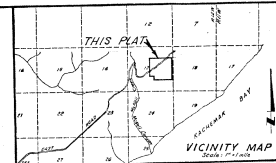
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Sec. 12 Sec. 7
Sec. 13 Sec. 10
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Sec. 92 Sec. 89
Sec. 93 Sec. 90
Sec. 94 Sec. 91
Sec. 95 Sec. 92
Sec. 96 Sec. 93
Sec. 97 Sec. 94
Sec. 98 Sec. 95
Sec. 99 Sec. 96
Sec. 100 Sec. 97



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein. We hereby request approval of this plat, showing such dedications for public utilities, roadways and other dedications by us for public use.

Raymond E. Jones Alice Love Lind
Owner of the Property
Anchorage, Alaska

Marion E. Clark
Owner of the Property
Anchorage, Alaska

James E. Jones Eugene E. Jones
Owner of the Property
Anchorage, Alaska

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 7th day of February, 1972.

Frank Valente October 8, 1972
Notary for Alaska My Commission Expires

PLAT APPROVAL
Plat approved by the Borough Planning Commission this 1st day of February, 1972.

Alvin E. Hansen
Authorized Official

ENGINEER'S CERTIFICATE
I, the undersigned registered engineer, hereby certify that the information shown on this plat is based upon the most recent available records of the property shown, and that all such records are correct with the records filed. No field survey was made for this plat.

3 Feb 1972
Claude V. Vining
Engineer



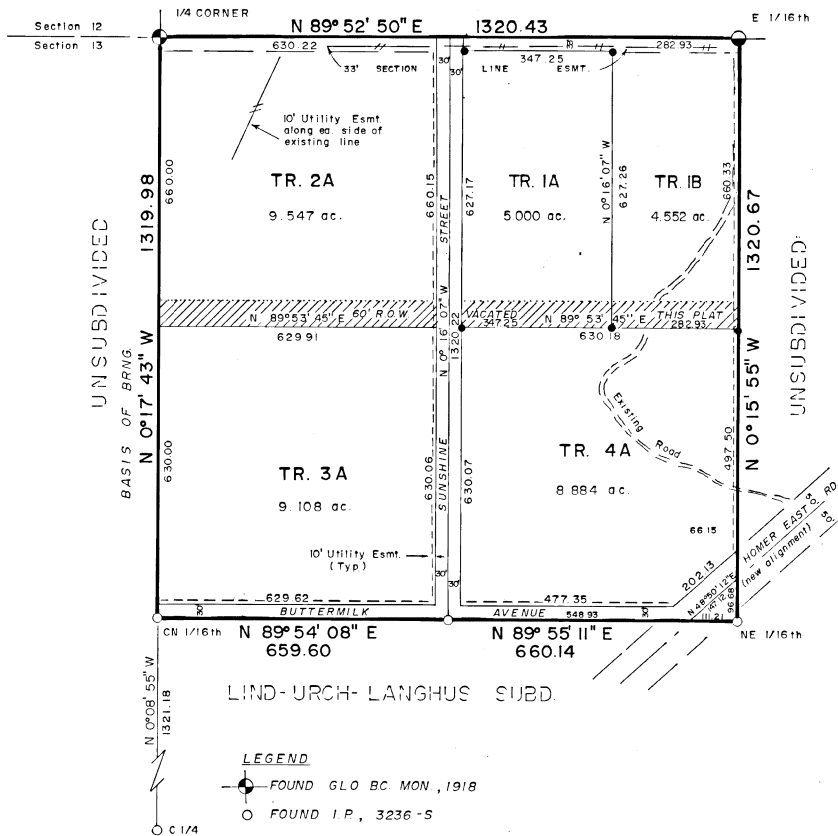
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Hansen, REC. 100
NOV 30 1972
11:00 AM
Anchorage, Alaska
S. 200
S. 200

PLAT OF	
LIND - URCH - LANGHUS SUBDIVISION (150 ACRES TOTAL)	
LOCATED IN T.55, R.12W, SEC. 13, S.M. ALASKA	
CLAUDE VINING & ASSOCIATES ENGINEERS - SURVEYORS	
1545 E. 27TH AVE. ANCHORAGE, ALASKA	
DATE: OCTOBER, 1971	SCALE: 1" = 100'
DRAWN: CK	SHEET: 1 OF 1
CHECKED: CV	GRID:

NOTES:

- 1) Monuments were set only as shown.
- 2) There is a 20' ingress/egress esmt. along the existing road until the dedicated roads are constructed to an equal or better standard.
- 3) This subdivision is an isolated subdivision as defined in 18 AAC 72.90(27) and is not subject to review under 18 AAC 72.065.
- 4) A setback of 20' is required from all street row unless a lesser standard is approved by resolution of the appropriate planning commission.
- 5) No structures shall be constructed on the panhandle portion of Tr. 1B.

