

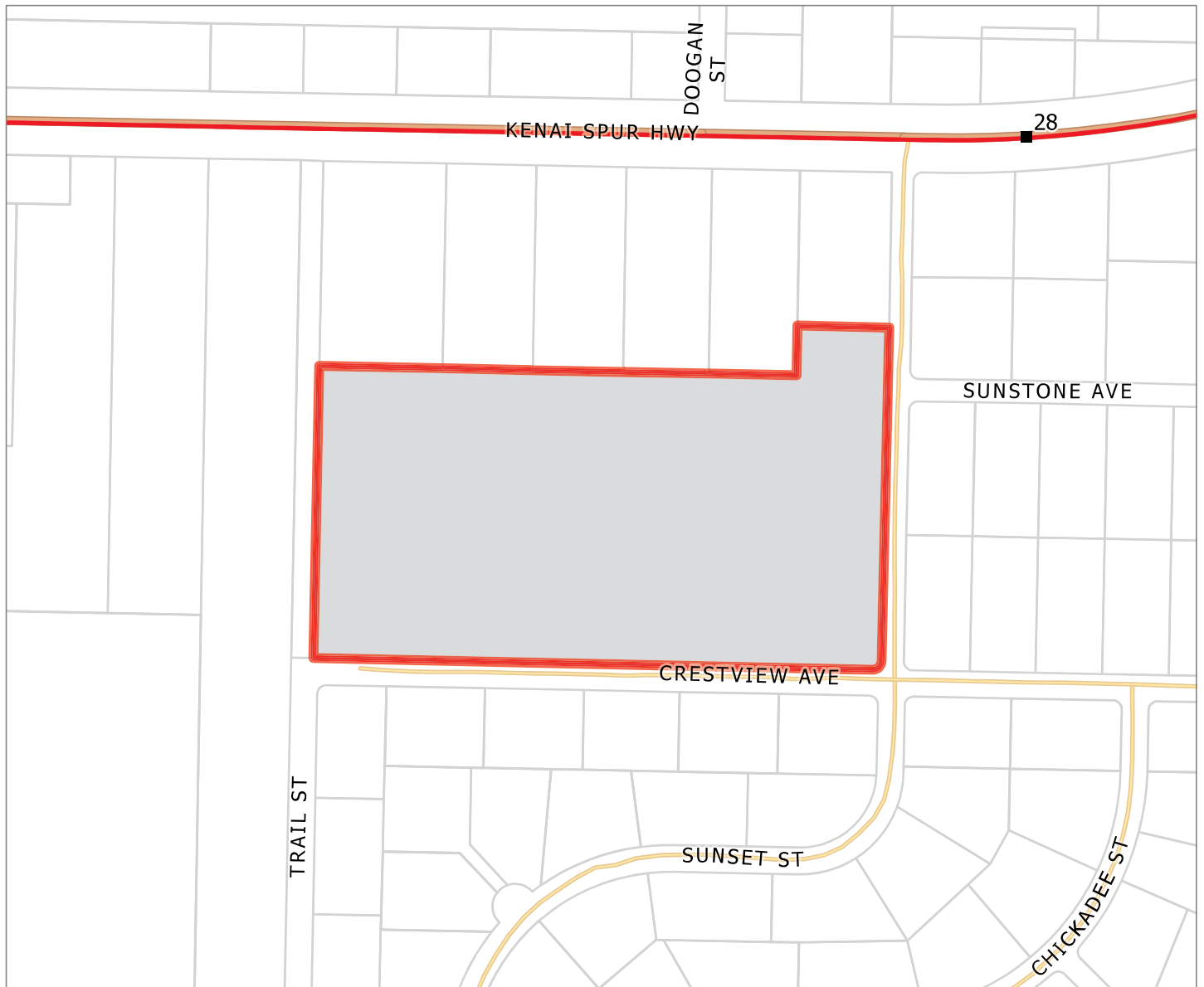
## **E. NEW BUSINESS**

- 7. Sunset View Estates Addition No. 2  
KPB File 2023-041**



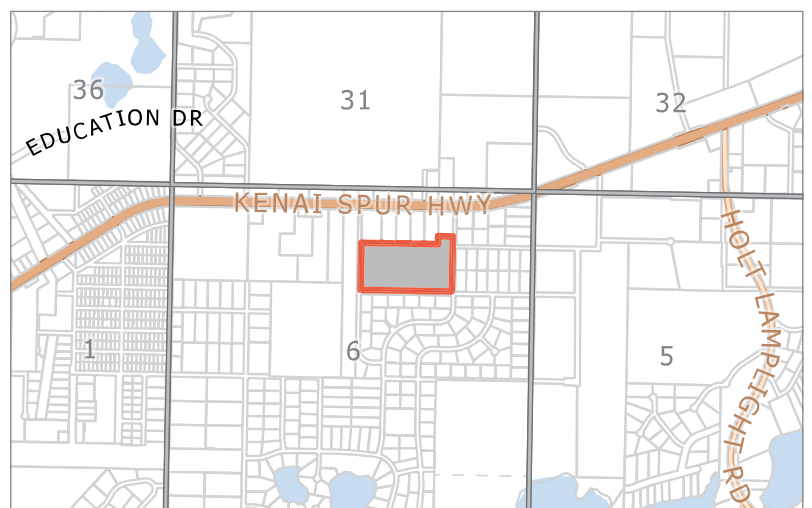
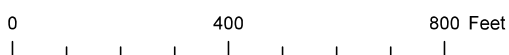
# Kenai Peninsula Borough Planning Department

