

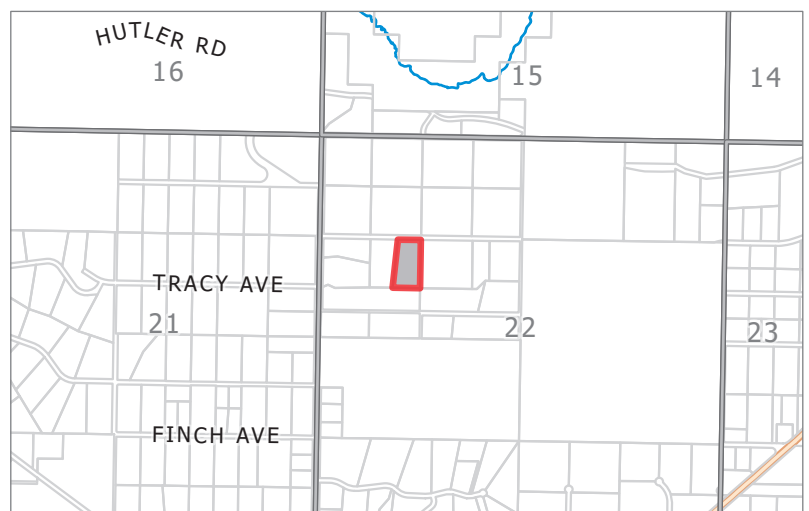
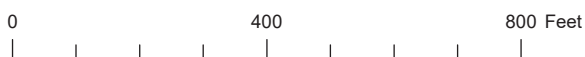
# **E. NEW BUSINESS**

- 1. Bear Run Subdivision 2024; KPB File 2024-051**  
**Geovera, LLC / Wilkinson**  
**Location: Winchester Avenue**  
**Fritz Creek Area / Kachemak Bay APC**



KPB File 2024-051  
T 05S R 12W SEC 22  
Fritz Creek

5/14/2024





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

**NOTES**

1. BASIS OF BEARING IS FROM THE PLAT OF BEAR RUN SUBDIVISION 2019 (HM 2019-28).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. HM 76-28 REQUIRED A 20 FOOT BUILDING SETBACK LINE FROM ALL OF ORIGINAL LOT 10 (INCLUDING SIDE AND BACK LOT LINES). THAT REQUIREMENT IS NO LONGER IN EFFECT FOR SIDE AND BACK LOT LINES PER PLAT COMMITTEE EXCEPTION TO KPB 20.30.240 GRANTED 1/22/2019.
4. THE FRONT 10' OF THE BUILDING SETBACK 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.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK24, PG 110 HRD).
7. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS AND THERE COULD BE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.

**LEGEND**

- INDICATES 2" ALCAP (7610-S 2019) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- ( ) INDICATES RECORD DATA PER HM 2019-28
- ▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%
- ▲ ▲ ▲ INDICATES POTENTIAL WETLAND/UPLAND COMPLEX PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

