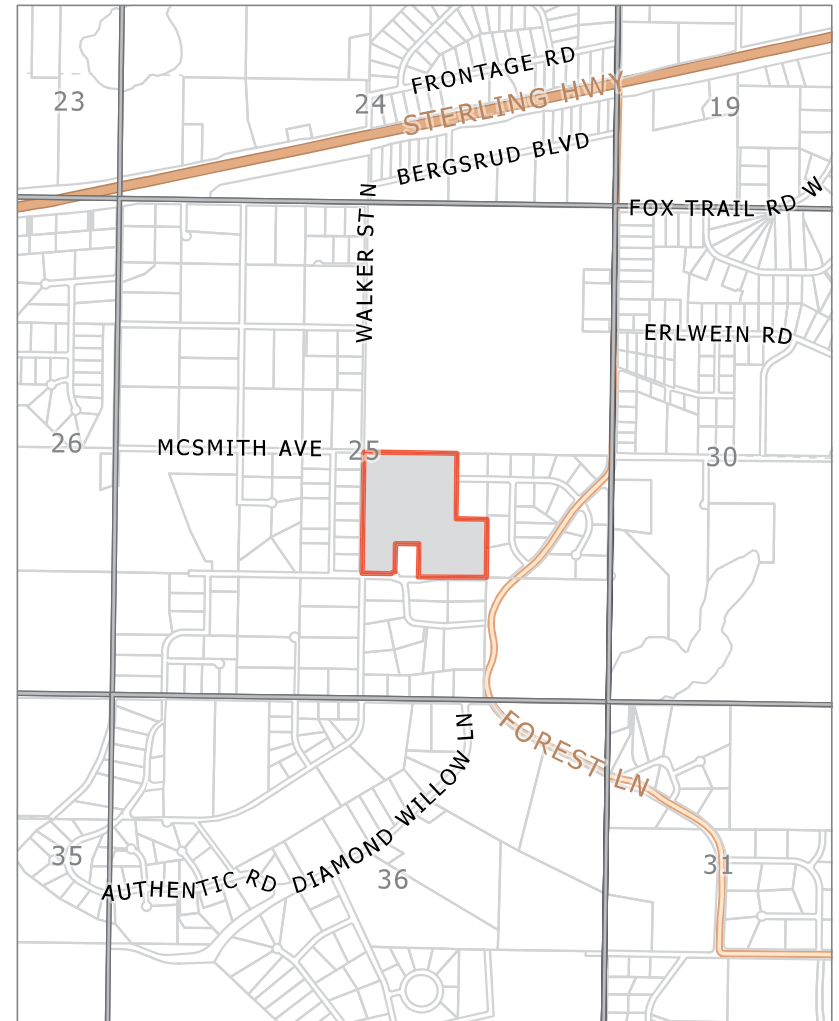
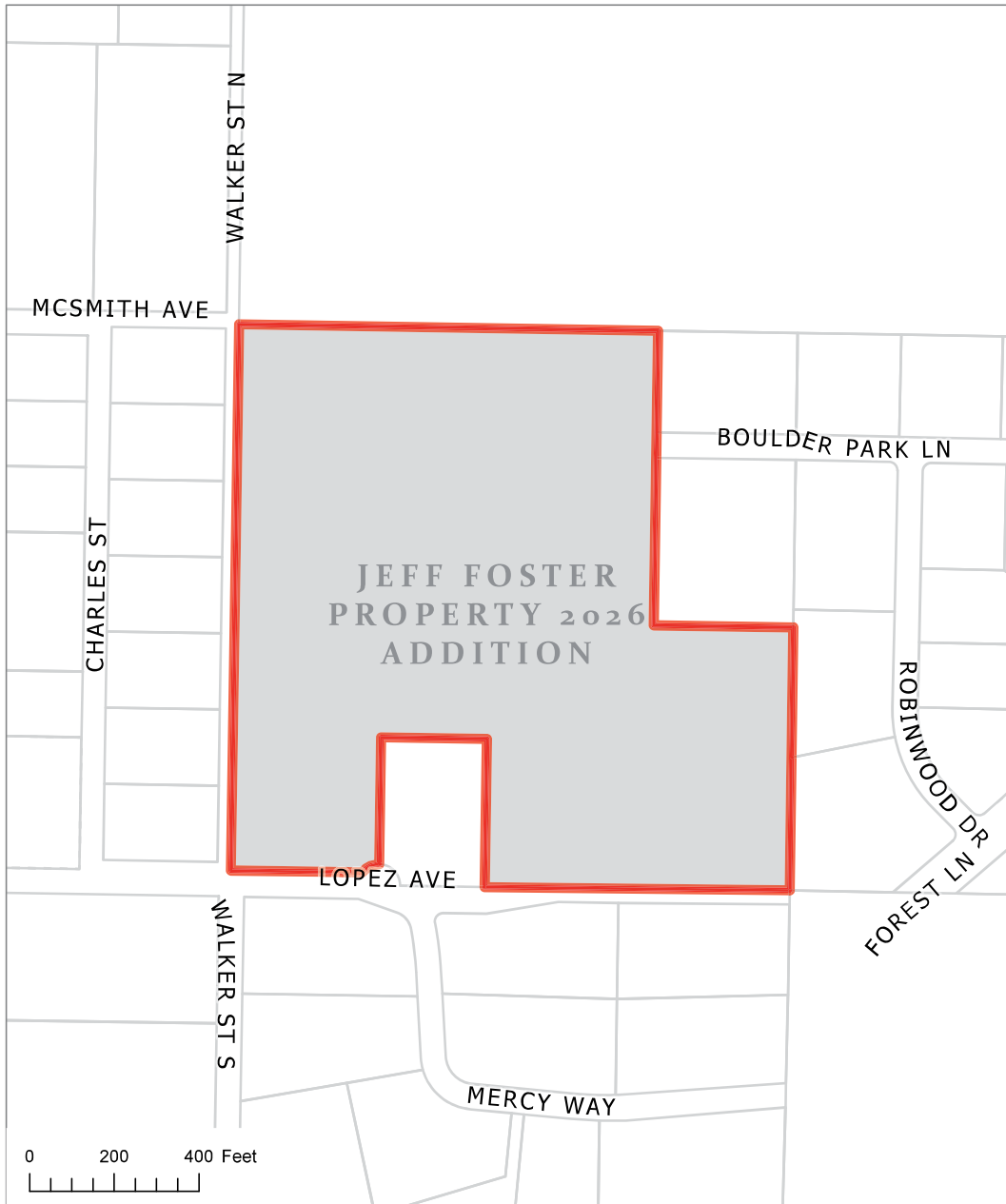
