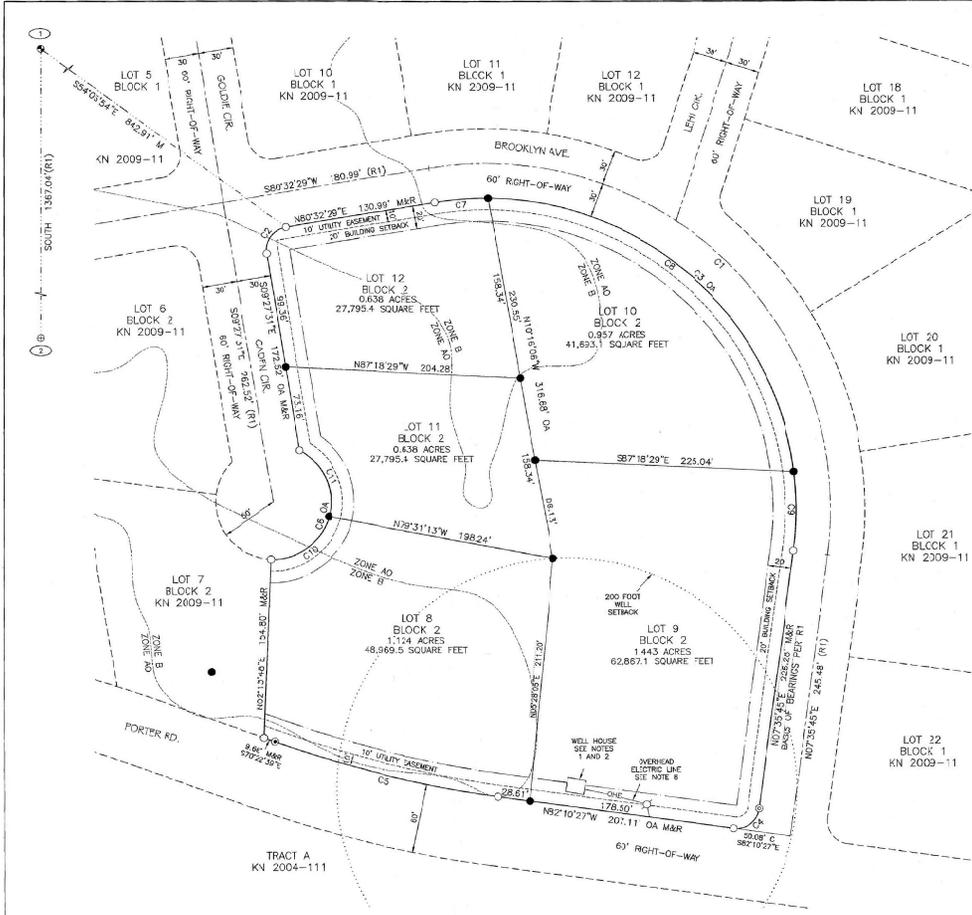
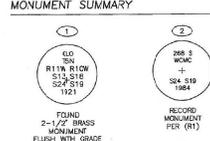


Time Extension Request

- a. River Quest Phase 2 Addition No. 1
KPB File 2024-013**



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
 - ⊙ RECORD PRIMARY MONUMENT AS REFERENCED
 - FOUND PROPERTY CORNER 5/8" REBAR
 - ⊕ FOUND PROPERTY CORNER 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED INTEGRITY SURVEYS 11795-5
 - ⊕ FOUND PROPERTY CORNER 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED LS 5131
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024
 - ① MONUMENT REFERENCE NUMBER
 - UTILITY POLE
 - OVERHEAD ELECTRIC LINE
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - 10 FOOT UTILITY EASEMENT
 - 20 FOOT BUILDING SETBACK
 - FLOOD ZONE
 - CENTERLINE
 - 200 FOOT WELL SETBACK
 - MONUMENT TIE LINE
 - M&R MEASURED AND RECORD PER (R1)
 - M MEASURED
 - C COMPUTED
 - OA OVER ALL
 - (RF) RECORD DATA, SEE REFERENCE



PRELIMINARY PLAT R1

NOTES

- 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. THIS SUBDIVISION SUBJECT TO KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2011-15, GRANTING EXCEPTION TO THE 20 FOOT BUILDING SETBACK FOR THE WELL HOUSE AS SHOWN.
- THIS SUBDIVISION IS SERVED BY AN EXISTING COMMUNITY WATER SYSTEM APPROVED BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. PUBLIC WATER SERVICE ID # 244298.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- PER 41, 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.
- THIS SUBDIVISION SUBJECT TO EASEMENT, WITH NO DEFINED LOCATION, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: JULY 1, 1959, MISC. VOLUME/PAGE: 3/127, KRC. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
- THIS SUBDIVISION SUBJECT TO EASEMENT FOR TELEPHONE WIRES, TOWERS AND RELATED PURPOSES. RECORDED: JULY 1, 1997, VOLUME/PAGE: 509/742, KRD. GRANTED TO PTI COMMUNICATION INC.
- THIS SUBDIVISION SUBJECT TO EASEMENT, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: JUNE 24, 2013, SERIAL NUMBER 2013-005585-0, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
- THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30-FOOT-WIDE ELECTRICAL DISTRIBUTION EASEMENT, INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.
- THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR BY-LAWS INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C). SUBMITTED TO THE HORIZONTAL PROPERTY REGIMS. ACT AND/OR THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF THE STATE OF ALASKA, AND ANY AMENDMENTS THERETO; RECORDED: AUGUST 20, 2004, SERIAL NO.: 2004-002860-0 KRD AND AMENDMENTS THERETO; RECORDED: OCTOBER 19, 2004, SERIAL NO.: 2004-010604-0, RECORDED: MAY 10, 2022, SERIAL NO.: 2022-003598-0, KRD.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- FLOOD HAZARD NOTICE:** SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED 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. THIS PLAT IS AFFECTED BY FLOOD ZONES AO AND B PER MAP PANEL 020012 2045 C.
- FLOODWAY NOTICE:** PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KP3 CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- WASTEWATER DISPOSAL:** SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATIVE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATIVE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

