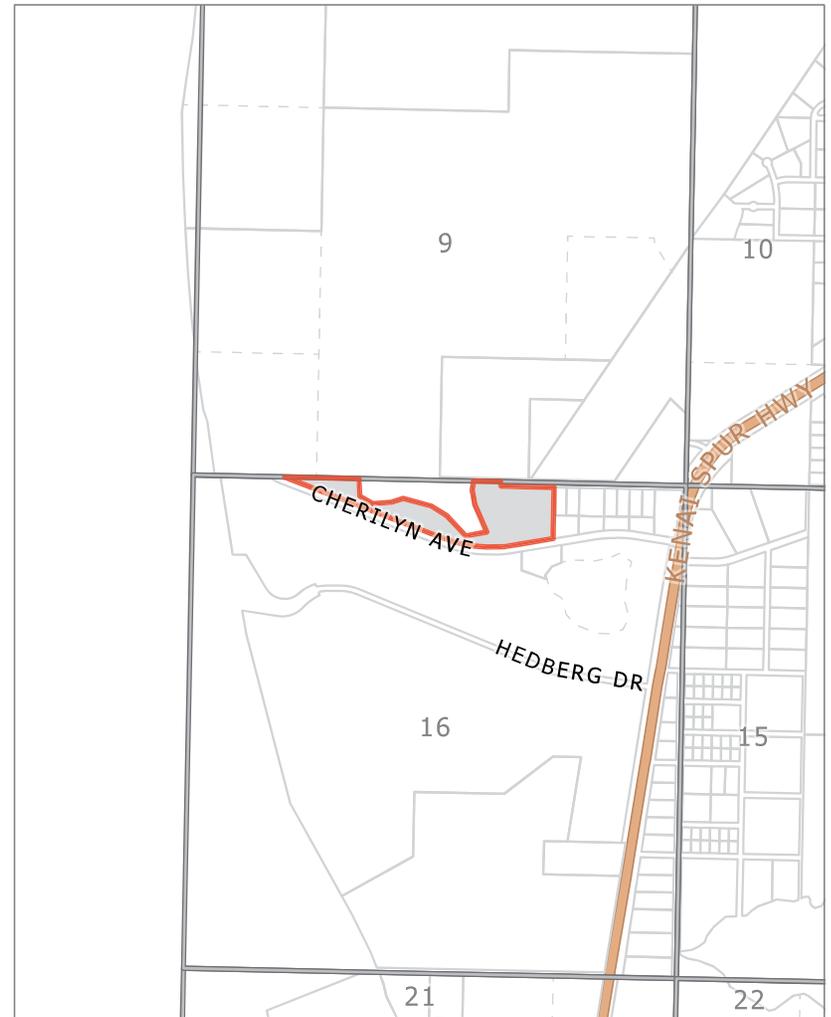
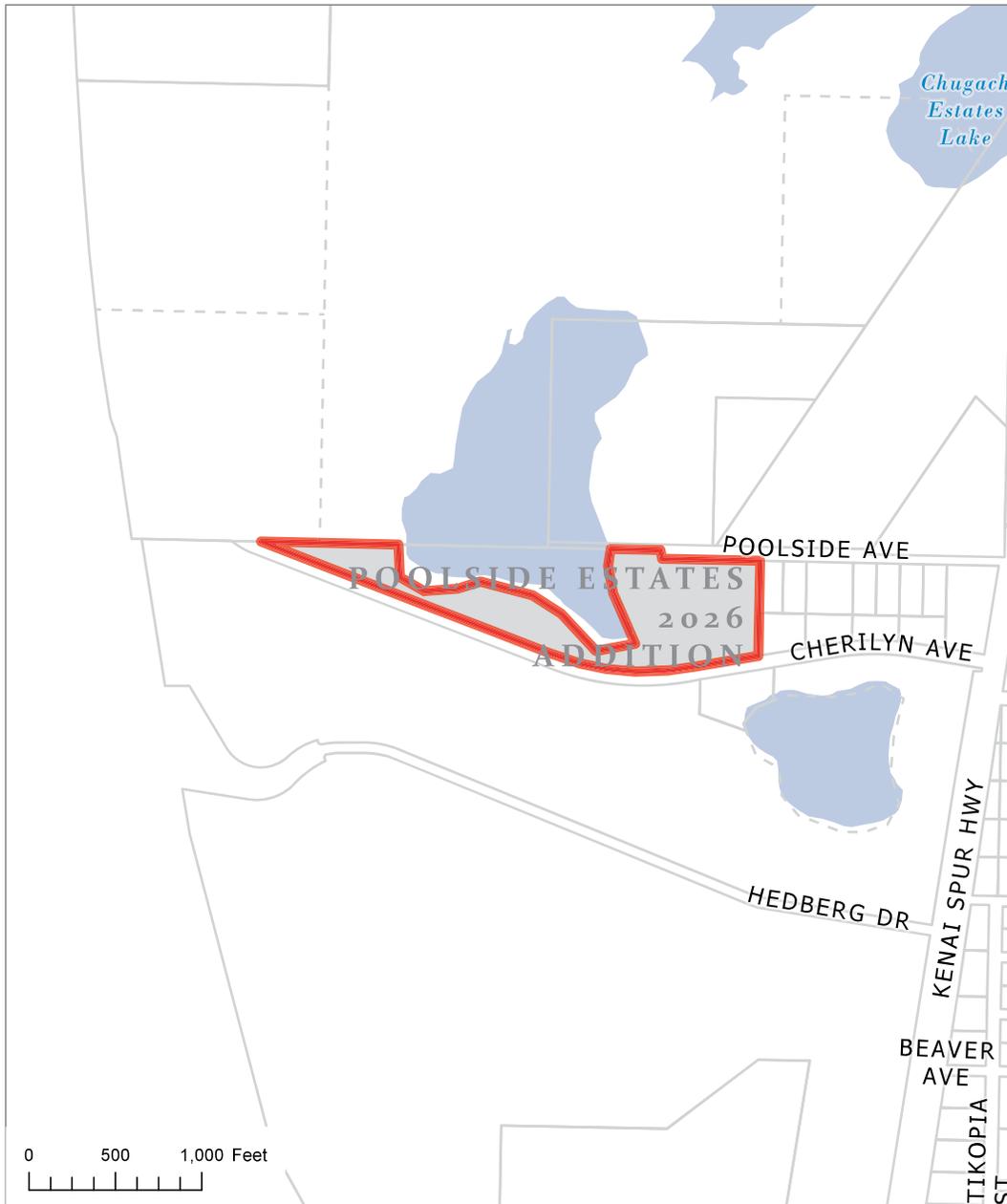