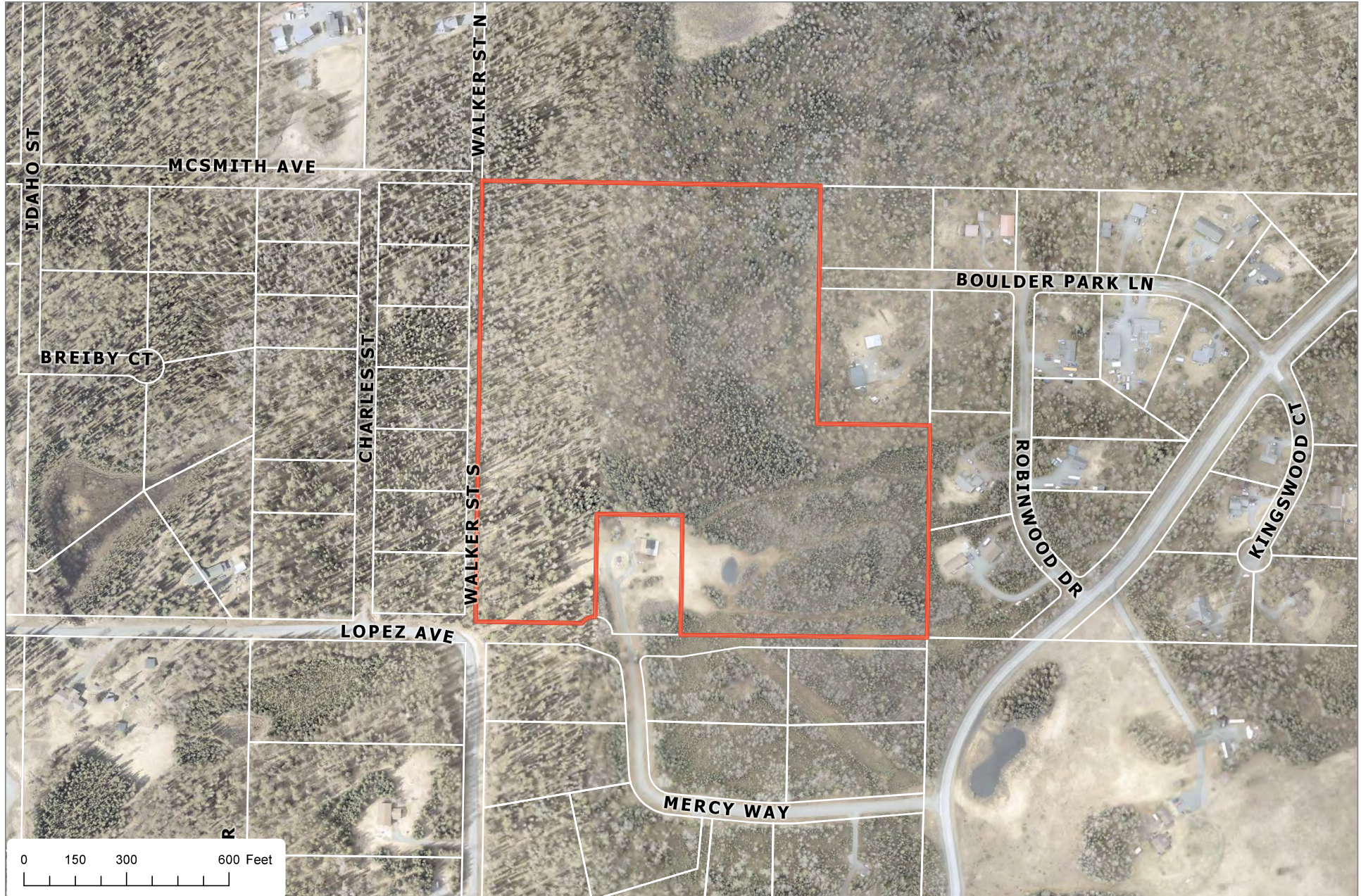


