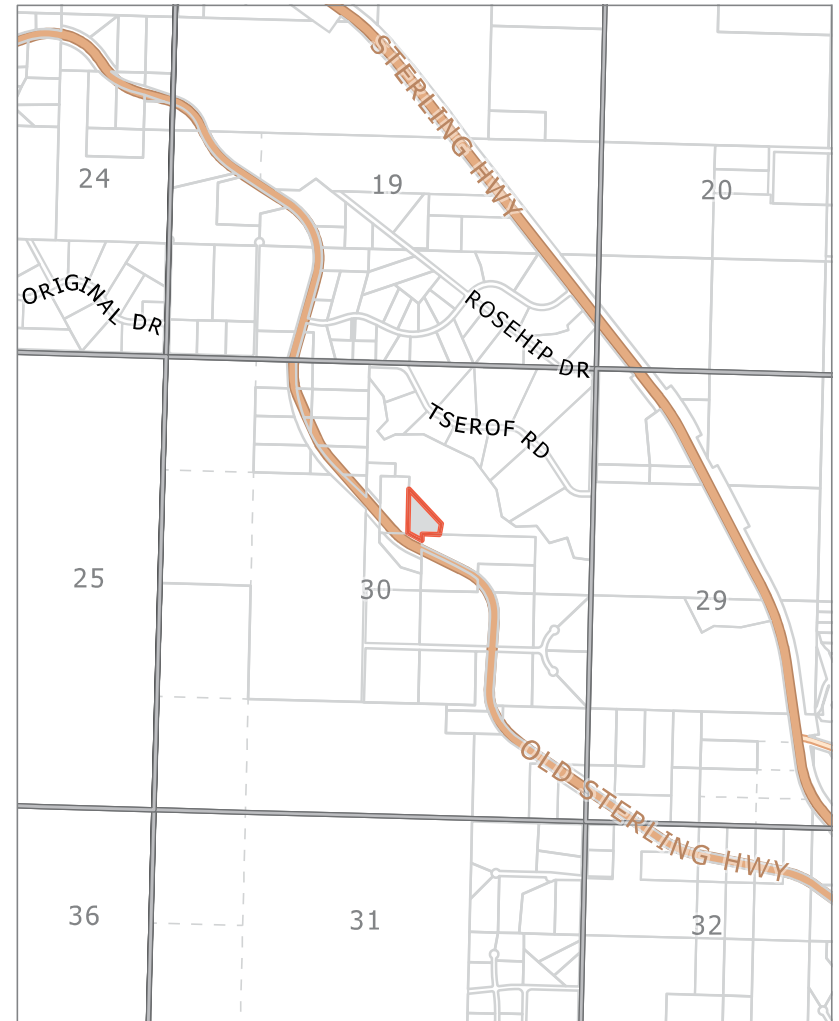
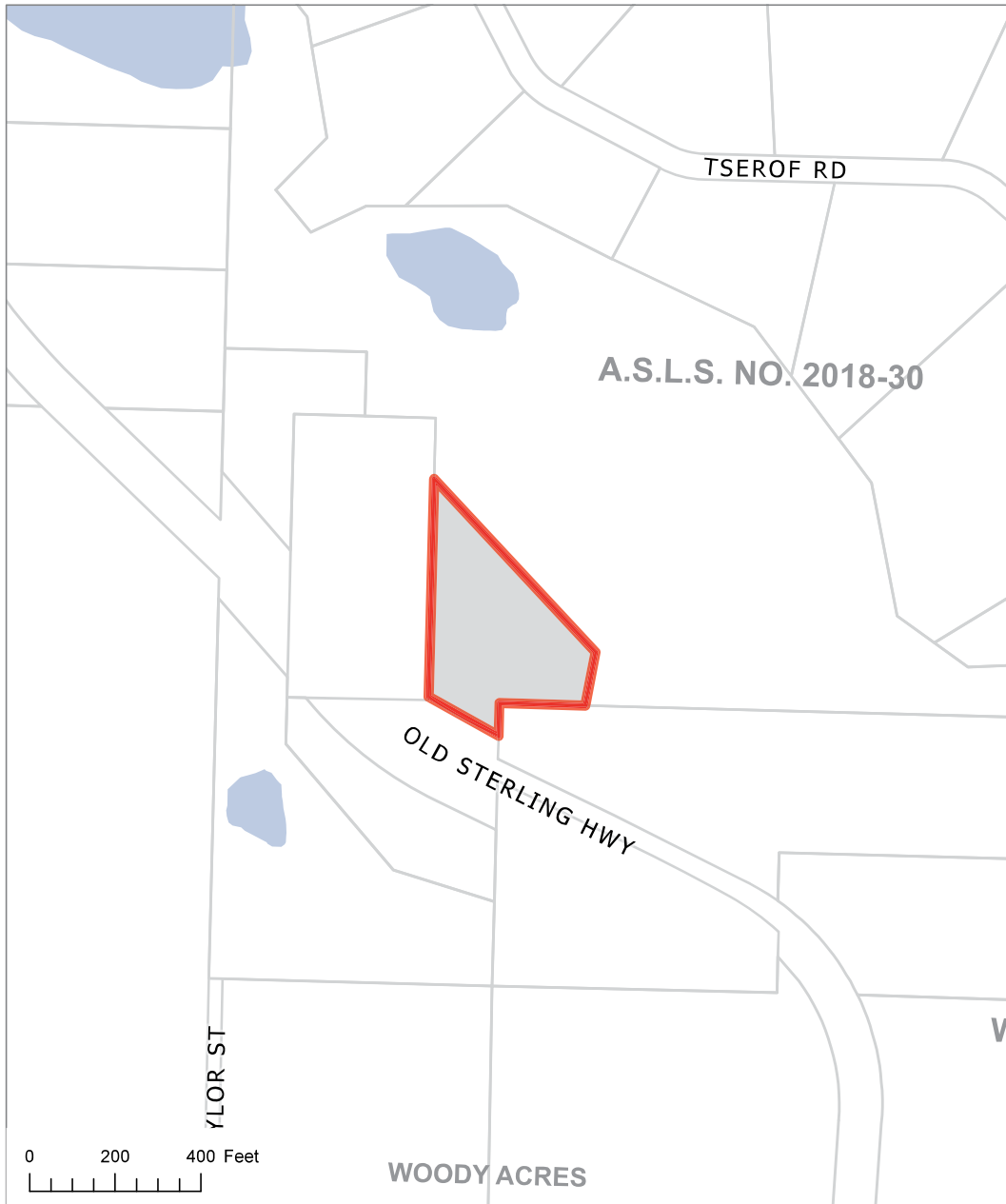