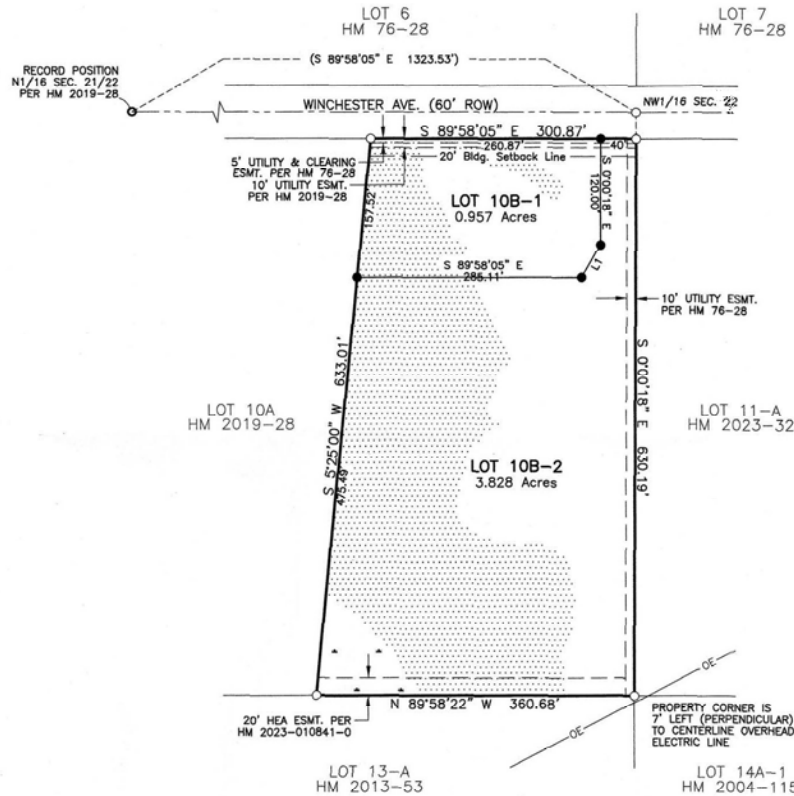
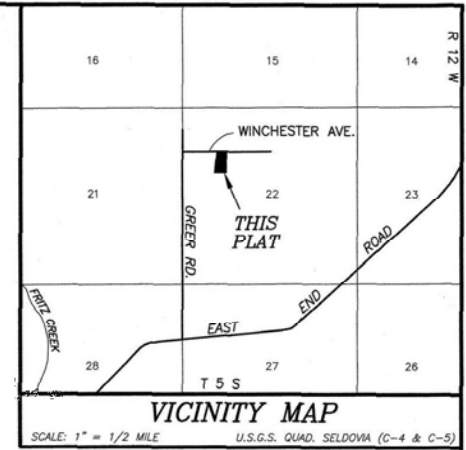
**WASTEWATER DISPOSAL**

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

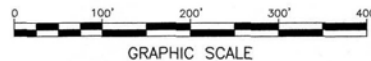
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF ???, 2024

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 KENAI PENINSULA BOROUGH



**LINE TABLE**

LINE	BEARING	DISTANCE
LT	S 29°59'42" W	42.51'



**CERTIFICATE OF OWNERSHIP**

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

WILLIAM W. WILKINSON  
 54819 WINCHESTER AVE.  
 HOMER, ALASKA 99603

SUSAN K. WILKINSON  
 54819 WINCHESTER AVE.  
 HOMER, ALASKA 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR WILLIAM W. WILKINSON AND SUSAN K. WILKINSON  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

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

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

**BEAR RUN SUBDIVISION 2024**

THE SUBDIVISION OF  
 LOT 10B, BEAR RUN SUBDIVISION 2019 (HM 2019-28)  
 LOCATED WITHIN THE SW1/4 NW1/4, SEC 22,  
 T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA  
 BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
 CONTAINING 4.786 ACRES  
 OWNERS: WILLIAM W. AND SUSAN K. WILKINSON  
 54819 WINCHESTER AVE. HOMER, ALASKA 99603

**GEOVERA, LLC**

PO BOX 3235  
 HOMER ALASKA 99603  
 (907) 399-4345  
 EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: MAY 2024 SCALE: 1" = 100'

CHK BY: SCS JOB #2024-14 SHEET 1 OF 1

**KPB 2024-051**

ENGINEER \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
Bear Run Subdivision 2024**

<b>KPB File No.</b>	2024-051
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	William and Susan Wilkinson, P.O. Box 193, Monterey, TN 38574
<b>Surveyor:</b>	Stephen C. Smith – Geovera, LLC
<b>General Location:</b>	East End Road, Homer, Alaska – Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-160-26
<b>Legal Description:</b>	T 05S R 12W SEC 22 SEWARD MERIDIAN HM 2019028 BEAR RUN SUB 2019 LOT 10B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.786-acre parcel into 2 lots ranging in size from 0.957 acres to 3.828 acres.

