



Meeting Agenda Plat Committee

Tuesday, May 26, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

Plat Committee Members:

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences - None
3. Minutes

[KPB-7729](#) May 11, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 051126 Plat Minutes](#)

4. Grouped Plats

[KPB-7730](#) May 26, 2026 Grouped Plats Staff Report

Attachments: [C4. 052626 Grouped Plats Staff Report](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7731](#) Willard Island; KPB File 2026-036
Seabright Survey & Design
Robert B & Joann B Butt Family Revocable Living Trust
Location: Caribou Lake
Fox River Area

Attachments: [E1. Willard Island Packet](#)
[PHN Willard Island](#)

2. [KPB-7732](#) Forest Acres & Fort Raymond Subdivision Seward Gateway
Properties -POSTPONED
KPB file 2025-178R1
AK Lands / City of Seward; Maurer; Williams
Location: Laurel St, Juniper St, Hemlock Ave, Seward Hwy &
Dieckgraeff Rd
City of Seward

Attachments: [E2. Forest Acres & Fort Raymond Sub Seward Gateway Properties Packet](#)
[E2. Forest Acres & Fort Raymond Gateway Properties Desk Packet](#)
[PHN Forest Acres & Fort Raymond Seward Gateway Properties](#)

3. [KPB-7733](#) Horsepower Hill Subdivision; KPB File 2026-042
Edge Survey & Design / Morgan
Location: Browns Lake Rd, Lake Rd & Steele Rd
Funny River Area

Attachments: [E3. Horsepower Hill Subdivision Packet](#)
[E3. Horsepower Hill Subdivision Desk Packet](#)
[PHN Horsepower Hill Sub](#)

4. [KPB-7734](#) Box Canyon Subdivision Seavey Addition No. 5; KPB File 2026-039
McLane Consulting Group / Tanner Crab LLC; Seavey; Single Lead
LLC
Location: Seavey Ct, Old Exit Glacier Rd, Maximillian Ct &
Maximillian Rd
Bear Creek Area

Attachments: [E4. Box Canyon Sub Seavey Addn Packet](#)
[PHN Box Canyon Sub Seavey Addn No 5](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT**MISCELLANEOUS INFORMATIONAL ITEMS****NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING**

The next regularly scheduled Plat Committee meeting will be held Monday, June 8, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <https://www.kpb.us/departments/planning/planning-overview>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

- *3. Minutes**
 - a. May 11, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

MAY 11, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Elizabeth Wilder, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes

- a. April 27, 2026 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E2. View Land Subdivision Endsley Addition; KPB File 2026-032
- E4. Anderson 1973 Subdivision Brunner 2026 Replat; KPB File 2025-181
- E5. Bonner Subdivision 2026 Replat; KPB File 2026-037

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the April 27, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION**

KPB File No.	2026-013
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Samuel & Cassie Wood; Best Realty, LLC
Surveyor:	Jason Young & Mark Aimonetti / Edge Survey & Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road Kalifornsky Area

Parent Parcel No.:	05503155; 05503156 & 05542322
Legal Description:	05503155: T 5N R 11W SEC 23 Seward Meridian KN - PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70 05503156: T 5N R 11W SEC 23 Seward Meridian KN - PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 05542322: T 5N R 11W SEC 23 Seward Meridian KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3
Assessing Use:	05503155 & 05503156: Industrial Mining 05542322: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 Block Length KPB 20.30.030 Proposed Street Layout KPB 20.30.100 Cul-de-sac Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to South Bend Bluff Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 2 & 3 in support of standard one, findings 4 & 5 in support of standard two and finding 10 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1 & 2 in support of standard one, finding 2 in support of standard two and finding 7 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST C: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.100 – Cul-de-sac Requirements, citing findings 1, 3 & 6 in support of standard one, findings 1 & 5 in support of standard two and findings 4 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
VIEW LAND SUBDIVISION**

KPB File No.	2026-032
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Gregory & Dona Endsley
Surveyor:	Aaron Brown / Vector Surveying
General Location:	Atkins Street & Wilber Avenue / Sterling Area

Parent Parcel No.:	06507404
Legal Description:	T 5N R 8W SEC 11 SEWARD MERIDIAN KN 0790069 VIEW LAND SUB TRACT 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward South of Resurrection River / City of Seward

Parent Parcel No.:	14502133; 14502140; 14502142; & 14502601
Legal Description:	14502133: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.

	14502140: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 14502142: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 14502601: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	14502133; 14502140 & 14502142: Commercial Vacant 14502601: Residential Vacant
Zoning:	City of Seward Zoning

Staff report given by Platting Manager Vince Piagentini. After further review of the submittal and the preliminary draft, it was determined further information was need on the drawing. This preliminary plat is being postponed until the items can be addressed by the surveyor. Public notice had been sent out and it was recommended that public comment be opened. No action is being required by the committee

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #4 - PRELIMINARY PLAT
ANDERSON 1973 SUBDIVISION BRUNNER 2026 REPLAT**

KPB File No.	2025-181
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Joseph & Fukuko Brunner
Surveyor:	Katie Kirsis, Seabright Survey & Design LLC
General Location:	Rainbow Court / City of Homer

Parent Parcel No.:	17722001; 177-220-02
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0730552 ANDERSON 1973 SUB LOT 3 AND LOT 4, BLK 5
Assessing Use:	17722001: Residential Dwelling 17722002: Residential Accessory Building
Zoning:	City of Homer Urban Residential District
Water / Wastewater	City Water & Wastewater
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
BONNER SUBDIVISION 2026 REPLAT**

KPB File No.	2026-037
Plat Committee Meeting:	May 11, 226
Applicant / Owner:	Willia Jirsa & Julie Aurand
Surveyor:	Katie Kirsis / Seabright Survey & Design
General Location:	East Skyline Drive & Eagleaerie Avenue / Fritz Creek Area

Parent Parcel No.:	172-031-37 & 172-031-38
Legal Description:	T 5S R 12W SEC 31 SEWARD MERIDIAN HM 2008060 BONNER SUB LOT 9 & 10
Assessing Use:	Vacant & Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
REX W EAGLE HOMESTEAD 2026 REPLAT**

KPB File No.	2026-029
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Donna Atkins
Surveyor:	Andrew Hamilton / McLane Consulting, LLC
General Location:	Off Kenai Spur Highway Near MP 4 / Ridgeway Area

Parent Parcel No.:	05701018
Legal Description:	T 5N R 10W SEC 8 SEWARD MERIDIAN KN 2007101 REX W EAGLE HOMESTEAD SUB ADDN NO 1 TRACT A-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Rex W Eagle Homestead 2026 Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 4 in support of standard one, findings 3 & 4 in support of standard two and findings 4 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1, 4 & 7 in support of standard one, findings 1 & 4 in support of standard two and findings 7 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #7 - PRELIMINARY PLAT
QUESTA WOODS ESTATES PLAT #9**

KPB File No.	2026-033
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Derrick & Maile Branson; Isaac & Reene Elhard
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Bruno Road / Bear Creek Area

Parent Parcel No.:	12502240 & 12502238
Legal Description:	T 1N R 1W SEC 14 SEWARD MERIDIAN SW 2004013 QUESTA WOODS ESTATES #8 TRACT A1B & T 1N R 1W SEC 14 SEWARD MERIDIAN SW 2003014 QUESTA WOODS ESTATES #6 TRACT B1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.190 – Lot Dimensions KPB 20.60.200 – Survey & Monumentation

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Questa Woods Estates Plat 9 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1, 2, 3 & 5 in support of standard one, findings 1, 2 & 5 in support of standard two and findings 1, 2,4 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.60.200 – Survey & Monumentation, citing findings 1 & 2 in support of standards one & two and finding 4 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #8 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION ADDITION NO. 1**

KPB File No.	2025-145
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Dan L France III
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Forest Lane / Sterling Area

Parent Parcel No.:	06385023
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.25.070(A)(1) – Form & Contents Required

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.25.070(A)(1) – Form & Contents Required; changing the subdivision name to France Airpark Subdivision citing findings 1-3 in support of standards one & two and , findings 3, 7 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

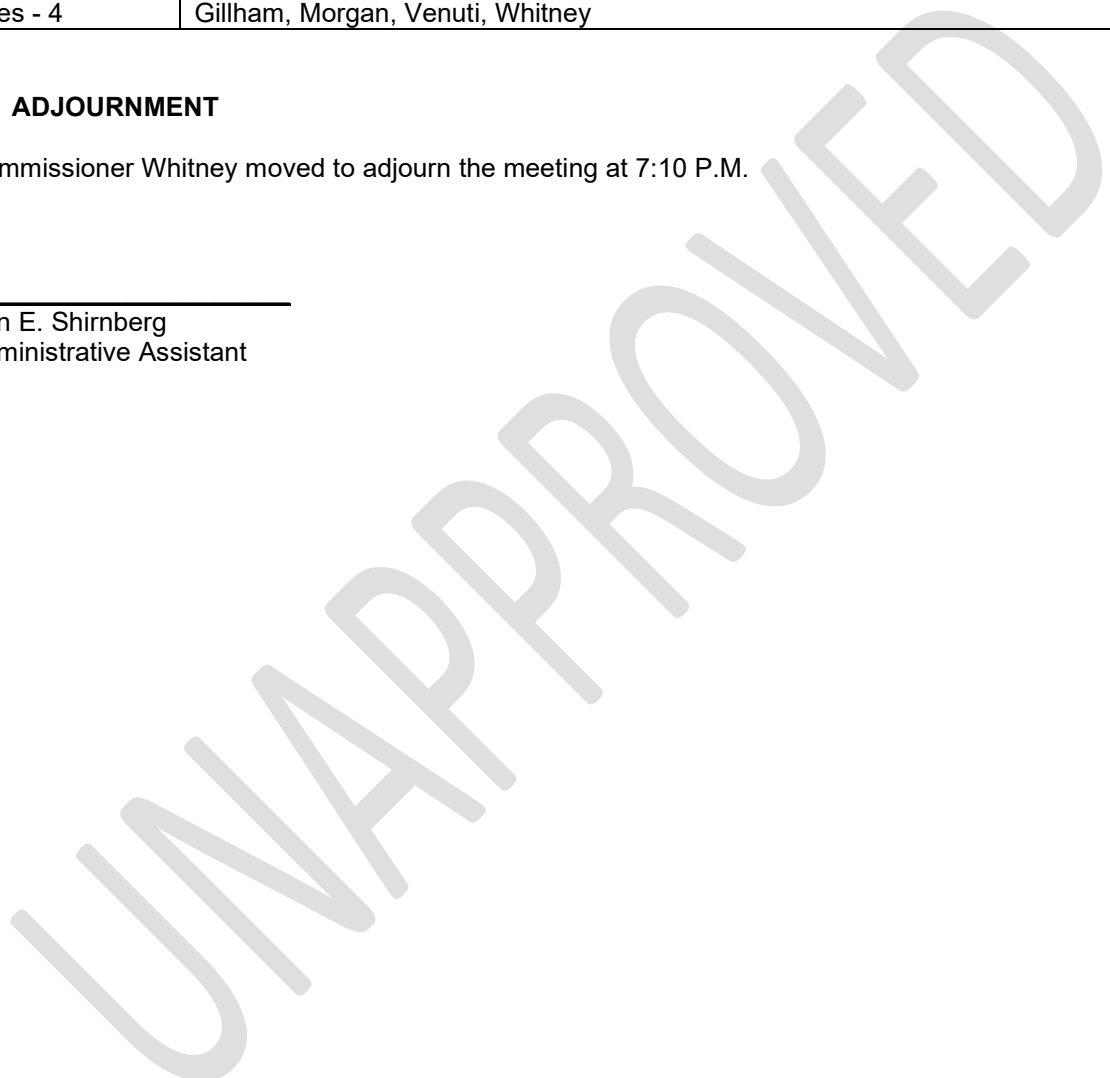
EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:10 P.M.

Ann E. Shirnberg
Administrative Assistant



C. CONSENT AGENDA

- *4. 05-26-26 Grouped Plats Staff Report**



May 26, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (plats found under agenda item E – New Business)**. They are grouped as:

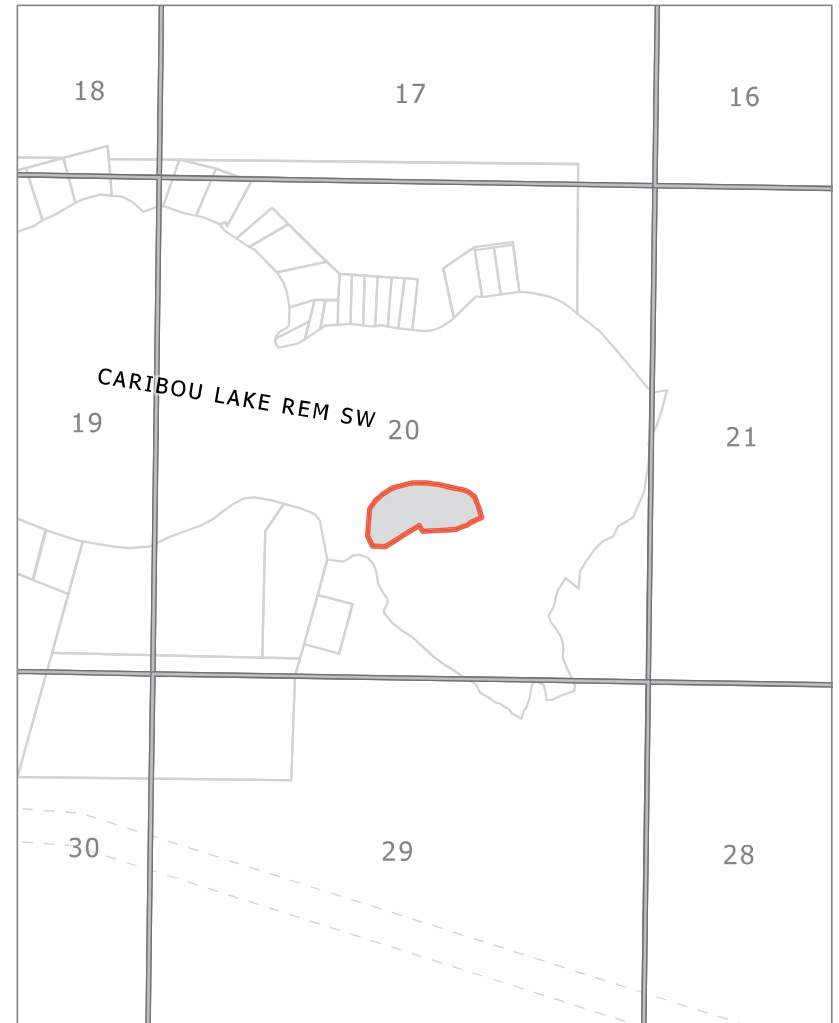
- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats
 - E1. Willard Island
 - E2. Forest Acres & Fort Raymon Sub Seward Gateway Properties

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 2 Plats
 - E3. Horsepower Hill Subdivision
 - E4. Box Canyon Subdivision Seavey Addition No. 5

E. NEW BUSINESS

- 1. Willard Island; KPB File 2026-036
Seabright Survey & Design
Robert B & Joann B Butt Family Revocable Living Trust
Location: Caribou Lake
Fox River Area**

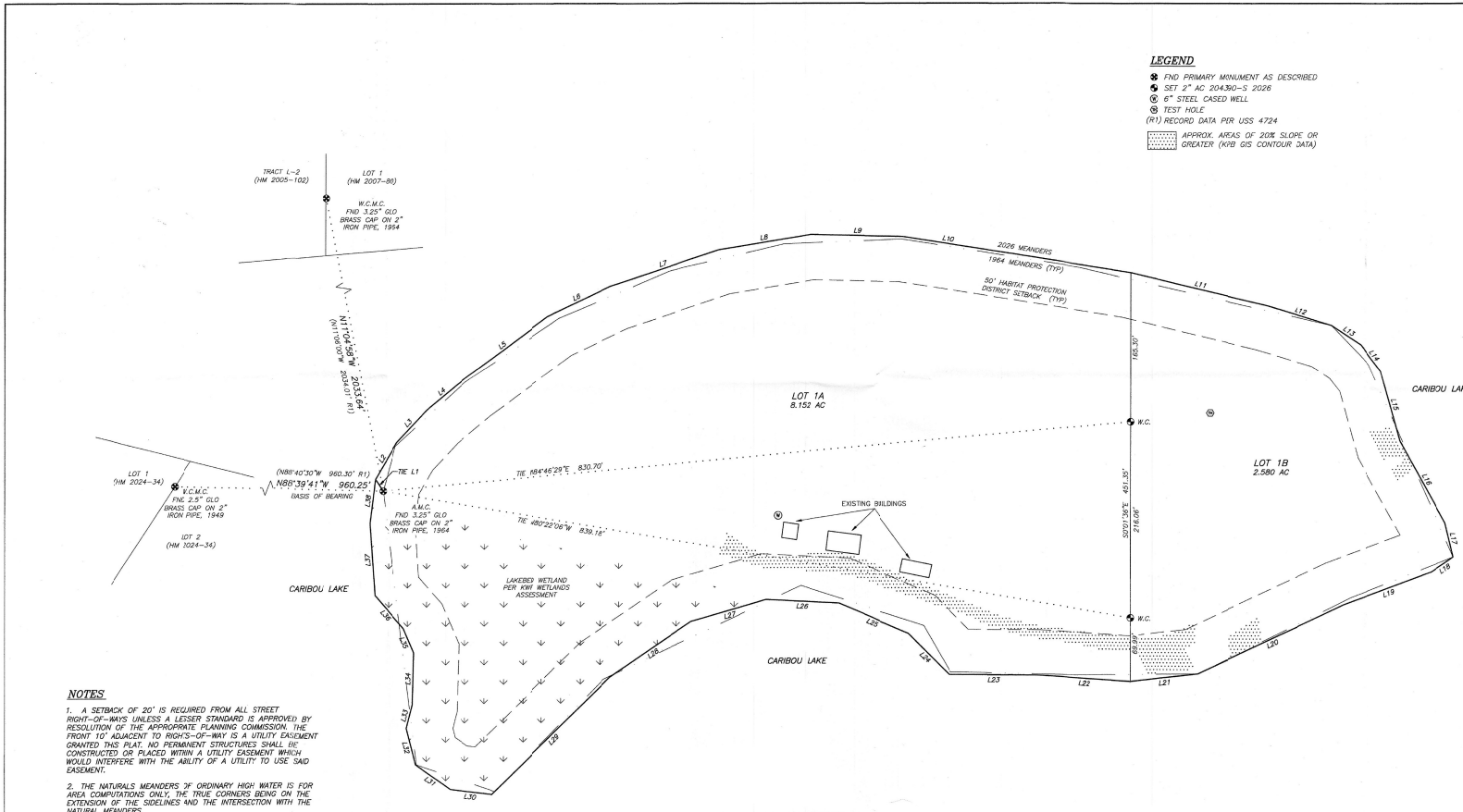


KPB File 2026-036
T03S R10W SEC20
Fox River

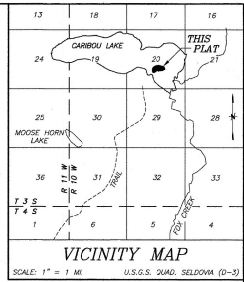
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



- LEGEND**
- ⊗ FND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ SET 2" AC 204390-S 2026
 - ⊕ 6" STEEL CASED WELL
 - ⊖ TEST HOLE
 - Ⓜ (R1) RECORD DATA PER USS 4724
 - ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS CONTOUR DATA)



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT THE ROBERT B. BUTT AND JOHNN B. BUTT FAMILY REVOCABLE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT ON BEHALF OF THE ROBERT B. BUTT AND JOHNN B. BUTT FAMILY REVOCABLE LIVING TRUST, 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 HEREON.

ROBERT B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOHNN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SATISFRING DR
 FERNDALE WA 98248

JOHNN B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOHNN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SATISFRING DR
 FERNDALE WA 98248

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: JOHNN B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 10, 2026.

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-009

JOANN'S ISLAND

A SUBDIVISION OF USS 4724 LOT 1,
 LOCATED WITHIN THE S 1/2 OF SECTION 20, T. 3 S., R. 10 W.,
 SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
 THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 10.732± ACRES

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

CLIENTS: ROBERT B. BUTT AND JOHNN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SATISFRING DR
 FERNDALE WA 98248

DRAWN BY: BT CHKD BY: KK JOB #2026-06
 DATE: 04/2026 SCALE: 1"=60' SHEET #1 OF 1

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO HIGHWAYS-OF-WAY IS A UTILITY EASEMENT. CRATERED THIS PLAT, NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THE NATURAL MEMBERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEMBERS.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
5. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF CARIBOU LAKE LYING BELOW THE HIGH WATER MARK.
6. SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
7. ANOMORPHOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANOMORPHOUS WATERS HABITAT PROTECTION DISTRICT. SEE AOB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.1804D.
8. FEMA FIRM PANEL 020012-3500(A) IS NOT PRINTED FOR THIS PARCEL. FLOOD HAZARD INFORMATION IS NOT AVAILABLE.

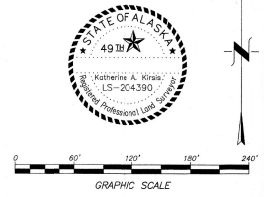
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	15.55'	N33°53'48"W	L21	75.00'	S83°36'26"W
L2	46.92'	N32°36'49"E	L22	101.55'	N88°17'39"W
L3	49.14'	N43°07'25"E	L23	99.29'	N89°38'19"W
L4	50.88'	N05°01'59"E	L24	63.55'	N44°31'50"W
L5	117.60'	N52°59'36"E	L25	84.56'	N66°41'00"W
L6	76.45'	N64°09'30"E	L26	81.05'	N86°59'06"W
L7	126.81'	N07°34'48"E	L27	86.27'	S73°44'54"W
L8	103.49'	N80°46'27"E	L28	108.94'	S50°39'21"W
L9	101.97'	S88°38'08"E	L29	182.86'	S40°20'07"W
L10	255.11'	S81°08'17"E	L30	45.70'	N83°09'38"W
L11	155.05'	S78°27'44"E	L31	47.48'	N54°41'19"W
L12	74.08'	S72°58'06"E	L32	41.48'	N14°07'41"W
L13	39.43'	S86°35'57"E	L33	26.44'	N11°11'52"E
L14	36.36'	S37°02'20"E	L34	57.17'	N70°17'47"E
L15	79.94'	S15°36'44"E	L35	29.02'	N37°16'27"W
L16	103.33'	S29°02'32"E	L36	48.51'	N41°12'45"W
L17	36.83'	S13°53'20"E	L37	29.84'	N40°12'16"W
L18	29.19'	S50°54'06"W	L38	48.89'	N70°27'41"E
L19	104.70'	S69°28'02"W			
L20	177.36'	S64°35'02"W			

WASTEWATER DISPOSAL

LOT 1A LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 1B: TBD

ENGINEER LICENSE NO. DATE



KPB 2026-036

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
WILLARD ISLAND**

KPB File No.	2026-036
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Robert B. and Joann B. Butt Family Revocable Living Trust of Ferndale, WA
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Caribou Lake, Fox River Area

Parent Parcel No.:	185-200-05
Legal Description:	T 3S R 10W SEC 20 Seward Meridian HM 0004724 US SURVEY 4724 LOT 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an existing 10.42-acre island into two new lots, consisting of 2.580 acres (Lot 1B) and 8.152 acres (Lot 1A).

Location and Legal Access (existing and proposed):

The proposed subdivision is located in a remote area, 7 miles north of the end of East End Road on Caribou Lake.

There is no direct road access to the subdivision by land. Legal access is available only by aircraft or by watercraft via Caribou Lake to the island. **Staff recommends** that the Planning Commission concur that the subdivision meets the criteria for a waiver of legal access requirements under KPB 20.30.050(B) (1). If the Committee agrees, a plat note should be added specifying the approved modes of access.

No right-of-way dedications are proposed as part of this platting action.

There are no section line easements affecting the subject property.

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

Site Investigation:

Structures are present on the subject parcel based on available imagery. These structures are depicted on the preliminary plat and are located on proposed Lot 1A. No encroachment issues are apparent.

Wet areas classified as “lakebed” are shown on the preliminary plat, consistent with the KWF Wetlands Assessment layer. The appropriate plat note has been added as note 3.

Areas with slopes exceeding 20% are shaded on the preliminary plat along the southern and eastern lake edges, as confirmed by available contour data.

The subject area is not located within a flood hazard area. **Staff recommends** that plat note 8 be removed from

the final plat.

Available data indicates the property lies within an anadromous lake area, and the appropriate plat note has been included as plat note 7. **Staff recommends** the applicant confirm with the KPB River Center Reviewer whether the parcel is within an anadromous waters habitat protection district and provide written confirmation with the final plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was first surveyed in 1964 as US Survey 4724, creating Lot 1. The proposed plat subdivides the existing lot into two new lots.

Lot 1A exceeds 200,000 square feet, and therefore a soils report will not be required. The appropriate Wastewater Disposal Note has been added to the preliminary plat.

Lot 1B will require a soils report, and an engineer must sign the final plat. **Staff recommends** that the Wastewater Disposal note be revised on the final plat, and staff will review the updated note once the soils report has been submitted.

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.

Utility Easements

No utility easements are recorded for the subject parcel.

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 comments
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: None</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</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 other comments</p>
Code Compliance	Vacant
LOZMS Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the KPB File Number to 2026-036
- Name was changed by surveyor and owner, please be sure to make revision.

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.*

- 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:
- Provide a label for the trail “Eagle Lake-Caribou Lake Trail”
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
- Depict and label the line of ordinary high water

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.

20.30.050. Legal access.

The following situations may qualify for a waiver of the legal access requirement:

1. Upon finding that no practical means of providing road access to a proposed subdivision exists and upon presentation of credible and convincing evidence by the applicant that permanent public access by air, water, or railroad is both practical and feasible, the planning commission may waive the legal access requirements of KPB 20.30.050(A). If access other than by road is approved, the mode of access shall be noted on the plat.

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.

20.60.190. Certificates, statements, and signatures required.

- o Within the Notary's Acknowledgment, correct the misspelling of Robert B. Butt's name

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

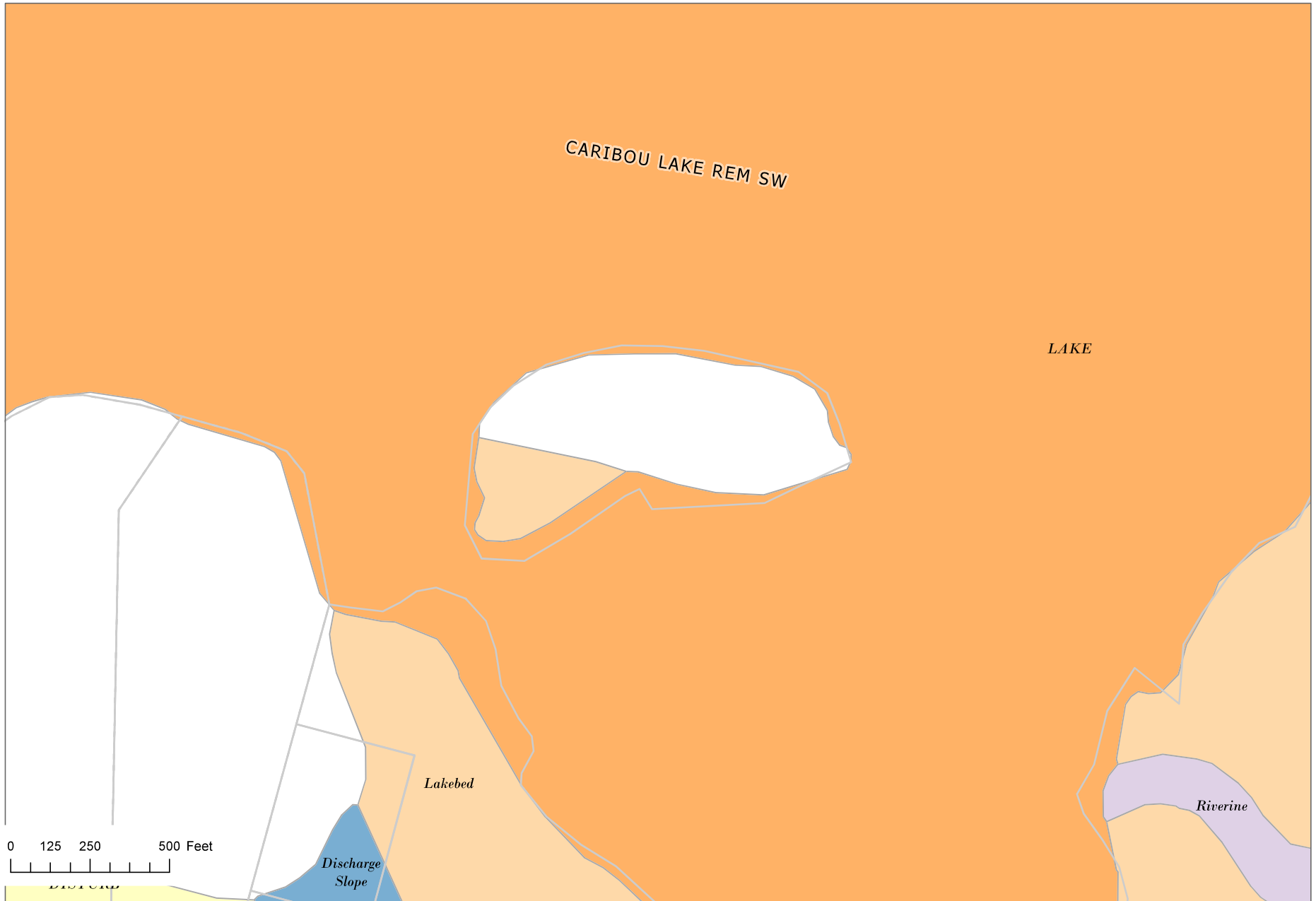
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

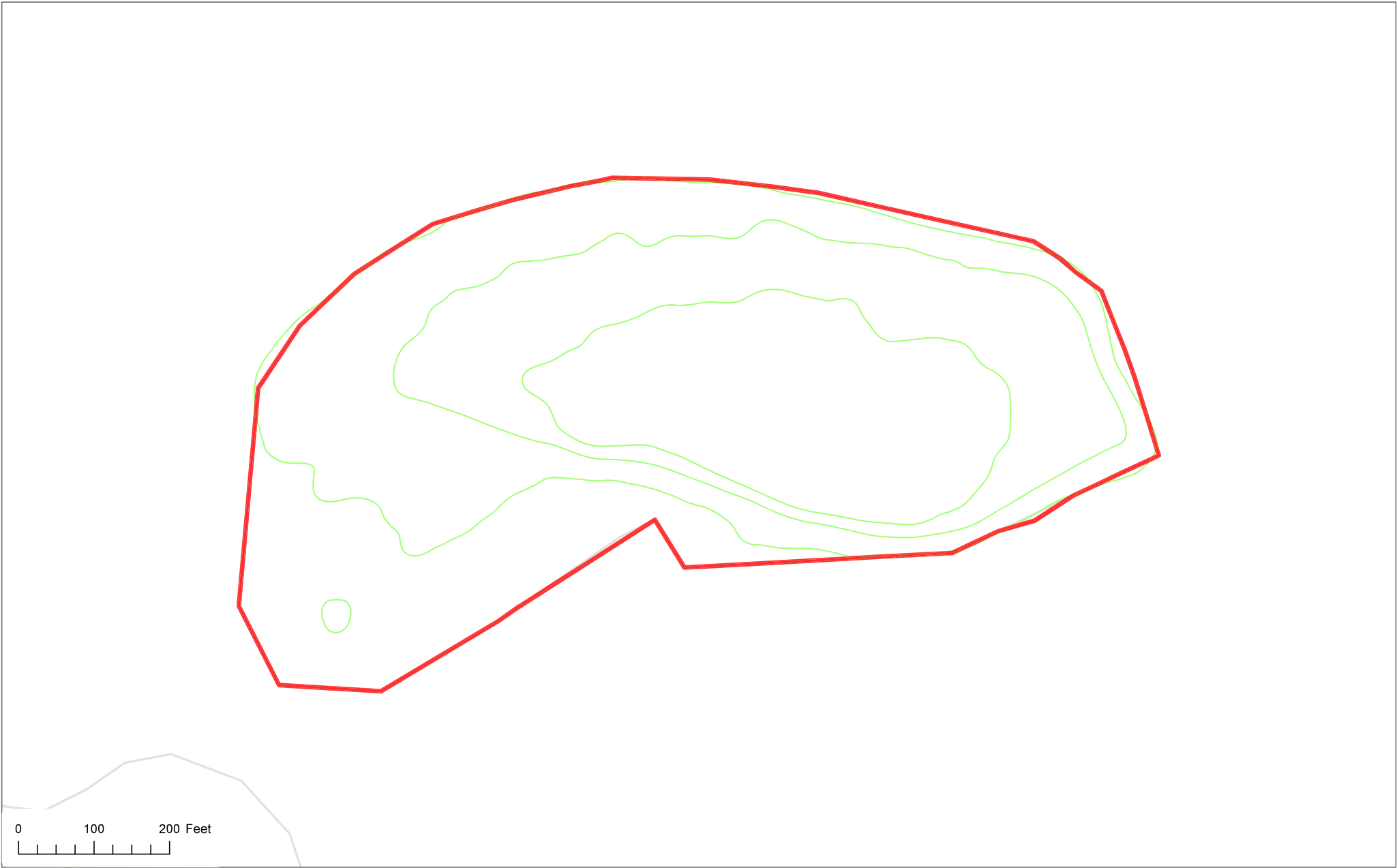
END OF STAFF REPORT



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.