## **E. NEW BUSINESS**

- 4. Jeff Foster Property 2026 Addition; KPB File 2026-048  
McLane Consulting Group / Foster  
Location: Walker Street South, Lopez Avenue & Boulder Park Lane  
Sterling Area**



KPB File 2026-048  
T05N R10W SEC25  
Sterling



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.

# **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 ALL EASEMENTS TO THE USE SHOWN.

KATHRYN E. FOSTER  
PO BOX 696  
SOLDOTNA, AK 99669

## **NOTARY'S ACKNOWLEDGEMENT**

FOR: KATHRYN E. FOSTER  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

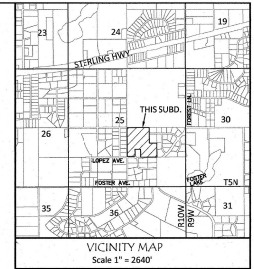
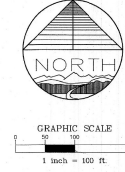
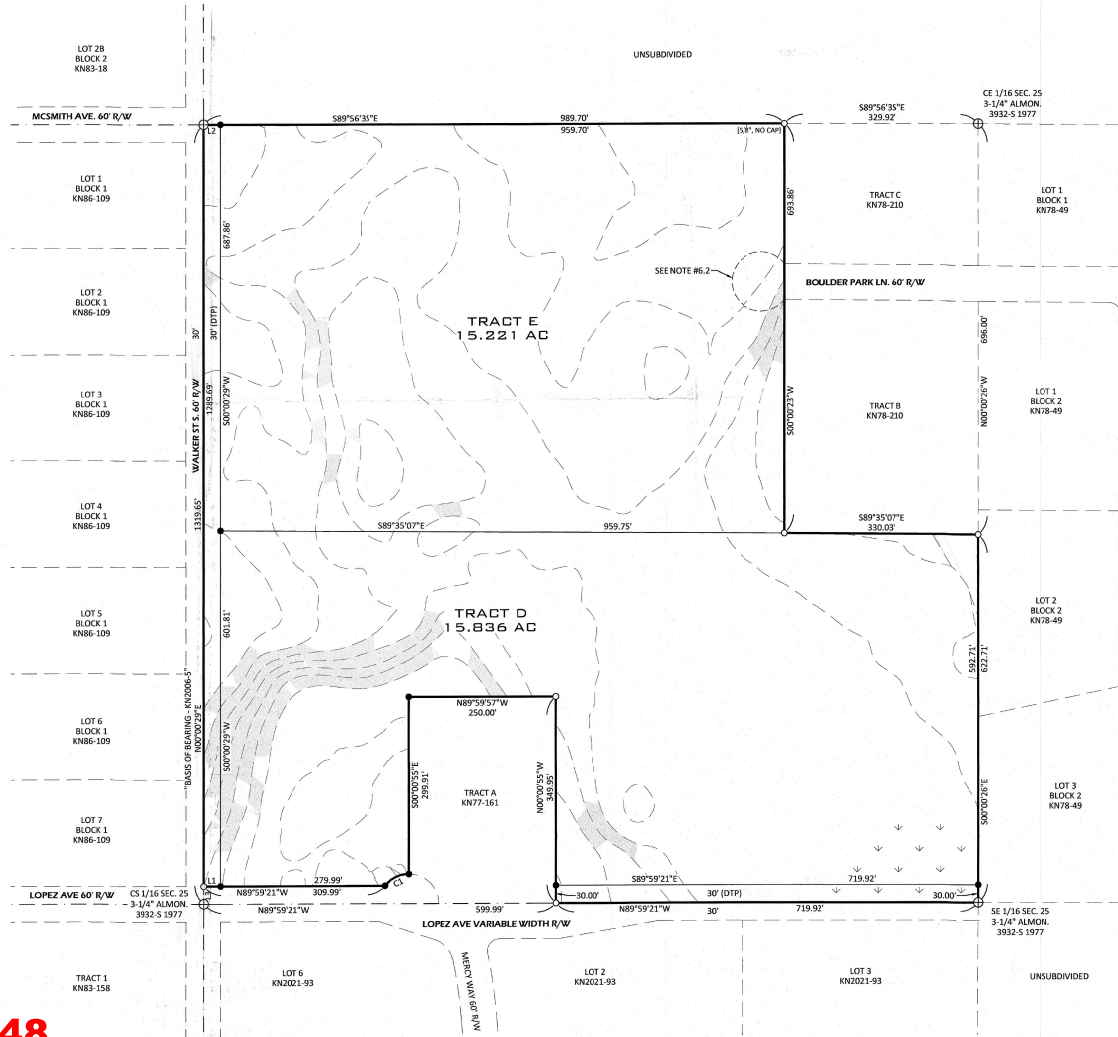
## **CERTIFICATE OF ACCEPTANCE - KPB**

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:  
WALKER ST. S  
LOPEZ AVE.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL

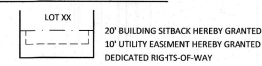
DATE



## **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. BUILDING SETBACK-A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. 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.
4. 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.
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. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
  - 6.1. RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRD, BLANKET EASEMENT.
  - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2006, DOC NO. 2006-001285-0, KRD, SHOWN HEREON.
  - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1962, BOOK 7, PAGE 333, KRD, BLANKET EASEMENT.

## **TYPICAL SETBACK DETAIL (NTS)**



## **WASTEWATER DISPOSAL**

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.

## **LEGEND**

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- AREA SUBJECT TO INUNDATION/DEPRESSION PER KWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

**Plat #**  
Name \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE #     | BEARING       | DISTANCE |
| L1         | S 89°59'21" E | 30.00'   |
| L2         | S 89°56'35" E | 30.00'   |
| L3         | N 0°00'43" E  | 30.00'   |

**JEFF FOSTER PROPERTY 2026 ADDITION**  
REPLAT OF THE NW1/4 SEC 14 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 15, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

OWNER:  
KATHRYN E. FOSTER  
PO BOX 696, SOLDOTNA, AK 99669

32.441 AC. +/- SITUATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

|                                                                                                                                                       |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| ENGINEERING - TESTING<br>SURVEYING - MAPPING<br>P.O. BOX 468<br>SOLDOTNA, AK 99669<br>VOICE: (907) 384-4218<br>FAX: (907) 384-3205<br>WWW.MJL-ARC.COM | KPB File No. 2026-XXXX |
| Project No. 262014                                                                                                                                    |                        |