E. NEW BUSINESS

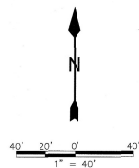
- 3. Forest Knolls Subdivision 2025 Addition; KPB File 2025-051
Peninsula Surveying / State of Alaska
Location: MP 1.5 Old Sterling Highway
Anchor Point Area**



KPB File 2025-051
T 5S R 14W Sec 30
Anchor Point



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' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE ENTIRE 20' BUILDING SETBACK IS A PUBLIC UTILITY EASEMENT PER HM2021-35.
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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
7. THE OUTER MOST 50-FEET ON BOTH SIDES OF THE 300-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 2018-30 WAS VACATED BY DOTAPF COMMISSIONER'S DEED OF VACATION RECORDED IN THE HOMER RECORDING DISTRICT AS DOCUMENT HM2021-002322-0 AS NOTED ON HM2021-35.
8. FLOOD HAZARD: FEMA FIRM PANEL 20012-4330A IS NOT PRINTED. THE ADJACENT FIRM PANEL 20012-4329A SHOWS A FLOOD ZONE D FOR THIS AREA WHICH IS AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARD.
9. BOUNDARY DATA IS PER HM2021-35 (R1).
10. KPB GIS DATA SHOWS THERE IS NO STEEP SLOPES OR ANADROMOUS WATERS.

LEGEND

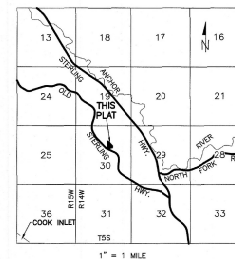
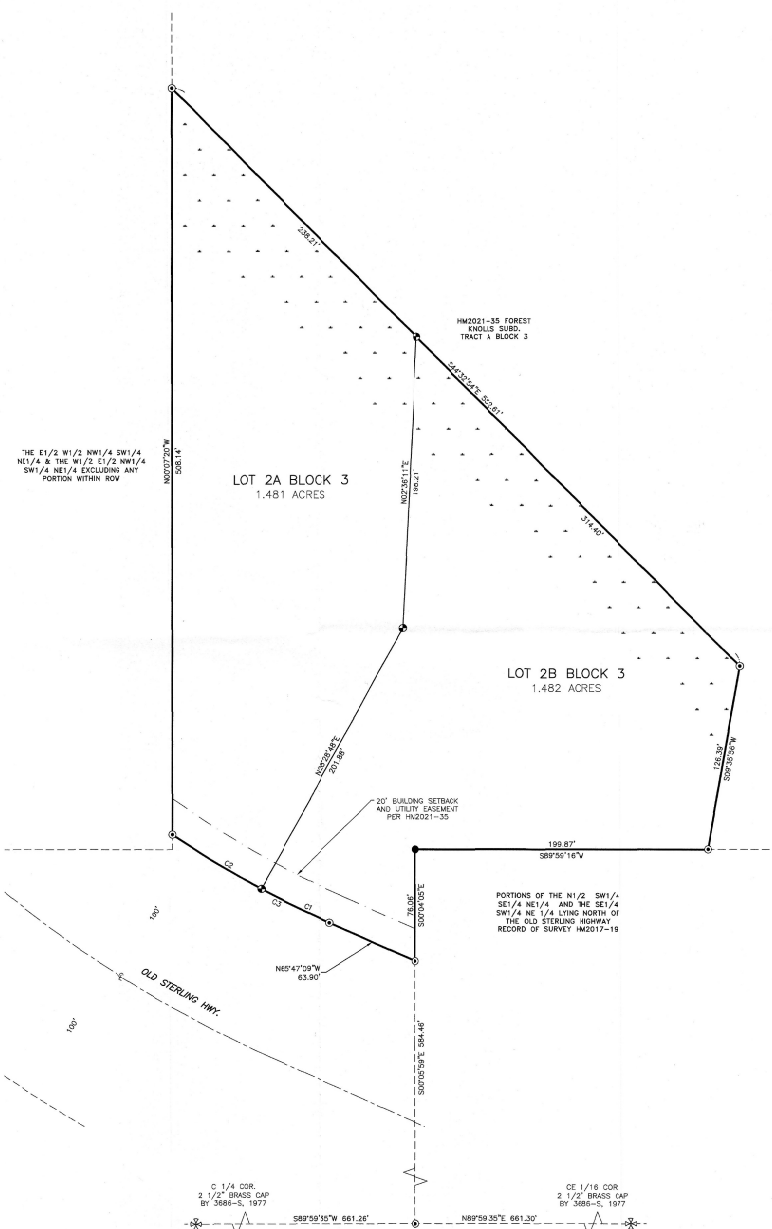
- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD PLASTIC CAP BY LS8856
- RECORD 1/2" AL-CAP BY 7538-S, 2019
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM2021-35