## **E. NEW BUSINESS**

- 7. Poolside Estates 2026 Addition; KPB File 2026-016  
McLane Consulting Group / Poolside Estates LLC  
Location: Cherilyn Avenue & Poolside Avenue  
Nikiski Area / Nikiski APC**



KPB File 2026-016  
T07N R12W SEC16  
Nikiski

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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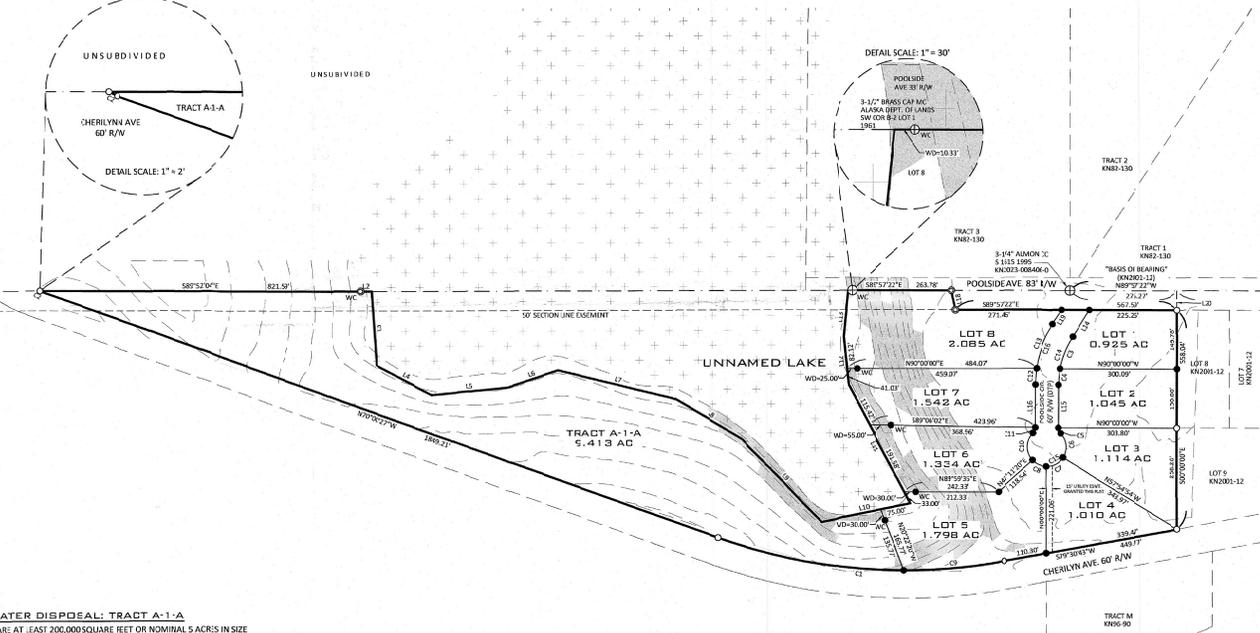
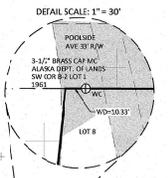
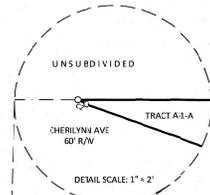
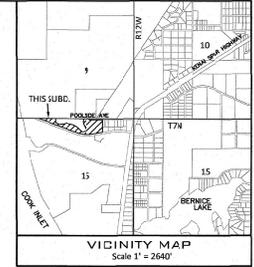
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT AL EASEMENTS TO THE USE SHOWN.

JOHN GENSE  
 125 E REDOBT AV  
 SOLOOTNA, AK 99609

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JOHN GENSE  
 ACKNOWLEDGED BEFORE ME THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
 STATE OF ALASKA



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. 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.
  3. BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
  4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
  5. 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.
  6. EXCEPTION TO KPB 24.30.190(J)-LOT DIMENSIONS & 20.30.030 - PROPOSED STREET LAYOUT WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF \_\_\_\_\_, 2024.
  7. 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.
  8. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
    - 8.1. RESERVATION ON A SECTION LINE EASEMENT 50 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY A.L. 19.100.01.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - SET 5/8"x3" REBAR w/ 1" BLUE PLASTIC CAP LS-211260
  - KWF WETLAND ASSESSMENT - LAKE
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**WASTEWATER DISPOSAL: TRACT A-1-A**  
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS 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.