## Vicinity Map



KPB File 2023-041  
T 07N R 11W SEC 06  
Nikiski

4/3/2023



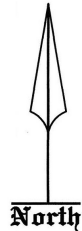


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



### LEGEND:

- 3 1/4" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP L58859 SET
- ( ) RECORD DATUM PLAT 86-238 KR0



### NOTES:

- 1) Basis of bearing taken from Sunset View Estates Addition No. 1, Plat 86-238, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) An easement for a private road granted to Ethel D. Randall is recorded in Book 21 Page 11, Kenai Recording District.
- 6) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded in Book 2 Page 93, Kenai Recording District. No definite location disclosed.
- 9) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a 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) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet 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.

### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

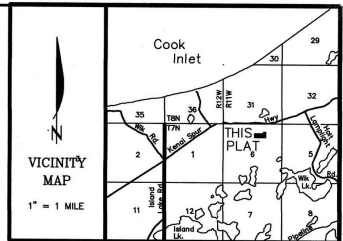
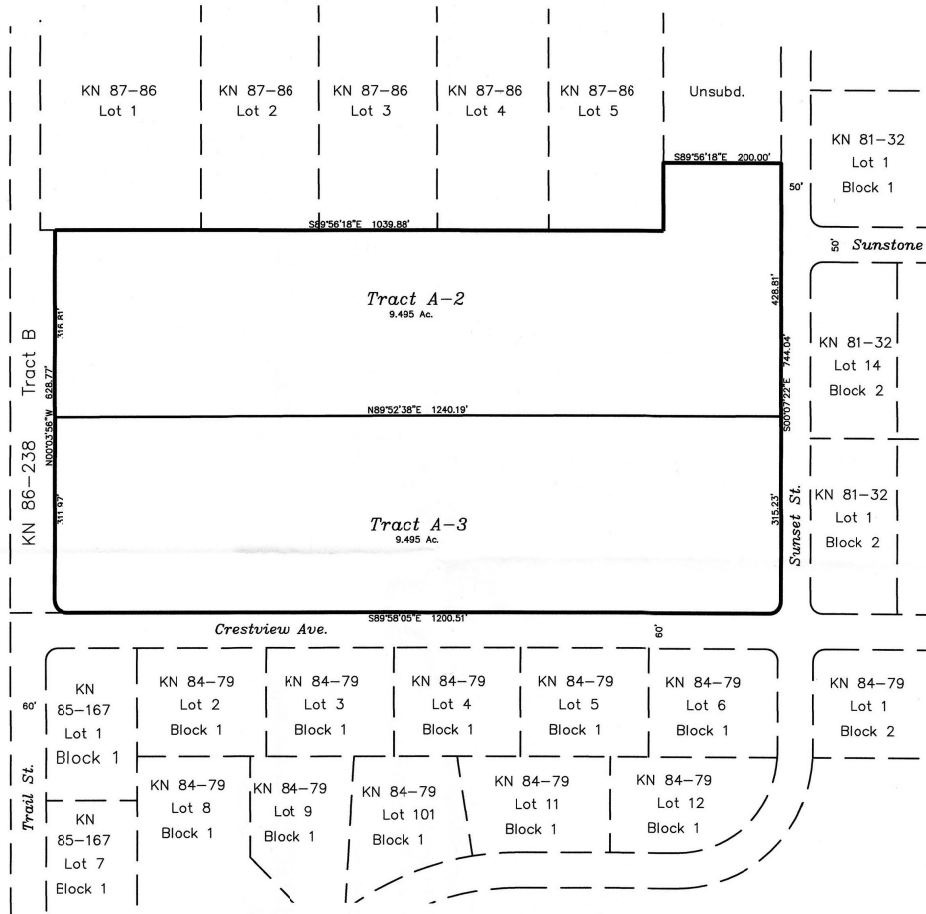


### SURVEYOR'S CERTIFICATE

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

Date

Unsubd.



### CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

DON C. RAPPE LOUIS F. OLIVA JR.  
P.O. BOX 8567  
NIKISKI, ALASKA 99635

### NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

### NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

KPB FILE No.

### Sunset View Estates Addition No. 2

A resubdivision of Tract A-1 Sunset View Estates Addition No. 1, Plat 86-238, Kenai Peninsula Borough.

