

E. NEW BUSINESS

- 4. Tatum Denise Subdivision Derks Lake Addition
KPB File 2022-155**

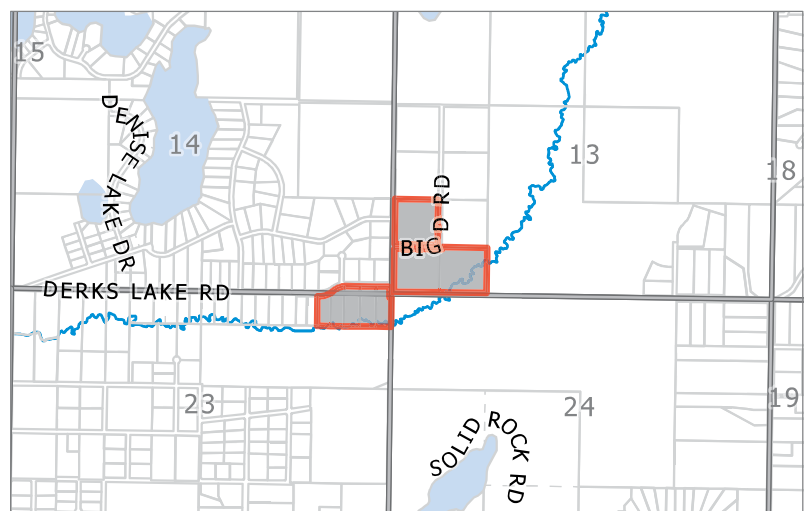
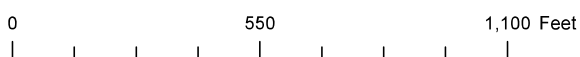


KPB File 2022-155

T 05N R 10W SEC 13, 14, AND 23

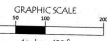
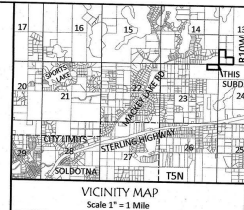
Ridgeway

10/13/2022





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**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 2" ALUMINUM CAP 492B-5
 - FOUND 5/8" REBAR UNLESS NOTED
 - III FOUND 5/8" REBAR w/ 1" STEELLESS STEEL CAP 85002-5
 - SET 5/8"x30" REBAR w/ 1" STEELLESS STEEL CAP 85002-5
- AREA SUBJECT TO INUNDATION
- SECTION LINE EASEMENT
- VACATED BOROUGH RIGHTS-OF-WAY
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 20%
- LOT #
- 20' BUILDING SETBACK
- UTILITY EASEMENT - SEE NOTE 3
- DEDICATED RIGHTS-OF-WAY
- SETBACK DETAIL

CERTIFICATE OF OWNERSHIP

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

GENE J. FRIENDSHUH,
OWNER LOTS 10ATHRU 14A TATUM DENISE SLBD. KN2022-43
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

LINDA A. FRIENDSHUH,
OWNER LOTS 10A THRU 14A TATUM DENISE SUBD. KN2022-43 AND
TRACTS 1, 2 & 4 KN74-09
35581 KENAI SPUR HWY, SOLDOTNA, AK 99665

GEORGE U. FRIENDSHUH,
OWNER LOTS 10A THRU 14A TATUM DENISE SLBD. KN2022-43 AND
TRACTS 1 & 4 KN74-09
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GENE J. FRIENDSHUH
LINDA A. FRIENDSHUH
GEORGE U. FRIENDSHUH
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

- [illegible]

WASTEWATER DISPOSAL: TRACTS 1A, 2A & 4A
THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENNESHA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE EASED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA
ROUGH PLANNING COMMISSION AT THE MEETING
F
2022.

AUTHORIZED OFFICIAL _____ DATE _____

KPB 2022-155

AGENDA ITEM E. NEW BUSINESS

ITEM 4 – TATUM DENISE SUBDIVISION DERKS LAKE ADDITION

| | |
|--------------------------------|--|
| KPB File No. | 2022-155 |
| Plat Committee Meeting: | November 14, 2022 |
| Applicant / Owner: | Linda, Gene, and George Friendshuh all of Soldotna, Alaska |
| Surveyor: | James Hall / McLane Consulting Inc. |
| General Location: | Derks Lake Road, Ridgeway |

| | |
|---------------------------|--|
| Parent Parcel No.: | 058-301-01, 058-301-02, 058-301-04, 058-320-51, 058-320-52, 058-320-53, 058-320-54, 058-320-55 |
| Legal Description: | Tracts 1, 2, and 4, Derek's Lake Subdivision, Plat KN 74-9 and Lots 10A, 11A, 12A, 13A, and 14A, Tatum Denise Subdivision, Plat KN 2022-43 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure eight parcels to finalize right-of-way vacations and grant new right-of-way dedications.

Location and Legal Access (existing and proposed): The subdivision is located in the Mackey Lake area. Legal access to Derks Lake Road is via Mackey Lake Road to Denise Lake Drive. An alternate route is from Denise Lake Drive to Aksala Lane and Arctic Tern Road.

Nearby right-of-ways Goldeneye Avenue and Cinnamon Street provide additional access. Cinnamon Street does not appear to be improved. Goldeneye Avenue is maintained by the borough. Big D Road is located off of Cinnamon Street and is constructed. This plat is proposing to vacate the east-west portion and dedicate a new route to connect to the north-south constructed portion. Big D Road is not maintained by KPB.

Tatum Denise Subdivision, Plat KN 2022-43, vacated a portion of Derks Lake Road and provided a new alignment to connect to Cinnamon Street. The section line easement under the vacated portion of Derks Lake Road was approved to be vacated by the Kenai Peninsula Borough Planning Commission and Assembly. The owners are still working with the State of Alaska DNR on the vacation and this plat is to bring issues into compliance.