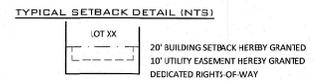
**WASTEWATER DISPOSAL: LOTS 1-5**  
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 1°57'00"E	51.22
L2	S 8°57'23"E	21.27
L3	S 5°40'04"E	198.62
L4	S 41°43'32"E	181.65
L5	N 14°37'33"E	196.51
L6	N 1°59'29"E	135.08
L7	S 1°10'38"E	311.06
L8	S 18°44'37"E	198.05
L9	S 4°02'59"E	284.50
L10	N 8°14'14"E	235.51
L11	N 7°15'33"W	348.00
L12	N 7°57'28"W	129.15
L13	N 5°11'32"E	139.30
L14	N 10°12'07"E	88.99
L15	N 0°02'00"E	108.80
L16	S 9°00'00"E	108.88
L18	S 1°57'30"E	51.12
L19	S 8°12'07"W	41.27
L20	S 9°00'00"E	58.00

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30°28'54"	1402.40	746.09	382.30	N 85° 14' 54" W	737.32
C2	00°09'07"	353.50	0.32	0.10	N 63° 07' 44" W	0.32
C3	27°53'56"	230.00	87.80	44.49	N 21° 32' 12" E	87.37
C4	1°18'18"	230.00	41.37	26.74	N 95° 00' 08" E	41.31
C5	44°24'35"	30.00	15.50	8.10	N 2° 12' 28" W	15.12
C6	7°30'01"	30.00	46.70	39.42	N 80° 09' 55" W	61.93
C7	57°45'45"	30.00	50.84	21.67	N 61° 02' 33" E	48.42
C8	47°11'28"	50.00	48.18	21.84	S 80° 24' 20" E	40.03
C9	10°30'08"	1402.40	259.51	130.13	S 80° 48' 43" W	259.14
C10	87°13'36"	30.00	76.12	47.64	S 80° 48' 07" W	68.98
C11	44°24'35"	30.00	15.50	8.10	S 22° 12' 28" W	15.12
C12	80°9'22"	290.00	41.28	26.68	S 84° 04' 41" W	41.25
C13	24°02'45"	290.00	121.71	61.70	S 20° 10' 44" W	120.82
C14	37°12'07"	230.00	129.27	66.39	N 10° 00' 03" E	127.57
C15	26°49'59"	50.00	234.68	51.03	N 90° 00' 00" E	73.45
C16	32°12'07"	290.00	162.29	88.71	S 10° 00' 03" W	162.85



CODY R. McLANE C.E. 11510 AK DATE \_\_\_\_\_

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

**Plat #**  
 Date: \_\_\_\_\_  
 Rec: \_\_\_\_\_  
 Time: \_\_\_\_\_



**POOLSIDE ESTATES 2026 ADDITION**  
 REPLAT OF TRACT A POOLSIDE ESTATES KN2001-12

OWNER:  
 POOLSIDE ESTATES LLC  
 125 E REDOBT AV., SOLOOTNA, AK 99609

20.88 AC. M.L. SITUATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 12 WEST, Seward Meridian, Kenai Peninsula Borough, and the Kenai Recording District, Alaska.

ENGINEERING - TESTING SURVEYING - MAPPING  
 P.O. BOX 668  
 SOLOOTNA, AK 99609  
 PHONE: (907) 284-4219  
 FAX: (907) 285-5262  
 WWW.MCLANESURV.COM

KPB File No. 2026-XXX  
 Project No. 262003

Scale: 1" = 150'  
 Date: JAN 2026  
 BOOK: XX-XX  
 Drawn by: AIH

**KPB 2026-016**

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT  
POOLSIDE ESTATES 2026 ADDITION**

<b>KPB File No.</b>	2026-016
<b>Plat Committee Meeting:</b>	March 16, 2026
<b>Applicant / Owner:</b>	Poolside Estates, LLC / Soldotna, AK
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Poolside Ave / Nikiski APC

<b>Parent Parcel No.:</b>	014-03-019
<b>Legal Description:</b>	T 7N R 12W SEC 16 SEWARD MERIDIAN KN 2001012 POOLSIDE ESTATES TRACT A
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190(A), 20.30.280(A)

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 20.88 acre tract into a new tract and 8 new lots and a dedication, with the lots ranging in size from 0.925 acres to 2.085 acres

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

Legal access to the plat is by Poolside Avenue on the north, a varied width dedication coming from Kenai Spur Highway. On the south is Cherilyn Ave, a 60' wide dedication also coming from Kenai Spur Highway. Both are borough maintained, with maintenance and development of Cherilyn Ave ending about at the start of the curve located on proposed Lot 5.

The plat is proposing a dedication from Poolside Ave of Poolside Cir, giving access to all eight of the proposed new lots. No right-of-way is being vacated.

There is a 50' section line easement shown along the north line of the plat. Staff recommends the surveyor tie the SLE notation to plat note 8.1.

