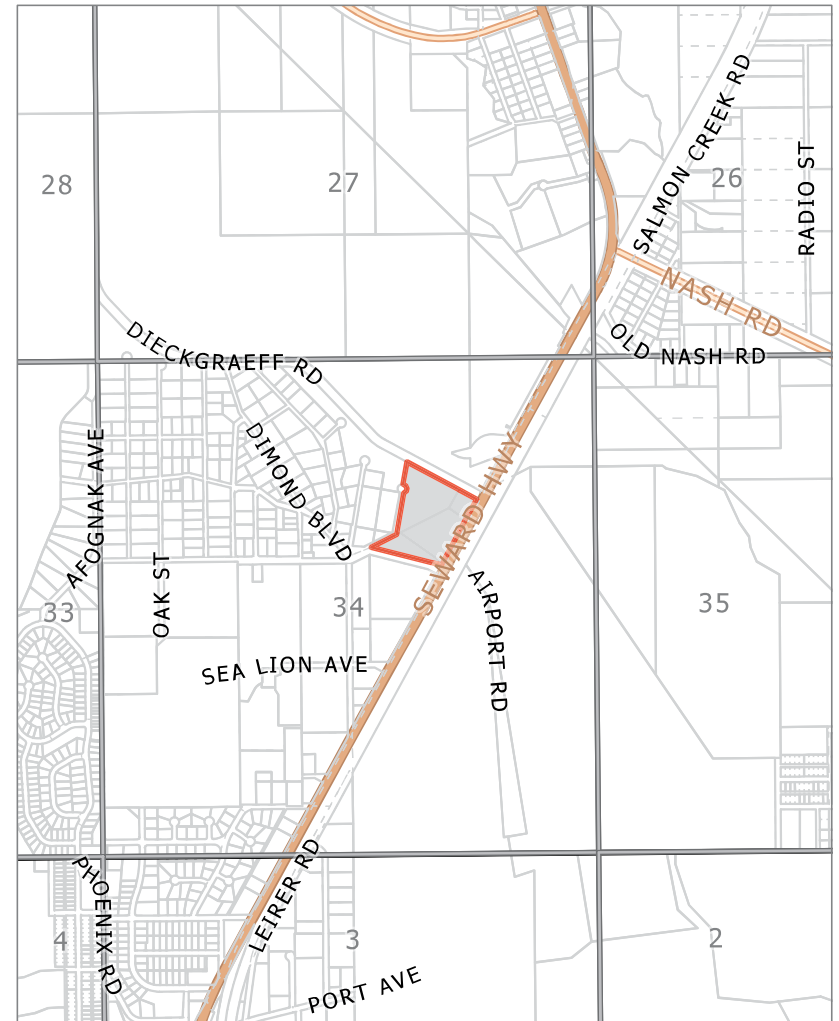
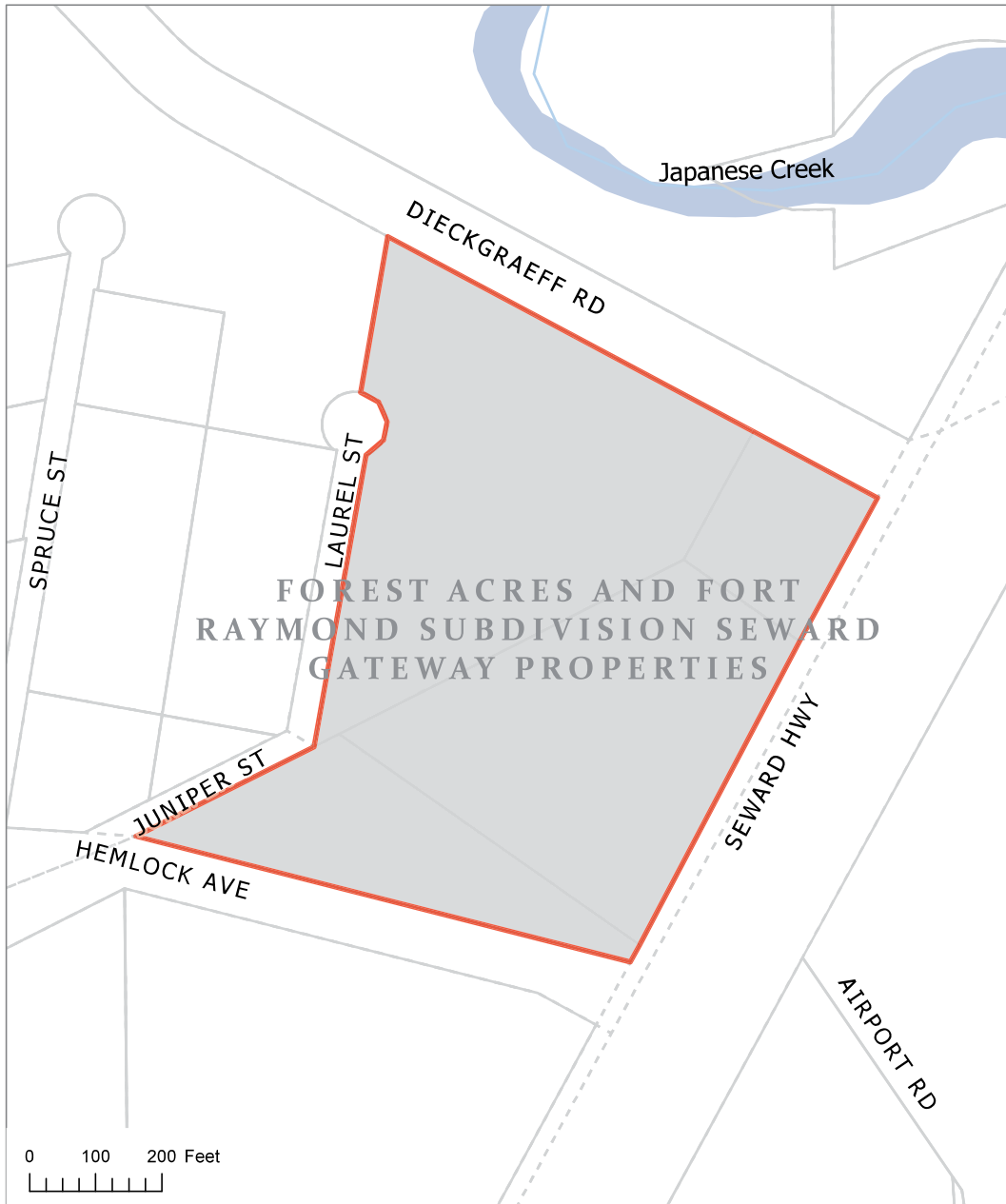