The northern block is closed but not within compliance for length. Cinnamon Street, Big D Road, and Blue Ridge Avenue define the block but the north-south distance exceeds code. The moving of Big D Road will extend the distance for the block. The intent is to correct some issues for the approval of the section line easement. The lots to the north are all larger acreage lots that can be further subdivided. Additional dedications existed to the north that provided complete blocks but vacations were approved and finalized. ***Staff recommends the plat committee concur that an exception is not required and no additional dedications are required at this time.***

The lots south of Derks Lake Road are within a very large block. Derks Lake Road, Birch Road, Gerrard Avenue, and section line easements define the block. Anadromous stream, Soldotna Creek, runs through the lots within the southern portion of the subdivision. A material site permit has been granted for the large acreage Tract A located to the south. The parent subdivision that created those lots was granted an exception for block length due to the anadromous stream and material site. ***Staff recommends the plat committee concur that an exception is not required as any dedication granted will not improve the block length and a dedication across an anadromous stream and additional public access to the material site is not desired.***

It does not appear that a street name has been assigned to the dedication within the section line easement to the south of Tract 4A. **Staff recommends** a width label be added with a label indicating it is an unnamed right-of-way.

PER DOT: The platting action voids any previous issued permits. You need to reapply for driveway access permits to state ROW.

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

Site Investigation: The low wet areas are depicted on the plat and a wetland determination note is present. The location of Soldotna Creek is shown with the anadromous plat note present. **Staff recommends** the low wet areas be depicted on the final plat and Soldotna Creek depiction remain.

Contours are depicted on the plat with some areas with steep terrain. The steep terrain is minimal and does not impact the new dedications. **Staff recommends** the steep terrain is not required to be shown on the final plat.

Cinnamon Street is dedicated as 66 feet wide adjacent to the subdivision north of Derks Lake Road. This dedication coincides with section line easements. There does appear to be some steep slopes present within the eastern portion of the right-of-way adjacent to proposed Tract 1A. Per the KPB Planner's review, parent Tract 1 has a prior existing use on the property. Imagery appears to show some areas where the lot has cleared and possible material extraction has occurred. It is difficult to determine if the area within the right-of-way dedication were part of an access road or if excavation occurred that caused the steep slopes. **Staff recommends** centerline profiles and cross sections be provided for that portion of Cinnamon Street to verify if the street can be built to borough standards and to determine if additional right-of-way width or easements are required.

The land that the lots were originally part of had received a Conditional Land Use Permit. The permit was for the areas south of Soldotna Creek, thus the lots are not part of the material site permit. The permit does show up on the title report and a plat note has been added which notes the lots are not permitted for material extraction.

Parent Tract 1 has a prior existing use status. Per the KPB Planner's comments, a prior existing use determination will be considered abandoned per KPB 21.29.120(A) with the finalization of this subdivision. Any desire to continue operations as a material site will require an application and hearing to receive a Conditional Land Use Permit. Any questions regarding this determination and process should be directed to the Kenai Peninsula Borough Planner.

| | |
|-------------------------------|---|
| KPB River Center review | Floodplain: Not within flood hazard area. No comments Habitat Protection: IS totally or partially within HPD State Parks: No comments |
| State of Alaska Fish and Game | This plat depicts Soldotna Creek which is cataloged as anadromous. AWC 244-30-10010-2039 |

Staff Analysis The proposed plat will reconfigure eight parcels to allow for new right-of-way dedications and vacations. Tatum Subdivision, Plat KN 2021-15, created the lots south of Derks Lake Road and they were later replatted by Tatum Denise Subdivision, Plat KN 2022-43. The lots contain setbacks from an anadromous stream as well as wetlands that limit the usable areas on the lots. A 40 foot width for Derks Lake Road is being acquired from the lots to bring the right-of-way width to 100 feet wide. The proposed vacation of Cinnamon Street is to provide more acreage to Lot 14B although the lot is still subject to section line easements. The vacation does allow for a cleaner transition to the Derks Lake Road, Cinnamon Street, Big D Road intersection.

The lots south of Derks Lake Road, had an approved soils report submitted in 2021. The lots increased in size when replatted in 2022. The lots are getting smaller but will still be larger than their designs in 2021 and thus a new soils analysis report will not be required and the correct plat note is present. The tracts exceed 5 acres each and will not require a soils analysis report. The correct plat note is present.

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 The lots south of Derks Lake Road had the code required utility easements granted when subdivided by Tatum Subdivision, Plat KN 2021-15. When the lots were replatted, the utility easements associated with rights-of-way that were vacated were also vacated but new easements were granted along the new dedications. The tracts did not have utility easements granted along all dedications. A 5 foot clearing and underground utility easement was granted along portions of Big D Road including the portion proposed for vacation. For the tracts proposed for replatting, Tract 2A had a 10 foot utility easement granted along the northern boundary. Tract 1A and Tract 2A were also subject to a 20 foot utility easement 50 foot east of section line along the existing powerline on the western boundary of the lots. This would result in a 17 foot utility easement along Cinnamon Street. **Staff recommends the previous platted utility easements be depicted with labels stating the plat creating the easement.**

The plat intends to vacate the associated utility easements with the right-of-way vacations but will be granting 10 foot utility easements that increase to 20 feet within 5 feet of the side lot lines per the plat note. The easements and setbacks are not depicted but are noted and a typical depiction is present.

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

Utility provider review:

| | |
|--------|---|
| HEA | Locate and depict the overhead and primary electric line on the final plat. Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electric easement, including guys and anchors, granted this plat." |
| ENSTAR | No comments or recommendations |
| ACS | No objections |
| GCI | Approved as shown |

KPB department / agency review:

| | |
|------------|--|
| Addressing | <p>Reviewer: Haws, Derek</p> <p>Affected Addresses: 37180 CINNAMON ST 37140 CINNAMON ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: DERKS LAKE RD CINNAMON ST BIG D RD WHISTLER CIR GOLDENEYE 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: 37180 CINNAMON ST will remain with lot 2A. 37140 CINNAMON ST will remain with lot 1A.</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p> |
| Planner | <p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 5/10/2001 Conditional Land Use Permit CLUP Resolution Number: 2020-38 CLUP Approval Date: 12/14/2020 Material Site Comments: The CLUP is located South and adjacent to newly subdivided lots 10B through 14B. The PEU is located on the newly subdivided lot 1A. Per section 21.29.120(A), the PEU status will be considered abandoned due to the subdivision. See attachments</p> |
| Assessing | <p>Reviewer: Windsor, Heather</p> <p>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**

KPB 20.25.070 – Form and contents required

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

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation: *Update depiction of Cinnamon Street north of the subdivision as the dedication is only for the eastern 33 feet. Provide information regarding the unnamed right-of-way to the south.*
- 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: *Due to scale it may just be hard to see but portion of the subdivision is within section 14 and should be included in the depiction.*
- 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: *The lot to the northwest should be labeled as unsubdivided.*

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: Correct plat notes are present. The original subdivision of the lots had a soils report and the next plat increased the lot sizes. This replat while making the lots smaller, they are still larger than the original design.