Block length is not compliant along Cherilyn Ave but the location of the lake and cliff on the north, the plat is unable to provide relief. Extending the dedication of Poolside Ave along Lot 8 would serve no purpose as the developed road portion of road is not in that area and the road turns north easterly back sufficiently away from a proposed dedication. The steep terrain on the west end of the possible location of the dedication makes development impractical. **Staff recommends** the Plat Committee concur an exception is not needed at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments

**Site Investigation:**

There are areas of steep terrain shown on the plat with the shaded areas. These are located near the eastern edge of the unnamed lake on the northern side of the plat. the drainage on the north side of Cherilyn Ave is towards this unnamed lake but no established drain ways are present.

There are no improvements apparent on the plat.

There are no wetlands on the plat according to the KWF Wetlands Assessment.

Per the River Center reviewer, the plat is located in a flood hazard area and requires a base flood elevation to be calculated and applied to the plat. the surveyor has requested an exception to KPB 20.30.280(A). **Staff recommends** the surveyor add the note in KPB 20.30.280(D) be added to the plat notes and any comments of the River Center reviewer be addressed as noted.

The plat is not located in a habitat protection district.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Parts of this subdivision are within regulatory A zone. This is an area with a chance of flooding within a base flood elevation calculated as part of the flood study. The A zone will require depiction and plat note is required. Per code, if the base flood elevation is not provided from an authoritative source, it must be generated by the developer and noted on the final plat.</p> <p>Flood Zone: A  Map Panel: 020012-2035A  In Floodway: False  Floodway Panel:</p> <p>KPB Floodplain has reviewed the request for an exception to 20.30.280(A) – Floodplain Requirements. Due to the terrain in the area, staff does not object to the granting of the exception. However, if this exception is granted the following must occur:</p> <ul style="list-style-type: none"> <li>• Zone A must be depicted and clearly labeled.</li> <li>• Code required Floodplain Note as found in 20.30.280(D) must be provided on the plat.</li> <li>• In addition to the note stating the exception was granted the following plat note must be provided on the final plat. <ul style="list-style-type: none"> <li>○ Any development within the A zone will require a floodplain permit application accompanied by Base Flood Elevation calculations prepared by an engineer.</li> </ul> </li> </ul> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
<p>State of Alaska Fish and Game</p>	

**Staff Analysis**

The land was surveyed as originally as part of the US Survey NO 1615 East Forelands U.S. Light House Reserve Tract A dated February 13, 1921. On June 11, 1923 the US Surveyor Generals Office surveyed the land into the

normal sections and quarters. Alaska Division of Lands survey in 302-1963-K-1363 dedicated roads in Section 16. North Kenai Country Club Estates K-1365 subdivided land to the south of this plat. Chevron Tracts Subdivision KN95-35 replatted K-1365 and portions of NW1/4 and the NE1/4 west of the highway into larger tracts Chevron Tracts Subdivision KN96-90 vacated all the short roads coming off Cherilyn Ave. and combined tracts adjacent to the rights-of-way creating larger tracts, Tract A-1 on the north of Cherilyn Ave. Poolside Estates KN2011-12 subdivided Tract A-1 into Tract A and 12 lots. This platting action is subdividing Tract A into 8 new lots and a new tract.

A soils report will be required for the 8 new lots and an engineer will sign the final plat as the new lots are below 200,000 sq ft. A soils report will not be required for Tract A-1-a as the new tract is over 200,000 sq ft. After testing and approval of the report, appropriate wastewater disposal notes will need to be applied to the drawing.

The road layout is sufficient as they are dedicated. A dedication of Poolside Ave on the west side of the plat coming east from Cherilyn Ave would cause an unsafe intersection to be created. Staff recommends the Plat Committee concur an exception to KPB 20.30.030 Street Layout, is not needed.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes from March 12, 2026 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

The plat carried forward the 10’ utility easement along the dedication rights-of-way as shown. there are no other easements to be shown.

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	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  None</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  Poolside Ave, Cherilyn Ave.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p>
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	List of Approved Street Names: Poolside Cir.  List of Street Names Denied:  Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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 comments

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add the KPB File no of 2026-016 to the title block  
Correct address in the Certificate of Ownership and Dedication  
Add a Certificate of Acceptance for Poolside Cir  
Modify the date in the Plat Approval to March 16, 2026 upon approval of the plat by the Plat Committee.  
Add recorded data to drawing and tables.  
Revised plat note 6 to remove reference to KPB 20.30.030 as it was not requested. Add KPB 20.30.280(A).

*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).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

**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.*

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**  
Correct the spelling of Cherilynn Ave in the detail.  
Identify the 33' ROW on the north side of Lot 8
- 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:**  
Label Cherilyn Ave

**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 20.30.190(A) Lots – Dimensions 3:1**

Surveyor's Discussion:

Requesting exception to 3;1 Lot Dimensions lot Lots 7 & 8

Surveyor's Findings:

1. Roughly 50% of land area within these lots are encumbered by a steep slope rendering only the portion easterly of the slope suitable for construction.
2. The upland portion of these lots retain full residential functionality, including adequate width for driveways, structures, wastewater systems, and utility placement.
3. The upland portion of these lots are well within the 3:1 length ratio and the entirety of the lots narrowly exceed the 3:1 length ratio.
4. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200.
5. Proposed lots have sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.
6. Granting this exception supports sound land-use planning, maintains public health and safety.

Staff Discussion:

*20.30.190. - Lots—Dimensions.*

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

7. Removing the steep portion leaves relatively flat land to work with.
8. The public will not be harmed or inconvenienced by the granting of this exception.

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, 5 & 7 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 6 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 8 appear to support this standard.**

**B. KPB 20.30.280(A) Floodplain Requirements**

Surveyor's Discussion:

Requesting exception determining base flood elevation.