E. NEW BUSINESS

- 1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
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**



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.

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

WE, TRAVIS E. MAURER AND ROBERT W. WILLIAMS, 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 U.S. SQUAD

OWNER OF THAT UNSUBDIVIDED PORTION OF US SURVEY NO. 149 AND LOT B1, FOREST ACRES SUB- LEVEE REPLAT	
TRAVIS E MAURER, OWNER 4301 REID DR. NW GIG HARBOR, WA 98335	ROBERT W WILLIAMS, OWNER 7671 SCHUSTER ST LAS VEGAS, NV 89139

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

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

20' RIGHT OF WAY DEDICATION AT JUNIPER ST. AND 5' RIGHT OF WAY DEDICATION AT LAUREL ST.

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 SIGNATURE

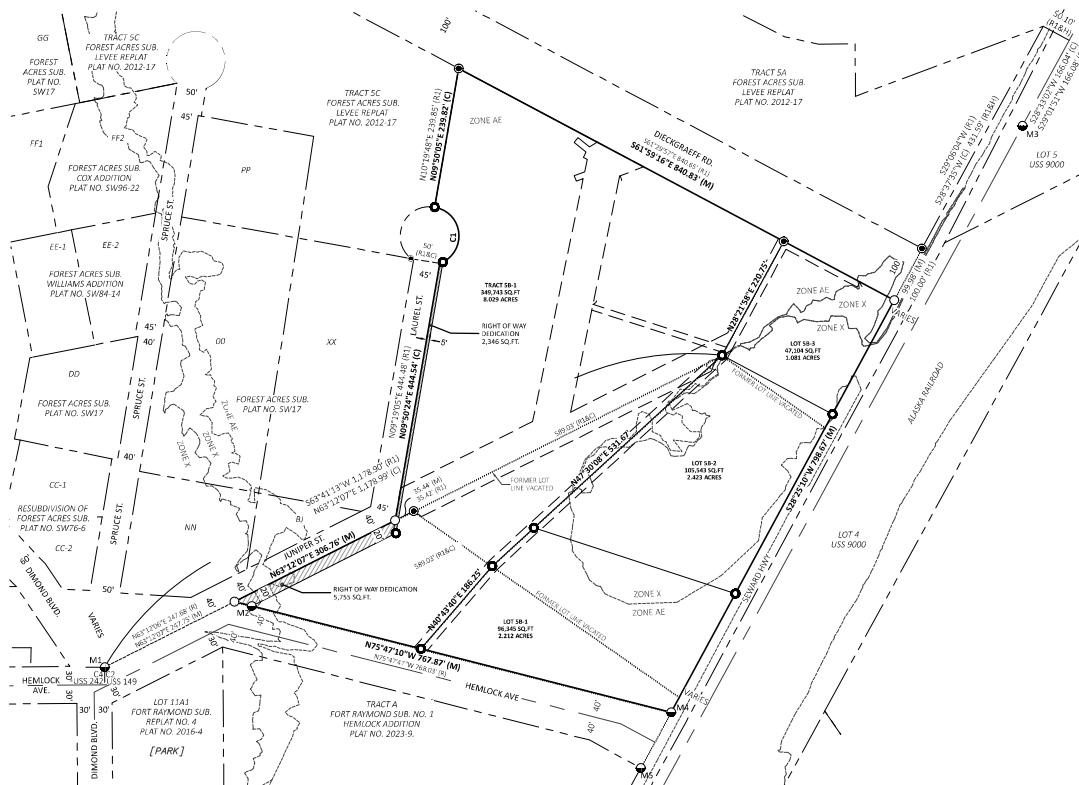
DATE

TITLE

PRINTED NAME

THIS PLAT WAS APPROVED BY THE KENAI PI
COMMISSION AT THE MEETING OF JANUARY 26, 2026

KENAI PENINSULA BOROUGH

BY: _____
 AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____

- ⊖ FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1-1/4" YELLOW PLASTIC CAP,
STAMPED CLINE LS7569
- ▲ NOTHING FOUND OR SET
- SET 1-1/4" YELLOW PLASTIC CAP,
STAMPED AKLAND 107877
FLUSH WITH GRADE