UNSUBDIVIDED



LIND-URCH- LANGHUS SUBD.

State of Alaska
NOTARY PUBLIC
EDNA ANDERSON
MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat and dedicate all rights of way to public use and grant all easements to the use shown.

FRED M. HARNISH
201 MEADOWCREEK DR. EAGLE RIVER, AK.
NOTARY'S ACKNOWLEDGEMENT
SIGNED AND SWORN TO BEFORE ME THIS 31 DAY OF May 1983

NOTARY PUBLIC FOR AK
LUTHER PIKE CHRISTOPHER SRA BOX 58 HOMER, AK.
MY COMMISSION EXPIRES: 1-11-96

MARY CAROL CHRISTOPHER
NOTARY'S ACKNOWLEDGEMENT (for L. B. M.C. Christopher)
Subscribed and sworn to before me this 31 day of June 1983

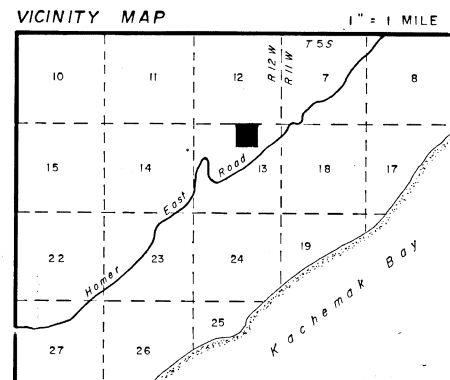
NOTARY PUBLIC FOR ALASKA
My Commission Expires 1-11-96

SURVEYOR'S CERTIFICATE
I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry A. Anderson, RLS No. 3686 S
DATE 6-20-83

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 21, 1983
Kenai Peninsula Borough

By [Signature]
Authorized Official



DATE: MAY, 1983	
SCALE: 1" = 200'	
DRAWN BY: SAS	
FLD. BK. NO.: 130	
JOB NO.: 1491	

BUTTERMILK MEADOWS TWO

A RESUBD. OF ALL TRACTS WITHIN BUTTERMILK MEADOWS AND A VACATION OF SUNSHINE AVE. AS SHOWN ON PLAT NO. 80-42, H.R.D. BEING THE NW 1/4 NE 1/4, SEC. 13, T.5 S, R.12 W, SM.

Containing 40.012 Acres

ABILITY SURVEYS
JERRY ANDERSON, R.L.S. BOX 378 HOMER, ALASKA

83-105
FILED 1071
Harnish REC. DIST.
DATE 10-21-83
TIME 2:07 P.M.
Requested by: Christopher
Address: [Signature]
K.P.B. - Surveyor

SECTION TWELVE
SECTION THIRTEEN

TRACT 2-A (83-105 HRD)

TRACT 1-A
(83-105 HRD)

TRACT 1-B
(83-105 HRD)

CERTIFICATE OF OWNERSHIP

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.

Mary Carol Nelson-Spell (Signature)
MARY CAROL NELSON-SPELL
P.O. BOX 82
HOPE, ALASKA 99605

NOTARY'S ACKNOWLEDGEMENT FOR MARY CAROL NELSON

Subscribed and sworn to before me this 5th day of October, 1997.

John L. S. (Signature)
Notary public for Alaska
My Commission Expires 6-18-98

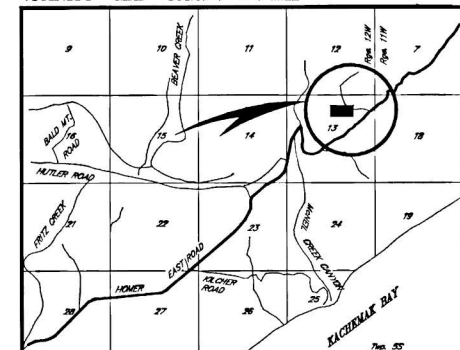
Sue Rae Christopher (Signature)
SUE RAE CHRISTOPHER
11265 SW DAVIES RD No. 1110
BEAVERTON OREGON 97007

NOTARY'S ACKNOWLEDGEMENT FOR SUE CHRISTOPHER

Subscribed and sworn to before me this 15th day of September, 1997.