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PARTIALLY SURVEYED TOWNSHIP 3 SOUTH RANGE 10 WEST OF THE SEWARD MERIDIAN, ALASKA

PROTRACTOR DIAGRAM NO. S15-14 OFFICIALLY FILED 5/8/1963

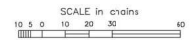
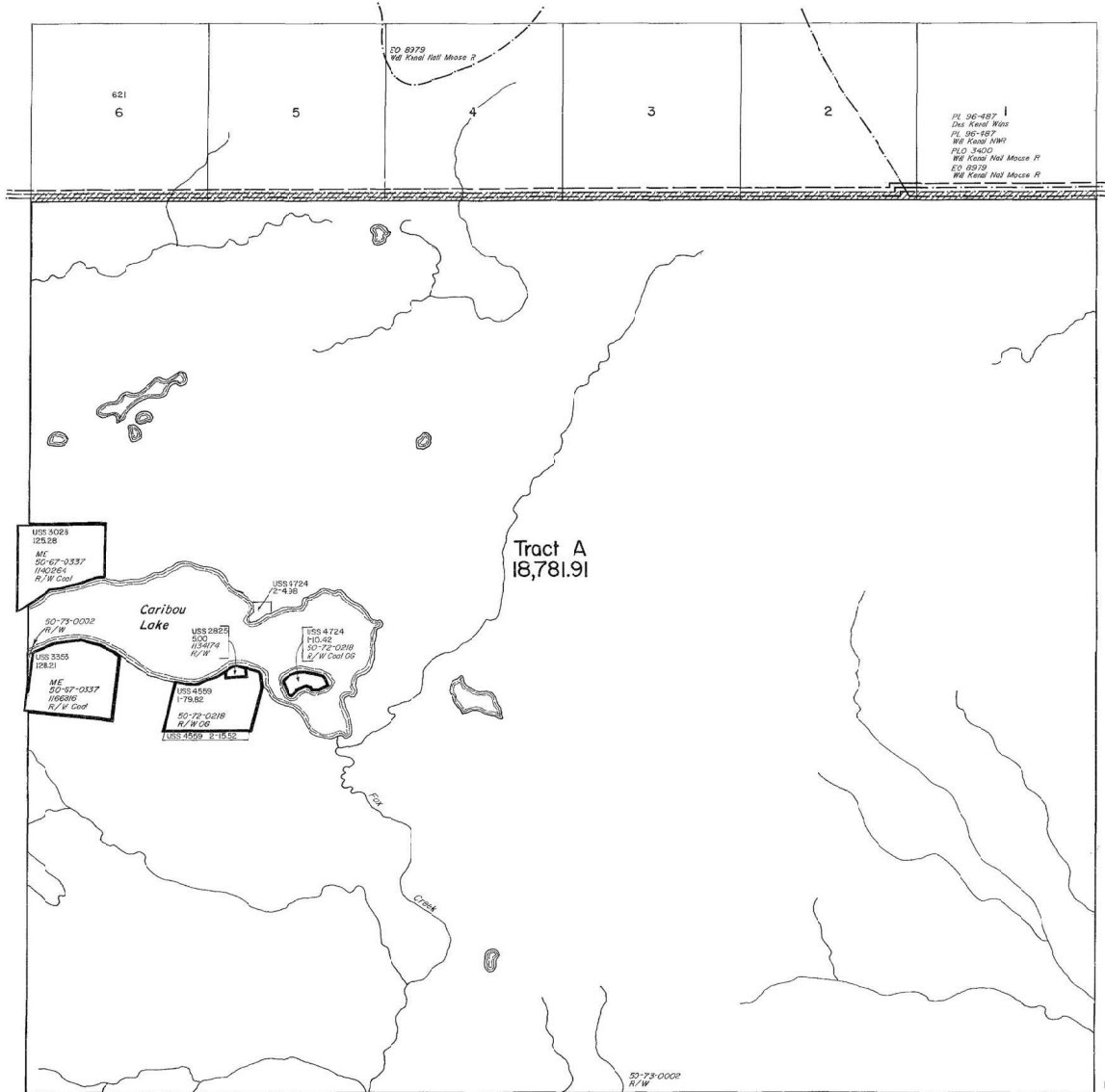
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058732 SS Reserve Mn Estate Only

PLO 5186 Well C & Public Interest affects Lds/Interests not conveyed



WARNING: This plot is the Bureau's Record or Title, and should be used only as a graphic display of the township survey data. Records version do not reflect the changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral survey for official survey information.

Lot 5952'0.34"N
Long 15054'17.86"W

CURRENT TO		Sew Mer
5-15-2007		T 3 S
		R 10 W P



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/23/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2026-036

Petitioner(s) / Land Owner(s): Robert B Butt and Joann B Butt Family Revocable Living Trust of Ferndale, WA

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 26, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

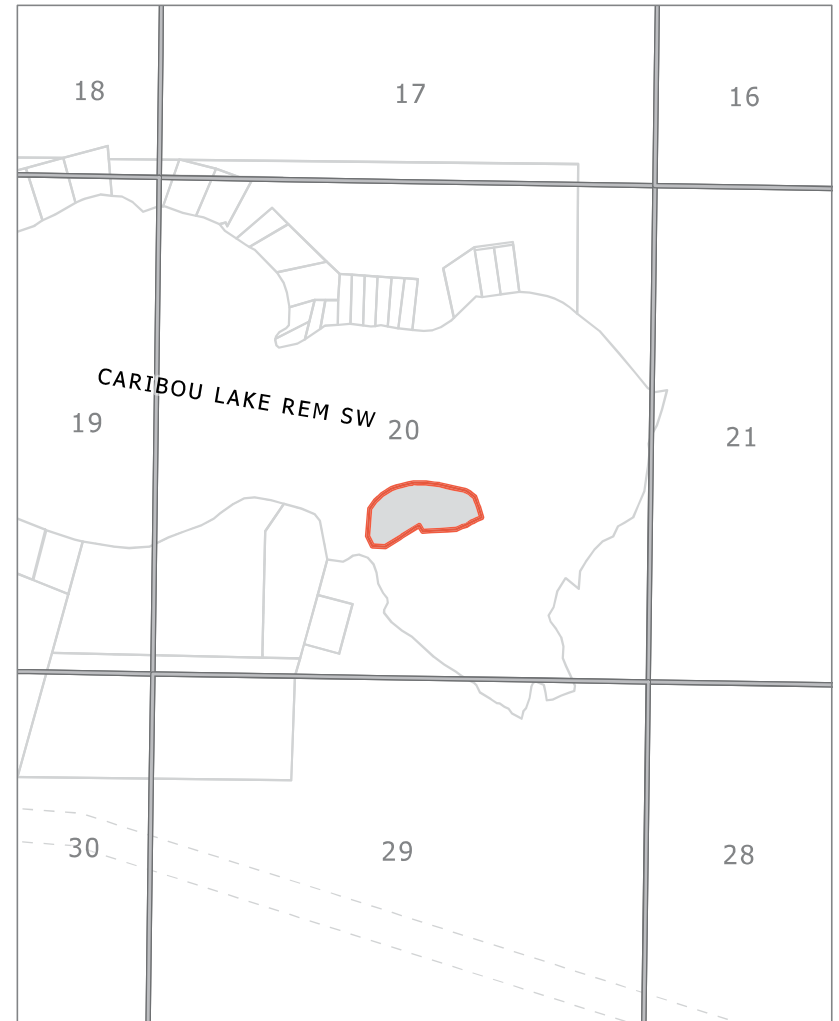
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 22, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

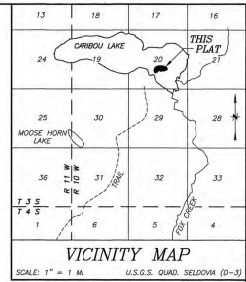
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

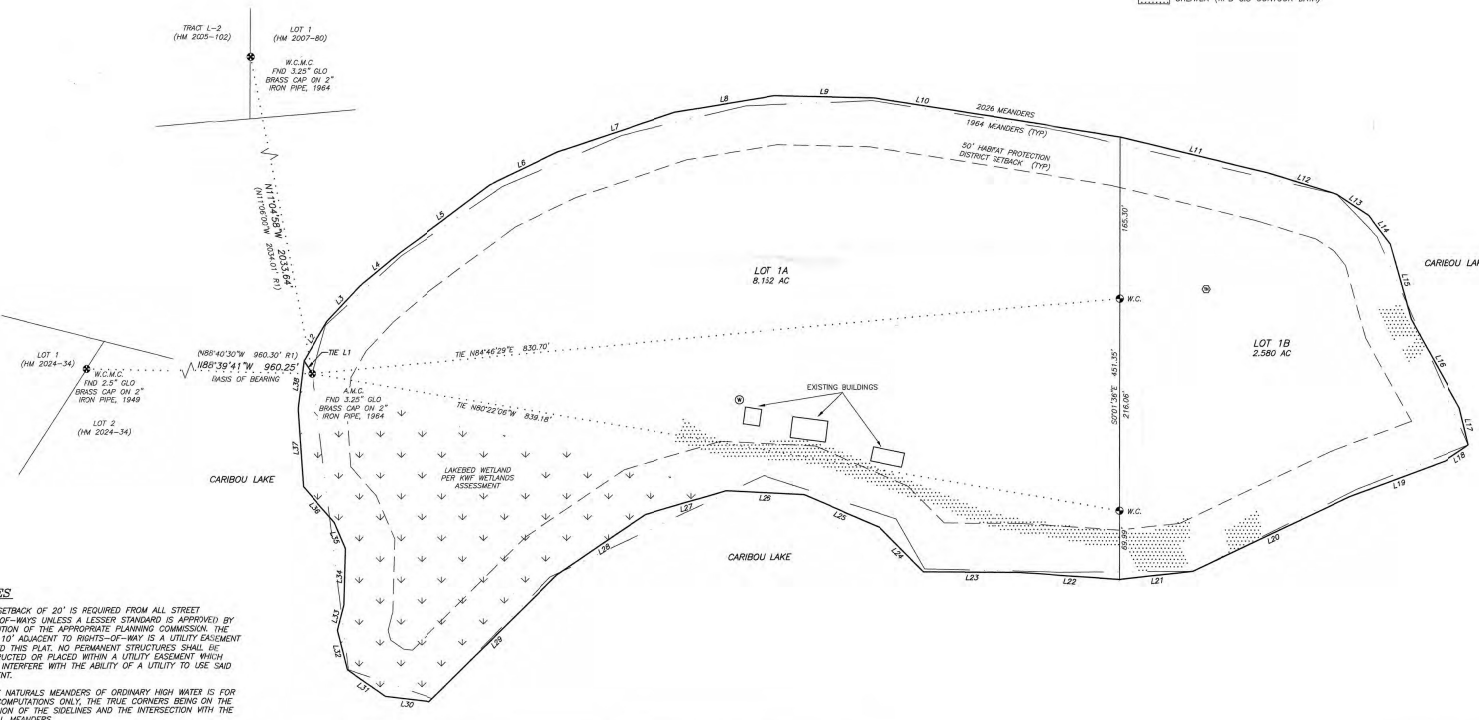
Mailed 5/4/2026



KPB File 2026-036
T03S R10W SEC20
Fox River



- LEGEND**
- ⊕ FND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ SET 2" AC 204390-S 2026
 - ⊙ 6" STEEL CASSED WELL
 - ⊙ TEST HOLE
 - (R1) RECORD DATA PER USS 4724
 - ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS CONTOUR DATA)



NOTES

1. A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way is a utility easement granted this plat. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
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WASTEWATER DISPOSAL
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 LOT 1B: TBD
 ENGINEER _____ LICENSE NO. _____ DATE _____

CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT THE ROBERT B. BUTT AND JOANN B. BUTT FAMILY REVOCABLE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT ON BEHALF OF THE ROBERT B. BUTT AND JOANN B. BUTT FAMILY REVOCABLE LIVING TRUST, 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 HEREON.

ROBERT B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALTSPRING DR
 FERRISLE WA, 98248

JOANN B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALTSPRING DR
 FERRISLE WA, 98248

NOTARY'S ACKNOWLEDGMENT
 FOR: ROBERT B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT
 FOR: JOANN B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.
 BY: _____ AUTHORIZED OFFICIAL DATE _____
 KENAI PENINSULA BOROUGH

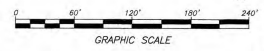
HOMER RECORDING DISTRICT KPB FILE NO. 2026-036

JOANN'S ISLAND Willard Island

A SUBDIVISION OF USS 4724 LOT 1, LOCATED WITHIN THE S 1/2 OF SECTION 20, T. 3 S., R. 10 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA, CONTAINING 12,732.32 ACRES

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRSIS, P.L.S.
 10144 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT B. BUTT AND JOANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALTSPRING DR
 FERRISLE WA, 98248



KPB 2026-036

E. NEW BUSINESS

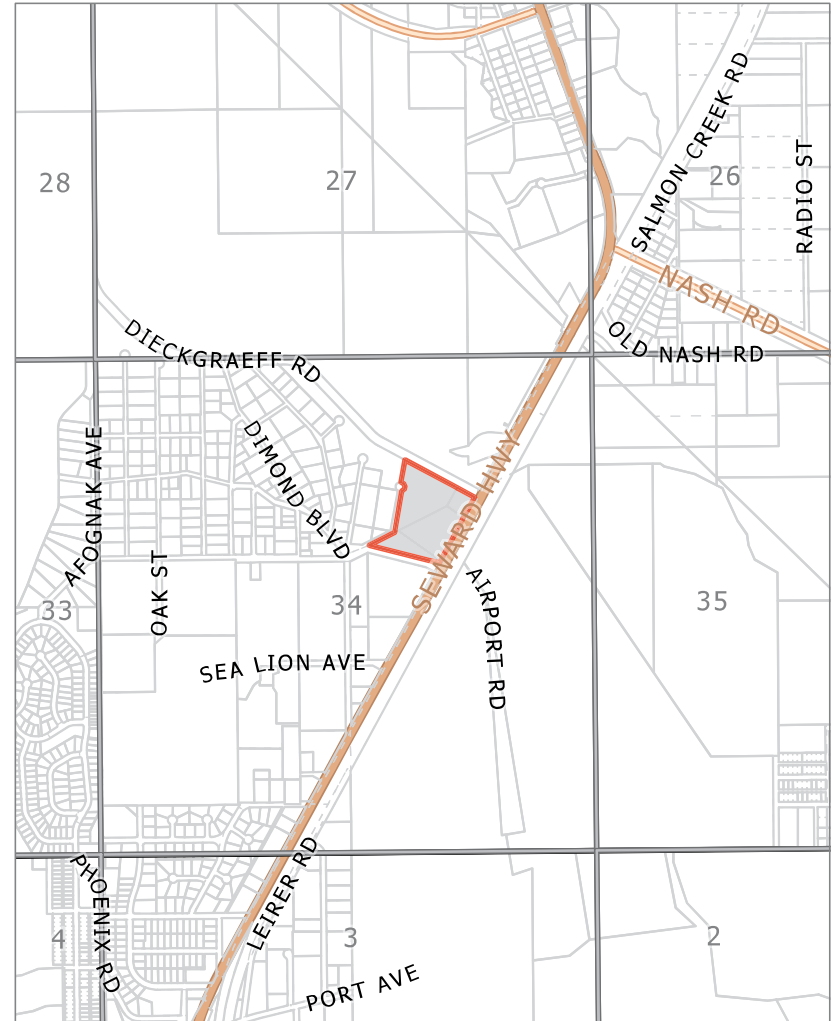
2. Forest Acres & Fort Raymond Sub Seward Gateway Properties

KPB file 2025-178R1

AK Lands / City of Seward; Maurer; Williams

**Location: Laurel Street, Juniper Street, Hemlock Avenue, Seward
Highway & Dieckgraeff Road**

City of Seward



KPB File 2025-178R1
T01N R01W SEC34
Seward

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LEGEND

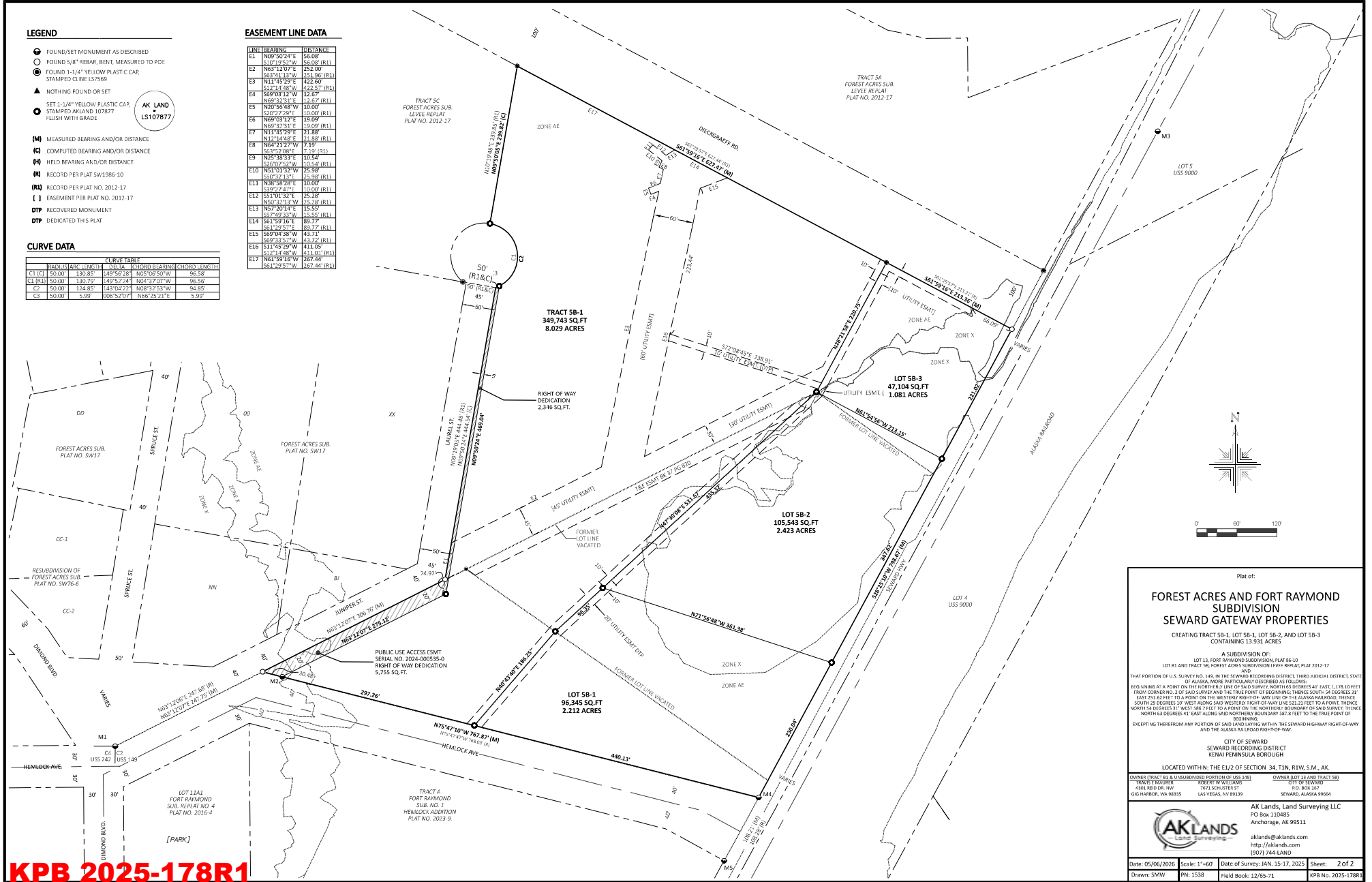
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- ⊙ FOUND 1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS7568
- ▲ NOTHING FOUND OR SET
- ⊙ SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- AK LAND LS107877
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1986-10
- (RL) RECORD PER PLAT NO. 2012-17
- [] EASEMENT PER PLAT NO. 2012-17
- (DT) RECOVERED MONUMENT
- (DT) DEDICATED THIS PLAT

CURVE DATA

CURVE TABLE	
RADIUS (ARC LENGTH)	CHORD LENGTH
CL (C)	50.00
CL (RL)	50.00
C2	50.00
C3	50.00

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24"E	56.68
E2	N11°19'57"W	56.68 (R1)
E3	N65°21'11"W	242.00
E4	N11°45'29"E	21.88
E5	N11°14'48"W	10.00
E6	N09°03'12"E	19.69
E7	N11°45'29"E	21.88
E8	N04°12'27"W	7.95
E9	N49°39'33"E	10.84
E10	N51°01'32"E	25.28
E11	N38°58'28"E	10.00
E12	N50°22'11"W	15.38 (R1)
E13	N57°20'14"E	15.53
E14	S61°59'10"E	89.79
E15	S69°04'38"W	83.21
E16	S11°43'59"W	41.05
E17	N61°59'16"W	267.44



Plat of:
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES
 CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3 CONTAINING 13.933 ACRES

A SUBDIVISION OF:
 LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
 LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION LEVEL REPLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY NORTH 43 DEGREES 44' EAST, 118.10 FEET FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 231.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD; THENCE SOUTH 29 DEGREES 10' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 221.21 FEET TO A POINT; THENCE NORTH 54 DEGREES 31' EAST ALONG SAID NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 43 DEGREES 44' EAST ALONG SAID NORTHERLY BOUNDARY 267.8 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH

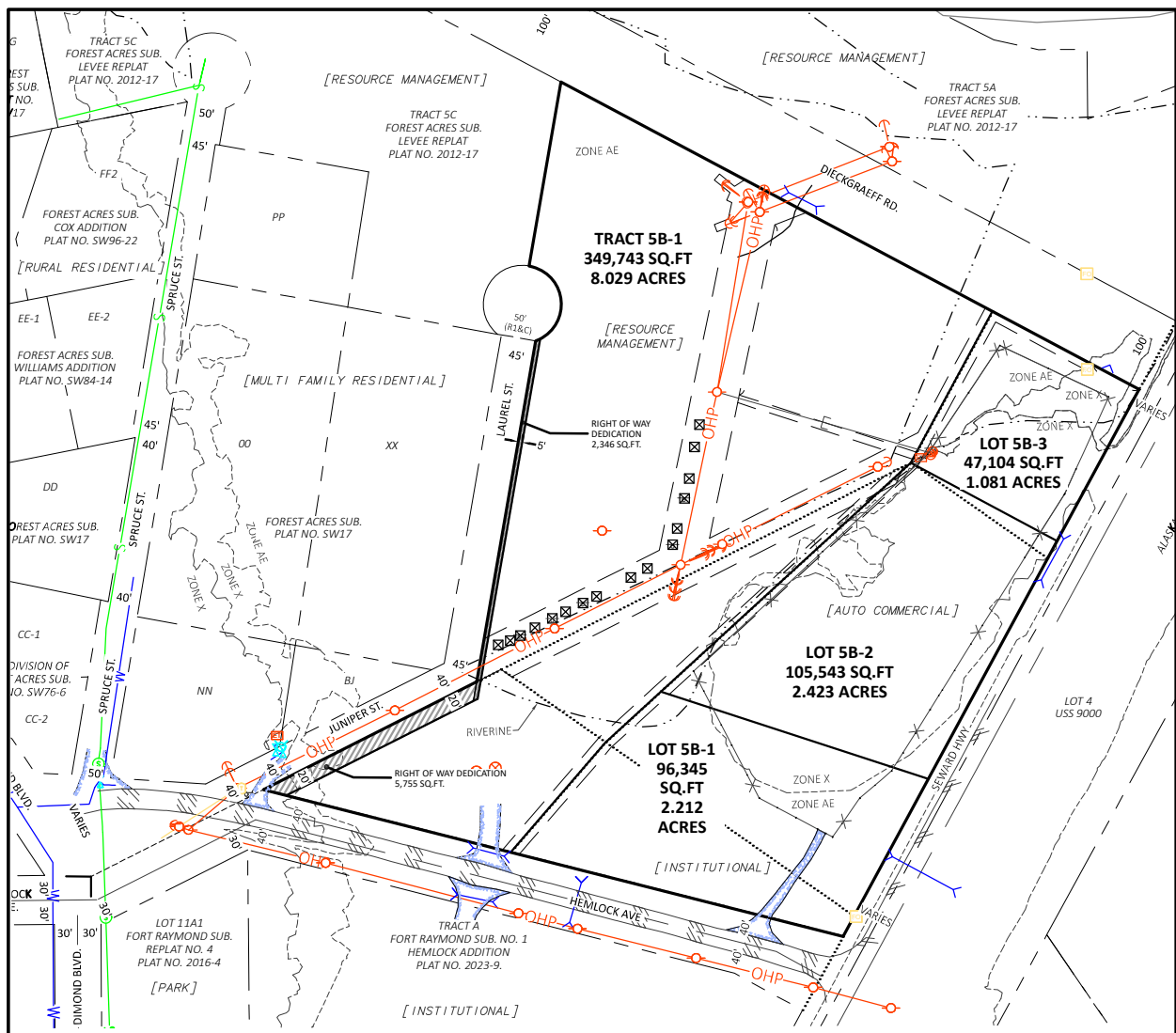
LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK.

OWNER (TRACT B) & UNSUBDIVIDED PORTION OF USS 1491	OWNER (LOT 1 AND TRACT 5B)
TRAVEL WILCOX	CITY OF SEWARD
4105 REED LN NW	PO BOX 127
GIG HARBOR, WA 98315	SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
 PO Box 110485
 Anchorage, AK 99511
 aklands@aklands.com
 http://aklands.com
 (907) 744-LAND

Date: 05/06/2025 Scale: 1"=60' Date of Survey: JAN. 15-17, 2025 Sheet: 2 of 2
 Drawn: SMW PR: 1538 Field Book: 12/65-71 KPB No. 2025-178R1

KPB 2025-178R1



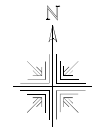
LEGEND

- POWER POLE
- GUY ANCHOR
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- UTILITY VAULT
- TELECOM. PEDISTAL
- FIRE HYDRANT
- WOOD POST (18"X18"X5' +/-)
- SEWER MANHOLE
- SIGN
- FENCE
- EDGE OF ASPHALT
- FEMA FLOOD ONE
- AREA OF RIVERINE
- OVER HEAD POWER
- UNDERGROUND ELECTRIC APPROXIMATE
- UNDERGROUND SEWER LINE GIS
- UNDERGROUND WATER LINE GIS

[CITY OF SEWARD ZONING]

NOTES:

- 1) SURVEY PERFORMED IN WINTER CONDITIONS; NOT ALL SITE FEATURES WERE LOCATED OR VISIBLE. THIS SURVEY WAS NOT INTENDED TO DOCUMENT ALL SITE IMPROVEMENTS.
- 2) ZONING INFORMATION, UNDERGROUND WATER, AND SEWER LINES AND ARE FROM THE CITY OF SEWARD GIS INTERACTIVE MAP. FEMA FLOOD ZONES ARE BASED ON THE FEMA NFHL (NATIONAL FLOOD HAZARD LAYER WEB MAP SERVICE) DOWNLOADED ON APRIL 4, 2025 AND BEST FIT TO THE KENAI PENINSULA BOROUGH PARCEL DATA. AREA OF RIVERINE IS BASED ON THE KENAI PENINSULA GIS DATABASE DOWNLOADED AS A SHAPEFILE ON MAY 5, 2026.
- 3) OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST WITHIN THE PROPOSED SUBDIVISION.
- 4) AK LANDS, LAND SURVEYING LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTY REGARDING THE ACCURACY OR COMPLETENESS OF EXISTING SITE IMPROVEMENTS, UTILITIES, GIS DATA OR OTHER FEATURES SHOWN.



PROPOSED SUBDIVISION
 TRACT 5B-1 AND LOT 5B-1, 5B-2, & 5B-3
 FOREST ACRES SUBDIVISION
 SEWARD GATEWAY PROPERTIES

EXHIBIT

PROJECT NO. 1538	DATE OF FIELD SURVEY JAN. 15-17, 2025
DATE MAY 6, 2025	FIELD BK. AND PG. 12/65-71

PO BOX 110485
 ANCHORAGE, AK 99511
 aklands@aklands.com
 (907) 744-LAND
 https://aklands.com



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	<ul style="list-style-type: none"> • City of Seward • Robert W. Williams of Las Vegas, Nevada • Travis E. Maurer of Gig Harbor, Washington
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward south of Resurrection River

Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42; and 145-026-01
Legal Description:	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13</p>
Assessing Use:	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure four existing parcels into three new lots and a new tract. In addition, the plat is proposing two dedications to Juniper Street and Laurel Street.

The Plat Committee previously approved this plat during its regular meeting of January 26, 2026. The plat has been revised by changing the number of lots fronting the Seward Highway from one lot to three lots.

Location and Legal Access (existing and proposed):

Proposed Tract 5B-1 will have legal access from Hemlock Avenue and Dieckgraeff Road, both 80-foot-wide dedications maintained by the City of Seward, coming off the state-maintained Seward Highway.

Connecting from Hemlock Avenue, Juniper Street is a 40-foot dedication that transitions into Laurel Street, a 45-foot dedication. Juniper Street and Laurel Street are both city-maintained and provide legal access to proposed Tract 5B-1.

Proposed Tract 5B-1 will have legal access by Hemlock Street via a gravel drive.

Proposed lots 5B-1, 5B-2, and 5B-3 all front the Seward Highway on the eastern boundary. The SOA DOT&PF has stated that there is to be no direct access to the Seward Highway for any new lots. Proposed Lot 5B-1 will be required to access Hemlock Avenue and proposed Lot 5B-3 will be required to access Dieckgraeff Road. **Staff recommends** a plat note be added to the final plat submittal indicating the restricted access for the proposed lots.

Available data indicates an access point from proposed Lot 5B-3 to the Seward Highway. According to the SOA DOT&PF, any previously issued access permits become invalid once the property undergoes a platting action and must be reissued. This platting action voids the previous permit.

The only legal access for proposed Lot 5B-2 is the Seward Highway. Based on the SOA DOT&PF review, access is denied for the Seward Highway and a re-design of the lot is necessary to provide legal access. **Staff recommends** the applicant comply with DOT&PF's request or provide written confirmation of an agreement indicating access to the Seward Highway, a copy of the written agreement will be acceptable.

Staff notes, if the redesign increases density, adds new right-of-way locations, or otherwise increase the subdivision's impact, it will require submittal of a new preliminary plat, application, and fee (KPB 20.25.110 (D)) as it would be a third revision.

The plat is proposing a 20-foot dedication to Juniper Street and a 5-foot dedication to Laurel Street.

Block length is compliant with the Seward Highway, Hemlock Avenue, Dimond Boulevard, Dieckgraeff Road and the various cul-de-sacs in the area make for complete block circulation and breaks.

KPB Roads Dept. comments	<p>Out of Jurisdiction: Yes</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments:</p> <p>Please ensure that the utility easement and setbacks are included on this plat</p>
SOA DOT ROW	
SOA DOT& PF	<ul style="list-style-type: none"> ○ No direct access to Seward Highway for all lots. ○ Applicant should reconfigure proposed lots to allow all lots to access through Hemlock Avenue and Dieckgraeff Road, or some other form of internal circulation that excludes direct access to the Seward Highway. ○ Access for Lot 5B-2 could be through Laurel St, Juniper St, Hemlock Ave, and Dieckgraeff Road via access easement or flag lot, or similar, depending on applicant's preference. ○ Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification: Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways. <p>Driveways will not be allowed on other arterials if other access is available. The Department's primary concern is the safe, efficient movement of through traffic. If driveways directly accessing the arterial are necessary,</p>

	then their number, location, and design will be controlled to minimize the effect on through traffic. ○ All future utility connections must be taken through Hemlock Avenue.
Seward Fire Dept	No concerns

Site Investigation:

The terrain of the plat is relatively flat throughout the property. The contour map shows a consistent elevation of 35 feet mostly with a few high spots of 40 feet on the east side of the property near the highway. With the terrain being flat, drainage will need to be maintained with development of the property.

There are no structures on the property according to the KPB GIS data. There are two parking lots on the property that will be split between the two tracts when done.

The City of Seward did review the plat at the City of Seward Planning and Zoning meeting on May 6, 2025 and noted the plat to be located in a special flood hazard area, FEMA mapped Flood Zone AE, a high-risk flood zone area. With the revision submitted, the City of Seward issued a Memorandum that additional review or approval by the Planning and Zoning Commission and City Council is not required. The memorandum is included as is the previous city review.

The City of Seward is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Seward administers their own floodplain management programs under City Code 15.25 Floodplain Management. For information on the floodplain regulations and requirements in Seward, please contact the Seward Planning and Zoning Department at 907-224-4020 or at planning@cityofseward.net **Staff recommends the surveyor include the following note:** The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

KPB River Center review has determined that the plat is not in a habitat protection district

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

A majority of the parcel on the to the east of Juniper St and its projection north was located in the claim of the Alaska Central Railway Company that was surveyed as US Survey No 149 in 1906. The portion on the west was part of Government Lot 1 of Section 34, Township 1 North, Range 1 West, S. Alaska. The east portion was divided by various deed descriptions and Fort Raymond Subdivision SW86-10 platted the east part including Lot13. Forest Acres Subdivision SW17 subdivided the west portion showing Tract 5. Forest Acres Subdivision Levee Replat SW2012-17 further subdivided Tract 5 creating Tract 5B. and B1. This platting action is combing Tract 5B, B1 of

SW2012-17, Lot 13 of SW86-10 and an unplatted part of USS 149 between the three to then divide into two new Tracts.

The plat is located within the City of Seward but does not have access to sewer or water. At the City of Seward Planning and Zoning meeting of May 6, 2025 city staff noted that a subdivision agreement would be required. A Memorandum from the City of Seward Planner dated December 3, 2025 that an agreement has been executed outlining the public improvements and obligations the developer must fulfill to complete the subdivision and that the City of Seward recommends final approval of the preliminary plat before the Plat Committee.

Notice of the proposed plat was mailed to the beneficial interest holder on April 21, 2026. The beneficial interest holder replied with a letter requesting further review and approve the replat. Staff considers this to be a letter of objection and requires the owner to supply to staff before final approval can be given, a letter of non-objection from the beneficial interest holder.

Utility Easements

Several easements are noted in the plat notes and shown if possible. Staff recommends those shown on the drawing be tied to the plat notes associated to them.

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.

The plat is not indicated a utility easement adjacent to road rights-of-way. The plat is subject to City of Seward Zoning regulations. Unless the City has any set width, **staff recommends** the surveyor confirm with the City of Seward a utility easement and add a note with width or use KPB 20.30.060 as a standard width of 10’.

The SOA DOT&PF stated in their review that all future utility connections must be taken through Hemlock Avenue.

Utility provider review:

HEA	Out of service area
ENSTAR	No comment or recommendation
ACS	No objections
GCI	No comment
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 2500 Laurel St, 1000 Hemlock Ave, 2405 Seward Hwy, 2413 Seward Hwy.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Dieckgraeff Rd, Seward Hwy, Hemlock Ave, Juniper St, Laurel St.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p>
------------	---

	List of Approved Street Names: List of Street Names Denied: Comments: City of Seward will advise on addresses
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. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comments

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Modify the date in the Plat Approval to May 26, 2026.
Add measurement to the lots.