Scale: 1" = 100' Date: APR. 2026 BOOK: 26-01 Drawn by: AIH

## **PLAT APPROVAL**

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

AUTHORIZED OFFICIAL

**KPB 2026-048**

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT  
JEFF FOSTER PROPERTY 2026 ADDITIN

|                         |                                          |
|-------------------------|------------------------------------------|
| KPB File No.            | 2026-048                                 |
| Plat Committee Meeting: | June 8, 2026                             |
| Applicant / Owner:      | Kathryn Foster / Soldotna                |
| Surveyor:               | Andrew Hamilton / McLane Consulting Inc. |
| General Location:       | Sterling off of Forest                   |

|                    |                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------|
| Parent Parcel No.: | 058-040-88                                                                                  |
| Legal Description: | T 5N R 10W SEC 25 SEWARD MERIDIAN KN NW1/4 SE1/4 EXCL JEFF FOSTER PROPERTY TRACTS A & B & C |
| Assessing Use:     | Vacant                                                                                      |
| Zoning:            | Rural Unrestricted                                                                          |
| Water / Wastewater | Onsite / Onsite                                                                             |
| Exception Request  | 20.30.170                                                                                   |

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 32.441 acres parcel in to 2 tracts and 2 dedications. The tracts will be of size 15.221 acres and 15.836 acres.

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

Access to the plat is by three roads, all undeveloped. Along the east line of the property is Walker St S, a 30' right-of-way, this plat will dedicate 30 feet to the east side to complete out the 60-foot width. On the south is Lopez Ave, coming from the west is a 60-foot dedication to Tract A that then drops below Tract A with a varied width right-of-way. On the east side of Tract A, this plat proposes to dedicate 30 feet to the north side of Lopez Ave to the end of the property. At the west end of Boulder Park Ln is currently a Temporary turnaround access easement as shown and listed in Bk 7 Pg 9 granted by the Fosters as the owners to the public. Per KPB 20.30.100.C Temporary Turnarounds and self-vacating turnarounds shall not be granted or reserved on plats. **Staff recommends** the surveyor show this area to be a ROW Dedication as an extension of Boulder Park LN and add it to the Certificate of Acceptance.

Mercy Way comes from Forest Ln to Lopez Ave. Lopez runs west to Walker St S. Boulder Park Ln runs east out to Forest Ln also.

The plat is not finalizing a vacation, nor is the land affected by a section line easement.

There are trails visible by GIS imagery. **Staff recommends** the surveyor locate any prominent trails on the property and label them as either public or private trails.

Block length is not compliant and the surveyor has requested an exception to KPB 20.30.170 Block Length – requirements.

State of Alaska DOT sent comment, being only that Note 6.3 does not apply to the location on the plat. **Staff recommends** Note 6.3 be removed per SOA DOT comment.

|                          |                                                                                    |
|--------------------------|------------------------------------------------------------------------------------|
| KPB Roads Dept. comments | Out of Jurisdiction: No<br><br>Roads Director: Uhlin, Dil<br>Comments: No comments |
|--------------------------|------------------------------------------------------------------------------------|

|                    |                                                      |
|--------------------|------------------------------------------------------|
| SOA DOT comments   | Note 6.3 does not apply to the location on the plat. |
| SOA DOT&PF Comment | No comments                                          |

#### **Site Investigation:**

There area steep areas noted on the plat as the dark shaded spots on the drawing in the contours. Most of the steep area is in the southwest corner of the plat in Tract D northwest of Tract A. The drainage of the property is split between running west, north of the steep area on the west to draining north at the northeast corner of the plat. The division line of the drainage runs from the southeast corner of the property then northwest along the high to a point just east of the northwest corner of the plat.

The land appears empty per GIS data. No improvements are shown on aerial photos or the assessment information for the property.

KPB Landcover Features and Wetland Assessment do not identify any area of inundation, the surveyor has noted in the southeast corner of the plat an area of inundation.

The River Center Reviewer has identified the plat to not be in a flood hazard area, but in a non-regulatory zone with some wetlands. The RC Reviewer has requested a note to be added as shown below. **Staff recommends** the surveyor add the suggested note and include the zone of Z-U to the note.

The plat is not in a habitat protection district.

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KPB River Center review       | <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie<br/>Floodplain Status: Not within flood hazard area<br/>Comments: Non-regulatory zone, some wetlands present. No depiction of the flood zone required but the following plat note should be provided.</p> <p>Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan<br/>Habitat Protection District Status: Is NOT within HPD<br/>Comments: No comments</p> |
| State of Alaska Fish and Game |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

#### **Staff Analysis**

The parcel is an unsubdivided part of the NW1/4 SE1/4 Section 25, Township 5 North, Range 10 West, Seward Meridian, Alaska, except Tracts A, B & C. this is the first platting of this area

A soils report will not be required for the tracts as the new tracts are above 200,000 sq ft.

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.

The property is not within an advisory planning commission. No APC review will be completed.

**Utility Easements**

The blanket easement in Bk 7 Pg 9 to HEA is noted at Plat note 6.1. **Staff recommends** the surveyor verify with Hea that the easement is not the same as being referenced by the requested easement below and if so, look into removing blanket easement from property.

No easement vacation is being proposed.

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.

HEA has sent a comment in with a request for an easement on an overhead powerline. The comment is included in the packet for viewing.

The plat is proposing a new 10-foot utility easement along the rights-of-way that extends to 20 feet within 5 feet of side lines. This is shown on the typical detail.