Sharon Christman (Signature)
Notary Public for Washington County
My Commission Expires 2-24-98

VICINITY MAP Scale: 1" = 1 MILE



DATE AUGUST 1991

SCALE 1" = 100'

GRID No. AR-38

FLD. BK. No. 199/3

DISK No. C.B.4

JOB No. 0490



BUTTERMILK MEADOWS THREE

A REPLAT OF TRACTS 3A & 4A, PLAT 83-105 HRD
IN THE NE 1/4 Sec 13, Twp 55, Rge 12W S.M. ALASKA
NEAR MCNEIL CANYON, NORTH OF HOMER ALASKA
HOMER RECORDING DISTRICT
CONTAINING 18,860 ACRES

ABILITY SURVEYS

JERRY A. ANDERSON PLS
(907) 235-8440
BOX 373, HOMER ALASKA 99603

LEGEND

- FOUND GLO BC MON, 1918
- FOUND IRON PIPE 3236-S
- FOUND 1/2" REBAR & SURV-KAP 3686-S, 1983
- 1 SET 5/8" x 30" REBAR AND PVC CAP

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

Jerry A. Anderson (Signature)
Jerry A. Anderson PLS No. 3686
Date: 10/1/91

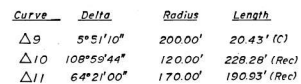
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Sept 9, 1991

KENAI PENINSULA BOROUGH
BY Richard R. Troger (Signature)
Authorized Official

RECORDED 20-
HOMER REC. DIST
DATE 12-4 1991
TIME 3:10 P.M.
REQUESTED BY: ABILITY SURVEYS
ADDRESS: P.O. BOX 373
HOMER, ALASKA 99603