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:

- 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:

- 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:

Label the new and proposed easements crossing the plat.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

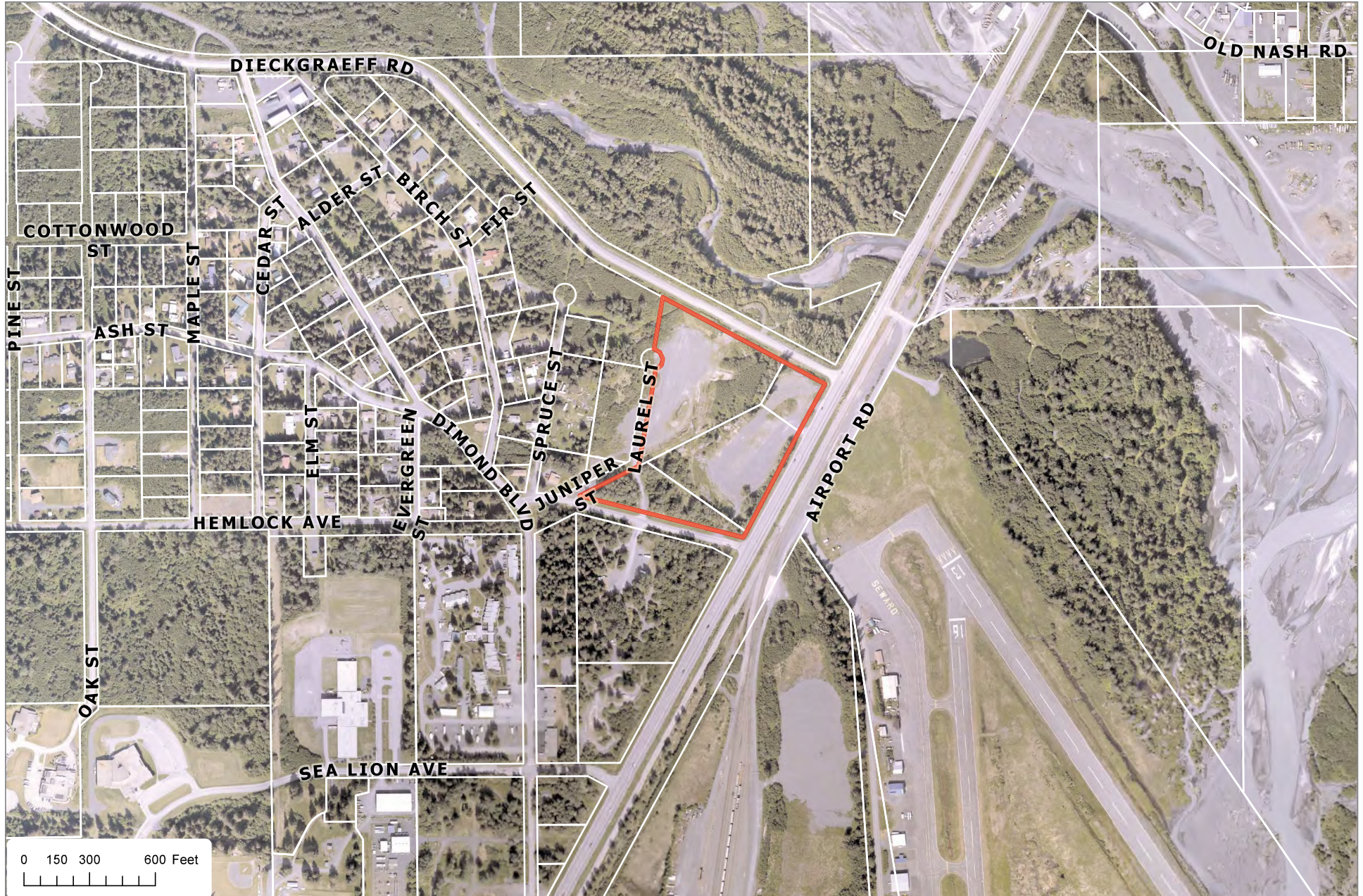
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

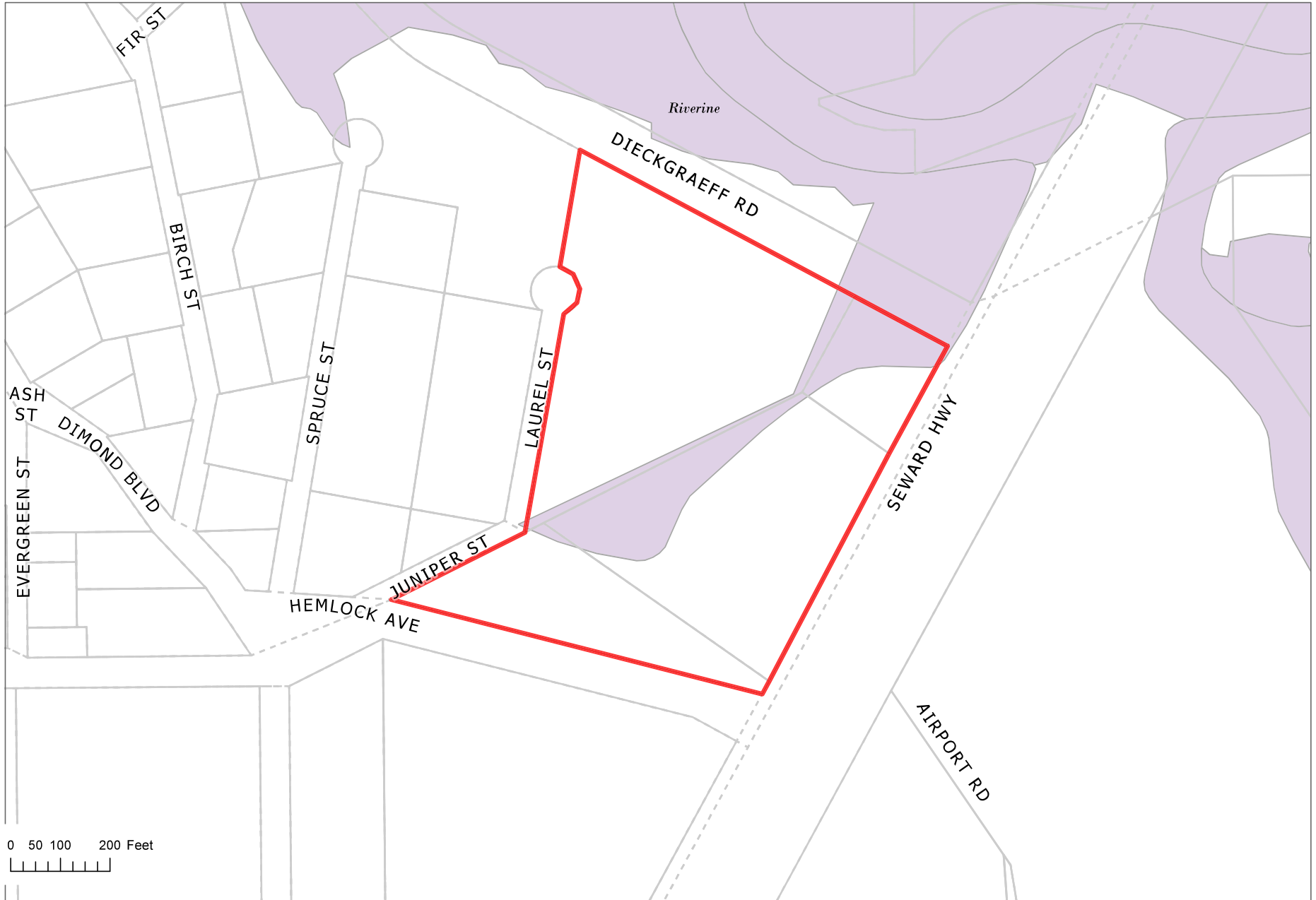
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.



KPB Parcel ID(s):

**14502133, 14502140,
14502601, 14502142**

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

SMFDA



FIRM_Panels



Regulatory_Floodway



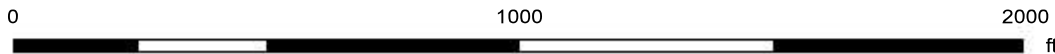
Floodplain

 AE

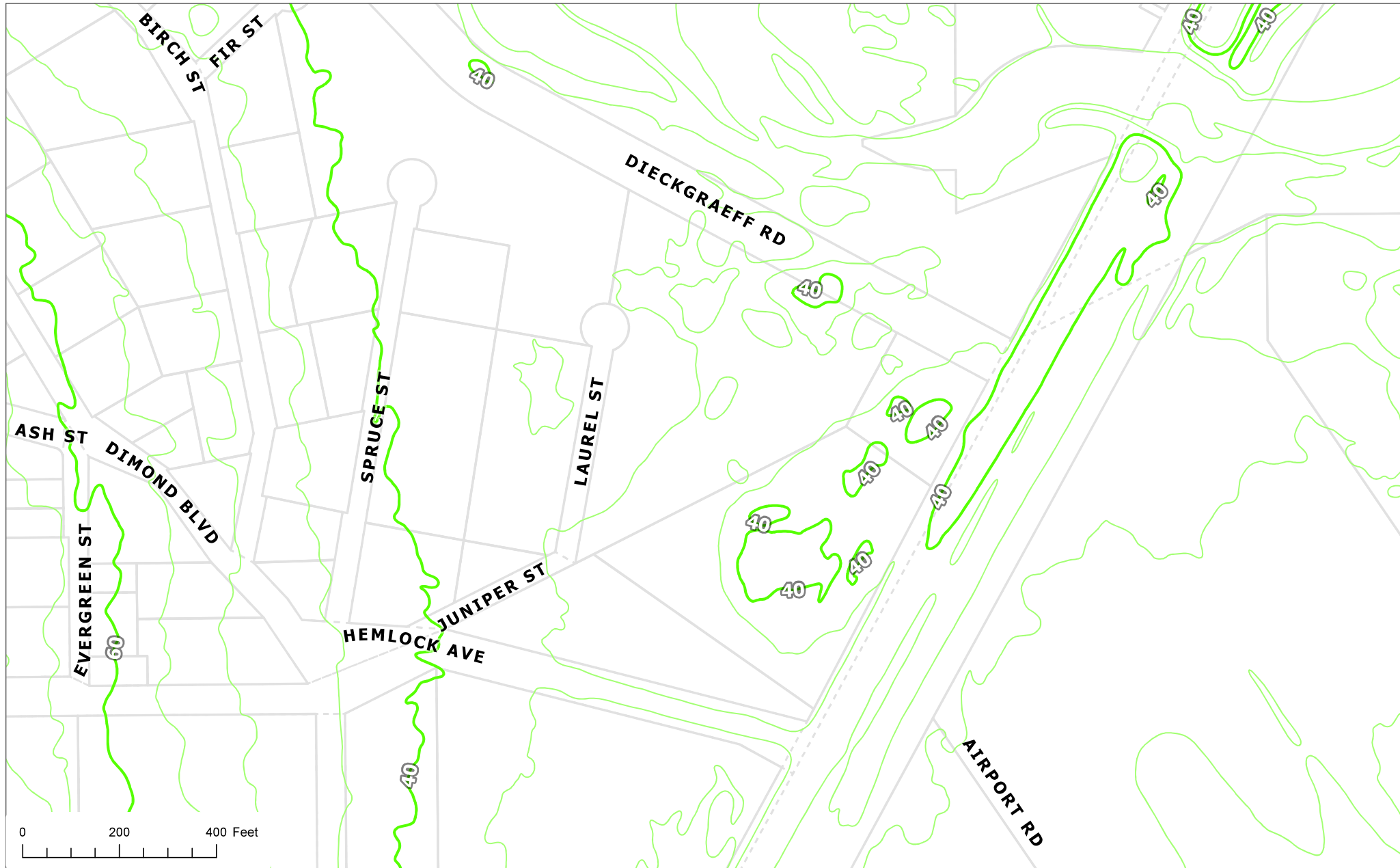
 X

**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

02122C4543E



For a detailed description of the mapped floodplain areas, please see the letter accompanying 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
 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 grant all easements and public right-of-ways by this plan.

James Hunt
 James Hunt, City Manager
 City of Seward
 P.O. Box 1817
 Seward, AK 99664
 OWNER OF FORMER LOTS 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND TRACTS 1, 2, 3, 4 & 5, EXCEPTING R.O.W. DEED BOOK 121, PAGE 485
 FOREST ACRES SUBDIVISION, PLAT 78-4
 LOT RR, FOREST ACRES SUBDIVISION, PLAT 17

NOTARY'S ACKNOWLEDGMENT
 FOR James Hunt
 SUBSCRIBER AND SHOWN TO BEFORE ME THIS 17th
 DAY OF December, 2012

Harold Koy 2-14-2013
 Notary for Alaska, My Commission Expires

Thomas W. Gillespie
 Thomas W. Gillespie
 P.O. Box 1514
 Seward, AK 99664
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR Thomas W. Gillespie
 SUBSCRIBER AND SHOWN TO BEFORE ME THIS 17th
 DAY OF December, 2012

Kaei Anniale Borough 4/10/15
 Notary for Alaska, My Commission Expires

Catherine A. Weiford
 Catherine A. Weiford
 P.O. Box 1514
 Seward, AK 99664
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR Catherine A. Weiford
 SUBSCRIBER AND SHOWN TO BEFORE ME THIS 17th
 DAY OF December, 2012

Kaei Anniale Borough 4/10/15
 Notary for Alaska, My Commission Expires

Raymond A. Gillespie
 Raymond A. Gillespie
 1231 W Northern Lights Blvd # 819
 Anchorage AK 99503-2337
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR Raymond A. Gillespie
 SUBSCRIBER AND SHOWN TO BEFORE ME THIS 17th
 DAY OF December, 2012

Kaei Anniale Borough 4/10/15
 Notary for Alaska, My Commission Expires

Kaei Anniale Borough 4/10/15
 Notary for Alaska, My Commission Expires

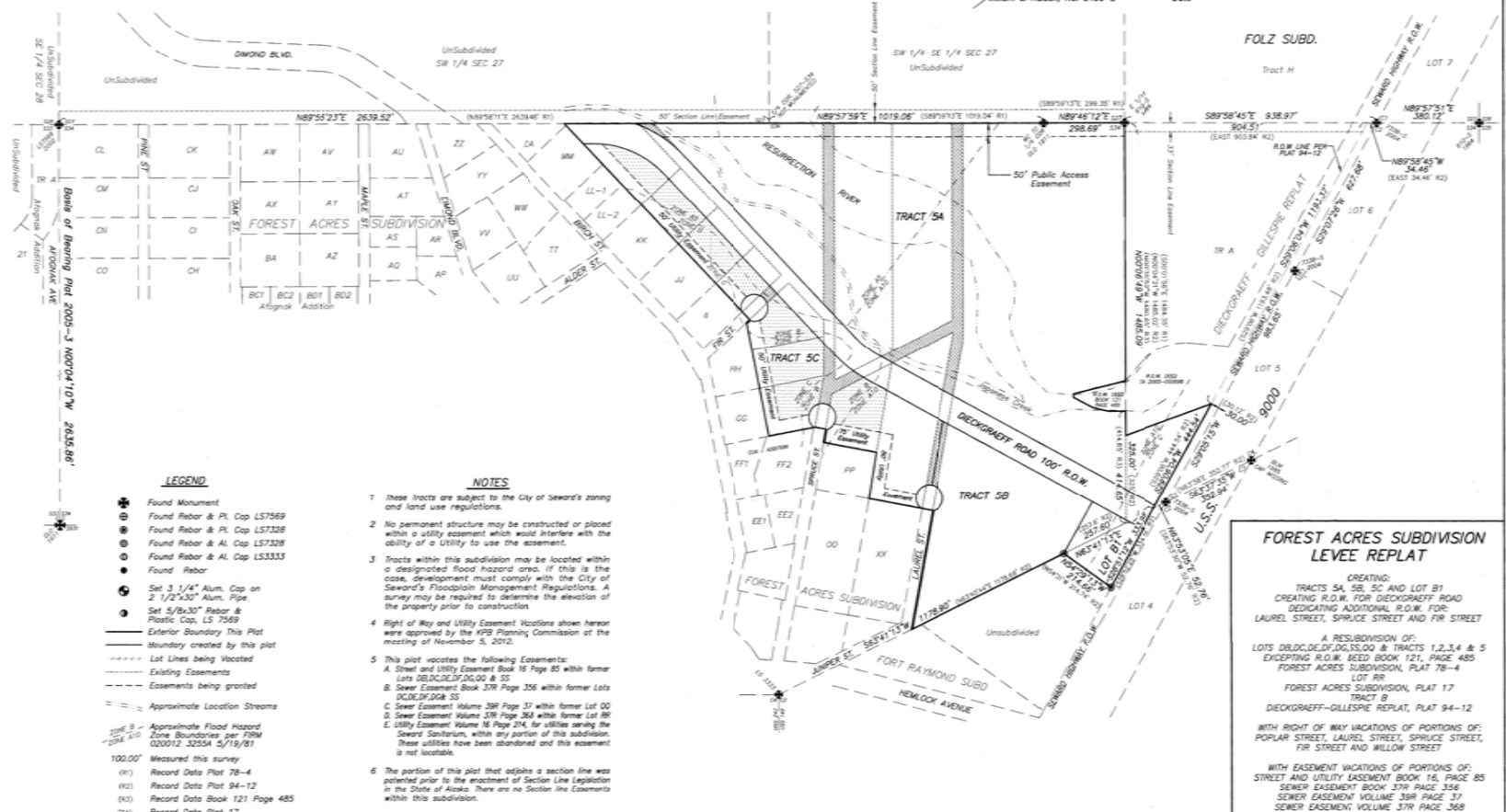
Kaei Anniale Borough 4/10/15
 Notary for Alaska, My Commission Expires

**PROJECT LOCATION MAP
 FOREST ACRES SUBDIVISION
 LEVEE REPLAT
 WITH RIGHT OF WAY AND
 EASEMENT VACATIONS**
 SEE SHEET 2 FOR BOUNDARY AND EASEMENT DETAILS

WASTEWATER DISPOSAL TRACT SC
 Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

WASTEWATER DISPOSAL TRACTS 5A & 5B
 These tracts are at least 200,000 square feet or nominal 3 Acres in size and conditions may not be suitable for on-site wastewater treatment or disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL LOT B1
 Soil conditions, water table levels, and soil slopes for this tract have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family and duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be designed by a professional Engineer, registered to practice in the State of Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.



- LEGEND**
- Found Monument
 - Found Rebar & Pl. Cap. L57569
 - Found Rebar & Pl. Cap. L57328
 - Found Rebar & Al. Cap. L57328
 - Found Rebar & Al. Cap. L53333
 - Found Rebar
 - Set 1 1/4" Alum. Cap on 2 1/2" x 30" Alum. Pipe
 - Set 5/8x30" Rebar & Plastic Cap, L5 7569
 - Exterior Boundary This Plat
 - boundary created by this plat
 - Let Lines being Vacated
 - Existing Easements
 - Easements being granted
 - Approximate Location Streams
 - Approximate Flood Hazard Zone Boundaries per FEMA 020012-32054-5/19/01
 - Measured this survey
 - (N1) Record Data Plot 78-4
 - (N2) Record Data Plot 94-12
 - (N3) Record Data Book 121 Page 485
 - (N4) Record Data Plot 17
 - (N5) Record Data Plot 96-22
 - (N6) Record Data Plot 84-9
 - Right of Ways Vacated By this Plat
 - Easements Vacated By this Plat

- NOTES**
- 1 These tracts are subject to the City of Seward's zoning and land use regulations.
 - 2 No permanent structure may be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 - 3 Tracts within this subdivision may be located within a designated flood hazard area. If this is the case, development must comply with the City of Seward's Floodplain Management Regulations. A survey may be required to determine the elevation of the property prior to construction.
 - 4 Right of Way and Utility Easement Vacations shown hereon were approved by the KPB Planning Commission at the meeting of November 5, 2012.
 - 5 This plat vacates the following Easements:
 A. Street and Utility Easement Book 16 Page 85 with former Lots DLDC, DED, DG, DS, DO & SS
 B. Sewer Easement Book 37R Page 356 with former Lots DLDC, DED, DG, DO & SS
 C. Sewer Easement Volume 39R Page 37 with former Lot 00
 D. Sewer Easement Volume 37R Page 364 with former Lot 00
 E. Utility Easement Volume 16 Page 214, for utilities serving the Seward Sanitarium, within any portion of this subdivision. These utilities have been abandoned and this easement is not locatable.
 - 6 The portion of this plat that adopts a section line was patented prior to the enactment of Section Line Legislation in the State of Alaska. There are no Section Line Easements within this subdivision.
 - 7 Tracts 5A and 5C are subject to Covenants and Restrictions recorded as Serial Numbers 2009-000280-0 and 2009-000760-0.
 - 8 No access to State maintained rights-of-ways is permitted unless approved by the State of Alaska Department of Transportation.
 - 9 The 50' Public Access Easement being granted within Tract 5A by this plat will be administered by the City of Seward. The Kenai Peninsula Borough accepts no responsibility for the maintenance or administration of this easement.

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of OCTOBER 8, 2012
Mark J. Grant 12-10-2012
 Borough 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 to the normal standards of practice of land surveyors in the State of Alaska.
Dec 5, 2012
 Date

**FOREST ACRES SUBDIVISION
 LEVEE REPLAT**

CREATING:
 TRACTS 5A, 5B, 5C AND LOT B1
 CREATING R.O.W. FOR DIECKGRAEFF ROAD
 DEDICATING ADDITIONAL R.O.W. FOR:
 LAUREL STREET, SPRUCE STREET AND FIR STREET

A RESUBDIVISION OF:
 LOTS DLDC, DED, DG, DS, DO & SS
 EXCEPTING R.O.W. DEED BOOK 121, PAGE 485
 FOREST ACRES SUBDIVISION, PLAT 78-4
 LOT RR
 FOREST ACRES SUBDIVISION, PLAT 17
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

WITH RIGHT OF WAY VACATIONS OF PORTIONS OF:
 POPLAR STREET, LAUREL STREET, SPRUCE STREET,
 FIR STREET AND WILLOW STREET

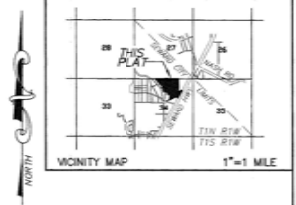
WITH EASEMENT VACATIONS OF PORTIONS OF:
 STREET AND UTILITY EASEMENT BOOK 16, PAGE 85
 SEWER EASEMENT BOOK 37R PAGE 356
 SEWER EASEMENT VOLUME 39R PAGE 37
 SEWER EASEMENT VOLUME 37R PAGE 364
 UTILITY EASEMENTS VOLUME 16, PAGE 214

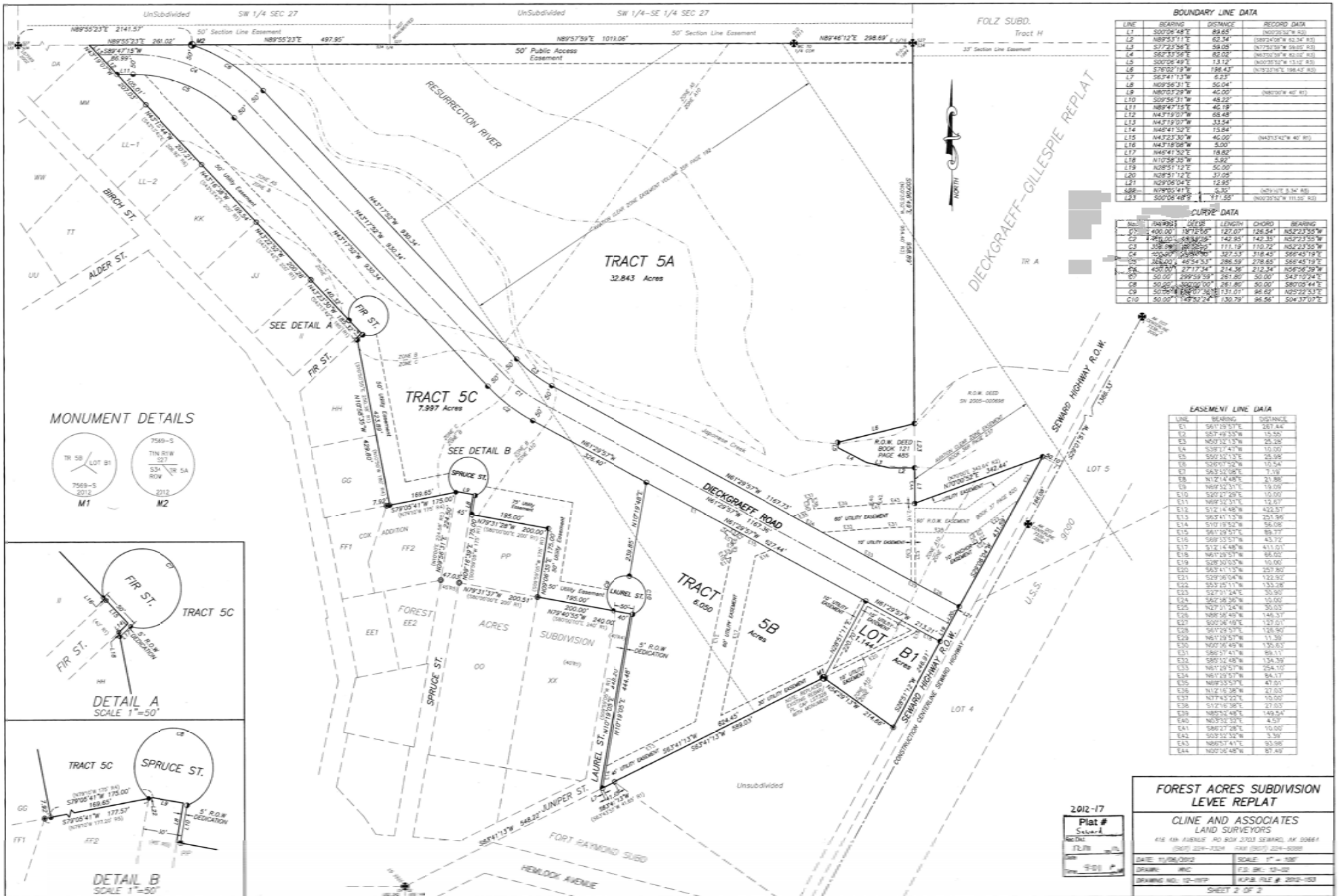
WITHIN THE NE 1/4 AND NW 1/4 OF SECTION 34,
 T1N, R1W, SEWARD MERIDIAN, ALASKA
 KENAI PENINSULA BOROUGH
 CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 CONTAINING 54,543 ACRES

**CLINE AND ASSOCIATES
 LAND SURVEYORS**
 410 4th AVENUE, P.O. BOX 20023, SEWARD, AK 99664
 (907) 224-7324 FAX (907) 224-8888

DATE: 12/05/2012 SCALE: 1" = 200'
 DRAWN: WNC P.L.S. 12-02
 DRAWING NO.: 12-000P A.P.S. FILE # 2012-103

SHEET 1 OF 2





BOUNDARY LINE DATA

LINE	BEARING	DISTANCE	RECORD DATA
L1	S00°06'48"E	89.65'	(N02°35'30"W 83)
L2	N89°55'23"E	62.34'	(N02°42'08"W 82,34' 83)
L3	S57°23'56"E	58.08'	(N7°25'30"W 58,08' 83)
L4	S62°33'58"E	82.02'	(N03°30'30"W 82,02' 83)
L5	S00°06'48"E	13.12'	(N02°35'30"W 13,12' 83)
L6	S7°02'12"E	178.43'	(N02°35'30"W 178,43' 83)
L7	S63°41'13"W	6.23'	
L8	N09°36'31"E	50.04'	
L9	N02°35'30"W	42.00'	(N02°35'30"W 42' 83)
L10	S09°36'31"W	48.22'	
L11	N89°47'15"E	40.79'	
L12	N43°19'07"W	68.48'	
L13	N43°19'07"W	33.54'	
L14	N48°41'32"E	13.84'	
L15	N43°23'30"W	40.00'	(N43°14'12"W 40' 83)
L16	N43°19'07"W	5.00'	
L17	N48°41'32"E	18.82'	
L18	N10°38'35"W	5.92'	
L19	N02°35'12"E	50.00'	
L20	N02°35'12"E	37.05'	
L21	N29°08'04"E	12.85'	
L22	N49°05'41"E	5.35'	(N49°14'12"W 40' 83)
L23	S00°06'48"E	77.50'	(N02°35'30"W 113,50' 83)

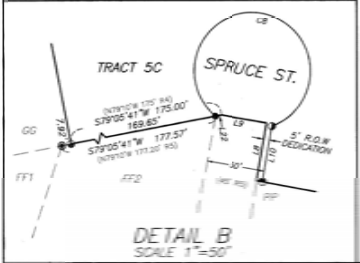
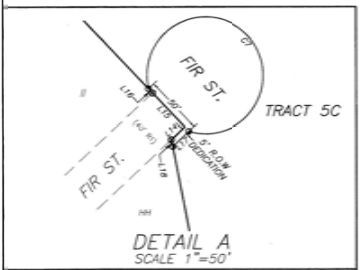
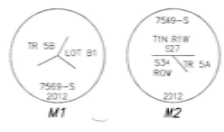
CURVE DATA

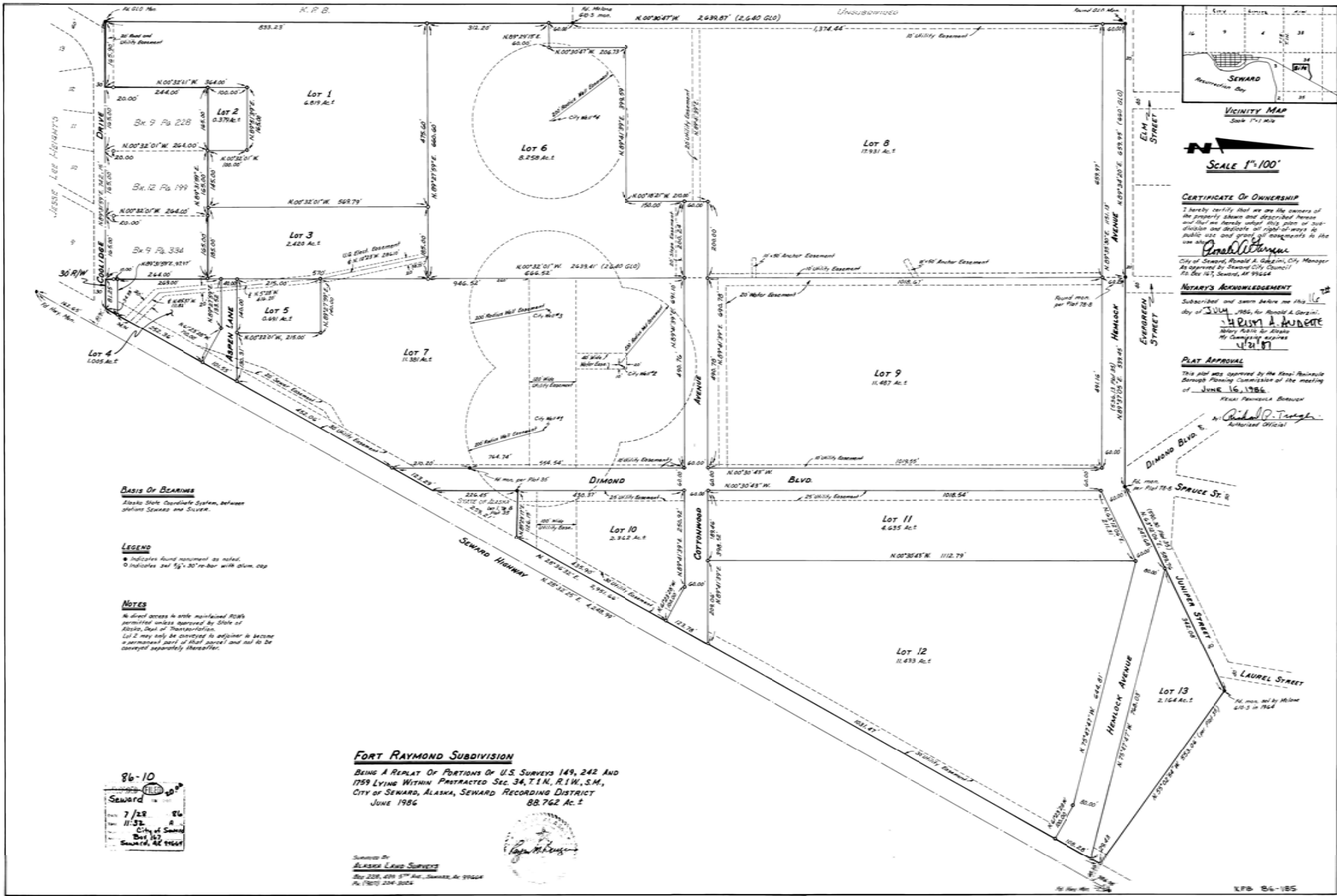
NO.	BEARING	CHORD	CHORD BEARING
C1	S00°06'48"E	127.01'	N02°35'30"W
C2	S57°23'56"E	142.85'	N02°35'30"W
C3	S62°33'58"E	119.72'	N02°35'30"W
C4	S00°06'48"E	314.45'	S65°45'19"E
C5	S7°02'12"E	288.52'	S65°45'19"E
C6	S63°41'13"W	212.36'	N56°36'39"W
C7	N09°36'31"E	50.00'	S47°17'24"E
C8	N02°35'30"W	50.00'	S80°05'44"E
C9	N43°19'07"W	131.01'	N29°22'53"E
C10	S00°06'48"E	130.79'	S04°37'07"E

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	S51°19'51"E	281.44'
E2	S57°49'35"W	15.50'
E3	N02°32'13"W	25.28'
E4	S02°31'47"E	10.00'
E5	S02°32'13"E	26.98'
E6	S26°07'52"W	10.54'
E7	S63°30'58"E	7.18'
E8	N12°14'49"E	21.86'
E9	N69°32'31"E	19.09'
E10	S20°27'28"E	10.00'
E11	N69°32'31"E	12.97'
E12	S12°14'49"W	422.57'
E13	S69°32'31"E	201.96'
E14	S61°29'51"E	89.77'
E15	S69°32'31"E	43.72'
E16	N61°29'51"E	68.02'
E17	S12°14'49"W	613.01'
E18	S69°32'31"E	16.00'
E19	S69°32'31"E	257.80'
E20	S63°11'32"E	142.85'
E21	S09°36'31"W	10.00'
E22	S53°25'11"W	133.28'
E23	S42°01'24"E	30.90'
E24	S62°36'36"W	10.00'
E25	N02°01'24"W	50.03'
E26	N88°52'48"E	146.37'
E27	S00°06'48"E	128.90'
E28	N61°29'51"W	11.39'
E29	S00°06'48"E	139.83'
E30	N02°35'30"W	134.39'
E31	N61°29'51"W	264.10'
E32	N61°29'51"W	84.11'
E33	N69°33'57"E	47.01'
E34	S12°14'49"W	27.03'
E35	N12°16'58"W	27.03'
E36	N12°14'49"W	10.00'
E37	N12°14'49"W	27.03'
E38	S12°16'58"E	27.03'
E39	N88°52'48"E	149.54'
E40	N02°35'30"W	4.37'
E41	S69°27'28"E	10.00'
E42	S02°32'32"W	3.39'
E43	N88°52'48"E	33.98'
E44	N02°35'30"W	87.49'

MONUMENT DETAILS

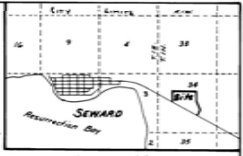




Basis Of Bearings
Alaska State Coordinate System, between stations Seward and Silver.

LEGEND
● Indicates found monument as noted.
○ Indicates set 5/8" 30" re-bar with alum. cap.

NOTES
No direct access to water maintained roads permitted unless approved by State of Alaska, Dept. of Transportation.
Lot 2 may only be conveyed to adjoining lot become a permanent part of that parcel and not to be conveyed separately thereafter.