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.*

20.60.180. Plat notes.

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

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

Staff recommendation:

Add to plat note 9 the meeting consent was granted by the Assembly.

KPB 20.70 – Vacation Requirements

Staff recommendation. *Vacation must be finalized within one year of consent.*

RECOMMENDATION:

STAFF RECOMMENDS:

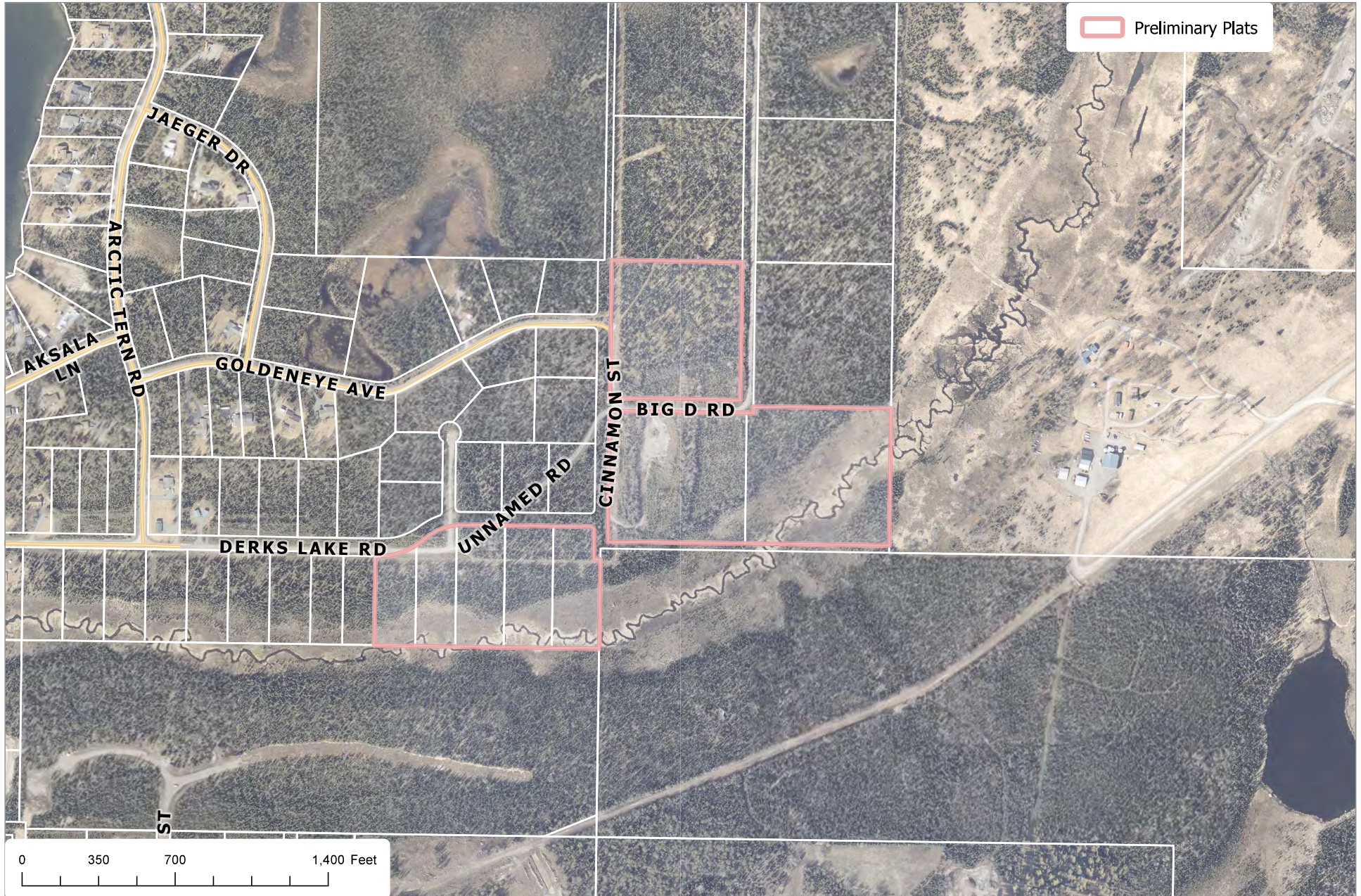
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