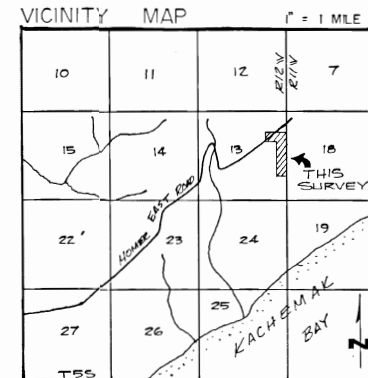
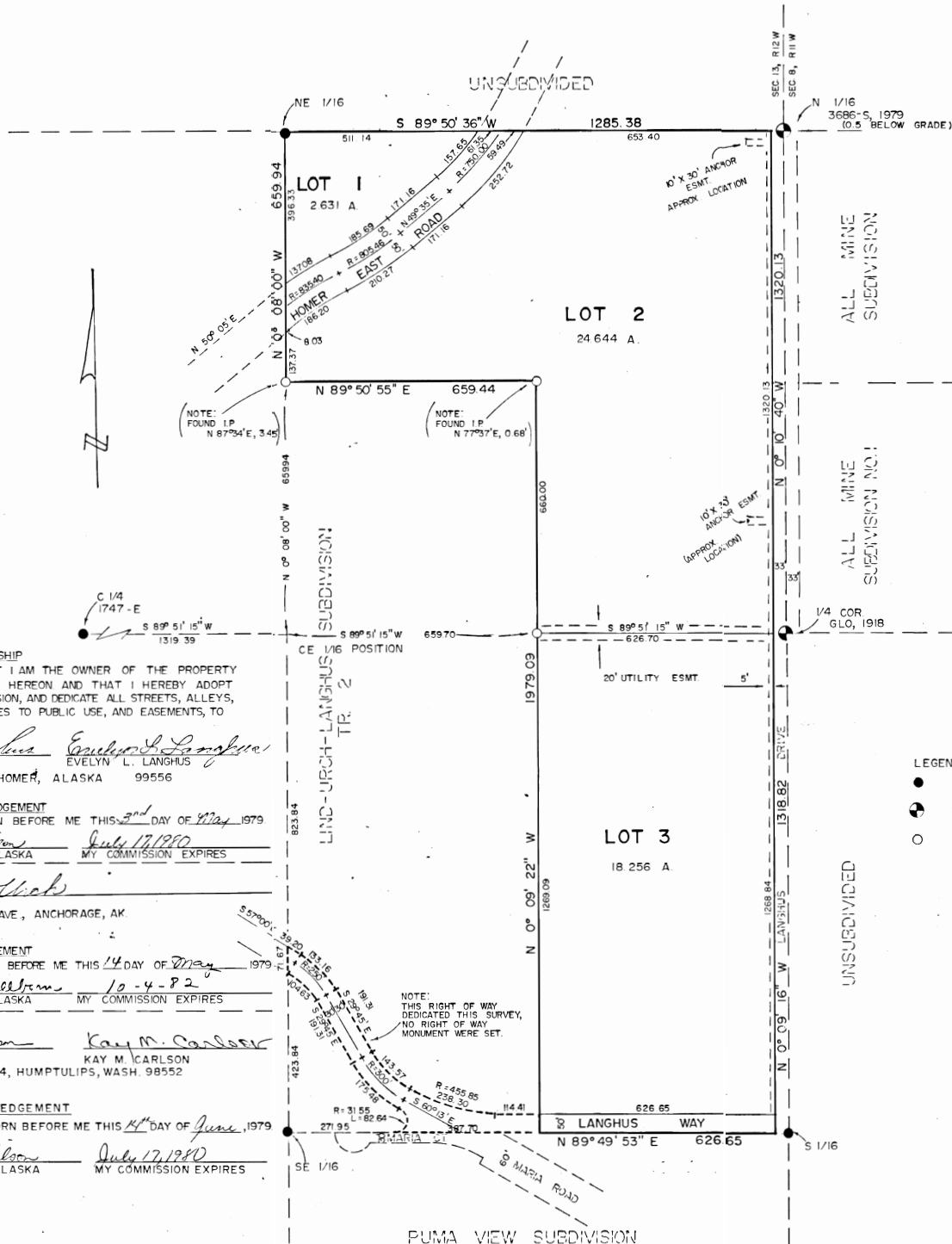
KPB FILE No. 91-114



<u>Datt-Jaguar</u>	EEA	12/14/03
SIGNATURE	TITLE	DATE

DATE: April 22, 1993
KPB File No. 91-124

E3-19



- NOTES:
1. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
 2. A 100' RIGHT OF WAY EXISTS ALONG THE EXISTING HOMER EAST ROAD, 50' ON EACH SIDE OF THE CENTERLINE.

77-84

RECORDED - FILED 3-

Homer REC. DIST.

DATE 7-10-79

TIME 2:31 P.M.

Requested by XPB

Address Latana

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 STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC USE, AND EASEMENTS, TO THE USE SHOWN.

Gunnar J. Langhus Evelyn L. Langhus
GUNNAR J. LANGHUS EVELYN L. LANGHUS
SRA BOX 43B HOMER, ALASKA 99556

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF May 1979

Shirley Ann Wilson July 17, 1980
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

Deborah G. Urch
DEBORAH G. URCH
7800 DeBARR AVE., ANCHORAGE, AK.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF May 1979

Donna J. Williams 10-4-82
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

William J. Carlson Kay M. Carlson
WILLIAM J. CARLSON KAY M. CARLSON
ROUTE 1 BOX 14, HUMPTULIPS, WASH. 98552

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF June 1979

Shirley Ann Wilson July 17, 1980
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF April 23, 1979, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH

By Philip Waring

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY PERFORMED BY ME.

6/25/79 Date Mary L. Hanson
Mary L. Hanson, R. L. S.



Scale 1"=200'
Design GL
Drawn MH, SW
Checked MH
Date 4/9/79
Revisions

Langhus Subdivision

A RESUBD. OF TR. 3, LIND-URCH-LANGHUS SUBD.
WITHIN THE E 1/2 OF SEC. 13, T 5 S, R 12 W, S. M.
CONTAINING 47.949 ACRES

Hanson & Company

REGISTERED SURVEYORS

P.O. BOX 490, HOMER, ALASKA 99603 235-8179

JOB NO. 1033
DRAWING NO. 1033-2