Surveyor's Findings:

1. Zone A on FIRM Map 020012-1660A defines Zone A as "Areas of 100-year flood; base flood elevations and flood hazard factors not determined."
2. There is significant terrain rising away from the lake that would make any potential flooding highly unlikely in areas where structures & wastewater systems, etc. would be placed.
3. The upland portion of these lots retain full residential functionality, including adequate with for driveways, structures, wastewater systems, and utility placement.
4. The cost estimate for a thorough BFE determination is a minimum of \$10,000 which is an excessive burden to place on the landowner.
5. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200.
6. Proposed lots have sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.
7. Granting this exception supports sound land-use planning, maintains public health and safety.

Staff Discussion:

*20.30.280. - Floodplain requirements.*

A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source. If the base flood elevation is not provided from another authoritative source, it must be generated at the responsibility of the developer and noted on the final plat.

Staff Findings:

8. Elevation change from the lake to the top of the ridge is approximately of 45 feet.
9. Granting the exception will cause no harm to a member of the public.

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, 2, 6 & 7 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 3, 4 6 & 7 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 7 & 9 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.**

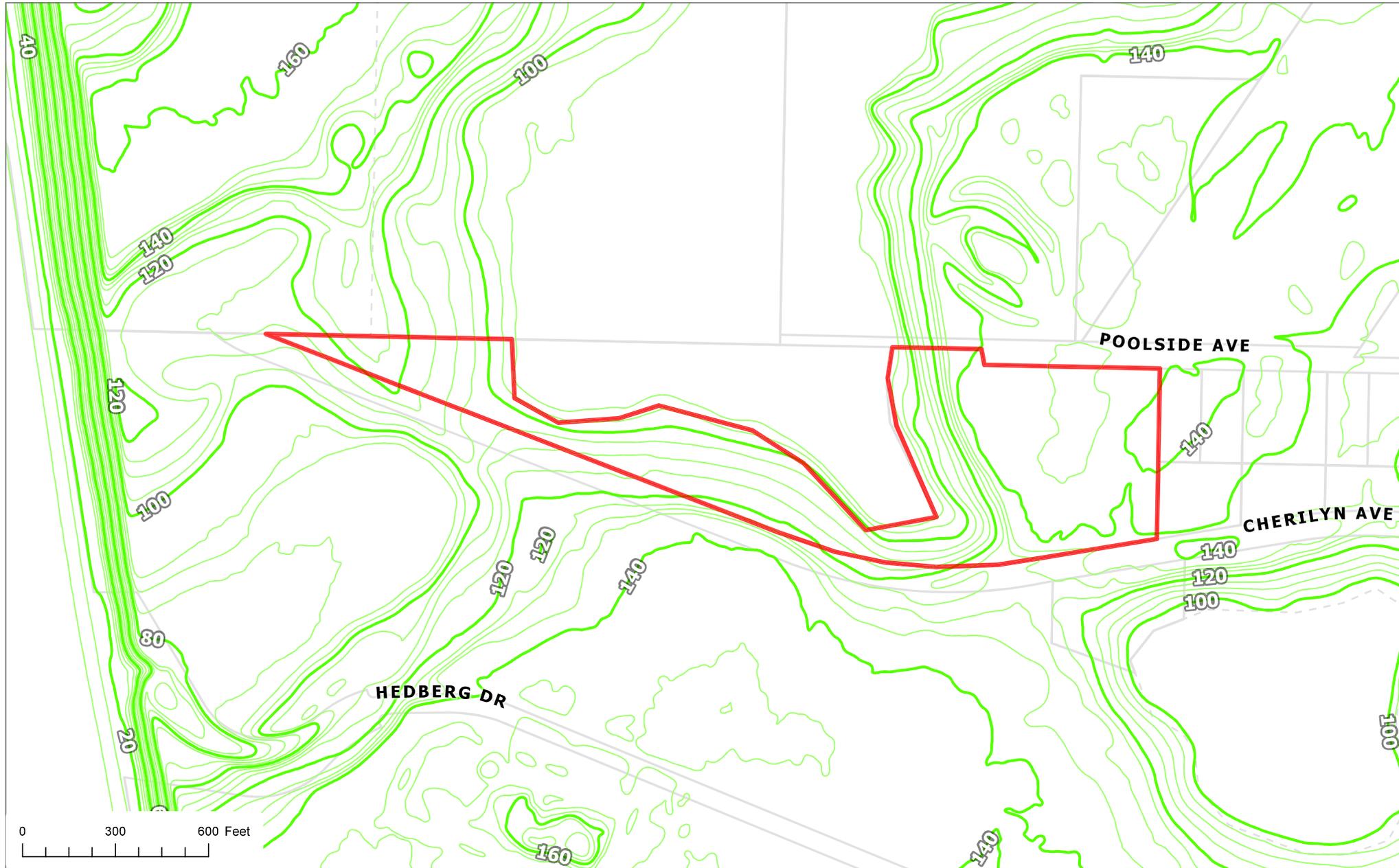
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