REFERENCES

- (R1) RIVER QUEST PHASE 2, PLAT 2009-11, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (R1)	300.00'	540.54'	107°03'16"	N45°35'53"W	482.48'
C2 M&R	20.00'	31.42'	90°00'00"	N35°32'29"E	28.28'
C3 M&R	270.00'	594.48'	107°03'16"	N45°35'53"W	434.24'
C4 M&R	20.00'	31.50'	90°3'48"	N52°42'39"E	28.34'
C5 M&R	370.00'	119.71'	111°2'48"	S76°16'33"E	119.35'
C6 M&R	50.00'	135.10'	154°49'07"	N1°49'14"E	97.60'
C7	270.00'	48.71'	95°4'44"	S87°29'51"W	46.65'
C8	270.00'	486.04'	92°7'53"	S53°11'30"E	399.16'
C9	270.00'	68.44'	143°1'23"	S00°20'04"W	68.26'
C10	50.00'	87.55'	77°24'34"	N53°31'31"E	62.53'
C11	50.00'	87.55'	77°24'34"	S23°33'03"E	62.53'

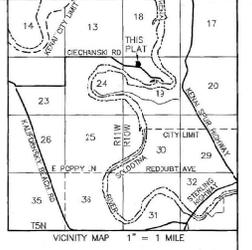
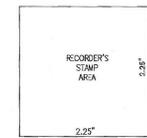
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 26, 2024. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK JMONETHI 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, THE UNDERSIGNED, HEREBY CERTIFY THAT LELAND CORPORATION, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LELAND CORPORATION, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ROB NASH, MEMBER
LELAND CORPORATION
10355 W HIGHLANDER ROAD
BOSIS, IDAHO 83709

NOTARY ACKNOWLEDGEMENT

FOR: ROB NASH
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____



KPB FILE No 2024-000

RIVER QUEST PHASE 3

A SUBDIVISION OF
TRACT A
RIVER QUEST PHASE 2
PLAT 2009-11 KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 15,
T54N, R12W, S1M,
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNER:
LELAND CORPORATION
10355 W HIGHLANDER ROAD
BOSIS, IDAHO 83709
CONTAINING 4.801 ACRES



8000 KING STREET ANCHORAGE, AK 99510
Phone (907) 544-5590 Fax (907) 544-7754
AECL# 1392

DRAWN BY: _____ DATE: 01/31/2024 PROJECT: RIVER QUEST PHASE 2
CHECKED BY: MA SCALE: 1" = 50' SHEET: 23-625
MA 1 OF 1

TIME EXTENSION REQUEST
RIVER QUEST PHASE 2 ADDITION NO 1

KPB File No.	2024-013
Applicant / Owner:	Leland Corporation of Boise, ID
Surveyor:	Mark Aimonetti and Jason Young / Edge Survey and Design LLC
General Location:	Porter Rd, Brooklyn Ave, and Caden Cir, Kalifornsky Area

STAFF REPORT

PC Meeting: Administrative Approval

2024

On February 1, 2024, a complete preliminary plat application was submitted to the Planning Department. The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on February 26, 2024. A Notice of Decision was mailed to interested parties on March 5, 2024. On March 7, 2024, a paper final plat was submitted for review to the Planning Department. Staff reviewed the final plat and sent a review letter on May 6, 2024, requesting corrections and missing information needed on the plat.

2026

On January 8, 2026, staff contacted the owners and surveyor notifying them of the upcoming file expiration on February 26, 2026. The surveyor provided a Time Extension request on January 13, 2026, stating that owner postponed while straightening out legal matters with homeowner's association.

This time extension request is the first time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to February 26, 2028. If the plat is not recorded before February 26, 2028, or the second and final time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision.

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to February 26, 2028, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat.
2. Plat must comply with current Kenai Peninsula Borough Code.

NOTE: Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT

APPROVED



Robert Ruffner, Planning Director

2-24-26

Date

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

Name of Subdivision: River Quest Phase 2 Addition No. 1

Location of Subdivision: Ciechanski/River Quest

KPB Number: 2024-013

Date of Planning Commission Approval(s)

02/26/2024 _____



Reason for time extension request.

Owner postponed while straighten out legal matters with home owners association

Date: 01/13/2026

Signature of Surveyor/Property Owner: 