KITTLE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.12'	700.00'	004°15'37"	52.10'	N63°39'11"W
C2	71.20'	700.00'	005°49'11"	71.17'	N58°36'22"W
C3	123.32'	700.00'	010°05'38"	123.16'	N60°44'20"W

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON SEPTEMBER 21, 2021. WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE STATE OF ALASKA, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE STATE OF ALASKA, 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.

SIGNATORY
STATE OF ALASKA
550 W. 7TH AVE, STE 550
ANCHORAGE, AK 99501

NOTARY ACKNOWLEDGMENT

FOR SIGNATORY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC 10535 IATRIKA BOULEVARD, NINILCHIK, AK 99639 (907)306-7055	
PLAT OF FOREST KNOLLS SUBDIVISION 2025 ADDITION	
A SUBDIVISION OF LOT 2, BLOCK 3, ALASKA STATE LAND SURVEY NO. 2018-30 FOREST KNOLLS SUBDIVISION, HM2021-35 LOCATED WITHIN THE NE1/4 SEC. 20, T55, R14W, S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 2.963 ACRES	
OWNERS: STATE OF ALASKA 550 W. 7TH AVE, STE 550 ANCHORAGE, AK 99501	
SCALE: 1" = 40'	DATE: APRIL 1, 2025
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



KPB 2025-051

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
FOREST KNOLLS SUBDIVISION 2025 ADDITION**

KPB File No.	2025-051
Plat Committee Meeting:	APRIL 28, 2025
Applicant / Owner:	State of Alaska / Anchorage
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Old Sterling Highway/ North of Homer

Parent Parcel No.:	171-031-63
Legal Description:	T 05S R 14W SEC 30 SEWARD MERIDIAN HM 2021035 FOREST KNOLLS SUB LOT 2 BLK 3
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.963 acres lot into 2 new lots of sizes 1.481 acres and 1.482 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Old Sterling Highway and will continue to be after the plat is completed. Old Sterling Highway is a 200' dedication maintained by the State of Alaska. With the filing of Commissioner Deed of Vacation at HM2021-002322-0, the width of Old Sterling Highway was reduced in width from 300 feet to 200 feet. This reduction is noted on the parent plat filing of Alaska State Land Survey No. 2018-30 HM2021-35 noted at plat note #15.

The plat is not dedicating any right-of-way nor is it finalizing a vacation. Section line easements do not affect this platting actin either.

Block length is not compliant along Old Sterling Highway and this plat. Due the wetlands behind this plat and the width at the Old Sterling Highway, the option for this plat to offer relief to the block by giving a dedication is not reasonable. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 Blocks – Length requirements is not needed at this time.

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.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: RSA has no objection at this time.
SOA DOT comments	

Site Investigation:

There are no improvements or structures apparent on the parcel per KPB GIS data, the land is vacant.

There are no steep areas located on the parcel and the terrain of the land has a gradual slope to the north towards the wetlands behind the parcel.

Per the KWF Wetlands Assessment there are wetlands designated as Kettle located on the backside of the parcel which are shown on the drawing correctly.

FEMA has not printed the map for this area. The map to the west has been printed with the land designated as Zone D being an area of undetermined but possible flooding hazard. This is noted on the plat drawing at plat note 8. **Staff recommends** this note remain on the plat.

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 previously part of the NE1/4 of Section 30, Township 5 South, Range 14 West SM Alaska. Alaska State Land Survey No 2018-30 HM2021-35 subdivided the area of the NE1/4 into four blocks having fifteen lots and two tracts. This platting action subdivides Lot 2 Block 3 into two new lots.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on April 10, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. The beneficial interest holders emails a notice of nonobjection to staff on April 15, 2025 and is on file.