(M) MEASURED BEARING AND/OR DISTANCE
 (C) COMPUTED BEARING AND/OR DISTANCE
 (H) HELD BEARING AND/OR DISTANCE
 (R) RECORD PER PLAT SW1986-10
 (R1) RECORD PER PLAT NO. 2012-17
 [] EASEMENT PER PLAT NO. 2012-17
 DTP RECOVERED MONUMENT
 DTP DEDICATED THIS PLAT

CURVE TABLE					
	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1 (M)	50.00'	130.85'	149°56'28"	N05°06'50"W	96.58'
C1 (R1)	50.00'	130.79'	149°52'24"	N04°37'07"W	96.56'

 FOUND 2.1-2.2" ALCAP
IN MONUMENT CASE
1.7" BELOW RIM.
SCARRED
M3

 SET 1.5" ALCAP
ON 5/8" x 30" REBAR
FLUSH WITH GRADE
M2

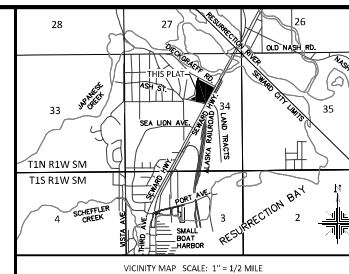
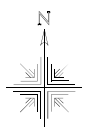
 FOUND 3.2-3.4" ALCAP
IN MONUMENT CASE
0.4" BELOW RIM
GOOD CONDITION
M3

 FOUND 1.5" ALCAP
ON 5/8" REBAR
1.3" BELOW GRADE.
ILLEGIBLE
M4

 FOUND 1.5" ALCAP
ON 5/8" REBAR
0.1" BELOW GRADE.
ILLEGIBLE
M5

I, STACY M. WESSEL, PROFESSIONAL LAND

I, STACY M. WESSLER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A PROPERTY REGISTRATION LICENSE IS IN MY PRACTICE AND CURRENTLY IN EFFECT IN ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



THIS PROJECT IS LOCATED ON ALASKA STATE PLAT 4 AND HAS 83.1 ACRES. THE PROJECT AREA IS A PLANNED GROUND LEVEL SLOPE FACTOR OF 1.00091535 EXPRESSED IN U.S. SURVEY FEET.

NO EASEMENTS VACATED THIS PLAT.

THE PROJECT IS SUBJECT TO A CLEAR ZONE EASEMENT IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDED ON MARCH 6, 1963 AT BOOK 558 PAGE 12 AND RECORDED ON OCTOBER 1, 1963 AT BOOK 558 PAGE 12.

THIS PROPERTY IS SUBJECT TO A ELECTRIC TRANSMISSION LINE EASEMENT RECORDED ON 1988 OF PLAT 1.

THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED, EXECUTED BY THE STATE OF ALASKA, RECORDED ON MARCH 1, 1966 IN DEED 310 PAGES 6, AND 1966 IN DEED 310 PAGES 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789

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 13.931 ACRES

A SUBDIVISION OF:
LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10

AND
OF ALASKA, MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' EAST, 1.178, 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 RAILROAD; THENCE
SOUTH 29 DEGREES 10' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 521.23 FEET TO A POINT, THENCE
NORTH 34 DEGREES 13' WEST ALONG A LINE TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SUBMER,
NORTH 63 DEGREES 41' EAST ALONG SAID NORTHERLY BOUNDARY 587.8 FEET TO THE TRUE POINT OF
BEGINNING;

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

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

OWNER (TRACT B1 & UNSUBDIVIDED PORTION OF USS 149)	OWNER (LOT 13 AND TRACT 58)
TRAVIS E MAURER	CITY OF SEWARD
4301 REID DR. NW	P.O. BOX 167
GIG HARBOR, WA 98335	SEWARD, ALASKA 99664
7671 SCHUSTER ST	
LAS VEGAS, NV 89139	

 AKLANDS
— Land Surveying —

AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511

aklands@aklands.com
<http://aklands.com>
(907) 744-LAND

Date: 05/06/2026	Scale: 1" = 100'	Date of Survey: JAN. 15-17, 2025	Sheet: 1 of 1
Drawn: SMW	PN: 1538	Field Book: 12/65-71	KPB No. 2025-178