VICINITY MAP
Scale 1"=1 Mile
SCALE 1"=100'

CERTIFICATE OF OWNERSHIP
I hereby certify that we are the owners of the property shown and described herein and that we hereby subject this plat of subdivision and dedicate all right-of-ways to public use and grant of easements in the use of the same.
Ronald A. Gordini
City of Seward, Ronald A. Gordini, City Manager
As Approved by Seward City Council
Plat No. 187, Seward, AK 99664

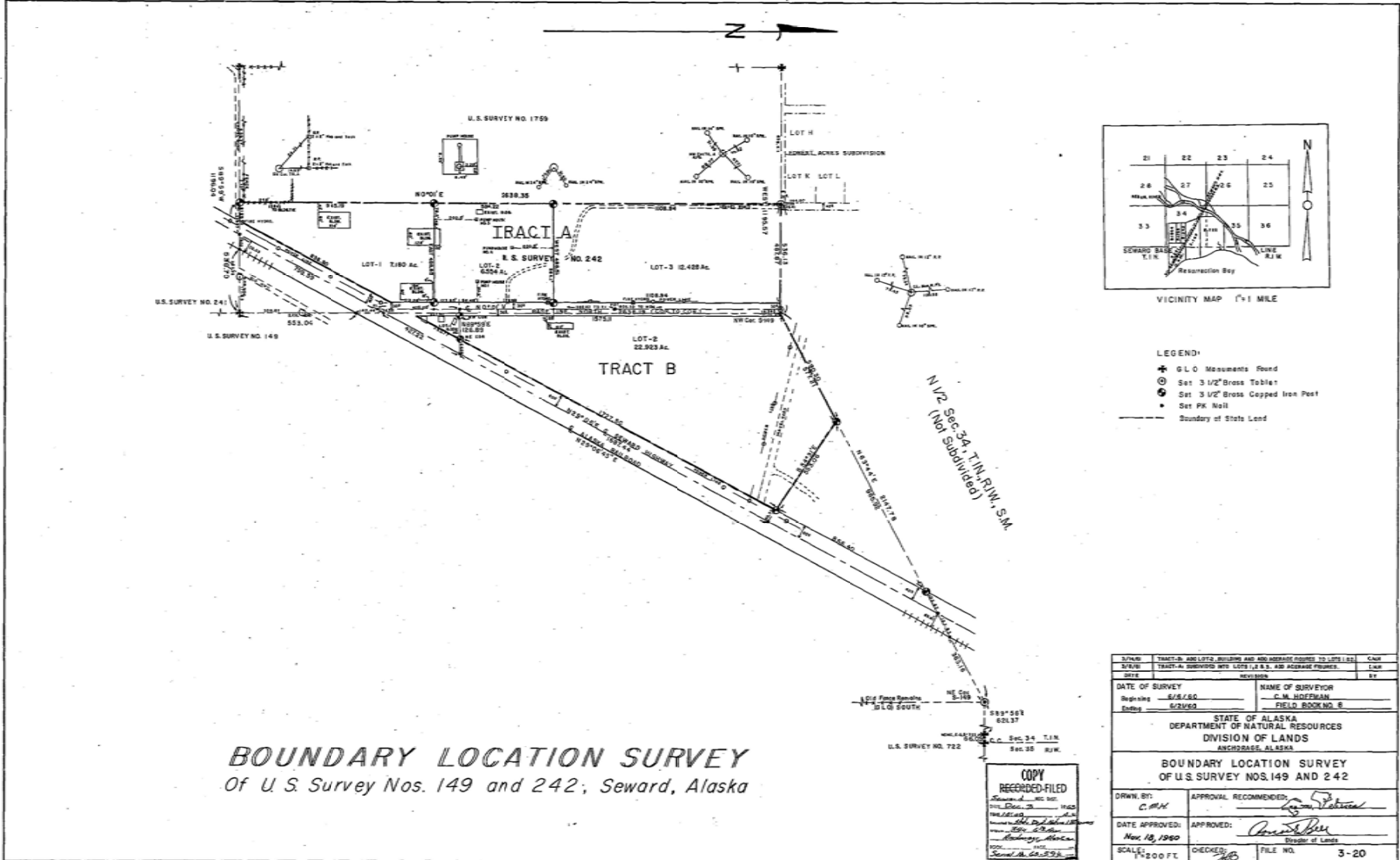
NOTARY ACKNOWLEDGMENT
Subscribed and sworn before me this 16th day of June, 1986, for Ronald A. Gordini.
H. R. M. A. M. D. E. T. E.
Notary Public for Alaska
My Commission Expires
12/31/87

PLAT APPROVAL
This plat was approved by the Final Plat Review through Planning Commission of the meeting of JUNE 16, 1986.
KENT PENNELL BOROUM
Authorized Official
Ronald A. Gordini
Authorized Official

FORT RAYMOND SUBDIVISION
BEING A REPLAT OF PORTIONS OF U.S. SURVEYS 149, 242 AND 1759 LYING WITHIN PROTRACTED SEC. 34, T.1N, R.1W, S.M., CITY OF SEWARD, ALASKA, SEWARD RECORDING DISTRICT JUNE 1986 88.762 AC.±

Surveyed by
ALASKA LAND SURVEYORS
Box 228, 439 5th Ave., Seward, AK 99664
Plat No. 187, Seward, AK 99664







May 13, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plat and have the following comments:

- **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**
 - No direct access to Seward Highway for all lots.
 - Applicant should reconfigure proposed lots to allow all lots to access through Hemlock Avenue and Dieckgraeff Road, or some other form of internal circulation that excludes direct access to the Seward Highway.
 - Access for Lot 5B-2 could be through Laurel St, Juniper St, Hemlock Ave, and Dieckgraeff Road via access easement or flag lot, or similar, depending on applicant's preference.
 - Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification: Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways.

Driveways will not be allowed on other arterials if other access is available. The Department's primary concern is the safe, efficient movement of through traffic. If driveways directly accessing the arterial are necessary, then their number, location, and design will be controlled to minimize the effect on through traffic.
 - All future utility connections must be taken through Hemlock Avenue.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Kenai Area Planner, DOT&PF

cc: Steven Rzepka, Highway Design/Approach Road Reviews, DOT&PF
Christopher Post, Acting Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF

From: [Piagentini, Vincent](#)
To: [Carpenter, Beverly](#)
Subject: FW: <EXTERNAL-SENDER>Re: KPB Plat 2025-178R1
Date: Wednesday, May 13, 2026 2:16:14 PM
Attachments: [image001.png](#)
[Outlook-xgisieki.png](#)
[05-13-2026 DOT&PF Plat Comment Letter - KPB 2025-178R1.pdf](#)

From: Marasigan, Romorenzo B (DOT) <romorenzo.marasigan@alaska.gov>
Sent: Wednesday, May 13, 2026 2:04 PM
To: Doug Schoessler <doug@cityofseward.net>; Piagentini, Vincent <vpiagentini@kpb.us>
Cc: Rzepka, Steven J (DOT) <steven.rzepka@alaska.gov>; Post, Christopher L (DOT) <chris.post@alaska.gov>; Rearden, Devki (DOT) <devki.rearden@alaska.gov>; Kutcher, Gabe J (DOT) <gabe.kutcher@alaska.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>; DeCarli, Marcie A (DOT) <marcie.decarli@alaska.gov>
Subject: <EXTERNAL-SENDER>Re: KPB Plat 2025-178R1

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Good afternoon, Doug and Vincent,

DOT&PF reviewed the Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1). Please see attached for our plat comment letter.

Cordially,



Romorenzo Marasigan

Kenai Area Planner

[Alaska Department of Transportation & Public Facilities](#)

Office: 907.269.0514 | romorenzo.marasigan@alaska.gov

Keep Alaska Moving

From: Doug Schoessler <doug@cityofseward.net>
Sent: Tuesday, May 12, 2026 5:26 PM
To: Marasigan, Romorenzo B (DOT) <romorenzo.marasigan@alaska.gov>; Kutcher, Gabe J (DOT)

<gabe.kutcher@alaska.gov>; DeCarli, Marcie A (DOT) <marcie.decarli@alaska.gov>

Cc: Piagentini, Vincent <vpiagentini@kpb.us>

Subject: RE: KPB Plat 2025-178R1

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Romorenzo,

Thanks for returning my call and the Teams meeting today to discuss the plat for **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**.

As we discussed there seems to be some misunderstanding on the lots involved in this plat. Please see the information below, and the attachment. You may already have it. Apparently, the owner left you a concept copy showing a cul-de-sac on lot 5B-1. You and I looked at it on Teams. That drawing is not the official plat or plan. These are 3 separate lots. They may be sold separately, or developed, to apartments, storage yards, a hotel or a local business as City Code allows. The City of Seward supports the attached plat and the development proposed to start there. Please feel free to share this email with your team at DOT for further review.

-The center lot does not have access from Hemlock Ave or Dieckgraeff Road. Only from the Seward Highway.

-To the west, Juniper Street turns to the north and becomes Laurel Street. There is no access to these three plated lots.

In order to give access to the Lot 5B-2 the City of Seward requests the following changes in blue.

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

• **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**

- No objection to the proposed plat.
- No direct access to Seward Highway from lots 5B-1 and 5B-3.
- Those two lots must take access through Hemlock Avenue and Dieckgraeff Road.
 - Seward Highway access for lot 5B-2 is allowed but must submit a new driveway permit to Right of Way for the existing driveway.
- All future utility connections must be taken through Hemlock Avenue.
- Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification:

Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways.

Note: The Speed limit changes from 45 to 35 just a bit before Hemlock. If it is helpful, The City

would support the 35 MPH sign being moved a little to the north to Dieckgraeff Road for a safety consideration. This would reduce the speed limit to 35 in front of these lots. This is a large area for development for the city and only one driveway needed to access the highway there.

We are requesting these changes noted above to be expedited to KPB and the City to be considered and approved at the Planning meeting in Soldotna.

Please let me know if you have any questions or concerns. I'd be happy to discuss them with you all. If you like, I can make a trip to Anchorage to sit down with you all.

Thank you for your consideration,
Doug



Doug Schoessler – PUBLIC WORKS DIRECTOR

City of Seward 434 6th Ave, PO Box 167 Seward AK 99664

Office: 907-224-4058 Direct: 907-224-4093

Cell: 907-422-7118 Email: doug@cityofseward.net

DESK PACKET

(MATERIALS SUBMITTED AFTER 05/14/26)

E. NEW BUSINESS

Postponed

2. Forest Acres & Fort Raymond Sub Seward Gateway Properties

KPB file 2025-178R1

AK Lands / City of Seward; Maurer; Williams

**Location: Laurel Street, Juniper Street, Hemlock Avenue, Seward
Highway & Dieckgraeff Road**

City of Seward

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	<ul style="list-style-type: none"> • City of Seward • Robert W. Williams of Las Vegas, Nevada Travis E. Maurer of Gig Harbor, Washington
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward south of Resurrection River

Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42; and 145-026-01
Legal Description:	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13</p>
Assessing Use:	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning

STAFF REPORT - ADDENDUM

The applicant has contacted staff to postpone and remove the project from the agenda for them meeting on May 26, 2026 until some access issues can be resolved. Once resolved the item will return for the next meeting it is able to be on.

If there are members of the public wishing to speak, they may, but there will be no discussion or decisions on the Borough's part.

END OF STAFF REPORT ADDENDUM



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/18/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide four parcels into four parcels.

KPB File No. 2025-178R1

Petitioner(s) / Land Owner(s): City of Seward, Travis E Maurer & Robert W Williams of Seward, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 26, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

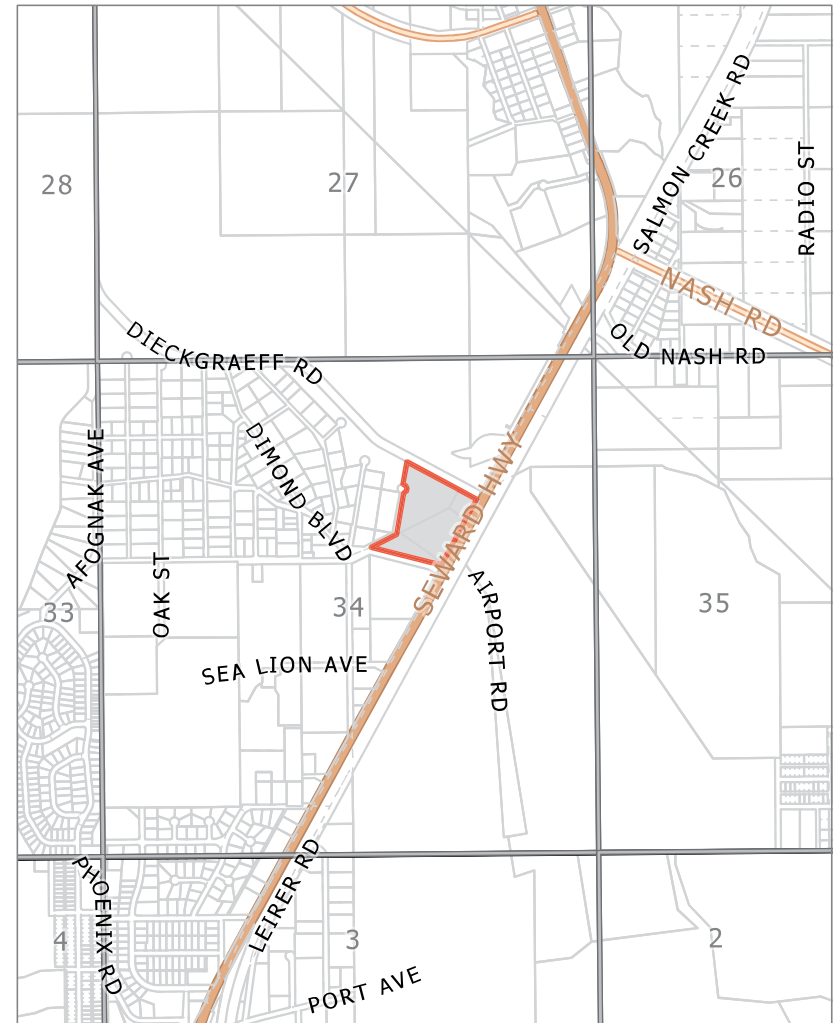
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 22, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/7/2026



KPB File 2025-178R1
T01N R01W SEC34
Seward

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

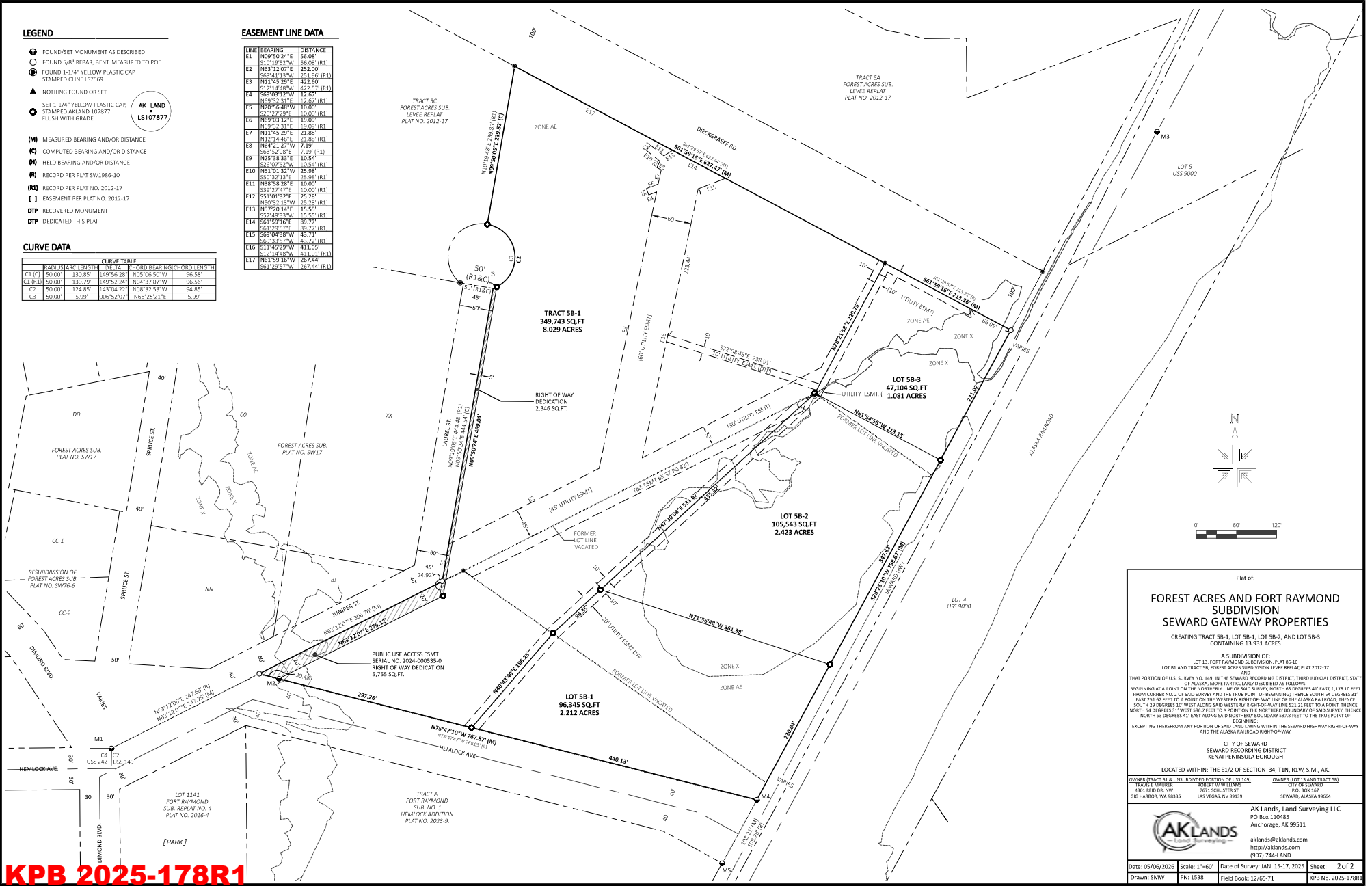
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- ⊙ FOUND 1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS7568
- ▲ NOTHING FOUND OR SET
- ⊙ SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- ⊙ AK LAND LS107877
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1986-10
- (RL) RECORD PER PLAT NO. 2012-17
- [] EASEMENT PER PLAT NO. 2012-17
- (DT) RECOVERED MONUMENT
- (DT) DEDICATED THIS PLAT

CURVE DATA

CURVE TABLE	
RADIUS (ARC LENGTH)	CHORD LENGTH
CL (C)	50.00 130.85
CL (R)	50.00 130.29
C2	50.00 134.85
C3	50.00 5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24"E	56.68
E2	N11°19'57"W	56.68 (R1)
E3	N03°45'07"E	42.00
E4	S65°21'13"W	251.96 (R1)
E5	N13°45'29"E	112.60
E6	S12°14'48"W	222.67 (R1)
E7	N09°33'31"E	22.67 (R1)
E8	N20°56'48"W	10.00
E9	S20°27'09"E	10.00 (R1)
E10	N09°03'12"E	19.69
E11	N09°23'17"E	19.69 (R1)
E12	N11°45'29"E	21.88
E13	N11°14'48"E	11.48 (R1)
E14	N04°12'27"W	7.59
E15	S62°52'08"E	7.59 (R1)
E16	N45°39'33"E	10.84
E17	S26°02'54"W	10.84 (R1)
E18	N51°01'32"W	25.28
E19	S39°27'47"E	10.00 (R1)
E20	N50°32'13"E	25.28 (R1)
E21	N38°58'28"E	10.00
E22	S39°27'47"E	10.00 (R1)
E23	S51°01'32"E	25.28
E24	N50°32'13"E	15.38 (R1)
E25	N57°20'14"E	15.38
E26	S72°49'13"W	15.38 (R1)
E27	S61°59'16"E	89.79
E28	S61°29'57"E	89.79 (R1)
E29	S69°04'38"W	43.21
E30	S69°33'57"W	43.21 (R1)
E31	S11°43'59"W	111.07
E32	S12°14'48"W	111.07 (R1)
E33	N01°59'16"W	267.44
E34	S61°29'57"E	167.44 (R1)



Plat of:
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES
 CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3 CONTAINING 13.933 ACRES

A SUBDIVISION OF:
 LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
 LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION LEVEL REPLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY NORTH 43 DEGREES 44' EAST, 118.10 FEET FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 251.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA HIGHWAY; THENCE SOUTH 29 DEGREES 10' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 221.21 FEET TO A POINT; THENCE NORTH 54 DEGREES 31' WEST 586.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 65 DEGREES 45' EAST ALONG SAID NORTHERLY BOUNDARY 387.87 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH

LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK.

OWNER (TRACT 5) & UNSUBDIVIDED PORTION OF USS 1493	OWNER (LOT 1) AND TRACT 5B
TRAVEL WILCOX	CITY OF SEWARD
4185 REED LN NW	PO BOX 127
GIG HARBOR, WA 98315	LAS VEGAS, NV 89139
	SEWARD, ALASKA 99664

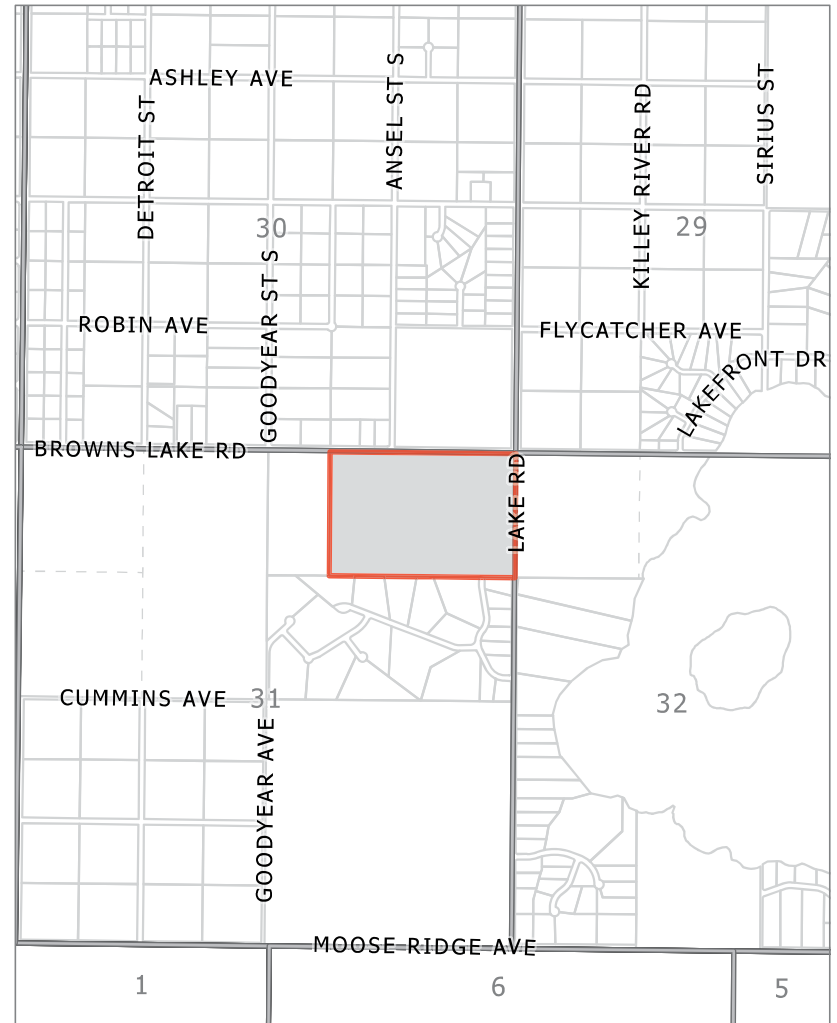
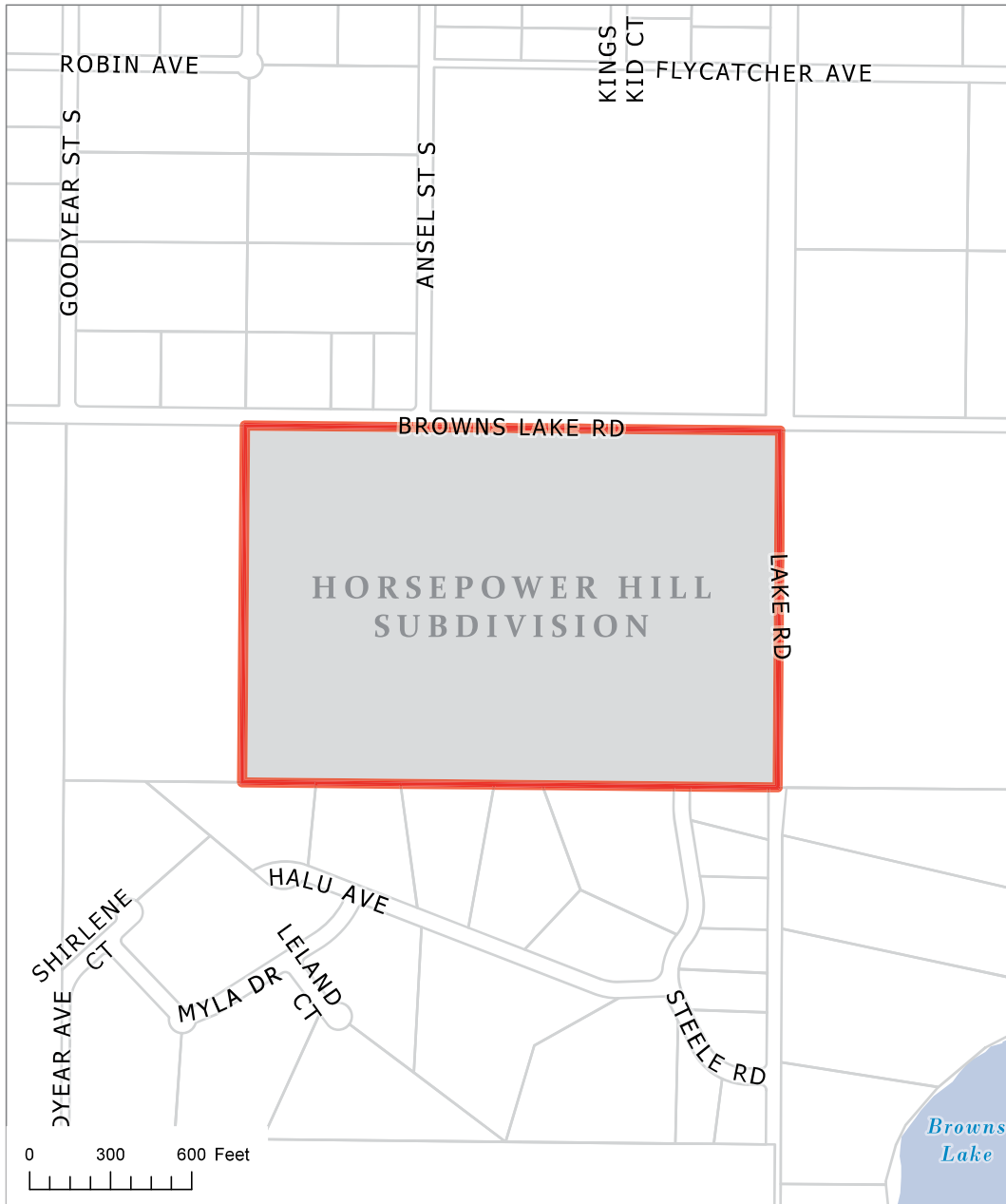
AK Lands, Land Surveying LLC
 PO Box 110485
 Anchorage, AK 99511
 aklands@aklands.com
 http://aklands.com
 (907) 744-LAND

Date: 05/06/2025 Scale: 1"=60' Date of Survey: JAN. 15-17, 2025 Sheet: 2 of 2
 Drawn: SMW PR: 1538 Field Book: 12/65-71 KPB No. 2025-178R1

KPB 2025-178R1

E. NEW BUSINESS

- 3. Horsepower Hill Subdivision; KPB File 2026-042
Edge Survey & Design / Morgan
Location: Browns Lake Rd, Lake Rd & Steele Rd
Funny River Area**

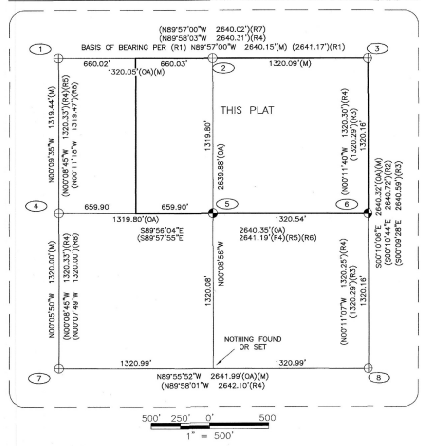


KPB File 2026-042
T05N R08W SEC31
Funny River

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.



NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOPE OF STEEP SLOPE
- - - LOW AREA
- - - DIRECTION OF SLOPE
- (OA) OVERALL
- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DTP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

- (R1) POAGE NO. 1, PLAT 79-161, KENAI RECORDING DISTRICT
- (R2) DANMEYER SUBDIVISION, PLAT 88-75, KENAI RECORDING DISTRICT
- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
- (R4) SUNRISE MOUNTAIN PHASE 1, PLAT 95-31, KENAI RECORDING DISTRICT
- (R5) SUNRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SUNRISE MOUNTAIN PHASE 3, PLAT 202-101, KENAI RECORDING DISTRICT
- (R7) POAGE NO. 4, PLAT 2014-25, KENAI RECORDING DISTRICT
- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

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

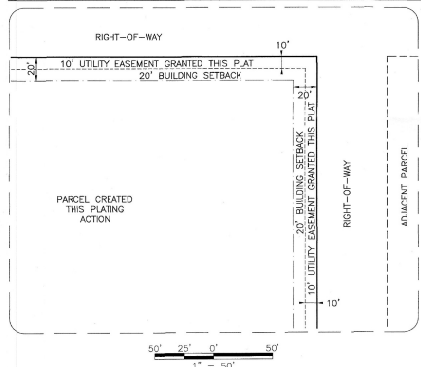
RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD

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

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BUNKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'

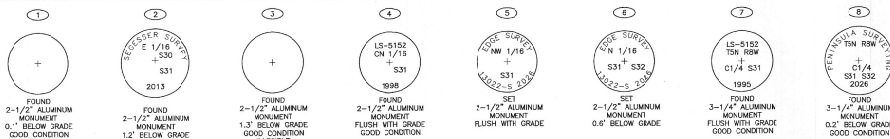


PLAT APPROVAL

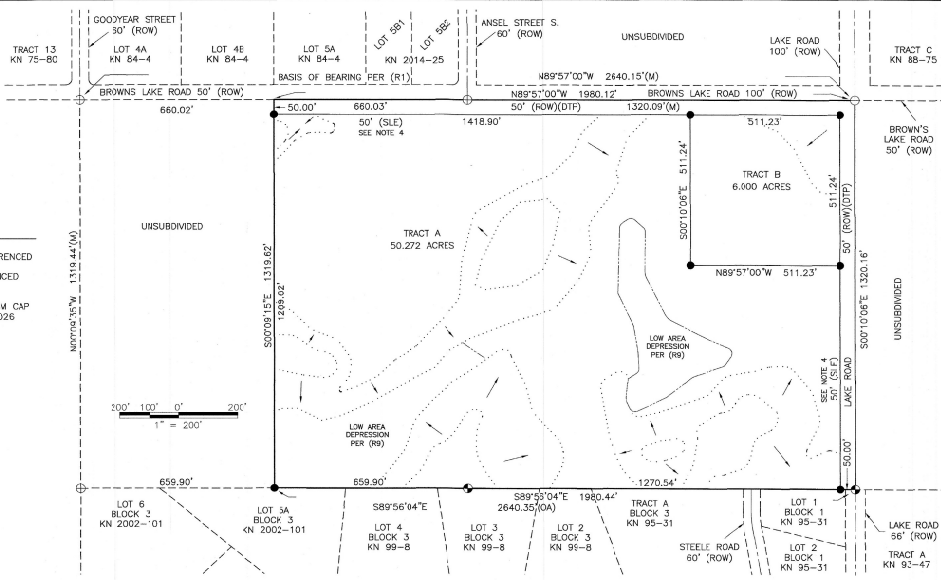
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

MONUMENT SUMMARY



KPB 2026-042



NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
3. 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, PER KPB 14-06.
4. THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19-10-010.
5. THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1986 IN VOLUME 278, PAGE 613 AND 614 KENAI RECORDING DISTRICT.
6. EXCEPTION TO KPB CODES 20.3C.17C - BLOCK LENGTH, 20.3C.03D - PROPOSED STREET LAYOUT AND 20.3C.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

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

RIGHT OF WAY DEDICATED ON THIS PLAT:

SOUTH 50 FEET OF BROWN'S LAKE ROAD

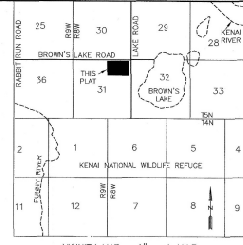
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLD, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DATE

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-3, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99669

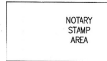
NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL VINCENT MORGAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



KPB FILE No. 2026-XXX

HORSEPOWER HILL SUBDIVISION

4 SUBDIVISION OF
PARCEL 1
PLAT WAIVER RESOLUTION 93-33
KENAI RECORDING DISTRICT

LOCATED WITHIN
NE 1/4 SECTION 31, 15N, 4W, S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99669

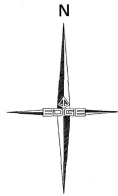
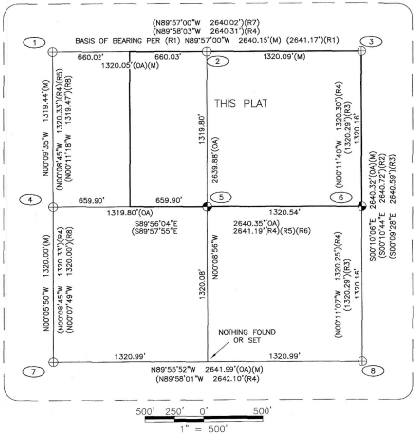
CONTAINING 60.003 ACRES



8000 CINGHIA STREET ANCHORAGE, AK 99516
Phone (907) 544-5990 Fax (907) 544-7754
AECU# 1392 www.edgesurvey.net

DRAWN BY: DATE: 04/27/2026 PROJECT: 26-211
CHECKED BY: SCALE: AS SHOWN SHEET: 1 OF 1
MA

NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13012 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOE OF STEEP SLOPE
- - - LOW AREA
- ↖ DIRECTION OF SLOPE
- (OA) OVERALL
- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DIP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

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- (R2) DAMMEYER SUBDIVISION, PLAT 88-75, KENAI RECORDING DISTRICT
- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
- (R4) SUNRISE MOUNTAIN PHASE 1, PLAT 95-31, KENAI RECORDING DISTRICT
- (R5) SUNRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SUNRISE MOUNTAIN PHASE 3, PLAT 2022-101, KENAI RECORDING DISTRICT
- (R7) P8AGE NO. 4, PLAT 2014-25, KENAI RECORDING DISTRICT
- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

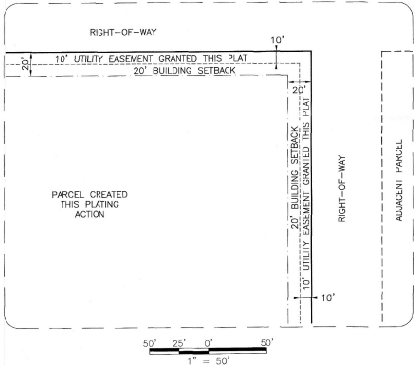
CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

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RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD

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

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026. KENAI PENINSULA BOROUGH

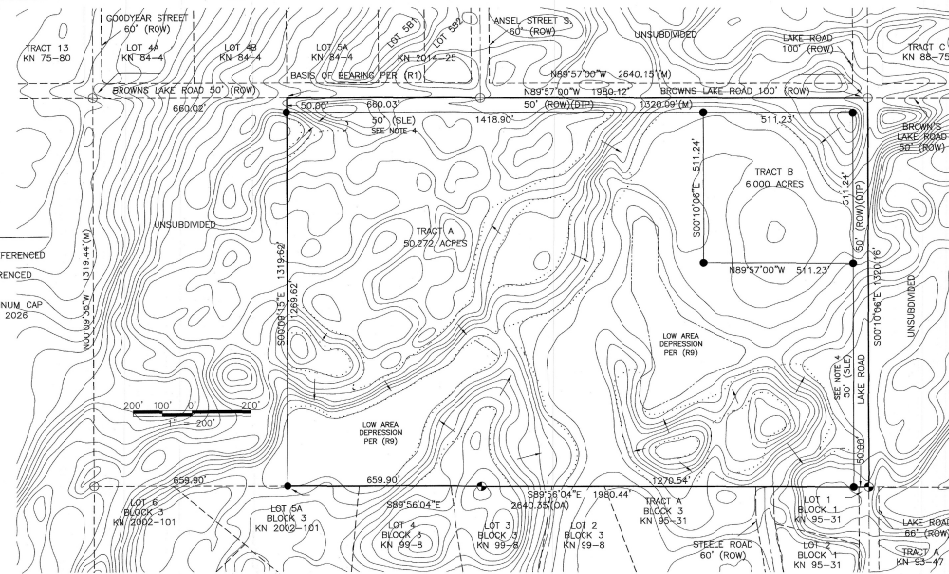
AUTHORIZED OFFICIAL

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
44 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99659

DATE

MONUMENT SUMMARY

- 1 FOUND 1-1/2" ALUMINUM MONUMENT 0.1" BELOW GRADE GOOD CONDITION ILLISIBLE
- 2 FOUND 2-1/2" ALUMINUM MONUMENT 1.2" BELOW GRADE GOOD CONDITION
- 3 FOUND 2-1/2" ALUMINUM MONUMENT 1.3" BELOW GRADE GOOD CONDITION ILLISIBLE
- 4 SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 5 SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 6 SET 2-1/2" ALUMINUM MONUMENT 0.6" BELOW GRADE
- 7 FOUND 3-1/4" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 8 FOUND 3-1/4" ALUMINUM MONUMENT 0.2" BELOW GRADE GOOD CONDITION



NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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4. THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
5. THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1986 IN VOLUME 279 PAGE 313 AND 614. KENAI RECORDING DISTRICT.
6. EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

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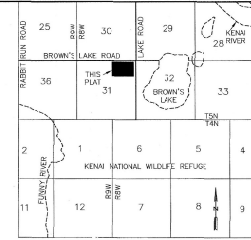
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MELANIE ARNOLDS, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DATE

CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99659

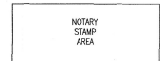
NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL VINCENT MORGAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



KPB FILE No. 2026-XXX

HORSEPOWER HILL SUBDIVISION

A SUBDIVISION OF
PARCEL 1
PLAT WAIVER RESOLUTION 93-33
KENAI RECORDING DISTRICT

LOCATED WITHIN
NE 1/4 SECTION 31, T5N, R5W, S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99659

CONTAINING 60,033 ACRES



8000 KING STREET ANCHORAGE, AK 995 6
Phone (807) 344-9590 Fax (807) 344-7794
AED# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 04/27/2026	PROJECT: 26-5-1
CHECKED BY: MA	SCALE: AS SHOWN	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
HORSEPOWER HILL SUBDIVISION**

KPB File No.	2026-042
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Michael Morgan / Soldotna, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Funny River – Brown’s Lake

Parent Parcel No.:	066-430-33
Legal Description:	T 5N R 8W SEC 31 SEWARD MERIDIAN KN - PW E1/2 NW1/4 NE1/4 & NE1/4 NE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 60.003 acres parcel into two tracts and two dedications. The tracts will be of size 6.000 acres and 50.272 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by Browns Lake Rd on the north and Lake Rd on the east. Browns Lake Rd is not fully dedicated and not Borough maintained. Lake Rd along this portion is not dedicated but is Borough maintained from Funny River Rd to the north and to the south past this property to Moose Ridge Ave.