The property is not within an advisory planning commission.

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

Utility Easements

There is an existing 20 utility easement being carried forward from the parent plat shown on the drawing and noted at plat note 2.

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
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 41350 OLD STERLING HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: OLD STERLING HWY</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: 41350 OLD STERLING HWY WILL BE DELETED</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</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	<p>Reviewer: Windsor, Heather Comments: No comments</p>

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS****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 2025-051

Change Section 20 to 30 in the legal description.

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



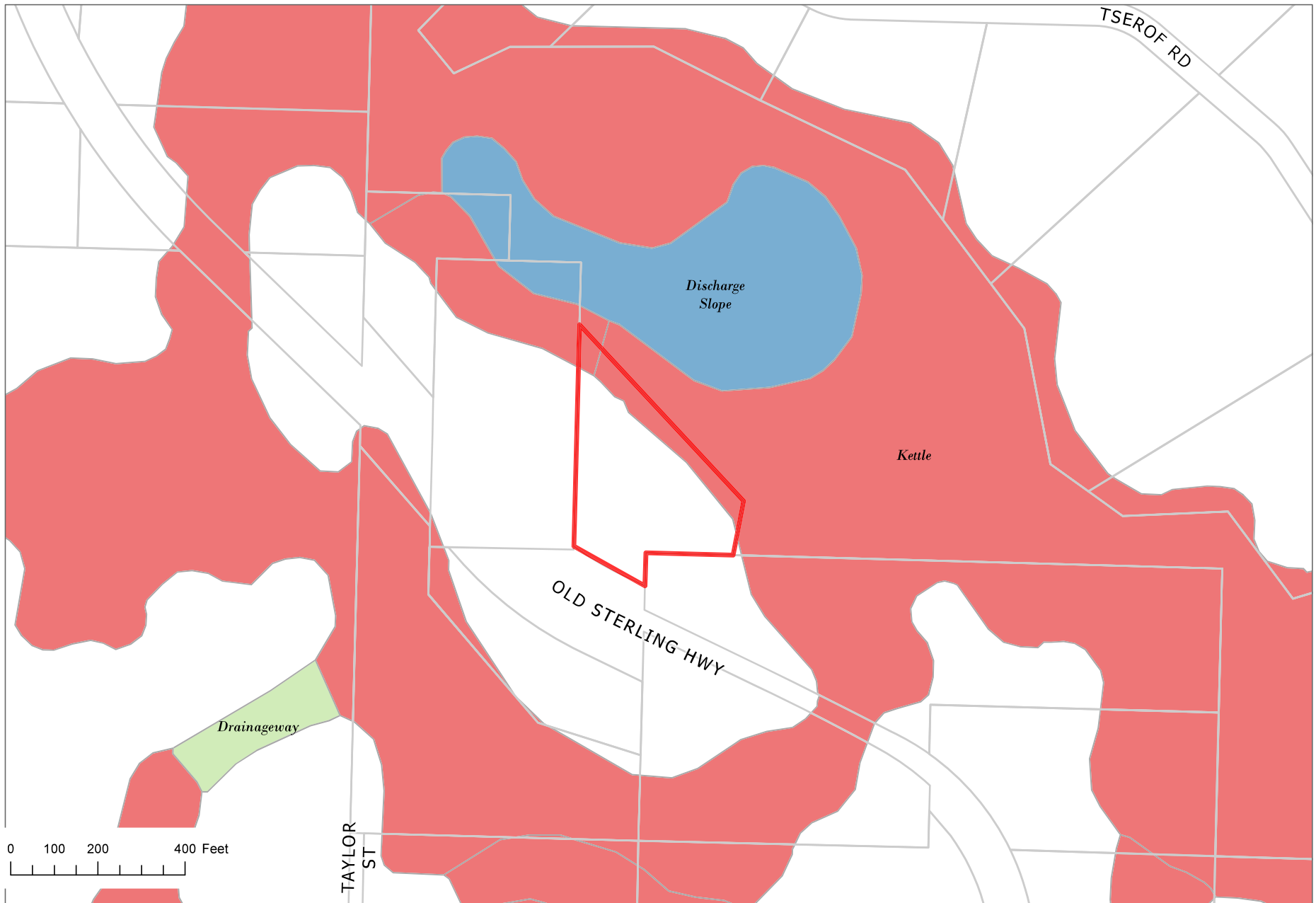
Aerial Map



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.



Wetlands



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.



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THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF
H.S.A. AND D.O.S. 2019-20.

ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF
THE HORIZONTAL AND THE DISTANCES SHOWN ARE RELATED TO HORIZONTAL FIELD
DISTANCES

THE ENTIREY OF COURSE OF THIS SURVEY DOES NOT ENTER LINDERO,
AND FOR CORNER POSITIONS HAVE A RELATIVE POLYLINE ACCURACY AT THE
98 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.