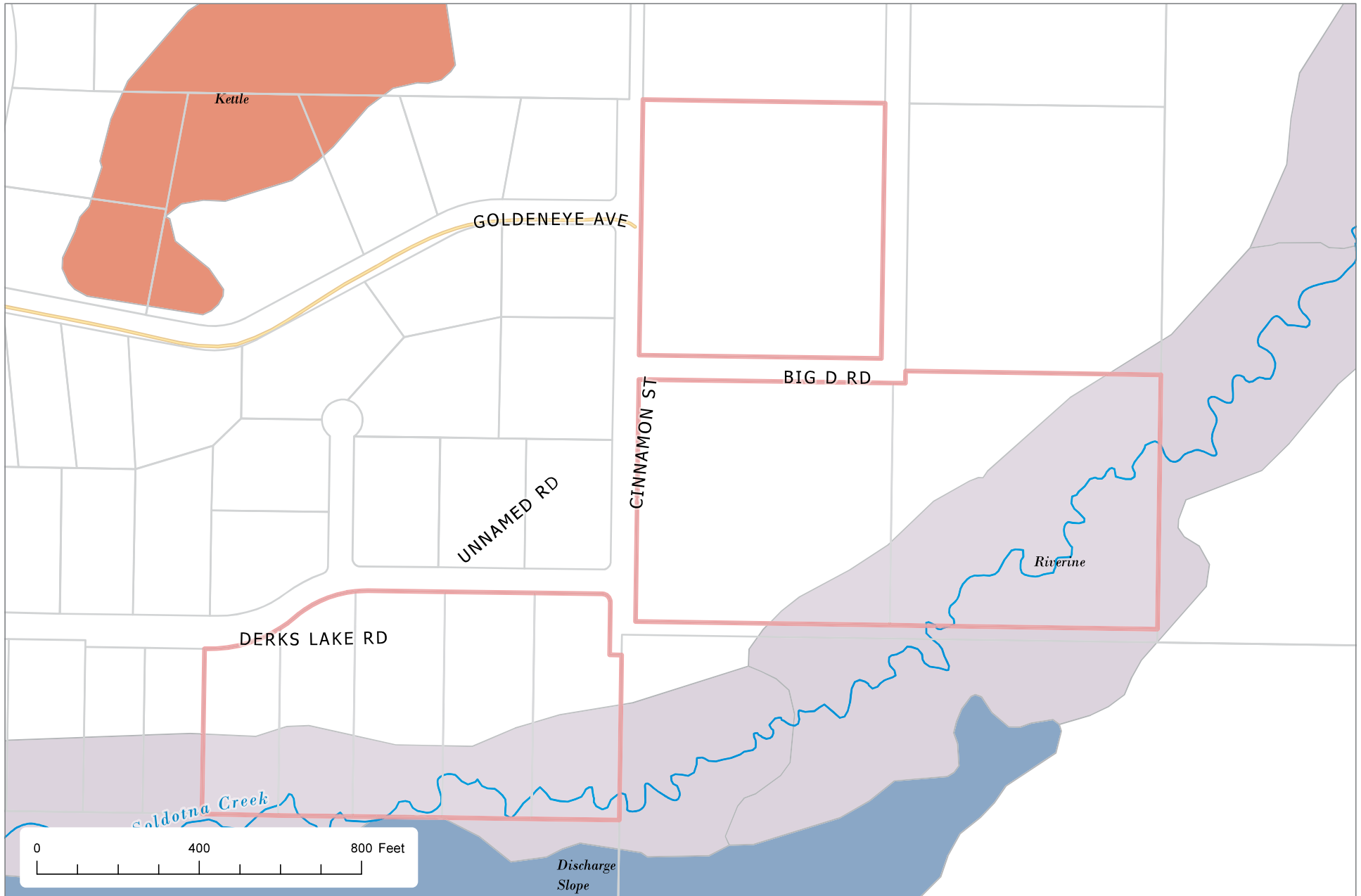
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