This plat is not finalizing any vacation of right-of-way.

The plat is proposing two dedications with this platting action. On the north Browns Lake Rd is shown to be dedicating 50 feet to match to north 50 feet already dedicated. On the east Lake Rd if proposing to dedicate 50 feet for the road.

There are two right-of-way and drainage easements listed in the certificate to plat and noted on the drawing at plat note 5. Staff recommends these easements be added to the drawing and referenced to plat note 5.

The plat is affected by section line easements on the north and east that currently match the proposed dedications of 50 feet. The section line easements are identified on the drawing and referenced to plat note 4.

Block length is not compliant. Both the north and the east have long streaks with no break in them with a road. The extension of Ansel St would be a good location for a road at 1320 feet from the corner of Lake Rd and Browns Lake Rd. Any place toward the south end along the east side of the plat and Lake Rd would be an idea spot for a road to go into the property. There appears to be a trail that comes from Lake Rd into the property and goes to Steele Rd in the plat to the south, making an opportune location. The surveyor has requested an exception to KPB 20.30.170 Block length and 20.30.030 Street Layout for the plat, to address these items.

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

	The 50' ROW on lake road is not necessary. 33' would match the existing road to the south.
SOA DOT comments	

Site Investigation:

Looking at KPB GIS data, there are areas of steep terrain that is over 20% grade. These areas are shown on the drawing with a dashed line and an arrow of direction of down slope.

The drainage has a general flow to the east towards Browns Lake. There does not look to be any issue with drainage though.

There are wetlands identified on the drawing. They are noted as Depression as identified from the KWF Wetland Assessment.

The plat is not located in a FEMA designated flood hazard zone or a habitat protection area.

Staff recommendation: place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of Section 31 Township 5 North, Range 8 West by the Bureau of Land Management. The NE1/4 was granted a Platting Exception by Resolution 85-12. The NE1/4 was then granted a Plat Waiver by Resolution 92-08 filed as 92-22W to divide two parcels out. Plat Waiver Resolution 92-08 Amended filed as 93-33W correct 92-22W for a typographical error in the legal description of Parcel 1. This platting action will subdivide Parcel 1 into two new tracts and two dedications.

A soils report will not be required as the new lots 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.

Funny River Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

Being the first platting action of the property, there are no existing utility easement found to be shown or vacated.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

HEA has sent a request for an easement to be shown on an existing underground primary electric line. The comment / request is in the packet for viewing.

The plat is proposing a new 10’ utility easement adjacent to the right-of-way, shown on the detail.

Utility provider review:

HEA	See comment in packet
ENSTAR	
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 33275 Browns Lake Rd</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Browns Lake Rd, Lake Rd, Steele Rd, Ansel St S, Goodyear St S</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: 33275 Browns Lake Rd will remain with Tract A</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

In the detail, revise Plating to Platting.

Ad the point numbers of the monument summary to the plat drawing pins.

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).
- 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 the KPB File No to 2026-042

Add the scale to the title block

Modify the legal description to be the quantity type as described in the certificate to plat and Statutory Warranty Deed 2003-015620-0 and add also described as Plat Waiver 93-33W amending Resolution 92-08 filed s 92-22W

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:

Flag Lake Rd to the south, Goodyear St and Ansel S to the north, to the road rather than to the edge of the right-of-way.

Brown's Lake Rd needs to be corrected to Browns Lake Rd

Add road names to the detail and ROW width

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:

Lake Rd is a 50' dedication of top of a 50' SLE. The dedication only needs to be 33' to match the dedication to the south, as KPB code states 60' width for roads is needed. KPB will accept no less than 30'. Browns Lake can be reduced to a 30' dedication. These recommendations should only be considered if the road layout and utility in place support the reduction in width.

Locate, and label the easement in the CTP at bk 279 pg 614 and bk 279 pg 613 on the drawing. Reference them to plat note 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 Block Length 20.30.030 Proposed Street Layout

Surveyor's Discussion:

The petitioner requests an exception to the requirements to dedicate additional right-of-way along the south boundary and to not extend Ansel Street south of Browns Lake Road of the proposed plat. The petitioner requests an exception to the requirement to provide a closed end cul-de-sac or extension of Steele Road.

Surveyor's Findings:

1. **Adjacent Land Use Constraints:** Adjacent plat to the south did not dedicate right-of-way sufficient to comply with current block length standards. Plats 95-31, 99-8 and 2002-101 to the south of this plat consist of small parcels and are unlikely to dedicate additional right-of-way in the future. As a result, requiring dedication along the subject property would not create a continuous or functional block system.
2. **Terrain Constraints:** The southern boundary of this plat consists of several steep slopes, making design and construction of a right-of-way in this location impractical.
3. **Adequate Access Provided:** All proposed lots and tracts are provided with adequate legal access consistent with KPB Title 20. The proposed street layout meets access needs without compromising public safety or circulation.
4. **Consistency with intended Parcel Configuration:** The plat is designed to create large parcels consistent with the intended land use pattern. Requiring additional right-of-way solely to meet block length standards would unnecessarily fragment these parcels and conflict with the logical subdivision layout.
5. **Future Subdivision Feasibility:** If large parcels are subdivided in the future, additional right-of-way dedication can be required at that time to meet applicable block length and access standards based on the specific development proposal.
6. **Limited Access and Impact;** the portion of Steele Road has three driveway access points. No existing parcels would be adversely affected by not ending Steele Road with a cul-de-sac.

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.

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

7. Steele Road to the south is a 60' dedication.

8. By granting these exceptions, no adjacent parcels will be denied access to their parcels.

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 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 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 2, 4 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 4 & 8 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:

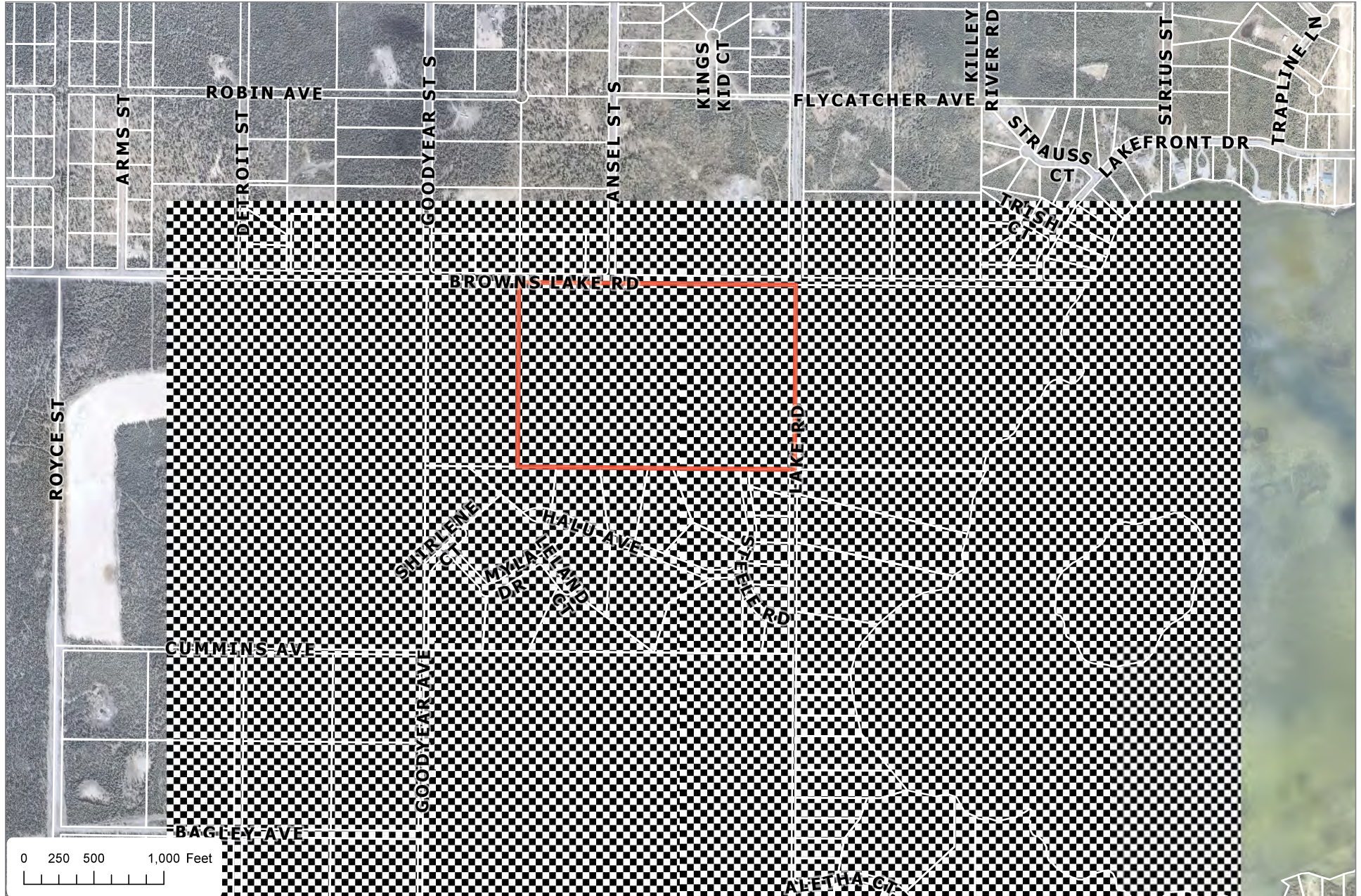
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

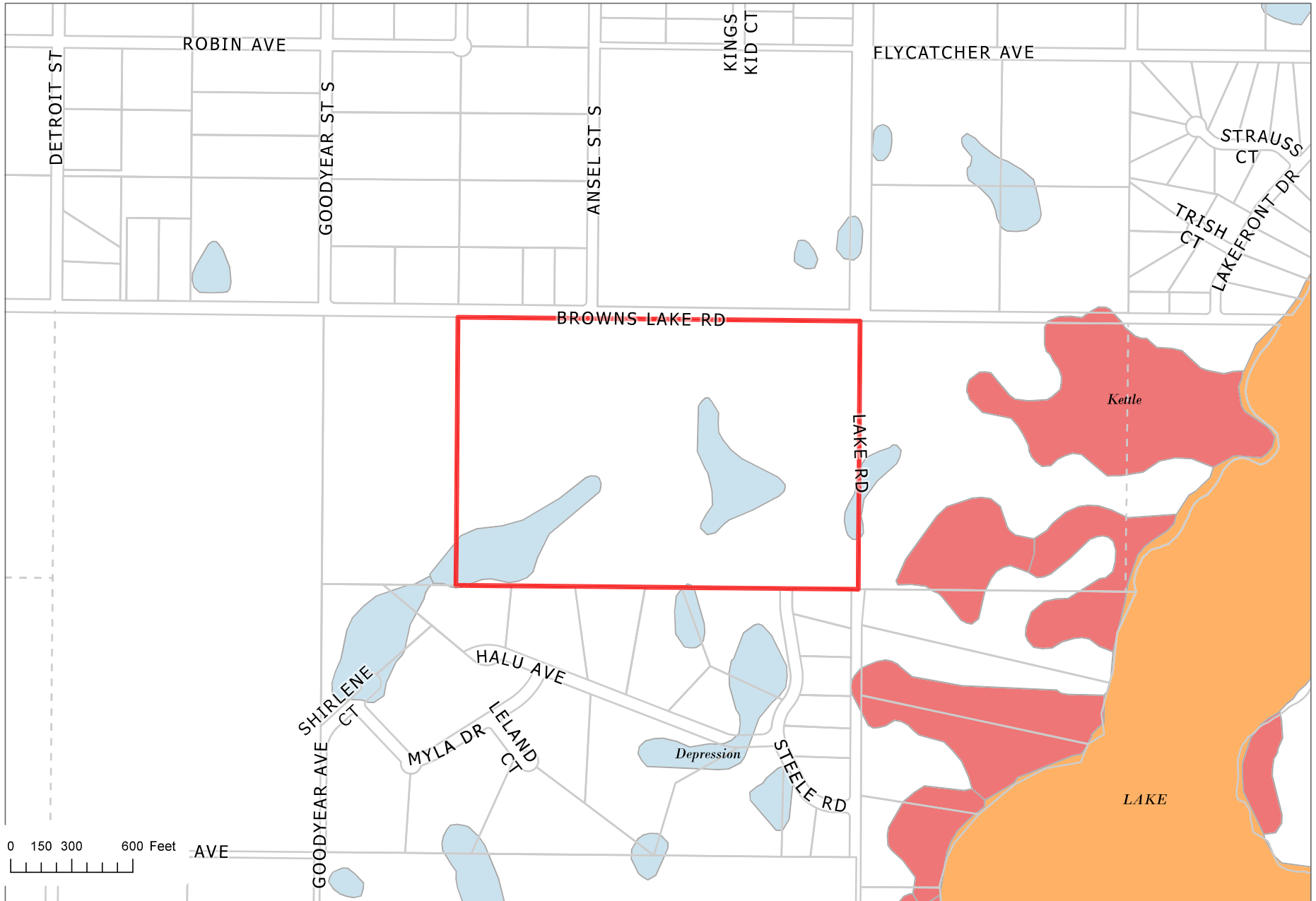
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

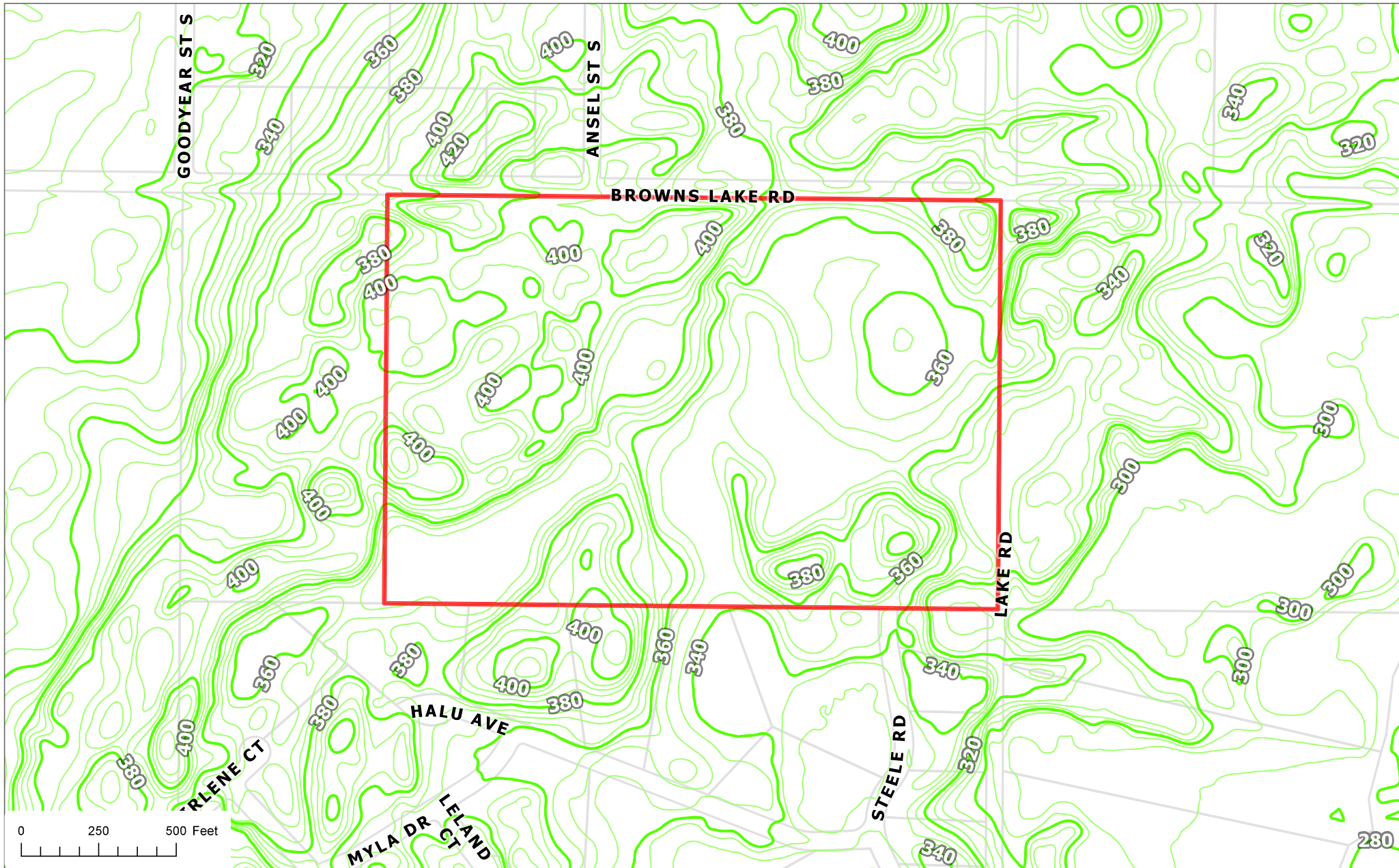
END OF STAFF REPORT



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.

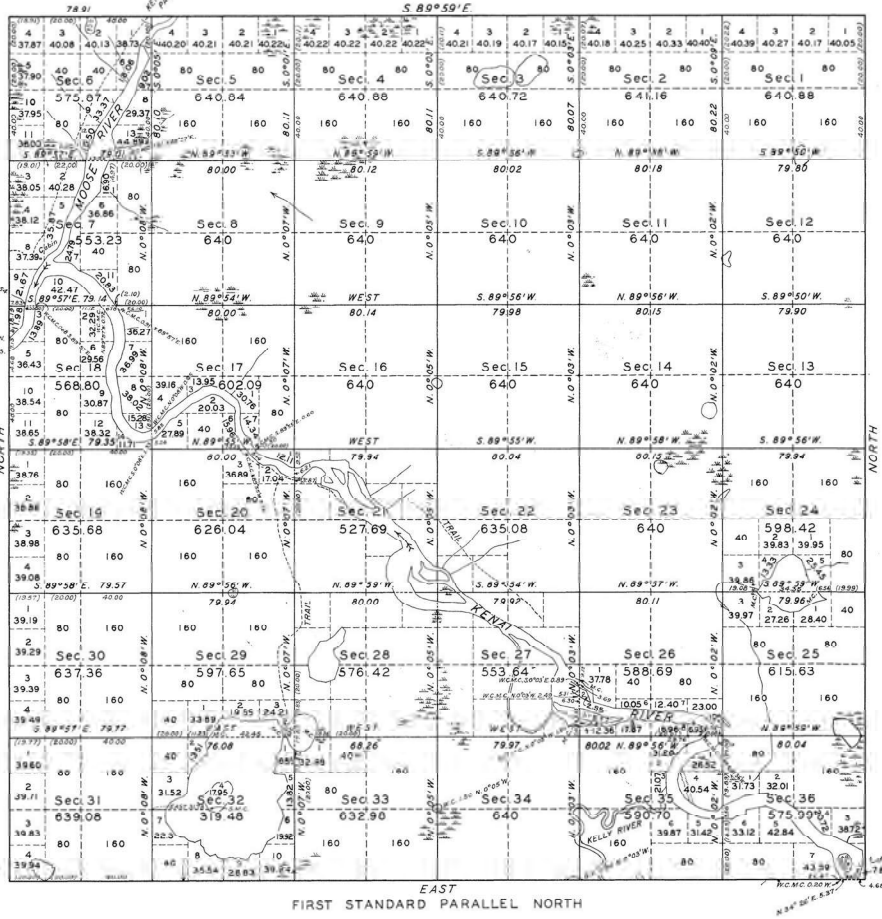


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST OF THE SEWARD MERIDIAN, ALASKA
IN TWO SHEETS SHEET NO. 1



THE AREA IS GENERALLY COVERED WITH A FAIR STAND OF SPRUCE, BIRCH, AND ASPEN TIMBER WHICH IS OF LITTLE COMMERCIAL VALUE.

FOR DETAILS IN SECTIONS 21, 22, 27, AND 28, SEE SHEET 2.

Long. 150° 46' 09" W
Lat. 60° 28' 14" N

EAST
FIRST STANDARD PARALLEL NORTH

MEAN MAGNETIC DECLINATION 26° 30' E.

AREA SURVEYED: 21895.00 ACRES

LINES DESIGNATED	BY WHOM SURVEYED	GROUP				MILEAGE		
		NO.	DATE	WLS.	CHS.	BEGUN	COMPLETED	
EXTERIOR	FLOYD C. BETTS, C.E.	51	JULY 26, 1935	17	78.91	AUG. 7, 1939	OCT. 10, 1939	
SUBDIVISION	LEONARD W. BERLIN, SURVEYOR	"	"	59	62.31	"	"	"
MEANDER	"	"	"	37	4.16	"	"	"
MISCELLANEOUS	"	"	"	2	0.54	"	"	"

OFFICE OF SUPERVISOR OF SURVEYS
DENVER, COLORADO, JUNE 16, 1943.

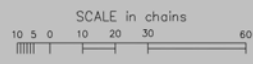
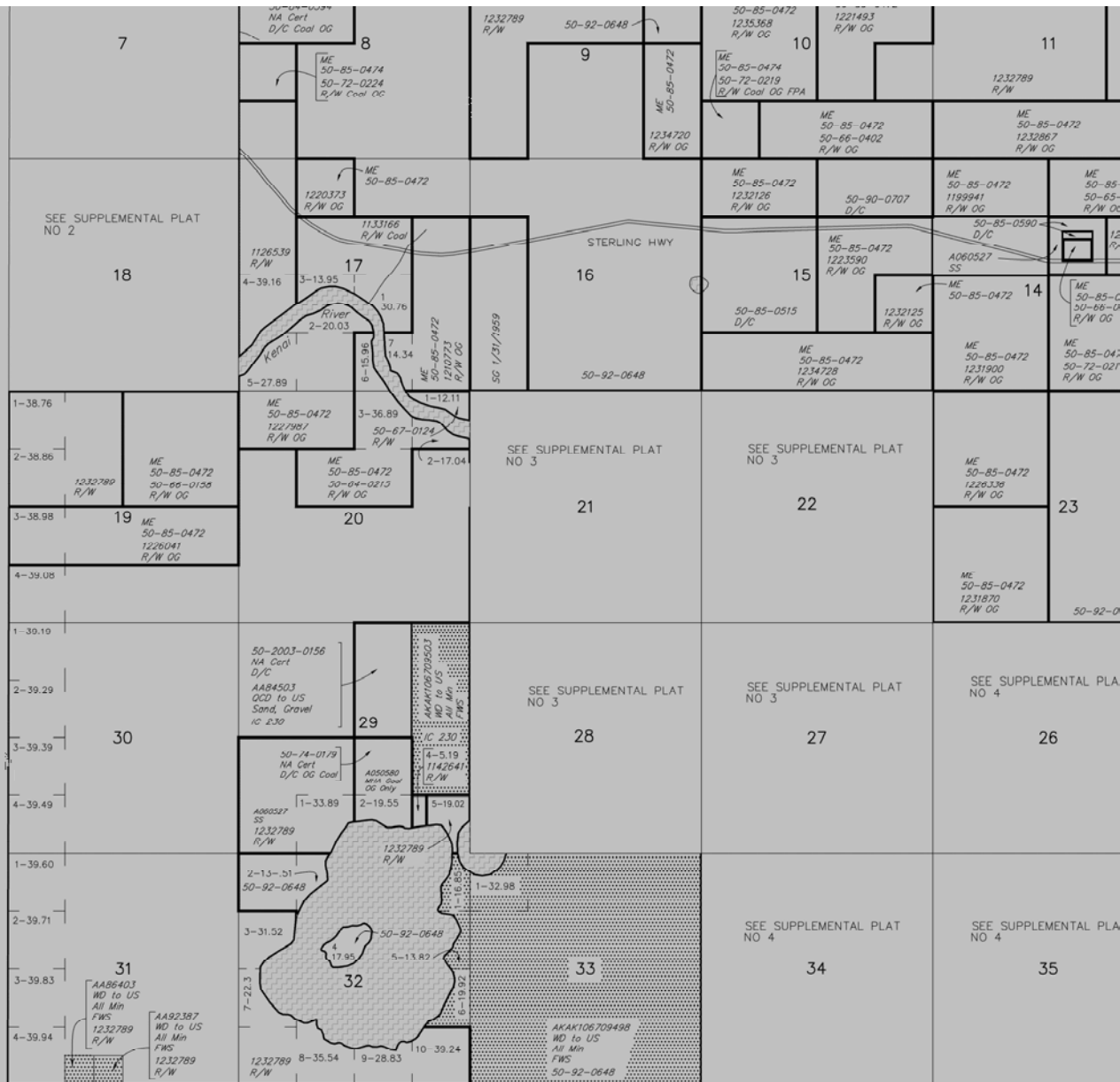
THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST, OF THE SEWARD MERIDIAN, ALASKA, IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF THE SURVEY THEREOF WHICH HAVE BEEN EXAMINED AND APPROVED.

Thomuel H. Allen
ACTING ASSISTANT SUPERVISOR OF SURVEYS.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
WASHINGTON, D.C., JUNE 24, 1943.

THE SURVEY REPRESENTED BY THIS PLAT HAVING BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS OFFICE, IS HEREBY ACCEPTED.

Joel Ward Wolfson
ASSISTANT COMMISSIONER.



97-3000
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KENAI PENINSULA BOROUGH
PLANNING COMMISSION

RESOLUTION 85-12

GRANTING A PLATTING EXCEPTION FOR LANDS COMING UNDER PROVISION OF AS 29.33.170A AND KPB 20.04.040B AS PETITIONED BY MARY L. CAVANAUGH.

WHEREAS, it has been determined that:

1. Each tract or parcel of land will have adequate access to a dedicated public highway or street by frontage upon a dedicated public highway or street;
2. Each parcel is 5 acres in size or larger and that the land is divided into 4 or fewer parcels;
3. The conveyance is not made for the purpose of, or in connection with, a present or projected subdivision development;
4. No dedication of a street, alley, thoroughfare or other public area is involved or required by Chapter 20.20 of this title.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That the following parcel has been granted a platting waiver:

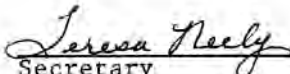
NE $\frac{1}{4}$ of Section 31, T5N, R8W, S.M., Alaska, containing 160 acres, more or less.

Section 2. That this resolution is automatically void if not recorded in the proper recording district within 30 days of adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 4th DAY OF November, 1985.


Myron Mickey, Acting Chairman
Planning Commission

ATTEST:


Teresa Neely
Secretary

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn before me this 5th day of November, 1985.

My Commission expires: July 24, 1985


Teresa Neely
Notary Public for State of Alaska



FILED
RECORDED
DISTRICT
NOV 15 11 21 AM '85
SUBMITTED BY KPB
391753

85-013998
10-

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 92-08

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 08 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, MARY L. CAVANAUGH HAS PETITIONED FOR A WAIVER OF PLATTING REQUIREMENTS FOR THE FOLLOWING DESCRIBED PARCEL:

E1/2 NW1/4 NE1/4 & S1/2 NE1/4 & NE1/4 NE1/4, SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 140 ACRES M/L.

WHEREAS, 29.04.090 OF ALASKA STATUTES PROVIDES THAT THE PLATTING AUTHORITY SHALL WAIVE THE PREPARATION, SUBMISSION FOR APPROVAL, AND RECORDING OF A PLAT UPON SATISFACTORY EVIDENCE THAT CERTAIN CONDITIONS EXIST.

WHEREAS, IT HAS BEEN DETERMINED THAT ALL REQUIREMENTS HAVE BEEN MET.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1. THAT A WAIVER OF PLATTING REQUIREMENTS IS HEREBY GRANTED FOR THE ABOVE DESCRIBED PARCEL.

SECTION 2. THAT THE PLAT WAIVER IS BEING GRANTED FOR THE PURPOSE OF CREATING TWO PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1: E1/2 OF W1/2 OF NE1/4 AND NE1/4 OF NE1/4, SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 60 ACRES M/L.

PARCEL 2: S1/2 OF NE1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 80 ACRES M/L.

SECTION 3. THAT THIS RESOLUTION IS VOID IF NOT RECORDED IN THE APPROPRIATE RECORDING DISTRICT WITHIN TEN DAYS OF ADOPTION.

SECTION 4. THAT THIS RESOLUTION BECOMES EFFECTIVE UPON BEING PROPERLY RECORDED.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 22ND DAY OF JUNE, 1992.

John C. Hammelman
JOHN HAMMELMAN, CHAIRPERSON
PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 22ND DAY OF JUNE, 1992.

Nancy D. Jungmann
NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRES: 10-13-93

Notary Public
St. of ALASKA
NANCY D. JUNGMA NN

9 2-3 9 9 6

KENAI REC 20
DISTRICT
REC'D BY *Kemur River Realty by SCT*

'92 JUN 26 AM 9 01

93-33w

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 92-08 AMENDED

KENAI RECORDING DISTRICT

AMENDING RESOLUTION 92-08, FILED AS 92-22W IN THE KENAI RECORDING DISTRICT, GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 08 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, Mary L. Cavanaugh petitioned for a waiver of platting requirements for the following described parcel:

E1/2NW1/4NE1/4 & S1/2NE1/4 & NE1/4NE1/4, Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 140 acres M/L.

WHEREAS, on June 22, 1992, the Planning Commission of Kenai Peninsula Borough approved that application; and

WHEREAS, after filing, an error in description of Parcel 1 was discovered.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF KENAI PENINSULA BOROUGH:

Section 1. That the parcel description in Section 2 of Plat Waiver Resolution 93-08, filed as 92-22W in the Kenai Recording District is hereby amended to read.


Parcel 1. E1/2 of NW1/4 of NE1/4 & NE1/4 NE1/4, Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 60 acres m/l.

Parcel 2. S1/2 of NE1/4 of Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 80 acres m/l.

Section 3. That the only change is the correction of the description of Parcel 1 described under Section 2 of Resolution 92-08.

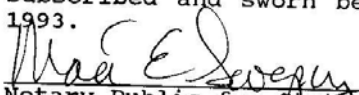
Section 4. That this resolution becomes effective upon being properly recorded.

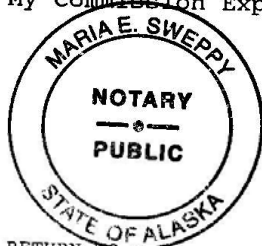
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 14th DAY OF JUNE, 1993.


JOHN HAMMELMAN, CHAIRPERSON
PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 14 day of June, 1993.