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

Legal access to the plat is along Winchester Ave, a 60’ right-of-way dedication which is partially developed and privately maintained. Winchester Ave. is accessed via East End Road at approximately mile 9.1, then north along Greer Road and east on Winchester Ave.

This plat is not completing a vacation or dedication of right of way.

The subdivision is not affected by a section line easement either.

The block length along Winchester Ave. is non-compliant due to exceeding 1320 feet from Colt St. to the east side of this subdivision. At the meeting of January 22, 2019, the Kenai Peninsula Borough Plat Committee granted an exception to KPB 20.30.170 – Block Length, for the platting of Bear Run Subdivision 2019 HM 2019-28 which formed the current Lot 10B being platted by this action. Plat note #5 from KN 2019-28 needs to be carried forward to this plat carrying forward the exception to KPB 20.30.170 Block length to this plat.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	

**Site Investigation:**

The property has several structures with improvements that will be on proposed Lot 10B-2 of the plat is completed. There appears to be a possible encroachment from proposed Lot 10B-2 onto the adjacent parcel to the east, The surveyor should verify there are not any encroachments onto or from the property when doing the field survey for the plat.

There is a large portion of areas exceeding 20% grade on both proposed Lot 10B-1 and Lot 10B-2, and they appear

to be depicted correctly on the drawing as referenced by KPB GIS data.

There is a small area of wetlands on the property per the KWF Wetlands Assessment map that is correctly depicted and labeled on the drawing as referenced by KPB GIS data. The River Center review did not identify the property to be in a FEMA flood hazard area or in a habitat protection district.

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**

Lot 10B was an aliquot part of the NW¼ Section 22 and then Subdivision of Trac 1, Bear Run Subdivision, HM 76-28, subdivided the aliquot piece and Lot 10 was created. Lot 10B was created by the platting action of Bear Run Subdivision 2019, HM 2019-28.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on May 14, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay 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.

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

*HISTORY OF THE PARCEL / PARENT SUBD.  
WASTEWATER ISSUES? WASTEWATER REVIEW REQUIRED?*

*BENEFICIAL INTEREST HOLDERS*

*APC MEETING / CITY MEETING COMMENTS*

*IS THE PROPERTY SUBJECT TO STATE AG RESTRICTIONS? AG RESTRICTIONS MAY BE LISTED IN DNR'S WEB SITE:  
<http://dnr.alaska.gov/landrecords/>*

*IS THE PROPERTY AFFECTED BY TAX RECAPTURE?*

*IF DENIAL/APPROVAL OF AN EXCEPTION REQUIRES ANOTHER EXCEPTION, INCLUDE IT IN THE STAFF REPORT SOMEWHERE.*

*ENCROACHMENT ISSUES??*

**Staff recommendation:** grant driveway easements over the existing travel way to eliminate the encroachments. Since the driveway easements would be private, **staff recommends** the easements be created by separate document, recorded and then shown or noted on the final plat.

Sheet 2 shows a fence crossing the common line between Lot 1A and 2. **Staff recommendation:** resolve the fence encroachment prior to final plat. One option would be to grant an encroachment easement.

REPLATS

Fixed wing imagery indicates structure(s) are very close to the lot line of former Lot 5. The plat is not creating any new lot lines and cannot create any encroachments. It is the duty of a surveyor to report any encroachments found during a survey to his client. No survey is required for a replat that simply removes lot line, under KPB 20.60.200. **Staff requests** the surveyor confirm whether an encroachment affects the replat. If a permanent structure or structures cross a lot line, **staff requests** a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments.

COMPREHENSIVE PLAN? Does it comply??

LOCAL OPTION ZONING?

**Utility Easements**

All utility easements, both current and of record, appear to be depicted and notated correctly on the drawing. This includes an overhead electric line in the southeast corner of the plat.

Plat note #7 from the parent plat Bear Run Subdivision 2019 KN 2019-28 needs to be carried forward to this plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process, all comments as of now have been of no comment. **Staff recommends** granting utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	No Comments
ENSTAR	No comment
ACS	
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses:          54819 WINCHESTER AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          WINCHESTER AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:          54819 WINCHESTER AVE WILL REMAIN WITH LOT 10B-2</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>

Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

List record data for north, south, east, and west boundaries.