**Utility provider review:**

|                     |                        |
|---------------------|------------------------|
| HEA                 | See comment in packet. |
| ENSTAR              |                        |
| ACS                 | No objections          |
| GCI                 |                        |
| SEWARD<br>ELECTRIC  |                        |
| CHUGACH<br>ELECTRIC |                        |
| TELALASKA           |                        |

**KPB department / agency review:**

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Addressing      | <p>Reviewer: Pace, Rhealyn<br/>Affected Addresses:<br/>40295 Boulder Park Ln</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/>Boulder Park Ln, Lopez Ave, Walker St S, McSmith Ave.</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:<br/>40295 Boulder Park Ln will be retired.</p> |
| Code Compliance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Planner         | <p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p>                                                                                                                                                                                                                                                                                                                                             |

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
|           | Material Site Comments:<br>There are not any material site issues with this proposed plat. |
| Assessing | Reviewer: Windsor, Heather<br>Comments: No comment                                         |

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

### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Correct the Certificate of Ownership and Dedication to match the plat and correct wording for PB 20.60.190.A.5.

Add the date of June 8, 2026 to the Plat Approval.

Add Boulder Park Ln to the Certificate of Acceptance – KPB

Plat note 6.2, correct February 06, 2026 to February 09, 2006

Remove Plat note 6.3

In the line table, L3 bearing should match the overall bearing of section pin to pin bearing.

Label the C1/4 corner

#### *PLAT NOTES TO ADD*

- 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).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

### **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 KPB File No to 2026-048
- CTP list Jeffrey D Foster as a vested owner. Please verify if so.
- In the legal description, correct 'property' in Jeff Foster Property.

#### **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:**

- Label Walker St N and Walker St S and with ROW north and south of plat.
- Label Robinwood Dr to the east

#### **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 Boulder Park Ln, Walker St and Lopez Ave on map.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;  
**Staff recommendation:**
- Temporary turnaround access easement listed in 2006-001285-0 is shown and noted on plat. This easement will need to be changed to a dedication to the KPB with a Certificate of Acceptance signed by the Borough added. Per KPB 20.30.100.C Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.
  - There looks to be several trails located on the property, surveyor should identify substantial trails and label them as public or private.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**
- Temp Turnaround needs changed to a dedication.
- 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:**
- Tract C to the east needs the plat label corrected to KN2006-5

---

#### **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 20.30.170 Blocks – Length Requirements**

###### **Surveyor's Discussion:**

Requesting block length requirement exception particularly the northern boundary of proposed Tract E.

###### **Surveyor's Findings:**

1. The parcels on the eastern side of Tract E have legal access from Boulder Park Ln and providing additional access from McSmith Ave is redundant and unnecessary.
2. It is highly likely that future development of Tract E would include a continuation of Boulder Park Lane.

3. At this time the parcel to the North is unsubdivided land.

Staff Discussion:

**20.30.170. - Blocks—Length requirements.**

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

4. There currently are no roads developed along Walker St S or McSmith Ave accessing the property.
5. Granting the exception will not deny access to any of the surrounding lots and tracts.

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 committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-3 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1-4 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 2 & 5 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