Notary Public for State of Alaska
My Commission Expires: 11-16-95

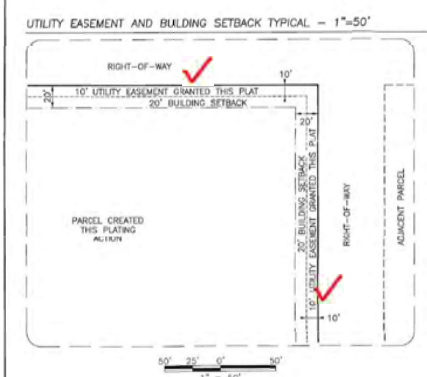
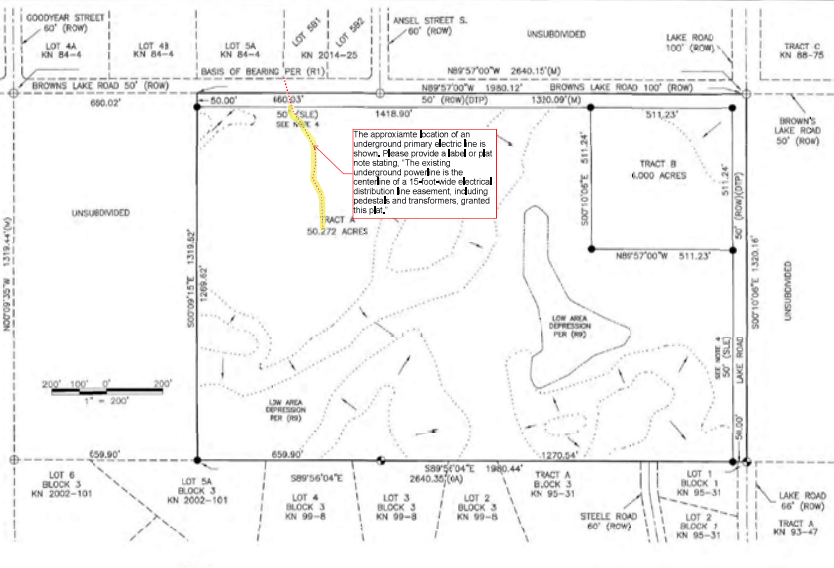
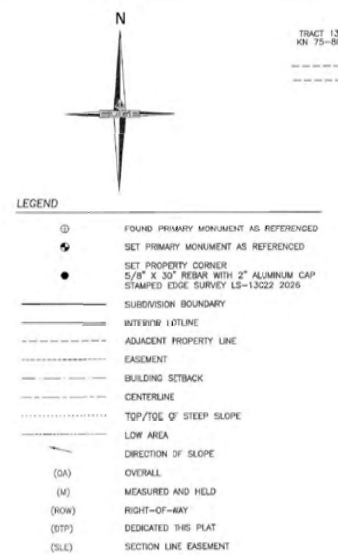
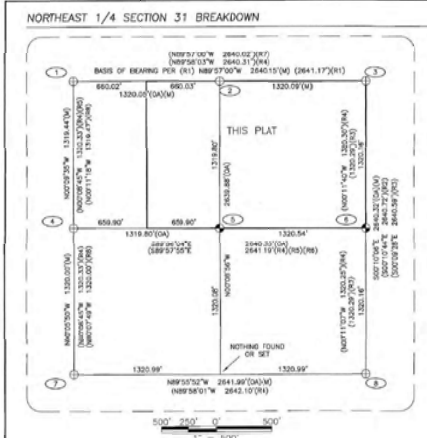


93-4356

KENAI REC 20-
DISTRICT
REQUESTED BY KPB

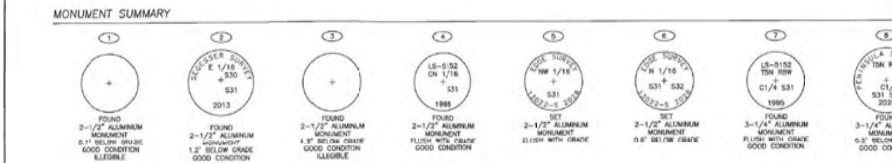
'93 JUN 15 PM 1 07

RETURN TO:
Kenai Peninsula Borough
Planning Department
144 North Binkley
Soldotna, Alaska 99669



PLAT APPROVAL
 THIS PLAT HAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026.
 KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL: [Signature] DATE: [Blank]
 AUTHORIZED OFFICIAL: MICHAEL VINCENT MORGAN, 37407 DEVILLE STREET, SOLDOTNA, ALASKA 99669



KPB 2026-042

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- 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, PER KPB 14.06.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
- THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1988 IN VOLUME 279, PAGE 613 AND 614, KENAI RECORDING DISTRICT.
- EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.020 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
- WASTEWATER DISPOSAL LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:
 RIGHT OF WAY DEDICATED ON THIS PLAT - SOUTH 50 FEET OF BROWNS LAKE ROAD
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:
 RIGHT OF WAY DEDICATED ON THIS PLAT - SOUTH 50 FEET OF BROWNS LAKE ROAD
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

CERTIFICATE OF SURVEYOR
 I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RECORDED'S STAMP AREA
 2.25"

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: MICHAEL VINCENT MORGAN
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE
 MY COMMISSION EXPIRES: _____

NEARBY SWAMP AREA

KPB FILE NO. 2026-XXX
HORSEPOWER HILL SUBDIVISION
 A SUBDIVISION OF PARCEL 1
 PLAT WAIVER RESOLUTION 93-33
 KENAI RECORDING DISTRICT
 LOCATED WITHIN NE 1/4 SECTION 31, T54N, R64W, S14M, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA
 OWNER: MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669
 CONTAINING 60.003 ACRES



DRAWN BY: [Blank] DATE: 04/27/2026 PROJECT: 26-511
 CHECKED BY: [Blank] SCALE: AS SHOWN SHEET: 1 OF 1

PRELIMINARY



DESK PACKET

(MATERIALS SUBMITTED AFTER 05/14/26)

E. NEW BUSINESS

- 3. Horsepower Hill Subdivision; KPB File 2026-042
Edge Survey & Design / Morgan
Location: Browns Lake Rd, Lake Rd & Steele Rd
Funny River Area**



May 11, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Willard Island (KPB 2026-036)**
- **Box Canyon Subdivision Seavey Addition No 5 (KPB 2026-039)**
- **Mayo River Subdivision Vacate Mayo Street ROWV (KPB 2026-043V)**
- **Box Canyon Subdivision Edition #5 Vacate Portion Maximilian Court ROWV (KPB 2026-039V)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Horsepower Hill Subdivision (KPB 2026-042)**
 - No objection to the proposed plat.
 - Recommend Tract B to take access onto Lake Road.
 - If Tract B decides to access to Browns Lake Road, Tract B must apply for a driveway permit.
 - Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Future subdivision would require consolidated circulation for Tract A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Transportation Planner, DOT&PF

cc: Steven Rzepka, Highway Design/Approach Road Reviews, DOT&PF
Christopher Post, Acting Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/27/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels and dedicate portions of Browns Lake Rd and Lake Rd.

KPB File No. 2026-042

Petitioner(s) / Land Owner(s): Michael Vincent Morgan of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 26, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

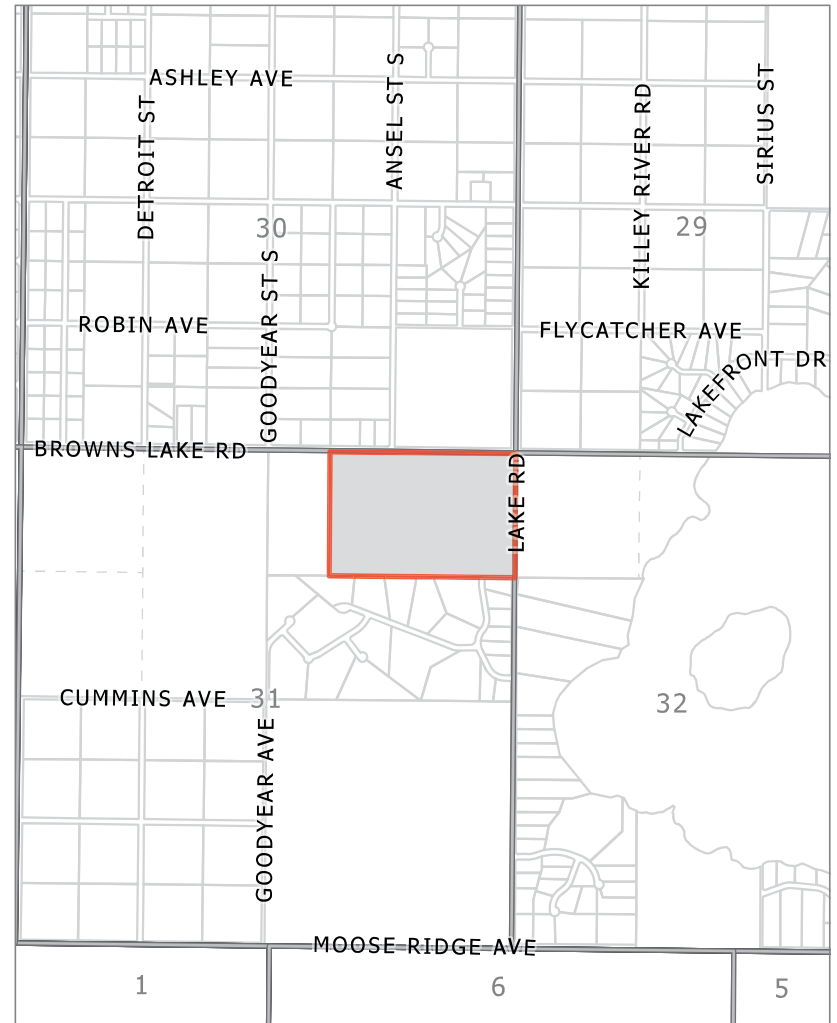
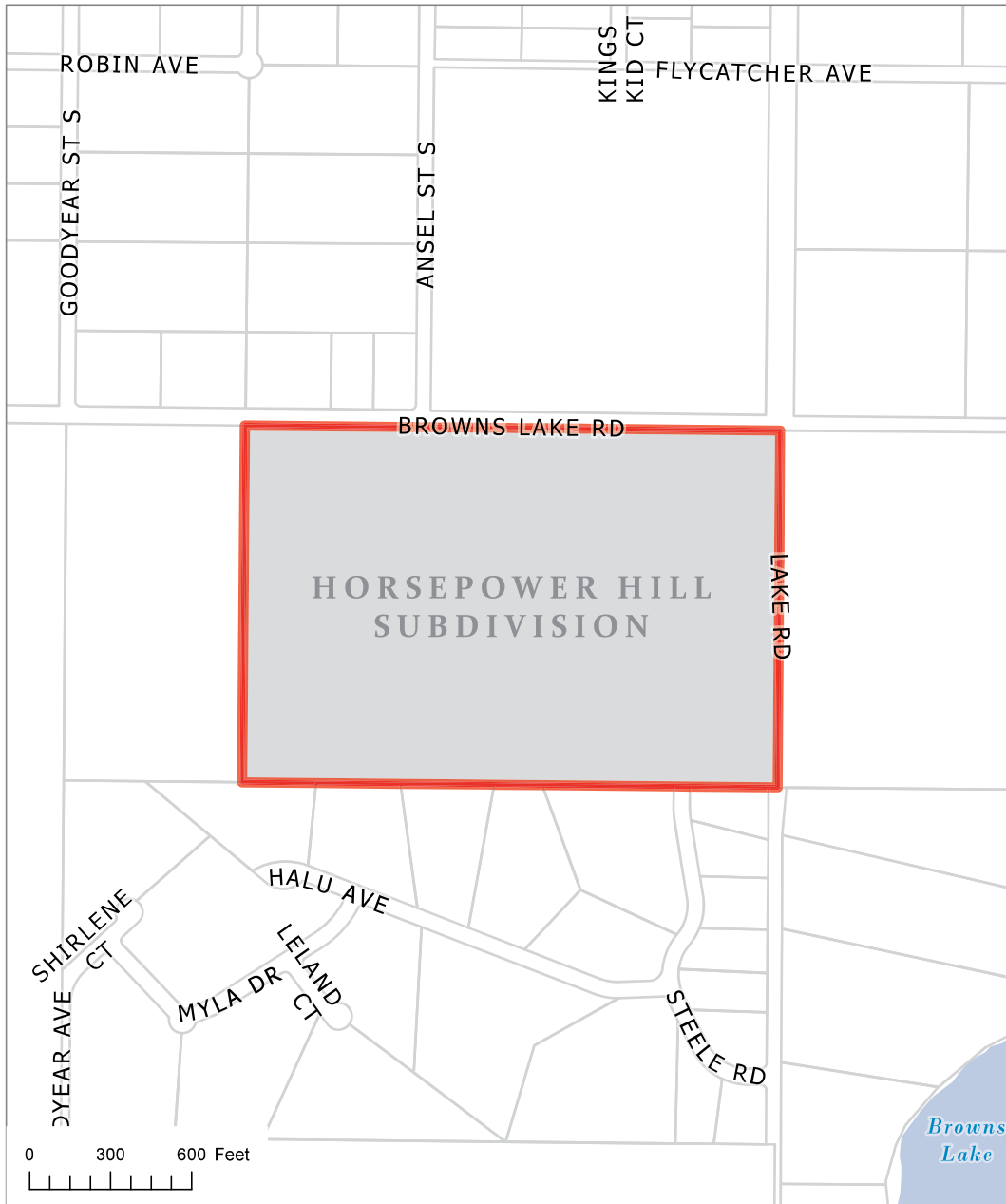
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 22, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

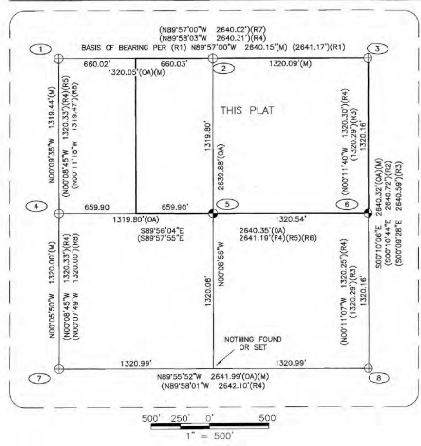
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/4/2026



KPB File 2026-042
T05N R08W SEC31
Funny River

NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 3/8" x 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOE OF STEEP SLOPE
- - - LOW AREA
- - - DIRECTION OF SLOPE
- (OA) OVERALL
- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DTP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

- (R1) POAGE NO. 1, PLAT 79-181, KENAI RECORDING DISTRICT
- (R2) DANMEYER SUBDIVISION, PLAT 88-75, KENAI RECORDING DISTRICT
- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
- (R4) SURRISE MOUNTAIN PHASE 1, PLAT 95-31, KENAI RECORDING DISTRICT
- (R5) SURRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SURRISE MOUNTAIN PHASE 3, PLAT 2002-101, KENAI RECORDING DISTRICT
- (R7) POAGE NO. 4, PLAT 2014-25, KENAI RECORDING DISTRICT
- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

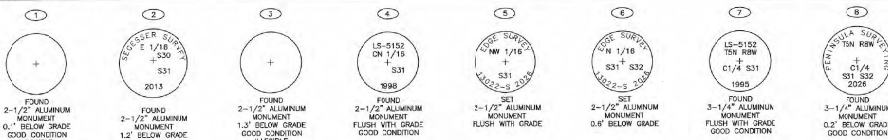
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON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

RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD

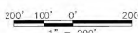
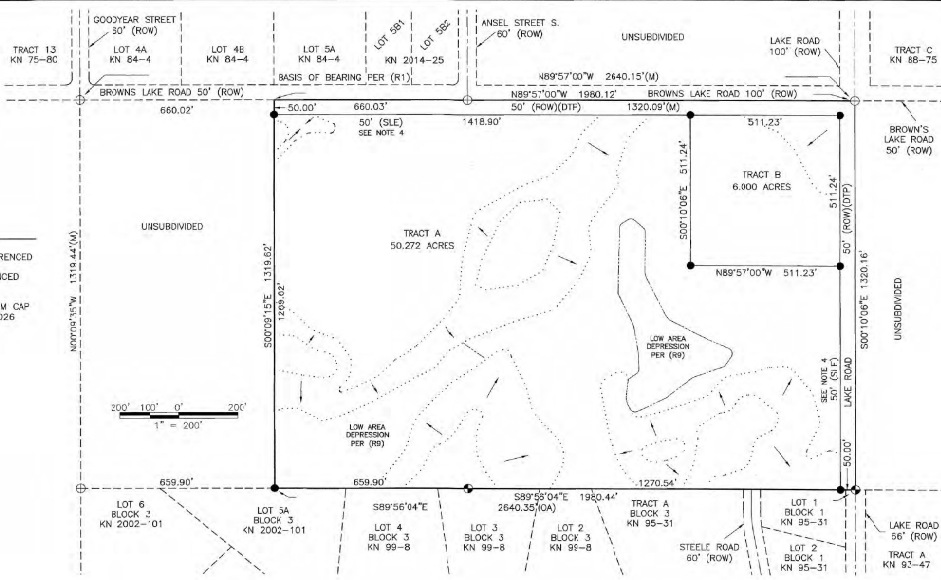
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____
 KENAI PENINSULA BOROUGH
 144 NORTH BINKLEY STREET
 SOLDOTNA, ALASKA 99669

MONUMENT SUMMARY



KPB 2026-042



NOTES

1. BUILDING SETBACK - A SETBACK OF 30 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
3. 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, PER KPB 14-06.
4. THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
5. THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1988 IN VOLUME 278, PAGE 613 AND 614, KENAI RECORDING DISTRICT.
6. EXCEPTION TO KPB CODES 20.30.17C - BLOCK LENGTH, 20.30.03D - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

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

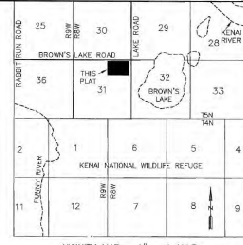
RIGHT OF WAY DEDICATED ON THIS PLAT: SOUTH 50 FEET OF BROWN'S LAKE ROAD

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

MELANIE ARNOLD, P.E. ROW CHIEF
 STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI, 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

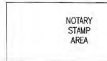
MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL VINCENT MORGAN
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



KPB FILE No. 2026-XXX

HORSEPOWER HILL SUBDIVISION

4 SUBDIVISION OF
 PARCEL 1
 PLAT WAIVER RESOLUTION 93--33
 KENAI RECORDING DISTRICT

LOCATED WITHIN
 NE 1/4 SECTION 31, 15N, 14W, S.M.
 KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 STATE OF ALASKA

OWNER:
 MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

CONTAINING 60.003 ACRES



8000 CING STREET ANCHORAGE, AK 99516
 Phone (207) 344-5990 Fax (207) 344-7794
 AED# 1392 www.edgesurvey.net

DRAWN BY: _____ DATE: 04/27/2026 PROJECT: 26-511
 JY: _____ SCALE: _____ SHEET: 28-511
 CHECKED BY: AS SHOWN PROJECT: 1 OF 1
 MA: _____

PRELIMINARY

E. NEW BUSINESS

4. Box Canyon Subdivision Seavey Addition No. 5

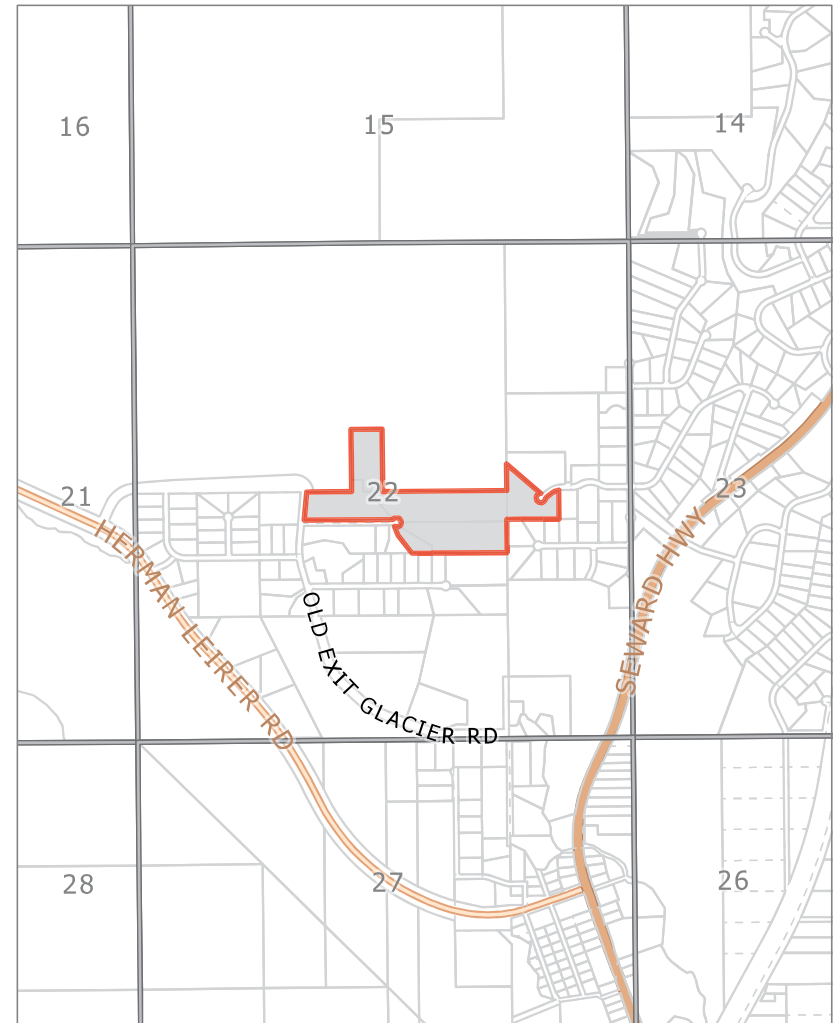
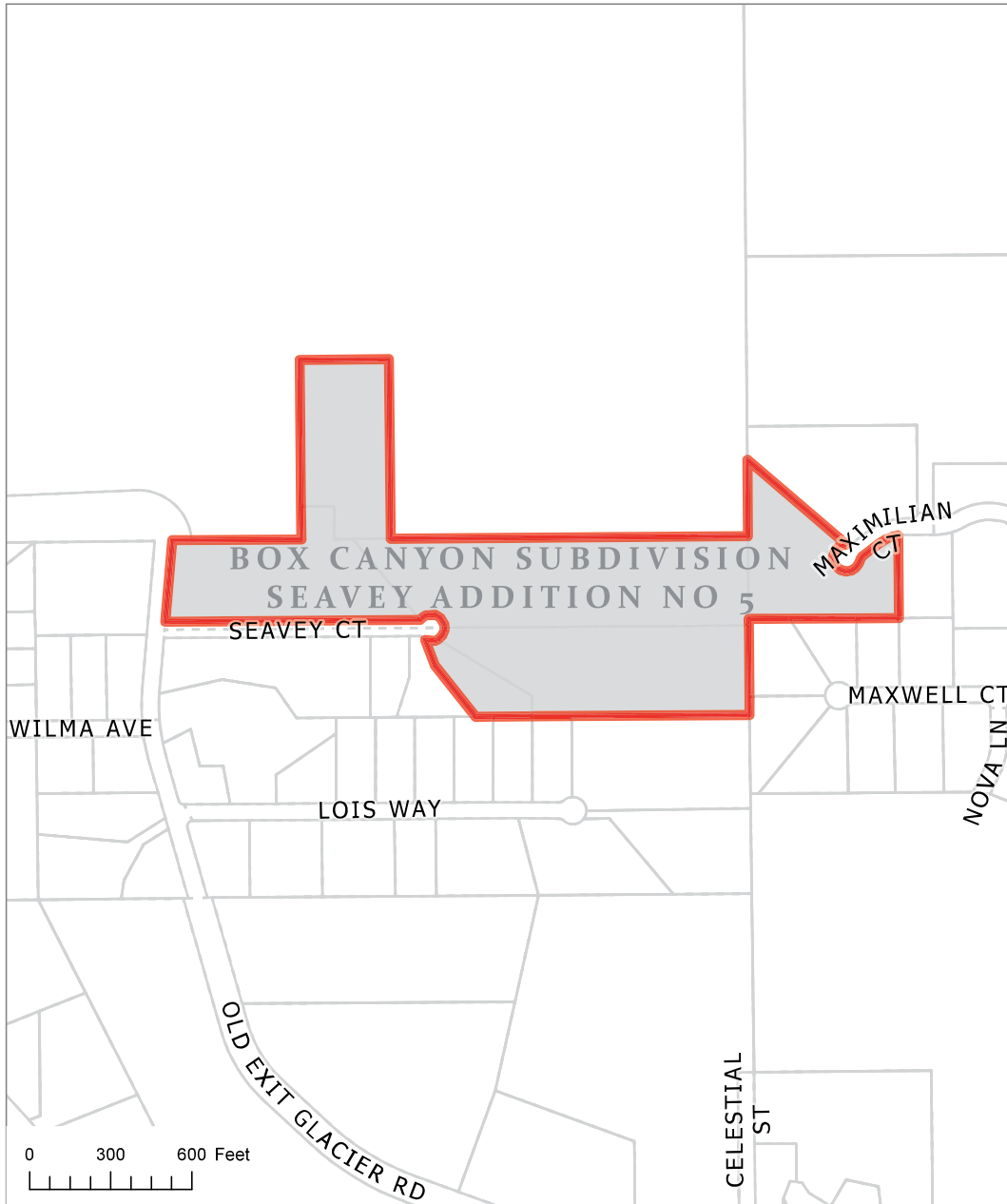
KPB File 2026-039

McLane Consulting Group

Tanner Crab LLC; Seavey; Single Lead LLC

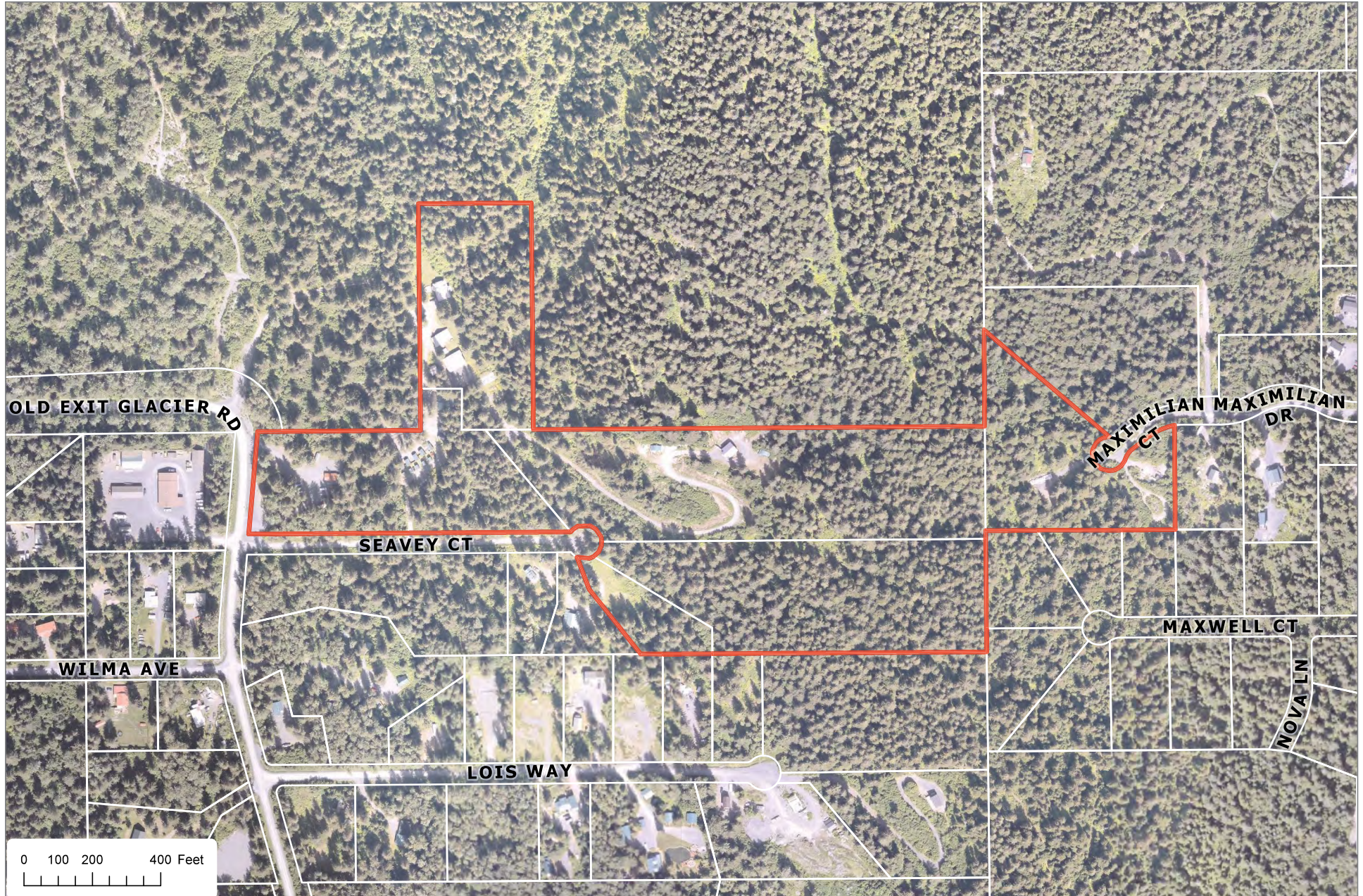
**Location: Seavey Court, Old Exit Glacier Road, Maximillian Court
& Maximillian Road**

Bear Creek Area



KPB File 2026-039
T01N R01W SEC22
Bear Creek

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



CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 1 & 2B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. 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.

DANIEL B. SEAVEY
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 7 & 10B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JANINE A. SEAVEY
PO BOX 735
SEWARD, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: JANINE A. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2A1

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SINGLE LEAD LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SINGLE LEAD 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.

DANIEL B. SEAVEY, MANAGER
SINGLE LEAD LLC, OWNER
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

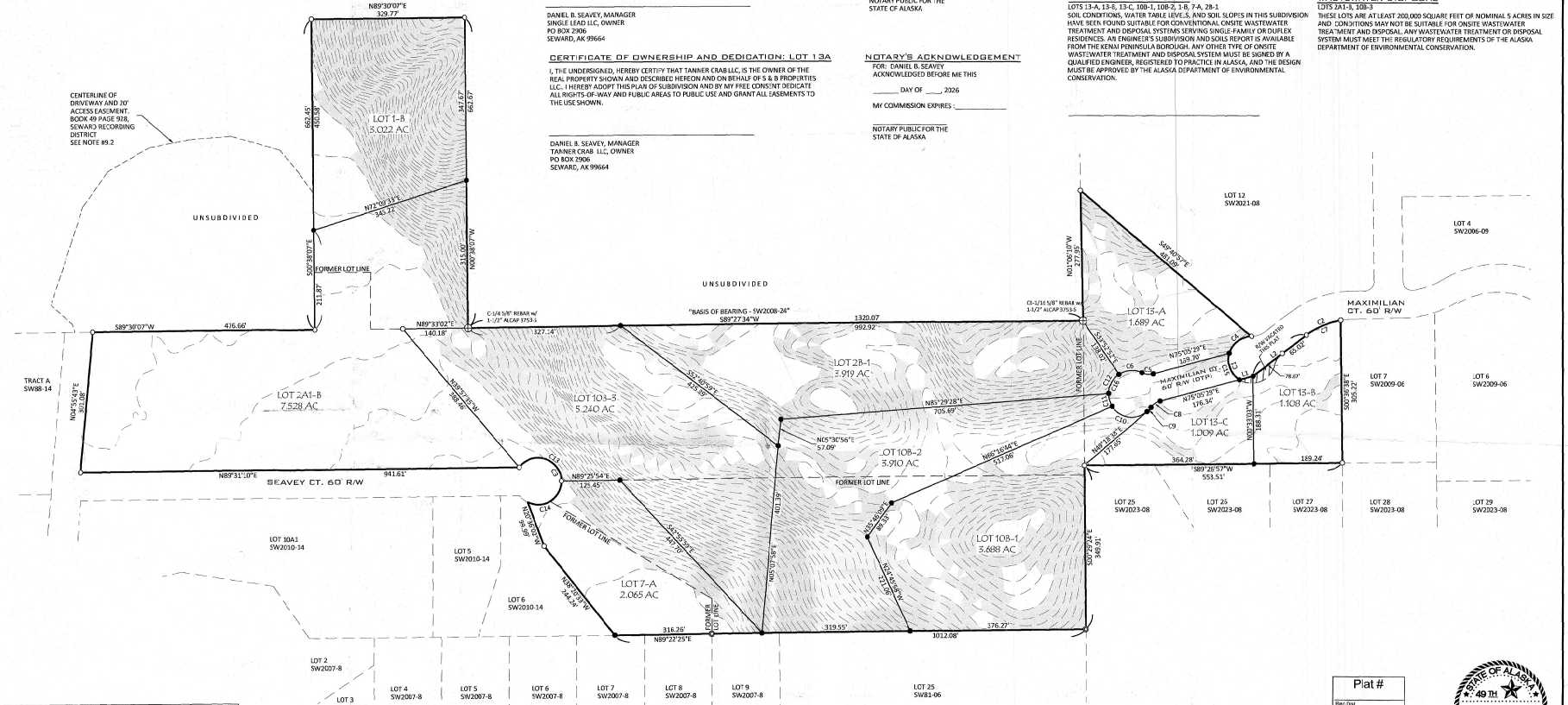
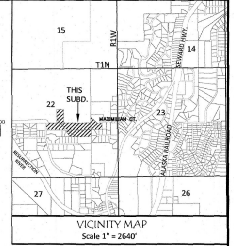
CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 13A

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TANNER CRAB LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TANNER CRAB 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.

DANIEL B. SEAVEY, MANAGER
TANNER CRAB LLC, OWNER
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

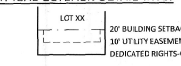
FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	84°37'27.0"	50.00	139.03	138.98	S 15° 30' 30" W	95.96
C2	171°15'12"	100.00	636.61	431.11	N 60° 20' 40" E	79.81
C3	266°27'42"	50.00	237.27	59.27	N 13° 22' 45" W	16.40
C4	170°02'00"	50.00	63.75	37.04	S 50° 37' 34" W	58.52
C5	307°01'00"	50.00	24.51	12.73	N 84° 38' 30" W	24.01
C6	89°15'27"	50.00	53.73	28.40	S 85° 40' 04" W	49.87
C7	171°15'12"	100.00	636.61	431.11	N 60° 20' 40" E	79.81
C8	307°01'00"	50.00	24.51	12.73	N 85° 14' 01" E	24.01
C9	140°58'40"	50.00	12.80	6.20	N 42° 14' 40" E	12.30
C10	38°18'40"	50.00	88.00	58.18	N 61° 22' 02" E	75.84
C11	37°08'40"	50.00	28.81	14.40	S 15° 32' 22" E	28.81
C12	157°09'10"	50.00	48.11	26.11	S 28° 12' 18" W	46.29
C13	343°17'17"	50.00	125.67	120.83	N 35° 12' 12" W	94.32
C14	117°03'00"	50.00	150.93	81.47	N 54° 10' 13" E	85.29
C15	74°13'52"	50.00	64.73	37.81	S 21° 01' 17" E	60.34
C16	165°14'18"	50.00	237.10	59.34	N 14° 42' 49" W	76.47

LINE TABLE		
LINE #	BEARING	DISTANCE
1	N 70°02'00" E	80.27
2	N 57°52'00" E	149.89

TYPICAL SETBACK DETAIL (S1)



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8" x 30" REBAR w/ 1" BLUE PLASTIC CAP 15-21-2009
- ⊕ DEDICATED THIS PLAT

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 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 DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOTS 10B-1 & 10B-2.
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. ACCEPTANCE OF THIS PLAT BY THE FOLLOWING:
 - 9.1. A RIGHT-OF-WAY UTILITY EASEMENT GRANTED TO THE CITY OF SEWARD OCTOBER 22, 1987, BOOK 49 PAGE 928, SRD, LOCATION NOT DEPICTED.
 - 9.2. AN ACCESS EASEMENT GRANTED TO DANIEL B. SEAVEY AND SHIRLEY C. SEAVEY JANUARY 26, 1988, BOOK 49 PAGE 928, SRD, SHOWN HEREON.
 - 9.3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED JULY 28, 2006, DOCUMENT NO. 2006-001092-0, SRD.
 - 9.4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED SEPTEMBER 14, 2015, DOCUMENT NO. 2015-000911-0, SRD.
 10. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP 20.66.17(0).