LEGEND

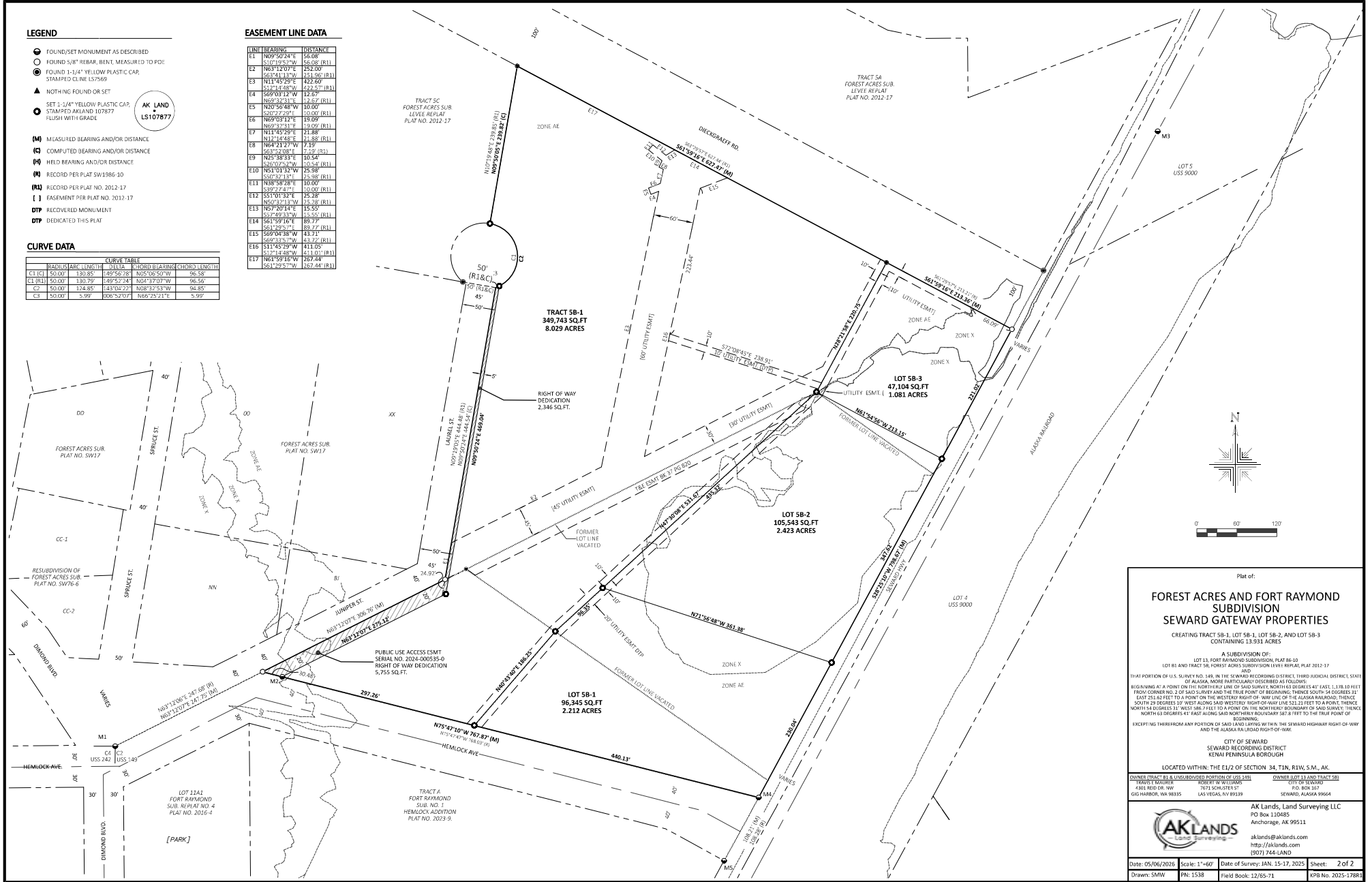
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO PDE
- FOUND 3/4" YELLOW PLASTIC CAP, STAMPED CLINE 15/568
- NOTHING FOUND OR SET
- SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- MEASURED BEARING AND/OR DISTANCE
- COMPUTED BEARING AND/OR DISTANCE
- HELD BEARING AND/OR DISTANCE
- RECORD PER PLAT SW1986-10
- RECORD PER PLAT NO. 2012-17
- EASEMENT PER PLAT NO. 2012-17
- RECOVERED MONUMENT
- DEDICATED THIS PLAT

CURVE DATA

	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1 (C)	50.00	130.85	149°56'28"	N05°06'50"W	96.58
C1 (R1)	50.00	130.29	149°52'24"	N04°57'07"W	96.56
C2	50.00	134.85	143°02'27"	N08°52'53"W	96.85
C3	50.00	5.99	006°52'07"	N68°25'21"E	5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24"E	58.68
E2	S10°19'57"W	58.68 (R1)
E3	N63°41'11"W	252.00
E4	N11°45'29"E	422.60
E5	S17°14'48"W	422.67 (R1)
E6	N09°50'12"E	12.69
E7	N09°50'31"E	12.67 (R1)
E8	N20°50'48"W	10.00
E9	S02°27'09"W	10.00 (R1)
E10	N09°03'12"E	18.69
E11	N09°50'21"E	19.09 (R1)
E12	N11°45'29"E	21.88
E13	N17°14'48"E	21.88 (R1)
E14	N64°23'27"W	7.59
E15	S63°50'08"E	7.59 (R1)
E16	N09°50'43"E	18.54
E17	S26°02'54"W	10.84 (R1)
E18	N50°52'13"E	25.98 (R1)
E19	N51°01'32"E	10.00
E20	S59°27'47"E	10.00 (R1)
E21	S51°01'32"E	25.28
E22	N50°52'13"W	15.98 (R1)
E23	N07°20'14"E	15.59
E24	S07°49'33"W	15.59 (R1)
E25	S61°59'16"E	89.77
E26	S61°20'27"E	89.77 (R1)
E27	S69°04'38"W	43.21
E28	S69°13'57"W	43.22 (R1)
E29	S11°49'29"W	411.05
E30	S17°14'48"W	411.07 (R1)
E31	N01°59'10"W	267.44
E32	S61°29'57"W	267.44 (R1)



FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES

CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3 CONTAINING 13.931 ACRES

A SUBDIVISION OF:
LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
AND
LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION LEVIE REPLAT, PLAT 2012-17
THAT PORTION OF U.S. SURVEY NO. 148, 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, 1,138.10 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 WESTERN RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD, THENCE SOUTH 24 DEGREES 10' WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE 521.21 FEET TO A POINT, THENCE NORTH 54 DEGREES 41' EAST ALONG SAID NORTHERLY BOUNDARY OF SAID SURVEY, THENCE NORTH 63 DEGREES 41' EAST ALONG SAID NORTHERLY BOUNDARY OF SAID SURVEY TO THE TRUE POINT OF BEGINNING.

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

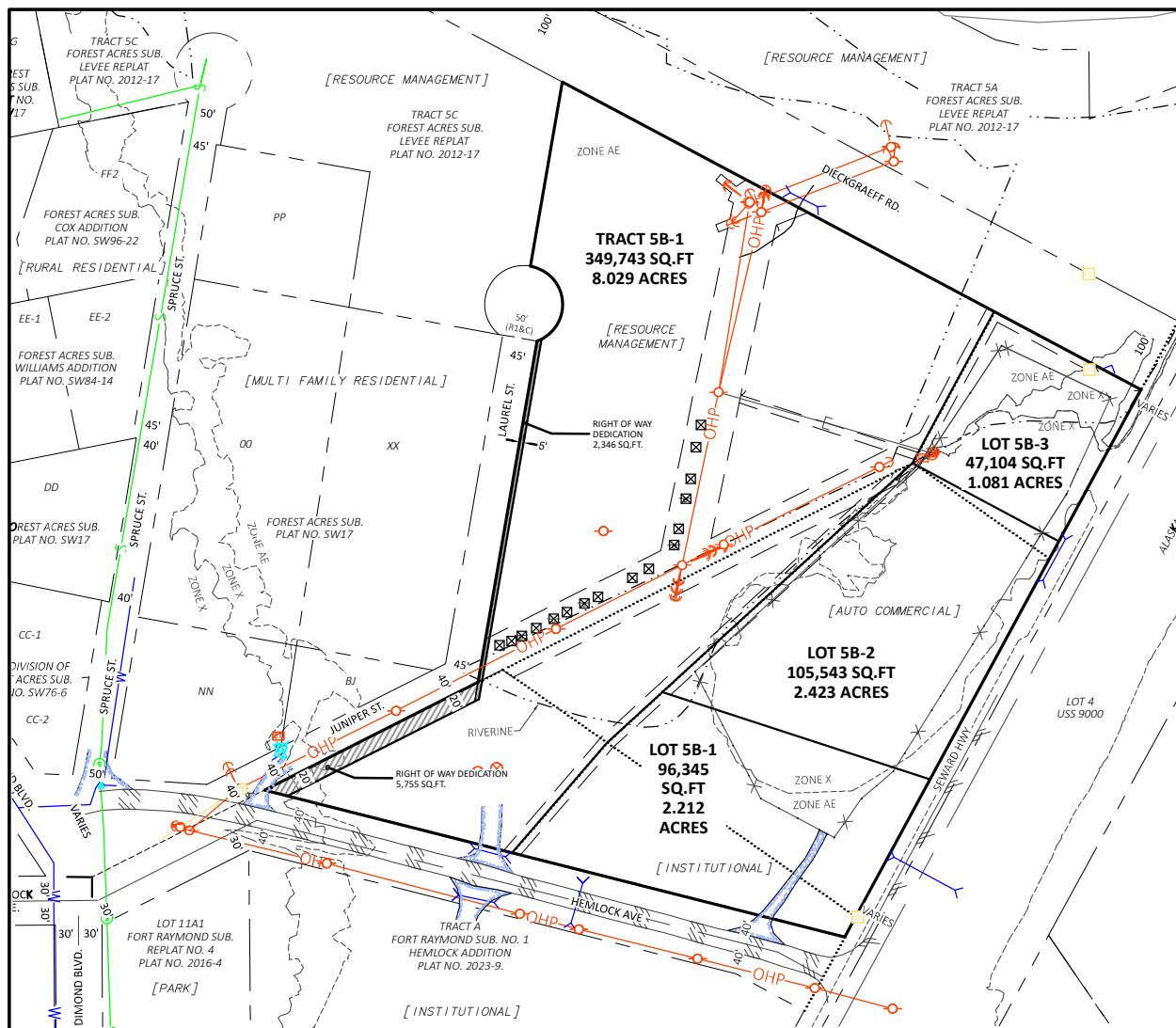
LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK.