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**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:**

Correct address for William and Susan Wilkinson. KPB records show a PO Box address.  
Update KPB file to 2024-051.

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**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.

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**KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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**KPB 20.60 – Final Plat**

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

20.60.210. Approval-Authority-Certificate issued when.

*Platting Staff Comments:* If the Plat Committee conditionally approves the preliminary plat, staff will comply with, and follow, 20.60.210.

Correct address for William and Susan Wilkinson. KPB records show a PO Box address.



Change commission meeting date to June 10, 2024. In the Plat Approval

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**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

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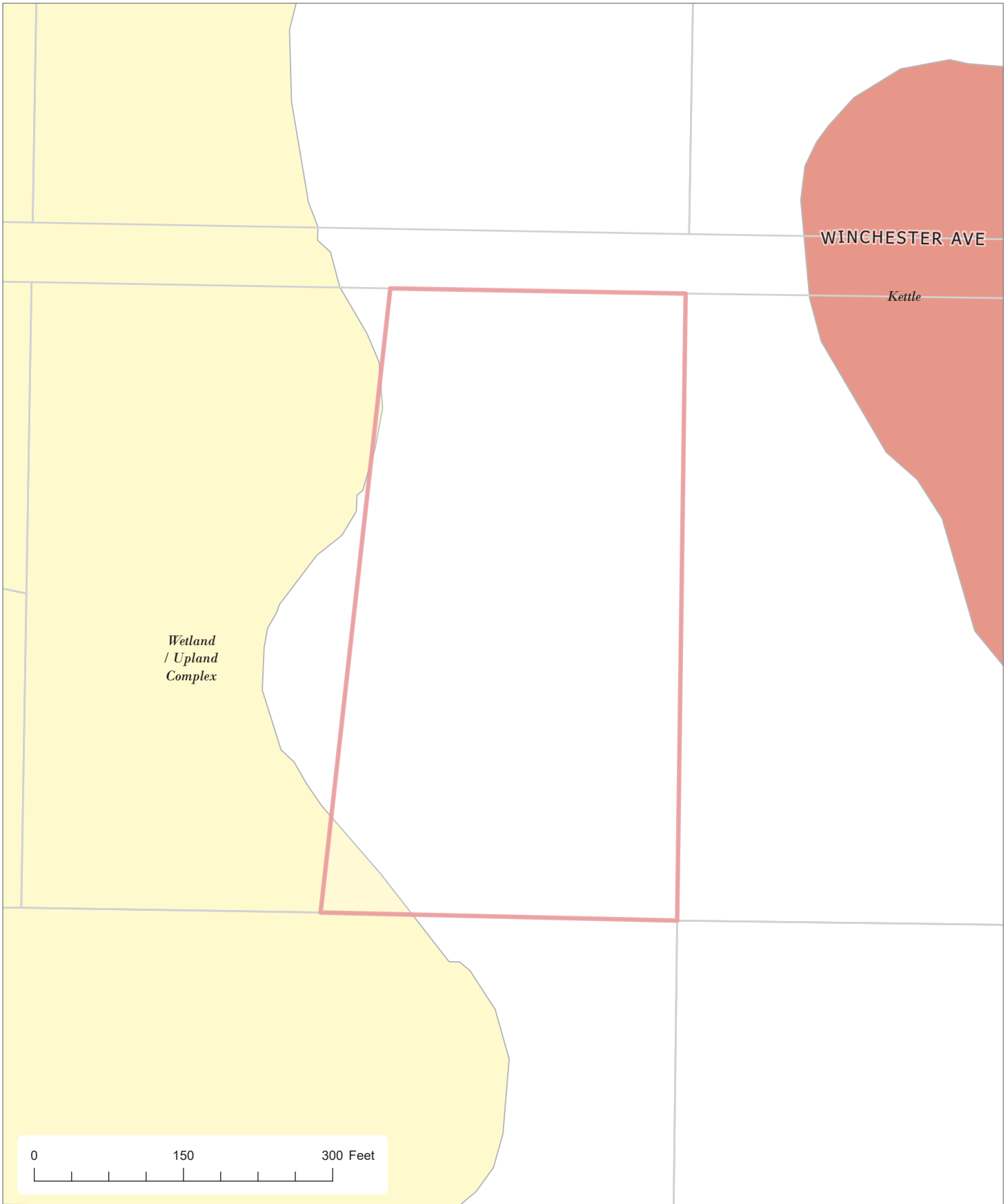
Aerial View