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

**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.**

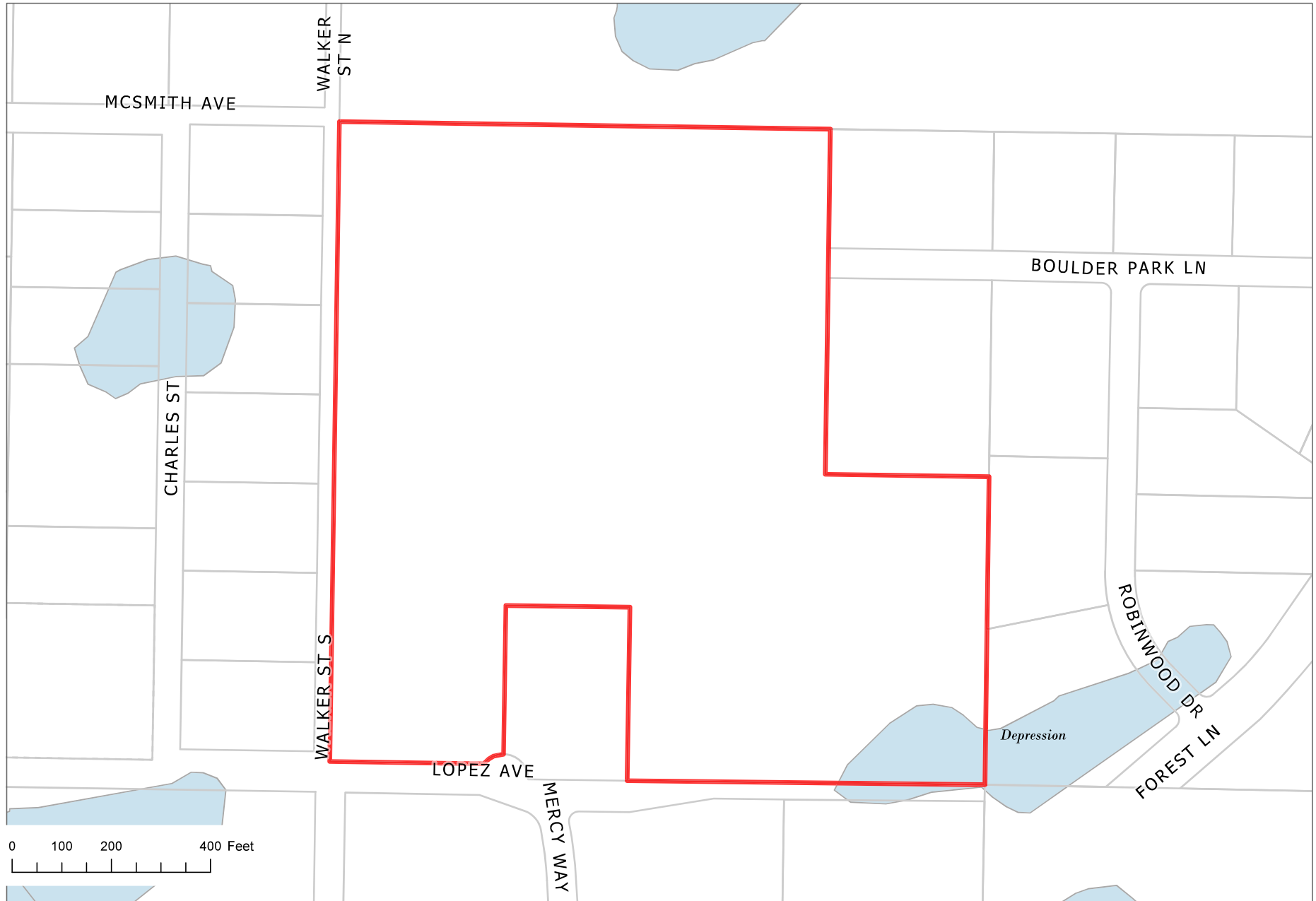
**END OF STAFF REPORT**



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.



KPB File 2026-048  
5/19/2026

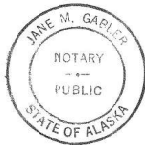


**E4-12**



This topographic map displays a red-outlined parcel situated in the center-left. The parcel is bounded by Walker St S to the west, Lopez Ave to the south, and an unnamed road to the east. To the north of the parcel is Boulder Park Ln. The map features green contour lines indicating elevation, with labels for 280 and 300 feet. Surrounding streets include MCMITH AVE to the north, CHARLES ST to the west, WALKER ST N to the northwest, WALKER ST S to the southwest, LOPEZ AVE to the south, MERCY WAY to the southeast, BOULDER PARK LN to the northeast, and ROBINWOOD DR to the east. A scale bar at the bottom left indicates distances of 0, 200, and 400 feet.

**E4-13**



# CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Jeffery D. Foster  
Jeffery D. Foster — owner —  
Box 696  
Soldotna, Ak. 99669

Kathryn E. Foster  
Kathryn E. Foster  
Kathryn

## NOTARY'S ACKNOWLEDGEMENT

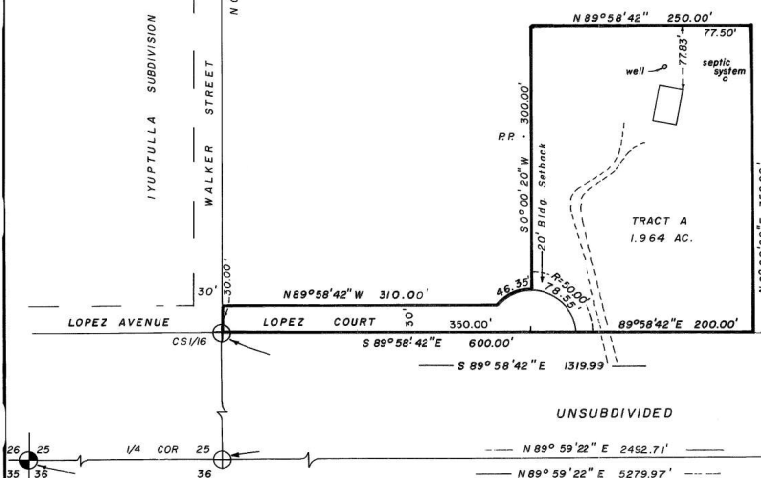
Subscribed and sworn before me this

25 day of October, 1977

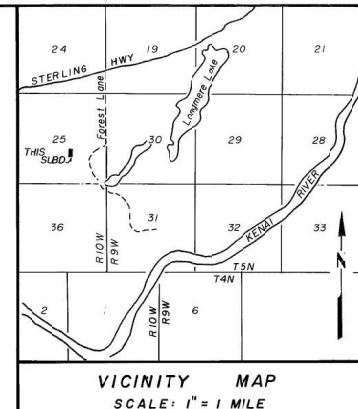
M, commission expires September 13, 1981

Jane M. Garber  
Notary public for Alaska

J. FOSTER UNSUBD. REMAINDER = 37.5 ± ACRES



BASELINE NCR TH 2640.97' 1/4 COR  
CE 1/16 1319.87' 9 89°56'45"E



## LEGEND AND NOTES

- Found G.L.O. Brass Cap monument
- Found official aluminum survey monument — 3622-S
- Set official aluminum survey monument — 3932-S

Set 1/2" X 24" rebar

Data of record is shown in ( ).

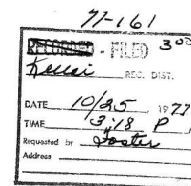
All bearings refer to the East boundary of Section 25 as North — G. L. O. datum.

All wastewater disposal systems shall comply with existing law at the time of construction.

## PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of September 19, 1977, 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: Blair Waring



## TRACT A JEFF FOSTER PROPERTY

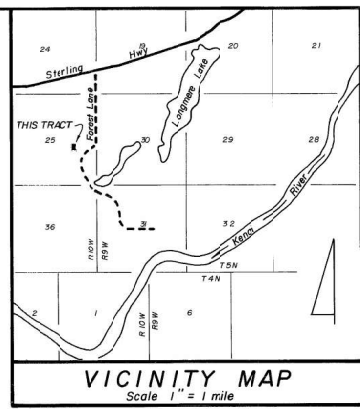
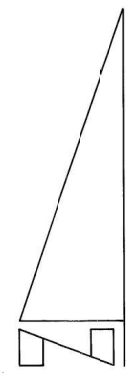
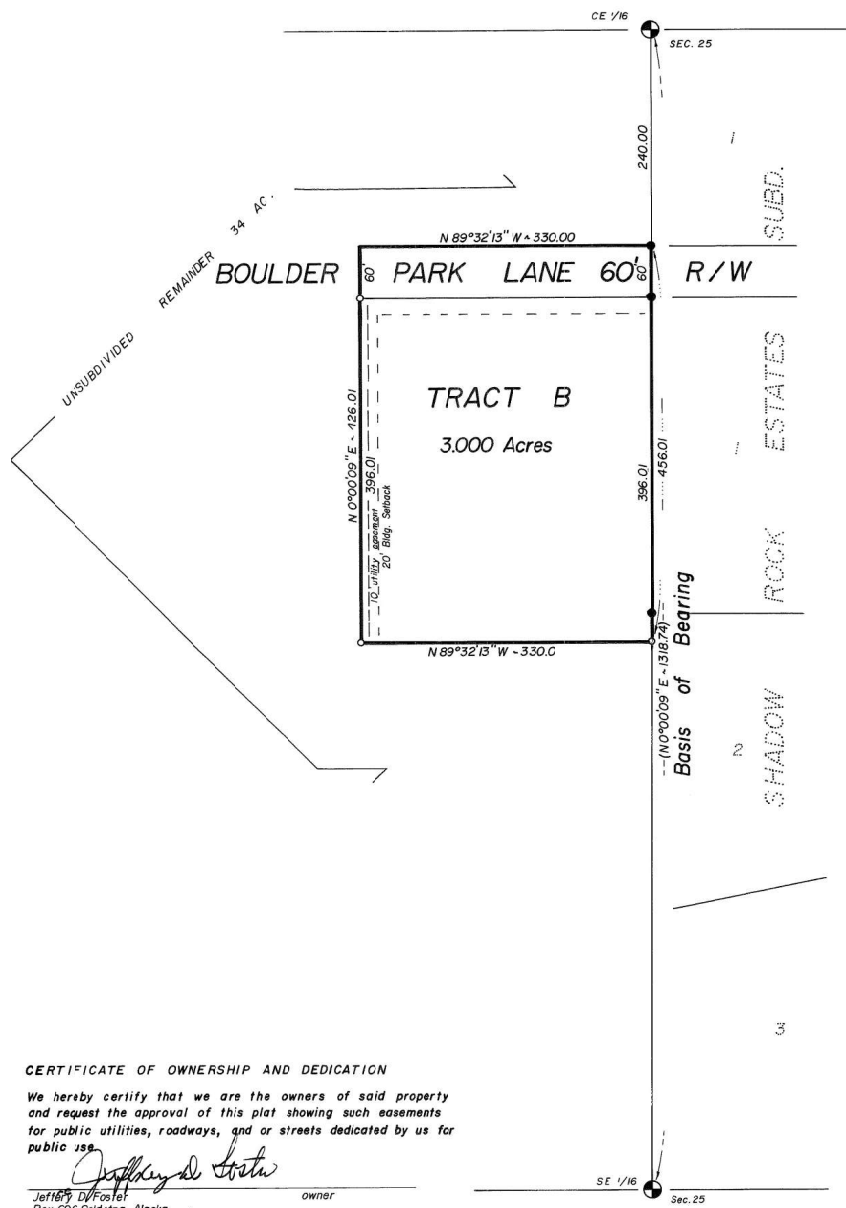
JEFF FOSTER — OWNER  
BOX 696, SOLDOTNA, AK. 99669

DESCRIPTION  
2.255 ACRES SITUATED IN THE NW 1/4 SE 1/4 SECTION 25, T5N, R10W S.M. AK. AND THE KENAI PENINSULA BOROUGH.

SURVEYED BY: McLane and ASSOCIATES  
SOLDOTNA, ALASKA 99669

|                         |                    |                   |
|-------------------------|--------------------|-------------------|
| DATE<br>AUGUST 17, 1977 | SCALE<br>1" = 100' | BOOK NO.<br>77-07 |
|-------------------------|--------------------|-------------------|

KN 78-210



**LEGEND AND NOTES:**

- Found official A.I. survey monument, 3932-S.
- Found 1/2" steel rebar.
- Set 1/2" x 24" steel rebar at all lot corners.
- ( ) Indicates datum of record.

Basis of bearing is the record datum of N 0°00'09" E for east 1/16 line of Section 25.

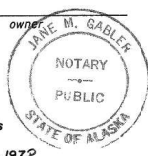
All waste water disposal systems shall comply with existing law at time of construction.

78-210-300  
Kenai  
12-1  
4:26  
KPB  
p 8

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Jeffery D. Foster owner  
Jeffery D. Foster  
Box 696 Soldotna, Alaska  
Kathryn E. Foster owner  
Kathryn E. Foster  
Kathryn E. Foster



**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 22nd day of Nov., 1978

My commission expires Sept. 13, 1981.