OWNER (TRACT 5B-1 & UNDIVIDED PORTION OF LOT 5B-1) OWNER (LOT 13 AND TRACT 5B)
TRAVELER TRAILER ROBERT W. WELCHMAN CITY OF SEWARD
4185 BELL DR. NW 7675 SCHWARTZ ST. P.O. BOX 317
GIG HARBOR, WA 98135 LAS VEGAS, NV 89133 SEWARD, ALASKA 99564



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: 12/85-71 KPB NO. 2025-17891

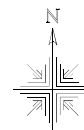


LEGEND

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

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 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 #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	• 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:	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. 145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13
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 proposed Lots 5B-1 and 5B-3. Proposed Lot 5B-1 will be required to access Hemlock Avenue and proposed Lot 5B-3 will be required to access Dieckgraeff Road. Lot 5B-2 will need to apply for a driveway permit. **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 and physical access for proposed Lot 5B-2 apparent is the Seward Highway.

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	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: Please ensure that the utility easement and setbacks are included on this plat
SOA DOT ROW	
SOA DOT& PF	○ No objection to the proposed plat. ○ No direct access to Seward Highway from lots 5B-1 and 5B-3. ○ These two lots must take access through Hemlock Avenue and Dieckgraeff Road. ○ Apply for driveway permit for Lot 5B-2. ○ 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. ○ 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	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
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 combining 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. **Staff recommends** adding a plat note referencing the restriction to access for the lots and recommendation for a permit.

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

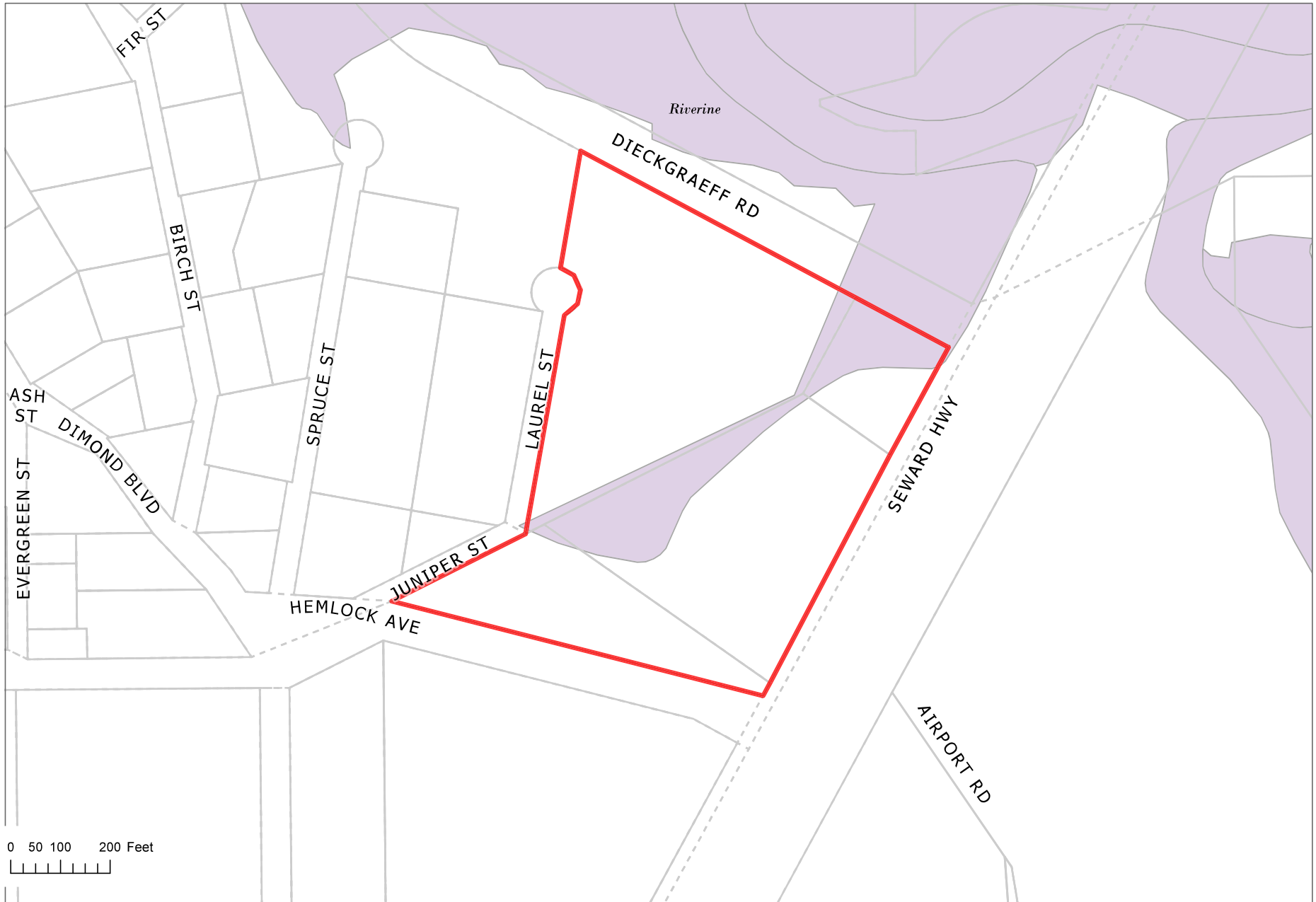
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.