Located within the NW1/4 NE1/4 Section 6, T7N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 18.990 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Don C. Rappe Louis F. Oliva Jr. P.O. Box 8567 Nikiski, Alaska 99635
JOB NO. 22095	DRAWN: 6-15-22
SURVEYED:	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

KPB 2023-041

AGENDA ITEM E. NEW BUSINESS

ITEM 7 – SUNSET VIEW ESTATES ADDITION NO 2

<b>KPB File No.</b>	2023-041
<b>Plat Committee Meeting:</b>	April 24, 2023
<b>Applicant / Owner:</b>	Don Rappe and Louis Oliva, Jr. both of Nikiski, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Sunset Street, Crestview Avenue, Nikiski, Nikiski APC

<b>Parent Parcel No.:</b>	013-200-85
<b>Legal Description:</b>	Tract A-1 Sunset View Estates Addition No 1 in NW1/4 NE1/4 Sec 6, T7N, R11W
<b>Assessing Use:</b>	Industrial Mining
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 19.33-acre parcel into 2 Tracts ranging in size from 9.495 to 9.595 acres.

**Location and Legal Access (existing and proposed):** Located near mile 28 of state maintained Kenai Spur Highway is Sunset Street. The plat is accessed from the north by Sunset Street on the northeast corner and by Crestview Avenue from the south in the southwest corner. Sunset Street is a 50 foot dedicated borough maintained road on the east side of the plat. Crestview Avenue is a 60 foot dedicated borough maintained road on the south side of the plat.

Tract A-2 and A-3 will have access to Sunset Street and Tract A-3 will also have access to Crestview Avenue. Both Sunset Street and Crestview Avenue are constructed.

There are no section line easements abutting or within the proposed plat.

Per KPB Code 20.30.120, the minimum right-of-way width of streets shall be 60 feet. Sunset Street was dedicated on Sunset View Estates Amended, Plat KN 81-32 as a 50 foot wide dedication. Silent Forest, Plat KN 84-79, dedicated Sunset Street south of the Crestview Avenue dedication. This dedication was granted as 60 feet wide. To bring the right-a-way into compliance a 10 foot dedication along the eastern boundary should be granted that will be in line with the southern portion of the right-a-way. ***Staff recommends a 10 foot dedication for Sunset Street be granted and an acceptance be added to the final plat.***

The block is not compliant. Sunset View Estates Amended, Plat KN 81-32, dedicated a 25 foot wide right-a-way along the western boundary of what was Tract A. This dedication was known as Trail Street and connected Crestview Avenue to Kenai Spur Highway. Silent Forest Addition No 1, Plat KN 85-167 dedicated the western 30 feet of Trail Street. Sunset View Estates Addition No 1, KN 86-238 vacated the portion of the Trail Street dedication adjacent to the subject property into the north. The 30 foot western portion became Tract B which is to convey to the land to the west. The eastern 25 feet adjacent to Tract A was added back to the eastern property and became known as Tract A-1, which is the subject parcel for this plat. To the west of Tract B is a private airstrip. The former dedication of Trail Street had provided a compliant block. That right-a-way has now been vacated resulting in an incomplete block. Property that is part of this preliminary plat has had a prior existing use material site and the lots to the north also have prior existing use. A dedication to bring the block into compliance will be difficult due to existing uses. ***Staff recommends the plat committee concur that an exception for block length is not required as a dedication will not improve the block and the previous granted vacation reduced compliance but was approved.***

KPB Roads Dept. comments	Out of Jurisdiction: No
--------------------------	-------------------------

	Roads Director: Griebel, Scott Comments: No comments
SOA DOT comments	No comment - Engineering

**Site Investigation:** The terrain on this site slopes to the northeast corner, except for the pit located in the southeasterly corner of the site. There is a ridge on the west side of plat and Sunset Street on the east is set higher also creating a funnel toward the northeast.

There is one building in the northeast corner of the plat that will stay with Tract A-2.

There are no rivers, streams or wetlands on the property.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments  C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	

**Staff Analysis** This is a preliminary plat to divide a 19.33-acre tract into two new tracts. This plat originally was part of the NE1/4 of Section 6, T7N, R11W, SM Alaska. Sunset View Estates KN 77-108 created Tract A and dedicated part of Trail Street. Sunset View Estates Amended, KN 81-32 was refiled to correct some typographical errors on the plat, Tract A remained the same. Sunset View Estates Addition No 1 KN 86-238 created Tract A-1 from Tract A and the adjacent vacated Trail Street and created Tract B from the westerly part of vacated Trail Street.

Tract A-2 does not comply with KPB Code 20.30.190, 3:1 depth to width ratio. Tract A-3 complies due to its frontage to the south. An exception has been requested for Tract A-2.