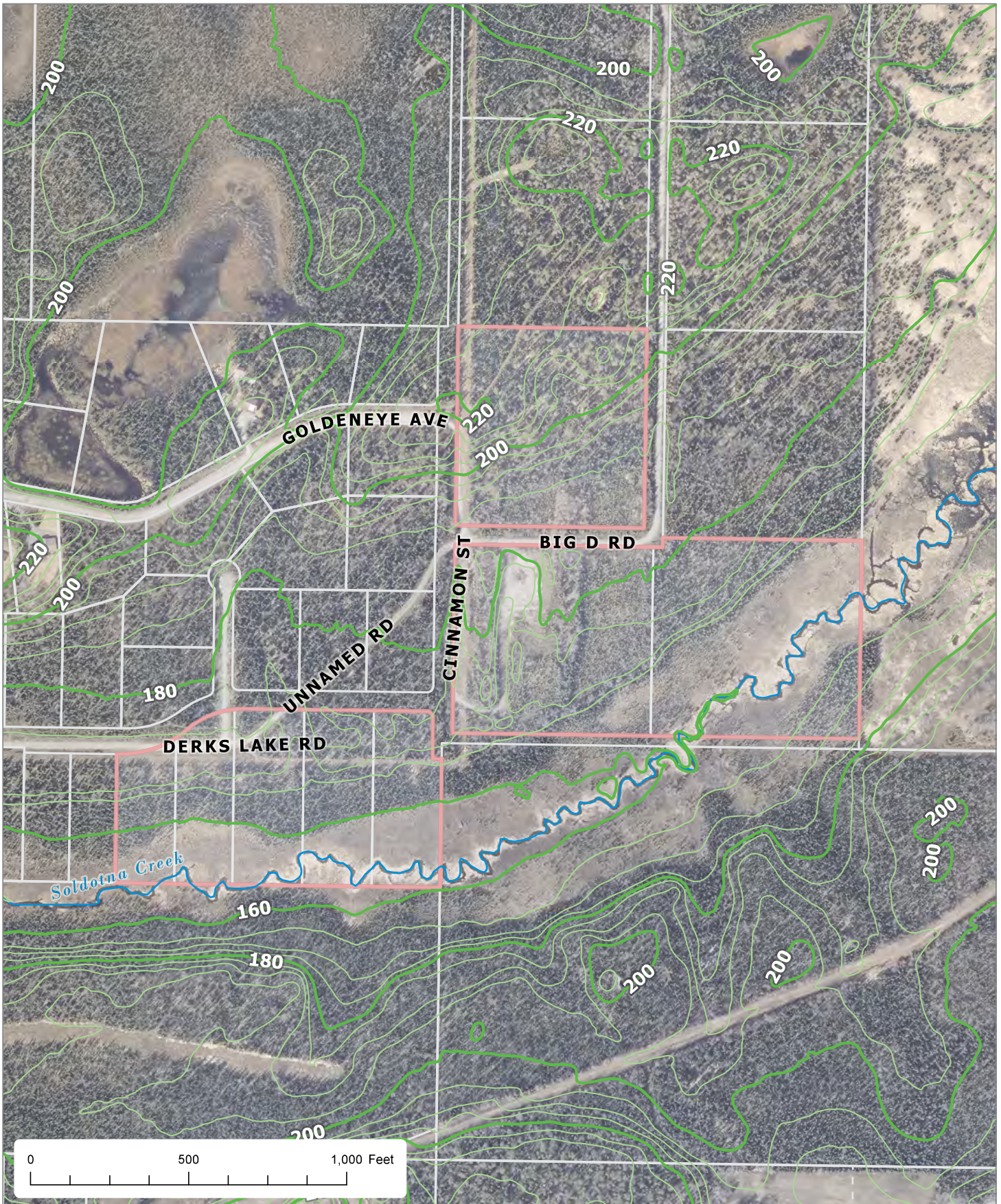
END OF STAFF REPORT



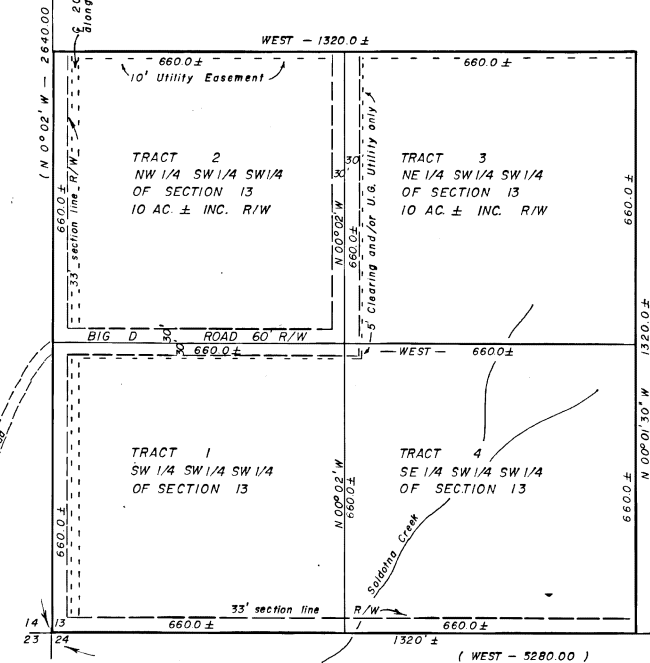
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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DERK'S
LAKE



1/4 12 (WEST - 2640.00) 12 7
13 13 18

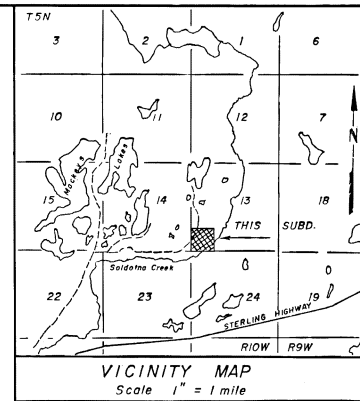
1/4 13 18

(2640.00) (NORTH - 5280.00)

1/4 13 (2640.00) 13 18
24 19

74-9

RECORDED - FILED 2-
TENAI REC. DIST.
DATE 1-21-74
TIME 1:29 P
Prepared by: TENAI
Address: PENINSULA
Borough



NOTES:
This is a paper plat of the SW 1/4 SW 1/4 of Section 13, divided by aliquot parts as shown.
All bearings and distances refer to the G.L.O. datum of record, shown thus ().



CERTIFICATE OF OWNERSHIP AND DEDICATION.

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

Date Jan 17, 1974
owner
owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 17th day of January, 1974.

My commission expires July 4, 1974
notary public for Alaska

DERK'S LAKE SUBDIVISION

Alfred Derkevorkian (owner)
P.O. Box 428 Soldotna, Alaska 99669

DESCRIPTION
SW 1/4 SW 1/4 OF SECTION 13, T5N, R10W
S.M. ALASKA CONTAINING 40 AC. ± IN
THE KENAI PENINSULA BOROUGH

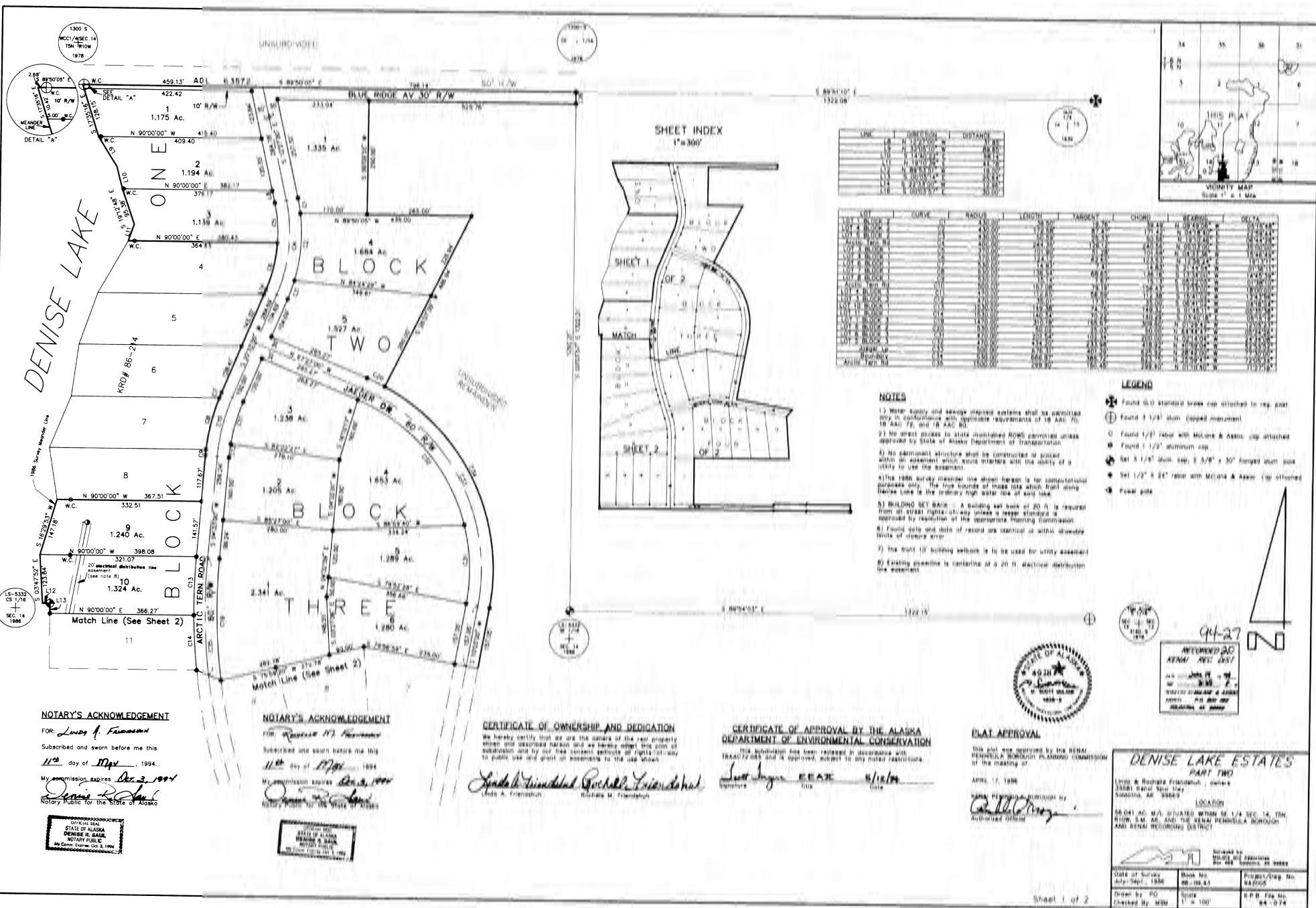
PLAT APPROVAL.