Plat # _____
 Rev. Date _____
 Date _____
 Drawn _____



BCD CANYON SUBDIVISION
 SEAVEY ADDITION (N-3) - 5
 A SUBDIVISION OF LOT 13 CANYON SUBDIVISION SEAVEY ADDITION NO. 2 (K2020-23), BICK CANYON SUBDIVISION SEAVEY ADDITION NO. 3 (K2010-14), LOT 28 BICK CANYON SUBDIVISION SEAVEY ADDITION (K2008-24), LOTS 1 & 2A1 BICK CANYON SUBDIVISION SEAVEY ADDITION NO. 4 (K2005-4)

OWNER:
 TANNER CRAB LLC, (LOT 13A)
 821 N. ST. SUITE 102, ANCHORAGE, AK 99501

DANIEL B. SEAVEY (LOT 2B & LOT 1)
 PO BOX 2906, SEWARD, AK 99664

JANINE A. SEAVEY (LOT 10B & LOT 7)
 PO BOX 735, STERLING, AK 99672

SINGLE LEAD LLC, (LOT 2A1)
 PO BOX 735, STERLING, AK 99672

33.598 AC. M/L SITUATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE SEWARD RECORDING DISTRICT, ALASKA.

Prepared by: TRISTIN SURVEYING & MAPPING
 P.O. BOX 48
 DELTA, AK 99829
 VOICE: (907) 281-4814
 FAX: (907) 281-3236
 WWW.TRISTINSURVEYING.COM

KPB File No. 2026-KXX
 Project No. 252034
 Scale: 1" = 100'
 Date: DEC 2025
 Book: 25-07
 Drawn by: AHH

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
BOX CANYON SUBDIVISION SEAVEY ADDITION NO 5**

KPB File No.	2026-039
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Tanner Crab LLC/ Anchorage AK Janine Seavey / Sterling AK Daniel Seavey / Seward AK Single Lead LLC
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	GENERAL AREA / APC
Parent Parcel No.:	144-010-77, 144-230-44, 144-230-48, 144-230-40, 144-010-71 & 144-010-70
Legal Description:	T 01N R 01W SEC 22 SEWARD MERIDIAN SW 2021008 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION NO. 5 LOT 13 AND SW 2009023 BOX CANYON SUB SEAVEY ADDN NO 2 LOT 10B AND SW 2010014 BOX CANYON SUB SEAVEY ADDN NO 3 LOT 7 AND SW 2008024 BOX CANYON SUB SEAVEY ADDN LOT 2B AND SW 2015006 BOX CANYON SUB SEAVEY ADDN NO 4 LOTS 2A1 AND 1
Assessing Use:	Vacant, Vacant, Vacant, Residential, Commercial & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A), 20.40.040, 20.30.100(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 6 lots totaling 33.598 acres to plat them into 10 lots ranging in size from 1.009 acres to 7.528 acres and a dedication. The plat will also finalize the vacation of a portion of Maximilian Ct.

The existing access to the home on Lot 2B-1 currently cross proposed Lot 10B-3. One of the goals of this subdivision is to provide access from that house to Maximilian Court and a new driveway will be constructed.

The proposed lot line of Lot 1-B is intended to separate the existing structures and is intentionally placed between the two larger structures on the southern side of Lot 1-B, common to the northern portion of Lot 2A1-B.

Location and Legal Access (existing and proposed):

The property has access from two sides. The plat can be gotten to from the east on Maximilian Ct which will be extended with more dedicated cul-de-sac. To get to Maximilian Ct on must come off the Seward Highway at Southfork Ln to Blying Sound Ct to Maximilian Dr which goes into Maximilian Ct. On the west side of the plat, Seavey Ct gives access to most of the lots on this side. To get to Seavey Ct you come from the Seward Highway at Herman Leirer Rd to Old Exit Glacier Rd to Seavey Ct.

Lot 1-B has access from Old Exit Glacier Rd by way of a 20' access easement as noted in Bk 49 Pg 928 coming off the end of the road. The easement is shown and noted on the drawing.

Noted on Box Canyon Subdivision Seavey Addition No 4 SW2015-6 is exception to KPB 20.30.210, access to street were granted by the Plat Committee at the meeting of October 13, 2014. Lot 1 being the only lot not adjacent to a street, it can be assumed the exception was for Lot 1. **Staff recommends** the exception and notation be carried forward to this platting action with the addition to the note that it is being carried forward from Box Canyon Subdivision Seavey Addition No 4 SW2015-6 and is being applied to Lot 1-B of this plat.

Seavey Ct is a 60' dedication being maintained by the Borough. Old Exit Glacier Rd is a 66' dedication maintained by the Borough. Maximilian Ct is 60' dedication currently privately maintained.

The plat proposed to dedicate more right-of-way to Maximilian Ct, to extend the cul-de-sac another 220' approximately. From the center of Big Bear St to the center of the proposed cul-de-sac end is approximately 1200 feet. The surveyor has requested an exception to KPB 20.30.100.A Cul-de-sac length.

The plat will also be finalizing the vacation of a portion of Maximilian Ct as shown in Lot 13 Clan Maxwell Estates Avalon Heights Addition No 5 SW2021-8. The petition to vacate the portion of right-of-way is scheduled to be heard at the May 26, 2026 Planning Commission meeting.

Block length is not compliant about this subdivision. The plat is located in an area of large tracts and several cul-de-sacs. Breaking the cul-de-sacs and connecting them through would be one of the few solutions to the block length issue. The steep terrain between the cul-de-sacs on the east and west which is shown on this plat is a large reason the cul-de-sacs are in place. A through road is not to be completed easily. From the end of Seavey Ct to the current end of Maximilian Ct, the elevation rises 150 feet over 1500 feet with some slopes in between them near 45% grade. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Block – Length Requirements is not needed at this time.

Lot 2B-1 coming from Maximilian Ct, is a long and narrow lot being created. The surveyor has requested an exception to KPB 20.30.190.A Lot Dimensions 3:1 for Lot 2B-1. The other lots, with their irregular shapes, meet requirements when analyzed.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: There is a solid line remaining on the previous Maximilian cul-de-sac that needs to be removed. Lot 1-B will be landlocked with this proposed plat.
SOA DOT comments	

Site Investigation:

There are steep areas lying to the east of the end of Seavey Ct as shown on the plat with the contours and darkened areas over the contours. The darkened areas represent slopes over 20% grade.

There are improvements on the lots located on the west side of the plat. The house on Lot 2B as noted in the Scope of Subdivision from the surveyor, currently has access from Seavey Ct and will be shifted to be located on Lot 2B-1 and will have access from Maximilian Ct. Other structures are on Lot 1 and 2A. the line between these lots is being moved north to a location between two large structures first encountered from the south. A structure on Lot 7 looks to be on the property line and a readjustment of the lot will fix any issues note in that area.

There are no wetlands on the property according to the KWF Wetlands Assessment. The River Center review did note the property to be located in a FEMA designated flood hazard zone an aeras of the Seward Mapped Flood Data Area. The plat note in KPB 20.30.280.D should be added to the plat and include the FEMA panel and flood zone. The SMFDA zone line should be shown on the plat drawing. **Staff recommends** the surveyor include the following note: The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

The property is not located in a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area
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	<p>Comments: Portions of this proposed subdivision are within regulatory floodplain zones including those mapped by FEMA and areas within the SMFDA. AE and SMFDA should be depicted and labeled. Plat note is required.</p> <p>Flood Zone: X Zone, SMFDA Map Panel: 02122C-4541D In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

This plat is created from several different plats resulting in the five plats involved in this platting action. AS noted this is the fifth plat of Box Canyon Subdivision Seavey Addition and the lot from Clan Maxwell Estates Avalon Heights Addition #5 has five plats leading up to this.

A soils report will be required for Lots 1-B, 7-A, 2B-1, 10B-1, 10B-2, 13-A, 13-B & 13-C and an engineer will sign the final plat as these new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40.040 for lots 2B-1 and 1-B, to be looked at later in the staff report.

A soils report will not be required for lots 2A1-B and 10B-3 as the new lots 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.

Utility Easements

Different width of utility easements along the front line by the right-of-way were granted by the different plats. **Staff recommends** the surveyor review the plats and carry forward the larger of the easement for the specific lots and label them and specify in the plat not which lots have which width of utility easement.

There is a Right-of-way Easement listed in Bk 49 Pg 129 of the CTP of Lot 3 Box Canyon Subdivision, which is now part of Box Canyon Subdivision Seavey Addition No 2 SW2009-23 and No 3 SW2010-14. **Staff recommends** the surveyor verify if this easement affects the subject property and if so, show on the drawing and add a plat note.

In the Easement list in Bk 49 Pg 928 of the CTP, there is mention of 10' utility easement. This easement appears to be for a utility line to Lot 1-B crossing the unsubdivided property to the west. **Staff recommends** the surveyor locate this utility as noted and add the location to the drawing and to plat note 9.2.

The plat is finalizing the associated 10' utility easements with the vacation of the portion of Maximilian Ct as noted. The utility easement is not shown on the drawing. **Staff recommends** the surveyor add the utility easement being vacated to the drawing and add notation with the meeting date.

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.

No new easements are being proposed with this plat.

Utility provider review:

HEA	Out of jurisdiction
ENSTAR	
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	Located outside services area
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 12830 Old Exit Glacier Rd, 12820 Old Exit Glacier Rd, 31525 Seavey Ct, 31530 Seavey Ct,</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Old Exit Glacier Rd, Seavey Ct, Maximilian Ct.</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: Addresses may change based on driveway access.</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Noted at Deed of Personal Representative 2025-000954-0 Mitchell Blake Seavey is appointed as Personal Representative for Daniel B Seavey on Lot 1, Box Canyon Subdivision Seavey Addition No 4. If Mitchell is to sign on this plat, please add his name where appropriate. Check the Certificate of Ownerships and Dedications and Notary Acknowledgements for same issues.
- Typical detail needs to be adjusted to accommodate the 15' utility easement noted in SW2015-6.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File No to 2026-039

Plat name should include Clan Maxwell within it, to include parent plat.

In the legal description, add Lot 7 to Box Canyon Subdivision Seavey Addition No 3 (KN2010-14)

In labeling the lots with owners, (information per Assessor website)

- Tanner Crab LLC, change Lot 13C to Lot 13
- Daniel B Seavey, remove Lot 1 from name
- Single Lead LLC, add Lot 1 to name.

Address for Single Lead LLC as listed at the Assessor Page has two different listed. PO Box 735 and PO Box 2906. Please verify which is correct from the owner and apply to 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:

Label with name and ROW Old Exit Glacier Rd to the west.

Show a line for between the ROW and Tract E SW2021-8 Along Maximilian Ct

Add Maximilian Dr to the east of Maximilian Ct

- 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:

Add Old Exit Glacier Rd to the vicinity map

- 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:

- Box Canyon Subd Seavey Ad No 4 grants at note #11 a 15' utility easement along the front right-of-way. This should be carried forward to Lot 2A1-B

- 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 west, label Lot 6 SW85-4

To the southeast, label Lot 24 SW2023-8

To the northeast, label Tract SW2021-8

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 for Lot 2B-1.

Surveyor's Findings:

1. Proposed Lot 2B-1 has an existing home with functioning well / wastewater systems & utilities.
2. The intention of creating this lot is to build a new driveway to the proposed Maximilian Court extension as the existing driveway is unsafe during winter months.
3. This lot retains full residential functionality, including adequate width for driveways, structures, wastewater systems, and utility placement.
4. Granting this exception supports sound land-use planning, maintains public health and safety.
5. Granting this exception does not harm surrounding parcels or the public.

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:

6. The width of the lot is 200' and depth is 900', making the 3:1 ratio 600:900 and the depth is not greater than three times the width.
7. Granting this exception will not hinder any other adjacent property from access to their property.

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 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 2,3, 5 & 6 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, 2, & 3 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.

B. KPB 20.40.040 Conventional onsite soil absorption systems

Surveyor's Discussion:

Requesting exception to requiring a soils analysis and report for proposed Lot 2B-1 & Lot 1-B.

Surveyor's Findings:

1. Both proposed lots have existing well & septic to serve the house / cabins that are on the proposed lots.
2. The soils report for the plat will locate & depict the existing well / septic.
3. The proposed lots exceed the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as described in KPB 20.40.040(4)(a).

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

4. Granting this exception will not adversely affect adjacent land owners or any of the proposed systems on this plat.
5. Having a soils test on these lots would be redundant.

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 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 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, 2 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 2 & 4 appear to support this standard.

C. KPB 20.30.10 Cul-de-Sacs

Surveyor's Discussion:

Requesting exception to the proposed length of Maximilian Court

Surveyor's Findings:

1. The location for this cul-de-sac was selected based on the extreme topography of the land. The extension of this cul-de-sac is placed in the only area that is feasible and practical for construction of the road/cul-de-sac.
2. The extension of this cul-de-sac is essential for the rest of the proposed subdivision configuration.
3. It is feasible to build a road & cul-de-sac that KPB road standards within the proposed dedication.
4. Granting this exception supports sound land use planning, maintains public health and safety.
5. Granting this exception does not harm surrounding parcels or the public.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long.

Staff Findings:

6. With the extension of the cul-de-sac, five lots are created off of it.

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 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 & 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, 2 & 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 1 & 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.

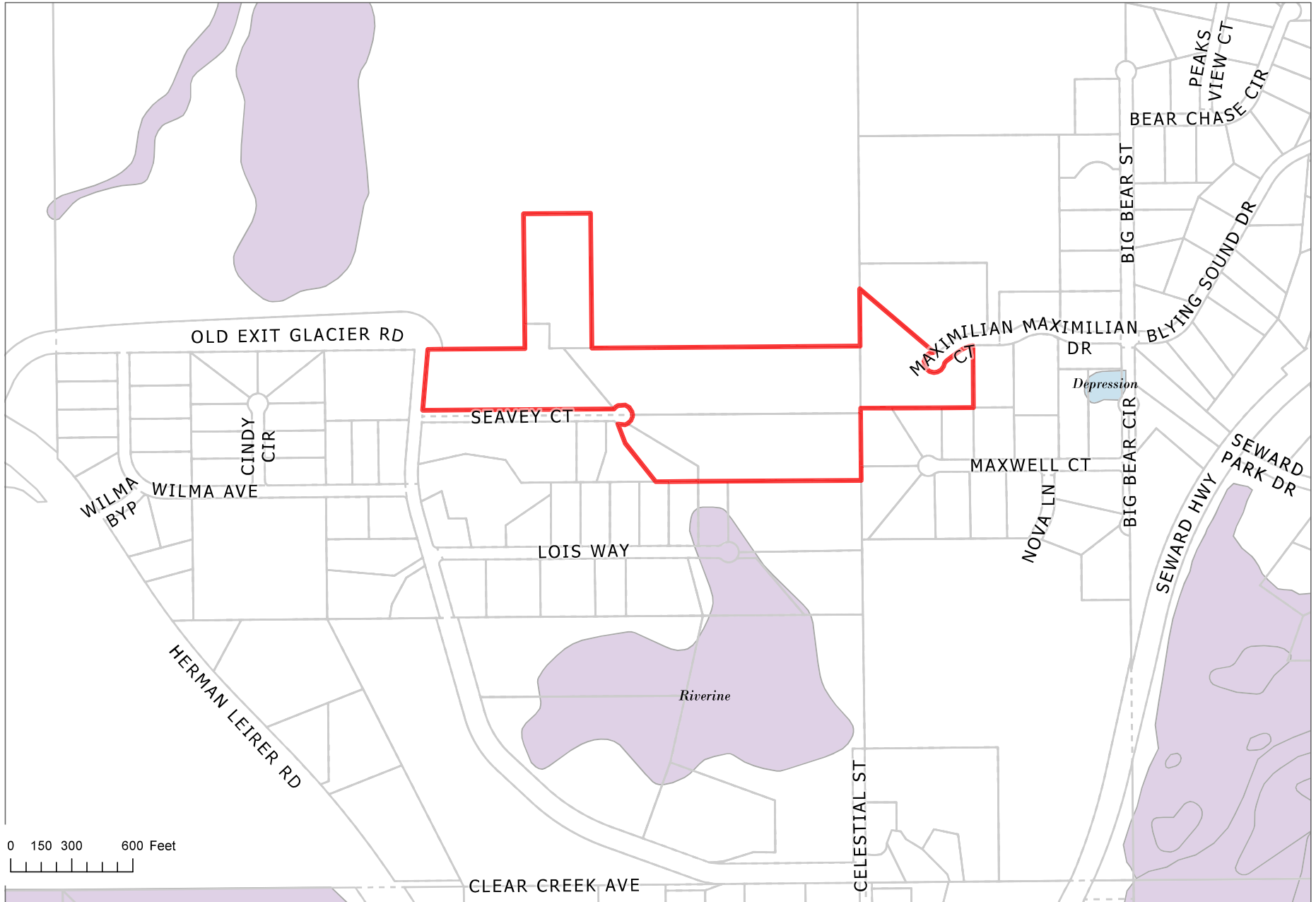
NOTE: 20.25.120. - REVIEW AND APPEAL.

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.

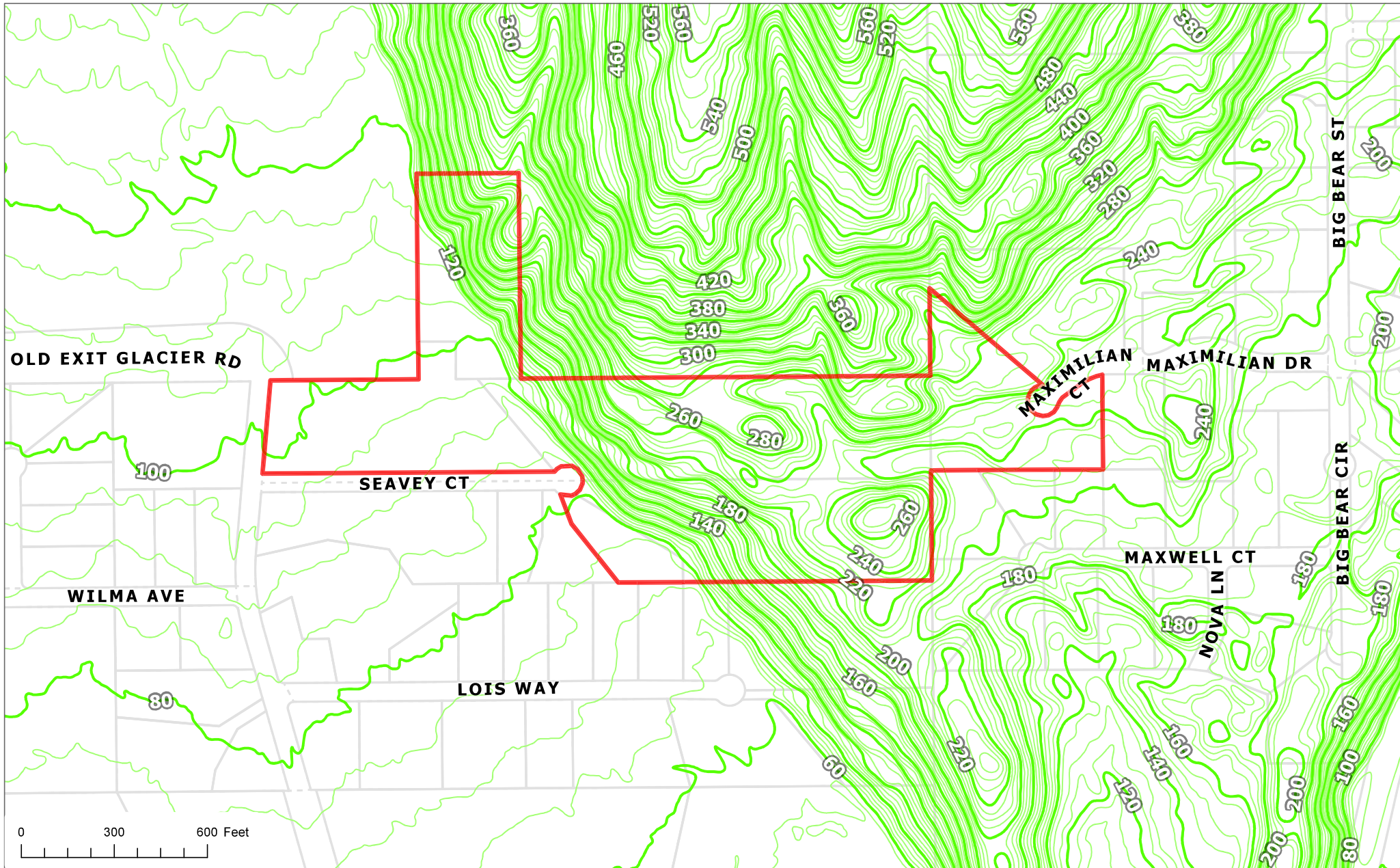
END OF STAFF REPORT



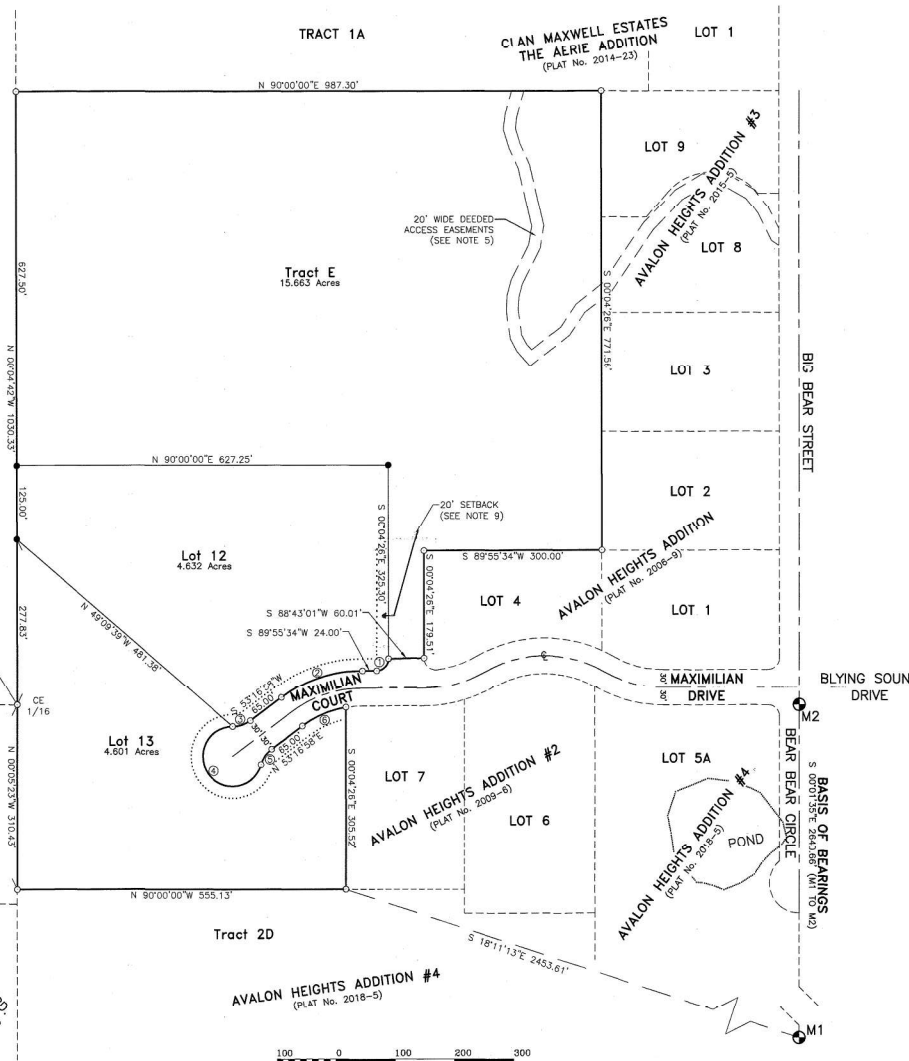


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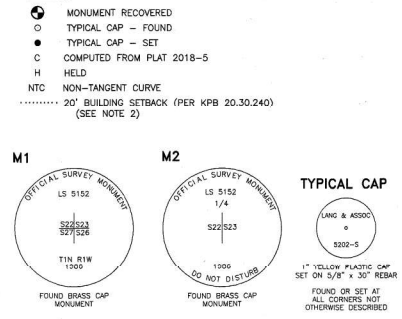
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



0 300 600 Feet



LEGEND



NOTES

- 1) Proposed land uses are recreational, residential, agricultural and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a linear abatement is approved by resolution of the appropriate Planning Commission (KPB 20.20.230).
- 3) The front 10 feet adjoining rights of way and 20 feet within 5 feet of the side lot lines is also 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.
- 4) All bearings and distances around the boundary are record per Plat 2018-5.
- 5) Easement reserved in a deed recorded June 3, 2004 as Serial No. 2004-000998-0 and also granted in an instrument recorded June 3, 2004 as Serial No. 2004-001000-0 in the Seward Recording District.
- 6) Protective covenants were recorded in the Seward Recording District on July 26, 2006 as document 2006-001092-0.
- 7) No structures are permitted within the panhandle portion of the flag lot.
- 8) The Kenai Peninsula Borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 9) Per KPB 20.30.190(B) the flag portion of the tract is subject to a 20 foot building setback.

WASTEWATER DISPOSAL: Lots which are at least 200,000 square feet or nominal five acres in size 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. (KPB 20.40.030)

PLAT APPROVAL

Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 27, 2021
[Signature] 9/3/21
 Borough Official

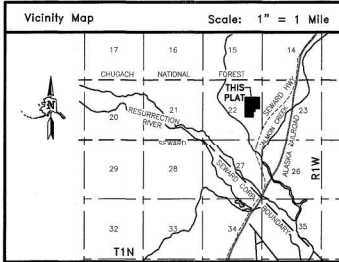
CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the trustees of the real property shown and described hereon and that we hereby adopt this plan of subdivision and on behalf of Avalon Heights Land Trust dedicate all rights-of-ways and public areas to public use and grant all easements to the use shown.

Owner
[Signature]
 MAXWELL D. CUTLER, TRUSTEE
 AVALON HEIGHTS LAND TRUST
 1019 W. 72nd AVENUE
 Anchorage, Alaska 99518

Notary Acknowledgement
 for Maxwell D. Cutler Acknowledged
 before me this 9 day of August 2021
[Signature] 3/5/2022
 Notary Public for the State of Alaska My Commission Expires

Owner
[Signature]
 JULIE R. PACE, TRUSTEE
 AVALON HEIGHTS LAND TRUST
 1019 W. 72nd AVENUE
 Anchorage, Alaska 99518

Notary Acknowledgement
 for Julie R. Pace Acknowledged
 before me this 6 day of August 2021
[Signature] 3/5/2022
 Notary Public for the State of Alaska My commission expires



PLAT OF
**CLAN MAXWELL ESTATES
 AVALON HEIGHTS ADDITION #5**
 Creating Lots 12 & 13 and Tract E
 CONTAINING 24.898 Acres
 A SUBDIVISION OF Tract 2C OF CLAN MAXWELL ESTATES, AVALON
 HEIGHTS ADDITION #4 (PLAT No. 2018-5) AND
 LOCATED WITHIN THE
 E 1/2, SECTION 22, T1N, R1W, SEWARD MERIDIAN, ALASKA
 KENAI PENINSULA BOROUGH
 SEWARD RECORDING DISTRICT

Prepared by:
Lang & Associates, inc. 11500 Daryl Avenue
 Anchorage, Alaska 99515
 Registered Land Surveyors (907) 522-6476
 (907) 522-4825 Fax

OWNER:
 JULIE R. PACE & MAXWELL D. CUTLER, TRUSTEES
 AVALON HEIGHTS LAND TRUST
 1019 W. 72nd AVENUE, Anchorage, Alaska 99518

GRID: N/A SCALE: 1" = 100' DATE: JULY 2021
 DRAWN: JCL SHEET 1 OF 1 PROJECT # 20-061
 JOB FILE: L20061fpl.crd/.dwg CASE NO.: KPB 2020-027

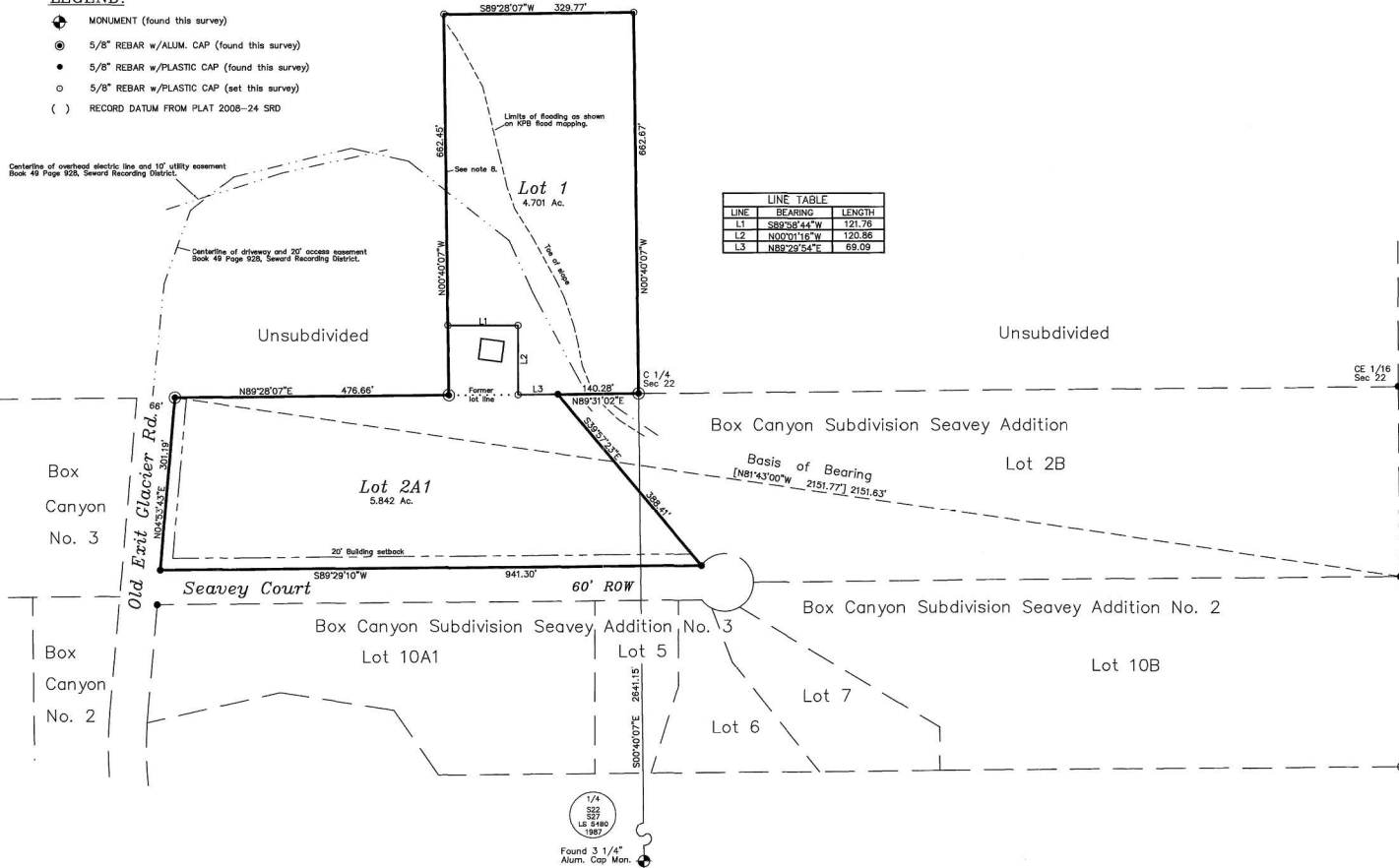
SURVEYOR'S CERTIFICATE
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details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



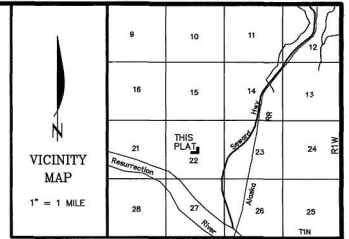
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.	NTC
1	20.00'	20.02'	31.44'	90°3'41"	28.30'	S 44°3'45" W	NTC
2	234.00'	36.14'	143.70'	36°18'24"	144.60'	S 71°39'18" W	
3	50.00'	16.67'	32.18'	36°52'12"	31.62'	S 71°43'04" W	
4	50.00'	-66.67'	221.43'	253°44'23"	80.00'	S 36°43'02" E	
5	50.00'	16.67'	32.18'	36°52'12"	31.62'	N 34°05'52" E	
6	170.00'	41.07'	80.59'	27°09'43"	79.84'	N 66°51'50" E	

LEGEND:

- ⊕ MONUMENT (found this survey)
- 5/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/PLASTIC CAP (found this survey)
- 5/8" REBAR w/PLASTIC CAP (set this survey)
- () RECORD DATUM FROM PLAT 2008-24 SRD



LINE	BEARING	LENGTH
L1	S89°28'44\"W	121.76
L2	N00°01'16\"W	120.86
L3	N89°28'54\"E	69.09



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.

David B. Seavey *Shirley C. Seavey*
 DANIEL B. SEAVEY SHIRLEY C. SEAVEY
 P.O. BOX 923 SEWARD, AK 99664

NOTARY'S ACKNOWLEDGMENT

FOR David B. Seavey
 ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 2015

David B. Seavey
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2-26-19

NOTARY'S ACKNOWLEDGMENT

FOR Shirley C. Seavey
 ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 2015

Shirley C. Seavey
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2-26-19

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2014.