Jane M. Gabler  
notary public for Alaska

**PLAT APPROVAL**

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of October 2, 1978, 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 Arnold J. Callaghan

| TRACT B<br>JEFF FOSTER PROPERTY                                                                      |                    |                  |
|------------------------------------------------------------------------------------------------------|--------------------|------------------|
| Jeffery Foster, owner<br>Box 696; Soldotna, Ak. 99669                                                |                    |                  |
| DESCRIPTION                                                                                          |                    |                  |
| 3.455 ACRES IN THE NW 1/4 SE 1/4 SECTION 25, T5N, R10W, S.M. AK. AND IN THE KENAI PENINSULA BOROUGH. |                    |                  |
| Surveyed by McLane AND ASSOCIATES<br>Soldotna, Ak. 99669                                             |                    |                  |
| DATE OF SURVEY<br>Sept. 13, 1978                                                                     | SCALE<br>1" = 100' | SK. NO.<br>78-15 |

*CIRI UNSUBDIVIDED*

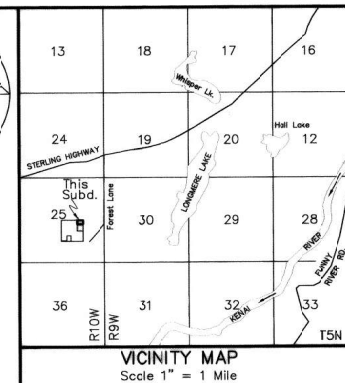
**BASIS OF BEARING KR D 77-161**

S 89°56'45" E (1319.86') 1319.71'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

*Jeffrey D. Foster* *Kathryn E. Foster*  
Jeffrey D. Foster Kathryn E. Foster



**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 an 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 streets right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 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 department.
- 5) The front (on 100 feet of the twenty (20) foot building set back and the entire set back within five (5) feet of the side lot lines is also a utility easement.



2006-5  
KENAI REC. DIST. 20  
Date 1-31-20  
Time 12:08 P.M.  
Requested By MCLANE  
Address

**JEFF FOSTER PROPERTY  
TRACT C**

Jeff Foster  
P.O. Box 696  
Soldotna, AK. 99669  
LOCATION  
1.812 AC. M/L SITUATED IN THE NW 1/4 SE 1/4  
SECTION 25, T. 5 N., R. 10 W., S.M., AK. AND THE KENAI  
PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

P.O. Box 468 SOLDOTNA, AK 99669  
KPB FILE NO. 2005-302  
PROJECT NO. 052036  
SCALE 1" = 100' DATE: JAN. 2006 BOOK NO.: 05-12 DRAWN BY: NSM

CENTER 1/4  
SEC 25  
TSN R10W SM  
3622-S  
Found:  
3 1/4" Diam.  
Alum. Cap  
Sat 1977



**WASTEWATER DISPOSAL**

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.

*Gina M. Joyce* C.E. 11043 AK Date *20 January 2006*

**NOTARY'S ACKNOWLEDGEMENT**

FOR: *Jeffrey D. Foster & Kathryn E. Foster*  
Subscribed and sworn before me this  
*26th* day of *January*, 2005.

My commission expires *2/22/09*  
*Kimberlie Copeson*  
Notary Public for the State of Alaska

**LEGEND**

- Set 5/8" x 30" diam. rebar w/ 2" diam. alum. cap 4928-S
- Primary monument as described
- Found 1/2" rebar
- ( ) Record data KR D 77-161 [ ] Record Data KR D 78-210

**UNSUBD. REMAINDER  
32.7 AC M/L**

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N00°05'12"W | 60.00  |
| L2         | S00°00'27"E | 60.00  |

**PLAT APPROVAL**

This plot was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

November 28, 2005.

KENAI PENINSULA BOROUGH by

*May O'Brien*  
Authorized Official

Record  
3 1/4" Alum. Cap  
1977  
CS 1/16

**LOPEZ CT.**

(N 89°58'42" W

1319.59')

Record  
3 1/4" Alum. Cap  
1977  
SE 1/16

# 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 ALL EASEMENTS TO THE USE SHOWN.

KATHRYN E. FOSTER  
PO BOX 696  
SOLDOTNA, AK 99669

## NOTARY'S ACKNOWLEDGEMENT

FOR: KATHRYN E. FOSTER  
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2026

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

## CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:

WALKER ST. 5  
LOPEZ AVE.

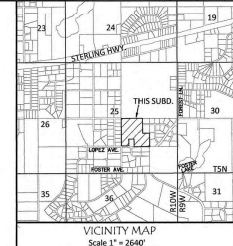
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL

DATE



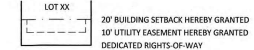
GRAPHIC SCALE  
1 inch = 100 ft.



## 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. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. 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.
4. 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.
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. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
  - 6.1. RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRD, BLANKET EASEMENT.
  - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2026, DOC NO. 2006-001285-4, KRD, SHOWN HEREON.
  - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1961, BOOK 7, PAGE 313, KRD, BLANKET EASEMENT.

## TYPICAL SETBACK DETAIL (INTS)



## WASTEWATER DISPOSAL

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.

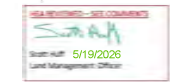
## LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- AREA SUBJECT TO INUNDATION/DEPRESSION PER KRW WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

Plat #  
Rec Date \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_



| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE #     | BEARING      | DISTANCE |
| 11         | S 89°59'21"E | 30.00'   |
| 12         | S 89°58'52"E | 30.00'   |
| 13         | N 0°00'49"E  | 30.00'   |



## PLAT APPROVAL

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

AUTHORIZED OFFICIAL

JEFF FOSTER PROPERTY 2056 ADDITION  
REPLAT OF THE NW 1/4 SE 1/4 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 25, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

OWNER:  
KATHRYN E. FOSTER  
PO BOX 696, SOLDOTNA, AK 99669

32.441 AC. M/L SITUATED IN THE SE 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

|                                                                                                                                                                            |              |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| <br>ENGINEERING, TESTING<br>SURVEYING, AND<br>CONSULTING<br>P.O. BOX 408<br>203 WEST 10TH AVE<br>VOICE: (907) 284-4218<br>FAX: (907) 284-5889<br>WWW.MCLANEENGINEERING.COM | KPB File No. | 2026-XXX |
|                                                                                                                                                                            | Project No.  | 262014   |

Scale: 1" = 100' Date: April, 2026 BOOK: 26-01 Drawn by: AHH

KPB 2026-048