Plat approved by the Commission this 24th day of January, 1974.

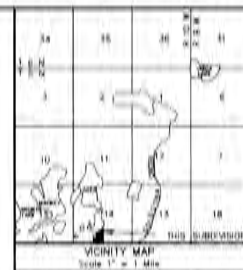
Mayor

Prepared by: Stanley S. McLane R.L.S.
Soldotna, Alaska 99669

DATE DEC 5, 1973 SCALE 1" = 200'



KN-97-18



| CURVE | RADIUS | LENGTH | TANGENT | STATION | BEARING | DELTA |
|-------|--------|--------|---------|----------|---------------|--------|
| 1 | 100.00 | 1.57 | 10.00 | 10+00.00 | N 00°00'00" E | 100.00 |
| 2 | 100.00 | 1.57 | 10.00 | 11+57.00 | N 00°00'00" E | 100.00 |
| 3 | 100.00 | 1.57 | 10.00 | 13+14.00 | N 00°00'00" E | 100.00 |
| 4 | 100.00 | 1.57 | 10.00 | 14+71.00 | N 00°00'00" E | 100.00 |
| 5 | 100.00 | 1.57 | 10.00 | 16+28.00 | N 00°00'00" E | 100.00 |
| 6 | 100.00 | 1.57 | 10.00 | 17+85.00 | N 00°00'00" E | 100.00 |
| 7 | 100.00 | 1.57 | 10.00 | 19+42.00 | N 00°00'00" E | 100.00 |
| 8 | 100.00 | 1.57 | 10.00 | 20+99.00 | N 00°00'00" E | 100.00 |
| 9 | 100.00 | 1.57 | 10.00 | 22+56.00 | N 00°00'00" E | 100.00 |
| 10 | 100.00 | 1.57 | 10.00 | 24+13.00 | N 00°00'00" E | 100.00 |
| 11 | 100.00 | 1.57 | 10.00 | 25+70.00 | N 00°00'00" E | 100.00 |
| 12 | 100.00 | 1.57 | 10.00 | 27+27.00 | N 00°00'00" E | 100.00 |
| 13 | 100.00 | 1.57 | 10.00 | 28+84.00 | N 00°00'00" E | 100.00 |
| 14 | 100.00 | 1.57 | 10.00 | 30+41.00 | N 00°00'00" E | 100.00 |
| 15 | 100.00 | 1.57 | 10.00 | 31+98.00 | N 00°00'00" E | 100.00 |
| 16 | 100.00 | 1.57 | 10.00 | 33+55.00 | N 00°00'00" E | 100.00 |
| 17 | 100.00 | 1.57 | 10.00 | 35+12.00 | N 00°00'00" E | 100.00 |
| 18 | 100.00 | 1.57 | 10.00 | 36+69.00 | N 00°00'00" E | 100.00 |
| 19 | 100.00 | 1.57 | 10.00 | 38+26.00 | N 00°00'00" E | 100.00 |
| 20 | 100.00 | 1.57 | 10.00 | 39+83.00 | N 00°00'00" E | 100.00 |
| 21 | 100.00 | 1.57 | 10.00 | 41+40.00 | N 00°00'00" E | 100.00 |
| 22 | 100.00 | 1.57 | 10.00 | 42+97.00 | N 00°00'00" E | 100.00 |
| 23 | 100.00 | 1.57 | 10.00 | 44+54.00 | N 00°00'00" E | 100.00 |
| 24 | 100.00 | 1.57 | 10.00 | 46+11.00 | N 00°00'00" E | 100.00 |
| 25 | 100.00 | 1.57 | 10.00 | 47+68.00 | N 00°00'00" E | 100.00 |
| 26 | 100.00 | 1.57 | 10.00 | 49+25.00 | N 00°00'00" E | 100.00 |
| 27 | 100.00 | 1.57 | 10.00 | 50+82.00 | N 00°00'00" E | 100.00 |
| 28 | 100.00 | 1.57 | 10.00 | 52+39.00 | N 00°00'00" E | 100.00 |
| 29 | 100.00 | 1.57 | 10.00 | 53+96.00 | N 00°00'00" E | 100.00 |
| 30 | 100.00 | 1.57 | 10.00 | 55+53.00 | N 00°00'00" E | 100.00 |
| 31 | 100.00 | 1.57 | 10.00 | 57+10.00 | N 00°00'00" E | 100.00 |
| 32 | 100.00 | 1.57 | 10.00 | 58+67.00 | N 00°00'00" E | 100.00 |
| 33 | 100.00 | 1.57 | 10.00 | 60+24.00 | N 00°00'00" E | 100.00 |
| 34 | 100.00 | 1.57 | 10.00 | 61+81.00 | N 00°00'00" E | 100.00 |
| 35 | 100.00 | 1.57 | 10.00 | 63+38.00 | N 00°00'00" E | 100.00 |
| 36 | 100.00 | 1.57 | 10.00 | 64+95.00 | N 00°00'00" E | 100.00 |