The parent parcel has a prior existing permit granted in 2001. The plat has been reviewed by the Kenai Peninsula Borough Planner. The change in the property will void the existing use and a note has been requested to be added to the plat. Any plans to continue material extraction will require an application be submitted for a conditional land use permit.

Due to the lots being over 200,000 sq. feet, a soils report will not be required. Proper note is shown on the plat.

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 heard this item at its April 6, 2023 meeting. The Advisory Planning Commission recommends approval of the plat. If minutes are available, they will be placed in the packet or desk packet.

**Utility Easements** There are three platted easements that were not carried forward to this plat from Sunset View Estates Addition No. 1, KN 86-238. The 10-foot utility easement on the south line of Tract A-3 needs shown and noted as to its source. There are two 20' x 30' utility easements on the east line of Tract A-2 across from Sunstone Avenue and need shown and noted as to their source.

Easements granted by record document as identified in the Certificate to Plat are listed in the plat notes.

The plat contains the note that 10 foot utility easements will be granted along the dedications and will increase to 20 feet wide within 5 feet of the side lot lines. An easement had not been previously granted along Sunset Street and will be required to be granted by this plat. Staff is recommending a 10 foot dedication for Sunset Street. **Staff recommends a 10 foot utility easement be shown along Sunset Street and include the notation that it is granted by this plat.**

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Robinson, Celina  Affected Addresses:  NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  TRAIL ST; CRESTVIEW AVE; SUNSET ST; SUNSTONE 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: NO ADDRESSING COMMENTS AT THIS TIME</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: Prior Gravel pit.</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use  PEU Recognized Date: 3/27/2001  Material Site Comments:  Proposed Plat Note:</p>

	Upon recording of the final plat for this subdivision, the material site within former Tract A of Sunset View Estates Subdivision will be considered abandoned. All material extraction must comply with KPB regulations.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

## **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:** Verify the acreage and update the title block.
- 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:** Add Ave to Sunstone to the East. Add to the road to the south the name and width.
- 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:** Reduce the line width of Island Lake Rd to match others
- 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:**  
To the northeast, change Lot 1 to Lot 2.  
To the south Lot 101 needs changed to Lot 10.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:** Need distance and bearing on west side of job to the north. Need distances corrected on north and south line to match parent plat to correct west line of parcel.
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
- Staff recommendation:** Steep slopes present but not shown, show tops and toes of slopes on final.



### **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.*

#### **20.30.240. Building setbacks.**

- D. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

**Staff recommendation:** *Depict and label 20' setback line on drawing.*

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### **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: Due to the size of the lots, a soils report will not be required.*

**Staff recommendation:** *comply with 20.40.*

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### **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.*

#### **20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.**

**Staff recommendation:** *If a dedication for Sunset Street is granted, an acceptance will be required.*

#### **20.60.110. Dimensional data required.**

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. 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.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** *comply with 20.60.110.*

*Need to add a bearing and distance to the line adjacent to lot 5 on the north.*

*East/west lines need to be adjusted to the correct west limit of Lot A-1, with the correct west line of the subdivision dimensioned.*

*Dimension the curve in the southeast corner.*

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

**Staff recommendation:** *comply with 20.60.150.*

*Need to add the 10 utility easement on the south line as dedicated by KRD 86-238 and note the source. Need to add the 20' x 30' utility easements across from Sunstone Ave as shown on KRD 86-238 and note their source. Depict the new utility easements been granted along the right away. Discussed under utility easements.*

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** *Place the following notes on the plat.*

- *Upon recording of the final plat for this subdivision, the material site within former Tract A of Sunset View Estates Subdivision will be considered abandoned. All material extraction must comply with KPB regulations.*

*The plat notes numbers need to be revised.*

*Plat note 4 is only required if a dedication is being granted by the plat. Include "(KPB 14.06)" if it remains on the plat.*

**EXCEPTIONS REQUESTED:**

**KPB 20.30.190 – Lots- Dimensions** (3:1 depth to width ratio for Tract A-2)

Staff Discussion: KPB Code requires that lots have an average depth no greater than three times the average width.

**Findings:**

1. KPB Code requires lots meet a depth to width ratio of 3:1
2. The ratio for Tract A-2 is 3.9:1.
3. The preliminary does not show an accurate western boundary that would extend the length of the lot.
4. A dedication along the eastern boundary will shorten the distance but not enough to change the ratio.
5. A prior existing use is in place and the property has had material extraction occur.
6. The tract will have 428 feet of frontage along Sunset Street.
7. Due to the vacation of Trail Street, there is not another dedicated access for the lot.
8. This is an attempt to equally split the parent lot.

Denial of the exception will require a new design to bring the lot into compliance.