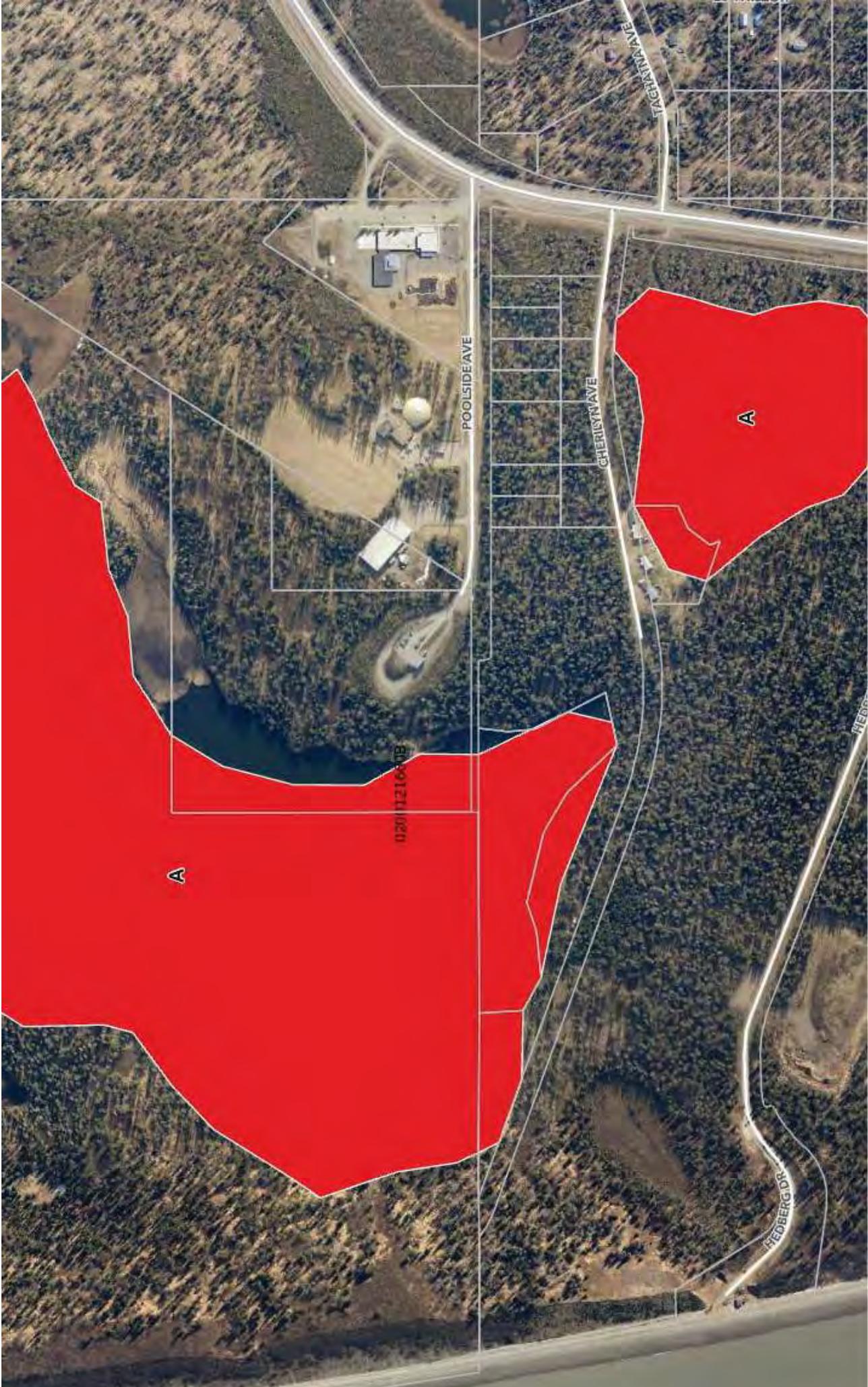
**END OF STAFF REPORT**



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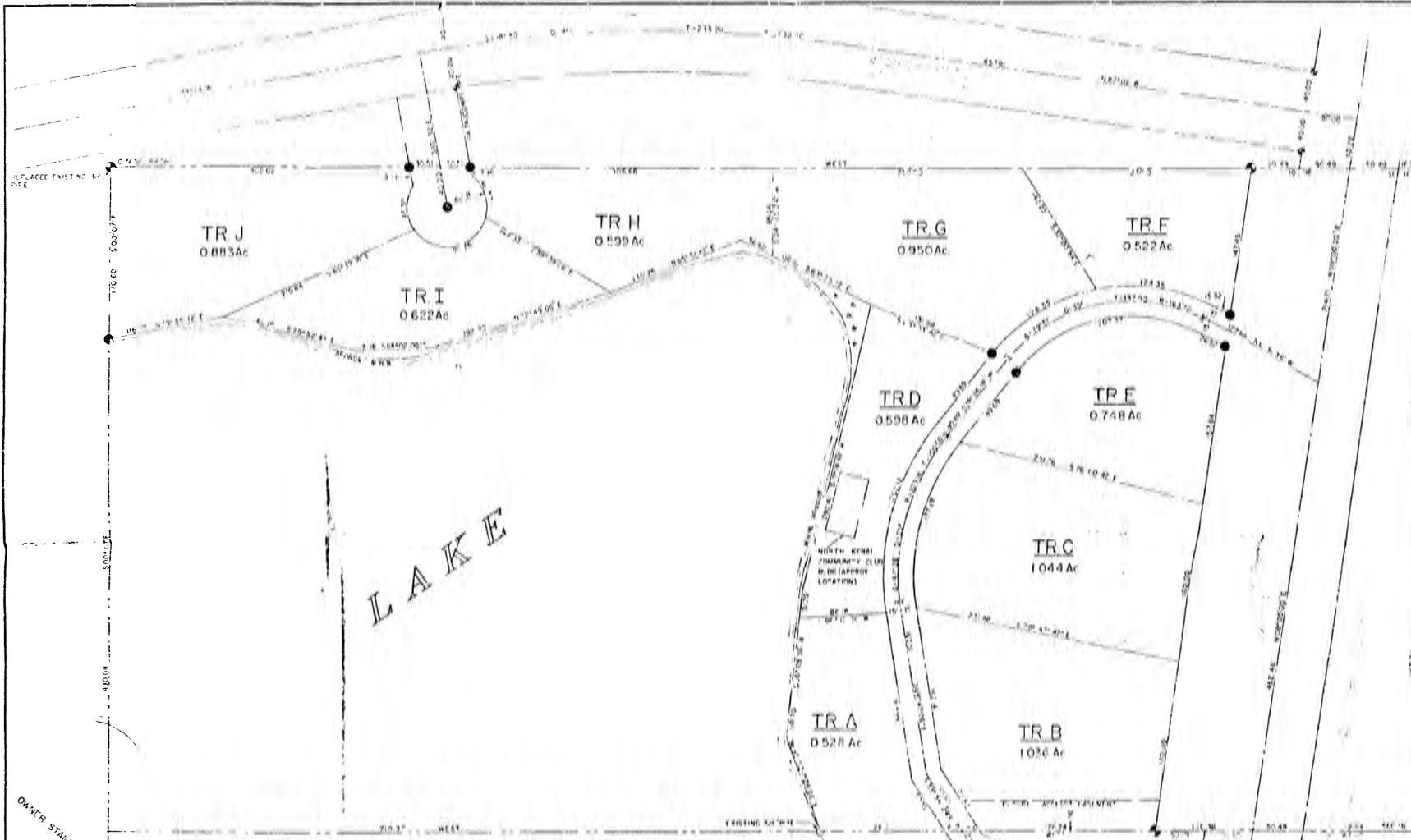


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RECORDED FIELD

INDEXED

FILED

AUG 28 1967

AUG 31 1967

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF LANDS

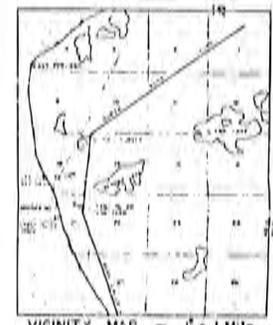
400 W. BRIDGE ALASKA

NORTH KENAI COMMUNITY CLUB ESTATES