ALL PARTS OF LAND OWNED BY THE STATE OF ALABAMA, LOCATED WITHIN
600 FEET OF, OR DIRECTLY ON, OR ADJACENT TO OR PROXIMATE SECTION LINE,
ARE SUBJECT TO A 50-FOOT (15 M) EASEMENT IN EACH SIDE OF THE SECTION
LINE, HEREIN REFERRED TO AS THE STATE OF ALABAMA FOR PUBLIC HIGHWAY
PURPOSES, A.K.A. 10-10-10.

4. THE BASIS OF COORDINATES FOR THIS PLAT IS A MONUMENT SET THIS SURVEY ORIGINATED ON 08-01-1980. THE RAD 83 (2011) COORDINATES (LAT/LONG) ARE BASED ON AN AGS CONTROL STATION (EPOCH 2010.000) FOR USM 4P-1. THE COORDINATES WERE CONTRASTED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORN REFERENCE STATIONS: ACST LANGLEY, AR2007 CORN ANF (PID 000994), ACST STANFORD/AR2007 CORN ANF (PID 001812), AND HERR KENAL B (1985) ANF (PID 001811).

ON BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED USING THE RECORD BEARING BETWEEN THE 1/4 CORNER SECTIONS 19/30 AND THE 1/4 CORNER SECTIONS 10/30 FROM THE PLAY OF STEEPING ACRES UNIT 1 OSH 68-70) ALL BEARINGS SHOWN ARE ORIENTED TO THE ESTABLISHED BASIS OF BEARING AND WERE COMPUTED BY APPLYING A COUNTERCLOCKWISE ROTATION OF 131.87° TO THE HAD 83 ALASKA STATE PLANE ZONE 4 (NAD) BEARINGS USING OSH CP-1 AND A ROTATION POINT ALL GROUND LINES WERE COMPUTED BY THE SURVEYING DEPARTMENT OF ALASKA, EXTRACTED FROM THE SURVEY SOLUTION REPORT AT OSH CP-1.

7. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

8. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET FRONTAGE. ANY VARIATION FROM THE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

9. THE ENTIRE LOT BUILDING SETBACK IS GRANTED AS A PUBLIC UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

10. LOTS 1-5, BLOCK 1, TRACT A, BLOCK 3 AND TRACT B, BLOCK 4 CONTAIN APPARENT WETLANDS. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

11. ROADERS WITHIN THE SUBDIVISION MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE DIVISION IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.

12. THE OLD STERNING HIGHWAY RIGHT-OF-WAY, AS DEPICTED HEREON, IS BASED ON AN AS-BUILT SURVEY OF THE APPARENT CENTERLINE OF THE EXISTING ROAD, WHERE RECORD MONUMENTS EXIST ON THE RIGHT-OF-WAY. THEIR LOCATIONS WERE TAKEN FROM SURVEY AND CHECKED AGAINST THE DOMINANT AS-BUILT CENTERLINE AND WERE FIELD

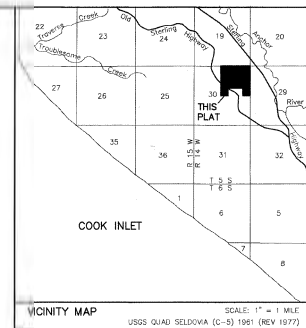
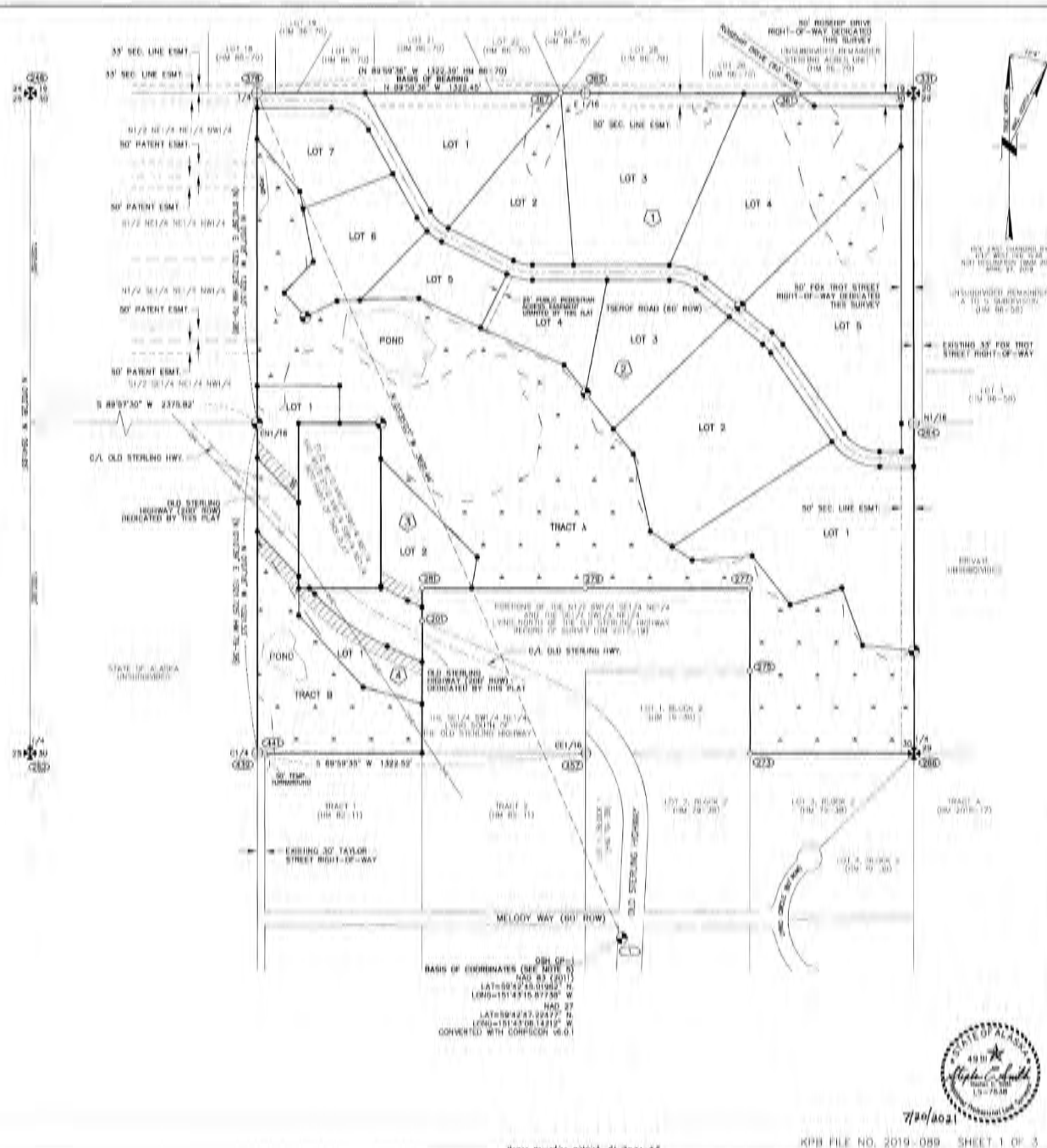
1.3. LEGAL ACCESS TO ALL LOTS WITHIN BLOCKS 1 AND 2 IS VIA THE INTERIOR ROAD RIGHT-OF-WAY. LEGAL ACCESS TO ALL LOTS WITHIN BLOCKS 3 AND 4 IS VIA THE OLD STERLING DRIVEWAY RIGHT-OF-WAY.

14. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.















15. THE OTHER MOST 50-FOOT ON BOTH SIDES OF THE 300-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 3018-3D WAS VACATED BY DETAWP COMMISSIONER'S ORDER OF VACATION RECORDED IN THE HOMER RECORDING DISTRICT AS DOCUMENT HM 2021-007325-C

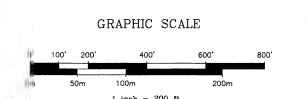
18. EXCEPTIONS TO RPB 20.30.030 (FEE REDUCTION WEST, NORTH AND EAST BRUNSWICKS), RPB 20.30.170 (BLACK LENGTH BLOCKS 1 AND 2) AND RPB 20.30.210 (ACCESS TO STREET FOR TRACT A) WERE APPROVED AT THE MEETING OF AUGUST 12, 2019.

17. THE EXISTING SHEOS ENROACHING ON LOT 1, BLOCK 3 ARE NOT ON PERMANENT FOUNDATIONS. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH AND THE STATE OF ALASKA DOES NOT IMPLIES ACCEPTANCE OF ANY ENCROACHMENTS.

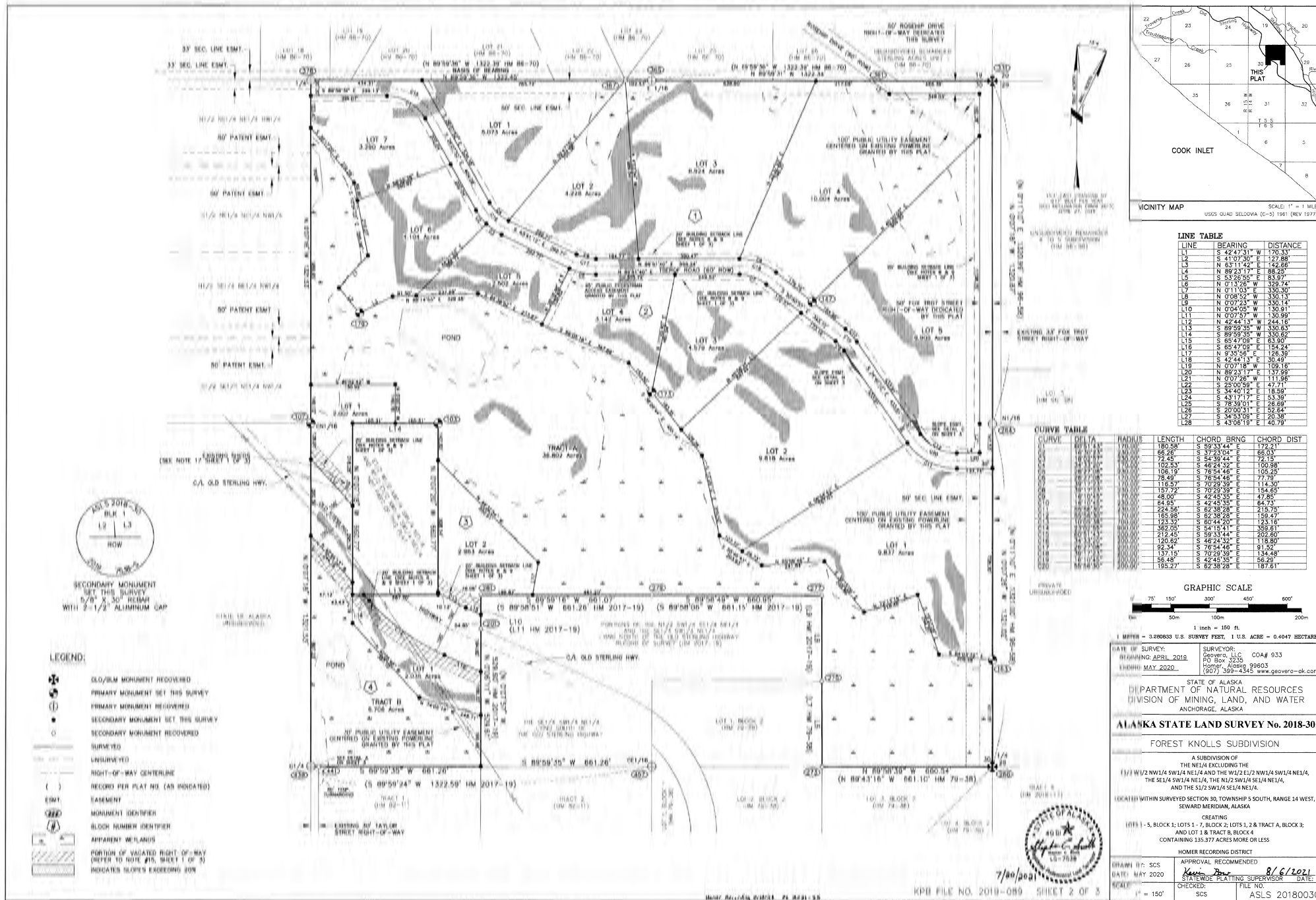


LEGEND:

	GLO/BLM MONUMENT RECOVERED
	PRIMARY MONUMENT SET THIS SURVEY
	PRIMARY MONUMENT RECOVERED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	SURVEYED
	UNSURVEYED
	RIGHT-OF-WAY CENTERLINE
	RECORD PER PLAT NO. (AS INDICATED)
	EASEMENT
	MONUMENT IDENTIFIER
	BLOCK NUMBER IDENTIFIER
	APPARENT WETLANDS
	PORTION OF VACATED RIGHT-OF-WAY (REFER TO NOTE #15)



TITLE = 3.00003 SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE
 DATE OF SURVEY: SURVEYOR:
 BEGINNING APRIL 2010 Geovero, LLC CO# 933
 ENDING MAY 2010 PO 1035
 MAY 2010 ANCHORAGE, ALASKA 98603
 (907) 339-2200 www.geovero-ak.com
 STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND, AND WATER
 ANCHORAGE, ALASKA
ALASKA STATE LAND NO. 2018-30
 FOREST KNOLLS SUBDIVISION
 A SUBDIVISION OF
 THE NE1/4 EXCLUDING THE
 E1/2 W1/2 NE1/4 SW1/4 NE1/4 AND THE W1/2 E1/2 NE1/4 SW1/4 NE1/4,
 THE SE1/4 SW1/4 NE1/4, THE N1/2 SW1/4 SE1/4 NE1/4,
 AND THE S1/2 SW1/4 SE1/4 NE1/4.
 (ALL) WITHIN SURVEY SECTION 30, TOWNSHIP 30 SOUTH, RANGE 14 WEST,
 SEWARD MERIDIAN, ALASKA
 CREATING
 LOT 1 & 5, BLOCK 1; LOT 1 & 7, BLOCK 2; LOT 1, 2 & 7, TRACT A, BLOCK 3;
 AND LOT 1 & TRACT B, BLOCK 4
 CONTAINING 135.377 ACRES-MORE OR LESS
 HOMER RECORDING DISTRICT
 APPROVAL RECOMMENDED
 DATE: 8/6/2021
 STATEWIDE PLATING SUPERVISOR
 DATE: 8/6/2021
 FILE NO: 201800003
 SCALE: 1" = 200'





SET A 2-1/2" ALUMINUM CAP ON A 30" LONG, 30" DIA. POST, FIRMLY SET, PROTRUDING 12" ABOVE THE GROUND. SET A CARBONITE WITNESS POST TO THE WEST.