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 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 5-7 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 5-7 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.**

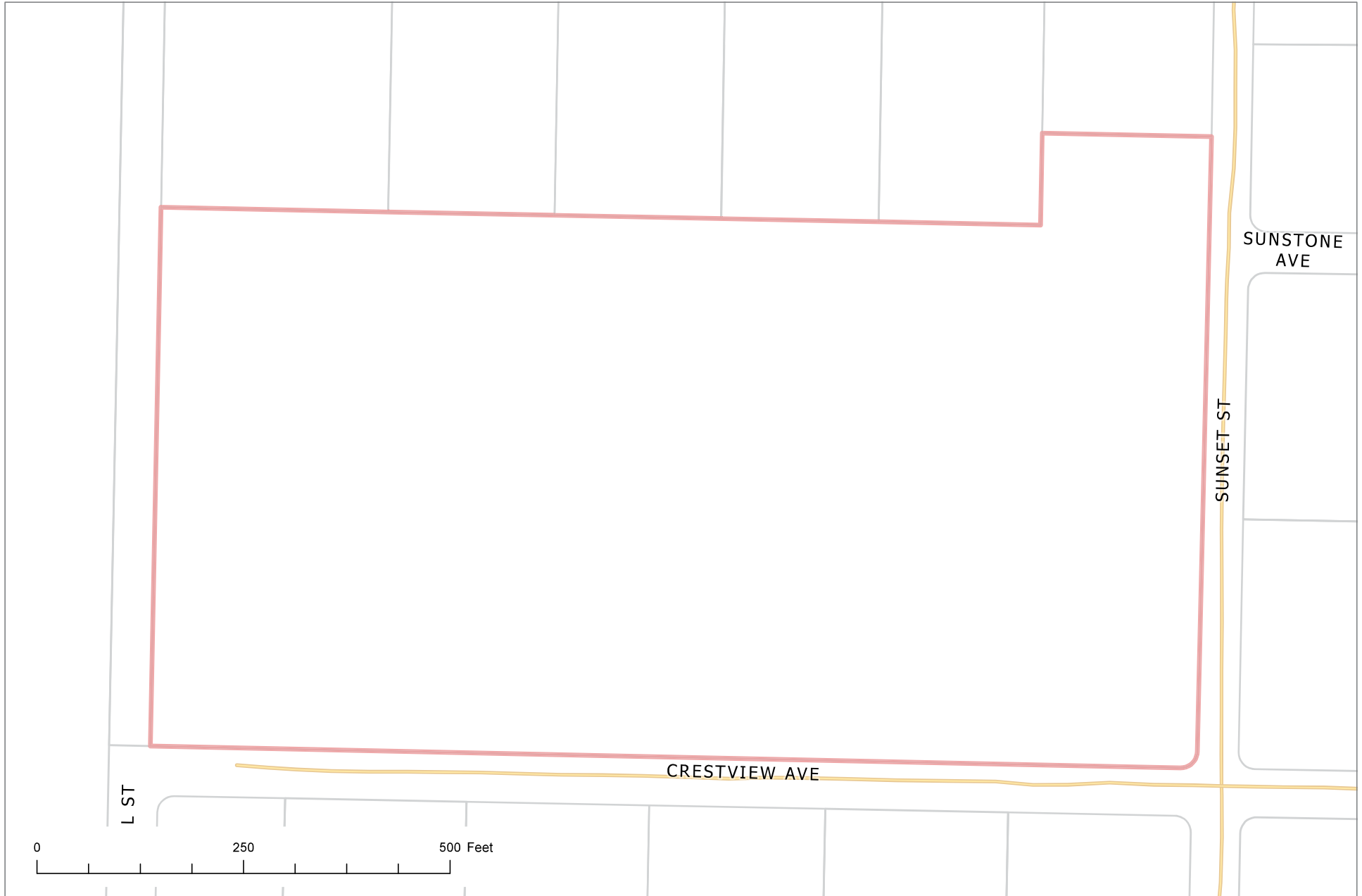
**END OF STAFF REPORT**





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.





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 (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision, and dedicate all Right-of-ways and public areas to public use, and grant all easements to the use shown.

WILLIAM B. BUTLER, Sr.

EDWARD A. FERGUSON  
(TRACT B)

#### NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 15<sup>th</sup> day of December 1986.

For: William B. Butler, Sr. Attorney-in-fact  
Edward A. Ferguson

Raymond B. Hutchinson  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires 6/30/87

BRUCE E. SHIRMERS  
(TRACT B)

#### NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 15<sup>th</sup> day of December 1986

For: William B. Butler, Sr. Attorney-in-fact  
Bruce E. Shirmers  
Raymond B. Hutchinson  
NOTARY FOR ALASKA  
My commission expires 6/30/87

#### LEGEND

- 3/4" Alum. Mon. of record
- Set Alum. Cap Monument
- 5/8" Rebar of record
- Set 5/8" Rebar/plastic cap
- ( ) Record

Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.