LOCATED WITHIN THE 1/2 NE 1/4 NE 1/4

SEC 16, T-7N, R-12W, S.M.

OWNER STANDARD OIL COMPANY



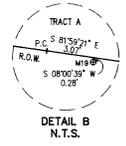
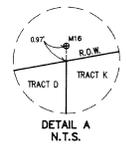
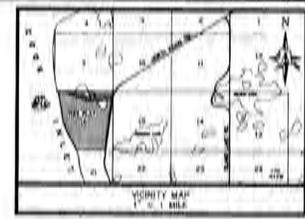
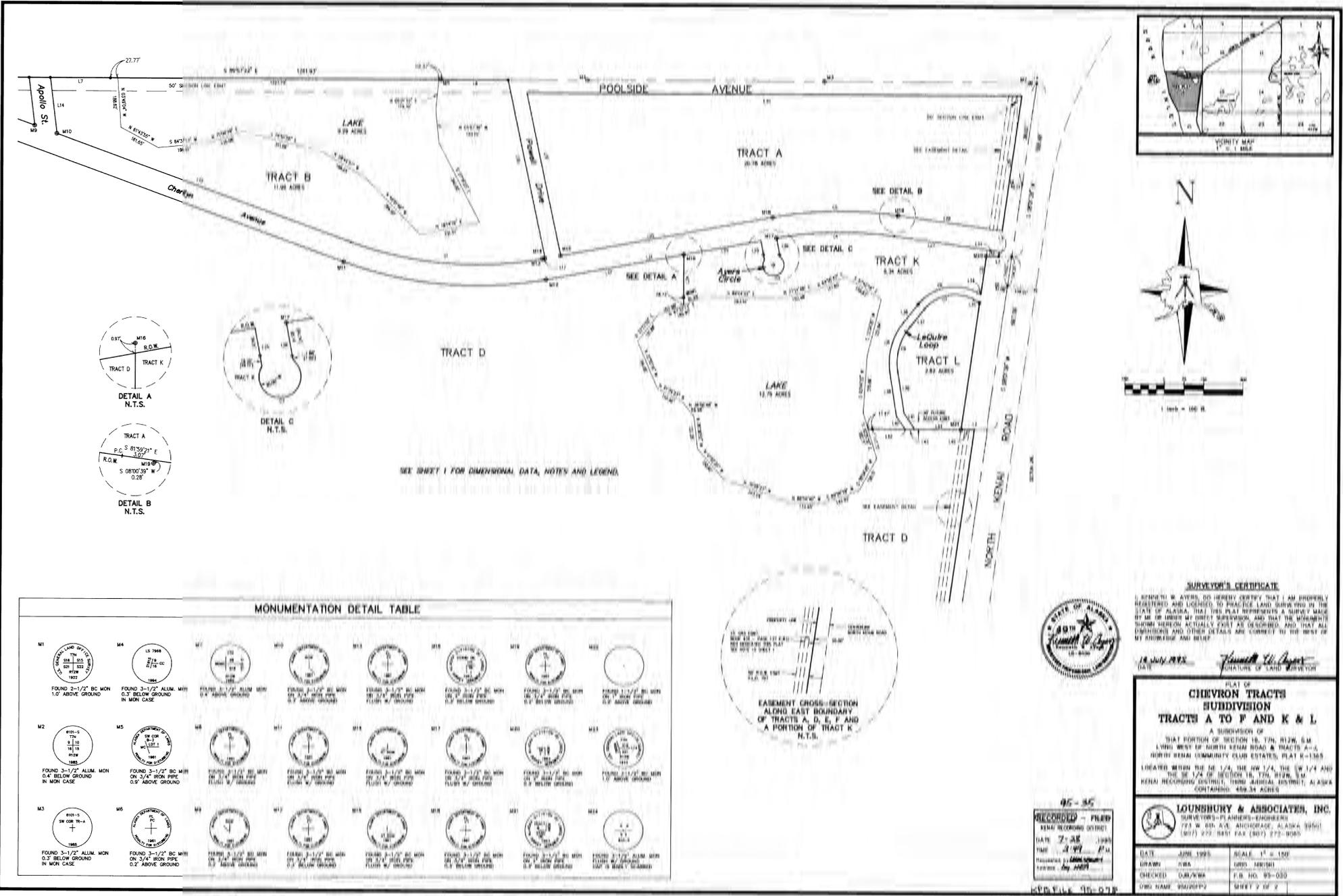
- LEGEND
- ALL BRASS CAP MONUMENTS SET THIS SURVEY
  - CORNER WELD MONUMENTS SET THIS SURVEY
  - ALL NEW MONUMENTS RECOVERED AND USED THIS SURVEY
  - ALL OTHER LOT CORNERS ARE 2"x4"x5" HUBS PAINTED WHITE