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SEGESSER LS 8859

FOUND A 5/8" REBAR WITH PLASTIC CAP



FOUND A 2-1/2" BRASS CAP ON A 30" LONG POST, FIRMLY SET, PROTRUDING 12" ABOVE THE GROUND. NO EVIDENCE OF ORIGINAL B.T.S. SET NEW BEARING OBJECTS (BURIED 14" IN THE GROUND). MAGNET IN SILVER PLASTIC CASE BEARS S 45°00' E 10.0' MAGNET IN BLUE PLASTIC CASE BEARS S 45°00' E 10.0' MAGNET IN BLUE PLASTIC CASE BEARS S 45°00' E 10.0' MAGNET IN ORANGE PLASTIC CASE BEARS N 50°00' W 10.0'



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FOUND A 2-1/2" BRASS CAP ON A 30" LONG POST, FIRMLY SET, PROTRUDING 12" ABOVE THE GROUND. NO EVIDENCE OF ORIGINAL B.T.S.



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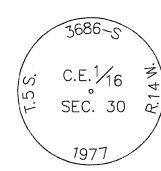
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2021-35
Plat #
Hence
9/25/2021
Time 11:46 AM

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE
DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND
THAT THE STATE OF ALASKA IS THE OWNER OF ASLS
2018-30 AS SHOWN HEREON. I HEREBY APPROVE THIS
SURVEY AND PLAT FOR THE STATE OF ALASKA, AND
DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL
EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY
AS SHOWN AND DESCRIBED HEREON.
8/4/2021
DATE
MARTIN W. PARSONS, DIRECTOR
DIVISION OF MINING, LAND AND WATER
500 WEST 11th AVENUE, SUITE 1070
ANCHORAGE, ALASKA 99501-3579

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE BUREAU
OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE
INTERIOR, ON THE MEETING OF AUGUST 12, 2021.

WASTEWATER DISPOSAL

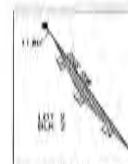
LOTS WHICH ARE IN EXCESS OF 200,000 SQUARE FEET OR
HABITABLE AREAS IN SIZE MAY OR MAY NOT BE SUITABLE
FOR DOMESTIC WASTEWATER TREATMENT AND DISPOSAL. ANY
FUTURE SUBDIVISION OF THESE LOTS INTO LESS THAN
200,000 SQUARE FEET MUST MEET THE REGULATORY
REQUIREMENTS OF THE BUREAU OF LAND MANAGEMENT.
ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET
THE REGULATORY REQUIREMENTS OF THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 2, BLOCK 1, LOTS 3, 4, 5, 6, AND 7, BLOCK 2, LOTS 1 AND 2,
BLOCK 3, AND LOT 1, BLOCK 4 OF THIS SUBDIVISION WERE FOUND TO
HAVE A MINIMUM OF 20,000 SF OF CONTIGUOUS AREA WITH SOIL
CONDITIONS, WATER TABLE LEVELS, AND SOIL TYPES SUITABLE FOR
CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL
SYSTEMS SERVING SINGLE-FAMILY OR SIMILAR RESIDENCES AND
MEETING THE REGULATORY REQUIREMENTS OF THE BUREAU OF LAND
MANAGEMENT. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT
AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED
ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN
MUST BE APPROVED BY THE ALASKA DEPARTMENT OF
ENVIRONMENTAL CONSERVATION.

Mark Plummer
ENGINEER
CE 7428
LICENSE #
DATE



DETAIL A
SCALE 1"=50'



DETAIL B
SCALE 1"=50'



DETAIL C
SCALE 1"=50'

SURVEYOR'S CERTIFICATE

I 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 DIRECT SUPERVISION, THAT THE
MEASUREMENTS SHOWN HEREON ACCURATELY REFLECT THE ACTUAL MEASUREMENTS,
AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 7/20/2021
STEPHEN C. SMITH
REGISTERED LAND SURVEYOR

REGISTRATION NO. AEL 7138



NOTARY'S ACKNOWLEDGMENT

APPEARED BEFORE ME THIS 9th DAY
OF August, 2021,
By: *Quendalyn M. Gervais*
(PERSONALLY APPEARED)



Kendra Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/2024

DATE OF SURVEY: BEGINNING APRIL 2019
ENDING MAY 2020
SURVEYOR: Geovera, LLC
PO Box 3235
Homer, Alaska 99603
(907) 309-4345 www.geovera-ak.com

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2018-30

FOREST KNOLLS SUBDIVISION

A SUBDIVISION OF
THE NE1/4 EXCLUDING THE
13/32 NW1/4 SW1/4 NE1/4 AND THE W1/2 L1/2 NW1/4 SW1/4 NE1/4,
THE SE1/4 SW1/4 NE1/4, THE NE1/2 SW1/4 NE1/4,
AND THE S1/2 SW1/4 SE1/4 NE1/4.

(LOCATED) WITHIN SURVEYED SECTION 30, TOWNSHIP 5 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN, ALASKA

CREATING
10711-S, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,
AND LOT 1, TRACT 3, BLOCK 4
CONTAINING 135.377 ACRES MORE OR LESS

HOMER RECORDING DISTRICT

APPROVAL RECOMMENDED

DATE: MAY 2020
Kendra Wilson
STATEWIDE PLATTING SUPERVISOR
CHECKED: FILE NO. ASLS 20180030

KPB FILE NO. 2019-088 SHEET 3 OF 3