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



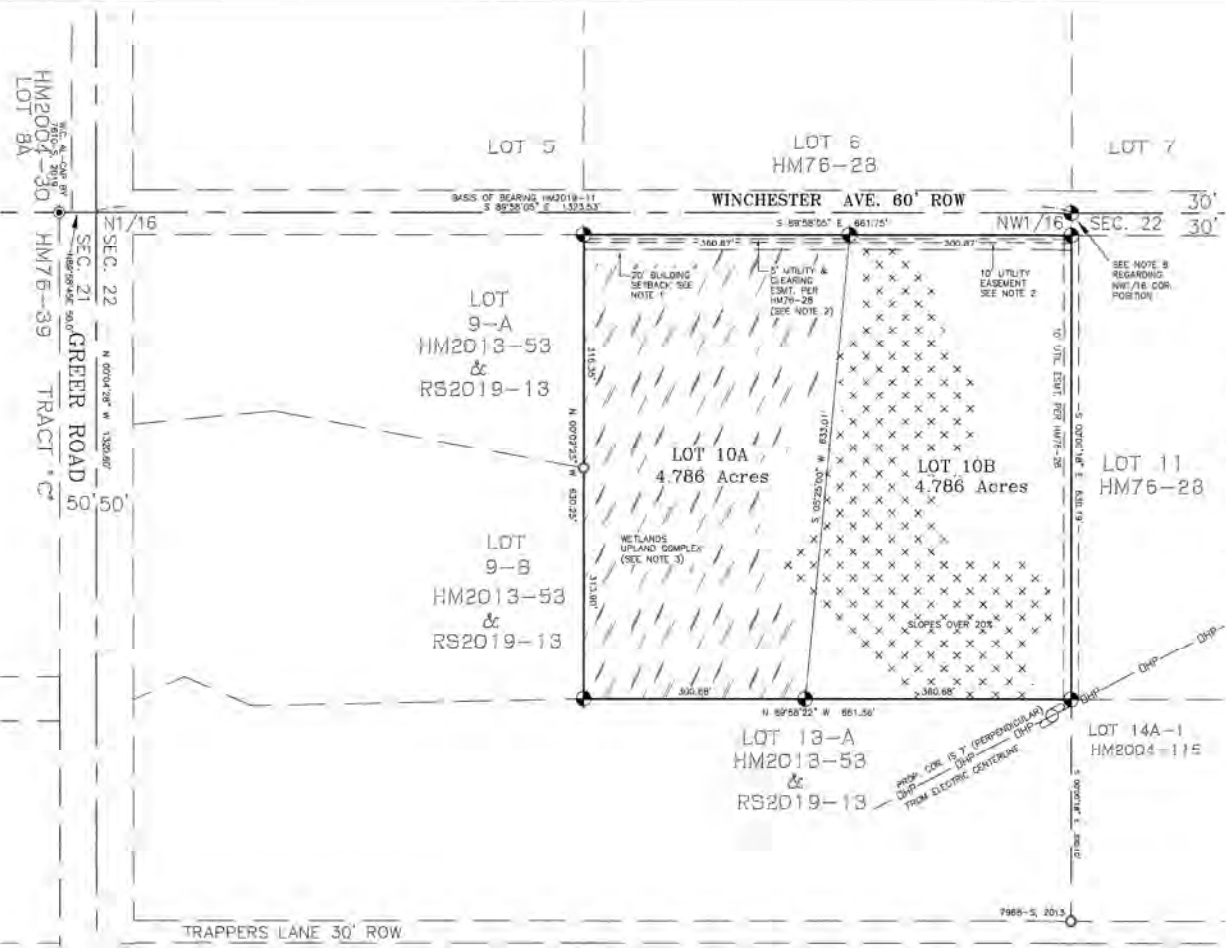
Wetlands



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



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**  
 We hereby certify that we are the owners of the real property shown and described herein, and that we hereby accept the plan of subdivision, and by use free consent dedicate all public rights-of-way and grant all easements to the use shown.



*James B. Ely*  
 JAMES B. ELY  
 P.O. BOX 112  
 HOMER, AK 99603

**NOTARY'S ACKNOWLEDGEMENT**

For JAMES B ELY  
 Subscribed and sworn to on the 16 day of August 2019  
*James B. Ely*  
 Notary Public for Alaska

**NOTARY'S ACKNOWLEDGEMENT**

For MICHELLE L ELY  
 Subscribed and sworn to on the 16 day of August 2019  
*Michelle L. Ely*  
 Notary Public for Alaska

**LEGEND**

- ⊗ FND, 2.5" O.D. BRASS CAP, 1940
- ⊙ SET 2" AL-CAP ON 5/8" REBAR
- ⊙ 3" AL-CAP ON 5/8" REBAR PER HM2019-11
- ⊙ FND, 2" AL-CAP ON 5/8" REBAR BY 79685 PER HM2019-13



DATE	8-15-2019
SCALE	1" = 80'
GRID No.	20-23
JOB No.	5092
DRAWING	5092PREP000

**BEAR RUN SUBDIVISION 2019**  
 A SUBDIVISION OF LOT 145, BEAR RUN SUBDIVISION OF TRACT 1 (NW1/4-28), WITHIN THE NW1/4 SEC 22, T55S, R12W, S4M, KENAI PENINSULA BOROUGH, HOMER REGIONAL DISTRICT, STATE OF ALASKA CONTAINING 9.571 ACRES