E. 1070' of the N. 760'  
of Gov't Lot 2  
11.50 ac.±

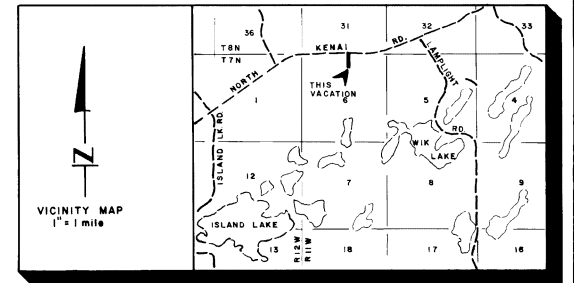
TRACT A-1  
SUNSET VIEW ESTATES  
19.33 ac.±

CRESTVIEW AVENUE

SILENT FOREST SUBDIVISION

#### NOTES:

- 1) Source of record survey information is plat no. K.R.D.
- 2) A setback of 20' feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- 3) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 ACC 70, 18 ACC 72, and 18 ACC 80.
- 4) This plat is a compilation of presently recorded subdivision plats. No field survey has been made. No monuments have been set or verified.
- 5) Tract B may be conveyed only to the owners of the parcel of land lying immediately to the West of Tract B. Once conveyed Tract B shall not be separately conveyed again.



#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision, and dedicate all Right-of-ways and public areas to public use, and grant all easements to the use shown.

William H. Saffell  
WILLIAM H. SAFFELL  
Marjorie R. Saffell  
MARJORIE R. SAFFELL  
210 FIREWEED, KENAI, AK  
TRACT A SUNSET VIEW ESTATES

#### NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 15<sup>th</sup> day of December 1986 for William H. Saffell + Marjorie R. Saffell

Raymond B. Hutchinson  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 6/30/87

#### CERTIFICATE OF REGISTERED SURVEYOR

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

DATE Nov. 13, 86 REGISTRATION NUMBER LS-6101



Roy I. Whitford  
ROY I. WHITFORD  
REGISTERED LAND SURVEYOR

#### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Nov. 3, 1986

KENAI PENINSULA BOROUGH  
BY Richard P. Truitt  
Authorized Official

### SUNSET VIEW ESTATES Addition No. 1

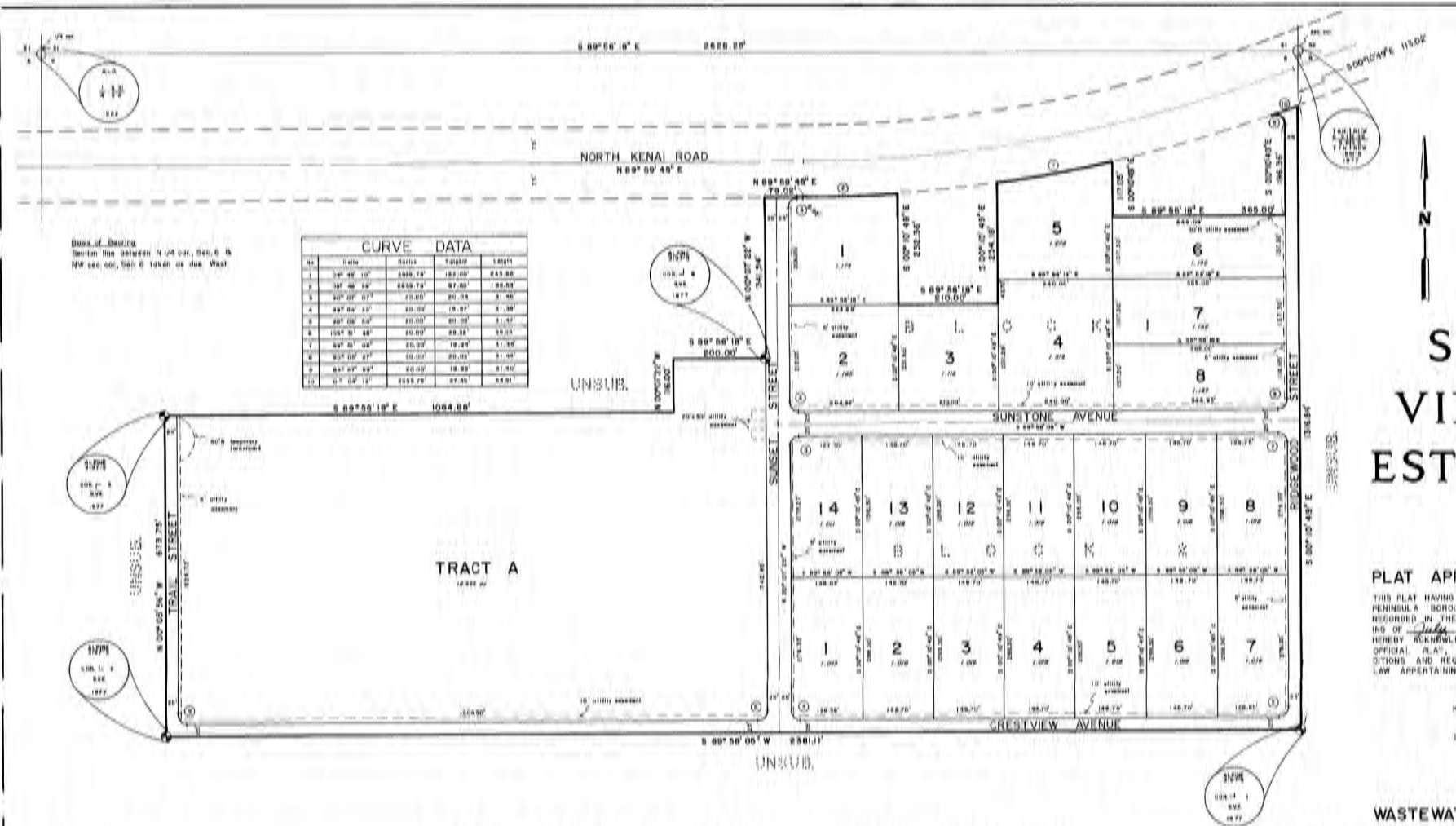
A REPLAT OF TRACT A SUNSET VIEW ESTATES,  
A VACATION OF A 5' UTILITY EASEMENT &  
A PORTION OF TRAIL STREET, LOCATED WITHIN  
THE NW 1/4 NE 1/4 SEC. 6, T11N, R11W, S.M., AK.