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KPB Parcel ID(s):

**14502133, 14502140,
14502601, 14502142**

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

SMFDA



FIRM_Panels



Regulatory_Floodway



Floodplain

 AE

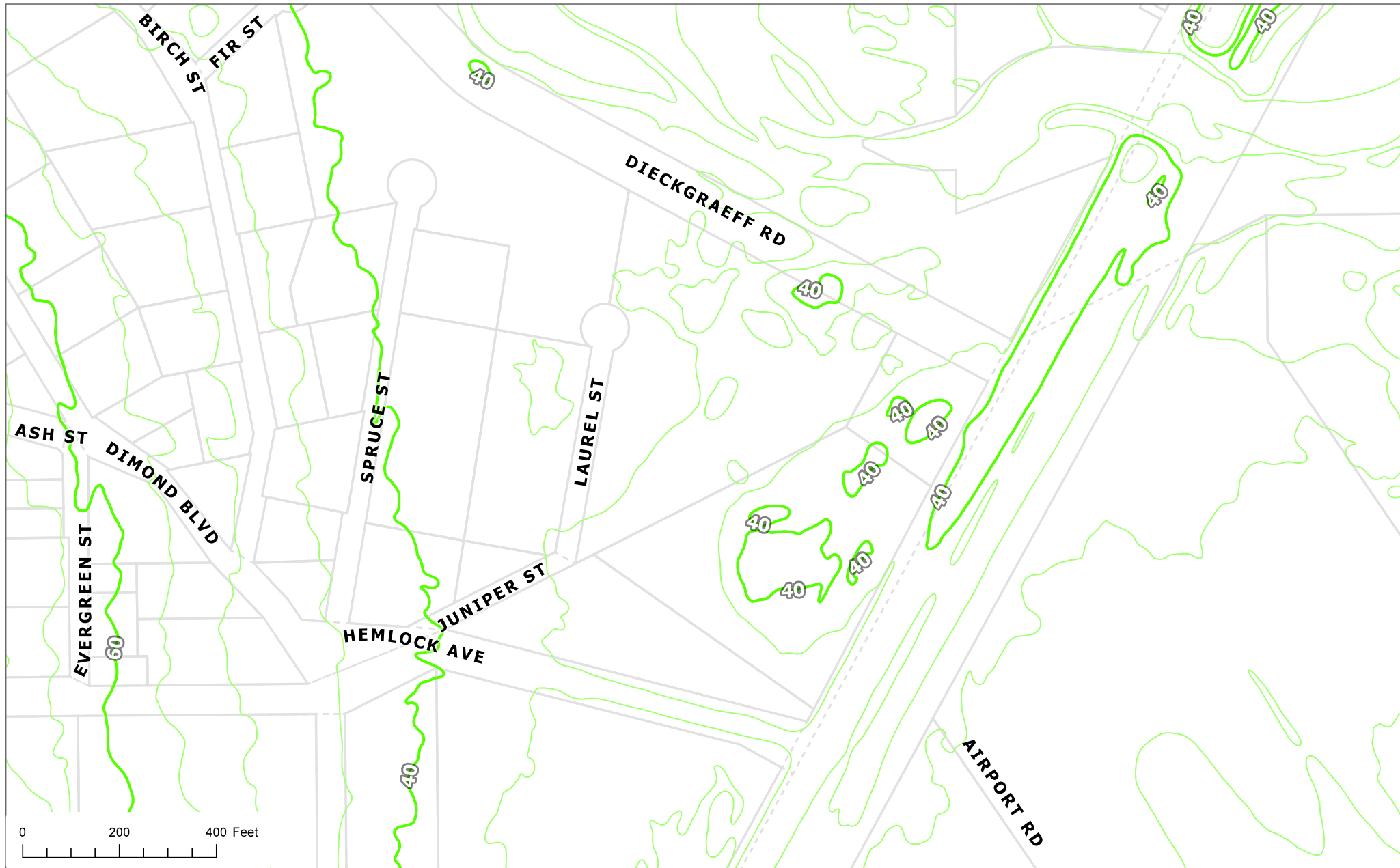
 X

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

02122C4543E

0 1000 2000
ft

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 herein 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 DB, DC, DE, DF, DG, SE, SO 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*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

James Hunt 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*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Thomas W. Gillespie 4/10/15
NOTARY FOR ALASKA MY COMMISSION EXPIRES

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

NOTARY'S ACKNOWLEDGMENT
FOR *Catherine A. Welford*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Catherine A. Welford 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*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Raymond A. Gillespie 4/10/15
NOTARY FOR ALASKA MY COMMISSION EXPIRES

James Hunt 4/10/15
NOTARY FOR ALASKA MY COMMISSION EXPIRES

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WASTEWATER DISPOSAL TRACT SC

Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

WASTEWATER DISPOSAL TRACTS SA & SB

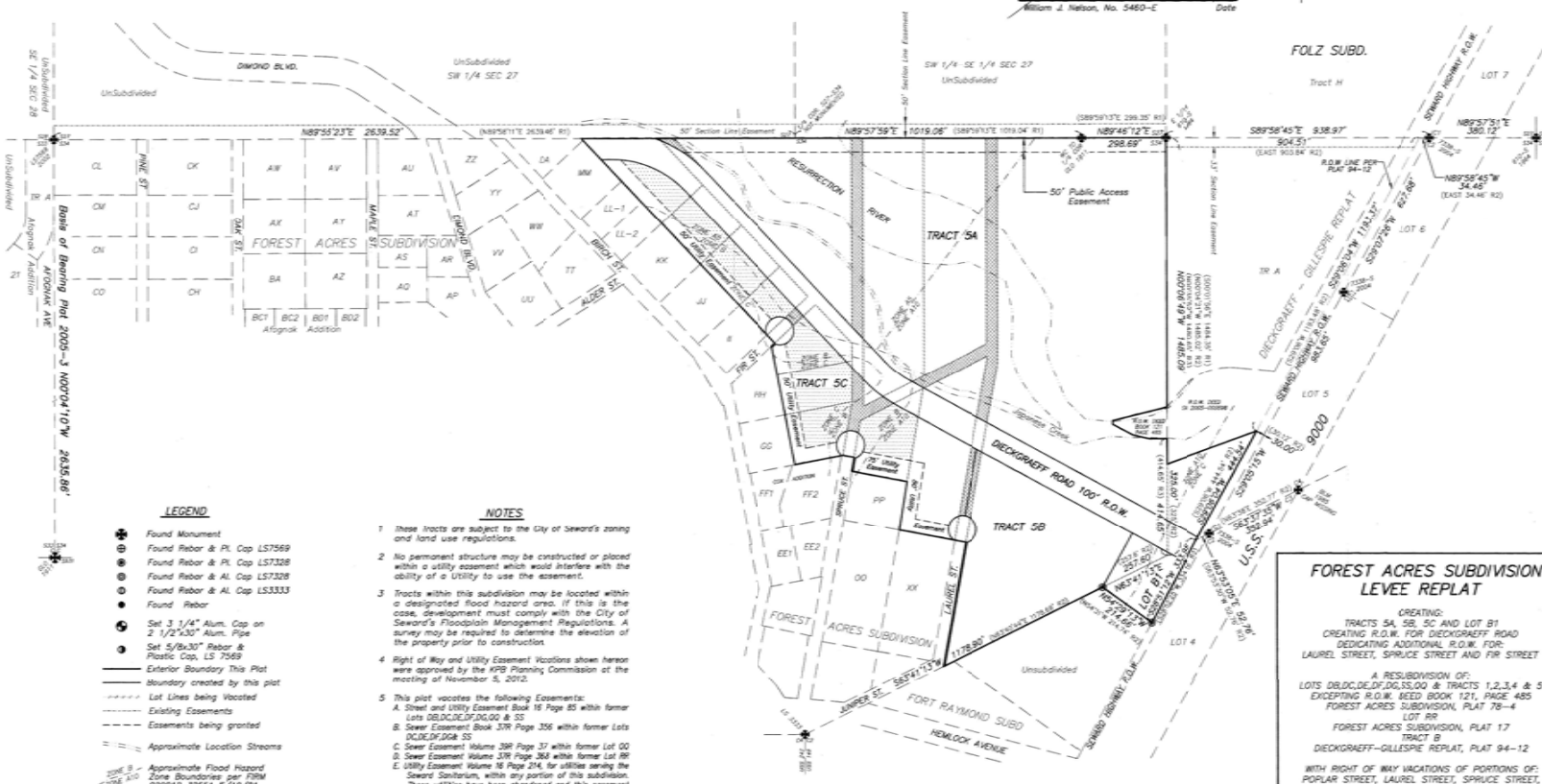
These tracts are at least 200,000 square feet or nominal 5 Acres in size and conditions may not be suitable for small wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

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 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.

William J. Nelson, No. 5450-E
Date



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 3 1/4" Alum. Cap on 2 1/2" x 30" Alum. Pipe
- Set 5/8" x 30" Rebar & Plastic Cap, L5 7569
- Exterior Boundary This Plat
- Boundary created by this plat
- Lot Lines being Vacated
- Existing Easements
- Easements being granted
- Approximate Location Streets
- Approximate Flood Hazard Zone Boundaries per FEMA 020012, 020054 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

- These tracts are subject to the City of Seward's zoning and land use regulations.
- 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.
- 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.
- Right of Way and Utility Easement Vacations shown hereon were approved by the KPB Planning Commission at the meeting of November 5, 2012.
- This plat vacates the following Easements:
A. Street and Utility Easement Book 18 Page 81 with former Lots DB, DC, DE, DF, DG, SE, SO & 55
B. Sewer Easement Book 33R Page 356 with former Lots DB, DC, DE, DF, DG, SE, SO & 55
C. Sewer Easement Volume 39R Page 37 with former Lot 00
D. Sewer Easement Volume 33R Page 384 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.
- The portion of this plat that adjusts 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.
- Tracts SA and SC are subject to Covenants and Restrictions recorded as Serial Numbers 2009-000280-0 and 2009-000760-0.
- No access to State maintained right-of-ways is permitted unless approved by the State of Alaska Department of Transportation.
- The 50' Public Access Easement being granted within Tract SA 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. Burt 10-10-2012
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 SA, SB, SC 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 DB, DC, DE, DF, DG, SE, SO & 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
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 33R PAGE 37
SEWER EASEMENT VOLUME 37R PAGE 368
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
412 4TH AVENUE, P.O. BOX 2012 SEWARD, AK 99664
(907) 224-7524 FAX (907) 224-6888

DATE: 10/08/2012	SCALE: 1" = 200'
DRAWN: HMC	P.D. SHEET: 12-02
DRAWING NO.: 12-00P	K.P.B. FILE # 2012-103

SHEET 1 OF 2