OWNERS:  
 JAMES B. ELY & MICHELLE L. ELY  
 P.O. BOX 112  
 HOMER, AK 99603

**ADLIPPY SURVEYS**  
 SUITE 100, P.O. BOX 913  
 (907) 233-8445  
 152 CROSS ST., HOMER, ALASKA 99603

**NOTES**

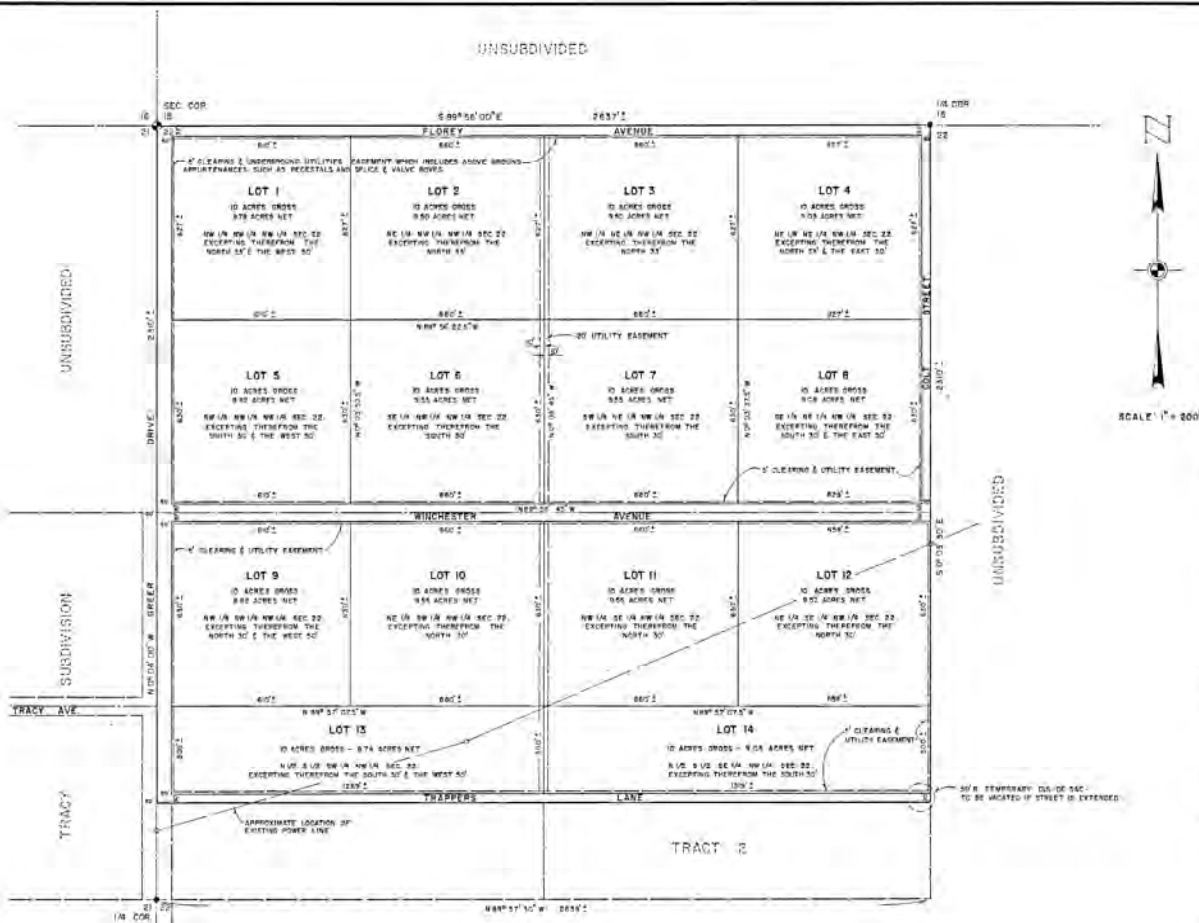
- A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. (HW76-28 REQUIRED A 20' MINIMUM BUILDING SETBACK LINE FOR ALL OF LOT TO ENVELOPING SIDE AND BACK LOT LINES). THAT REQUIREMENT IS NO LONGER IN EFFECT FOR SIDE AND BACK LOT LINES PER PLAT COMMITTEE EXCEPTION TO 20.30.240 GRANTED 1/22/2019.
- 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.
- HATCH PATTERN DEPICTING WETLAND/UPLAND COMPLEX AREA PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING AS DEPICTED ON KENAI PENINSULA BOROUGH GIS.
- ROADS MUST MEET BOROUGH STANDARDS TO BE ACCEPTED INTO THE BOROUGH ROAD MAINTENANCE SERVICE AREA.
- AT THE MEETING OF 1/22/2019, KENAI PENINSULA BOROUGH PLAT COMMITTEE GRANTED THE FOLLOWING EXCEPTIONS: 20.30.170 (BLOCK LENGTH), AND 20.30.240 (NOT CARRY FORWARD 30 FOOT BUILDING SETBACK ALONG ALL LOT LINES FROM PLAT HW76-28).
- WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, OR MINIMUM 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.
- THERE IS A RIGHT-OF-WAY EASEMENT RECORDED AT BOOK 24 PAGE 110 HOMER RECORDING DISTRICT, IN FAVOR OF HOMER ELECTRIC ASSOCIATION TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES (NO DEFINITE LOCATION DISCLOSED).
- THE NW1/16 CORNER OF SECTION 22 WAS SET AT THE ALIQUOT PROPORTIONAL POSITION AS PER "MANUAL OF SURVEYING INSTRUCTIONS 1973" PREPARED BY THE BUREAU OF LAND MANAGEMENT BASED ON FOUND PRIMARY CONTROLLING CORNERS AS SHOWN ON THE RECORD OF SURVEY FILED AS PLAT 2019-11. THE 2 INCH ALUM-CAP BY 7968-5 FOUND AT THE SOUTHEAST CORNER OF LOT 13-A, BEAR RUN SUBDIVISION 2013 REPLAT, WAS FOUND TO BE ON THE AUGUST 1/18TH SECTIONAL LINE DETERMINED BY FOUND CONTROLLING MONUMENTS AS SHOWN ON RS2019-11. THE PERMETER BOUNDARY OF THIS SUBDIVISION IS AN APPROXIMATE ALIQUOT BOUNDARY.