**RICE-WHITFORD AND ASSOCIATES**

155 SMITH WAY SOLDOTNA, ALASKA 99669

ENGINEERS 262 - 9011 SURVEYORS

SURVEYED: N/A	FB NO.	PLATTED:
DRAFTED: RW	SCALE: 1" = 100'	
CHECKED: RW	KPB FILE NO. 86-340	



# SUNSET VIEW ESTATES

**PLAT APPROVAL**

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF July 11, 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: *Philip Waring*

**WASTEWATER DISPOSAL**

ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.

PLAT REVISION: E-W DIMENSIONS  
OF LOTS 18E, BLK. 1 CORRECTED  
5/24/77.

**LEGEND**

① EXISTING BRASS CAP MONUMENT FOUND.

⊙ BRASS CAP MONUMENT SET THIS SURVEY.

MINIMUM BUILDING SETBACK ALONG DEDICATED ROW'S SHALL BE 20' UNLESS OTHERWISE NOTED.

LOT AREAS ARE SHOWN IN ACRES.

5/8" REBAR SET AT ALL LOT CORNERS.

DIRECT ACCESS TO NORTH KENAI ROAD FROM LOT 1, BLOCK 1 IS PROHIBITED.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

H. WILLIAM SAFFELL  
P.O. DRAWER A  
KENAI, AK 99541

MARJORIE R. SAFFELL  
SAME

WE BETHUE  
RTE. NO. 1, BOX 710  
KENAI, AK 99541

JANE BEITHUE  
SAME

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF JULY, 1977.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES



DRAWN BY: SSM	
CHECKED BY: JFS/SG	
JOB NO. 77-30	SCALE: 1"=100'
DATE: 5/24/77	SHEET 1 of 1

**PLAT OF SUBDIVISION**

LOCATED IN THE NE1/4, SEC. 6, T7N, R1W, SM, KENAI, AK



Kenai 81-32

Post Office Box 4-1100, Anchorage, AK 99509, 907/272-4712  
Star Route No. 3, Kenai, AK 99611, 907/283-4336



*Alpine*

CONSULTING ENGINEERS, INC.  
ENGINEERING AND SURVEYING



SUNSET VIEW ESTATES

Affidavit

Plat #79-108

#77  
JMG

The above referenced subdivision plat as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 79-108, has been amended as follows:

77-  
J.M.G

LOT 1, BLK 1 Revisions-

1. Length of south line from 225.66 feet to 224.66 feet.
2. Lot area from 1.179 acres to 1.174 acres.

LOT 1, BLK 1 Revisions-

1. Length of north line from 225.66 feet to 224.66 feet.
2. Length of south line from 205.92 feet to 204.92 feet.
3. Lot area from 1.200 acres to 1.195 acres.

The above revisions constitute the sole changes made to the plat, aside from their notation thereon.

ALPINE CONSULTING ENGINEERS, INC.

*James F. Sizemore*  
James F. Sizemore, P.E., L.S.

Date: 20 Feb 81



81-1086  
1000

RECORDED  
INDEXED  
DISTRICT

APR 10 4 26 PM '81

REC'D KPB

ADDED

Kenai 81-32

Post Office Box 4-1100, Anchorage, AK 99509, 907/272-4712  
Star Route No. 3, Kenai, AK 99611, 907/283-4336



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*James F. Sizemore*  
James F. Sizemore, P.E., L.S.