KENAI PENINSULA BOROUGH
Max J. Frost
 AUTHORIZED OFFICIAL

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) A 20 foot access easement and 10 foot utility easement in favor of Lot 1 are recorded in Book 49 Page 928, Seward Recording District.
- 7) This subdivision lies entirely within FIRM Zone D according to FIRM panel #02122C-45410, effective date September 27, 2013 and within the Seward Mapped Flood Data Area.
- 8) An exception to KPB 20.041.200 Survey/monumentation was conditionally granted by the Plat Committee at the meeting of October 13, 2014. Set corners shown hereon are approximate corners until the northern half of Section 22 is further subdivided. There is a 50 foot setback on the west boundary of Lot 1.
- 9) Exceptions to KPB 20.30.170, block length, and KPB 20.30.210, access to street, were granted by the Plat Committee at the meeting of October 13, 2014.
- 10) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
- 11) Front 15 feet of the 20 foot building setback and the entire setback 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.
- 12) 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.



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 12-12-14

2015-6
 Plat #
 Rec Dist
 S-11-2015
 Date
 Time 1:43 PM

KPB FILE No. 2014-136

Box Canyon Subdivision Seavey Addition No. 4

A resubdivision of Lot 2A Box Canyon Subdivision Seavey Addition, Plat 2008-24, Seward Recording District and the E1/2 SE1/4 SE1/4 NW1/4 Section 22, T1N, R1W, Seward Meridian.

Located within the NW1/4 SE1/4, NE1/4 SW1/4, & SE1/4 NW1/4 Section 22, T1N, R1W, S.M., Kenai Peninsula Borough, Alaska. Containing 10.543 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

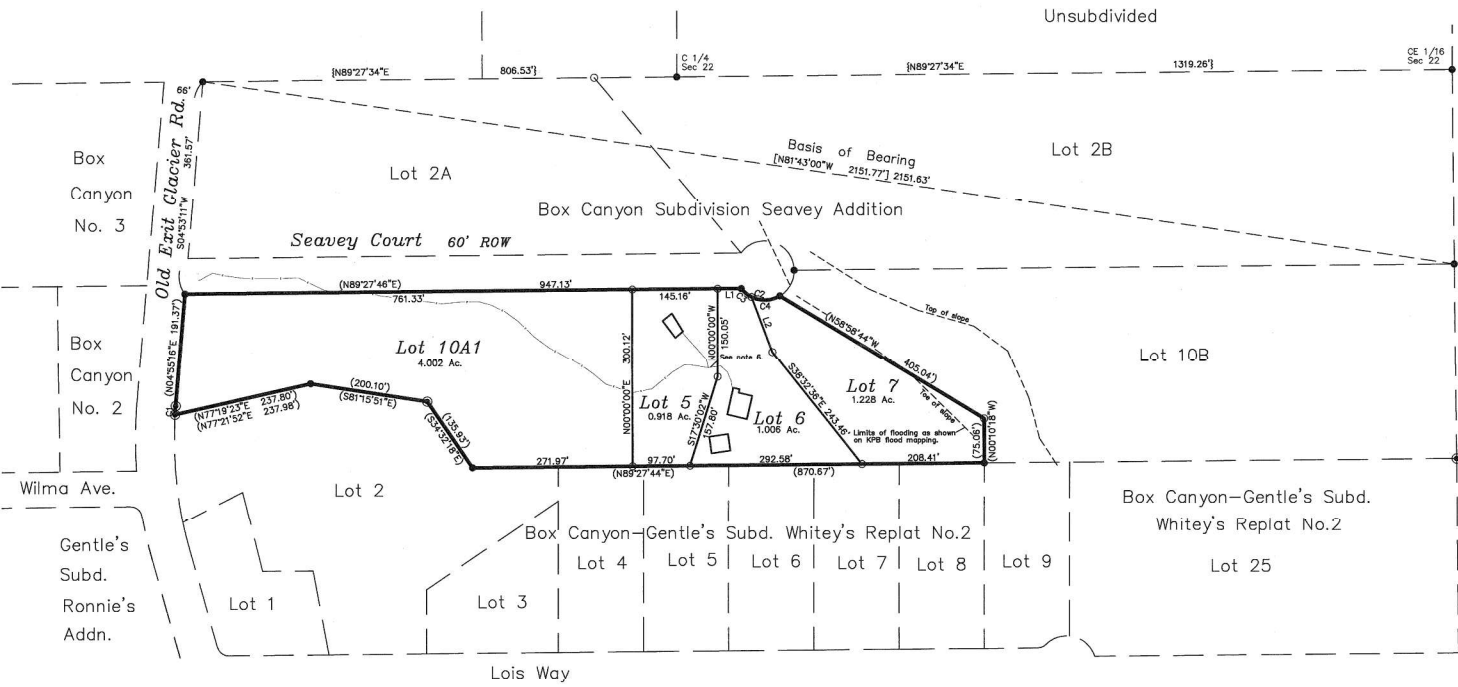
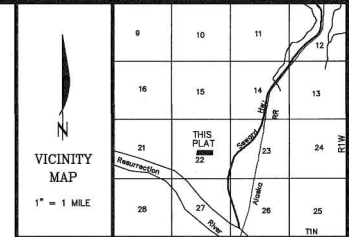
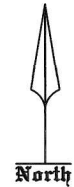
JOB NO. 14083	DRAWN: 11-11-14
SURVEYED: July, 2014	SCALE: 1"= 100'
FIELD BOOK: 14-2	SHEET: 1 of 1

LEGEND:

- 5/8" REBAR w/ALUM. CAP OF RECORD
- 3/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- [] RECORD DATUM FROM PLAT 84-10, SRD.
- { } RECORD DATUM FROM PLAT 2008-24, SRD.
- () RECORD DATUM FROM PLAT 2000-23, SRD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'46"E	40.64
L2	S20°48'05"E	100.00

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	113.08°	673.92	14.73	7.36	14.73	S04°17'32"W
C2	83°41'37"	50.00	73.04	44.78	66.71	S79°15'14"E
C3	26°54'17"	50.00	22.61	11.50	22.41	S50°21'34"E
C4	57°47'19"	50.00	50.43	27.60	48.32	N87°47'38"E



Clan Maxwell Estates
 Avalon Heights Addition
 Tract 2A
 Clan Maxwell Estates
 Tract 3

CERTIFICATE of OWNERSHIP and DEDICATION

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

Janine A. Seavey
 JANINE A. SEAVEY
 P.O. BOX 735
 STERLING, AK 99672



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY of December, 2010 FOR Janine A. Seavey

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 26, 2009.

KENAI PENINSULA BOROUGH
Maya Bost
 AUTHORIZED OFFICIAL

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) Underground primary electric line is the centerline of a 20 foot wide utility easement. Underground service lines are the centerline of a 10 foot wide utility easement.
- 7) Development within this subdivision may be subject to the Administrative and/or enforceable policies of the KPB Coastal Zone Management Program.
- 8) This subdivision lies entirely within FIRM Zone C according to FIRM panel 6020012-3250A, effective date May 15, 2001.
- 9) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to reconstruction.
- 10) Front 10 feet of the 20 foot building setback and the entire setback 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.
- 11) 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.

M. J. Burman 3380-E 2520-10
 Engineer License No. date

2010-14
 RECORDED
 Seward REC. DIST.
 DATE: 12-29-2010
 TIME: 2:50 PM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

KPB FILE No. 2010-158

Box Canyon Subdivision Seavey Addition No. 3

A subdivision of Lot 10A Box Canyon Subdivision Seavey Addition No. 2, Plat 2009-23, Seward Recording District.

Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S4M., Kenai Peninsula Borough, Alaska.
 Containing 7.153 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99609

JOB NO. 10084	DRAWN: 12-23-10
SURVEYED: Nov., 2010	SCALE: 1" = 100'
FIELD BOOK: 10-6	SHEET: 1 of 1



SURVEYOR'S CERTIFICATE

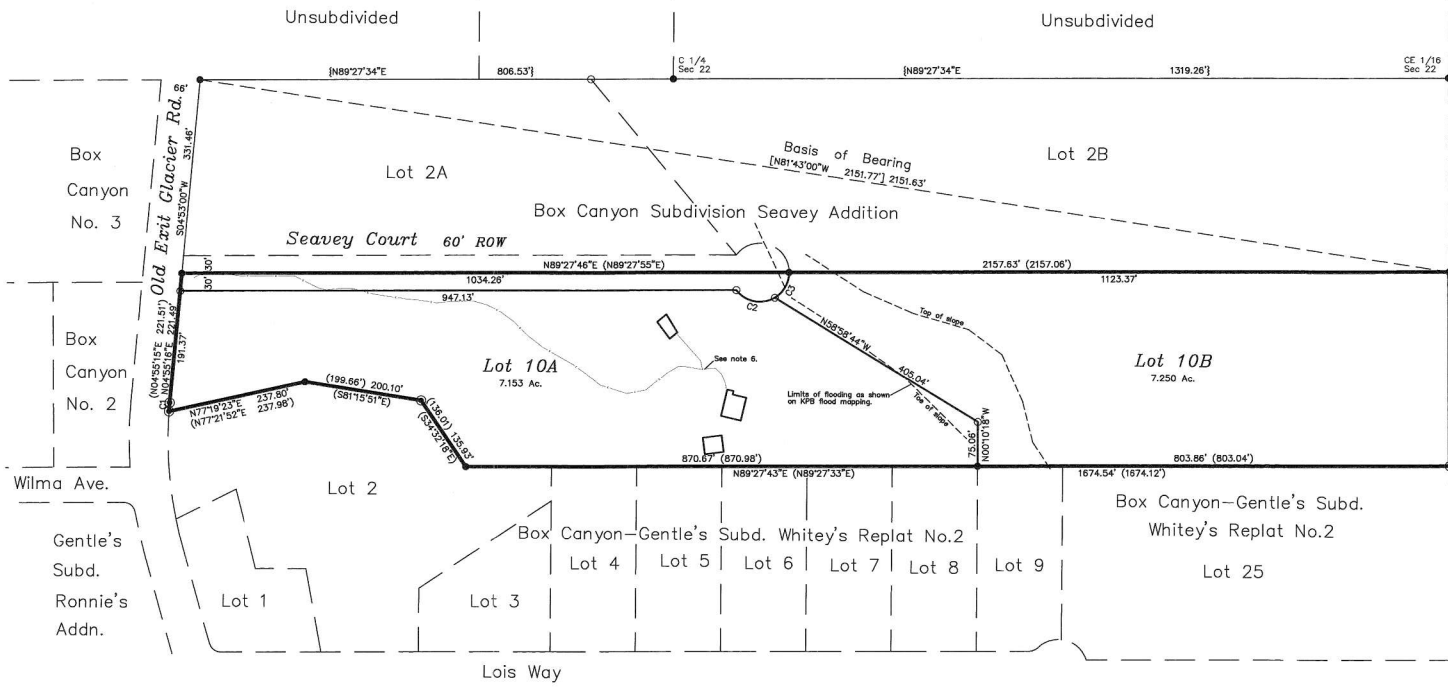
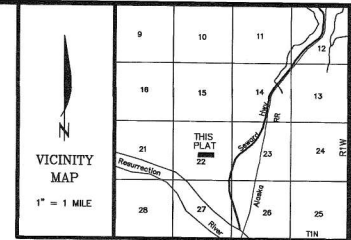
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 12-23-10

LEGEND:

- ⊙ 5/8" REBAR w/ALUM. CAP OF RECORD
- 5/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- [] RECORD DATUM FROM PLAT 84-10, SRD.
- { } RECORD DATUM FROM PLAT 2008-24, SRD.
- () RECORD DATUM FROM PLAT 2007-8, SRD.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°15'08"	673.92	14.73	7.36	14.73	S041°17'30"W
C2	8°24'37"	50.00	73.04	44.78	66.71	S78°15'14"E
C3	58°28'12"	50.00	51.87	28.54	49.57	N28°10'52"E



CERTIFICATE of OWNERSHIP and DEDICATION

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

Janine A. Seavey
 JANINE A. SEAVEY
 P.O. BOX 735
 STERLING, AK 99672

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF December, 2009
 FOR *Janine A. Seavey*

Patricia Hartley
 STATE OF ALASKA
 PATRICIA HARTLEY
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3-7-13

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 28, 2009.

KENAI PENINSULA BOROUGH

Maya Albert
 AUTHORIZED OFFICIAL

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) Underground primary electric line is the centerline of a 20 foot wide utility easement. Underground service lines are the centerline of a 10 foot wide utility easement.
- 7) Development within this subdivision may be subject to the Administrative and/or enforceable policies of the KPB Coastal Zone Management Program.
- 8) This subdivision lies entirely within FIRM Zone C according to FIRM panel #202012-3255A, effective date May 19, 1981.
- 9) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.05 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
- 10) Front 10 feet of the 20 foot building setback and the entire setback 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.
- 11) 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.



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 12-10-09

2009 23

RECORDED
 SEWARD REC. DIST.
 DATE: Dec 20 2009
 TIME: 10:59 AM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

KPB FILE No. 2009-166

Box Canyon Subdivision Seavey Addition No. 2

A resubdivision of Lot 10 Box Canyon Subdivision Gentles Whites Replat No. 2, Plat 2007-8, Seward Recording District.

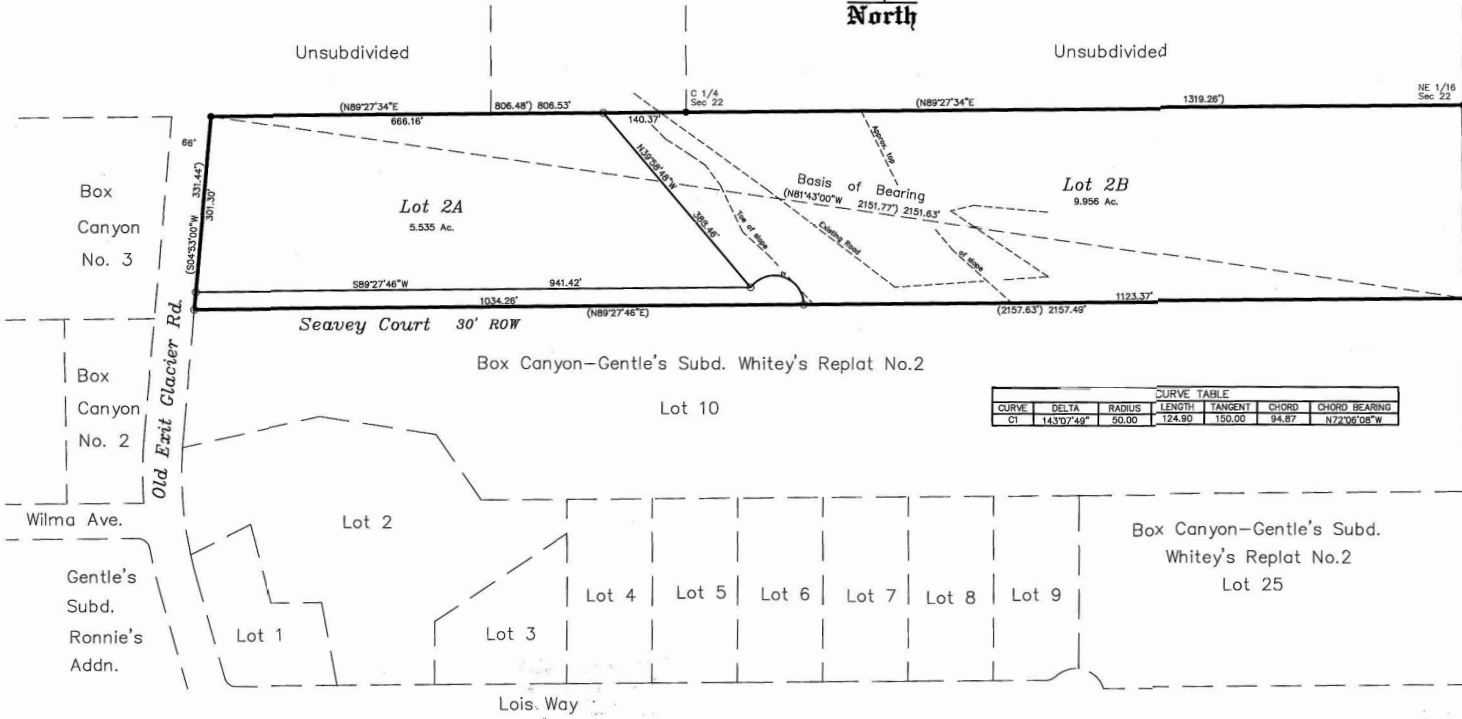
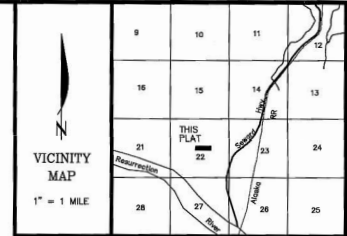
Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S3M., Kenai Peninsula Borough, Alaska. Containing 15.139 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

JOB NO.	09065	DRAWN:	12-09-09
SURVEYED:	Dec., 2009	SCALE:	1" = 100'
FIELD BOOK:	09-3	SHEET:	1 of 1

LEGEND:

- 5/8" REBAR w/ ALLUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- () RECORD DATUM



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	143°07'49"	50.00	124.90	150.00	94.87 N72°08'08"W

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) Front 10 feet of the 20 foot building setback and the entire setback 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.
- 6) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



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 11-06-08

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 11 JUNE, 2007.

KENAI PENINSULA BOROUGH

Max J. Beest
AUTHORIZED OFFICIAL

2008-24

RECORDED
SEWARD REC. DIST.
DATE Nov 6 2008
TIME 2:16 P.M.

REQUESTED BY:
SEGESSER SURVEYS
30485 ROSLAND ST.
SOLDOTNA, AK 99669

KPB FILE No. 2007-156

**Box Canyon Subdivision
Seavey Addition**

A resubdivision of Lot 2 Box Canyon Subdivision, Plat 84-10, Seward Recording District.

Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S.M., Kenai Peninsula Borough, Alaska.

Containing 16,226 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO. 06134	DRAWN: 12-10-07
SURVEYED: May, 2007	SCALE: 1" = 100'
FIELD BOOK: 07-1	SHEET: 1 of 1

**CERTIFICATE of OWNERSHIP
and DEDICATION**

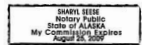
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Daniel B. Seavey
DANIEL B. SEAVEY
Shirley C. Seavey
SHIRLEY C. SEAVEY
P.O. BOX 923
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF May, 2008
FOR Daniel B. Seavey

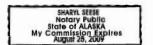
Shirley C. Seavey
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-25-2009



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF May, 2008
FOR Shirley C. Seavey

Shirley C. Seavey
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-25-2009





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/3/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide six parcels into ten parcels.

KPB File No. 2026-039

Petitioner(s) / Land Owner(s): Daniel B and Janine A Seavey and Single Lead LLC and Tanner Crab LLC of Seward, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 26, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

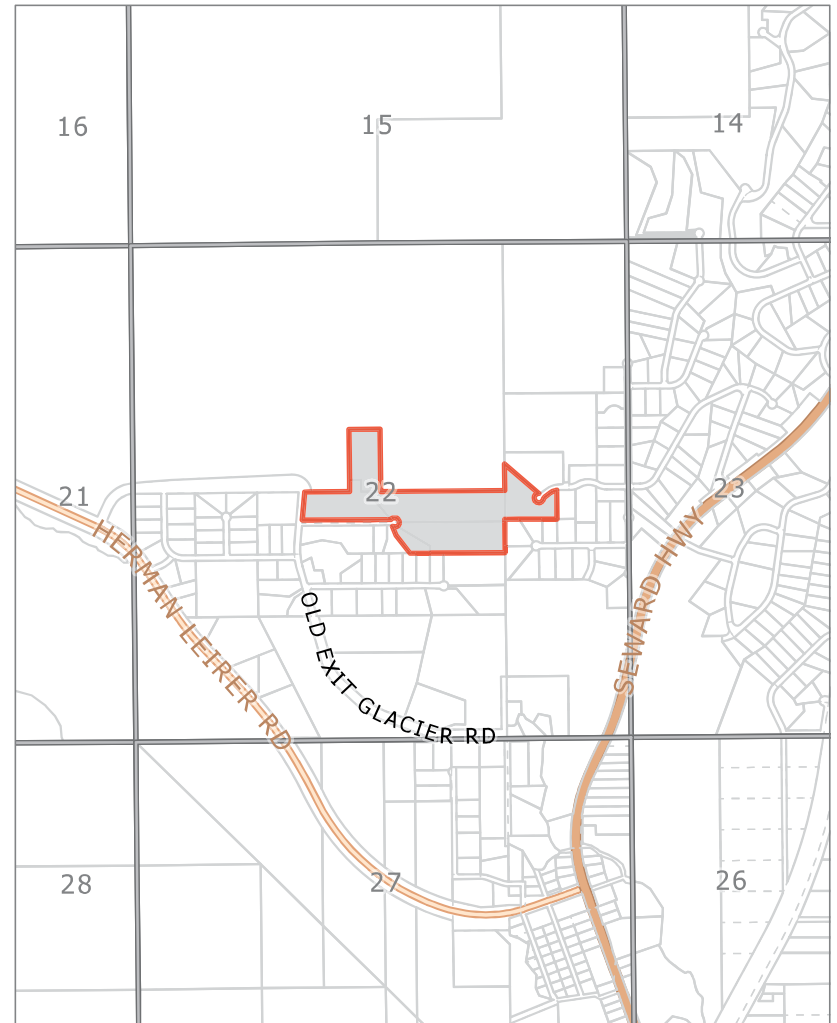
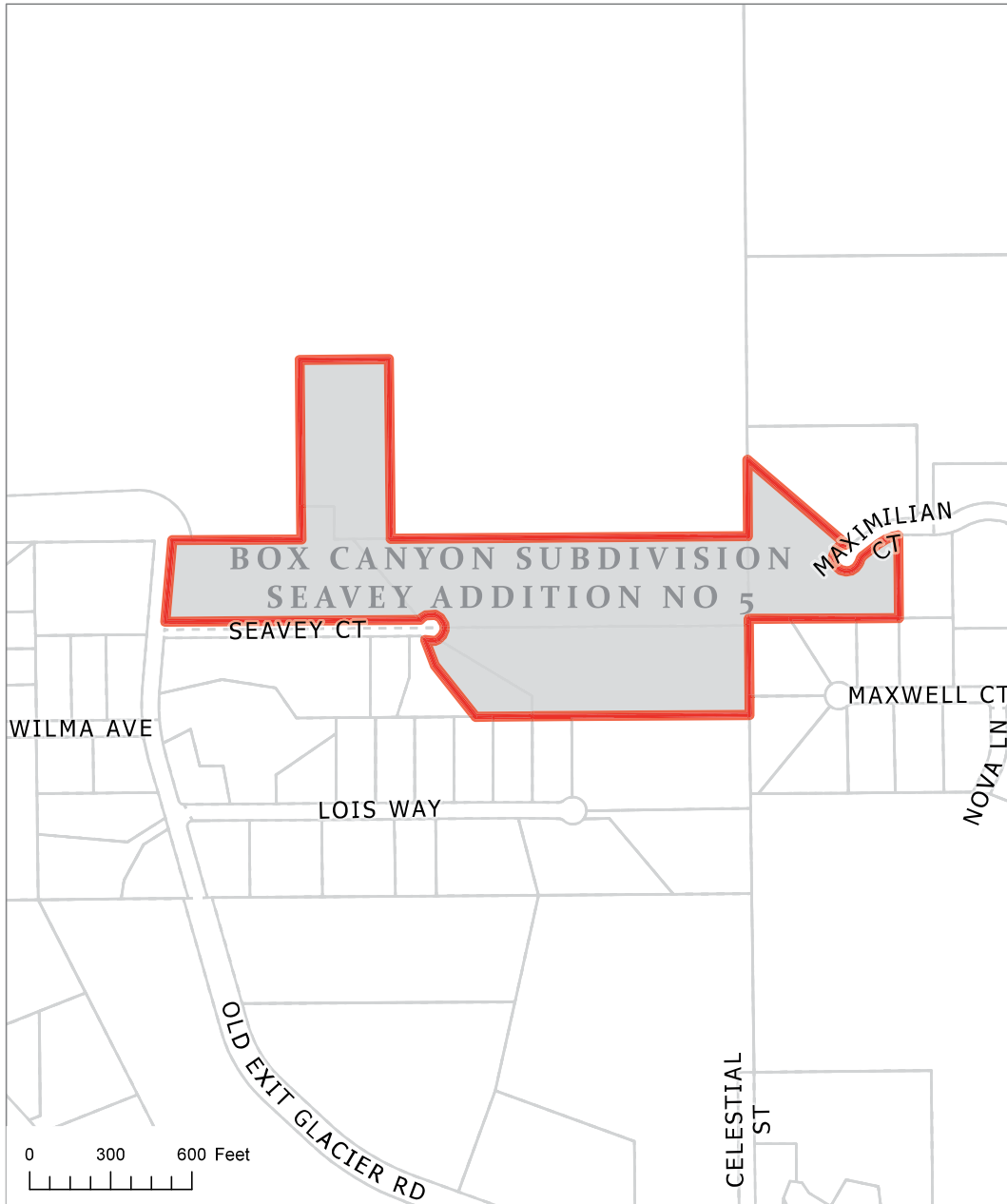
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 22, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/4/2026



KPB File 2026-039
T01N R01W SEC22
Bear Creek

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 1 & 2B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. 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.

DANIEL B. SEAVEY
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 7 & 10B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JANINE A. SEAVEY
PO BOX 735
SEWARD, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: JANINE A. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2A1

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SINGLE LEAD LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SINGLE LEAD 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.

DANIEL B. SEAVEY, MANAGER
SINGLE LEAD LLC, OWNER
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

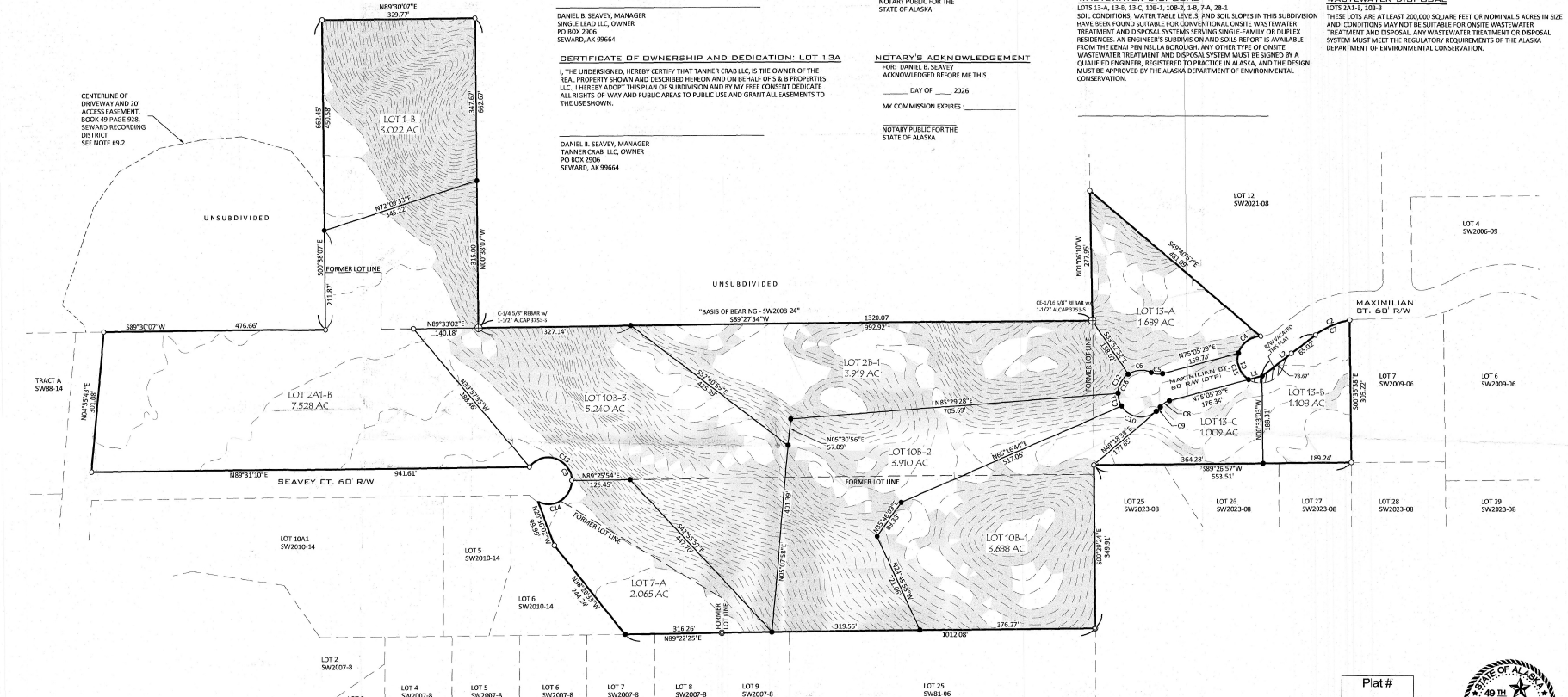
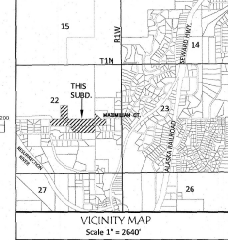
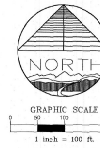
CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 13A

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TANNER CRAB LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TANNER CRAB 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.

DANIEL B. SEAVEY, MANAGER
TANNER CRAB LLC, OWNER
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

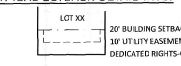
FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	84°37'21.0"	50.00	139.03	138.98	S 15° 30' 30" W	95.96
C2	17°15'12.0"	130.36	80.84	43.11	N 82° 20' 40" E	79.81
C3	266°27'42.0"	50.00	237.27	59.27	N 13° 22' 45" W	16.40
C4	17°02'06.0"	50.00	63.75	37.04	S 50° 37' 34" W	58.52
C5	50°01'09.0"	50.00	24.51	12.78	N 84° 38' 30" W	24.01
C6	89°17'52.0"	50.00	53.73	28.40	S 85° 40' 04" W	49.87
C7	17°15'12.0"	130.36	80.84	43.11	S 69° 25' 50" E	79.81
C8	42°07'08.0"	50.00	24.51	12.78	N 55° 14' 01" E	24.01
C9	14°07'56.0"	50.00	12.87	6.29	N 42° 14' 40" E	12.30
C10	38°18'40.0"	50.00	88.08	58.18	N 61° 22' 02" E	75.84
C11	33°08'40.0"	50.00	28.81	14.80	S 15° 32' 22" E	28.81
C12	55°09'10.0"	50.00	48.11	26.31	S 28° 12' 18" W	46.29
C13	14°15'12.0"	50.00	12.87	6.29	N 75° 12' 12" W	12.30
C14	11°27'08.0"	50.00	180.25	81.47	N 54° 10' 13" E	85.29
C15	74°13'52.0"	50.00	64.73	37.81	S 21° 01' 17" E	60.34
C16	166°14'18.0"	50.00	237.10	59.34	N 14° 42' 49" W	76.47

LINE TABLE		
LINE #	BEARING	DISTANCE
1	N 70°20'21" E	80.27
2	N 57°52'07" E	149.89

TYPICAL SETBACK DETAIL (INT.)



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8" x 30" REBAR w/ 1" BLUE PLASTIC CAP 15-21-2009
- ⊕ DEDICATED THIS PLAT

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 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 DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOTS 10B-1 & 10B-2.
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. ACCEPTANCE OF THIS PLAT BY THE FOLLOWING:
 - 9.1. A RIGHT-OF-WAY UTILITY EASEMENT GRANTED TO THE CITY OF SEWARD OCTOBER 22, 1987, BOOK 49 PAGE 926, S.D. LOCATION NOT DEPICTED.
 - 9.2. AN ACCESS EASEMENT GRANTED TO DANIEL B. SEAVEY AND SHIRLEY C. SEAVEY JANUARY 26, 1988, BOOK 49 PAGE 926, S.D. SHOWN HEREON.
 - 9.3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED JULY 28, 2006, DOCUMENT NO. 2006-000952-0, S.D.
 - 9.4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED SEPTEMBER 14, 2015, DOCUMENT NO. 2015-000911-0, S.D.
 - 9.5. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP 20-66.17(0).

WASTEWATER DISPOSAL
LOTS 13-A, 13-B, 13-C, 10B-1, 10B-2, 7-A, 7-B, 7-C, 10B-1, 10B-2, 10B-3, 10B-4, 10B-5, 10B-6, 10B-7, 10B-8, 10B-9, 10B-10, 10B-11, 10B-12, 10B-13, 10B-14, 10B-15, 10B-16, 10B-17, 10B-18, 10B-19, 10B-20, 10B-21, 10B-22, 10B-23, 10B-24, 10B-25, 10B-26, 10B-27, 10B-28, 10B-29, 10B-30, 10B-31, 10B-32, 10B-33, 10B-34, 10B-35, 10B-36, 10B-37, 10B-38, 10B-39, 10B-40, 10B-41, 10B-42, 10B-43, 10B-44, 10B-45, 10B-46, 10B-47, 10B-48, 10B-49, 10B-50, 10B-51, 10B-52, 10B-53, 10B-54, 10B-55, 10B-56, 10B-57, 10B-58, 10B-59, 10B-60, 10B-61, 10B-62, 10B-63, 10B-64, 10B-65, 10B-66, 10B-67, 10B-68, 10B-69, 10B-70, 10B-71, 10B-72, 10B-73, 10B-74, 10B-75, 10B-76, 10B-77, 10B-78, 10B-79, 10B-80, 10B-81, 10B-82, 10B-83, 10B-84, 10B-85, 10B-86, 10B-87, 10B-88, 10B-89, 10B-90, 10B-91, 10B-92, 10B-93, 10B-94, 10B-95, 10B-96, 10B-97, 10B-98, 10B-99, 10B-100.

WASTEWATER DISPOSAL
THESE LOTS ARE AT LEAST 20,000 SQUARE FEET OF 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.

Plat #
Rev Date _____
Date _____
Drawn by _____



BCX CANYON SUBDIVISION
SEAVEY ADDITION (N-3) - 5
A SUBDIVISION OF LOT 13 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION #5 (K20221-8), LOT 10B BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 2 (K20029-23), BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 3 (K2010-14), LOT 2B BOX CANYON SUBDIVISION SEAVEY ADDITION (K2008-24), LOTS 1 & 2A1 BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 4 (K2005-4)

OWNER:
TANNER CRAB LLC (LOT 13A)
821 N. ST. SUITE 102, ANCHORAGE, AK 99501

DANIEL B. SEAVEY (LOT 2B & LOT 1)
PO BOX 2906, SEWARD, AK 99664

JANINE A. SEAVEY (LOT 10B & LOT 7)
PO BOX 735, STERLING, AK 99672

SINGLE LEAD LLC (LOT 2A1)
PO BOX 735, STERLING, AK 99672

Prepared by: TRISTIN SURVIVING MAPPING P.L.L.C.
1000 DOWNTOWN AK 99501
VOICE: (907) 281-4814
FAX: (907) 281-3236
WWW.MAPPINGONLINE.COM

KPB File No. 2026-KXX
Project No. 252034
Scale: 1" = 100'
Date: DEC 2025
BOOK: 25-07
Drawn by: AHH