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 1/22/2019.  
 KENAI PENINSULA BOROUGH  
 BY *Philip J. Burt* 9-12-2019  
 Authorized Official

2019-28  
 PLAT #  
 HOMER  
 REC NO  
 1013/2019  
 DATE  
 TIME 11:54 AM

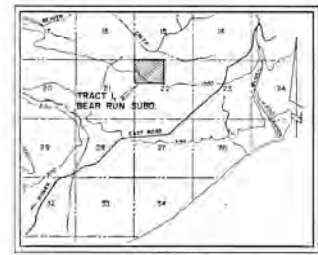
1798 FILE NO. 2018-148



**SUBDIVISION OF TRACT I, BEAR RUN SUBDIVISION**

NW 1/4, SECTION 22, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SEWARD MERIDIAN, EXCEPTING THEREFROM THE S 1/2 S 1/2 SE 1/4 NW 1/4 & THE S 1/2 SW 1/4 SW 1/4 NW 1/4 & THE S 1/2 SE 1/4 SW 1/4 NW 1/4, CONTAINING 140 ACRES MORE OR LESS

- GENERAL NOTES:**
1. NO FIELD SURVEY WAS MADE NOR WERE ANY STAKES OR MONUMENTS SET FOR THIS PLAT.
  2. A 30' MINIMUM BUILDING SETBACK LINE WILL BE REQUIRED ON ALL LOTS.



**VICINITY MAP**  
SOURCE: U.S.G.S. SECTION 24, 1:62,500 PHOTOGRAPHIC SERIES  
SCALE: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, yards, utility easements, and other open spaces to public use.

*Oliver E. Miller*  
Owner, Oliver E. Miller  
2370 Yukon Road  
Anchorage, Alaska  
*Lawrence S. Mathis*  
Surveyor Lawrence S. Mathis  
3710 Westport Street  
Anchorage, Alaska

**STATE OF ALASKA**

On this 10th day of December, 1975, before me the undersigned, a Notary Public for the State of Alaska, personally appeared **OLIVER E. MILLER & LAWRENCE S. MATHIS** to me known to be the persons described in and who executed the foregoing certificate of ownership and dedication, and acknowledged to me that he executed the same as his free and voluntary act. Witness my hand and official seal this day, month, and year hereinafore written.

*William E. Lee*  
Notary Public for Alaska  
My commission expires *12/31/76*

**PLAT APPROVAL**

That is approved by the Commission this 10th day of April 1976.

*Donald E. Kilman*  
Mayor

**OWNER'S CERTIFICATE**

I, the undersigned registered surveyor, hereby certify that a land survey has not been completed by me, but that dimensions and bearings shown hereon are in accordance to B.L.M. recorded surveys made in the years 1977 and 1978.

12-10, 1975

*Lawrence S. Mathis*  
Surveyor Lawrence S. Mathis  
No. 26524

**OWNERS AND DEVELOPERS**

Lawrence S. Mathis  
3710 Westport Street  
Anchorage, Alaska

Oliver E. Miller  
2370 Yukon Road  
Anchorage, Alaska

**ENGINEER**

Pan American Consulting Engineers  
700 W Street  
Anchorage, Alaska

76-98  
RECORDED COPY 37  
Hansen, etc. 11  
date 4-23-76  
time 2:44 P.M.  
by KPB  
Address Sitka

SHEET CONTENTS SHEET NO.

PAN AMERICAN CONSULTING ENGINEERS  
ANCHORAGE, ALASKA

DATE  
PROJECT  
REVISIONS