Date: 20 Feb '81

81-001686

1000

RECORDED-FILED  
KENAI REC.  
DISTRICT

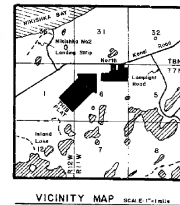
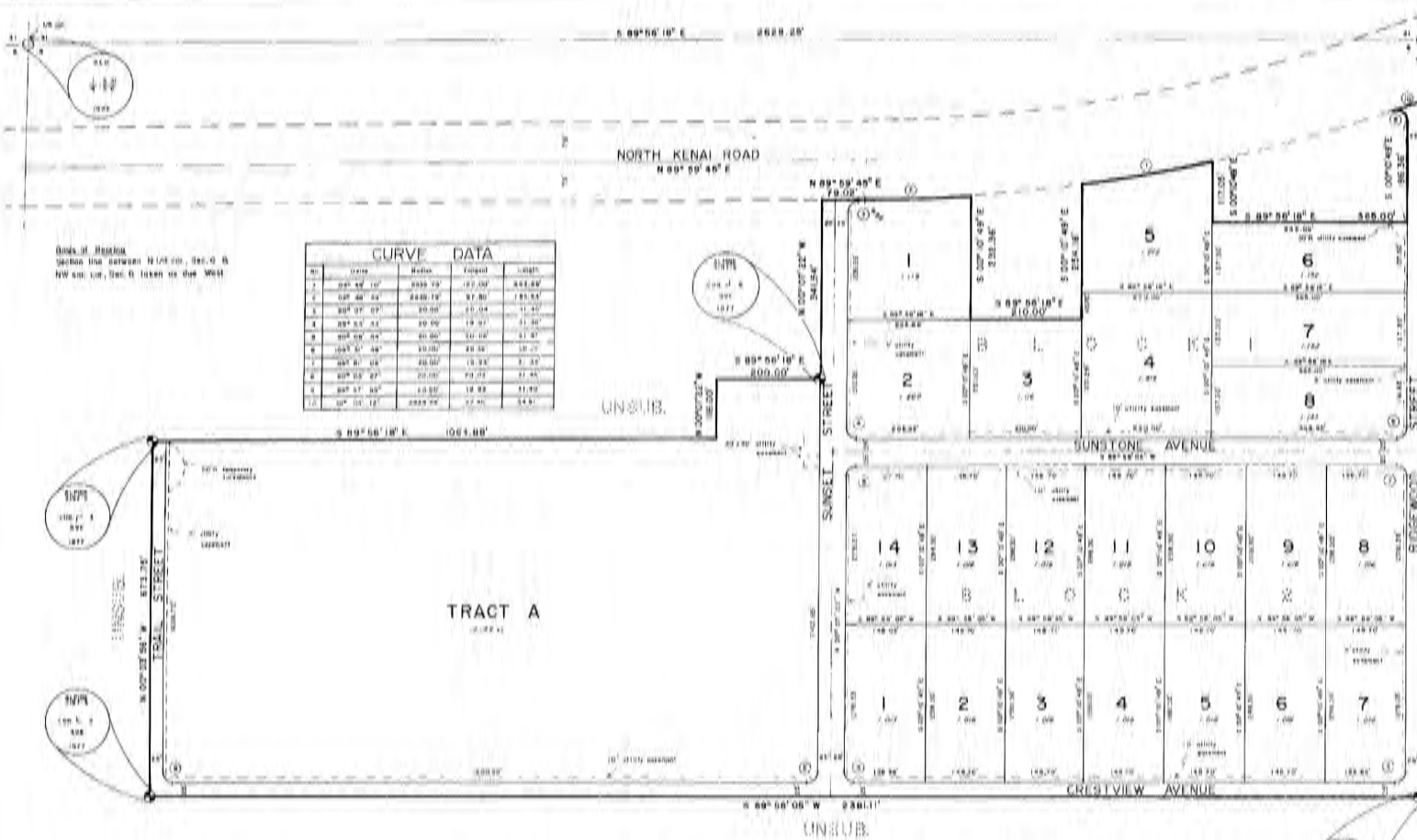
MAR 13 4 20 PM '81

REQUISIT KPB

ADDRESS \_\_\_\_\_







# SUNSET VIEW ESTATES

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KENAI PENINSULA BOROUGH  
*Philip Warming*

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W. WILLIAM SAFFELL  
 P.O. DRAWER A  
 KENAI, AK 99581

MARJORIE R. SAFFELL  
 SAME

JUNE BETHUNE  
 SAME

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC FOR ALASKA

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



<p>ALPINE CONSULTING ENGINEERS          1007272-8712 RD. BOX 51100, ANCHORAGE, AK 99505</p>	DRAWN BY:	SSM
	CHECKED BY:	JFS/SG
	JOB NO.	77-30
	DATE:	5/24/77
<p><b>PLAT OF SUBDIVISION</b></p> <p>LOCATED IN THE NE 1/4, SEC. 6, T7N, R1W, S.M., KENAI, AK</p>		<p>SCALE: 1"=100'</p> <p>SHEET 1 of 1</p>