| CURVE | DIRECTION | DISTANCE |
|-------|---------------|----------|
| 1 | N 00°00'00" E | 100.00 |
| 2 | N 00°00'00" E | 100.00 |
| 3 | N 00°00'00" E | 100.00 |
| 4 | N 00°00'00" E | 100.00 |
| 5 | N 00°00'00" E | 100.00 |
| 6 | N 00°00'00" E | 100.00 |
| 7 | N 00°00'00" E | 100.00 |
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| 12 | N 00°00'00" E | 100.00 |
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| 14 | N 00°00'00" E | 100.00 |
| 15 | N 00°00'00" E | 100.00 |
| 16 | N 00°00'00" E | 100.00 |
| 17 | N 00°00'00" E | 100.00 |
| 18 | N 00°00'00" E | 100.00 |
| 19 | N 00°00'00" E | 100.00 |
| 20 | N 00°00'00" E | 100.00 |
| 21 | N 00°00'00" E | 100.00 |
| 22 | N 00°00'00" E | 100.00 |
| 23 | N 00°00'00" E | 100.00 |
| 24 | N 00°00'00" E | 100.00 |
| 25 | N 00°00'00" E | 100.00 |
| 26 | N 00°00'00" E | 100.00 |
| 27 | N 00°00'00" E | 100.00 |
| 28 | N 00°00'00" E | 100.00 |
| 29 | N 00°00'00" E | 100.00 |
| 30 | N 00°00'00" E | 100.00 |
| 31 | N 00°00'00" E | 100.00 |
| 32 | N 00°00'00" E | 100.00 |
| 33 | N 00°00'00" E | 100.00 |
| 34 | N 00°00'00" E | 100.00 |
| 35 | N 00°00'00" E | 100.00 |
| 36 | N 00°00'00" E | 100.00 |

LEGEND

- Found 1/2" radii at property corner
- Found official survey monument as described
- Set 1/2" x 24" radii with McLane cap attached
- Record data
- Right-of-way to be updated by this plat
- Power Pole

NOTES

- Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 75, 18 AAC 76, and 18 AAC 80.
- No street access to state maintained roads permitted unless approved by State of Alaska Department of Transportation.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- The natural meanders of ordinary high water for Denise Lake from the true bounds of these lots. The 1980 meander line shown herein is for survey computations only.
- Minimum 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 local Planning Commission.
- The front set back (10 ft. of the twenty (20) ft. building setback is a utility easement.
- None of the lots in this subdivision are subject to inundation by storm or tidal flooding.
- The portion of Alaska Court and associated easements shown on this plat are approved by the Alaska Planning Commission through Planning Commission on March 23, 1987.



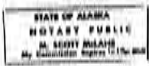
DENISE LAKE ESTATES PART THREE

A REBIDIVISION OF TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND TRACT 1 OF DENISE LAKE ESTATES PART TWO. Linda & Ronald Friendshuh, 30841 Keneo Spur Hwy, Kenai, Alaska 99550.

| | | | |
|----------------|---------------|----------|----------------|
| Date of Survey | June 28, 1987 | Drawn by | John A. McLean |
| Scale | 1" = 100' | Plotted | John A. McLean |

NOTARY'S ACKNOWLEDGEMENT

FOR: Linda A. Friendshuh, 30841 Keneo Spur Hwy, Kenai, Alaska 99550. Subscribed and sworn before me this 28th day of June, 1987. My commission expires 12/31/97. Notary Public for the State of Alaska.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and we hereby adopt this plat of subdivision and by our free consent dedicate all rights-of-way and public areas to public use and grant an easement to the Department of Environmental Conservation. The engineer's subdivision and Sub Report is available from the Kenai Peninsula Borough.

John A. Friendshuh, Linda A. Friendshuh, Notary Public, State of Alaska.

WASTEWATER DISPOSAL

San conditions, water table levels, and all 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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation. The engineer's subdivision and Sub Report is available from the Kenai Peninsula Borough.

John A. McLean, C.E. 7861 AK, Date 02 May 97.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission on March 10, 1987. Kenai Peninsula Borough by [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and we hereby submit 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.

Linda A. Friendshuh
Linda A. Friendshuh

George Urban Friendshuh
George Urban Friendshuh
Personal Representative of the
Estate of Rochelle Marie Friendshuh

NOTARY'S ACKNOWLEDGMENT

for Linda A. Friendshuh

Subscribed and sworn before me this

12th day of July, 2007

Linda A. Friendshuh

Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGMENT

for George Urban Friendshuh

Subscribed and sworn before me this

12th day of July, 2007

George Urban Friendshuh

Notary Public for the State of Alaska

My commission expires 06/01/10

George Urban Friendshuh

Notary Public for the State of Alaska

Detail B

LS-7208

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Quainton, Madeleine

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, November 2, 2022 12:55 PM
To: Quainton, Madeleine
Subject: RE: <EXTERNAL-SENDER>FW: PLAT REVIEW FOR November 14, 2022 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

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.

Thank you for catching that. Yes, I meant 155.

Colton T. Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Quainton, Madeleine <mquainton@kpb.us>
Sent: Wednesday, November 2, 2022 12:54 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RE: <EXTERNAL-SENDER>FW: PLAT REVIEW FOR November 14, 2022 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

Hi Colton,

I see 2022-153 is listed twice below. KPB 2022-155 also has Soldotna Creek running through. Did you by chance me that one?

Madeleine

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, November 2, 2022 12:44 PM
To: Quainton, Madeleine <mquainton@kpb.us>
Subject: <EXTERNAL-SENDER>FW: PLAT REVIEW FOR November 14, 2022 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

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.

Hi Madeleine,

Alaska Department of Fish and Game (ADF&G) has reviewed these proposed platting actions, including KPB 2022-162. ADF&G has no objections to the proposed platting actions as they will not affect public access to public lands and waters. ADF&G has the following comments:

KPB 2022-153: This plat depicts Soldotna Creek which is cataloged as anadromous. AWC 244-30-10010-2039

KPB 2022-158: This plat depicts North Fork Anchor River which is cataloged as anadromous. AWC 244-10-10010-2011

KPB 2022-153: This plat depicts Soldotna Creek which is cataloged as anadromous. AWC 244-30-10010-2039

KPB 2022-160: The correct name of the creek is Bidarki Creek, not Bidarka as depicted on the plat and the plat notes. Bidarki Creek is not anadromous.