NORTH KENAI  
COMMUNITY CLUB ESTATES  
Located within the  
S1/2 NE 1/4 NE 1/4  
Sec.16, T-7N, R-12W, S.M.

DATE OF SURVEY	NAME OF SURVEYOR
AUG 28, 1967	A. J. TRACY - FIELD BOOK NO. 29
AUG 31, 1967	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS 400 W. BRIDGE ALASKA	
NORTH KENAI COMMUNITY CLUB ESTATES LOCATED WITHIN THE 1/2 NE 1/4 NE 1/4 SEC 16, T-7N, R-12W, S.M.	
DRAWN BY	APPROVAL
N. J. J.	[Signature]
DATE APPROVED	APPROVED
11-1-67	[Signature]
DATE 11-1-67	CHECKED FILE NO. 30-34
	[Signature]

North Kenai Community  
Club Estates  
K-1365





SEE SHEET 1 FOR DIMENSIONAL DATA, NOTES AND LEGEND.



MONUMENTATION DETAIL TABLE

M1	M4	M7	M10	M13	M16	M19	M22
M2	M5	M8	M11	M14	M17	M20	M23
M3	M6	M9	M12	M15	M18	M21	M24

**SURVEYOR'S CERTIFICATE**  
 I, BERNARD W. AYERS, DO 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 DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATE: 18 July 1995  
 SIGNATURE OF LAND SURVEYOR: *Bernard W. Ayers*



PLAT OF  
**CHEVRON TRACTS SUBDIVISION**  
 TRACTS A TO F AND K & L  
 A SUBDIVISION OF  
 THAT PORTION OF SECTION 16, T1N, R12W, 64E  
 LYING WEST OF NORTH SENAI ROAD & TRACTS A-A,  
 NORTH SENAI COMMUNITY CLUB ESTATES, PLAT K-1385  
 LOCATED WITHIN THE 1/4, THE SW 1/4, THE SW 1/4 AND  
 THE SE 1/4 OF SECTION 16, T1N, R12W, 64E,  
 SENAI RECORDING DISTRICT, THIRD BERING DISTRICT, ALASKA  
 CONTAINING 489.34 ACRES

**LOUNSBURY & ASSOCIATES, INC.**  
 SURVEYORS-PLANNERS-ENGINEERS  
 773 W. 6th Ave., Anchorage, Alaska 99501  
 (907) 272-0451 FAX (907) 272-0045

95-35  
**RECORDED - FILED**  
 SENAI RECORDING DISTRICT  
 DATE 7-28 1995  
 TIME 3:47 PM  
 PREPARED BY: *Bernard W. Ayers*  
 DRAWN BY: *John H. Hines*  
 CHECKED: *C.M. Kwa* P.E. NO. 95-030  
 DWS NAME: 06/20/92 SHEET 2 OF 2



*Handwritten:* R-1303  
K-1303

RECORDED - FILED  
 ALASKA PUBLIC RECORDS  
 FILE NO. \_\_\_\_\_  
 INDEXED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

LEGEND  
 \* U.S. MONUMENTS  
 \* A.S. MONUMENTS  
 \* 5x5 HOLE AND TACK

1	2
3	4
5	

SHEET INDEX

ALASKA DIVISION OF LANDS  
 STATE OF ALASKA  
 ANCHORAGE, ALASKA  
 ROAD DEDICATION IN SEC 18  
 T. 7N, R. 12W, S. 8M  
 CONTOUR INTERVAL 5 FT JULY 1960  
 Approved: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Director of Lands

*Handwritten:* State R.O.W  
K-1303