Anadromous waters are identified to be important habitat for salmon. Any modifications to the streambank or streambed of an anadromous stream requires a permit from the ADF&G Division of Habitat.

Thank you, as always for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Quainton, Madeleine <mquainton@kpb.us>

Sent: Tuesday, October 25, 2022 10:23 AM

To: 'Olewniczak, Iwo' <iwo.olewniczak@acsalaska.com>; Marsengill, Dale <DMarsengill@HomerElectric.com>; ENSTAR ROW <row@enstarnaturalgas.com>; Biloon, Joselyn (DOT) <joselyn.biloon@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'ospdesign@gci.com' <ospdesign@gci.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 'Huff, Scott' <shuff@HomerElectric.com>

Cc: 'Zubeck, Brad' <BZubeck@HomerElectric.com>

Subject: PLAT REVIEW FOR November 14, 2022 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

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.

Hello,

Attached are the plats to be reviewed for the **November 14, 2022** meeting.

- Sleepy Hollow Longmere Landing Addition KPB 2021-003R1
- Heath Subdivision No 5 KPB 2022-153
- Tatum Denise Subdivision Derks Lake Addition KPB 2022-155
- Centennial Shores Subdivision 2023 Replat KPB 2022-156
- Levan-Sterling Subdivision KPB 2022-125R1
- Lloyd Race Lot 4 Replat KPB 2022-157
- ASLS No 2021-37 North Fork Micro AG Subdivision KPB 2022-158
- Questa Woods Subdivision Unrein Addition KPB 2022-159
- Bidarki Creek No. 5 KPB 2022-160

- James 2022 KPB 2022-161

Please provide comments by **November 2, 2022** to ensure the comments will be included in a preliminary plat staff report.

Preliminary plat comments will be accepted until the 1:00 p.m. Friday before the meeting date.

Madeleine Quinton

Platting Technician

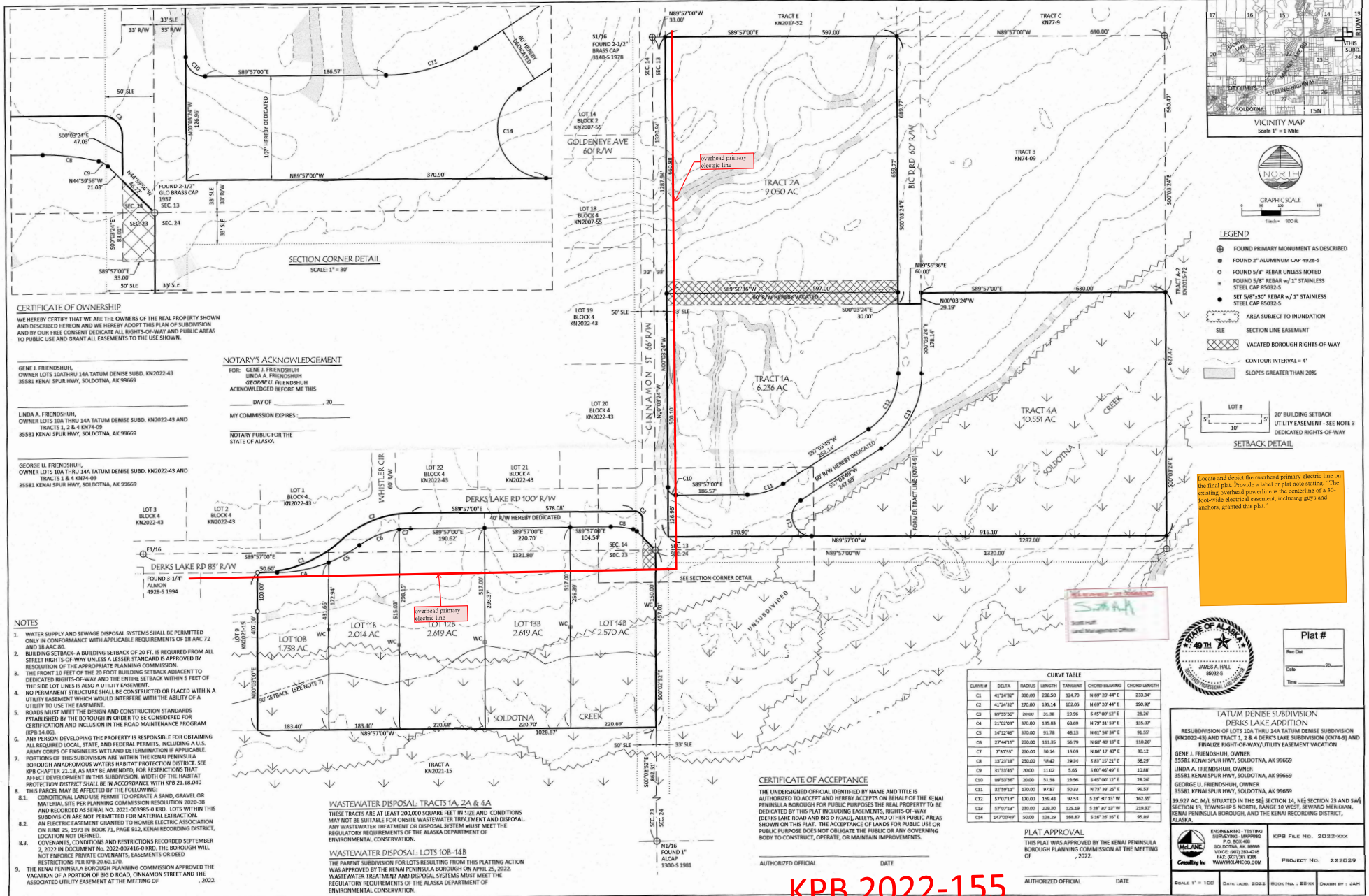
Planning Department

Ph: (907) 714-2207

Fx: (907) 714-2378

KENAI PENINSULA BOROUGH
144 North Dinkley Street
Soldotna, Alaska 99669





KPB 2022-155